



# **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, Nemingha Room, 25-27 Fitzroy Street, Tamworth**, commencing at **6.30**.

## **ORDINARY COUNCIL AGENDA**

**16 DECEMBER 2025**

**PAUL BENNETT**  
**GENERAL MANAGER**

## Order of Business

ITEM	SUBJECT	PAGE NO
1	APOLOGIES AND LEAVE OF ABSENCE .....	5
2	COMMUNITY CONSULTATION.....	5
3	MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL.....	5
4	DISCLOSURE OF INTEREST .....	5
5	MAYORAL MINUTE .....	5
6	NOTICE OF MOTION.....	5
	OPEN COUNCIL REPORTS	5
7	ENVIRONMENT AND PLANNING .....	5
7.1	ADOPTION OF THE DRAFT TAMWORTH REGIONAL STRUCTURE PLANS 2025 .....	5
	<b>8 ANNEXURES ATTACHED</b>	
	1 CONFIDENTIAL ENCLOSURES ENCLOSED	
7.2	ADOPTION OF THE DRAFT TAMWORTH REGIONAL RURAL LANDS STRATEGY 2025 ...	15
	<b>5 ANNEXURES ATTACHED</b>	
	1 CONFIDENTIAL ENCLOSURES ENCLOSED	
8	INFRASTRUCTURE AND SERVICES .....	25
8.1	TAMWORTH LOCAL TRANSPORT FORUM - 3 SEPTEMBER, 1 OCTOBER AND 19 NOVEMBER 2025.....	25
	<b>25 ANNEXURES ATTACHED</b>	
8.2	OPTIONS FOR COMMERCIAL DEVELOPER CHARGES - SUBMISSIONS AND PEER REVIEW .....	36
	<b>2 CONFIDENTIAL ENCLOSURES ENCLOSED</b>	
9	GOVERNANCE, STRATEGY AND FINANCE.....	41
9.1	TAMWORTH REGIONAL PRECINCT ADVISORY COMMITTEES - APPOINTMENT OF COMMUNITY MEMBERS .....	41
	<b>2 ANNEXURES ATTACHED</b>	
	1 CONFIDENTIAL ENCLOSURES ENCLOSED	
9.2	ANNUAL OPERATIONAL PLAN 2025/2026 BUDGET VARIATION REPORT - OCTOBER 2025 .....	45
	<b>1 ANNEXURES ATTACHED</b>	
9.3	COUNCIL INVESTMENTS NOVEMBER 2025 .....	46
	<b>1 ANNEXURES ATTACHED</b>	
9.4	ANNUAL OPERATIONAL PLAN 2025/2026 BUDGET VARIATION REPORT - NOVEMBER 2025 .....	48
	<b>1 ANNEXURES ATTACHED</b>	
10	COMMUNITY SERVICES.....	50

10.1	TAMWORTH REGION ARTS ADVISORY COMMITTEE MEETING MINUTES - 16 OCTOBER 2025 .....	50
		<b>1 ANNEXURES ATTACHED</b>
10.2	CENTRAL NORTHERN REGIONAL LIBRARY (CNRL) - MINUTES - ANNUAL GENERAL MEETING AND ORDINARY MEETING - WEDNESDAY 5 NOVEMBER 2025.....	51
		<b>3 ANNEXURES ATTACHED</b>
10.3	SPONSORSHIP PROPOSAL FOR NATIONAL CUTTING HORSE ASSOCIATION (NCHA) FUTURITY.....	54
		<b>1 ANNEXURES ATTACHED</b>
<b>11</b>	<b>REPORTS TO BE CONSIDERED IN CLOSED COUNCIL.....</b>	<b>57</b>
	TENDER T050/2026 - CONSTRUCTION OF EROSION AND CAUSEWAY REPAIRS, GEORGE STREET MOONBI .....	57
	PROPOSED LEASE OF PARRY HOUSE, SUITE 2, 468-472 PEEL STREET, TAMWORTH .....	59
	TENDER T048/2026 - SUPPLY AND INSTALLATION OF PEDESTRIAN FENCING, TAMWORTH. 60	
	PROVISION OF CLEANING SERVICES FOR COUNCIL FACILITIES - TENDER T018/2026.....	62
	PROPOSAL SALE OF COUNCIL OWNED LAND - 87-93 BRISBANE STREET, TAMWORTH.....	63
	PROPOSED LEASE OF PARRY HOUSE, SUITE 1B AND SUITE 4, 468-472 PEEL STREET TAMWORTH.....	64
	TENDER T075/2026 - TAMWORTH REGIONAL AIRPORT TAXIWAY ALPHA UPGRADE.....	64
	T103-2025 - SUPPLY ONLY AND SUPPLY AND LAY OF ASPHALT .....	66
	PROPOSED SALE OF COUNCIL OWNED LAND - 123 AND 161 NEW WINTON ROAD, WESTDALE.....	67
	TENDER T057/2026 - WESTDALE WASTEWATER TREATMENT PLANT SLUDGE LAGOON DEWATERING .....	68
	TENDER T061/2026 - CCTV INVESTIGATION, CLEANING AND CONDITION ASSESSMENT OF SEWER MAINS AND ACCESS CHAMBERS .....	69
	EXPRESSIONS OF INTEREST - E026-2025 - OPERATION OF INDUSTRIAL HARD PLASTIC PROCESSING FACILITY.....	70

## Council

Meeting Date: 2<sup>nd</sup> and 4<sup>th</sup> 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*

<b>Membership:</b>	<b>All Councillors</b>
<b>Quorum:</b>	<b>Five members</b>
<b>Chairperson:</b>	<b>The Mayor</b>
<b>Deputy Chairperson:</b>	<b>The Deputy Mayor</b>

## Community Consultation 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 COMMUNITY CONSULTATION**
- 3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL**

### **RECOMMENDATION**

*That the Minutes of the Ordinary Meeting held on Tuesday, 9 December 2025, copies of which were circulated be taken as read and confirmed as a correct record of the proceedings of the Meeting.*

- 4 DISCLOSURE OF INTEREST**

Pecuniary Interest

Non Pecuniary Conflict of Interest

Political Donations

- 5 MAYORAL MINUTE**

Nil

- 6 NOTICE OF MOTION**

Nil

### **OPEN COUNCIL REPORTS**

- 7 ENVIRONMENT AND PLANNING**

#### **7.1 ADOPTION OF THE DRAFT TAMWORTH REGIONAL STRUCTURE PLANS 2025**

**DIRECTORATE:** LIVEABLE COMMUNITIES

**AUTHOR:** Mitchell Gillogly, Team Leader – Strategic Planning

**Reference:** Item 7.2 to Ordinary Council 8 July 2025 - Minute No 158/25

**8 ANNEXURES ATTACHED**

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

### **RECOMMENDATION**

*That in relation to the report “Adoption of the Draft Tamworth Regional Structure Plans 2025”, Council:*

- (i) adopt the draft Tamworth Regional Structure Plans 2025 as amended by this report; and*
- (ii) forward the adopted Tamworth Regional Structure Plans 2025 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 2025 and, upon adoption, forward the structure plans to the Department of Planning, Housing and Infrastructure for endorsement.

