



2 Thunderbolts Way, Bundarra | Grace Munro Aged Care Centre



Plan of Management

2026

INFORMATION ABOUT THIS DOCUMENT

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Document History

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1.0	28 April 2026	Adopted following public exhibition and public hearing. Resolution 60.04/26

Further Document Information and Relationships

Related Legislation*	<ul style="list-style-type: none"> • <i>Local Government Act 1993</i> • <i>Biodiversity Conservation Act 2016</i> • <i>Biosecurity Act 2015</i> • <i>Environmental Planning & Assessment Act 1979</i> • <i>Heritage Act 1977</i> • <i>Protection of the Environment Operations Act 1997</i> • <i>Disability Inclusion Act 2014</i> • <i>Uralla Local Environmental Plan 2012</i>
Related Procedures/ Protocols, Statements, documents	<ul style="list-style-type: none"> • Asset Management Policy • Asset Management Strategy • Building Asset Management Plan

Note: Any reference to Legislation will be updated in the Policy as required. See website <http://www.legislation.nsw.gov.au/> for current Acts, Regulations and Environmental Planning Instruments.

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1 INTRODUCTION

1.1 Background

This Plan of Management (**PoM**) guides the use and management of 2 Thunderbolts Way, Bundarra which is formally known as Lot 24 in DP 753646 (**Land**). The Land is “Community Classified” under the *Local Government Act 1993 (NSW)* (the **LG Act**). The Grace Munro Aged Care Centre (the **Centre**) is located on part of the Land. The Centre is leased to Grace Munro Aged Care Centre Ltd which operates an Aged Care Facility in part of the Centre. Also located in the Centre are community health services delivered by NSW Health.

1.2 What is a Plan of Management?

This PoM is prepared under the LG Act. The plan ensures compliance with all relevant legislation and provides a basis for ongoing community consultation and strategic land management for the Land subject of this PoM.

1.3 Land Details

Address:	2 Thunderbolts Way, Bundarra 2359
Title Reference:	Lot 24 in DP 753646
Area:	1.631 ha
Classification:	Community Land (classified on acquisition 26/4/2001)
Zoning:	RU5 Village (north), RU1 Primary Production (flood-prone south)

1.4 Objectives of this Plan of Management

The specific objectives of this PoM are to:

- Promote the sustainable management of the Centre located on the Land.
- Facilitate the allocation of resources and funding to support the maintenance of the Centre located on the Land in accordance with the lease agreement.
- Ensure that the Centre is operated consistent with this PoM, and to permit additional structures to be constructed on the Land to support the operations of the Centre.
- Facilitate the continuation of aged care and community health services at the Centre through tenancy arrangements as required.
- To identify the different land management responsibilities for the Land.

1.5 Category of Land

The Land is categorised as “General Community Use”, under s.36(4) of the LG Act. The categorisation reflects the use of the Land upon which the Centre is located, and its function as a community residential aged care and community health facility.

1.6 Corporate Objectives

This PoM incorporates the core objectives for “General Community Use” under s.36I of the LG Act:

- To promote, encourage and provide for the use of the Land.
- To provide facilities to meet the current and future needs of the community.

1.7 Permitted Uses

- Aged Care, associated and ancillary utilities and buildings, services and facilities for the support of the staff, residents/care recipients and visitors to the facility and site.
- Community Events (e.g. Fete and Market days) for the raising of funds for the management and operation of the Land, aged care facility, associated and ancillary services provided to, at or from the Centre.
- Outdoor activities which align with resident and community social, health and wellbeing programs and initiatives such as a community garden, community/neighbourhood park, exercise stations, walking tracks.
- Any activity prescribed by s.68 of the LG Act – Part D – Community Land.
- Locational, description and directional signage associated with the Centre, the Land or associated and ancillary activities on the Land or the Centre.

1.8 Current Infrastructure

- 11 accommodation rooms with ensuites.
- Shared dining/lounge/library areas.
- Administrative and health services offices.
- Generator, solar panels, parking areas.
- Vegetated area adjacent to the riverbank.

