

Uralla Shire Council

Mayor: Cr Ron Filmer Mobile: 0413 459 010

Deputy Mayor: Cr Robert Spreadborough

General Manager: Mr Tom O'Connor

Uralla Administration

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John Williams: 0427 784 982

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Email: council@uralla.nsw.gov.au

Tourism home page: www.uralla.com

Bundarra Works Depot Phone: 02 6723 7262

Contact: Michael McLennan after 7.30am weekdays:
0428 406 517

JUNE 2010 Council Resolutions

Highlights of Council's Ordinary meeting of 28 June 2010 included the following resolutions that Council:

- Adopt the 2010/2011 Management Plan, including the Budget Estimates, Volume 1, 2, 3 and 4 as advertised and amended.
- Call for expressions of interest for the establishment of a Community Vegetable Garden at Site D – near Rotary Park behind the Swimming Pool off Barleyfields Road, Uralla.
- Note the new *Environmental Planning and Assessment Amendment (Development Consents) Act 2010* which commenced on 26 May 2010.
- Endorse the fixing of the Council Seal on the Section 88b Instruments relating to:
 - ◊ Development Application 20/2010 being on Lot 10 DP 1123668, 110 Goodes Road, Arding.
 - ◊ Development Application 26/2010 being on Lot 5 DP 713607, 1147 Retreat Road, Balala.
 - ◊ Development Application 21/2010 being on Lot 425 DP 755829, 229 Eastern Avenue, Kentucky.
- Adopt the Annual Heritage Advisory report as submitted to the NSW Heritage Office fulfilling the Heritage Advisory grant obligations and prepare a Heritage Strategy to provide future direction for the maintenance and protection of the heritage value in Uralla Shire and apply for grant funding to establish a Local Heritage Fund.
- Note the cash position at 31 May 2010 consisting of cash and overnight funds of \$1,994,771.90, term deposits of \$4,505,991.79 totalling \$6,500,763.69 of readily convertible funds together with CDOs of \$327,500 for a total of \$6,828,263.69.

Cont...

...Resolutions cont.:

- Support the proposal from Mr S Field, Fields Native Nursery, on Public Reserve 70690, subject to final negotiation.
- Agree to the participation of the Uralla Shire in the AusCivics September 2010 Spring Festival.
- Apply for the allocation of Funding from the Regional and Local Community Infrastructure Program, Round Three, for five Projects totalling \$101,000.



July is Car Battery Recycling Month - We Want Your Old Car Batteries

Uralla Shire Council will be collecting your old car batteries along with your recycling for the month of July. Simply put your used car batteries out next to your recycling for collection. Batteries are made up of heavy metals and other toxic elements, including nickel, cadmium, alkaline, mercury, nickel metal hydride, and lead acid. It is these elements that threaten our environment if not properly recycled.

Bundarra and Kingstown residents are encouraged to take your car batteries to their nearest landfill, and leave them next to the recycling bays. Kentucky residents can leave old car batteries in the recycling station for collection. For further information please contact Project Officer, Kath Little, at the Council office or email klittle@uralla.nsw.gov.au

URALLA LIBRARY NEWS



The Library will be having a knit-in on Tuesday 20 July from 9.30am for those people who wish to knit squares for "Wrap with Love". These squares will be forwarded on to Tamworth for collection. You can also drop squares into the Library –until the afternoon of Thursday 22 July.

We will be starting a **Book Group** for 8-16 year olds on the second Tuesday of the month. The first meeting will be a get to know you "pizza and paperback" launch on Tuesday 10 August 4-5pm at the Library. The group will run during school terms only. Please contact the Library on 6778 4134 for more details.

EXPRESSIONS OF INTEREST

Anyone who is interested to know about and help out with Uralla Events Management Committee and/or Thunderbolt's Festival, please contact Council on 67786300 or Leanne Cooper on 0488 559 928.

URALLA SHIRE COUNCIL NEWSLETTER



JULY 2010 VOLUME 18.7

The emergency number after hours or
on Public Holidays is
0427 784 982
Ring 000 to report fires

The next Council Meeting
will be held at 12 noon on
26 July 2010
at the Council Chambers,
Salisbury Street, Uralla.

Full details of all reports to Council's next Meeting are contained in **Council's Meeting Agendas** which are available for public viewing at Bundarra General Store, Invergowrie General Store, Kentucky General Store, Kingstown General Store, Uralla Shire Council Chambers, Uralla Visitor Information Centre and on the website.

