



TAMWORTH REGIONAL COUNCIL

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that a **Meeting of Tamworth Regional Council** will be held in the **Council Chambers, Lands Building, 25-27 Fitzroy Street, Tamworth**, commencing at **6pm**.

ORDINARY COUNCIL AGENDA

10 FEBRUARY 2026

PAUL BENNETT
GENERAL MANAGER

Order of Business

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Council

Meeting Date: 2nd and 4th Tuesday of the month commencing at 6:30pm.

Matters determined by Ordinary meetings will include all those non-delegable functions identified in Section 377 of the Local Government Act as follows:

- *“the appointment of a general manager*
- *the making of a rate*
- *a determination under section 549 as to the levying of a rate*
- *the making of a charge*
- *the fixing of a fee*
- *the borrowing of money*
- *the voting of money for expenditure on its works, services or operations*
- *the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment)*
- *the acceptance of tenders which are required under this Act to be invited by the council*
- *the adoption of an operational plan under section 405*
- *the adoption of a financial statement included in an annual financial report*
- *a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6*
- *the fixing of an amount or rate for the carrying out by the council of work on private land*
- *the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work*
- *the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the [Environmental Planning and Assessment Act 1979](#)*
- *the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194*
- *a decision under section 356 to contribute money or otherwise grant financial assistance to persons*
- *the making of an application, or the giving of a notice, to the Governor or Minister*
- *this power of delegation*
- *any function under this or any other Act that is expressly required to be exercised by resolution of the council.”*

Other matters and functions determined by Ordinary Council Meetings will include:

- *Notices of Motion*
- *Notices of Motion of Rescission*
- *Council Elections, Polls, Constitutional Referendums and Public Hearings/Inquiries*
- *Ministerial Committees and Inquiries*
- *Mayor and Councillors Annual Fees*
- *Payment of Expenses and Provision of Facilities to Mayor and Councillors*
- *Local Government Remuneration Tribunal*
- *Local Government Boundaries*
- *NSW Ombudsman*
- *Administrative Decisions Tribunal*
- *Delegation of Functions by the Minister*
- *Delegation of Functions to General Manager and Principal Committees*
- *Organisation Structure*
- *Code of Conduct*
- *Code of Meeting Practice*
- *Honesty and Disclosure of Interests*
- *Access to Information*
- *Protection of Privacy*
- *Enforcement Functions (statutory breaches/prosecutions/recovery of rates)*
- *Dispute Resolution*
- *Council Land and Property Development*
- *Annual Financial Reports, Auditors Reports, Annual Reports and Statement of the Environment Reports*
- *Performance of the General Manager*
- *Equal Employment Opportunity*
- *Powers of Entry*
- *Liability and Insurance*
- *Membership of Organisations*

Membership: All Councillors
Quorum: Five members
Chairperson: The Mayor
Deputy Chairperson: The Deputy Mayor

Public Forum Policy

The first 30 minutes of Open Council Meetings is available for members of the Public to address the Council Meeting or submit questions either verbally or in writing, on matters INCLUDED in the Business Paper for the Meeting.

Members of the public will be permitted a maximum of three minutes to address the Council Meeting. An extension of time may be granted if deemed necessary.

Members of the public seeking to represent or speak on behalf of a third party must satisfy the Council or Committee Meeting that he or she has the authority to represent or speak on behalf of the third party.

Members of the public wishing to address Council Meetings are requested to contact Council either by telephone, in person or online prior to 4:30pm the day prior to the Meeting to address the Council Meeting. Persons not registered to speak will not be able to address Council at the Meeting.

Council will only permit three speakers in support and three speakers in opposition to a recommendation contained in the Business Paper. If there are more than three speakers, Council's Governance division will contact all registered speakers to determine who will address Council. In relation to a Development Application, the applicant will be reserved a position to speak.

Members of the public will not be permitted to raise matters or provide information which involves:

- personnel matters concerning particular individuals (other than Councillors);
- personal hardship of any resident or ratepayer;
- information that would, if disclosed confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business;
- Commercial information of a confidential nature that would, if disclosed:
 - prejudice the commercial position of the person who supplied it, or
 - confer a commercial advantage on a competitor of the Council; or
 - reveal a trade secret;
- information that would, if disclosed prejudice the maintenance of law;
- matters affecting the security of the Council, Councillors, Council staff or Council property;
- advice concerning litigation or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege;
- information concerning the nature and location of a place or an item of Aboriginal significance on community land;
- alleged contraventions of any Code of Conduct requirements applicable under Section 440; or
- on balance, be contrary to the public interest.

