



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

14 APRIL 2026

**PAUL BENNETT
GENERAL MANAGER**

Order of Business

ITEM	SUBJECT	PAGE NO
1	APOLOGIES AND LEAVE OF ABSENCE	5
2	MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL	5
3	DISCLOSURE OF INTEREST	5
4	MAYORAL MINUTE	5
5	NOTICE OF MOTION	5
5.1	NSW LOCAL GOVERNMENT AND AFFORDABLE HOUSING FORUM: EXAMPLES, PATHWAYS, AND OPPORTUNITIES - DELEGATES REPORT	5
	3 ANNEXURES ATTACHED	
5.2	MENTAL HEALTH SUMMIT 2026	10
	2 ANNEXURES ATTACHED	
OPEN COUNCIL REPORTS		11
6	ENVIRONMENT AND PLANNING	11
6.1	ADOPTION OF TAMWORTH REGIONAL STRUCTURE PLANS 2026	11
	8 ANNEXURES ATTACHED	
	1 CONFIDENTIAL ENCLOSURES ENCLOSED	
7	INFRASTRUCTURE AND SERVICES	20
7.1	FORMER MANILLA WATER TREATMENT PLANT REMEDIATION OPTIONS	20
	2 CONFIDENTIAL ENCLOSURES ENCLOSED	
7.2	FOREST ROAD LANDFILL - LICENCE AMENDMENT (EPL 5921)	26
	1 ANNEXURES ATTACHED	
7.3	EASEMENT OVER THE OLD MOORE CREEK DAM PIPELINE	28
	1 ANNEXURES ATTACHED	
8	GOVERNANCE, STRATEGY AND FINANCE	30
8.1	DRAFT TAMWORTH CENTRAL TURF PRECINCT MASTERPLAN 2026	30
	1 ANNEXURES ATTACHED	
8.2	LEASE ASSIGNMENT FROM WEST TAMWORTH SPORTS AND BOWLING CLUB LTD TO SOUTH TAMWORTH BOWLING CLUB LTD FOLLOWING AMALGAMATION.....	34
	1 ANNEXURES ATTACHED	
9	COMMUNITY SERVICES	36
9.1	NSWRL 2026 FUNDING REQUEST	36
9.2	2027 HOCKEY AUSTRALIA NATIONAL COUNTRY CHAMPIONSHIPS FUNDING REQUEST.....	38
9.3	BASELINE BIODIVERSITY STUDY SUMMARY REPORT	40
	1 ANNEXURES ATTACHED	
10	REPORTS TO BE CONSIDERED IN CLOSED COUNCIL	43

TENDER T086-2025 - DESIGN AND CONSTRUCT POWERSTATION MUSEUM ENGINE SHED EXTENSION - CONTRACT NEGOTIATION OUTCOME.....	43
TENDER T073/2026 - TAMWORTH AIRPORT CAR PARK MANAGEMENT SYSTEM UPGRADE	43
PROPOSED LEASE - OFFICE ACCOMMODATION FOR COUNCIL STAFF	46

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, 24 March 2026, 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 - NSW LOCAL GOVERNMENT AND AFFORDABLE HOUSING FORUM: EXAMPLES, PATHWAYS, AND OPPORTUNITIES - DELEGATES REPORT**

3 ANNEXURES ATTACHED

MOTION

That Council in relation to the delegates report “NSW Local Government and Affordable Housing Forum: examples, pathways, and opportunities”, Council receive and note the report.

Notice is given that I intend to move the above Motion at the Meeting of the Council to be held on 14 April 2026.

Delegate Report

On the 13th of March 2026 I attended a NSW Local Government and Affordable Housing Forum. The forum addressed the growing challenge of housing affordability and supply facing local councils across New South Wales, with a particular focus on the practical role local government can play. Presentations and discussions covered a range of topics including state planning reforms, examples of successful council-led and partnership-driven affordable housing delivery, funding pathways available to councils, and opportunities for engagement with community housing providers (CHP).

The forum was facilitated by Councillor Sylvie Ellsmore (City of Sydney Council) and Dr Greta Werner (Henry Halloran Urban and Regional Research Initiative), was attended by elected representatives or staff from over 40 councils, and was held at the University of

Sydney CBD campus. The forum was designed to showcase leading examples of local affordable housing initiatives and offer practical advice for councillors and council staff seeking to develop their own policies within the affordable housing space.

Contributors included planning academics from the University of Sydney, University of NSW and the University of Western Sydney, along with Mayors, Councillors and senior council staff from Randwick, Forbes, Ryde, Willoughby, City of Sydney, Waverley, North Sydney, Newcastle, and Byron Councils, and the CEO of Bridge Housing, one of the largest and longest running CHPs in the state.

The forum opened with a sobering assessment of the national housing context. House prices have been growing faster than incomes since 2000, driven significantly by federal government policy settings, while government investment in social housing has shrunk over the same period, resulting in both increasingly ballooning wait lists for those seeking social housing and no counter-balancing pressure on the affordable end of the housing market.

Importantly, it was expressed that the consequences are not merely housing-related. Speakers noted the broader economic drag caused by renters lacking expendable income after paying for housing, to the point of needing to forego other essential necessities such as healthcare.

Notably, house prices continued rising during the Covid-19 pandemic even as Australia's population temporarily shrank, pointing to structural rather than purely demand-driven causes.

A recurring and pointed observation from speakers was that housing policy has been a bipartisan failure at the federal and state levels, but that solutions can begin to be developed at the local government level. This framing positioned councils not as passive recipients of state and federal policy, but as active agents capable of driving meaningful change within their communities.

The forum was structured around four key areas:

1. How Does a Council Develop an Affordable Housing Policy and Plan That Meets the Needs of Their Local Community?

Presenters outlined how councils can develop housing policies that genuinely reflect local community needs. Key principles included identifying well-located areas for different types of affordable housing (for example, prioritising affordable housing for healthcare workers in proximity to hospitals) and ensuring that policy requirements are site-specific and codified in the Local Environmental Plan (LEP).

Diverse housing types were identified as critical to solving affordability, with councils encouraged to consider what the private market is not delivering and then working to encourage the filling of those gaps. This is particularly relevant to our local regional context, as our own Housing Strategy identifies a severe lack of housing diversity. Our local housing stock, and development of housing for the foreseeable future, is a majority of detached single family homes and we have a significant and growing unmet need of housing for individuals and smaller family units.

Presenters also noted that for regional councils, state and federal government funding is unlikely to be forthcoming at the scale needed, making it essential for councils to build community will for affordable housing development, beginning with genuine political will to address the problem. One practical suggestion was to make affordable housing delivery a key performance area in the General Manager's annual review.

Councils were also cautioned about the limitations of time-limited affordable housing schemes. Where housing affordability requirements for new builds have only been secured for a set period (typically 15 years) rather than in perpetuity, the benefit is eventually lost. Some early adopter councils have found that now that the agreed period has elapsed, affordable housing needs continue to grow and the overall stock of affordable housing has gone backwards, despite previous work to get new homes constructed. Securing affordability in perpetuity, for example through a title covenant, was strongly recommended.

A critical point was raised regarding the definition of affordable housing. Relying solely on state government guidelines, which define affordable housing as 20% below market rent, is inadequate and potentially counterproductive. For instance, if average market rents in an area are \$1,000 per week, the state definition could permit rents of \$800 per week to be classified as "affordable," which is simply not affordable for many households. It was strongly recommended that councils define affordable housing in their own planning documents as a proportion of household income, typically no more than one third of gross income.

Regional councils were acknowledged as facing unique and compounded housing pressures compared to metropolitan areas, with a consistent message that a one-size-fits-all approach is inadequate. Delegates from regional NSW shared examples of innovative local solutions including key worker housing, rent-to-buy models, and partnerships with Aboriginal Land Councils to unlock underutilised land.

Having dedicated affordable housing expertise within the planning department, whether a dedicated officer or planning staff with specialised knowledge, was identified as a significant asset, and it was suggested that this should be considered as an investment for councils when looking to upskill or cross-train planning staff.

2. Affordable Housing Contribution Schemes

Much of the information provided about Affordable Housing Contribution Schemes (AHCS), such as examples of where and how they have been implemented, has already been covered in my previous supporting commentary for Notice of Motion 5.1 at our 10th March 2026 meeting, so I will refer to that item rather than repeating it here.

AHCS were discussed as an emerging mechanism for councils wishing to capture value from development to fund affordable housing, with several examples from other LGAs presented as case studies. Contribution schemes are a growing force in the local government sector. It was expressed that councils that prepare now will be ahead of the curve; those that do not will be playing catch-up.

A key insight was the economics of contribution schemes. It was emphasised that the cost of an affordable housing contribution (whether by cash or land) is borne by the landowner (the developer), not passed on by developers to buyers. The rationale explained was that in the free market, developers operate on the goal to maximise profit and will therefore sell to buyers at the maximum rate the market will allow. The argument then given was that if developers weren't already selling homes at the maximum price allowable by the market, they would simply pass on the cost of a levy to future buyers, and so there would be no pushback about contributions affecting development profit margins in the first place.

Councils wishing to introduce a contribution scheme need to demonstrate that development within their LGA will remain financially viable after factoring in the levy, so modelling this carefully is essential to understanding the profit margins within any particular LGA before the introduction of a contribution scheme.

3. How Councils Can Support, Finance or Directly Deliver Affordable Housing

Affordable housing throughout this session was encouraged to be framed as enabling infrastructure for new developments, akin to water and sewer headworks. It contributes to the collective good of the community, not merely as a welfare measure, by ensuring that everyone is able to live within a community. Inclusionary zoning, requiring a proportion of new developments to include affordable housing, was presented as a tool that builds a stronger urban fabric over time.

This session explored the practical mechanics of council involvement in housing delivery. Key points included the importance of strong partnerships with community housing providers (CHPs) to manage affordable housing stock, and the value of having schemes in place that enable access to funding from other levels of government, such as the Commonwealth's Housing Australia Future Fund (HAFF), particularly where councils contribute land or sell it at a discount.