1.9 Existing Condition

The Centre buildings and landscape are rated as fair (weighted condition score is 2.94). The Land on which the Centre is located is well-maintained and functional.

The part of the Land which is not used in association with the Centre is maintained by the Council in accordance with its maintenance schedule.

2 OBJECTIVES AND PERFORMANCE TARGETS

Management Objective	Performance Target	Means of Achievement	Assessment Method
Maintain safe, accessible facilities	100% compliance with safety audits	Regular inspections, risk reporting by Centre operator/lessee	Annual audit, incident reports
Promote environmental sustainability	Vegetation maintained in good health on part of Land used by Centre operator/lessee	Weed control, tree maintenance, landscaping	Maintained in accordance with the terms of the lease of the Centre

Promote environmental sustainability	Vegetation maintained in good health on part of Land maintained by Council	Weed control, tree maintenance, landscaping	Maintained in accordance with Council's schedule of maintenance
Facilitate accessible aged care and community health services	Continued service provision	Lease compliance, infrastructure support	Regular review of terms of lease, and compliance with terms of lease
Support community use and involvement	Positive community feedback, participation	Communication strategies, signage	Analysis of community feedback

3 LEGISLATION AND POLICY

3.1 Infrastructure and Safety

- Parking and access will be maintained by Centre operator/lessee.
- Safety reviews will be carried out by Centre operator/lessee on a regular occurrence. If any structural risks are identified, the Centre operator/lessee will notify Council of those risks.
- Fire mitigation via regular accredited inspections and RFS evaluation, to be arranged and carried out by the Centre operator/lessee.

3.2 Vegetation Management

The following activities are to be carried out by the Centre operator/lessee on the part of the Land on which the Centre is located and which is used and occupied by the Centre operator/lessee:

- Weed monitoring and removal.
- Tree replacement, tree planting and maintenance.
- Preservation of site aesthetics and biodiversity, including preservation of the grape vine on the Centre which is more than 100 years old.

The following activities are to be carried out by Council on the part of the Land which is not used and occupied by the Centre operator/lessee:

- Weed monitoring and removal.
- Tree replacement, tree planting and maintenance.
- Preservation of site aesthetics and biodiversity.

3.3 Signage and Information

The Centre operator/lessee is to maintain informative signage to support accessibility and engagement.

3.4 Additional Infrastructure

Any new infrastructure on the Land requires Council consent and must align with this PoM.

4 LEASING AND LICENSING

The existing lease of the Centre to Grace Munro Aged Care Centre Ltd. is expressly authorised under s.46 of the LG Act.

This PoM expressly permits leasing (including sub-leasing) and licencing of the Land for activities consistent with reserve purposes subject to the approval of Council.

5 PUBLIC CONSULTATION

This PoM has been prepared with reference to public consultation as required under s.38 of the LG Act.

6 IMPLEMENTATION AND REVIEW

6.1 Review Period:

Every 4 years, or as required due to legislative change or operational need.

6.2 Responsible Parties:

- Uralla Shire Council: Plan oversight, asset ownership, management of part of the Land not used for the operation of the Centre.
- Centre operator/lessee: Operational management of the aged care facility located in the Centre, maintenance of the Centre and part of the Land in accordance with the terms of the lease, and the delivery of aged care services.