Members of the public will not be permitted to use Community Consultation to abuse, vilify, insult, threaten, intimidate or harass Councillors, Council staff or other members of the public. Conduct of this nature will be deemed to be an act of disorder and the person engaging in such behaviour will be ruled out of the order and may be expelled.

Disclosure of Political Donations or Gifts

If you have made a relevant planning application to Council which is listed for determination on the Council Business Paper you must disclose any political donation or gift made to any councillor or employee of the Council within the period commencing two years before the application is made and ending when the application is determined (Section 147(4) Environmental Planning and Assessment Act 1979).

If you have made a relevant public submission to Council in relation to a relevant planning application which is listed for determination on the Council Business Paper you must disclose any political donation or gifts made to any councillor or employee of the Council by you as the person making the submission or any associate within the period commencing two years before the submission is made and ending when the application is determined (Section 147(5) Environmental Planning and Assessment Act 1979).

AGENDA

1 APOLOGIES AND LEAVE OF ABSENCE

2 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL

RECOMMENDATION

That the Minutes of the Ordinary Meeting held on Tuesday, 16 December 2025, copies of which were circulated, be taken as read and confirmed as a correct record of the proceedings of the Meeting.

3 DISCLOSURE OF INTEREST

Pecuniary Interest

Non Pecuniary Conflict of Interest

Political Donations

4 MAYORAL MINUTE

Nil

5 NOTICE OF MOTION

5.1 NOTICE OF MOTION – CR RYAN BROOKE - INVESTIGATE INITIATIVES TO PROVIDE HEAT RELIEF WITHIN THE LGA

MOTION

That Council:

- (i) Investigates initiatives on how to make use of Council facilities across the LGA to provide “heat relief” to residents during extreme heat events, as well as improving general climate resilience; and*
- (ii) receives a future report of potential initiatives for endorsement.*

Notice is given that I intend to move the above Motion at the Meeting of the Council to be held on 10 February 2026.

SUPPORTING INFORMATION

This summer has seen extreme heat across the New England North West along with the wider country. Amplified stress from such extreme weather events is felt by all residents, but in particular is amplified for the young, the aged, and the poor.

The Bureau of Meteorology defines heatwaves as when the maximum and minimum temperatures of an area are unusually hot over 3 days compared to the local climate and past weather. In our region, temperatures are typically considered extreme when temperatures reach or exceed 40°C.

On consecutive days at extreme temperatures, there is potential for significant social and wellbeing value by making use of Council facilities across the LGA as places for relief from the temperature during the most heat intense parts of the day. This is particularly beneficial for those living in accommodation without air conditioning.

In other Councils across NSW and interstate, some common methods undertaken is to provide a refuge during periods of extreme heat that we may want to consider are:

- providing free entry to pool facilities, something we are currently trialling during selected days over the summer school holiday period.
- keeping air-conditioned Council venues open for extended hours. Our library network across the LGA would be an ideal candidate for this.
- installing free water bubbler/bottle refill stations, something we have already in the Tamworth CBD and could look at expanding.
- ensuring adequate signage warning of the dangers of swimming in the river are in place at known river swimming spots.

Sustainability Implications

We are going to experience more frequent and extreme weather events as a result of climate change. Undertaking heat relief actions will complement climate adaptation actions identified in the Our Environmental Sustainability Strategy and Action Plan 2022-2026

a) Policy Implications

Nil

b) Financial Implications

This motion is calling on Council to investigate potential initiatives to undertake. If identified initiatives such as those used by other Councils are endorsed and put into action they may result in a loss of revenue or increased operational costs

c) Legal Implications

Nil

d) Community Consultation

Nil

e) Delivery Program Objective/Strategy

Focus Area 2 - A Liveable Built Environment

Focus Area 4 - Resilient and Diverse Communities

Cr Ryan Brooke

29 January 2026

OPEN COUNCIL REPORTS

6 ENVIRONMENT AND PLANNING

Nil

7 INFRASTRUCTURE AND SERVICES

Nil

8 GOVERNANCE, STRATEGY AND FINANCE

8.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Karen Litchfield, Internal Auditor

1 ANNEXURES ATTACHED
1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Audit, Risk and Improvement Committee”, Council:

- (i) receive and note the Minutes of the meeting held 30 October 2025; and*
- (ii) approved the Four Year Work Plan.*

SUMMARY

The purpose of this report is to present to Council the Minutes of the Audit, Risk and Improvement Committee meeting held Thursday, 30 October 2025, and to present to Council the Four Year Work Plan for approval.

