



Murrumbidgee
COUNCIL

Revised Coleambally Lease Conversion Policy

	Name	Position	Signature	Date
Responsible Officer	Kaitlin Salzke	Chief Financial Officer		
Authorised By	John Scarce	General Manager		

Document Revision History	
Previous Policy	Murrumbidgee Shire Council A.103 Coleambally Lease Conversions
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1. Objective

The objective of this policy is to specify the conditions and process to apply to the conversion of leased Coleambally town blocks.

2. Background

Originally all Coleambally town blocks were 99-year leases. Under the original terms of these leases, lessees were able to convert these leases to freehold at the unimproved value (as determined by the Valuer General) at specified times, which have now passed.

Murrumbidgee Shire Council had a policy (*A.103 Coleambally Lease Conversions*) adopted in December 1998. This policy stipulated that “offers to convert are to be ongoing and to apply to all Coleambally town block leases”.

Murrumbidgee Council has not adopted such a policy subsequent to amalgamation. However, Council has continued to honour the option to purchase for a small number of leases that have been converted since this time.

As at June 2023, only seven Coleambally town blocks remain as leasehold properties.

3. Offer To Convert

Offers to convert are to be ongoing and to apply to all Coleambally town block leases.

4. Purchase Price

The purchase price payable on conversion is to be the most recent unimproved land value provided to Council by the NSW Valuer General as at the date that the signed *Notice of Intention to Purchase Form* is provided to Council.

The conversion price is to be paid in full on transfer.

In the event that GST is applicable to the sale, the unimproved value of the land is considered to be the GST-exclusive amount of the supply.

5. Stamp Duty and Legal Fees

Stamp duty and Council’s legal fees are to be the responsibility of the purchaser.

6. Payment of Lease

The lease will continue to be payable, on a pro-rata basis, up until the day of transfer.

7. Conversion Process

Lessees should complete the *Notice of Intention to Purchase Form* annexed to this Policy and submit it to Council via mail, email mail@murrumbidgee.nsw.gov.au, or in person at a Council office.

A Council resolution is then required prior to a conversion being sent to Council's solicitors who will prepare the relevant contract.

A draft resolution is provided here which may be altered as circumstances require:

1. Council authorise the General Manager to negotiate the conversion of Lease Number XXXXXX at the 1 July XXXX land value, with Council's legal fees and stamp duty to be paid by the lessee;
2. The conversion settlement is to be paid in full;
3. Council authorise the General Manager to execute the required document.

8. Review

This Policy:

- To be reviewed within the first year of the new Council term;
- May be reviewed and amended at any time at Council's discretion (or if legislative or State Government policy changes occur).



NOTICE OF INTENTION TO CONVERT LEASE

Property Information

Lease Registered Number			
Lot		DP	

Lessee Information – Lessee 1

Full Name	
Address	
Phone Number	

Lessee Information – Lessee 2

Full Name	
Address	
Phone Number	

We hereby give Council notice of our intention to convert the above lease.

Signature

Lessee 1

Lessee 2

Date

Stronger Communities Fund

		Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Pt Budget	Expend to date	Still to be Expended	% Complete	
Coleambally	Treatment Works Upgrade			600,000.00				600,000.00	0.00%	Works subject to IWCM completion
Darlington Point	Update Water Treatment Facilities					691,787.38		691,787.38	0.00%	Works subject to IWCM completion
Jerilderie	Water Filtration Plant Replacement	685,843.98	15,074.10					670,769.88	2.20%	Partial funding for IWCM sourced from this grant
Darlington Point	Darlington Point Town information boards & tourism maps					58,000.00	10,200.00	47,800.00	17.59%	Artwork design purchased. Further signage to be determined. I enders let and construction works commenced.
Coleambally	Streetscape Upgrade			1,500,000.00	360,383.80			1,139,616.20	24.03%	Partially funded from additional SCCF grant
Darlington Point	Young Street Subdivision					1,500,000.00	418,818.68	1,081,181.32	27.92%	Project manager commenced and pre construction works undertaken. Sewer & stormwater infrastructure installation commenced.
Darlington Point	Sports Precinct Upgrade to Facilities					367,750.00	232,188.23	135,561.77	63.14%	Upgrade to amenities block completed. Further works ongoing
Coleambally	Community Hall Upgrade			565,000.00	379,823.53			185,176.47	67.23%	Construction commenced
Darlington Point	Caravan Park - Management Plan					350,000.00	238,085.31	111,914.69	68.02%	Purchase undertaken. Masterplan prepared. Further application for grant funds still to be determined
Darlington Point	Stage 1 & 2 Waddi Education Arts & Cultural Centre					300,000.00	299,472.95	527.05	99.82%	Works complete
Darlington Point	Upgrade to DP Shire Hall					400,000.00	418,271.35	-18,271.35	104.57%	Additional costs incurred for purchase of furniture, crockery & cutlery
Coleambally Jerilderie	Coly's Sports Precinct Upgrade Kitchen Upgrade	135,963.60	135,963.60	600,000.00	726,821.07			-126,821.07	121.14%	Construction complete
Jerilderie	Long Day Care Centre	500,146.95	500,146.95					0.00	100.00%	Works completed in conjunction with SCCF grant
Coleambally Pistol Club	Build a clubhouse, range & water tank			41,463.60	41,463.60			0.00	100.00%	