There was substantive discussion about the pros and cons of councils retaining ownership of land and buildings for affordable housing versus transferring assets to CHPs. Research cited at the forum indicated that transferring ownership to CHPs, rather than entering into management agreements, substantially improves long-term outcomes by enabling CHPs to leverage assets to gain debt funding for further development.

Delegates were advised to carefully vet the background and values of any CHP before entering a partnership, including being alert to developers setting up their own CHPs where the affordable housing period is limited rather than perpetual. This appears to be limited to a metropolitan phenomenon at this stage.

Forbes Council was cited as a regional example of a more hands-on approach, having embarked on building its own housing subdivision to deliver needed housing in their LGA. Mayor Phyllis Miller OAM spoke to the process Forbes Shire Council has undertaken to develop and sell housing at below-market rates, not dissimilar to our development efforts at the Tamworth Global Gateway Park to spur on the type of development we wanted to see surrounding the airport.

4. Innovations in Delivery

The City of Sydney was highlighted as an example of a council that audited its land holdings and sold identified parcels appropriate for development or redevelopment to community housing providers at a discounted rate to enable targeted affordable housing development within their LGA. This approach stood out to me given the audit of land and building assets that TRC is currently undertaking.

Speakers also emphasised the importance of quality and sustainability in affordable housing design. For low-income households, homes that are efficient to run and occupy reduce the total cost burden, meaning sustainable design is not a luxury but a necessity in this context.

The forum also raised the concept of Community Land Trusts (CLT) as an innovative delivery model worth further investigation, citing Byron Shire as an example of a council looking to create its own CLT as a mechanism to deliver affordable housing with contributions collected from AHCS within their LGA. Although not as common in Australia, CLTs are used in other countries, particularly in the USA and UK. It is a form of shared ownership of a property, where the land component of a residential property is owned by a community-based legal entity and the actual building is owned (or leased long-term) by an individual.

It was noted that during the 2009 sub-prime mortgage crisis and global financial crisis, foreclosure rates by CLTs in the USA were nearly 0% compared to conventional market-rate mortgaged housing, and it was argued that this demonstrates CLTs act as effective stabilisers in distressed neighbourhoods. The closer relationship with the homeowner

allowed for early intervention when delinquency rates began to rise during the large economic crisis.

The forum reinforced that large employers operating or moving into a LGA ought to be part of the housing solution. I thought this was particularly relevant for our region given our forecasted issues with worker and temporary worker accommodation. Given the scale of incoming investment and workforce demand in our region, Council could look to initiate structured conversations with major employers about their role in contributing to housing solutions for their employees.

Conclusion

The forum's content is directly relevant to the housing challenges currently facing our LGA. Our region faces the compounded pressure of strong economic growth driving housing demand, with unemployment running at approximately 2% and major investment projects including Baiada's new processing plant, Essential Energy's training hub, and renewable energy developments forecast to generate significant worker accommodation needs, while at the same time affordable housing supply has not kept pace with growth.

The forum reinforced that proactive, partnership-based approaches, backed by the right planning and funding levers, offer the most viable path forward.

The session closed with a strong call to action: councils have the power to act, and every single home delivered matters. In a wealthy country like Australia, the human cost of inadequate housing policy is unacceptable.

(a) Policy Implications

The Council resolution from item 5.1 on the 10/03/26 meetings requires Council to hold a councillor workshop to identify further options and actions moving forward. This information should assist Councillors and Council staff alike in those discussions.

I've also included several resources that were shared during the forum:

- Guide for Council Led Affordable Housing on Operational Land in NSW
- Guide for Local Councils Delivering Affordable Housing
- The Local Government Housing Kit

(b) Financial Implications

Nil.

This was a free event to interested Local Government stakeholders, and I travelled to Sydney at my own expense as I was also there for other purposes. No funds were expended by Council.

(c) Legal Implications

Nil

(d) Sustainability Implications

Nil

(e) Community Consultation

Nil

(f) Delivery Program Objective/Strategy

Focus Area 2 - A Liveable Built Environment

Cr Ryan Brooke

9 April 2026

5.2 NOTICE OF MOTION – CR CHARLES IMPEY - MENTAL HEALTH SUMMIT 2026

Reference: Item 6.1 to Ordinary Council 26 August 2025 - Minute No 201/25

2 ANNEXURES ATTACHED

MOTION

- (i) That Following a very successful and exceptionally well attended Tamworth Mental Health Summit on Thursday 26th February 2026 brilliantly supported by Tamworth Regional Council and the Hon Kevin Anderson MP, this report is to seek Council support to move onto the next phase with the establishment of the Tamworth Regional Mental Health Working for the Tamworth Region, which includes supporting the towns and villages such as Manilla, Barraba, Bendemeer, Moonbi, Nundle, Kootingal and others across our Local Government Area.***
- (ii) Tamworth Regional Mental Health Working Group be added to the register of Working Groups and Committees.***

Notice is given that I intend to move the above Motion at the Meeting of the Council to be held on 14 April 2026.

SUPPORTING INFORMATION

Seeking support for the Tamworth Regional Mental Health Strategic Working Group under the same arrangements as other Working Groups which exist across the Tamworth Regional Council network of Committees and Working Groups.

The Tamworth Mental Health Summit was attended by around 120 people from our community, including people with lived experience, service providers, churches and schools. The room pumped with discussion, ideas and invaluable knowledge sharing, a Summit format which at the end was seen as a Summit format which could take our community forward and become a future event. Kevin Anderson informed the Summit at the end, he had spoken directly with the Department of Premier & Cabinet which expressed strong interest in the Summit, the work our region are doing together, our approach and where our community will move forward as we tackle what is one of the more urgent challenges within communities across Australia, and that is Mental Health. There were even calls for the Summit to be opened officially by Minister Jackson, no formal approach has been made.

At the completion of the Summit, the room were encouraged to come forward and express interest to be part of the very well supported strategic working group in moving forward. 23 people came forward and have expressed significant interest in being part of the Tamworth

Regional Mental Health Strategic Working Group to take the higher level findings from the Summit forward for our community and as a community.

Cr Charles Impey

9 April 2026

OPEN COUNCIL REPORTS

6 ENVIRONMENT AND PLANNING

6.1 ADOPTION OF TAMWORTH REGIONAL STRUCTURE PLANS 2026

DIRECTORATE: LIVEABLE COMMUNITIES
AUTHOR: Andrew Spicer, Manager - Future Communities
Reference: Item 7.2 to Ordinary Council 8 July 2025 - Minute No. 158/25
Item 7.1 to Ordinary Council 16 December 2025 - Minute No. 312/25

8 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Adoption of Tamworth Regional Structure Plans 2026”, Council:

- (i) adopt the draft Tamworth Regional Structure Plans 2026 as amended by this report; and*
- (ii) forward the adopted Tamworth Regional Structure Plans 2026 to the Department of Planning, Housing and Infrastructure requesting endorsement.*

SUMMARY

Council has engaged Urbis, an urban design consultant, to prepare three structure plans for the following precincts:

- Precinct 1: Southern Gateway Activation Precinct;
- Precinct 2: Kootingal Residential Growth Precinct; and
- Precinct 3: Tamworth Sports and Entertainment Precinct.

The draft structure plans provide a high-level framework for development, housing, transport and open space in three key precincts to accommodate population growth, facilitate infrastructure delivery, and enhance liveability. The draft structure plans seek to inform the community and landowners of the future direction and vision for the three precincts during and beyond the next 20 years. Therefore, the structure plans should be considered the first step, with technical studies, amendments to planning provisions and significant infrastructure upgrades being required to facilitate the long-term vision for the precincts.

The draft structure plans have been developed in response to key actions in the

Department of Planning, Housing and Infrastructure (DPHI) - *New England North West Regional Plan 2041 (NENW Regional Plan 2041)* and Council's *Blueprint 100: Part 1, Blueprint 100: Part 2 Local Strategic Planning Statement 2020 (Council's LSPS 2020)* and *Tamworth Regional Housing Strategy 2024 (TRHS 2024)*.

The purpose of this report is to outline the outcomes of the exhibition process and amendments to the structure plans following exhibition. A resolution of Council is sought to adopt the draft Tamworth Regional Structure Plans 2026 and, upon adoption, forward the structure plans to the Department of Planning, Housing and Infrastructure for endorsement.

The amended draft Tamworth Regional Structure Plans 2026, recommended for adoption are **ATTACHED**, refer **ANNEXURE 1**.

COMMENTARY

Background

Tamworth Regional Council's land use vision for the future of the Tamworth Regional Local Government Area (LGA), is identified in the *NENW Regional Plan 2041, Council's LSPS 2020 and TRHS 2024*. These strategic planning documents guide planning decisions and growth management for the Tamworth Region.

Consequently, the draft structure plans have been developed in response to key actions from the *NENW Regional Plan 2041, Council's LSPS 2020 and TRHS 2024*.

Council has received several Expressions of Interest from landowners seeking to explore opportunities for their land in response to being identified in strategic documents. In order to facilitate the orderly development of land for future growth, Council has engaged Urbis, an urban design consultant, to prepare structure plans for the three precincts to guide future development and infrastructure delivery with participating landowners contributing 50% of the cost.

The future adoption and implementation of the draft structure plans will assist Council in implementing the strategic intent of State, Regional and Council strategic planning documents. Endorsement by the Department of Planning Housing and Infrastructure is important to promote strategic merit, and to begin the process of establishing site-specific merit, to underpin potential future amendments to planning provisions such as rezoning.

Deferral of the Tamworth Regional Structure Plans

At the Ordinary Council Meeting on 16 December 2025, Council resolved to defer the Tamworth Regional Structure Plans for further consideration. Council undertook further investigations which resulted in amendments to the Kootingal Residential Growth Area Structure Plan and Tamworth Sports and Entertainment Precinct Structure Plan. The amendments are discussed within the body of this report.

Structure Plans

Council has engaged Urbis to prepare three structure plans for the following precincts:

- Precinct 1: Southern Gateway Activation Precinct;
- Precinct 2: Kootingal Residential Growth Precinct; and
- Precinct 3: Tamworth Sports and Entertainment Precinct.

A locality plan is **ATTACHED**, refer **ANNEXURE 2**.