COMMENTARY

The quarterly meeting of the Audit, Risk and Improvement Committee was held on Thursday, 30 October 2025. The Minutes of the meeting are **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**.

As part of the Office of Local Government Guidelines, the Audit, Risk and Improvement Committee (ARIC) is required to review all the items under S428A of the Local Government Act and other items that are listed in the Four Year Work Plan for the ARIC.

The Four Year Work Plan is **ATTACHED**, refer **ANNEXURE 1**, for the information and approval of Council.

(a) Policy Implications

Nil

(b) Financial Implications

Costs associated with the Internal Audit function are included in the 2025/2026 Annual Operational Plan.

(c) Legal Implications

The Local Government Act 1993 states:

428A Audit, Risk and Improvement Committee

- (1) A council must appoint an Audit, Risk and Improvement Committee.
- (2) The Committee must keep under review the following aspects of the council's operations—
 - (a) compliance,
 - (b) risk management,
 - (c) fraud control,
 - (d) financial management,
 - (e) governance,
 - (f) implementation of the strategic plan, delivery program and strategies,
 - (g) service reviews,
 - (h) collection of performance measurement data by the council,
 - (i) any other matters prescribed by the regulations.
- (3) The Committee is also to provide information to the council for the purpose of improving the council's performance of its functions.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Group 9 - Open and Collaborative Leadership.

8.2 2026 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Lisa May, Coordinator Governance and Executive Services

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report "2026 National General Assembly of Local Government", Council:

- (i) nominate Councillor representatives to attend this Conference as appropriate; and*
- (ii) determine whether any Motions will be submitted for inclusion on the Conference Agenda and request a further report to the next Council Meeting to finalise Motions for submission.*

SUMMARY

The purpose of this report is to advise Council of the 2026 National General Assembly of Local Government Conference to be held at the National Convention Centre, Canberra from 23 - 25 June 2026.

COMMENTARY

Convened annually by the Australian Local Government Association (ALGA), the National General Assembly (NGA) of Local Government is the peak annual event for Local Government, attracting in excess of 800 Mayors and Councillors each year. The Assembly provides a unique opportunity for Local Government to engage directly with Federal Government, to develop national policy and to influence the future direction of our councils and our communities.

The 2026 NGA will be held at the National Convention Centre in Canberra over 23-25 June 2026 with the theme being “*Stronger Together: Resilient. Productive. United.*” While the Assembly is not until June, accommodation is reserved with registration and can book out early, therefore to secure rooms close to the National Convention Centre it is recommended that Councillors nominate to attend as soon as possible.

To assist Council to identify motions that address the theme of the 2026 NGA, the ALGA Secretariat has prepared a short discussion paper, a copy of which is **ATTACHED**, refer **ANNEXURE 1**. To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

- 1) Submit a new motion that has not been debated at an NGA in the preceding two years as found in previous business papers on the ALGA website. not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications;
- 2) Ensure your motion is relevant to the work of local government across the nation, not focused on a specific location or region, unless the project has national implications. complement
- 3) Align your motion with the policy objectives of your state and territory local government association. propose a clear action and outcome i.e. call on the Australian Government to act on something;
- 4) Propose a clear action and outcome on a single issue, calling on the Australian Government to take action. Motions covering more than one issue will not be accepted.
- 5) Ensure the motion does not seek to advantage one or a few councils at the expense of others.
- 6) Avoid being prescriptive in directing how the matter should be pursued.

(a) Policy Implications

In accordance with Council’s Payment of Expenses and Provision of Facilities to Councillors Policy, authorisation of attendance of Councillors to the NGA must be by way of a resolution of Council.

(b) Financial Implications

The estimated cost per delegate will be in the vicinity of \$4,000.00, which includes registration fees of \$1,500, accommodation at \$400 per night, and air travel at \$1000. There is sufficient operational budget within the Councillor’s conferences and seminars budget to fund Councillor attendance at the NGA.

(c) Legal Implications

Council’s formal resolution for the attendance of any delegate is required for insurance purposes whilst the representatives are performing bona fide Council duties.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 9 – Open and Collaborative Leadership

8.3 2026 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (ALGWA) CONFERENCE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Lisa May, Coordinator Governance and Executive Services

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “2026 Australian Local Government Women's Association (ALGWA) Conference”, Council nominate Councillors as appropriate to attend the Conference to be held in Blacktown City Council Sydney NSW from 26 – 28 March 2026

SUMMARY

This report is to advise that the 2026 Australian Local Government Women's Association Conference will be held on 26 – 28 March 2026 in Blacktown City Sydney NSW.