Stronger Communities Fund		Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Pt Budget	Expend to date	Still to be Expended	% Complete
Darlington Point	Waddi Community Centre Demolition/Cultural Garden					80,000.00	80,000.00	0.00	100.00%
Jerilderie Cricket Club	Install seating, shade & access	21,500.00	21,500.00					0.00	100.00%
Jerilderie Community Gym	Purchase of gym equipment	43,358.97	43,358.97					0.00	100.00%
Jerilderie Tennis Club	Construct shed/disabled toilet	45,454.55	45,454.55					0.00	100.00%
Jerilderie Tennis Club	Re-roof Jerilderie Sports Club building	44,708.69	44,708.69					0.00	100.00%
Jerilderie CWA	Upgrade toilet facility	18,003.61	18,003.61					0.00	100.00%
Jerilderie Football Club	Replace boundary fencing & interchange facility	39,674.00	39,674.00					0.00	100.00%
Jerilderie Pre School	Refurbish indoor areas	44,098.40	44,098.40					0.00	100.00%
Jerilderie Swimming Club	Upgrade lane ropes & storage box	5,859.73	5,859.73					0.00	100.00%
Jerilderie Public School P & C	Soft fall rubber in playground	49,280.00	49,280.00					0.00	100.00%
Jerilderie Arts & Talent Society	Purchase sound equipment & etc	9,868.22	9,868.22					0.00	100.00%
Jerilderie Tennis Club	Disabled toilet within the Jerilderie Sports Club	27,272.73	27,272.73					0.00	100.00%
Jerilderie Tennis Club	Upgrade golf green flags & putting cups	1,340.00	1,340.00					0.00	100.00%
Jerilderie Public School P & C	Development of computer & musical skills	7,946.36	7,946.36					0.00	100.00%
Jerilderie Men's Shed	Purchase of property	50,000.00	50,000.00					0.00	100.00%
Jerilderie RSL Sub Branch	2 Honour Boards and glass display cabinet	4,577.27	4,577.27					0.00	100.00%
Jerilderie St Joseph's Parents and Friends Inc	Play area soft fall and shade sail	35,374.74	35,374.74					0.00	100.00%
Coleambally Sweatbox Community Gym	Purchase gym equipment, rubber flooring etc			30,340.00	30,340.00			0.00	100.00%
Coleambally Clay Target Club	Construct new trap houses			45,260.00	45,260.00			0.00	100.00%
Coleambally Pre School	Install solar panels			7,233.44	7,233.44			0.00	100.00%
Coleambally Pre School	Resurface floor & install storage shed			11,412.73	11,412.73			0.00	100.00%
Coleambally Lions Club	Purchase of ride on lawn mower			7,520.00	7,520.00			0.00	100.00%
Coleambally Lions Club	Painting of Bucyrus Dragline			4,632.65	4,632.65			0.00	100.00%
Coleambally Chamber of Commerce	Equipment for community events			10,116.20	10,116.20			0.00	100.00%
Coleambally Chamber of Commerce	Quilting workshops			4,250.00	4,250.00			0.00	100.00%
Coleambally Chamber of Commerce	Purchase of sewing machines, overlockers & tables			21,122.73	21,122.73			0.00	100.00%
Coleambally Riverina Vintage Machinery Club	Purchase of portable building with disabled access			41,000.00	41,000.00			0.00	100.00%
Coleambally Community Club	Installation of playground & outdoor family area			45,454.55	45,454.55			0.00	100.00%
Coleambally Central School P & C	Build sandpit & resurface basketball court			50,000.00	50,000.00			0.00	100.00%
Coleambally Golf Club Inc	Automatic watering for fairways 3 & 9			44,600.00	44,600.00			0.00	100.00%
Coleambally Golf Club Inc	Automatic watering for fairways 1 & 6			25,450.00	25,450.00			0.00	100.00%

<u>Stronger Communities Fund</u>		Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Pt Budget	Expend to date	Still to be Expended	% Complete
Coleambally St Peters Primary School	Replace school quadrangle			28,172.73	28,172.73				100.00% Complete
Coleambally Mens Shed	Construct storage facility			44,463.19	44,463.19				100.00% Complete
Coleambally Murrumbidgee Experimental Farm	Develop 22ha for farming			45,454.55	45,454.55				100.00% Complete
Coleambally Pre School	Floor resurfacing			13,594.55	13,594.55				100.00% Complete
Coleambally Pre School	Shade sails & shed storage			12,272.73	12,272.73				100.00% Complete
Coleambally Lions Club	Jumping castle & trailer project			5,835.00	5,835.00				100.00% Complete
Coleambally Community Club	Level Bowling Greens, Upgrade			21,909.09	21,909.09				100.00% Complete
Coleambally Central School P & C	Main Bar & Toilet area			18,840.00	18,840.00				100.00% Complete
Coleambally St Peters Primary School	Outdoor Settings			5,000.00	5,000.00				100.00% Complete
Coleambally Darlington Point Country Education Fund	Multi purpose court			3,000.00	3,000.00				100.00% Complete
Coleambally Motorcycle Club Inc	Oral History Book Production			50,000.00	50,000.00				100.00% Complete
	Construct club house & install watering system to track			6,642.86	6,642.86				100.00% Complete
Coleambally Pony Club	Grounds upgrade & revamp			4,545.45	4,545.45				100.00% Complete
Coleambally St Peters Catholic Church	Coleambally youth development			6,363.64	6,363.64				100.00% Complete
	Replacement of chairs			50,000.00	50,000.00				100.00% Complete
Coleambally Tennis Club	Replacement of synthetic courts					17,423.59	17,423.59		100.00% Complete
Anglican Parish of Coly/Darlington Point	Install air conditioning to Darlington Point Hall					45,454.55	45,454.55		100.00% Complete
Darlington Point Mens Shed	Construct meeting room & improve stormwater					20,000.00	20,000.00		100.00% Complete
Darlington Point Lions Club	Addition of BBQ & bench					8,547.55	8,547.55		100.00% Complete
Darlington Point Mens Shed	Installation of solar panels					12,659.00	12,659.00		100.00% Complete
Apex Club of Darlington Point	Flag pole installation and fingerling purchase					45,454.55	45,454.55		100.00% Complete
Darlington Point Club Ltd	Bowling green & club grounds irrigation					36,363.64	36,363.64		100.00% Complete
Darlington Point Club Ltd	Workshop for maintenance staff					25,650.00	25,650.00		100.00% Complete
Darlington Point Club Ltd	Machinery storage shed					43,928.00	43,928.00		100.00% Complete
Darlington Point Public School P & C	Classroom board upgrade throughout the school								100.00% Complete
Jerilderie	Solar Lighting Walkway Project	13,167.00	13,167.00						100.00% Complete
Jerilderie	Netball Courts Upgrade	204,535.30	204,535.30						100.00% Complete
Jerilderie	South Coree Hall - Upgrade Hall and Play Equipment	45,363.42	45,363.42						100.00% Complete
Jerilderie	Balmringa -Kerbing & sealing of driveway & carpark	41,100.15	41,100.15						100.00% Complete
Jerilderie	Installation of playground at Luke Park	76,516.71	76,516.71						100.00% Complete
Jerilderie	Installation of exercise stations around Lake	53,420.72	53,420.72						100.00% Complete
Jerilderie	Installation of additional seating in Luke Park	29,029.00	29,029.00						100.00% Complete

Stronger Communities Fund

	Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Pt Budget	Expend to date	Still to be Expended	% Complete
Jerilderie	9,552.13	9,552.13						100.00% Complete
Jerilderie	20,067.53	20,067.53						100.00% Complete
Jerilderie	156,833.64	156,833.64						100.00% Complete
Jerilderie	550,000.00	550,000.00						100.00% Complete
Jerilderie	686,470.63	686,470.63						100.00% Complete
Jerilderie	568,306.02	568,306.02					0.00	100.00% Complete
Jerilderie	70,332.17	70,332.17						100.00% Complete
								Funding fully expended with some further drainage works and 2nd coat seal to be undertaken from alternative sources
Coleambally			750,000.00	750,000.00			0.00	100.00% Complete
Coleambally			54,057.39	54,057.39				100.00% Complete
Coleambally			282,318.57	282,318.57				100.00% Complete
Coleambally			500,000.00	500,000.00			0.00	100.00% Complete
Darlington Point					6,544.41	6,544.41		100.00% Complete
Darlington Point					858,212.62	858,212.62	0.00	100.00% Complete
Darlington Point					547,012.21	547,012.21	0.00	100.00% Complete
Announced to date	4,294,966.22	3,624,196.34	5,557,325.65	3,759,354.05	5,414,787.50	3,364,286.64	4,519,242.34	
Stronger Communities Funding	14,365,000.00							
Interest Received to 30/06/23	1,013,220.00							
	15,378,220.00							
Less expenditure to date	10,747,837.03							
Balance unexpended for Int calc purposes	4,630,382.97							
	3,617,162.97							
Available to date	14,365,000.00							
Interest to date	1,013,220.00							
	15,378,220.00							