The amended draft Tamworth Regional Structure Plans 2025, 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.

## **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 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 (4000m<sup>2</sup>) as part of Stage 1 and a variety of standard urban lots (450m<sup>2</sup> – 2000m<sup>2</sup>) 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 (4000m<sup>2</sup>) which will be serviced with reticulated water and Onsite Sewerage Management Systems (OSSM); and
  - **Stage 2 (20+ years)** – Full urban residential (450m<sup>2</sup> – 2000m<sup>2</sup>) 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 (4,000m<sup>2</sup>) 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 large lot residential and tourism land uses.

Overall, Stage 1 will contribute in meeting the expected shortfall of 4000m<sup>2</sup> 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 Growth 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 (1000m<sup>2</sup>) along the eastern boundary and standard urban lots (450m<sup>2</sup> – 800m<sup>2</sup>) 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.

There were no amendments made as a consequence of the public exhibition. 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, 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 37 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
<b>1. Access and Road Safety</b>  Safety concerns about proposed access routes regarding: <ul style="list-style-type: none"><li>• Intersection upgrades, and integration of active transport corridors;</li><li>• Event-related traffic management in TSEP; and</li><li>• Safety and increase in traffic increase on Peak Drive and</li></ul>	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.

Rodeo Drive.	
<b>2. Open Space and Environmental Protection</b>  Suggestions for open space on the former athletics track site, blue-green links in SGAP.	<p>The former athletics track is a key site within the precinct. Future uses of the former athletic 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>
<b>3. Infrastructure before Growth</b>  Strong consensus that water, sewer, and road upgrades must precede or accompany new development.	<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>
<b>4. Connectivity and Active Transport</b>  Support for pedestrian and cycle links within the structure plan precincts. Consideration of connection to exiting / future active transport network.	<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>
<b>5. Process and Engagement</b>  Appreciation for extended consultation period; calls for transparency in decision-making and clarity on land potential.	<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</p>

	applications.
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### 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
Energy Co
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
<b>1. Infrastructure before Growth</b>  Infrastructure planning must occur before rezoning.	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.
<b>2. Freight and Transport</b>	The protection of the future Western Freight

<p><b>Coordination</b></p> <p>Need to protect the future Western Freight Link corridor and coordinate with Energy Co on the Port to Renewable Energy Zone (REZ) strategy for over-size/over-mass (OSOM) vehicle movements.</p>	<p>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 Energy Co regarding the Port to Renewable Energy Zone (REZ) OSOM strategy.</p>
<p><b>3. Open Space and Environmental Protection</b></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><b>4. Process and Engagement</b></p> <p>Recommend targeted consultation with multiple State Agencies before finalising plans.</p>	<p>Targeted consultation has been undertaken with the following State government agencies:</p> <ul style="list-style-type: none"> <li>• Transport for NSW</li> <li>• Department of Primary Industries and Regional Development</li> <li>• Department of Climate Change, Energy, the Environment and Water</li> <li>• Department of Education School Infrastructure</li> <li>• NSW Rural Fire Service</li> <li>• NSW Resources</li> </ul>

#### Amendments to the Draft Tamworth Regional Structure Plans 2025

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 and 14 of the Engagement Outcomes Report which is **ATTACHED**, refer to **ANNEXURE 7**.

Structure Plan Precinct	Amendment
Southern Gateway Activation Precinct	<p>1. Extend the footprint of stage 1 to include the following areas:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>

	<ul style="list-style-type: none"> <li>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.</li> </ul> <ol style="list-style-type: none"> <li>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.</li> </ol>
Kootingal Residential Growth Precinct	No amendments to the Kootingal Residential Growth Precinct structure plan are required following public exhibition.
Tamworth Sports and Entertainment Precinct	<ol style="list-style-type: none"> <li>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.</li> <li>The boundary for the Special Entertainment Precinct (SEP) has been adjusted to include the commercial centre along Ringers Road.</li> <li>The indicative layout for the former Athletics Track has been removed with the site now identified as a key site, listing the potential activities that could be included to activate the precinct.</li> </ol>

**(a) Policy Implications**

The draft Tamworth Regional Structure Plans 2025, when adopted by Council, would become a Council strategy. Subsequently, Council will request the adopted Tamworth Regional Structure Plans 2025 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 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

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**7.2 ADOPTION OF THE DRAFT TAMWORTH REGIONAL RURAL LANDS STRATEGY 2025**

**DIRECTORATE:** LIVEABLE COMMUNITIES  
**AUTHOR:** Mitchell Gillogly, Team Leader – Strategic Planning  
**Reference:** Item 7.3 to Ordinary Council 29 April 2025 - Minute No 91/25  
**5 ANNEXURES ATTACHED**  
**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

**RECOMMENDATION**

*That in relation to the report “Adoption of the Draft Tamworth Regional Rural Lands Strategy 2025”, Council:*

- (i) adopt the Tamworth Regional Rural Lands Strategy 2025, as amended in accordance with this report; and*
- (ii) forward the adopted Tamworth Regional Rural Lands Strategy 2025 to the Department of Planning, Housing and Infrastructure requesting endorsement.*

**SUMMARY**

A draft Tamworth Regional Rural Lands Strategy (draft Strategy) has been developed to determine a 20-year strategic approach for managing and protecting the social, economic and environmental values of our rural lands. The draft Strategy will also provide a framework for land use planning to underpin potential amendments to the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)* and the implementation of Local, Regional and State Government strategic plans.

The purpose of this report is to outline the outcomes of the exhibition process undertaken in May/June 2025 and obtain a resolution of Council to adopt the draft Tamworth Regional Rural Lands Strategy 2025 and forward the adopted Strategy to the Department of Planning, Housing and Infrastructure requesting endorsement.

**COMMENTARY**

The rural lands of the Tamworth Regional Local Government Area (Tamworth Regional LGA) are an important part of the New England North West Region and broader New South Wales. The development of the draft Strategy provides a framework to guide decision-making for the ongoing planning and management of the rural lands within the Tamworth Regional LGA.

Tamworth Regional Council’s (Council) land use vision for the future of the Tamworth Regional LGA, is identified 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* and *Blueprint 100: Part 2 – Local Strategic Planning Statement 2020 (Council’s LSPS 2020)*. These strategic planning documents guide planning decisions and growth management for our region.