A structure plan is a planning document used in land use planning to guide the future growth and development of a specific area. It sets out a broad framework for housing, land use, infrastructure, transport, community facilities, and environmental management. It is a high-level framework that is not intended to resolve all issues.

The draft structure plans do not amend current planning controls such as zoning and minimum lot size. Instead, the outcomes of the structure plans are implemented through planning proposals, development applications (DAs) and Council's Development Control Plan. The future development of the precincts will be supported by a number of technical studies, as appropriate, relating to traffic, flooding, drainage, contamination, bushfire, ecology, infrastructure servicing, Aboriginal Cultural Heritage, and so on.

The draft structure plans are supported by a report which provides the background, key outcomes and detailed analysis of how each structure plan was developed in consultation with the community, landowners and government agencies. The report also sets out the vision for each precinct.

The structure plan precincts are discussed in further detail below.

Southern Gateway Activation Precinct

The Southern Gateway Activation Precinct is strategically important to cater for the long-term growth of Tamworth. This precinct is located on the southern fringe of Tamworth and is bounded by Burgmanns Lane, Duri Road, Spains Lane and the New England Highway. It surrounds the existing Kingswood Estate to the north, east and west.

The subject lands are generally identified in the *NENW Regional Plan 2041* and *Council's LSPS 2020* as a future large lot residential investigation area.

The key outcomes for the precinct include:

- **Housing Diversity** – Provide a range of housing options to meet various needs and preferences of future residents, whilst addressing both immediate shortages and long-term demands. The structure plan responds by incorporating large lots (4000m²) as part of Stage 1 and a variety of standard urban lots (450m² – 2000m²) and medium density development as part of Stage 2 to cater for future demand.
- **Infrastructure Delivery** – Stage the delivery of the precinct in consideration of expected population and infrastructure demand. It is envisaged the staged development will comprise:
 - **Stage 1 (5+ years)** – Large lot residential (4000m²) which will be serviced with reticulated water and Onsite Sewerage Management Systems (OSSM); and
 - **Stage 2 (20+ years)** – Full urban residential (450m² – 2000m²) and potential civic centre which will be serviced with reticulated water, gravity sewer, stormwater infrastructure and public open space. This will require significant investment in new and augmented infrastructure.
- **Protection of Burgmanns Lane** – Restrict the number of access points onto Burgmanns Lane to protect the future Western Freight Link.
- **Connectivity** – Provide a robust transport network which enhances connectivity throughout the precinct linking back into Kingswood and adjoining road network. Provide a connected active transport network which links into open space, civic centre and the wider Tamworth active transport network.

- **Character Response** – Respond to the existing Kingswood Estate by continuing the existing large lot residential lot size (4,000m²) along Burgmanns Lane to the existing ridgeline.
- **Future proof** – Council's *TRHS 2024* identifies that Tamworth has capacity under the existing urban land use planning controls to meet demand for standard residential lots/dwellings for the next 20+ years, therefore Stage 2 will be protected as the long-term growth area to meet the future demand for urban residential land.
- **Community Facilities** – Ensure Stage 2 caters for future residents by providing community facilities such as parks and a potential civic precinct.
- **Future investigation Area** - Identify the existing RU4 – Primary Production Small Lot zone located within the south-east corner of the precinct as future investigation for potential large lot residential and tourism land uses.

Overall, Stage 1 will contribute to meeting the expected shortfall of 4000m² lots identified in *Council's LSPS 2020*. Stage 2 is identified as the strategic long-term growth area for Tamworth to meet future population demands when the existing urban growth areas are nearing capacity as identified in the *TRHS 2024*.

Amendments were made to the exhibited structure plan in response to submissions, which are discussed later in the report. The amended draft Southern Gateway Activation Precinct Structure Plan is **ATTACHED**, refer **ANNEXURE 3**.

Kootingal Residential Growth Precinct

The Kootingal Residential Growth Precinct is well-placed close to services and amenities and is strategically important to cater for the future growth of Kootingal. The precinct is located to the east of the existing Kootingal urban area and enjoys frontage to Limbri Road.

The *Tamworth Regional Housing Strategy 2024* identifies the precinct as a future residential investigation area.

The key outcomes for the precinct include:

- **Character Response** – Respond to the surrounding character which includes the Kootingal urban area to the west, State Heritage Listed Moonby House to the north and large lot residential to the east.
- **Housing Diversity** – Offer a mix of housing lots that respect the varying character of the surrounding area. The structure plan responds by incorporating larger lots (1000m²) along the eastern boundary and standard urban lots (450m² – 800m²) for the balance of the precinct.
- **Connectivity** – Provide a direct road connection to Limbri Road with potential for a northern connection via an extension of Grant Street. Integrate the active transport network into the Kootingal urban area and existing passive recreation area.
- **Open Space** – Identify two parks to service the precinct. The southern park will leverage the existing vegetation cluster to provide a unique integrated open space area.
- **Infrastructure Delivery** – The precinct will be serviced with reticulated water, gravity sewer and stormwater infrastructure. The change of zoning to enable the structure plan will trigger an upgrade to sewer infrastructure via a new Kootingal Sewerage Treatment Plant or other means.

The timing of this precinct is dependent on the upgrade of Kootingal Sewerage infrastructure to manage the wastewater of Kootingal. The upgrade is in the early stages of investigation, and any upgrade would be a minimum of five (5) years away.

Amendments were made to the exhibited structure plan in response to submissions, which are discussed later in the report. The draft Kootingal Residential Growth Precinct Structure Plan is **ATTACHED**, refer **ANNEXURE 4**.

Tamworth Regional Sports and Entertainment Precinct

The Tamworth Sports and Entertainment Precinct comprises the Australian Equine and Livestock Events Centre (AELEC), Tamworth Regional Entertainment and Conference Centre (TRECC), Northern Inland Centre of Sporting Excellence (NICSE), Former Athletics Track, Longyard Golf Course, Longyard Commercial Centre and adjoining rural and residential lands. This precinct comprises a highly diverse mix of land uses which require careful consideration, with the structure plan providing a high-level framework for the precinct.

The precinct is bounded by the existing Tamworth urban area to the north, Goonoo Goonoo Road to the east, Burgmanns Lane to the south and Arcadia residential estate to the west.

The structure plan has been informed by direct actions from the *NENW Regional Plan 2041*, Council's *Blueprint 100: Part 1*, *Council's LSPS 2020* and *TRHS 2024*.

The key outcomes for the precinct include:

- **Former Athletics Track** – Identify the Former Athletics Track as a key site which would include uses such as tourist and visitor accommodation, public open space, retail, food and drink premises and other land uses which support the AELEC and surrounding sporting precinct in accordance with the zone objectives.
- **Tourism and Entertainment** – Facilitate a vibrant precinct which offers a dynamic mix of experiences that appeal to both visitors and locals. This requires a mixture of tourist and visitor related land use such as tourist accommodation and food and drink premises which leverage the existing regional sporting facilities and entertainment venues. A Special Entertainment Precinct is proposed which aims to promote and balance nightlife vibrancy with community amenity.
- **Connectivity** – Identify a potential new road connection to Greg Norman Drive to alleviate congestion when events are held at the sporting and entertainment facilities. Establish an active transport network within the precinct that connects to the wider area, including the Longyard Commercial Centre and Arcadia Estate.
- **Housing Diversity** – Promote medium-density housing within the precinct given proximity to the Longyard commercial area, regional sporting facilities, entertainment venues and transport links.
- **Regional Sporting Facilities** – Promote and protect the regional sporting facilities.
- **Future investigation Area** – Identify the existing RU4 – Primary Production Small Lot zone located within the precinct as future investigation in consideration of several constraints including; access, infrastructure servicing and land use conflict.

This precinct includes a mix of short-term and long-term aspirations which will be largely driven by infrastructure requirements, funding and future land uses within the precinct.

The amended draft Tamworth Regional Sports and Entertainment Precinct Structure Plan is **ATTACHED**, refer **ANNEXURE 5**.

Public Exhibition

Public exhibition of the draft Tamworth Regional Structure Plans occurred from 28 July 2025 to 8 September 2025. Community engagement included television, radio, online and print media to provide information and stimulate the involvement of the community. Strategic Planning officers were available to answer enquiries via phone, email and in-person.

Letters notifying of the public exhibition were sent to landowners in the vicinity of the structure planned lands. A total of 1,195 these letters were issued to landowners.

Online submissions were invited using the Council 'Have Your Say' portal. The 'Have Your Say' Statistics and Analysis are **ATTACHED**, refer **ANNEXURE 6**.

Public Feedback

A total of 38 public submissions were received during the public exhibition period.

An Engagement Outcomes Report which provides an in-depth analysis of the submissions is **ATTACHED**, refer **ANNEXURE 7**. Copies of the full public submissions, which include some personal information, are **ENCLOSED** for the information of Councillors, refer **CONFIDENTIAL ENCLOSURE 1**.

The table below illustrates the key themes and stakeholder perspectives raised across all precincts. Comments were grouped into recurring themes with stakeholder positions then compared to identify areas of high, moderate or partial alignment with each other. The table below considers high alignment themes only, (i.e., issues that were raised most often).

Theme	Council Comment
<p>1. Access and Road Safety</p> <p>Safety concerns about proposed access routes regarding:</p> <ul style="list-style-type: none"> • Intersection upgrades, and integration of active transport corridors; • Event-related traffic management in TSEP; and • Safety and increase in traffic increase on Peak Drive and Rodeo Drive. 	<p>The structure plans identify a high-level framework for future road network connections and investigations. As part of the next steps, access and road safety will be investigated and traffic modelling undertaken.</p>
<p>2. Open Space and Environmental Protection</p> <p>Suggestions for open space on the Former Athletics Track site, blue-green links in SGAP.</p>	<p>The Former Athletics Track is a key site within the precinct. Future uses of the Former Athletics Track will be subject to merit assessment, detailed design and consultation. The provision for open space within the key site will be investigated. It is expected this will include the preparation of a site-specific structure plan.</p> <p>The SGAP structure plan identifies blue-green links and it is identified as a key consideration.</p>

<p>3. Infrastructure before Growth</p> <p>Strong consensus that water, sewer, and road upgrades must precede or accompany new development.</p>	<p>The structure plan report includes discussions on infrastructure delivery for each precinct. It is agreed that infrastructure servicing needs to be investigated and considered prior to a rezoning.</p>
<p>4. Connectivity and Active Transport</p> <p>Support for pedestrian and cycle links within the structure plan precincts. Consideration of connection to exiting / future active transport network.</p>	<p>The structure plans identify a number of new shared pathways within each precinct. The structure plans also consider connection to the wider existing / future active transport network.</p>
<p>5. Process and Engagement</p> <p>Appreciation for extended consultation period; calls for transparency in decision-making and clarity on land potential.</p>	<p>Support is noted.</p> <p>A structure plan seeks to inform the community of the future direction and vision for an area over the next 20 years. It is a high-level framework that is not intended to resolve all issues. A number of technical studies will be required to inform future planning proposals and development applications.</p>

Agency Submissions

Council consulted with the public authorities and government agencies listed in the table below.