The purpose of this report is to authorise the attendance of Councillors who are interested in the event to further their professional development.

COMMENTARY

The Australian Local Government Women's Association has extended an invitation to the Mayor and Councillors to attend the 2026 Australian Local Government Women's Association Conference.

This year's Conference themed *The Phoenix Effect – Resilience and Transformation*, will focus on creating a space to support one another, share experiences and build the confidence and networks that help women thrive in local government. The full program is **ATTACHED**, refer **ANNEXURE 1**.

(a) Policy Implications

Approval arrangements for Councillor discretionary trips, attendance of Councillors at conferences, seminars, forums, workshops, professional development programs and/or other significant expenses and facilities under this policy and for insurance purposes must be authorised by way of a formal resolution of an Ordinary Meeting of the Council.

(b) Financial Implications

Councillors have been allocated the sum of \$45,500 annually to specifically provide for attendance at Local Government sector conferences, workshops, industry working parties and community non-Council functions and events. Authorisation of the attendance of councillors is by way of a resolution of the Council. Authorisation and the payment of the expenses involved will only be provided by Council where the

conference, workshop or industry working party is directly related to the Councillor's civic functions and responsibilities and/or the Local Government sector.

The cost of the Conference will consist of the registration fee of \$1,100.00 per person, flights and accommodation of approximately \$1200 for four nights depending on accommodation and flights options available at the time of booking.

(c) Legal Implications

Council's formal resolution for the attendance of any delegate is required for insurance purposes whilst the representatives are performing bona fide Council duties.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 9 – Open and Collaborative Leadership

8.4 PROPOSED LICENCE OF AREA WITHIN THE COMMUNITY EVENT CENTRE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Nicholas Hawkins, Commercial Property Officer

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report "Proposed Licence of area within the Community Event Centre", Council:

- (i) authorise the Mayor and General Manager to negotiate and enter into a licence agreement on satisfactory terms with the party identified in the body of this report; and***
- (ii) authorise the affixing of the Seal of Council to the licence agreement and any other associated documents in order to give effect to Council's resolution.***

SUMMARY

The purpose of this report is to seek Council's authorisation to negotiate and enter into a licence agreement in relation to part of the Community Event Centre with the party identified in the body of this report.

COMMENTARY

The Community Event Centre at 3 Darling Street, Tamworth is a multi-purpose building owned by Council that offers services and facilities for events and functions to the community. It contains various office spaces and function/meeting rooms which can be hired for temporary use.

Arts North West have approach Council staff as they are looking to relocate from their current premises in Glen Innes to Tamworth. Arts North West is a not-for-profit organisation established in 1996. They are focused on development of regional art projects and the expansion of creative opportunities in the region. They provide quality advice, information and professional support to artists and organisations. Arts North West have worked with Council to deliver many creative projects in the Tamworth and surrounding region, including; Artstate 2019, leading the community consultation process for the development of the

Creative Communities Plan 2024-2029, The Yarn Bombing Project, City of Light – Next Gen and many and varied professional development and capacity building workshops. Beyond the Tamworth Regional Local Government Area, Arts North West also support creative projects in Moree Plains, Gwydir, Narrabri, Gunnedah, Liverpool Plains, Uralla, Walcha, Armidale, Glen Innes and Tenterfield. A summary of the activities and programs delivered by Arts North West is **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**.

It is proposed that three adjoining offices in the Community Event Centre be offered to Arts North West to be occupied under a non-exclusive licence agreement. A licence agreement is recommended instead of a lease. A licence is non-exclusive, and personal to the entity, so it cannot be transferred. A licence also provides more flexibility for short-term use, including more flexibility to terminate the agreement. It is anticipated that some services to the premises will be shared, such as general cleaning. A non-exclusive agreement allows cleaners or Council staff to access the offices as necessary, although the intention is that the offices will largely be controlled by Arts North West as their permanent premises.

A map of the Community Event Centre and the proposed licence area hatched in red is below:

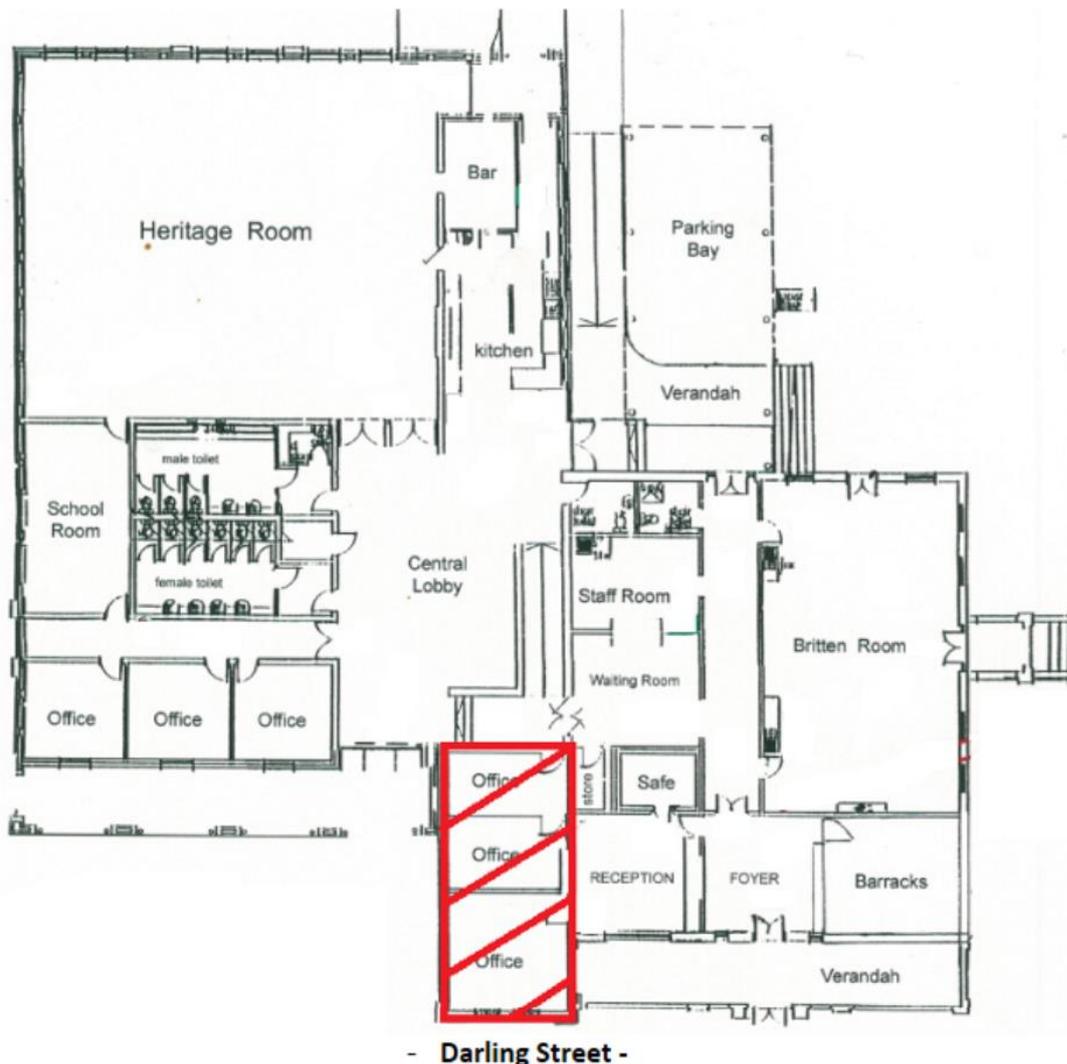


Figure 1: Map of Community Event Centre – proposed licence area hatched in red

The three offices proposed to be part of the licence agreement are currently used for storage. With the Community Event Centre now more focused on the creative and performing arts this space could be better utilised by a like-minded community focused organisation such as Arts North West. Arts North West currently have an office based in Glen Innes but the majority of their staff are located in the Tamworth region. Tamworth is also a more centralised location for Arts North West to service the 11 LGA's they support.

Arts North West currently use the Community Event Centre for many events across the year and as a place for meetings for their staff. Many workshops or consultation visits by State arts bodies, such as Create NSW, are held in Tamworth. Having Arts North West based in Tamworth would further cement our city as being a key cultural hub for the New England North West.

Table 1: Recommended Terms of Licence Agreement:

Licensee	Arts North West Incorporated
Term	3 years
Licence Fee	\$2,000 (ex GST) per annum.
Annual Increases	3%
Outgoings/Utility Charges	Nil. Any utility charges, such as electricity and water costs or garbage collection associated with the premises will be Council's responsibility as the proposed licenced area is not metered separately from the Community Event Centre. The licensee will be responsible for their own internet connection and associated costs.
Permitted Use	Office space.
Amenities	The licensee will have access to use the shared kitchen and bathroom amenities in the Community Event Centre.

If Arts North West wish to occupy any other areas within the Community Event Centre on a temporary basis, they will still have the option to hire these spaces at the standard rates.