WASTE TO ART EXHIBITION

On Thursday 24 June Uralla Shire Council Mayor, Cr Ron Filmer officially opened the Uralla Waste to Art Exhibition and announced the winners.

The Waste to Art competition provides an opportunity for all members of the community to creatively communicate the waste reduction message. Proudly supported by Country Energy, the competition is open to all residents and schools located in participating Northern Inland Regional Waste (NIRW) member Council areas. Winning entries from the local competitions in each competition category will be eligible to compete in the Regional Competition and Exhibition, to be held in Tamworth during August 2010.

Winners for Uralla Waste to Art were:

Section 1 – Primary School – “Fantastic Bags – Not Plastic Bags”

Winner: Ruby Campbell from Kentucky Primary School.
Highly commended: Noel McClenaghan, Kylie Bullock, Lynden Smith, Angie Bridge, Maddison Chapman, Sophie Watson (Kentucky Primary School)
Sarah Morrissey (St Joseph's Primary School Uralla)
Holly Coulthard (Kingstown Primary School)

Section 2 – Secondary School

Winner: Millee Cowdery (Bundarra Central)
Highly Commended: Kye McClenaghan, Polly McKinnon and Brandon Livermore (Bundarra Central)

Section 3 – Open (Art)

Winner: Virginia Liddle “mystery sculpture”
Highly commended: Julie Pigott “Bird of Shadows”.

The judges for the competition were Fay Porter, John McGrath and Councillor Kevin Ward. They had a very difficult time judging and were all impressed with the entries. Thank you to the judges and Uralla Arts for their assistance in running this competition and exhibition. Well done to all entrants and to parents and teachers for their encouragement.

The Uralla Waste to Art Exhibition runs during Uralla Library opening hours until 16 July.

AUSTRALIAN GOVERNMENT MOBILE SERVICE OFFICE

Centrelink will be providing an Australian Government Mobile service Office which will be outside the School of Arts, Bundarra on 12 and 13 August 2010.

Please visit the Mobile Service for associated enquiries or assistance or go to the Centrelink website at: www.centrelink.gov.au

URALLA SHIRE COUNCIL STREET STORE ALLOCATIONS

A rent free store is made available as Council's contribution towards Community organisations.

During the months of July/August the following organisations will be holding stalls and would appreciate your support :

Uralla Tennis Club	- week ended 4/7/10
Westpac Rescue Helicopter Service	- week ended 11/7/10
Thunderbolt Fishing Club	- week ended 18/7/10
Uralla United Football Club	- week ended 25/7/10
Can Assist, Uralla	- week ended 1/8/10
Aboriginal Education Consultative Group	- week ended 8/8/10
Diggings RFS Brigade	- week ended 15/8/10
Uralla Show Ladies Auxiliary	- week ended 22/8/10
Uralla Preschool	- week ended 29/8/10

Council wishes each organisation success in their fund raising efforts which in turn provides assistance and support to members of our Community.

Calling all businesses ~ Uralla Shire Council and Tourism Websites under construction

Hold your horses! Uralla Shire Council is riding down Thunderbolt's Way to bring you a new, attractive, interactive website that contains a range of variously presented information to locals, tourists and tree changers to facilitate and bolster our community, cultural and economic development.

If you own a business, no matter how big or small, shopfront or e-business, we would like your up to date details to add to our fresh faced business directory. Please contact us with your details this week or as soon as you can by emailing: council@uralla.nsw.gov.au, call us on 6778 6300 or fill out the information space below and fax it to 6778 5073 or drop by the office and talk to Grant.

Company:	Contact person:
Address:	Phone:
Fax:	Email:
Web:	

Please provide an attached business description of 25-30 words or more.

VOLUNTEERS- VISITORS INFORMATION CENTRE

Volunteers are required to cover lunch breaks at the Visitors Information Centre. Please phone Pat or Stephen on 6778 4496 or email visit@uralla.com if you have spare time between 1-2pm Monday-Friday.

Your contribution to promoting beautiful Uralla would be appreciated.

FUTURE PERFORMING ARTS VENUE for URALLA

At a recent meeting hosted by Uralla Arts and attended by Uralla Historical Society, Uralla Shire Council and Arts North West, initial discussions were held regarding a possible performing arts venue for Uralla.

A proposed venue would contain facilities for the community to host visiting performing artists including theatre and musical productions and for the Community to also stage performance events.