Stronger Communities Fund

Less announced to date
 Available/(Oversubscribed)

Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Pt Budget	Expend to date	Still to be Expended	% Complete
15,267,079.37							
	111,140.63						



Murrumbidgee
COUNCIL

REVISED Place Naming Policy

	Name	Position	Signature	Date
Responsible Officer	Garry Stoll	Director Planning, Community & Development		
Authorised By	John Scarce	General Manager		

Document Revision History	
Previous Policy:	2012 - 2.05 Jerilderie Shire Council Place Naming Policy - Street, Road and Public Place Naming Policy (Minute 229/11/12)
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1. Purpose

To ensure a consistent and coordinated approach to road and park naming within Murrumbidgee Council, following guidelines set by the NSW Geographical Names Board and to meet the below objectives:

- i) To have clearly recognisable street names and public places
- ii) To enable easy travel within the LGA
- iii) To facilitate access to all properties by emergency vehicles
- iv) To clearly identify public places
- v) To recognise places and people with historic, scenic, sporting or cultural significance
- vi) To reduce conflict

2. Definitions

The Policy's definitions are:

Council means Murrumbidgee Council.

GNB means Geographical Names Board

3. Scope

This policy applies to all Council managed roads, open spaces and parks.

4. Policy

Murrumbidgee Council, under the Roads Act 1993, is the authority for all public roads within the Local Government boundary. As such, Council may exercise its power to name all public roads, subject to the Geographical Names Board (GNB) NSW Addressing User Manual.

The following principles will apply to naming roads:

- i) Street and public places should be named after persons or places with historic, scenic, sporting or cultural significance
- ii) Streets in Coleambally will continue with the current bird name theme
- iii) Streets with the same name should be continuous
- iv) Any existing streets with physical divisions should have sections renamed only following public consultation and consideration of submissions
- v) The section of the street with the most properties should retain the existing name
- vi) Streets in new subdivisions will be named by Council following developer input
- vii) Public places will be named by Council after seeking community input

Where a request is received to rename a road, consideration will only be given in exceptional circumstances, and where doing so will comply with GNB Guidelines.

Determination will be made on an individual basis and without precedent.

Regardless of the nature and origin of a naming or renaming request, the naming of public roads and parks shall only be approved by way of adoption of a resolution of Council.

The following standards are to be followed when erecting street signs:

- i) Clearly visible street signs are to be erected in accordance with the relevant standards
- ii) Other public places are to be clearly identified at a compatible standard dependent on the specific conditions of the site
- iii) Road signs are to be erected in accordance with the relevant standards

5. Legislation and Compliance

- *The Roads Act 1993 - Section 162* - provides the authority for the naming of roads
- Roads (General) Regulation 2000
- AS/NZS 4819:2003 Geographic Information – Rural and Urban Addressing

6. Related Documents

- Geographical Names Board NSW Addressing User Manual
- Geographical Names Board NSW Online Road Naming System – Road Naming Authority User Guide

7. Policy Review

This Policy:

- To be reviewed within the first year of the new Council term;
- May be reviewed and amended at any time at Council's discretion (or if legislative or State Government policy changes occur).



Revised Tree Management Policy (Revision 1)

	Name	Position	Signature	Date
Responsible Officer	Tom Dimec	Director of Infrastructure		
Authorised By	John Scarce	General Manager		

Document Revision History	
Previous Policies	Murrumbidgee Shire Council A.301 Urban Tree Removal 18 April 1996 - Minute # 131 Murrumbidgee Shire Council A.302 Urban Tree Planting Jerilderie Shire Council 2.02 Naturestrip, Footpath and Street Trees Policy November 2008 - Minute # 569/11/08 Jerilderie Shire Council 2.11 Tree Removal & Replacement Policy November 2008 - Minute # 569/11/08
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1. Purpose

This policy defines how Murrumbidgee Council will manage trees in the Local Government Area, and will assist residents, property owners, authorities, Council officers, contractors, developers, and those working with the Council to understand the requirements for the management of street and reserve trees.

Street and reserve trees contribute to the appearance of the area through their aesthetic value, by providing identity and character. In addition, trees contribute to improving urban environments by absorbing heat, providing shade, reducing solar radiation, providing habitat, utilising stormwater run-off, and assisting in air purification.

The purpose of this policy is to formalise Council's management of trees including:

- Tree selection and planting
- Risk assessment
- Maintenance and tree removal
- Preservation

Murrumbidgee Council LGA encompasses an area of 6500 square kilometres. Operated or controlled land is exposed to varying degrees of risk associated with the hazards which exist on the land - both natural hazards and hazards related to developed facilities.

2. Scope

This policy applies to all trees and shrubs that are growing on any property under Council's control, including operational land, community land, nature strips, road reserves, and public reserves. It covers:

- Tree selection and location
- Tree removal
- Maintenance and preservation

3. Legislation

- Australian Standard "Pruning of Amenity Trees" AS4373 – 2007
- NSW Roads Act 1993
- Local Government Act 1993 No 30

3.1 Essential Energy

Council acknowledge Essential Energy's obligations under the Electricity Supply Act 1995 (NSW) and encourages them to engage with the local community as they enact those powers.

4. Tree Planting

4.1 Residents

Council will advise suitable trees to plant on nature strips, but will also authorise residents to plant trees, provided that:

- a written application is made for such planting, containing an undertaking from the applicant that the trees, once planted, will be watered and otherwise maintained by the applicant;
- the trees will be of a type that is listed in Council's Preferred Species List - Appendix 1;

The total number of trees on any section of the nature strip (including existing trees) does not exceed two (2) for each property frontage, except where the Director of Infrastructure may determine that additional trees are warranted, where the property frontage is significantly longer than normal or other unusual circumstances exist.

Residents or land owners may seek approval from the Director of Infrastructure to provide and plant additional trees on nature strips at their own cost, provided that such trees are of a type listed on the Council's Preferred Species List (Appendix 1) and provided that such plantings are located to minimise future problems regarding Council infrastructure, other services and the safety of pedestrians and traffic.

A resident or land owner may be required to remove or relocate any nature strip tree planted without prior approval, if the location or type of tree may cause problems in the future.

4.2 Tree Planting and Maintenance in New Subdivision Developments

Where a developer is required to plant trees as part of the planning permit process for new developments, Council will oversee the planting and establishment.