(a) Policy Implications

Nil

(b) Financial Implications

The income anticipated to be received if Council enters the proposed licence agreement is \$2,000 for the first year of the agreement and increasing by 3% annually. This income is to be allocated to the Community Event Centre.

The proposed licence fee is considered to be offered a discounted rate. The income received from the licence fee will essentially offset any increase in cost to Council for electricity and water usage, cleaning costs, or any other costs associated with Arts North West's use of the premises.

In addition to the discounted licence fee, it is noted that Council contributes annually to the organisation, along with the other LGA's they support. Council contributed \$33,448 to Arts North West through funding and donations in the 2025/26 financial year.

(c) Legal Implications

If Council resolves to enter the licence agreement, the Seal of Council will be affixed.

The *Local Government (General) Regulation 2021*, section 400(4), requires that the Seal of Council must not be affixed to a document unless the document relates to the business of Council and Council has resolved (by resolution specifically referring to the document) that the Seal be so affixed.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 3 – Prosperity and Innovation

9 COMMUNITY SERVICES

9.1 PROPOSED ROAD NAME - 'YARRAAMAN' CLOSE - EXTENSION OF ROAD OFF THE RINGERS ROAD, HILLVUE

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES

AUTHOR: Prue Simson, Manager - AELEC Precinct

Reference: RN2026-0035

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Proposed Road Name - 'Yarraaman' Close - Extension of Road off The Ringers Road, HILLVUE (DA0238-2015)”, Council:

- (i) approve in principle the road name: Yarraaman Close;*
- (ii) advertise the proposed road names as required by the Roads Act 1993 Section 162, Roads Regulation 2018 Part 2 Division 1 Section 7 to enable interested parties the opportunity to make comment; and*
- (iii) provided no submissions are made which object to the proposed road names, proceed to publish the adopted names in the Government Gazette.*

SUMMARY

The purpose of this report is to recommend a new road name for the small section of road being extended from off The Ringers Road, Hillvue.

COMMENTARY

The intention of the proposed road name is to clearly identify the entrance of Council's Australian Equine & Livestock Events Centre (AELEC),

There has been consultation with the Tamworth Aboriginal Lands Council for approval for the use of the name 'Yarraaman' which is the Gamilaraay word for horse. This respectfully

acknowledges the Gamilaroi/Kamilaroi people who are the Traditional Custodians of the land on which AELEC sits.

The proposed road name follows the road name theme, Equine, for this area.

Council has approval from the Geographical Names Board to name the new road Yarraaman Close.

Proposed Road Name: Yarraaman Close

Development Consent: Not Applicable

Theme or origin of proposed name: Equine

Geographical Names Board

Approval Date: 22 December 2026

The maps **ATTACHED**, refer **ANNEXURE 1**, illustrate the proposed road name location.

(a) Policy Implications

Nil

(b) Financial Implications

Nil

(c) Legal Implications

All new road names or changes to existing road names must be approved by the NSW Geographical Names Board.

(d) Community Consultation

The proposed road names will be exhibited for public comment in accordance with the Roads Act 1993 Section 162, Roads Regulation 2018 Part 2 Division 1 Section 7.

Should no submissions be lodged in objection to the proposed road names, Council will proceed to publish the adopted names in the Government Gazette.

In the instance that one or more valid objections are received in respect of the proposed road names, the matter will be reported to a subsequent Council meeting for Council's further consideration.

(e) Delivery Program Objective/Strategy

Focus Area 4 – Resilient and Diverse Communities

10 REPORTS TO BE CONSIDERED IN CLOSED COUNCIL

RECOMMENDATION

That the confidential reports as listed be considered in a Meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993.

10.1 PROPOSED SALE OF COUNCIL OWNED LAND TO BAIADA FOR THE PURPOSES OF CONSTRUCTING BRINE PONDS

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Karen Litchfield, Acting Executive Manager Strategy & Performance

Reference: Item 12.1 to Ordinary Council 8 August 2024 - Minute No 198/23
Item 8.1 to Ordinary Council 23 April 2024 - Minute No 76/24
Item 12.2 to Ordinary Council 23 April 2024 - Minute No 87/24
1 CONFIDENTIAL ENCLOSURES ENCLOSED

The Council will determine this matter in part of the meeting closed to the public pursuant to Section 10A(2) (c) of the local Government Act 1993 on the grounds that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

SUMMARY

As reported to Council on 23 April 2024, Baiada has made a decision to proceed with the construction of a permanent purified water plant as part of Baiada's new processing plant located at Gunnedah Road Tamworth.

A purified water plant requires the construction of ponds to store the waste water produced by the purification process. These ponds are referred to as brine ponds because the waste water has very high salt content.