Public authority and government agency consultation
Department of Planning, Housing and Infrastructure
Department of Primary Industries and Regional Development – Agriculture
Transport for NSW
EnergyCo
Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation Group
NSW Rural Fire Service
Department of Education School Infrastructure
NSW Resources

An Engagement Outcomes Report which provides in-depth analysis of the submissions is **ATTACHED**, refer **ANNEXURE 7**. Copies of the Agency submissions are **ATTACHED**, refer **ANNEXURE 8**.

The table below illustrates the key themes and stakeholder perspectives identified across all precincts. Using the same approach as the public submissions, comments were grouped into recurring themes with stakeholder positions then compared to identify areas of high, moderate or partial alignment with each other. The table below considers high alignment themes only.

Theme	Council Response
<p>1. Infrastructure before Growth</p> <p>Infrastructure planning must occur before rezoning.</p>	<p>The structure plan report includes discussions on infrastructure delivery for each precinct. It is agreed, that infrastructure servicing needs to be investigated and considered prior to a rezoning.</p>
<p>2. Freight and Transport Coordination</p> <p>Need to protect the future Western Fright Link corridor and coordinate with EnergyCo on the Port to Renewable Energy Zone (REZ) strategy for over-size/over-mass (OSOM) vehicle movements.</p>	<p>The protection of the future Western Freight Link corridor is a key consideration of the structure plans. The structure plans identify minimal new intersections and 20m land dedication on the southern side of Burgmanns Lane to preserve this important future freight link. Council will continue to engage with EnergyCo regarding the Port to Renewable Energy Zone (REZ) OSOM strategy.</p>
<p>3. Open Space and Environmental Protection</p> <p>Strong emphasis on preserving and enhancing open space, integrating green corridors, and protecting biodiversity.</p>	<p>The structure plans have avoided known areas of environmental value. Future planning proposal and development applications will need to be supported by Flora and Fauna Assessment to identify, avoid and minimise impacts to areas of high environmental value.</p>
<p>4. Process and Engagement</p> <p>Recommend targeted consultation with multiple State agencies before finalising plans.</p>	<p>Targeted consultation has been undertaken with the following NSW State Government agencies:</p> <ul style="list-style-type: none"> • Transport for NSW • Department of Primary Industries and Regional Development • Department of Climate Change, Energy, the Environment and Water • Department of Education School

	<p>Infrastructure</p> <ul style="list-style-type: none"> • NSW Rural Fire Service • NSW Resources
--	---

Amendments to the Draft Tamworth Regional Structure Plans

Following public exhibition, a number of amendments to the draft Tamworth Regional Structure Plans are proposed, as summarised in the table below. The location of the proposed amendments is shown on pages 13-15 in Section 2 of the Engagement Outcomes Report which is **ATTACHED**, refer **ANNEXURE 7**.

Structure Plan Precinct	Amendment
Southern Gateway Activation Precinct	<ol style="list-style-type: none"> 1. Extend the footprint of stage 1 to include the following areas: <ul style="list-style-type: none"> • Extend stage 1 to the west (4.2ha approx.), including an extension of the associated road network and additional road connection to Burgmanns Lane. This will facilitate an additional access point onto Burgmanns Lane outside of the anticipated road corridor for the future Western freight Link; and • Extend stage 1 to the south-west (12ha approx.) of the existing Kingswood residential estate to provide continuation of the existing large lot development pattern. It is also considered this provides a better planning outcome in relation to the topography, amenity and character. 2. Expand the boundaries of the precinct to include Lot 62 DP 800714, Lots 6100 and 6101 DP 1059416. These lots are located in the south east corner and are identified as future investigation for large lot residential and tourism land uses.
Kootingal Residential Growth Precinct	<ol style="list-style-type: none"> 1. Expand the boundaries of the precinct to include Lot 46 DP 236508, Lot 47 DP 236508 and Lot 14 DP 1188560. These lots are located to the north of the existing Kootingal urban area and are identified as future investigation for urban residential.
Tamworth Sports and Entertainment Precinct	<ol style="list-style-type: none"> 1. A potential future connection has been identified from the proposed medium density residential area to Peak Drive towards The Heights and from Jack Smyth Drive to Greg Norman Drive, pending traffic advice. 2. The boundary for the Special Entertainment Precinct (SEP) has been adjusted to include the commercial centre along Ringers Road. 3. The indicative layout for the Former Athletics Track has been removed with the site now identified as a key site. 4. Identify land uses that could form part of the key site to activate the precinct.

(a) Policy Implications

The draft Tamworth Regional Structure Plans 2026, when adopted by Council, would become a Council strategy. Subsequently, Council will request the adopted Tamworth Regional Structure Plans 2026 be endorsed by the Department of Planning, Housing and Infrastructure.

(b) Financial Implications

Urbis were engaged to assist Council with the preparation of the draft Tamworth Regional Structure Plans costing \$164,000.00. Participating landowners are contributing 50% of the cost of preparing the structure plans, therefore Council's costs being \$82,000.

(c) Legal Implications

Nil

(d) Community Consultation

Extensive community and stakeholder consultation has occurred in the formulation of the draft Tamworth Regional Structure Plans 2026 as outlined in this report. Public exhibition has provided another opportunity for interested parties to provide further input as detailed in this report.

(e) Delivery Program Objective/Strategy

Focus Area 2: A Liveable Built Environment

Focus Area 4: Resilient and Diverse Communities

Focus Area 6: Working with and Protecting our Environment

7 INFRASTRUCTURE AND SERVICES

7.1 FORMER MANILLA WATER TREATMENT PLANT REMEDIATION OPTIONS

DIRECTORATE: WATER AND WASTE
AUTHOR: Daniel Coe, Manager - Water and Environmental Operations
Reference: Item 8.6 Ordinary Meeting 12 December 2023 - Minute No 330/23

2 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report "Former Manilla Water Treatment Plant Remediation Options", Council:

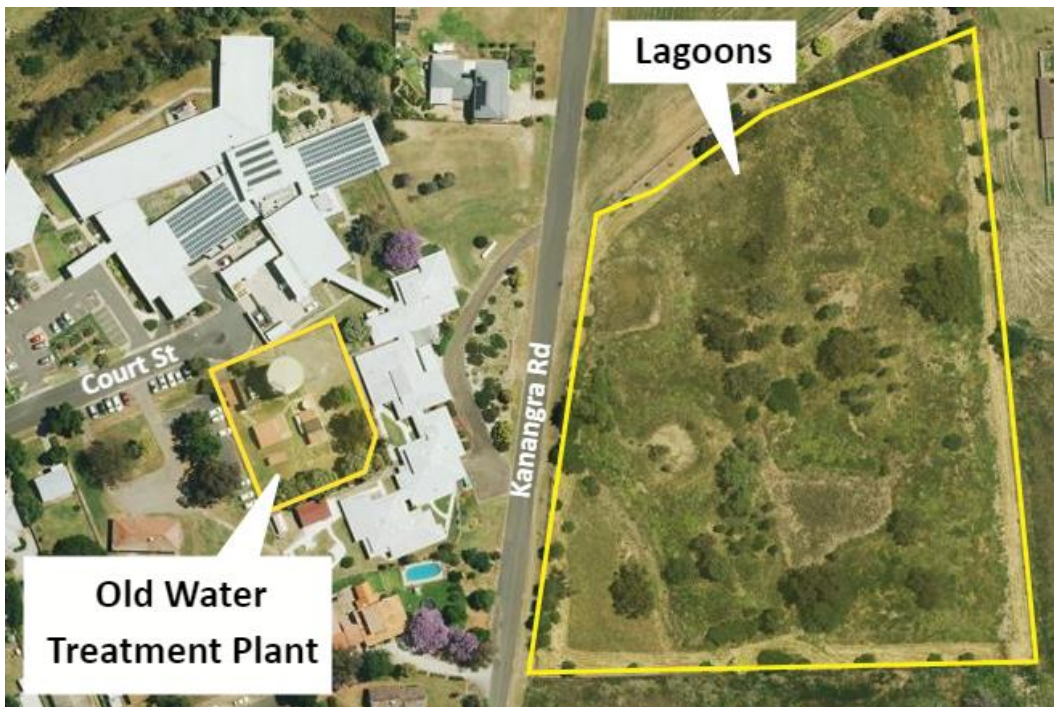
- (i) receive and note the report;*
- (ii) not proceed with demolition of the former Manilla Water Treatment Plant at this time and continue existing operational inspection and site maintenance; and*
- (iii) continue to investigate site use options, including leasing options and request the Director Water and Waste to present further reports to Council as required.*

SUMMARY

The former Manilla Water Treatment Plant (WTP) commenced operation in 1933 and was removed from service in April 2022, with the commencement of operation of the new Manilla WTP. This report presents to Council investigations and works completed on the former WTP site since being taken out of service and options and recommendations for the former WTP site.

COMMENTARY

The former Manilla (WTP) commenced operation in 1933 and was removed from service in April 2022, with the commencement of operation of the new Manilla Water Treatment Plant. It comprises two sites being the water treatment plant and associated buildings located on Court Street and the filter backwash lagoons located on Kanangra Road. The location of this infrastructure is shown below:



The former WTP consists of a number of buildings and structures on the property, constructed at various times during the site's operation period. The following plan shows the location and purpose of the former WTP infrastructure including:

- Water Treatment/Tower – B01;
- Pump station & Filters – B02;
- Laboratory/Control Room – B03;
- Workshop – B04;
- Chemical Storage – B05;
- Shipping Container – B06; and
- Sludge Lagoons – shown in blue.