Approved landscape plans must conform to site assessments and Council's Preferred Species List - Appendix 1.

4.3 Tree Planting – Council

To ensure the long-term success of tree planting, a detailed analysis of site conditions and design constraints is required. The objective is to minimise the risk associated with trees, by selecting trees that will have minimal impact on their new environment.

4.4 Existing Trees

A map of tree types within the Council's urban areas will be progressively developed. This will provide a general overview of trees that currently exist on Council's nature strips, within parks and reserves, and surrounding Council-controlled areas.

Council will also progressively build a register of trees under Council control within urban areas. The Tree Register will identify:

- Tree species and common name
- Location
- Approximate height of the tree

- Approximate width of the tree
- Approximate age of the tree
- Assessment of the vitality of the tree
- Other information include surrounding infrastructure, risk assessment, and recommendations.

As trees are replaced, or new plantings occur, the new tree is added to the Tree Register, and the existing tree is noted as removed (or other relevant comments).

5. Tree Removal

Whilst tree removal is the last resort management option, public safety always takes priority.

Urban tree removal will not be considered in the following instances:

- If there is a safe and practical means for tree retention
- For solar access
- For unjustified property or infrastructure damage claims
- To reduce leaf, fruit, and debris litter
- If the tree provides an important biodiversity function such as high conservation road reserves
- For personal aesthetic preference
- dropping of leaves, twigs, or other litter,
- overshadowing of property,
- obscures or otherwise detracts from advertising signage

Urban tree removal may be considered under the following circumstances:

- All hazardous trees will be removed as soon as practical
- Trees that are unviable, structurally unsound, and high probability of failure
- Trees that are dead, dying, or in severe decline
- A tree with a defect that cannot be rectified
- Trees are proven to be causing damage to infrastructure
- As part of a treescape upgrade or capital works program
- In such a position as to interfere with the construction of a building or a driveway
- Dead or diseased or damaged in such a way as to be unsightly or dangerous
- Causing damage to or interfering with the proper maintenance of buildings, fences, paths, and drains
- Deemed unsuitable for the proposed development of the land, in which case removed trees are to be replaced by suitable varieties as shown on a comprehensive landscape plan submitted for approval
- No tree removal is to take place before the receipt of written approval by the Council's (Director of Infrastructure)

6. Tree Risk Assessments

All trees under Council control located in urban areas will gradually, and as resources permit, undergo a risk assessment and will be included on the Tree Register with follow-up inspections scheduled by the results of the risk assessment. Priority will be given to those trees where:

- Complaints have been received
- There are obvious declines in tree health
- The tree has been damaged
- The tree or its roots are affecting Council services or infrastructure
- Planned Council works are in the vicinity

When assessing trees, factors used in the analysis include:

- The likelihood of limb or whole tree failure
- The location and the activity occurring at that location where the tree/limb may fail
- The maximum size of the tree or limb identified as having the potential to fail

Recommendations for mitigation works or tree removal are usually made where the risks are high or very high, and there is minimal environmental or historical value in retaining the tree. Where doubt exists, or where further assessment is required, Council will enlist the services of a qualified arborist.

7. Pest and Disease Management

When pest and disease outbreaks compromise the health or increase the risks associated with trees, Council will only intervene where the trees in question have been planted by Council.

In these circumstances the efficacy and cost-effectiveness of available treatments will be assessed and, if justified, the appropriate integrated pest management techniques will be undertaken.

Where affected trees are privately owned, and Council has been made aware, they will advise the owner so that the owner may take the appropriate action.

7.1 Termite Activity

The presence of pests in trees is not always apparent, and this is the case with termite activity. The Council will treat Council planted trees where it has knowledge, or has been advised, of termite activity within those trees.

Due to the nomadic nature of termites, the place of origin of termites cannot be attributed to any particular tree and therefore Council will not be held responsible for any third-party property damage.

8. Road Reserve Trees and Vegetation

Council, as the Road Authority under the Roads Act 1993, has a duty of care to the travelling public to, as far as reasonably practicable, ensure that trees and vegetation in the road reserve do not present a risk to life or property. To fulfil its duty of care, it will be necessary for staff involved in road construction, maintenance, and road inspections to be aware of trees and other vegetation that may present a risk to road users. This will be especially important following high wind or storm events.

As the Road Authority, Council must:

- Maintain and, where necessary, enhance roadside conservation value roadsides
- Increase public awareness of the importance of roadside vegetation
- Encourage community involvement in roadside conservation projects
- Provide management guidelines for roadside vegetation

9. Species List

Appendix 1 - Murrumbidgee Council Preferred Species List

10. Policy Review

This Policy:

- To be reviewed within the first year of the new Council term;
- May be reviewed and amended at any time at Council's discretion (or if legislative or State Government policy changes occur).

APPENDIX 1



Murrumbidgee
COUNCIL

Preferred Tree Species List

1.0 Introduction

In accordance with Council’s Tree Management Policy, preferred species is defined as the trees that Council would select for planting after considering various factors including environmental, proximity to infrastructure, and ongoing maintenance.

The following procedure outlines how Council assesses trees and their proposed locations to determine the most appropriate species. The Preferred Species List lists possible trees according to their size and includes tree characteristics to assist in determining site suitability.