Council authorised the Mayor and General Manager to negotiate an option for Baiada to purchase a portion of the Council owned land, however, due to circumstances beyond Baiada's control, the option expired. It is requested that Council negotiate and enter into a contract to sell approximately 13 Hectares of Council owned land, adjacent to the site of the new processing plant, to Baiada, for construction of the brine ponds.

10.2 PROPOSED LICENCE OF COUNCIL OWNED LAND - PART LOT 2 DEPOSITED PLAN 1255956

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Karen Litchfield, Internal Auditor

The Council will determine this matter in part of the meeting closed to the public pursuant to Section 10A(2) (c) of the local Government Act 1993 on the grounds that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

SUMMARY

Council has been approached to grant a Licence Agreement to use part Lot 2 in Deposited Plan 1255959 for vehicular access and storage of goods and Council's approval is sought for this purpose.

10.3 PROPOSED LEASE VARIATION - VISITOR INFORMATION CENTRE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Nicholas Hawkins, Commercial Property Officer

The Council will determine this matter in part of the meeting closed to the public pursuant to Section 10A(2) (c)&(d)i of the local Government Act 1993 on the grounds that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. and commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

SUMMARY

The purpose of this report is to seek Council's authorisation to negotiate and enter into a variation of lease to the current lease agreement for the Visitor Information Centre at 407-411 Goonoo Goonoo Road, Hillvue.

10.4 PROPOSED TEMPORARY ACCOMMODATION LICENCE AGREEMENT - INTERNATIONAL FLIGHT TRAINING TAMWORTH (IFTT)

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Nicholas Hawkins, Commercial Property Officer

The Council will determine this matter in part of the meeting closed to the public pursuant to Section 10A(2) (c)&(d)i of the local Government Act 1993 on the grounds that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. and commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

SUMMARY

The purpose of this report is to seek Council's authorisation to negotiate and enter into short-term licence agreements in relation part of the accommodation facility at the International Flight Training Tamworth facility, with the parties identified in the body of this report.

10.5 PROPOSAL SALE OF COUNCIL OWNED LAND - 87-93 BRISBANE STREET, TAMWORTH

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Karen Litchfield, Acting Executive Manager Strategy & Performance

Reference: Item 12.3 to Ordinary Council 1 December 2020 - Minute No 382/20
Item 12.3 to Ordinary Council 27 April 2021 - Minute No 112/21
Item 4.3 to Extraordinary Council 27 November 2025 - Minute No 294/25
Item 12.5 to Ordinary Council 16 December 2025 - Minute No 328/25

The Council will determine this matter in part of the meeting closed to the public pursuant to Section 10A(2) (c) of the local Government Act 1993 on the grounds that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

SUMMARY

The purpose of this report is to seek consent from Council to proceed with the sale of land known as 87-93 Brisbane Street, Tamworth.

This report requests Council to authorise the sale of Council owned land known as 87-93 Brisbane Street, Tamworth (“Mechanics Institute”), being Lot 1 in Deposited Plan 356314 and Lot 81 in Deposited Plan 818564.

The property is zoned E2 – Commercial Centre. It is approximately 1,278 square meters in size. The building consists of a large hall, annex/function room, bathrooms, small office/storage room and another room that was previous used as a commercial kitchen. The fit out of the commercial kitchen was removed during works undertaken to the building in 2024, to replace the flooring due to termite damage.

History

Council previously considered the sale of the Mechanics Institute in 2021. At the Ordinary Meeting of 27 April 2021, Council resolved not to sell the property after completing an expression of interest process, due to the only offer to purchase being well below the estimated market value.

The Mechanics Institute has previously been occupied under various lease agreements, the most recent of which was to a lessee who operated Williamsburg Burger Bar. That lease ended in 2024. The property is now vacant.