One of the primary drivers for the construction of the new Manilla WTP was the condition of the existing WTP assets. The following photographs provide an indication of the former WTP asset condition at the time of the facility being taken out of service:



On decommissioning of the WTP, the site was made safe by completing electrical, mechanical and pipework isolation. The site continues to be routinely inspected by water operational staff to ensure site security. Since decommissioning of the WTP, the following investigation/studies have been undertaken to determine future options available for the site:

- Preliminary Site Investigation and Hazardous Building Materials Assessment - the purpose of these investigations was to assess the sites potential risks to human health and sensitive environmental receptors. Potential risks identified included chemicals and fuel leakage from historical onsite storage, hazardous building materials in plant buildings i.e., asbestos and lead based products and long-term sediment build-up in the sludge lagoons. The findings from this work were used to scope sampling and testing requirements to be completed as part of the subsequent Detailed Site Investigation;
- Detailed Site Investigation – the objective of this investigation was to provide a detailed contamination assessment for the site to enable a complete understanding of site conditions to allow assessment of potential future land uses to be completed. The detailed site investigation confirmed the presence of non-friable asbestos materials and lead-based paint in the Court Street WTP buildings. The report found that there were no exceedances to the health and environmental levels in the soil samples taken i.e. the site was found to have negligible health or environmental contamination risk; and
- Land Use Assessment – the objective of this investigation and subsequent report was to provide Council options and recommendations for future site uses or development opportunities. This report assessed the conclusions of the sampling and building inspections, in addition to the site history and zoning. No unexpected finds were identified i.e. the site was known to have asbestos and lead based paints. This report also considered heritage value of the site and concluded that the WTP is not listed as a heritage item and retaining some or all of the structures cannot be justified on a heritage basis.

With respect to the WTP sludge lagoons, located on Kanangra Road, the area has a perimeter security fence and all analysed contaminants from the detailed site investigation were found to be below adopted human health and ecological criteria. The report concluded the risks of significant contamination on human and ecological receptors are considered low at the time of assessment. It is proposed that this site be retained in its current condition with ongoing inspection and site maintenance performed by water operational staff as required.

The completed Land Use Assessment Report concluded that the following three options were possible for the former WTP site located on Court Street:

- **Option 1** – Sale of the property following removal and demolition of the buildings and associated infrastructure on site. The asbestos containing materials would need to be removed from site prior to demolition works. Minor earthworks would also need to be undertaken to ensure that the site does not pose a public safety risk and seeding of grass species to provide a stable cover should be undertaken. It is considered this is the preferred option, should Council wish to sell the property, as Council can manage the risks associated with demolition and further, it is considered this option provides the greatest opportunity for selling and repurposing the site;
- **Option 2** – Sale of the property as is with the purchaser provided all assessment reports and undertaking any remediation in accordance with legislative requirements and any site development plan. This option is not preferred due to the complexity of the demolition of structures on site and it is also considered that it is unlikely that the property would be sold in its current state; or
- **Option 3** – Retain ownership and repurpose the site i.e., Council removes all hazardous materials from the buildings and repurposes the site for some alternative use for use. This option is not preferred due to the expected refurbishment costs and there is no identified repurposing use or need for the site.

Council was presented the above information at its meeting of 12 December 2023, and it was recommended that Council proceed with the sale of the WTP property following removal and demolition of the buildings and associated infrastructure on site. Whilst staff at the time had sought advice from specialist engineers in relation to the likely demolition costs, given the site location and unusual building configuration, it is difficult to provide an accurate demolition and site remediation estimate. On this basis, it was recommended that Council prepare tender documentation for the site demolition and remediation and subsequently tender the works. Following this process, staff would complete tender submission evaluation and prepare a further report for Council with tender recommendations including project funding options for Council's consideration. Council subsequently agreed with this approach with the resolution of Council being as follows.

That in relation to the report "Former Manilla Water Treatment Plant Remediation Options", Council:

- (i) agree to the sale of the former Manilla Water Treatment property located in Court Street, Manilla;*
- (ii) to facilitate this sale agree, subject to provision of funding, to the demolition and removal of buildings and associated infrastructure from the site;*
- (iii) request the Director Water and Waste undertake a tender for the demolition and removal of building and associated infrastructure from the former Manilla Water Treatment; and*

- (iv) *request the Director Water and Waste prepare a further Council report in relation to the tender outcomes including recommendations regarding project funding for Council's consideration.*

Following Council's above resolution, staff commenced the tendering process. As part of this process, tender ethics and governance was considered. During this stage, the ethics of tendering a project, without allocated budget funding that had a high potential of not proceeding if the costs were considered excessive by Council was reviewed. On review, it was not considered appropriate to tender the project and have contractors bear the cost of tendering without relative certainty of Council proceeding with the project. To allow Council an informed approach, an improved budget estimate for the project was developed by engaging a local contractor that would likely submit a tender for the demolition works to provide an indicative demolition plan and associated budget estimate. The indicative demolition report and associated budget estimate is **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1 and 2**.

As detailed in the submitted budget estimate, demolition works was estimated to be \$1,042,379. In respect to this estimate it is considered that Council has the following options

1. Proceed with providing budget for the demolition and associated remediation of the former Manilla WTP and tender the project. In addition to the demolition estimate, Council would need to allocate budget for tendering and project delivery. This would be estimated to be in the order of 10% of the project budget i.e. a further \$100,000. Further, Council's current Information Technology (IT) network infrastructure is located on the water tower. This would need to be relocated to a new tower at an approximate cost of \$70,000. Should Council wish to proceed with this option, a total budget of \$1,210,000 would be required to be allocated from the water reserve.
2. Not proceed with demolition of the former Manilla WTP. The structures of the former WTP are sound and are not in need of demolition at this time for any safety reasons. The site would need to be maintained and routinely inspected by Water Operations staff. This currently include in water operations budget so no additional budget would be required. This option also removes the need to relocate Council IT network infrastructure.

In respect to the above options, it is recommended that Council proceed with option 2 and not undertake demolition of the former Manilla WTP at this time. Should Council agree with this recommendation, staff will continue to look at lease options for the site to offset existing operation and maintenance costs and report to Council should an option be identified. It should be noted that staff have had discussions with NSW Health. Given the proximity to NSW Health's Manilla Hospital and aged care facility, NSW Health staff were initially interested in investigating the site for storage of equipment. These discussions occurred during 2025 and NSW Health provided final advice they were not interested in leasing the site at this time

(a) Policy Implications

Nil

(b) Financial Implications

Work undertaken to date has been funded from existing budget allocations. Should Council proceed with the staff recommendation, existing budget allocation will fund ongoing site operational inspections and maintenance. Alternatively, should Council wish to proceed with the demolition works etc then funding would have to be made available from the water reserve.

(c) Legal Implications

Nil

(d) Community Consultation

Given the proximity to NSW Health's Manilla Hospital and aged care facility, discussions were held with NSW Health staff to determine if NSW Health would be interested leasing the property for storage of equipment. These discussions occurred during 2025 and NSW Health provided final advice they were not interested in leasing the property at this time.

(e) Delivery Program Objective/Strategy

Focus Area 2 – A Liveable Built Environment

7.2 FOREST ROAD LANDFILL - LICENCE AMENDMENT (EPL 5921)

DIRECTORATE: WATER AND WASTE

AUTHOR: Doug Hughes, Manager - Waste & Resource Recovery

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Forest Road Landfill - Licence Amendment (EPL 5921)”, Council approve the lodgement of an application to increase the annual tonnage capacity of the Forest Road Landfill from 60,000 tonnes per annum to 90,000 tonnes per annum.

SUMMARY

Tamworth Regional Council's Forest Road Waste Management Facility has NSW Environmental Protection Licence (EPL) 5921. The licence stipulates a maximum landfill tonnage limit of 60,000 tonnes per annum. Current waste projections, as well as historical actuals, show that this limit is close to or about to be exceeded. Council is requested to approve the lodgement a variation to increase the tonnage limit to 90,000 tonnes per annum, noting that the increase to the new limit would occur progressively (rather than immediately) and is forecast to be reached, if approved, in approximately 17 years.

COMMENTARY

Tamworth Regional Council is the owner and operator of the Forest Road Waste Management Facility, located at 123 Forest Road, North Tamworth. A part of this facility is a landfilling operation, which has been in operation since the early 1970s and accepts a variety of waste from within the Local Government Area (LGA) and the broader region.

Council's operations are subject to the *Protection of the Environment Operations Act 1997* (PoEO Act), which requires a licence to operate. Council holds Environmental Protection License (EPL) number 5921, issued by the NSW Environment Protection Authority (EPA).

As a part of Council's EPL, the EPA sets limits on pollutant loads. The current EPL limits for the facility are set by condition L3.2 which states:

“The total tonnage of waste defined in the above condition disposed of at the premises must not exceed 60,000 tonnes in any reporting period.”

The reporting period for the current licence is 25th September to 24th September each year. Council has previously amended this tonnage limit in 2009 from 45,000 tonnes per annum to the current 60,000t per annum.

As the LGA has expanded and grown, so have the volumes entering the facility. Over the last few years volumes have been very close to the licence limit. A summary of the last few years of EPA Waste and Resource Reporting Portal returns, Forest Road Landfill has processed:

Year	Total Tonnage Received (t)	Total Recycling (t)*	Recycling Percentage (%)	Landfilled Tonnage (t)
2022/2023	89,611	29,611	33%	59,959
2023/2024	84,730	25,746	30%	58,985
2024/2025	85,715	27,377	32%	58,338
2025/2026 (Estimate) [#]	95,000	28,500	30%	66,500

* Please note that some earlier reporting data does not specify the final destination of the waste received, so some assumptions have been made.

[#] The 2025/2026 year estimates are based on extrapolation of the last 6 months of data (from September 2025 to March 2026).