2.0 Zone Areas

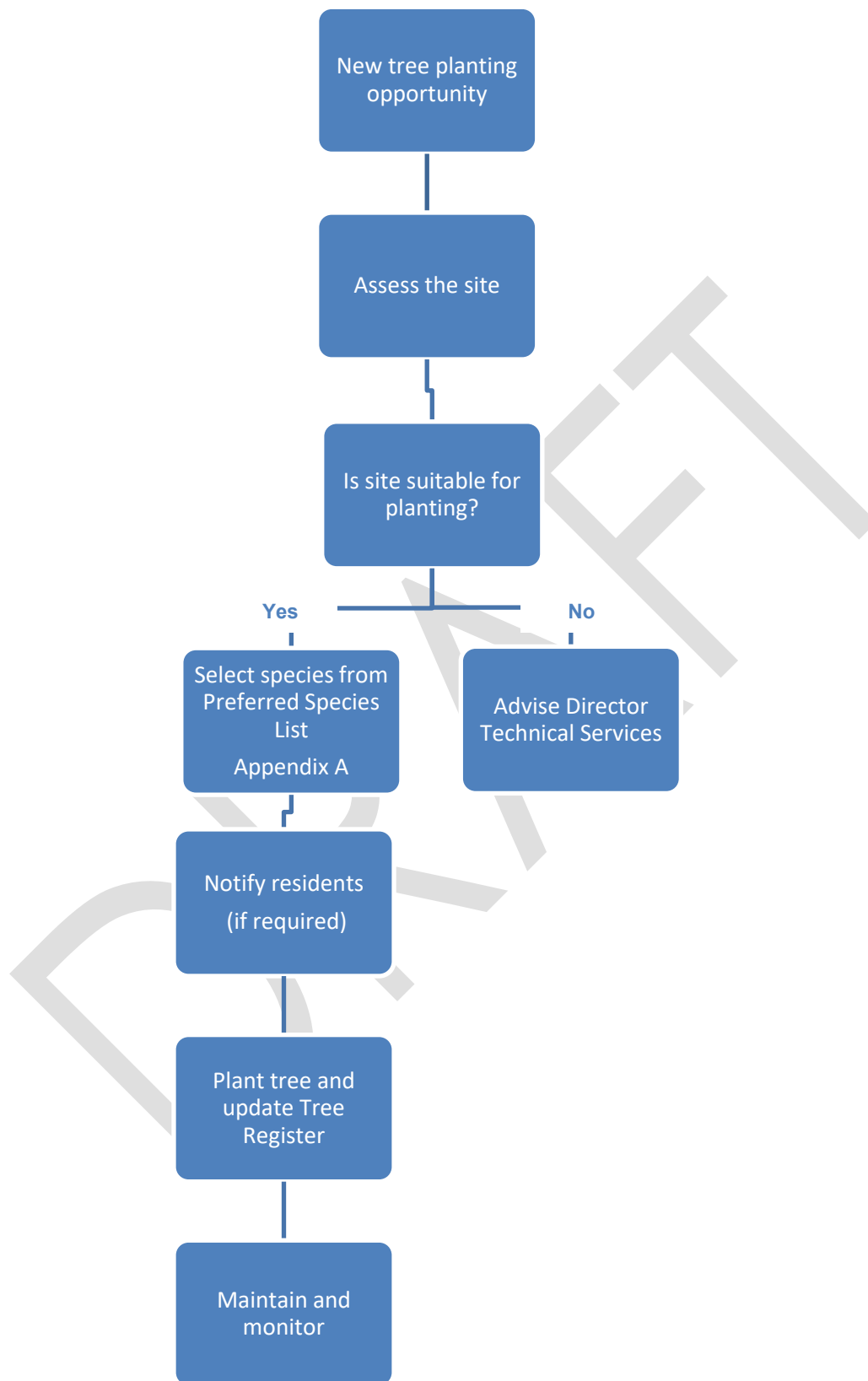
When assessing the site and determining the type of tree to plant, consideration must be given to the following risk zones:

Site Characteristic	Zone A <i>Most constraints (High to Very High Risk)</i>	Zone B <i>Moderate constraints (Medium Risk)</i>	Zone C <i>Fewest constraints (Low Risk)</i>
Electrical and telecommunications	<ul style="list-style-type: none"> • Uninsulated low and high voltage wires; • Bushfire prone area 	<ul style="list-style-type: none"> • Bundled cables; • Insulated cables 	<ul style="list-style-type: none"> • No powerlines
Below ground services – typical layouts	<ul style="list-style-type: none"> • Fibre optic cables; • High voltage power 	<ul style="list-style-type: none"> • Bundled cables; • Insulated cables; • Water conduits; • Sewer conduits 	<ul style="list-style-type: none"> • No powerlines; • No conduits
Slope	<ul style="list-style-type: none"> • Steep slope 	<ul style="list-style-type: none"> • Moderate slope 	<ul style="list-style-type: none"> • Generally flat ground
Paved areas	<ul style="list-style-type: none"> • Paved area; • Sealed surface • Brick pavers 	<ul style="list-style-type: none"> • Partially paved areas; • Non reinforced concrete 	<ul style="list-style-type: none"> • Grassy area
Verge width	<ul style="list-style-type: none"> • Less than 3.0m 	<ul style="list-style-type: none"> • From 3 to 4m 	<ul style="list-style-type: none"> • 4m or wider
Building set back	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Less than 6m 	<ul style="list-style-type: none"> • 6m or greater
Street lighting	<ul style="list-style-type: none"> • Over pedestrian crossings; • Traffic intersections 	<ul style="list-style-type: none"> • Street lighting other than crossings and intersections 	<ul style="list-style-type: none"> • No street lighting
Signage (i.e. traffic signs)	<ul style="list-style-type: none"> • Arterial roads; • High density residential streets 	<ul style="list-style-type: none"> • Medium density residential streets; • Arterial roads in rural zones 	<ul style="list-style-type: none"> • Low density rural/residential streets
Traffic	<ul style="list-style-type: none"> • Large volumes of heavy vehicles 	<ul style="list-style-type: none"> • Heavy vehicles in moderate volumes 	<ul style="list-style-type: none"> • Residential traffic in low volumes; • Cul-de-sacs



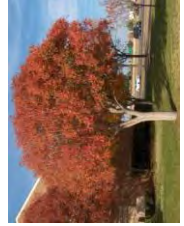
Site Characteristic	Zone A <i>Most constraints (High to Very High Risk)</i>	Zone B <i>Moderate constraints (Medium Risk)</i>	Zone C <i>Fewest constraints (Low Risk)</i>
Soils	<ul style="list-style-type: none"> • Severely compacted; • Shallow; • Reactive clay; • Acid sulphate; • Poor drainage 	<ul style="list-style-type: none"> • Moderately compacted; • Urban fill; • Moderate drainage 	<ul style="list-style-type: none"> • Undisturbed soil; • Deep profile; • Medium texture; • Good natural drainage
Water table	<ul style="list-style-type: none"> • High 	<ul style="list-style-type: none"> • Moderate depth 	<ul style="list-style-type: none"> • Deep water table

Identify the zone and the constraints that exist at the identified site, and then select a tree from the Preferred Species List, that is suitable to that Zone, climatic conditions, wildlife habitat, landscaping principles, and aesthetic value. For example if you have identified an area for tree planting where fibre optic cables are present, you would not be planting trees that have been identified in the Preferred Species List that have extensive root systems.



2.1 New Tree Assessment Flow Diagram







3.0 Preferred Species List

SMALL TREES – LESS THAN 10M												
Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Nature Strip			Site Suitability			Frost Tolerant	Drought Tolerant
					Suitability	Ultimate Height	Ultimate Width	Under Powerlines	Underground Services	Yes		
	<i>Eucalyptus eximia</i> "Nana" Notes: Spring flowering. Tolerates a wide range of soils.	Dwarf Yellow Bloodwood	E		Yes	8m	6m	Yes	No - >6m	Moderate	Moderate	
		<i>Lagerstromia indica</i> Notes: Tree can adapt to a range of soils and prefers full sun.	Crepe Myrtle	D		Yes	6 - 8m	5 – 6m	Yes	Yes but >4.0m	High	High
	<i>Pistacia chinensis</i> Notes: Adapts to most soil textures.	Chinese Pistachio	D		Yes	10m	10m	Yes	Yes but >3.5m	High	High	
												