The future adoption and implementation of the draft Tamworth Regional Rural Lands Strategy will assist Council in implementing the strategic intent of the *NENW Regional Plan 2041* and *Council’s LSPS 2020*.

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Importantly, to enable the adopted Strategy to be used as the basis for future amendments to the *Tamworth Regional Local Environmental Plan 2010 (TRL EP 2010)*, the adopted Strategy must be endorsed by the Department of Planning, Housing and Infrastructure. If endorsement is not forthcoming, then the Strategy cannot be relied upon for strategic merit when seeking to amend the *TRL EP 2010*. An additional risk is identified whereby DPHI may only endorse parts of the draft Strategy leading landowners to incorrect assumptions as to the potential of their land.

### **Draft Rural Lands Strategy**

The draft Strategy has been prepared to provide a framework to guide decision-making for the ongoing planning and management of the rural lands within the Tamworth Regional LGA. Rural lands are a crucial part of the Tamworth Regional LGA's economy and character. With a growing population, a range of diverse rural industries, biodiversity, and emerging development, (including the renewable energy projects), within the region, Council needs to ensure that land use policy continues to support existing and future rural land uses, while providing for the needs of rural communities.

Following consultation with the community and Government Agencies, a number of amendments to the exhibited draft Strategy are proposed, primarily in relation to lot sizes in certain rural areas. Additional analysis was undertaken to carefully consider each area and if it was appropriate, based on community and Government Agencies feedback, to amend the Lot Size or leave it unchanged.

This included undertaking a lot and holding analysis, review of land and soil capability, existing agricultural industries and likelihood of land use conflicts. On balance, it is considered that reducing the lot size in certain rural areas is likely to fragment high quality and important agricultural lands and resources and reduce buffer distances between producers and sensitive receivers. Reduced Lot Size provisions may impact agricultural productivity and increase the potential for land use conflict. This does not align with the intent of the draft Strategy to protect and promote our rural lands. Therefore, it is recommended to retain the existing lot size for Area 1 - Eastern Rural Lands (800ha), Area 2 - South Western Rural Lands (800ha), Area 6 – Moore Creek (100ha), Area 7 – Attunga (400ha) and Area 9b – Loomberah surrounds (400ha).

Following public exhibition, the amended draft Strategy recommended to be adopted is **ATTACHED**, refer **ANNEXURE 1**.

The draft Strategy identifies eight Focus Areas and 28 associated actions. These actions are listed in full and comprise the final section of the draft Strategy. A high-level overview of the Focus Areas is provided below.

#### **Focus Area 1: Prioritise agriculture and preserve the productivity of our rural lands**

- Consider changes to minimum lot size in consideration of landscape characteristics, viability of agricultural productivity and strategic objectives for the rural zones.
- Implement measures to ensure State Significant Agricultural Land, Biophysical Strategic Agricultural Land and Important Agricultural Land are used as key criteria in the decision-making process.

#### **Focus Area 2: Reduce and manage land use conflicts**

- Implement measures to reduce land use conflict including buffer areas and separation distances for a range of rural industries.

- Identify and protect high value agricultural land and established intensive agricultural clusters to minimise land use conflict.

**Focus Area 3: Improve safety and efficiency of inter- and intra-regional linkages**

- Identify opportunities for rural industries that may benefit from the Tamworth Intermodal Freight Facility including the export of local agricultural products.
- Collaborate with Transport for NSW to deliver the Western Freight Link and Eastern Detour to enable freight to move safely and efficiently throughout the region.

**Focus Area 4: Support and diversify the rural economy**

- Promote attractions to encourage growth in key tourism market segments such as food and agritourism, farm-stay, or experience-based holidaymaking.
- Continue to work with stakeholders to support initiatives, research, innovation, training and education in the agricultural industries.

**Focus Area 5: Support rural housing in the right locations**

- Permit secondary dwellings in certain rural lands and amend planning controls to enable existing large lot residential zoned land to be unlocked.
- Identify appropriate locations for Temporary Workforce Accommodation to support the livestock processing industry, rural industries and New England Renewable Energy Zone (NEREZ).

**Focus Area 6: Facilitate the prosperity of our rural communities**

- Continue to support Council Place Managers to develop place-making opportunities that enhance local character, reinforce a sense of community and foster growth in our rural communities.
- Continue to monitor future opportunities for rural communities to facilitate growth.

**Focus Area 7: Protect and improve environmental, scenic and heritage values in rural areas**

- Protection of environmental and scenic amenity for land that is of high biodiversity and scenic value.
- Protection of heritage items, landscapes and curtilages on rural lands.

**Focus Area 8: Encourage sustainable and resilient rural land practices to strengthen the region's ability to respond to a changing climate**

- Consideration of natural hazards and the impact of climate change on rural lands and industries.
- Collaborate with key stakeholders to secure reliable access to water in the region.

**Public Exhibition**

The draft Strategy has been the subject of wide-ranging consultation while still in draft form throughout 2024/2025. Public exhibition of the draft Strategy occurred from 7 May 2025 to 5 June 2025. Community engagement included television, radio, online, print media and a survey to provide information and stimulate the involvement of the community.

Furthermore, several key stakeholder engagement meetings and a Government agency stakeholder roundtable briefing were held to obtain a wide range of views on rural lands

within the Tamworth Regional LGA. Additionally, five community drop-in sessions were held during the public exhibition period as summarised below:

Date	Location
15/05/25	Fitzroy Street Plaza, Fitzroy Street, Tamworth
15/05/25	Kootingal Multipurpose Centre, Denman Avenue, Kootingal
17/05/25	Peel Inn Hotel, Jenkins Street, Nundle
17/05/25	Manilla Mechanics Institute, Manilla Street, Manilla
17/05/25	Queen Street Mall, Queen Street, Barraba

The draft Strategy as was placed on public exhibition is **ATTACHED**, refer **ANNEXURE 2**.

Online submissions were invited using the Council ‘Have Your Say’ portal. The ‘Have Your Say’ Statistics and Analysis are **ATTACHED**, refer **ANNEXURE 3**.

### Public Feedback

A total of 62 public submissions were received during the public exhibition period.

An Engagement Outcomes Report is **ATTACHED**, refer **ANNEXURE 4**. Copies of the full public submissions, which include personal confidential information, are **ENCLOSED** for the information of Councillors, refer **CONFIDENTIAL ENCLOSURE 1**.

There were several consistent themes identified as shown in the table below. The table below does not cover all the issues in detail nor serve to replace the analysis in Annexure 4.