In the current reporting period, a number of large project specific tonnages have been received, largely contaminated soil that cannot be recycled. These additional landfilling activities will impact our licence limit (and recycling %) in the current reporting period. Any exceedance to the conditions within the EPL is required to be reported to the EPA, which will undertake an investigation and take regulatory action where necessary.

Based on how close Forest Road has been to the licence limit over the previous three (3) years, as well as considering current projections, it is proposed to apply for an increase in annual tonnage at Forest Road Landfill from 60,000 tonnes per annum to 90,000 tonnes per annum. The increase to the new limit, if approved, would occur progressively (rather than immediately) and is forecast to be reached over approximately 17 years, excluding any significant recycling initiatives (such as an organics solution) .

Council officers have approached the EPA to understand requirements to amend the EPL and increase the tonnage limit. The EPA provided a written response, with a number of requirements and details. These included:

- Details of engineered features and landfill infrastructure;
- Site layout and sensitive receivers;
- Projections of the types and quantities of wastes received;
- Filling plan for the additional waste; and
- Sufficient information to demonstrate compliance with the Environmental Guidelines: Solid Waste Landfills (2016).

Council engaged a consultant (Anderson Consulting Pty Ltd) to prepare a response to address the EPA's requirements, **ATTACHED** refer **ANNEXURE 1**. The report highlights the following:

- no change to approved waste types or operational practices;
- existing infrastructure, monitoring programs, and management systems are adequate to support the increased rate of filling;
- the increase would occur progressively and is forecast to be reached in approximately 17 years, rather than immediately; and
- the site will continue to be managed in accordance with EPL 5921 and the NSW Solid Waste Landfill Guidelines.

It is recommended Council approves submitting the request to amend EPL 5921 for Forest Road Waste Management Facility to 90,000 tonnes per annum.

(a) Policy Implications

Nil

(b) Financial Implications

The cost of the report to Council was \$7,920 (including GST).

(c) Legal Implications

Nil

(d) Community Consultation

No community consultation has been undertaken due to the proposal being continuation of current activities, with no intensification of the site planned.

(e) Delivery Program Objective/Strategy

Focus Area 3 - Create a Prosperous Region.

7.3 EASEMENT OVER THE OLD MOORE CREEK DAM PIPELINE

DIRECTORATE: WATER AND WASTE
AUTHOR: Bruce Logan, Director - Water and Waste

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report "Easement Over the Old Moore Creek Dam Pipeline", Council:

- agree to extinguish easements associated with the Moore Creek Dam pipeline as owners of property traversed by the easement request same; and*
- agree all costs associated with extinguishing the easement be paid for by the property owner requesting the easement be removed.*

SUMMARY

The Moore Creek Dam was constructed in 1898 to supply water for Tamworth. To deliver water from the dam a pipeline was constructed. The pipeline was contained in an easement that crossed private property between the Dam and Tamworth. An

owner of property traversed by this easement has requested the easement be extinguished.

As the easement is considered an asset of the Council, direction is required from Councillors in relation to this matter.

COMMENTARY

The Moore Creek Dam was constructed in 1898 to supply water to Tamworth. A pipeline from the dam to Tamworth was also constructed. This pipeline was contained within an easement. The easement traversed multiple privately owned properties between the Dam and Tamworth. After construction the dam filled rapidly with sediment and around 1924 the dam was effectively full of sediment and no longer able to be used as a water supply for Tamworth. The pipeline between the dam and Tamworth remained in the ground unused with the easement above.

Recently the owner of a property traversed by the pipeline easement has requested Council extinguish the easement on the property. Historically, staff have advised property owners who have made similar requests that Council has no plans to extinguish the easement. The main reason for not extinguishing sections of the easement has been that once a section of the easement is extinguished, if Council wants to locate a pipeline inside the Moore Creek Dam pipeline easement, for whatever reason, then Council will have to reacquire the missing parts of the easement. At a minimum this will require the payment of compensation to the property owner or, in the event the property owner does not agree to the acquisition, a compulsory acquisition process.

To date property owners who have received this advice have accepted the reason and moved on, however, on this occasion the property owner has pointed out the location of the easement on his property is preventing the erection of buildings and he is not prepared to accept the staff response that the easement remains.

A plan of the location of the easement is **ATTACHED**, refer **ANNEXURE 1**.

Whilst most of the easement remains intact there are a number of sections where the easement has been extinguished. The reason for extinguishing the easement in these locations and when this occurred is not known. Given this the reason for retaining the remaining easements over private property has reduced because Council is already facing reacquiring easements if, in the future, a use for the whole pipeline easement is identified.

Based on this it is considered Council should agree to extinguish easements associated with the Moore Creek Dam pipeline as owners of property traversed by the easement request same, and any cost associated with this work be paid for by the property owner.

(a) Policy Implications

Nil

(b) Financial Implications

Any cost associated with extinguishing an easement over private property should be paid for by the owner of that property

(c) Legal Implications

Nil

(d) Community Consultation

Nil

(e) **Delivery Program Objective/Strategy**

Focus Area 5 – Connect Our Region and its Citizens

8 GOVERNANCE, STRATEGY AND FINANCE

8.1 DRAFT TAMWORTH CENTRAL TURF PRECINCT MASTERPLAN 2026

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Paul Kelly, Manager - Sports and Recreation
Samuel Eriksson, Sports and Recreation Strategy Officer

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Draft Tamworth Central Turf Precinct Masterplan 2026”, Council:

- (i) approve the masterplan to be placed on public exhibition for a minimum of 28 days; and*
- (ii) request a future report outlining any submissions made during this period to approve the masterplan.*

SUMMARY

As part of future planning for the continued growth of the city, Tamworth Regional Council (Council) staff have commenced a project to produce a masterplan for Tamworth’s Central Turf Precinct. This regionally significant precinct has evolved in recent years with the growth of numerous sports and user groups routinely utilising the precinct, and it is now timely for Council to strategically plan for the development of this precinct to meet the growing needs of the city and the region.

COMMENTARY

The Tamworth Central Sports Fields Precinct is already a major destination for organised sport, casual recreation, and regional events. This precinct incorporates the Gipps Street Sporting Fields, Carter Street/Riverside Sporting Complex, and the Plain Street Sporting Fields. With its central location, existing facilities, and strong existing participation base, the precinct has the potential to evolve into a dynamic regional destination — enhancing Tamworth’s social, health, and economic wellbeing.

Sports and Recreation senior staff have completed the draft Tamworth Central Turf Precinct Masterplan 2026 (the Masterplan) in line with Action 2.5 of Council’s Sport and Recreation Strategic Plan; “Riverside Sports Complex Masterplan: Prepare a staged masterplan for the sport and recreation precinct along the Peel River ... to guide the long-term provision of high-quality, regional level sport and recreation facilities.”.

This draft Masterplan, **ATTACHED**, refer **ANNEXURE 1**, has been developed to provide a clear, coordinated, and future-focused vision for the Tamworth Central Sports Fields precinct. The draft is a result of **community consultation with the overarching bodies of the key sports user groups that utilise the precinct**. The priorities and ideas gathered through this consultation process are reflected throughout the plan, making it a document that represents community aspirations.

For the purpose of this Masterplan, the Tamworth Central Sports Field precinct has been separated into six key areas. The Masterplan investigates each area, detailing the opportunities for each. The areas are:

- Area 1: Plain Street sporting fields;
- Area 2: bordered by Plain Street, Ebsworth Street, Carter Street and the Viaduct;
- Area 3: baseball and Riverside 4;
- Area 4: bordered by Bridge Street, Carter Street, Ebsworth Street and the Viaduct;
- Area 5: Riverside 1, 2 and 3; and
- Areas 6: Gipps Street Sport Fields and Cross Park.

The areas are displayed in Figure 1 below.



Figure

1: Overview of the Masterplan, showing the six areas

For **Council**, the Masterplan is a practical planning tool. It sets out a staged program of works with defined **short, medium, and long-term actions**, enabling strategic budgeting and resource allocation. This structured approach ensures that decisions about development are coordinated, cost-effective, and aligned with both community needs and long-term sustainability.

The Masterplan is also a **critical funding tool**. By clearly articulating the vision, scope, and timelines for proposed projects, it strengthens applications for external grants and

partnerships, improving Council’s ability to attract the investment needed to bring projects to life.

With clearly defined actions and delivery timeframes, the Masterplan provides the community with a benchmark against which Council’s progress can be measured. This means residents can see what has been achieved, what is underway, and what is planned for the future — ensuring that the development of the precinct remains both community-driven and results-focused.

Having produced a draft Masterplan for the Tamworth Central Turf Precinct (in consultation with key user groups), it is recommended that Council seek broad scale community consultation through a public exhibition period for a minimum of 28 days. It is proposed to seek community feedback through Council’s online “Have Your Say” portal. Following this period, it is recommended that a report be produced for Council detailing the feedback obtained and any submissions received.

(a) Policy Implications

Nil

(b) Financial Implications

Nil financial implications related to the development of this this strategy, however, it should be noted that all draft actions are unfunded at this stage.

(c) Legal Implications

Nil

(d) Community Consultation

The draft Tamworth Central Sports Fields Masterplan 2026 has been informed by targeted consultation with the peak sporting organisations that currently utilise the precinct. Senior Council staff met individually with representatives from each organisation to discuss current facility constraints, participation levels, operational requirements, and future growth aspirations for their respective sports.

This consultation process provided valuable insights into the shared infrastructure needs across the precinct and has directly informed the proposed facility layout, supporting infrastructure and staged development priorities outlined in the draft Masterplan.

Organisations consulted during the preparation of the draft Masterplan included administrators from:

- oztag;
- softball;
- baseball;
- minor league;
- AFL;
- cricket;
- soccer; and
- touch football.

This engagement process ensures the draft Masterplan reflects the operational needs of user groups while supporting Council's long-term planning for co-ordinated, sustainable and regionally significant sporting infrastructure.

It is recommended that the Draft Tamworth Central Sports Fields Masterplan 2026 be placed on public exhibition for a minimum period of 28 days to provide the broader community and stakeholders with the opportunity to review the document and provide feedback prior to finalisation.