SMALL TREES – LESS THAN 10M

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability						
					Nature Strip		Under Powerlines	Underground Services	Drought Tolerant	Frost Tolerant	
					Suitability	Ultimate Height					Ultimate Width
	<i>Melaleuca incana</i>	Grey Honey Wattle	E		Yes	3m	2m	Yes	Yes	High	High
	Notes: Small weeping type shrub with bottlebrush type flowers. Tolerant of drought and prefers well drained soils and sunny positions.										
	<i>Callistemon citrinus</i>	Crimson bottlebrush	E		Yes	3m	2m	Yes	Yes but >2.0m	Moderate	Moderate
	Notes: Very hardy plants requiring minimal maintenance with bright red flowers										





MEDIUM TREES – 10 – 20 METRES IN HEIGHT

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability						
					Nature Strip		Underground Services	Drought Tolerant	Frost Tolerant		
					Suitability	Ultimate Height				Ultimate Width	Under Powerlines
	<i>Eucalyptus eximia</i>	Yellow Bloodwood	E		Yes	10 - 12m	4 – 6m	No	No	High	Low – particularly when young
	Note: Spring flowering gum. Fast growing. Able to succeed on poor, gravelly or sandy soils.										
	<i>Hymenosporum flavum</i>	Native Frangipani	E		Yes	6 – 10m	4 – 6m	No	Yes but >4.0m	Moderate	Moderate
	Notes: Adaptable species tolerating a range of soil conditions										
	<i>Jacaranda mimosaefolia</i>	Jacaranda	D		Yes	15m	10m	No	No – extensive root system >6.0m	Moderate	Low
	Notes: Prefers rich well drained soils. Needs protection from frost when young. Suitable for parks not streetscapes.										
	<i>Nyssa sylvatica</i>	Tupelo	D		Not suitable near footpaths	11m	6m	Yes	No - >6m	Low	Moderate
	Notes: Slow growing tree with a high tolerance of wet soils and flooding.										


MEDIUM TREES – 10 – 20 METRES IN HEIGHT

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A, B, C)	Site Suitability				Drought Tolerant	Frost Tolerant
					Nature Strip	Underground Services	Under Powerlines	Underground Services		
	<i>Pyrus spp</i>	Ornamental Pear (varieties)	D		10m	10m	Yes – but need to assess all varieties	Yes but >6.0m	Moderate	High
		Notes: Moderate tolerance of waterlogged sites. Hardy plant.								
	<i>Ulmus parvifolia</i>	Chinese Elm	D		0m	1m	No	Yes but >6.0m	Moderate	High
		Notes: Adaptable tree capable of growing well in a wide variety of sites. Performs best in well drained soils, but will tolerate compacted conditions.								
	<i>Gleditsia triacanthos</i>	Honey locust	D		- 15m	10m	Yes	No > 10m	Moderate	High
		Notes: Hardy, very adaptable and easy to grow. Tolerant of a wide range of soil conditions								
	<i>Acer x freemanii</i>	Jeffersred' Autumn Blaze Maple	D		13	10	No	No	Moderate	Low
		Notes: Well structured, adaptable tree. Suitable to car parks, amenity areas around buildings, street and park plantings.								





MEDIUM TREES – 10 – 20 METRES IN HEIGHT

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)				Nature Strip			Site Suitability			
				Suitability	Ultimate Height	Ultimate Width	Under Powerlines	Underground Services	Drought Tolerant	Frost Tolerant				
	<i>Melaleuca lanceolata</i>	Moonah Notes: Good for use in gardens and parks. Can be used as a windbreak or for shade. Low maintenance and fast growing	E	Yes	7m	5m	Yes	No	Moderate	Moderate				
	<i>Geijera parviflora</i>	Wilga Notes: Very good shade and shelter tree but very slow growing	E	Yes	9m	8m	Yes	No	High	Moderate				
	<i>Acmena smithii</i>	Lilly Pilly Notes: Suitable for streetscapes – fruit attracts birds and other wildlife. Tree can also be pruned into a hedge.	E	Yes but need to keep in mind that this tree bears fruit	5m	5m	No	No >20m	Low	High				
	<i>Pittosporum phylliraeoides</i>	Butterbush Notes: Slow growing but long living suitable for parks and gardens	E	No	6m	-4m	Yes	>6.0m	Moderate	High				





MEDIUM TREES – 10 – 20 METRES IN HEIGHT

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Nature Strip				Site Suitability				Frost Tolerant
					Suitability	Ultimate Height	Ultimate Width	Under Powerlines	Underground Services	Drought Tolerant			
	<i>Corimbia ficifolia</i>	Red-flowering gum	E		Yes	10m	5m	Yes	No	Moderate	Low		
	Notes: Hardy and fast growing and rarely requires pruning – does not like waterlogged sites												



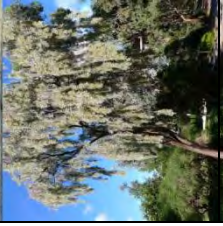

LARGE TREES – GREATER THAN 20 METRES

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Nature Strip			Site Suitability			
					Suitability	Ultimate Height	Ultimate Width	Under Powerlines	Underground Services	Drought Tolerant	Frost Tolerant
	<i>Callitris glauca</i>	White Cypress Pine Notes: Prefers well drained sandy soils and has a low salt tolerance	E		Not for pedestrian areas – seed cones	0 – 0m	-6m	No	Yes but >3.5m – has the potential for an invasive root system	High	High
	<i>Eucalyptus albens</i>	White Box Notes: Will grow in a range of soils but uses a large amount of ground water. A very useful tree for erosion control with large spreading roots.	E		No	18 – 25m	12 – 15m	No	No - >20m	Moderate	Moderate
	<i>Eucalyptus citriodora</i>	Lemon scented gum Notes: Must be pruned in early stages to remove wayward limbs and to promote vertical growth to avoid limb failure.	E		No	15 -30m	10-25m	No	No	Moderate	Moderate
	<i>Eucalyptus leucoxylon ssp. Pruinosa</i>	Yellow Gum Notes: This tree has many different forms and varieties – moderately fast growing and excellent shade, shelter and wind erosion control.	E		No	15-25m	5-10m	No	No >6m	High	High


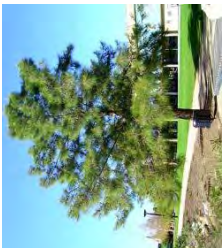
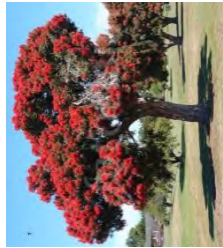
LARGE TREES – GREATER THAN 20 METRES