Such a development will look into the projected needs of Uralla for the next twenty years or more. A Subcommittee has been formed to steer the planning process. Interested parties should contact Andrew Parker, President of Uralla Arts on 0427 141 482 or at andrew.parker6@bigpond.com
Visit our webpage www.uralla-arts.com



The new Government Information (Public Access) Act 2009 (GIPA Act) will replace the Freedom of Information Act 1989 (NSW) from 1 July 2010.

The new law:

- creates new rights to information that are designed to meet community expectations of more open and transparent government
 - encourages government agencies to proactively release government information. You can find out more about your right to information and new ways to access NSW government information on the Office of the Information Commissioner (OIC) website <http://www.oic.nsw.gov.au>
- The OIC website features a comprehensive library of information, advice, templates and presentations to assist agencies and members of the public in understanding and preparing for the new right to information system.

EXPRESSIONS OF INTEREST ARE CALLED FOR THE ESTABLISHMENT OF A COMMUNITY VEGETABLE GARDEN

at a site near Rotary Park, behind the Swimming Pool, off Barleyfields Road, Uralla.

For further details or for registration of your interest, please contact Mr Warren Sellings on 6778 6311 or email wsellings@uralla.nsw.gov.au prior to 19 July 2010.



Newsletter

JULY 2010

FROM THE NSW VALUER GENERAL

The Valuer General

The Valuer General, Philip Western is an independent statutory officer appointed by the Parliament of New South Wales to oversee the valuation system and provide valuation advice to government.

It is the Valuer General's role to ensure fair, consistent and transparent land values for all stakeholders including the landowners of NSW.

Your land value and council rates

The Valuer General supplies land values to councils to assist in calculating rates for ratepayers.

Councils calculate rates in one of three ways:

- ▶ a combination of the land value of the property and a fixed amount per property
- ▶ entirely on the land value of the property
- ▶ entirely on the land value but subject to a minimum amount.

Fluctuations in land values don't necessarily lead to similar changes in rates.

Rates depend on each council's rating structure and the limits to increases set by the NSW Government. If you want to find out how your rates are calculated you should contact your council.

The Notice of Valuation, issued by the Valuer General, advises landowners of their land value for rating.

NSW property market

Valuers, on behalf of the Valuer General, undertake ongoing analysis of the NSW property market.

Property sales are the most important factor considered by valuers when determining land values as at 1 July each year.

The residential market is the largest part of the property market in NSW. The graph shows trends in median residential sale prices across this market to 31 May 2010. The median is the mid point in value over the whole range of sale prices in the region.

Sydney Metropolitan Area

Residential sale prices in the lower and middle sectors of the market across the eastern metropolitan area including the inner west, northern and southern beaches have been strong. This has been reflected in rising sale prices throughout these areas. The prestige market is showing signs of recovery from the impact of the 2008-2009 financial downturn.

A feature of the market is a high sales volume in the lower priced sector but limited sales volume in the middle to prestige sectors.

Sale prices in the western metropolitan area have increased in established areas.

This is not reflected in new land developments, where the market has been subdued with the exception of packaged lifestyle properties.

Coastal

Residential sale prices in the lower and middle sectors of the market along the coastal strip of NSW have generally remained stable with modest increases in some areas. Premium property prices have generally declined slightly.

Newcastle and Wollongong

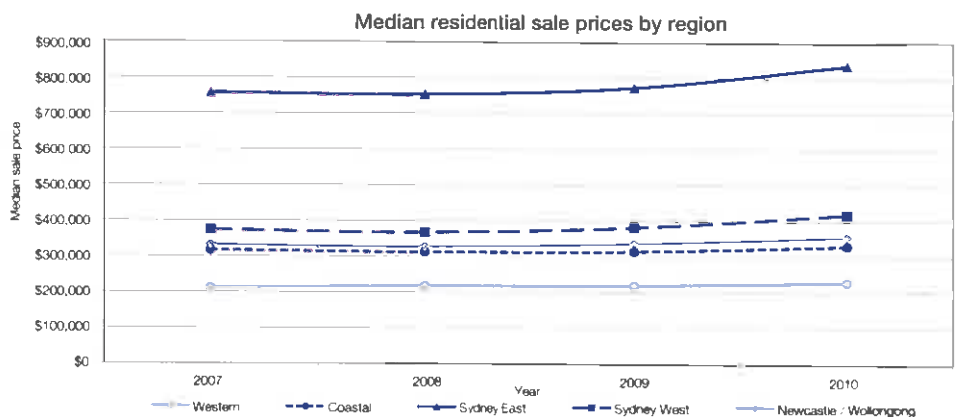
Residential sale prices in the lower and middle sectors of the Newcastle and Wollongong markets have experienced slight growth. Demand remains relatively high and supply limited. Premium property prices have generally remained stable or declined slightly.