Theme	Council Comment
<p><b>Dwellings in rural areas:</b></p> <p>Support for secondary dwellings on certain rural lands outside the proposed Namoi Regional Jobs Precinct.</p> <p>Oppose the removal of historical dwelling entitlements for existing lots that are smaller than the Lot Size.</p> <p>Potential land use conflict associated with the construction of dwellings in rural areas.</p>	<p>Support for <b>Action 5.1</b> to permit secondary dwellings on certain rural lands outside the proposed Namoi Regional Jobs Precinct is noted.</p> <p>Council seeks to implement a three-year sunset provision (<b>Action 5.3</b>) whereby dwelling opportunities on vacant existing holdings below the Lot Size would lapse in order to avoid adverse outcomes for agriculture, rural landscapes and potential land use conflict.</p>
<p><b>Rural Subdivision/Lot Size:</b></p> <p>Limited support reducing the Lot Size in Eastern Rural Lands (Area 1), South Western Rural Lands (Area 2),</p> <p>Support Kingswood / Warral (Areas 3a and 3b), Kootingal / Moonbi (Area</p>	<p>A mixture of support and opposition to the proposed Lot Size changes was received.</p> <p>Additional analysis was undertaken to carefully consider each area and if it was appropriate, based on community and agency feedback, to amend the Lot Size or leave it unchanged.</p>

<p>4), Daruka (Areas 5a and 5b), Moore Creek (Area 6), Attunga (Area 7), Nundle (Area 8), Loomberah (Area 9b) and Administrative Changes (Area 10a).</p> <p>Oppose changes that would increase sensitive receptors in rural areas, in relation to Area 1, Area 2, Area 6 and Area 7.</p> <p>Request for expansion of Lot Size amendments throughout other parts of the Tamworth Regional LGA.</p>	<p>This included undertaking a lot and holding analysis, review of land and soil capability, existing agricultural industries and likelihood of land use conflicts.</p> <p>On balance, it is considered that by reducing the lot size in certain rural areas is likely to fragment high quality and important agricultural lands and resources, reduce buffer distances between producers and sensitive receivers, impact agricultural productivity and increase the potential for land use conflict. This does not align with the intent of the draft Strategy to protect and promote our rural lands; therefore, it is recommended to retain the existing lot size for Area 1 - Eastern Rural Lands (800ha), Area 2 - South Western Rural Lands (800ha), Area 6 – Moore Creek (100ha), Area 7 – Attunga (400ha) and Area 9b – Loomberah surrounds (400ha). This is considered appropriate in consideration of <b>Focus Areas 1 and 2</b>.</p>
<p><b>Growth and development of important rural industries:</b></p> <p>Council and NSW State Government authorities should support the growth of valuable rural industries by enabling faster planning approval pathways and stronger advocacy.</p> <p>Support operational needs of poultry farms.</p> <p>Water security and licensing is an ongoing concern for the Tamworth Regional LGA.</p>	<p>This is the intention of <b>Focus Area 1: Prioritise agriculture and preserve the productivity of our rural lands</b> and streamlining approval processes for agriculture and supporting industries.</p> <p>Council will continue to support and promote intensive agriculture to minimise land use conflicts via potential expansion of the Namoi Jobs Precinct or by other planning mechanisms (<b>Actions 2.4 and 2.5</b>).</p> <p>This is the intention of <b>Action 8.2: Complete the Tamworth Water Security Plan and, where relevant, outcomes should be introduced into the TRLEP 2010 and TRDCP 2010</b>.</p>
<p><b>Land use conflict in rural areas:</b></p> <p>The Tamworth Regional Rural Lands Strategy should consider lime and limestone mining and processing and appropriate buffer zones.</p> <p>Lobby the State Government to create new Intensive Agriculture zone to support and promote intensive agriculture in NSW.</p>	<p>Feedback from community stakeholders cited concerns over the potential increased risk of land use conflict and the loss of important resource land in Attunga as a result of the proposed amendments to lot size at Attunga (Area 7). In particular, the introduction of additional dwellings in rural areas has the potential to increase land use conflict with important resource extraction activities occurring around Attunga. The draft Strategy is proposed to be updated to no longer include amendments to Attunga (Area 7) and investigate a buffer zone around extractive industry. This is considered appropriate in consideration of <b>Focus Areas 1 and 2</b>.</p>

	Council will continue to support and promote intensive agriculture to minimise land use conflicts via potential expansion of the Namoi Regional Jobs Precinct or by other planning mechanisms ( <b>Actions 2.4 and 2.5</b> ).
<b>Protection of environmental and scenic values in rural areas:</b>  Support for protection of the LGA's environmental values.	This is the intention of <b>Action 7.2: Complete the Tamworth Regional Biodiversity Baseline Study and amend the TRLEP 2010 and TRDCP 2010 by introducing a terrestrial biodiversity clause and accompanying mapping based on the outcomes of the study.</b>
<b>Potential impacts of renewable energy projects:</b>  Impact of renewable energy projects on prime agricultural land and the environment.	This is the intention of <b>Action 2.3: Advocate for renewable energy and/or extractive industries to be located away from the Tamworth Regional LGA's highest quality agricultural lands in order to retain their use for primary production.</b>  Furthermore, the introduction of a terrestrial biodiversity clause ( <b>Action 7.2</b> ) and scenic landscape clause ( <b>Action 7.2</b> ) will provide additional weight when considering impacts on scenic values and environmentally sensitive land as a result of new development.

### Agency Submissions

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

Public authority and government agency consultation	Response Received (Y/N)
Department of Planning, Housing and Infrastructure	Y
Department of Primary Industries and Regional Development - Agriculture and Biosecurity	Y
Transport for NSW	Y
Energy Co	Y
Department of Climate Change, Energy, the Environment and Water – Conservation Programs, Heritage and Regulation Group	Y
NSW Environment Protection Authority	Y
Department of Climate Change, Energy, the Environment and Water (Water Group).	Y

NSW Natural Resource Access Regulator	Y
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An Engagement Outcomes Report is **ATTACHED**, refer **ANNEXURE 4**. Copies of the Government Agency submissions are **ATTACHED**, refer **ANNEXURE 5**.

There were several consistent themes identified shown in the table below. The table below does not cover all the issues in detail nor serve to replace the analysis in Annexure 4.