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability				Frost Tolerant		
					Suitability	Nature Strip Ultimate Height	Ultimate Width	Under Powerlines		Underground Services	Drought Tolerant
	<i>Eucalyptus maculata</i>	Spotted gum Notes: Fast growth but does require some formative pruning to address limb failure in advanced trees.	E		No	35m	10m	No	No	Moderate	Low
	<i>Eucalyptus melliodora</i>	Yellow Box Notes: Fast growing tree not suitable to shady areas or small compact areas. Does not tolerate water-logging.	E		No	20 – 30m	8 – 10m	No	No	High	High
	<i>Eucalyptus microcarpa</i>	Grey Box Notes: Suitable for park areas – it is a good shade tree and is useful as an upper canopy tree in windbreak plantings.	E		No	25m	8 – 10m	No	No	High	High
	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark Notes: Black barked tree with white, pink or red flowers – good ornamental street tree.	E		Yes	10 – 25m	Up to 15m	No	No	High	Moderate


LARGE TREES – GREATER THAN 20 METRES

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability				Frost Tolerant	
					Suitability	Nature Strip Ultimate Height	Ultimate Width	Under Powerlines		Underground Services
	<i>Grevillea robusta</i>	Silky Oak	E		No	18 – 35m	5 – 14m	No >20m	High	Moderate
	Notes: Fast growing tree with golden orange bottlebrush flowers									
	<i>Acacia salicina</i>	Willow wattle	E		Yes	5 – 12m	10m	No - <4.0m	Moderate	Moderate
	Notes: Fast growing tree suitable for erosion control.									
	<i>Acacia pendula</i>	Weeping Myall or Boree	E		Yes	6 – 12m	4 – 6m	No - <4.0m	High	High
	Notes: Hardy tree which can tolerate drought and occasional flooding. Slow to moderate growth rate.									
	<i>Melaleuca stypheloides</i>	Prickly-leaved Paperbark	E		Yes	8 – 10m	6 – 8m	No - <4.0m	Moderate	Moderate
	Notes: Hardy native tree with prickly foliage and profuse flowers during spring/summer									

LARGE TREES – GREATER THAN 20 METRES

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability						
					Suitability	Nature Strip		Underground Services	Drought Tolerant	Frost Tolerant	
						Ultimate Height	Ultimate Width				Under Powerlines
	<i>Melaleuca armilaris</i>	Bracelet honey myrtle	E		Yes	8m	7m	Yes	No - <3.5m	High	Low
		Notes: Fast growing and adaptable to most soils. Pruning required to keep it healthy.									
	<i>Casuarina cunninghamiana</i>	River She-Oak	E		Yes	15 – 35m	6m	No	No	High	Low
		Notes: Slow growing tree. Use as a windbreak.									
	<i>Metrosideros excelsa</i>	Pohutakawa (New Zealand Christmas Tree)	E		Yes	12 – 25m	9 – 12m	No	No - > 6m	Moderate	Low
		Notes: Can survive in a range of soil types with unusual root system. Has been known to have invasive roots.									

LARGE TREES – GREATER THAN 20 METRES

Image	Botanical Name	Common Name	Deciduous/ Evergreen	Zone (A,B,C)	Site Suitability				Drought Tolerant	Frost Tolerant	
					Nature Strip	Under Powerlines	Underground Services	Underground Services			
	<i>Platanus orientalis</i> 'Digitata'	Cut Leaf Plane	D		No – has prickly fruit and root systems can lift and damage footpaths and kerbing	25 – 30m	20m	No	No >10m	Moderate	High
	<p>Notes: Will tolerate exposed sites. Not prone to insects that cause obvious damage to foliage. Seen to have good tolerance of pruning and can handle root disturbance.</p>										









SCHEDULE OF INVESTMENTS - 30 JUNE 2023**External investments**

In accordance with Regulation 212 of the *Local Government (General) Regulation 2005*, details of Murrumbidgee Council's external investments are set out below.

Institution	Balance (\$)	Yield (p.a.)	Maturity	Term (months)	No.
Bendigo	510,652.60	4.25%	10/07/2023	5	26
Westpac	1,024,425.08	4.23%	21/07/2023	4	43
Westpac	1,228,622.63	4.23%	21/07/2023	4	39
Bendigo	1,525,430.14	4.25%	24/07/2023	5	44
Bendigo	1,016,241.10	4.30%	27/07/2023	4	35
Bendigo	1,500,000.00	4.25%	27/07/2023	5	36
Bendigo	832,251.32	4.40%	2/08/2023	5	28
Bendigo	3,000,000.00	4.35%	21/08/2023	6	45
NAB	500,000.00	4.20%	22/08/2023	3	42
Suncorp - METWAY	1,017,408.22	4.31%	28/08/2023	6	20
Bendigo	1,016,860.27	4.40%	1/09/2023	6	22
St George	522,616.92	3.88%	3/09/2023	5	27
Suncorp - METWAY	1,603,232.06	4.95%	6/09/2023	3	34
Bendigo	1,222,198.36	4.00%	16/09/2023	6	21
Westpac	600,000.00	4.41%	21/09/2023	5	30
Westpac	1,236,408.33	4.53%	25/09/2023	4	25
IMB Ltd	773,572.06	4.65%	3/10/2023	4	29
Bendigo	3,000,000.00	4.55%	16/10/2023	5	37
Westpac	800,000.00	4.99%	23/10/2023	4	32
Bendigo	1,539,359.11	5.05%	27/10/2023	4	33
Bendigo	1,514,794.52	4.70%	30/10/2023	5	40
IMB Ltd	1,027,274.89	5.15%	17/11/2023	5	24
Bendigo	505,041.10	5.15%	20/11/2023	5	23
Westpac	505,343.56	5.13%	20/11/2023	5	41
IMB Ltd	1,000,000.00	4.75%	29/11/2023	6	38
St George	1,022,057.90	4.05%	18/12/2023	9	31
NAB	3,000,000.00	5.40%	25/01/2024	7	47
Bendigo	2,800,000.00	5.50%	28/06/2024	12	46
	<u>35,843,790</u>				

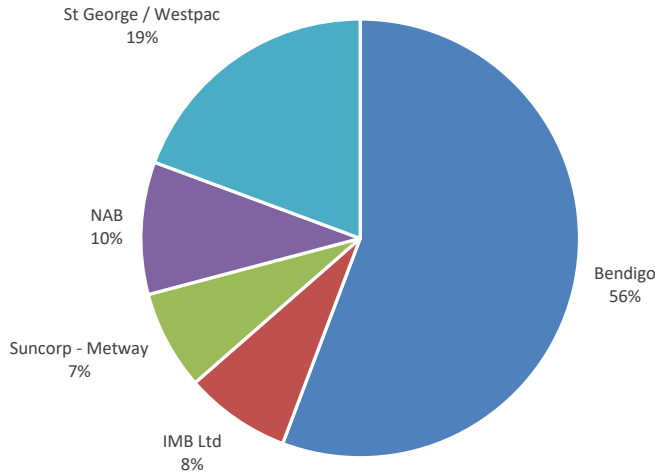
Maturity

All investments comply with the maximum duration set out for each rating category in the *Investment Policy*.

