

Department of Planning, Housing and Infrastructure

Our ref: IRF 25/2365

Ms Toni Averay
General Manager
Uralla Shire Council
PO Box 106
URALLA NSW 2358

Via email: council@uralla.nsw.gov.au
esims@uralla.nsw.gov.au

4 November 2025

Uralla Shire Council Local Housing Strategy 2025 - 2045

Dear Ms Averay

I refer to Council's request that the Department approve the Uralla Local Housing Strategy 2025 - 2045 (LHS). I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning in preparing the strategy.

I note that the strategy identifies that the future housing needs of the Shire can be accommodated through existing vacant and underutilised residential areas and that a Growth Management Strategy will be developed for the Uralla township and rural settlements.

I am pleased to endorse the LHS subject to Council noting that any future significant rezoning proposal should be firstly identified through a Department-endorsed amended strategy, an addendum to the strategy, or the proposed Growth Management Strategy prior to seeking a Gateway determination.

Any future proposals should also be consistent with the requirements of the New England North West Regional Plan 2041 and be supported by an assessment of site-specific development constraints to confirm land suitability in accordance with relevant State Environmental Planning Policies and section 9.1 Ministerial Directions.

Ongoing collaboration with the Department along with other key agencies such as Department of Primary Industries and Regional Development, the Department of Climate Change, Energy, the Environment and Water and Transport for NSW in relation to matters such as important agricultural land, land use conflict, potential high environmental lands and the integration of land use and transport will be crucial in the successful implementation of the LHS.

Department of Planning, Housing and Infrastructure

When undertaking the next update of the Local Strategic Planning Statement, Council should ensure that it is consistent with the LHS.

Should you have any enquiries regarding this matter, I have arranged for Ms Kate Campbell, Senior Planning Officer to assist you. Ms Campbell can be contacted on 5778 1401 or via kate.campbell@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Craig Diss".

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support