Key Issue/Theme	Council Response
<p><b>Land use conflict in rural areas:</b></p> <p>Permitting secondary dwellings in certain areas has the potential to introduce sensitive receivers and may increase the risk of land use conflict.</p> <p>Need for protection of proposed Namoi Regional Jobs Precinct.</p> <p>Impact of additional dwellings on existing agricultural business.</p>	<p>A planning proposal to amend the <i>TRLEP 2010</i> by permitting secondary dwellings on certain rural lands received gateway approval from DPHI in December 2024.</p> <p>The intended outcome of this amendment was to:</p> <ul style="list-style-type: none"> <li>• Increase housing diversity in rural areas in a manner that is unlikely to have a significant impact on agricultural lands or primary production; and</li> <li>• Support primary producers by providing additional options for succession planning and ageing in place.</li> </ul> <p>Importantly, this amendment excludes land identified as containing high agricultural values, including the Namoi Regional Job Precinct. While a secondary dwelling is an additional residence, it is co-located with an existing principal residence. So, the residential land use already exists (the principal dwelling) and the secondary dwelling is a small-scale intensification.</p> <p>This is the intention of <b>Actions 2.4 and 2.5: Implement the Namoi Regional Job Precinct into the TRLEP 2010 and TRDCP 2010 where applicable to promote intensive agriculture, minimise land use conflicts and investigate expansion into established intensive agricultural clusters.</b></p>
<p><b>Rural Subdivision / Lot Size:</b></p> <p>Oppose reducing the Lot Size in Areas 1, 2, 3a, 4, 6, 7, 8 and 9b.</p> <p>While it is acknowledged that these lands contain inherent biophysical characteristics that provide ideal conditions for a range of agricultural activities, reducing the Lot Size will fragment this quality agricultural resource and reduce buffer distances with sensitive receivers.</p>	<p>Additional analysis was undertaken to carefully consider each area and if it was appropriate, based on community and agency feedback, to amend the Lot Size or leave it unchanged.</p> <p>This included undertaking a lot and holding analysis, review of land and soil capability, existing agricultural industries and likelihood of land use conflicts.</p> <p>On balance, it is considered that by reducing the lot size in certain rural areas is likely to fragment high quality and important agricultural lands and resources, reduce buffer distances between producers and sensitive receivers, impact agricultural productivity and increase the potential for land use conflict. This does</p>

<p>Oppose the inclusion of R5 Large Lot Residential investigation areas as proposed for Areas 4 – Kootingal and Area 8 - Nundle.</p>	<p>not align with the intent of the draft Strategy to protect and promote our rural lands; therefore, it is recommended to retain the existing lot size for Area 1 - Eastern Rural Lands (800ha), Area 2 - South Western Rural Lands (800ha), Area 6 – Moore Creek (100ha), Area 7 – Attunga (400ha) and Area 9b – Loomberah surrounds (400ha). This is considered appropriate in consideration of Focus Areas 1 and 2.</p> <p>Certain areas between Kootingal and Moonbi are proposed to be rezoned from RU4 Primary Production Small Lots to R5 Large Lot Residential with a lot size of 2ha (Area 4).</p> <p>While this land is currently zoned for primary production, viable agricultural productivity is constrained due to its proximity to the centres of Kootingal and Moonbi and the potential for land use conflict. As a consequence, much of this land is not used for primary production, but for residential living on large lots.</p> <p>The proposed rezoning of Area 4 will contribute to the supply of diverse housing choice in an appropriate area of the Tamworth Regional LGA and aligns with Focus Area 5.</p>
<p><b>Environmental values, water security and biodiversity in rural areas:</b></p> <p>Biodiversity values are vital in supporting healthy ecosystems, sustaining agriculture and livelihoods, and preserving cultural and natural heritage for future generations.</p> <p>Biodiversity offset requirements can prohibit development.</p>	<p>The draft Strategy reflects the importance of environmental values, water security and biodiversity in rural areas in <b>Focus Area 7 and 8</b> and a number of proposed actions.</p>
<p><b>Regional Connectivity:</b></p> <p>The Western Freight Link will improve the resilience of the transport network, particularly when flooding at Timbumburi Creek cuts the Oxley Highway.</p>	<p>The draft Strategy reflects the importance of inter- and intra-regional linkages in <b>Focus Area 3</b> and <b>Actions 31, 3.2 and 3.3</b>.</p>

#### **Amendments to the Draft Tamworth Regional Rural Lands Strategy**

Following public exhibition, a number of amendments to the draft Strategy are proposed as summarised in the table below:

Item	Amendment	Page No.
<b>Retain existing Lot Size for the Eastern Rural Lands - Area 1</b>	<p>The draft Strategy is proposed to be updated to no longer include amendments to the Eastern Rural Lands - Area 1. Therefore, the existing 800ha Lot Size will be retained.</p> <p>With the lack of submissions in support of reducing lot size in Eastern Rural Lands - Area 1 and the strong opposition from Government Agencies, it is proposed to retain the 800ha Lot Size.</p>	-
<b>Retain existing Lot Size for the South Western Rural Lands - Area 2</b>	<p>The draft Strategy been updated to no longer include amendments to the South Western Rural Lands - Area 2. Therefore, the existing 800ha Lot Size will be retained.</p> <p>With the lack of submissions in support of reducing lot size in South Western Rural Lands - Area 2 and the strong opposition from Government Agencies, it is proposed to retain the 800ha Lot Size.</p>	-
<b>Retain existing Lot Size for Moore Creek - Area 6</b>	<p>In accordance with feedback from key Government Agencies citing concerns over the potential increased risk of land use conflict and the loss of important agricultural land, the draft Strategy is proposed to be updated to no longer include amendments to Moore Creek - Area 6. Therefore, the existing 100ha Lot Size will be retained.</p>	-
<b>Retain existing Lot Size and Zone for Attunga – Area 7</b>	<p>Council received submissions of support and opposition to the proposed lot size amendment for Area 7 – Attunga.</p> <p>However, on balance of the potential increased risk of land use conflict, the loss of important agricultural land and more suitable equine related lot alternatives, it is recommended the existing 400ha Lot Size will be retained.</p> <p>The draft Strategy been updated to no longer include amendments to the Attunga – Area 7.</p>	-
<b>Retain existing Lot Size for Loomberah - Area 9b</b>	<p>The draft Strategy been updated to no longer include amendments to the Loomberah – Area 9b.</p> <p>With the lack of submissions in support of reducing lot size in Area 9b and the strong opposition from Government Agencies, it is</p>	-