Month	\$ Funds Maturing	
July 2023	\$ 6,805,372	
August 2023	\$ 5,349,660	
September 2023	\$ 6,201,316	
October 2023	\$ 7,627,726	
November 2023	\$ 3,037,660	
December 2023	\$ 1,022,058	
January 2024	\$ 3,000,000	
February 2024	\$ -	
March 2024	\$ -	
April 2024	\$ -	
May 2024	\$ -	
June 2024	\$ 2,800,000	
	<u>\$ 35,843,790</u>	

Counterparties to Investments

Institution	Balance	S&P / Moody's / Fitch	Highest	Limit	% Invested	Compliant
Bendigo	19,982,829	BBB+ / A3 / A-	A	N/A	55.75%	N/A
IMB Ltd	2,800,847	- / Baa1 / BBB+	BBB	10%	7.81%	●
Suncorp - Metway	2,620,640	A+ / A1 / A	A	14%	7.31%	●
NAB	3,500,000	AA- / Aa3 / A+	A	14%	9.76%	●
St George / Westpac	6,939,474	AA- / Aa3 / A+	AA	30%	19.36%	●
	<u>35,843,790</u>				<u>100%</u>	

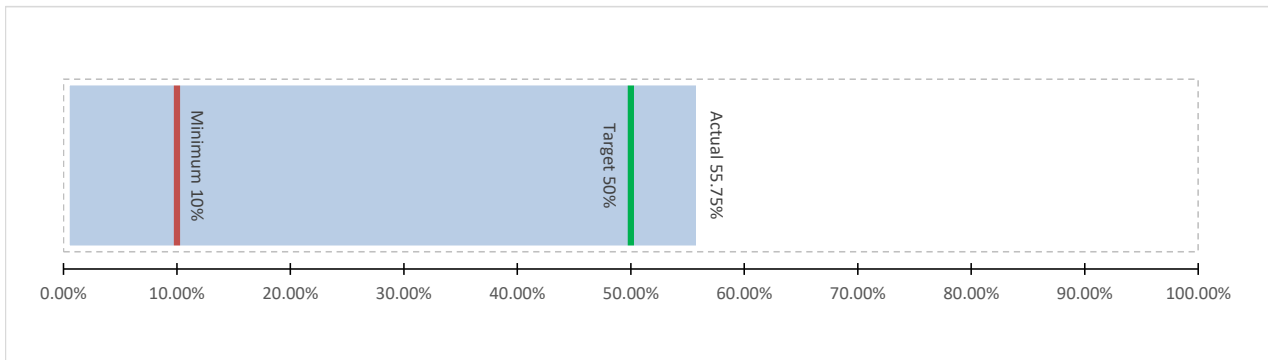


Investment with Bendigo Bank

55.75% ●

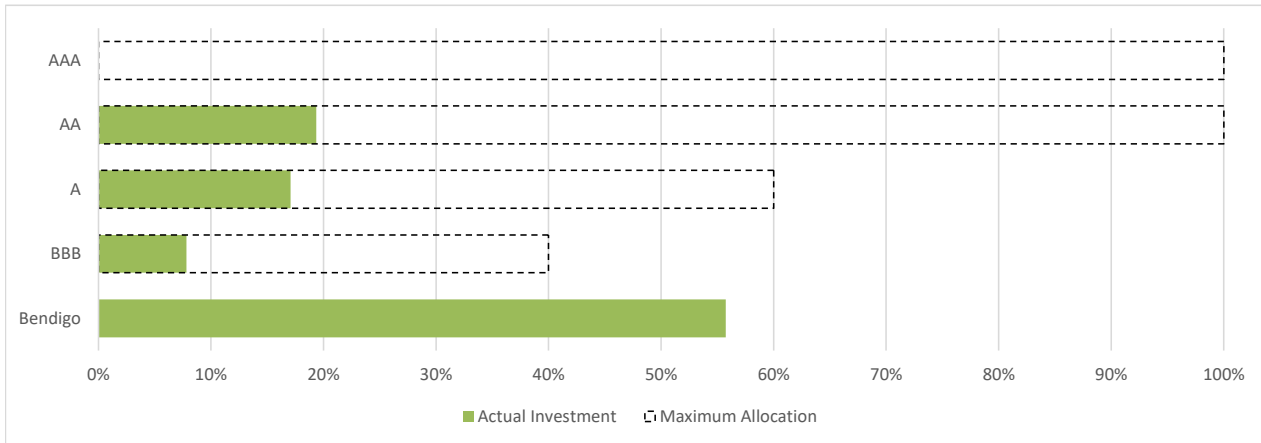
In recognition of the significant community role, support and activities undertaken within the Council area, Council aims to hold 50% of its investment portfolio with the Coleambally Community Bank.

If, when considering a new investment, an equivalently-rated or better-rated institution is offering an interest rate 0.40% p.a. (or more) higher than Coleambally Community Bank with a comparable term to maturity, Council may invest in that institution in preference to Coleambally Community Bank, irrespective of the target set out above. However, Council will hold a minimum of 10% of its portfolio with the Coleambally Community Bank at all times.



Overall Credit Quality Limits

Credit Rating	Maximum	Balance	% Invested	Compliant
AAA	100%	\$ -	0.00%	●
AA	100%	\$ 6,939,474	19.36%	●
A	60%	\$ 6,120,640	17.08%	●
BBB	40%	\$ 2,800,847	7.81%	●
Bendigo	N/A	\$ 19,982,829	55.75%	N/A
Total		\$ 35,843,790	100%	



Monthly investment movements

Redemptions

Institution - No.	Balance (\$)	Comments
	0	

New Investments

Institution - No.	Balance (\$)	Yield (p.a.)	Term (months)	Comments
Westpac - 32	800,000.00	4.99%	4	Invest surplus funds
Bendigo - 46	2,800,000.00	5.50%	12	Invest 23/24 FAG received in advance
NAB - 47	3,000,000.00	5.40%	7	Invest 23/24 FAG received in advance
	6,600,000			

Rollovers

Institution - No.	Balance (\$)	Yield (p.a.)	Term (months)	Comments
Bendigo - 23	505,041	5.15	5	Rollover at competitive rates
Westpac - 41	505,344	5.13%	5	Rollover at competitive rates
St George - 27	522,617	3.88%	3	Rollover
IMB - 29	773,572	4.65%	4	Rollover
IMB - 24	1,027,275	5.15%	5	Rollover principal only
Suncorp - 34	1,603,232	4.95%	3	Rollover principal only
Bendigo - 33	1,539,351	5.05%	4	Rollover
	6,476,432			

Investment performance

	Jun-23	FYTD
Total investment income, including accrued interest	\$125,659	\$951,552
Money-weighted rate of return (% p.a.)	5.17%	3.29%
Bloomberg AusBond Bank Bill Index	3.61%	2.89%
Overperformance/(underperformance)	1.56%	0.40%