Western NSW

The residential market in Western NSW has generally slowed, evidenced by fewer transactions and softening of sale prices.

In the rural sector, better seasonal conditions have resulted in limited sales volume but this has not increased sale prices which have remained stable.

Sales prices for hobby farms and lifestyle blocks have generally declined slightly.



This graph shows trends in median sale prices for vacant and improved residential property in NSW using sales information lodged with the Land and Property Management Authority up to 31 May 2010. The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained herein.

When do I get a Notice of Valuation?

LANDOWNERS RECEIVE A NEW NOTICE OF VALUATION EVERY 3-4 YEARS

When your council receives new land values for rating purposes (generally in December every three to four years), the Valuer General provides landowners with a Notice of Valuation in the following January.



The land value recorded on the Notice of Valuation will be used by council to assist in calculating rates from its next full rating year.

EXAMPLE:

IF YOU RECEIVED A NEW NOTICE OF VALUATION IN JANUARY 2010, YOUR COUNCIL WILL BE USING THIS LAND VALUE TO CALCULATE YOUR RATES FROM 1 JULY 2010.

You can find out when your council will receive new land values for rating by visiting the Land and Property Management Authority website at www.lpma.nsw.gov.au/valuation/land_values_and_council_rating.

Property sales information

Access the free online general valuation sales report for your property to find the property sales considered when determining land values in your area.

Visit www.lpma.nsw.gov.au/valuation and click on PROPERTY SALES INFORMATION.



Concerned about your land value?

If you have any questions about your land value our helpful staff at the valuation customer service centre can assist you on 1800 110 038. Alternatively visit www.lpma.nsw.gov.au/valuation.

Finding your land value

Stay up to date with your annual land value with the free online land value search available to landowners at www.lpma.nsw.gov.au/valuation and click on LAND VALUE SEARCH.

Including lands in one valuation

Under some circumstances separate parcels of land can be included in a single valuation for rating and taxing purposes.

- Adjoining lands may be included in a single valuation if they meet all the following criteria:
 - they are held in exactly the same ownership
 - only one development exists on the land
 - buildings are not adapted for separate occupation
 - no part is leased, other than from the Crown
 - they are in the same council area.
- Lands that are used for agriculture may be included in a single valuation if they meet all the following criteria:

EXAMPLE:

IF A LANDOWNER PURCHASES AN UNUSED CROWN ROAD WITHIN THEIR PROPERTY AND THE CRITERIA FOR INCLUDING THE LANDS IN A SINGLE VALUATION ARE MET, ONE NOTICE OF VALUATION CAN BE ISSUED.

- they are held in exactly the same ownership
- they are used as one holding for agricultural purposes (but do not have to adjoin)
- no part is leased, other than from the Crown
- they are in the same council area.

Further information

Visit the Land and Property Management Authority (LPMA) website www.lpma.nsw.gov.au/valuation for more information about:

- the Notice of Valuation
- the valuation process
- land values
- general valuation sales report
- types of valuations
- the land value review process
- valuation contractors.

The following publications are available from the LPMA website or by phoning 1800 110 038:

- *Your land value – a brief guide*
- *Your land value review guide – the objection process*
- *Our service to you*
- *Notice of Valuation fact sheet*
- *Land values for strata sites fact sheet.*

Contact us

Phone

1800 110 038

8.30am – 5.00pm

Website

www.lpma.nsw.gov.au/valuation

Email

valuationenquiry@lpma.nsw.gov.au

Fax

02 6332 8399

Mail

Valuation Objections – Customer Service
PO Box 745
BATHURST NSW 2795

Phone 1800 110 038 for your nearest office.

Lodge an objection

Mail

Valuation Objections – Customer Service
PO Box 745
BATHURST NSW 2795

Website

www.lpma.nsw.gov.au/valuation

Feedback

Mail

Philip Western
Valuer General
GPO Box 15
SYDNEY NSW 2001

Email

valuergeneral@lpma.nsw.gov.au

Interpreter service available 13 14 50.