	proposed to retain the 400ha Lot Size.	
<b>Clarify how Kingswood / Warral - Area 3a will be maintained for equine purposes and not become de facto rural residential/lifestyle areas</b>	The draft Strategy has been updated to include further detailed discussion of how the 10ha equine industry areas will be maintained for equine purposes. Primarily, it is proposed that a 'Key Sites' map is prepared and incorporated into the <i>TRLEP 2010</i> with site-specific controls applicable to any proposed subdivision of land.	41
<b>Lot Yield Analysis for areas subject to Lot Size changes</b>	The draft Strategy has been amended to include a high-level lot yield analysis of areas subject to a Lot Size change.	46
<b>The Eastern Detour</b>	Amend the wording to identify the Eastern Detour as under investigation only.	54
<b>TfNSW's updated Heavy Vehicle Access Policy</b>	The draft Strategy has been amended to include reference to relevant sections of TfNSW's updated <i>Heavy Vehicle Access Policy</i> .	54
<b>Future Western Freight Link</b>	Amend the wording to reiterate the future Western Freight Link will improve the resilience of the transport network, particularly when flooding at Timbumburi Creek cuts the Oxley Highway.	54
<b>Rewording of Dwelling Entitlement</b>	The draft Strategy has been amended to replace references to 'dwelling entitlement' with 'dwelling opportunity'.	63
<b>Council's future Temporary Workforce Accommodation Strategy</b>	Amend the wording of <b>Action 5.4</b> to require engagement with TfNSW during the preparations of Council's future <i>Temporary Workforce Accommodation Strategy</i> and ensuring the future Strategy aligns with the <i>Guidelines for Construction Workers Accommodation</i> .	66
<b>Renewable Energy Land Use Conflicts</b>	The draft Strategy has been amended to no longer include the statement that renewable energy is likely to result in land use conflict for many rural landholders and communities.	69
<b>Preliminary Scenic Values Map and Investigation Area - RU2 Rural</b>	The draft Strategy has been amended to combine the 'preliminary mapped scenic values' and 'investigation area – RU2 Rural Landscape Zone'	78

<b>Landscape Zone Map</b>	mapping into a single 'scenic investigation' layer.	
<b>NSW Government water policy initiatives</b>	The draft Strategy has been amended to include reference to, and discussion of, the identified NSW Government water policy initiatives.	84

The draft Tamworth Regional Rural Lands Strategy 2025 is a key document in its own right. However, it is also an important strategy to inform reviews of the *Tamworth Regional Local Environmental Plan 2010*. It also includes a number of sections and proposed actions that inform reviews of the *Tamworth Regional Development Control Plan 2010*.

**(a) Policy Implications**

The draft Tamworth Regional Rural Lands Strategy 2025, upon adoption by Council, will become a Council strategy. The adopted Tamworth Regional Rural Lands Strategy 2025 will be sent to the Department of Planning, Housing and Infrastructure for endorsement.

**(b) Financial Implications**

Gyde Consulting were engaged to assist Council with the preparation of the draft Tamworth Regional Rural Lands Strategy. This was completed at a cost of \$165,000.00

**(c) Legal Implications**

Nil

**(d) Community Consultation**

Extensive community and stakeholder consultation has occurred in the formulation of the draft Strategy as outlined 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

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## **8 INFRASTRUCTURE AND SERVICES**

### **8.1 TAMWORTH LOCAL TRANSPORT FORUM - 3 SEPTEMBER, 1 OCTOBER AND 19 NOVEMBER 2025**

**DIRECTORATE:** REGIONAL SERVICES  
**AUTHOR:** Graeme McKenzie, Manager - Strategy, Assets and Design  
Steven Marshall, Strategy, Assets and Design Engineer

**25 ANNEXURES ATTACHED**

#### **RECOMMENDATION**

*That in relation to the report "Tamworth Local Transport Forum - 3 September, 1*

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**October and 19 November 2025”, Council receive and note the report.**

**SUMMARY**

The purpose of this report is to advise Council:

- of the new authorisation and delegation to Tamworth Regional Council regarding ‘Prescribed Traffic Control Devices and Regulation of Traffic’;
- of the two recommendations raised to the Tamworth Local Transport Forum (Forum) at the meeting held on 3 September 2025;
- of the four recommendations raised to the Forum at the meeting held on 1 October 2025; and
- of the three recommendations raised to the Forum at the meeting held on 19 November 2025.

**COMMENTARY**

**Authorisation and Delegation to Tamworth Regional Council**

As of 1 August 2025, Transport for NSW (TfNSW) have updated the authorisation and delegation to Council regarding ‘Prescribed Traffic Control Devices and Regulation of Traffic’.

**What has changed**

- The Local Traffic Committee has been renamed the Local Transport Forum (Forum) to reflect its updated purpose / function;
- Council can manage its own network (unclassified roads and all regional roads), including for events, without prior Forum review;
- Council can sub-delegate functions to staff;
- traffic management plans are no longer required at the Forum;
- simplified rules have been introduced for the use of portable traffic control lights and roadwork speed limit signs; and
- pre-approvals or advance expressions of support are not required from Council to refer to Forum.

**Consultation and referral process**

Generally, Council may decide which proposals to send to the Forum for advice and coordination.

Prior referral to the Forum is only required where:

- regulation of traffic (*restrict or prohibit passage on a road of any persons, vehicles, or animals; or compel or prevent a turn from one public road to another public road*) exceeds six months in duration; and
- public transport is negatively affected for more than 24 hours.

For proposals affecting buses, consultation with bus operators is required.

TfNSW and NSW Police must be given seven days’ notice of on-road public events.

There is no voting and no requirement for unanimity.

**Members**

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- Quorum Members – Council and TfNSW
- Mandatory invitees – NSW Police, local Member(s) of NSW Parliament, and Bus Operators

Council has discretion to invite others as observers or participants.

A copy of the Authorisation and Delegation Instrument, a guide to the instrument and additional fact sheets, have been **ATTACHED** for your information, refer **ANNEXURE 1**.

### **How will the Tamworth Forum operate?**

At the Forum meeting held 3 September 2025, the Forum members discussed the new authorisation and delegation and how best it would be implemented within Tamworth.

#### Consultation and Referral Process:

In addition to the rules outlined within the new delegation and authorisation, the Forum members agreed for all future meetings to maintain a similar format to the previous Local Traffic Committee meetings such as:

- Items that involve the installation of Prescribed Traffic Control Devices (regulatory signs), line markings or traffic control devices will continue to be raised at the Forum for information and advice purposes.
- Events that impact the road network will continue being presented to the Forum. This will address the minimum seven days' notice required for TfNSW and NSW Police.

#### Members:

- The Forum members (formerly the Committee members) confirmed that no additional members are to be represented within the Local Transport Forum at this stage.
- Tamworth Buslines will continue to represent all bus companies within the Local Government area (LGA).

#### **Tamworth Forum meeting – 3 September 2025**

The minutes from the Forum meeting held on 3 September 2025, are **ATTACHED**, refer **ANNEXURE 2**.

It is recognised the following item within this report is being considered by Council past its completion.

#### **25/2025 – 2025 Koori Knockout, Riverside Sporting Complex**

Council will be playing host to the 2025 Koori Knockout on the Riverside Sporting Complex from Friday 3 October to Monday 6 October 2025.