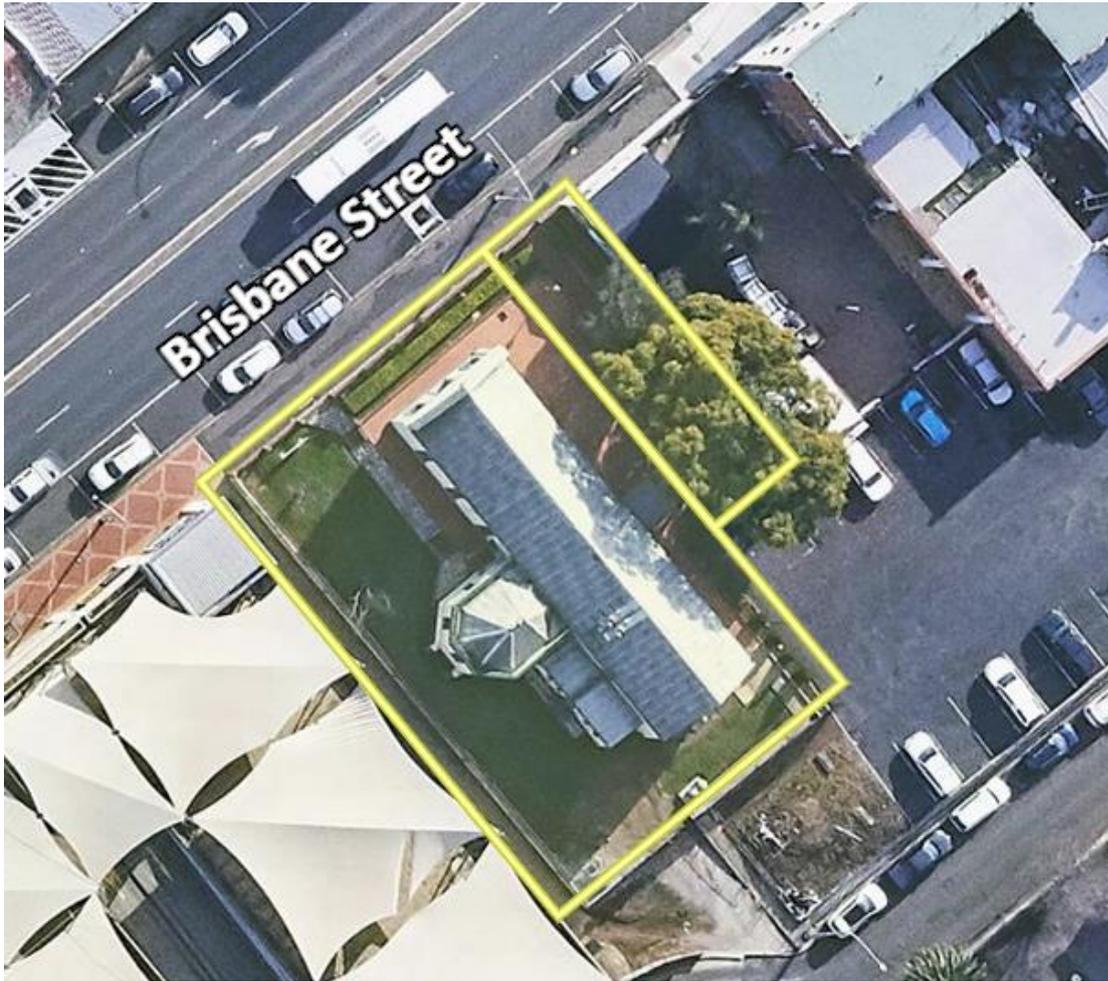


Figure 1 - 87-93 Brisbane Street, Tamworth (“Mechanics Institute”), being Lot 1 in Deposited Plan 356314 and Lot 81 in Deposited Plan 818564

Proposal to Sell Property

As the property has not been identified as providing any strategic purpose for Council to retain, it is recommended that Council proceeds with the sale of the property.

While Council retains ownership of the property, there are ongoing costs such as:

- building insurance;
- fire safety requirements;
- air conditioner maintenance; and
- general building and grounds maintenance.

If the property is sold by Council, not only will Council benefit from the income generated from the proceeds of sale, but it will also no longer be responsible for the ongoing upkeep costs associated with the property.

This proposal was presented to Council at Ordinary Council Meeting held 16 December 2025, Council resolved at that Meeting:

“That the matter be deferred to be dealt with at a future Meeting so that Council can review

the process for identifying assets for sale”

The current process of identify assets for sale is ad hoc and based upon the asset owners current and future identified use of the property. Once property has been identified for disposal, the Property Disposal Working Group consisting of internal staff are notified in order to identify any issues or impacts to Council if the property was sold. If there are no unresolved concerns then the property is presented to Council for sale.

Commercial Property and Landholdings Activation Plan

It is noted that Council is currently undertaking a review of operational land assets as part of the development of a Commercial Property and Landholdings Activation Plan. External consultants have been engaged to assist with this process. The proposed sale of the Mechanics Institute is not considered to be part of this plan. The Mechanics Institute was previously identified as a property that could be sold as it doesn't provide any operational or strategic benefit to Council. As part of that review, processes will be developed to identify properties that have no future use to Council and how to dispose of those assets.

This property proposal is presented to Council for sale.