(e) Delivery Program Objective/Strategy

Focus Area 2 – A Liveable Built Environment

8.2 LEASE ASSIGNMENT FROM WEST TAMWORTH SPORTS AND BOWLING CLUB LTD TO SOUTH TAMWORTH BOWLING CLUB LTD FOLLOWING AMALGAMATION

DIRECTORATE: REGIONAL SERVICES

AUTHOR: Paul Kelly, Manager - Sports and Recreation

**Reference: Item 14.4 to Ordinary Council 24 May 2016 - Minute No 149/16
Item 14.1 to Ordinary Council 10 October 2017 - Minute No 343/17**

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Lease Assignment from West Tamworth Sports and Bowling Club Ltd to South Tamworth Bowling Club Ltd following Amalgamation”, Council:

- (i) authorise the Mayor and General Manager to enter into a Deed of Assignment regarding the lease to West Tamworth Sports and Bowling Club Ltd of part Lot 32 DP 975057; and*
- (ii) authorise the affixing of the Seal of Council to the Deed of Assignment and any other associated documentation.*

SUMMARY

The purpose of this report is to advise Council of the matters relating to the amalgamation of the West Tamworth Sports and Bowling Club Ltd and South Tamworth Bowling Club Ltd and the approval of the current lease to be assigned to the amalgamated body.

COMMENTARY

South Tamworth Bowling Club Incorporated has requested to assume management of the current lease between Tamworth Regional Council and the West Tamworth Sports and Bowling Club for Part Lot 32 in Deposited Plan 975057, located on Belmore Street, Tamworth. The South Tamworth Bowling Club and the West Tamworth Sports and Bowling Club have completed an approved amalgamation process, with formal endorsement received from NSW Registered Clubs. The amalgamation was undertaken through a comprehensive member approval process across both organisations.

Council has received written confirmation from both parties supporting the assignment of the existing lease to the newly amalgamated entity, **ATTACHED**, refer **ANNEXURE 1**. Figure 1

below identifies the location of the leased area (outlined in red).



Figure 1 – Lease Area – part Lot 32 DP 975057

Council, West Tamworth Sports and Bowling Club, and South Tamworth Bowling Club will be required to enter into a Deed of Assignment. South Tamworth Bowling Club will become the new lessee and will be responsible for all of the lessee obligations in accordance with the lease. The terms of the current lease will remain the same. Other than the change of lessee, there will not be any other amendment to the lease.

It is recommended that Council give approval for staff to negotiate the assignment of the lease to South Tamworth Bowling Club Ltd as the governing body for the sport and site that includes two turf bowling greens, a synthetic bowling green and a clubhouses.

(a) Policy Implications

Nil

(b) Financial Implications

Nil

(c) Legal Implications

The Seal of Council is required to be affixed to the Deed of Assignment.

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 2 – A Liveable Built Environment

9 COMMUNITY SERVICES

9.1 NSWRL 2026 FUNDING REQUEST

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES

AUTHOR: Linda Bridges, Coordinator Visitor Economy

RECOMMENDATION

That in relation to the report “NSWRL 2026 Funding Request”, Council approves the request of \$20,000 as noted in the body of this report.

SUMMARY

NSWRL has requested a \$20,000 sponsorship from Tamworth Regional Council to support the hosting of the Regional Magic Round 2026.

COMMENTARY

The NSWRL Regional Magic Round 2026 is a three-day Rugby League festival scheduled to take place from 25-28 June 2026 at Scully Park, West Tamworth. Organised by New South Wales Rugby League (NSWRL), the event will feature a full round of Group 4 competition alongside five Knock-On Effect NSW Cup matches.

The NSWRL Regional Magic Round is a premier Rugby League festival celebrating the contributions of Regional NSW to the sport. This event will bring together local and professional teams, fans, and the community for a series of competitive matches and engagement activities.

The funding will be used to support associated costs with the event including security, equipment, compliance requirements, travel and broader event logistics.

The weekend of activities includes:

Showcased Competitions

- Knock-On Effect NSW Cup: Premier men’s competition serving as a feeder to the NRL, featuring teams such as the Parramatta Eels, Newcastle Knights, Penrith Panthers and Melbourne Storm.
- Group 4 Rugby League: A full round of matches from the regional Group 4 with a draw yet to be confirmed.

ECONOMIC IMPACT

Based on attendance data from the NSWRL Regional Magic Round 2025, it is anticipated the 2026 event may provide the following economic benefits to the Tamworth region:

Total Estimated Impact - NSWRL Regional Magic Round 2026			
	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)
Direct impact	265,341	117,560	1.6
Industrial impact	125,859	54,644	0.4

Consumption impact	77,285	39,546	0.4
Total impact on Tamworth Regional Council economy	468,485	211,750	2
Source - the above calculation was done using the Event Impact Calculator of economy.id			
Assumptions			
1. The event falls under the category of 'Sport and Recreation' activities and is a 'state' event (in economy.id's categorisation)			
2. 391 visitors (64.42%) will be overnight visitors per day			
3. 216 visitors will be day visitors per day			
4. Spending per overnight visitor will be \$201- the value of spending per night during an overnight trip in December 2024 for New England North West as per Tourism Research Australia data			
5. Spending per day visitor will be equivalent to \$148 - the average amount of spending during day trips (in December 2024) in Australia on takeaways and restaurant meals, shopping / gifts /souvenirs, entertainment and petrol (as per Tourism Research Australia data)			
6. It was assumed that the addition of the economic impact - spending from day and overnight visitors separately - will provide the total economic impact			
7. The event is a three-day event			
8. Attendance numbers based from the post 2025 Regional Magic Round Review provided by NSWRL			

(a) Policy Implications

Nil

(b) Financial Implications

Funding for the event will be from the General Fund via the establishment of a budget line item within Creative Communities and Experiences Division.

(c) Legal Implications

Nil

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 2 – A Liveable Built Environment

Focus Area 3 – Prosperity and Innovation

Focus Area 8 – A Strong and Vibrant Identity

9.2 2027 HOCKEY AUSTRALIA NATIONAL COUNTRY CHAMPIONSHIPS FUNDING REQUEST

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES

AUTHOR: Linda Bridges, Coordinator Visitor Economy

RECOMMENDATION

That in relation to the report “2027 Hockey Australia National Country Championships Funding Request”, Council approves the request of \$25,000 as noted in the body of this report.

SUMMARY

Hockey Australia has requested a \$25,000 sponsorship from Tamworth Regional Council to support the hosting of the 2027 Hockey Australia National Country Championships.

COMMENTARY

Hockey Australia leads the sport nationally and works closely with State and Territory Associations to support hockey at all levels. The organisation delivers events and development initiatives that build local capability, strengthen volunteer networks, and create social and economic benefits for host regions. Hockey Australia also supports pathways for regional athletes to reach elite levels, including future Olympic representation.

The Hockey Australia National Country Championships is an annual event featuring representative country teams from across Australia. It is noted that the event may not ultimately be allocated to Tamworth. Hockey Australia has advised that, should this event not be secured, they would be supportive of identifying future events to be hosted in Tamworth.

This event would welcome around 12 teams, with more than 300 players, coaches, and officials, as well as their supporters travelling to the region. The event is scheduled to run from 7-14 August 2027, comprising a training day, seven competition days.

Should Tamworth Regional Council be successful in hosting this event, Hockey Australia will lead a joint marketing and communications campaign with Tamworth Regional Council designed to promote the event, drive visitation, and encourage longer stays.

ECONOMIC IMPACT

Based on projected attendance data provided by Hockey Australia, it is anticipated the 2027 event may provide the following economic benefits to the Tamworth region.

Total Estimated Impact - 2027 Hockey Australia Country Championships			
	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)
Direct impact	805,286	356,784	4.9
Industrial impact	381,969	165,840	1.3
Consumption impact	234,553	120,018	1.1

Total impact on Tamworth Regional Council economy	1,421,808	642,642	7
Source - the above calculation was done using the Event Impact Calculator of economy.id			
Assumptions			
1. The event falls under the category of 'Sport & Recreation activities and is a 'regional' event (in economy.id's categorisation)			
2. 626 visitors (100%) will be overnight visitors per day			
3. 0 visitors will be day visitors per day			
4. Spending per overnight visitor will be \$201- the value of spending per night during an overnight trip in December 2024 for New England North West as per TRA data			
5. Spending per day visitor will be equivalent to \$148 - the average amount of spending during day trips (in December 2024) in Australia on takeaways and restaurant meals, shopping / gifts /souvenirs, entertainment and petrol (as per TRA data)			
6. It was assumed that the addition of the economic impact - spending from day and overnight visitors separately - will provide the total economic impact			
7. The event is an eight-day event			
8. No date provided for the event			

(a) Policy Implications

Nil

(b) Financial Implications

Funding for the event will be from the General Fund via the establishment of a budget line item within the Creative Communities and Experiences Division.

(c) Legal Implications

Nil

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 2 – A Liveable Built Environment

Focus Area 3 – Prosperity and Innovation

Focus Area 8 – A Strong and Vibrant Identity

9.3 BASELINE BIODIVERSITY STUDY SUMMARY REPORT

DIRECTORATE: WATER AND WASTE
AUTHOR: Ashleigh Smith, Sustainability Coordinator

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Baseline Biodiversity Study Summary Report”, Council receive and note the report.

SUMMARY

The purpose of this report is to present the Tamworth Regional Council’s Baseline Biodiversity Study Summary Report, provide an update on the status of recommendations contained within the report, and to close out the relevant biodiversity actions under Council’s Our Environment and Sustainability Strategy 2022- 2026.

COMMENTARY

A key target, objective and associated action contained under the Natural Environment focus area of Council’s Our Environmental Sustainability Strategy and Action Plan 2022-2026 relates to establishing an updated Biodiversity Baseline for the Tamworth Region. As part of this process Stringybark Ecological was engaged to conduct biodiversity assessments across the LGA between 2024 to 2025. Due to the confidential nature of the biodiversity data obtained from private landholders, outputs are only available through BioNet to ensure the data is buffered and managed in accordance with legislative requirements.