The event consists of the following details:

##### **Event location**

- Riverside Sports Complex, Carter Street, Taminda

##### **Date**

- Friday 3 October to Monday 6 October 2025

##### **Roads affected:**

- Carter Street, Taminda will be closed between Barnes Gully and Hirst Drive;

- Carter Street, West Tamworth to be restricted to Left In – Left Out only at Bridge Street; and
- Gipps Street, West Tamworth to be restricted to Left In – Left Out only at Ebsworth Street.

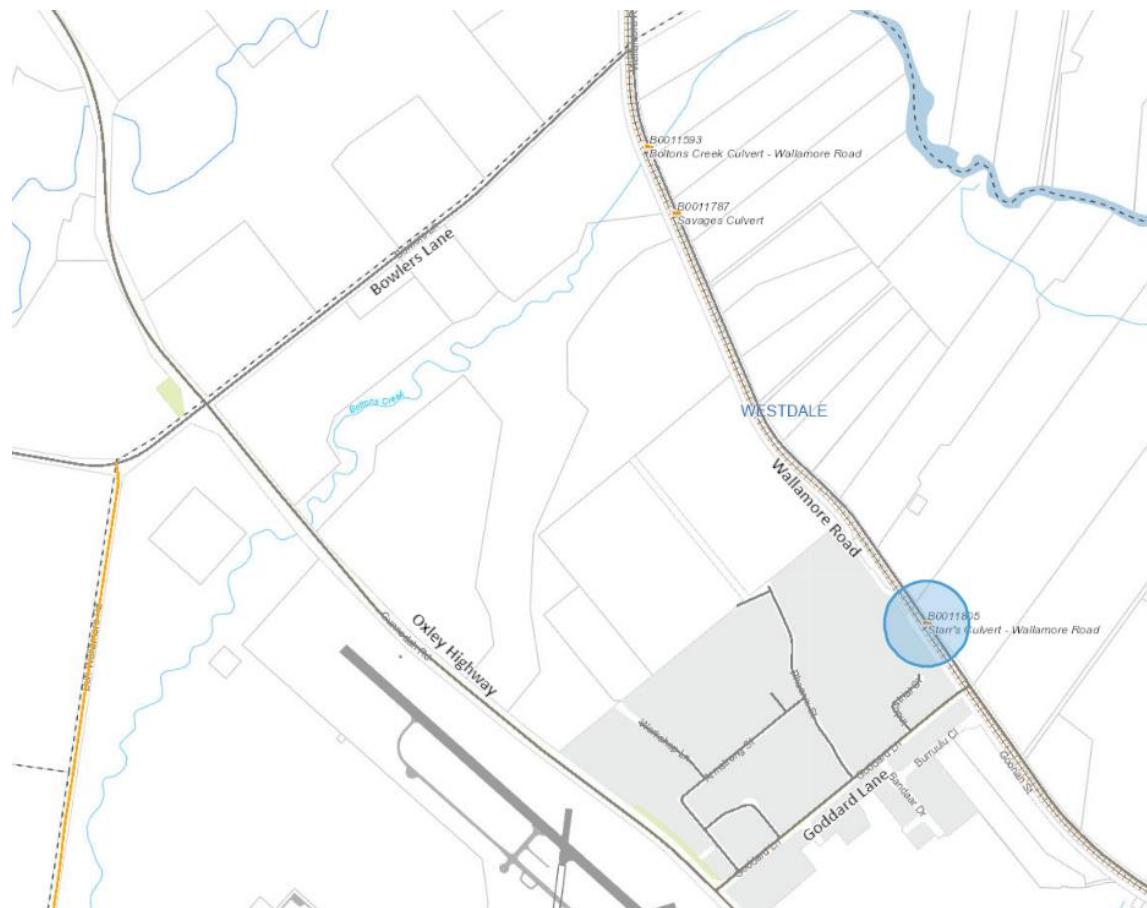
The proposed traffic management plan and applicable traffic guidance scheme (TGS) can be found **ATTACHED**, refer **ANNEXURE 3**.

All internal road networks within the Riverside Sporting Complex will be managed by Council's Sports and Recreation team.

Following review, the Forum had no issues with the proposed event and its associated impacts.

#### **85/2025 – Wallamore Road – Starr's Culvert – Give Way TGS**

Council would like to notify of changes to traffic conditions on Wallamore Road, Westdale due to the poor condition of Starr's Culvert. The location is shown in Figure 1 below.



*Figure 1: Starr's Culvert on Wallamore Road, Westdale*

The proposed TGS, **ATTACHED**, refer **ANNEXURE 4**, shows Wallamore Road being restricted to one lane of traffic with the north-eastern travel lane closed. A temporary 40km speed limit will be installed for the duration of the lane closure.

Following review, the Forum had no issues with regards to the restrictions applied on Wallamore Road, Westdale.

## Tamworth Forum meeting – 1 October 2025

The minutes from the Forum meeting held on 1 October 2025, are **ATTACHED**, refer **ANNEXURE 5**.

### 88/2025 – Wisemans Culvert on Garthowen Road, Attunga

Council would like to notify of changes to traffic conditions on Garthowen Road, Attunga due to the poor condition of Wisemans Culvert. The location is shown in Figure 2 below.



Figure 2: Wisemans Culvert on Garthowen Road, Attunga

A 10t gross load limit has been applied to Garthowen Road and a temporary 60km speed limit has been installed. There is no suitable detour available for affected vehicles. This restriction will remain in place until the culvert is replaced.

Following review, the Forum had no issues with regards to the restrictions applied on Garthowen Road in Attunga. The Forum requested Council staff:

- develop a map advertising an alternative route for affected residents; and
- communicate with all affected residents on Garthowen Road.

### 89/2025 – Bowlers Creek Culvert and Savages Culvert, Wallamore Road, Westdale

Council would like to notify of changes to traffic conditions on Wallamore Road, Westdale due to the poor condition of both the Bowler's Creek and Savages Culverts. The locations are shown in Figure 3 below.



Figure 3: Bolton's Creek Culvert and Savages Culvert on Wallamore Road, Westdale

In addition to the existing restrictions applied in September (Item 85/2025 – Wallamore Road – Starr's Culvert – Give Way TGS), Wallamore Road has been further restricted to all heavy vehicles (Single Axle – 6t, Tandem Axle – 9t, Tri-Axle – 13.5t). A detour has been installed for heavy vehicles via Bowlers Lane, the Oxley Highway and Goddard Lane. The detour route is shown below in Figure 4.



Figure 4: Detour route via Bowlers Lane, the Oxley Highway and Goddard Lane.

This restriction will remain in place until the culverts are replaced.

Following review, the Forum had no issues with regards to the increased restrictions on Wallamore Road in Westdale.

#### 87/2025 – St Joseph's School in Denison Street, West Tamworth

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Tamworth Buslines raised concerns with the existing configuration of signage at St Joseph's Primary School on Denison Street, West Tamworth. The bus stop is shown in Figure 5 below.