6.3 Funding:

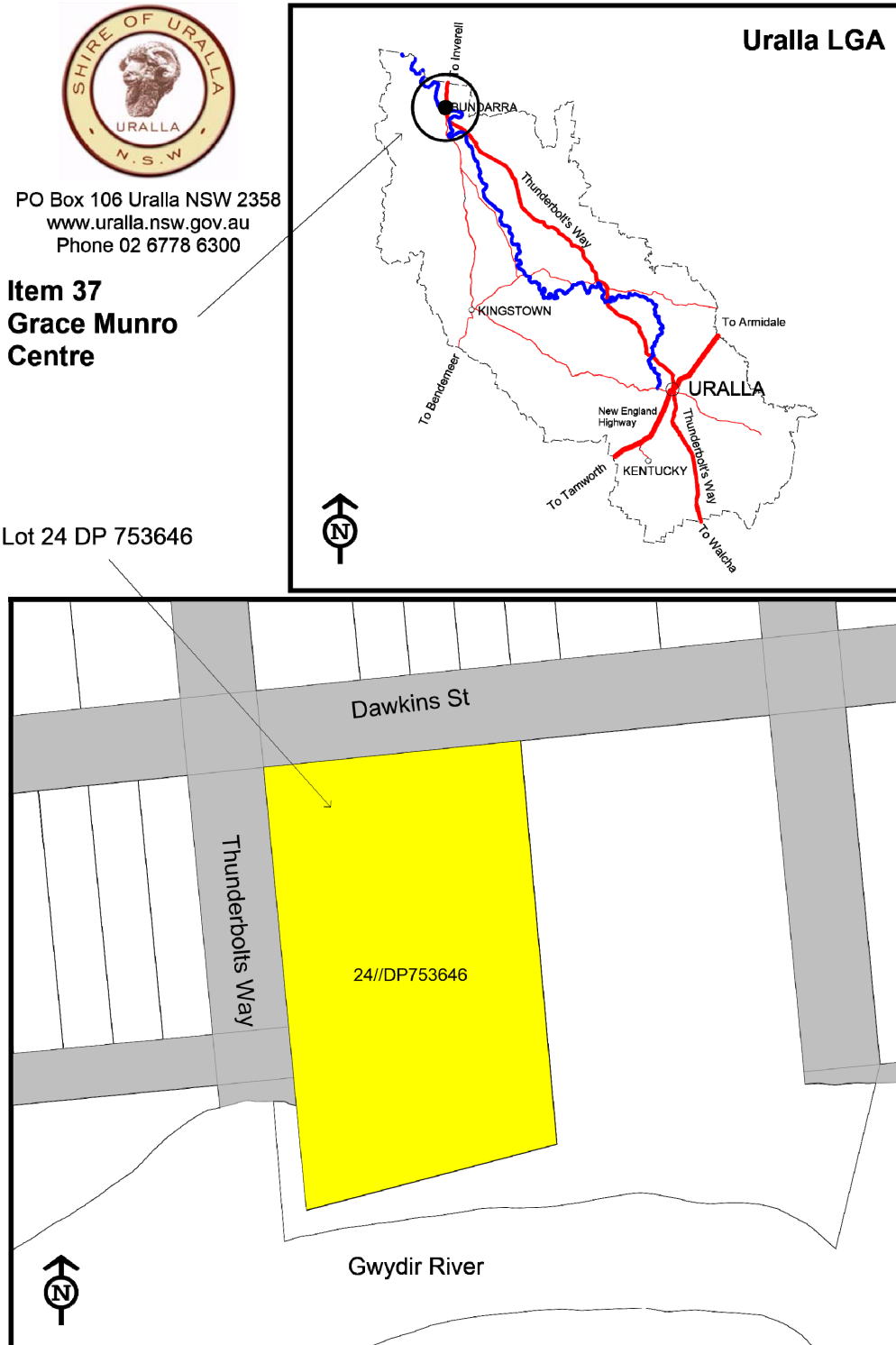
- **Operational:** Covered by Centre operator/lessee
- **Capital:** As determined by Council in accordance with its Asset Management Policy, Asset Management Strategy, and Asset Management Plan that applies to the building located on the Land.

6.4 Plan Amendments:

Any amendments to this PoM must follow due process under the LG Act.

APPENDICES



6.5 Appendix 1: Location map of Grace Munro Aged Care Centre



6.6 Appendix 2: Site map of Grace Munro Aged Care Centre



6.7 Appendix 3: Site Photos

Photo	Description
	<p>Buildings and power sources at the Centre - Solar and a standby generator</p>
	<p>Well maintained lawns at the site and garden sheds</p>
	<p>Two car garage off the carpark</p>



Signpost at the center- to be painted