As outlined in the enclosed Baseline Biodiversity Study Summary Report, **ATTACHED**, refer **ANNEXURE 1**, several recommendations were produced as part of the study. The recommendations are shown in Table 1, along with the approach to addressing the actions.

Table 1. Recommendations from Biodiversity Baseline Study Summary Report

Recommendation Type	Recommendation	Councils Approach to addressing these new recommendations
Develop Planning Resources to integrate and advocate for biodiversity	Use Biodiversity Assessment Map	An internal Biodiversity Assessment Map has been developed. This tool is intended to improve how biodiversity data is accessed and interpreted by relevant Council staff in order to support them in understanding where and when additional biodiversity studies should be requested.

	<p>Train staff in how to interpret and apply the Biodiversity Assessment Map:</p>	<p>Relevant staff will be trained in how to use the Biodiversity Assessment Map to interpret and apply biodiversity mapping layers. The training is scheduled to occur May 2026, following the training, staff feedback will be taken onboard, and the mapping will be revised before it is implemented by staff.</p>
	<p>Encourage and advocate for NSW DCCEEW to use project data to improve SVTM PCT mapping for TRC LGA</p>	<p>Council is actively working with DCCEEW to advocate for this for the Tamworth LGA. This recommendation becomes part of business as usual.</p>
	<p>Create a 'Terrestrial Biodiversity' Clause in the LEP</p>	<p>It is proposed, if supported by Councillors, a 'Terrestrial Biodiversity' Clause be included in the Tamworth Local Environmental Plan (LEP) 2010. The aim of the clause is to maintain terrestrial biodiversity by protecting and conserving native fauna and flora and their habitats. Before determining a development application Council will need to determine if the development will have an impact on terrestrial biodiversity and advise of measures to avoid, minimise or mitigate these impacts.</p>
<p>Management of Biodiversity Assets</p>	<p>Develop a Biodiversity Strategic Plan/ Strategy to guide investment and collaboration to improve biodiversity outcomes</p>	<p>Where supported by Councillors, Council staff propose to include the development of a Biodiversity Strategy/ or Strategic Plan within the Environmental Sustainability Strategy when it is revised. This will be actioned by Environmental section of Councils Environment and Sustainability Team.</p>

	Work with other stakeholders to identify priority areas for restoration and conservation management	Council will support stakeholders identify priority areas for conservation, including potential opportunities to maintain or restore biodiversity corridors. This approach is not currently funded and is reliant on external stakeholders.
	Develop a biodiversity engagement plan	Where supported by Councillors, it is proposed to include the development of a Biodiversity Engagement Plan to support the development of the Biodiversity Strategy/ Strategic Plan. This is not currently funded.
Address Threats and Challenges to Biodiversity	Seek funding for a Roadside Environment Plan to tackle high threat weeds spreading along linear corridors	Council's newly formed Biosecurity Team in the Community Safety and Wellbeing Division, Liveable Communities, will actively work towards achieving this as part of their business as usual workflow. This will likely involve working with external stakeholders such as Local Land Services.

(a) Policy Implications

Policy changes in the Biodiversity and Biosecurity space may occur when implementing the recommendations from the Biodiversity Baseline Summary Report.

(b) Financial Implications

Nil

(c) Legal Implications

Implementation of these recommendations improves Council's future ability to comply with Chapter 3 of the Local Government Act, the Biosecurity Act 2015, Biodiversity Conservation Act 2016 and the Environmental Planning & Assessment Act 1979 (EP&A Act).

(d) Community Consultation

The community will be consulted during the revision of the Environmental Sustainability Strategy. Where the development of a Biodiversity Strategy or Strategic Plan is supported, the community will be consulted as part of this process as well. Community Consultation will also occur where external policies are developed or amended.

(e) Delivery Program Objective/Strategy

Focus Area 6 – Working with and Protecting our Environment

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 TENDER T086-2025 - DESIGN AND CONSTRUCT POWERSTATION MUSEUM ENGINE SHED EXTENSION - CONTRACT NEGOTIATION OUTCOME

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Mark Gardiner, Manager - Project Planning and Delivery
Lisa Hannaford, Project Administrator

Reference: Item 12.2 Ordinary Council 11 November 2025 - Minute No 289/25

The Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (d)i of the Local Government Act 1993 on the grounds that the matter and information is 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 advise Council of the outcome of negotiations in relation to tender T086-2025 - Design and Construct Powerstation Engine Shed Extension.

Background

Council resolved to decline all tenders in response to the request for tender (RFT) as per the Council report on 11 November 2025 and authorised the General Manager to enter into negotiations with one or more of the tenderers (in accordance with Section 178(3)(e) of the NSW Local Government (General) Regulation 2021), with a view to entering into a design and construct contract.

10.2 TENDER T073/2026 - TAMWORTH AIRPORT CAR PARK MANAGEMENT SYSTEM UPGRADE

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Mark Gardiner, Manager - Project Planning and Delivery
Stephen Westhorpe, Project Officer Aviation Precinct

The Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (d)i of the Local Government Act 1993 on the grounds that the matter and information is 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 recommend Council resolves to decline the tenders submitted in response to request for tender number T073/2026 and enter into negotiations with one or more of the tenderers (in accordance with Section 178(3)(e) of the NSW Local Government (General) Regulation 2021), with a view to entering

into a contract.

Tamworth Regional Council (Council) invited tender submissions from suppliers via a request for tender on the open market in accordance with Section 167 of the NSW Local Government Regulation to supply, install and maintain an upgrade to the existing paid car parking management system. Due to budget constraints, Council needs to negotiate details with preferred tenderer(s) to refine the scope of work to achieve an affordable outcome and therefore cannot accept a tender at this stage.

The reason for declining to invite fresh tenders or applications under Sections 178(3)(b)-(d) of the Local Government Regulation is that, despite not being able to accept a tender at this point in time, Council staff are confident that through negotiations Council will be able to enter into a contract to deliver the project, and this will result in the best outcome for the project and the community.

Background

Tamworth Regional Airport requires upgrading of the existing ticketed car parking system to both the Long-Term Car Park (LTCP) and Short-Term Car Park (STCP), as shown in Figure 1 below, to a license plate recognition (LPR) system. In addition to this, the staff car park pin pad entry system also requires upgrade as it is no longer able to be re-programmed. The current ticketed system has become cumbersome and unreliable, requiring frequent input from Council airport staff to attend to intercom and maintenance issues.

It is proposed that the car parks be upgraded to an LPR system that will greatly reduce the need for tickets, with a view to move to fully ticketless in the future. In addition to reduced Council staff input, this system will allow for a smoother, more efficient flow of traffic in and out of the car parks. It will also allow customers at Tamworth Regional Airport to utilise the EasyPark mobile phone application (app) if they choose to, which is the same preferred app chosen by Council to operate the newly installed parking meters in Tamworth.

The system will also enable Council to better manage the hire car utilisation of the car parks, which under the current system is difficult to manage in relation to their leased areas. It will also minimise revenue loss due to faded and lost ticket claims.



Figure 1: Tamworth Regional Airport car park layout

Tender Scope

A tender for the Tamworth Regional Airport car park LPR upgrade was advertised for a period of 21 days and closed on 19 February 2026. Tenderers were required to provide a schedule of prices, including:

Capital Expenditure (CapEx) items as follows:

- supply, install and commission new LPR lanes for STCP and LTCP;
- supply, install and commission new pin pad/card reader access lane for staff car park;
- site works including project management, establishment, site/traffic control and demobilisation;
- construction of new concrete footings and cabling for new location of lane entry/exit machines at the LTCP;
- supply, install and commission new, cashless walk-up pay machines in the terminal building; and
- additional site civil works, excavating, concreting and cabling.

Provisional CapEx items as follows:

- decommission, removal and disposal of redundant infrastructure;
- make good all footings and pavement to match surrounding area;
- LPR upgrade to the staff car park;

- integration with the Easy Park app; and
- provision and integration with tenderer's preferred pay-via-phone app (if different to EasyPark).

Operational Expenditure (OpEx) items as follows:

- annual operation and maintenance fee (if applicable) assuming a five year period;
- any applicable transaction fees such as merchant, credit card, commission, management or other fees deducted for each car park transaction; and
- any annual fee increases.

10.3 PROPOSED LEASE - OFFICE ACCOMMODATION FOR COUNCIL STAFF

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Rami Abu-Shaqra, Chief Financial Officer

Reference: Item 9.6 to Ordinary Council 24 February 2026 - Minute No 147/15

Item 7.1 to Ordinary Council 24 March 2026 - Minute No 177/42

3 CONFIDENTIAL ENCLOSURES ENCLOSED

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

In 2022, Council staff were relocated from Ray Walsh House (RWH) to allow for the asbestos containing materials within the building to be removed. Since that time, Council has been leasing two office premises and occupying other Council owned buildings in order to accommodate Council staff across various sites.

When Council staff were relocated from Ray Walsh House, extensive works were undertaken to allow the utilisation of as many Council owned premises as possible for temporary office accommodation. In addition to the Council facilities two lease agreements for office space were required. The 270+ Council staff based in Tamworth were initially relocated to one of the following locations:

1. Parry House – Council owned
2. Peel House – Council owned
3. 474 Peel Street – Council owned
4. Tamworth Sports Dome – Council owned
5. The Lands Building – Council owned
6. 127 Marius Street – Leased
7. Northern Daily Leader Building – 179 Marius Street – Leased.

These arrangements were never intended for the long term but provided a temporary solution until the then anticipated refurbishment of RWH. Unfortunately, the

investigations for rehabilitating RWH revealed that the total cost would certainly be greater than \$50 million and potentially as much as \$70 million. The cost to construct a completely new administrative office is likely to be in the similar range.

Council is not currently in a financial position to pursue either of the above options and will require significant time to establish a financial reserve with an appropriate balance along with the financial capacity to contribute towards the long-term solution for office accommodation.

Given Council's current financial position, this report provides an option for Council to consider relocating the majority of staff that previously occupied RWH to a single large premises in close proximity to the Tamworth CBD on a medium-term lease, while still continuing to explore options for a future permanent office solution.

This report explores both the positive and potentially negative impacts that such a move may have from a financial, economic and staffing perspective.