Figure 5: St Joseph's Primary School bus stop, Denison Street, West Tamworth (Bus Stop #2340279)

Council has investigated the site and are proposing to update the signage in accordance with the **ATTACHED** signage plan, refer **ANNEXURE 6**.

The new signage proposed includes:

- replacement of incorrect No Stopping sign with correct R5-20 Bus Zone signage (8.00am to 9.30am and 2.30pm to 4pm Mon – Fri); and
- replacement of incorrect 60 Degree Angle Parking (Rear to Kerb) sign with correct R5-500 45 Degree Angle Parking (Rear to Kerb) sign.

Following review, the Forum had no issues with regards to the proposed signage on Denison Street in West Tamworth.

### 90/2025 – TCMF – Nundle Wood Chopping Competition 2026

Council has been approached regarding an upcoming Nundle Wood Chopping Competition proposed during the Tamworth Country Music Festival in 2026.

The event consists of the following details:

#### Event location

- Nundle, NSW

#### Date

- Saturday 24 January 2026

#### Event time

- 8.00am to 5.00pm

### Road closure

- Jenkins Street (from Oakenville Street intersection) for about 150m towards Innes Street.

During the Forum meeting, TfNSW requested pedestrian safety be incorporated into the TGS. An updated TGS inclusive of the requested changes has been **ATTACHED**, refer **ANNEXURE 7**.

Outside of the requested changes from TfNSW, the Forum had no further issues with regards to the proposed wood chopping competition and associated traffic impacts on Jenkins Street, Nundle.

### Tamworth Forum meeting – 19 November 2025

The minutes from the Forum meeting held on 19 November 2025, are **ATTACHED**, refer **ANNEXURE 8**.

### 92/2025 – 2026 Tamworth Country Music Festival

The Tamworth Country Music Festival is recognised as the largest and longest country music festival within Australia. It runs for 10 days in January each year, hosting thousands of visitors who partake in watching free street performances, paid music events, various market stalls, and is capped off with the Golden Guitar Music Awards.

Details for the proposed 2026 event are shown below:

#### Date:

- Friday 16 January to Sunday 25 January 2026.

#### Roads affected:

- Peel Street;
- Kable Avenue (*Existing Public Bus Route*);
- Fitzroy Street;
- Roderick Street;
- Plain Street; and
- Carter Street.

#### Number of visitors:

- Estimated 40,000 daily visitors.

The proposed event will:

- prevent or hinder the safe or efficient operation of a public passenger service; and
- prevent access to a public transport station, stop, wharf, or service; for longer than 24 hours.

The following documents have been **ATTACHED**:

- 2026 Tamworth Country Music Festival - traffic management plan (draft) – refer **ANNEXURE 9**.
  - Includes 2026 Tamworth Country Music Festival - road closure matrix
- Parade route map 2026 – refer **ANNEXURE 10**.

- TGS:
  - Pool staff parking – refer **ANNEXURE 11**.
  - VMS board locations – refer **ANNEXURE 12**.
  - Riverside camping all streets – refer **ANNEXURE 13**.
  - Peel Street closure at Brisbane Street – refer **ANNEXURE 14**.
    - During the Forum, TfNSW questioned the light tower shown on Brisbane Street. Council have since updated the 'Peel Street Closure at Brisbane Street' TGS and removed the light tower. The tower was initially shown as contingency for a taxi zone at the Imperial Hotel, but since the Imperial is now closed, the taxi zone and light tower have been removed.
  - Taxi rank detail, Brisbane Street – refer **ANNEXURE 15**.
  - Fitzroy Street road closure – refer **ANNEXURE 16**.
  - Kable Avenue – White Street to Brisbane Street – refer **ANNEXURE 17**.
    - During the Forum, Council advised the 'Kable Avenue – White Street to Brisbane Street' TGS required a few further updates including the location of road closures to be amended, the request for additional barriers to assist with speed control of vehicles entering from Brisbane Street and the request for additional R5-400 NO STOPPING signs near the pool. An updated TGS inclusive of the requested changes has been attached.
  - Peel Street closure at White Street – refer **ANNEXURE 18**.
  - Town Hall and Capitol Theatre carpark – refer **ANNEXURE 19**.
  - Bridge Street bus zone – refer **ANNEXURE 20**.
  - Tamworth Regional Entertainment and Conference Centre (TRECC) and Australian Equine and Livestock Events Centre (AELEC) parking restriction changes – refer **ANNEXURE 21**.
    - During the Forum, Council advised of previous complaints regarding taxis utilising the Longyard Hotel bus zone when picking up / dropping off passengers. To avoid interfering with the bus network, Council is proposing to install a separate Taxi Zone, however further consultation with the Longyard Hotel is required before updating the TGS.
  - West Tamworth Leagues Club – refer **ANNEXURE 22**.
  - Ray Walsh House (RWH) north carpark – refer **ANNEXURE 23**.
    - During the Forum, Council advised the RWH north carpark TGS required updating to capture the full public carpark and include enforceable signage. However, Council advised they are unsure what signs to use for enforcing permits after observing R5-22 Permit Zones signs are not accepted in NSW. An updated TGS has been attached to correctly show the full extent of the permitted parking area but further clarification on enforceable signs from TfNSW is required.

Outside of requested changes, the Forum had no further issues raised with regards to the 2026 Tamworth Country Music Festival and its associated traffic impacts.

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### **93/2025 – 2025-2026 Summer Triathlon Series; Tamworth Triathlon Club**

Council has been approached by the Tamworth Triathlon Club regarding the 2025-2026 Summer Series Triathlons. The event details which are similar to previous years include:

#### **Event location:**

Kootingal War Memorial Pool, Denman Avenue

#### **Dates:**

- Various dates between 11 October 2025 and 28 March 2026.

#### **Event times:**

- Saturdays 4.00pm to 7.00pm; and
- Sundays 6.00am to 10.00am.

#### **Roads affected:**

- Denman Avenue;
- Irvine Street;
- Station Street; and
- Kootingal-Limbri Road.

#### **Number of participants:**

- 150

The Tamworth Triathlon Club have also provided an alternative duathlon course in Hillvue. This course has been developed in case there is an event clash within Kootingal.

#### **Event location:**

- Tamworth Regional Cycling Centre, Stockmans Way, Hillvue.

#### **Dates:**

- No dates provided

#### **Event times:**

- Saturdays 4.00pm to 7.00pm, and
- Sundays 6.00am to 10.00am.

#### **Roads affected:**

- Longyard Drive;
- The Ringers Road;
- Jack Smyth Drive;
- Stockmans Way;
- Rodeo Drive; and
- Championship Place.

#### **Number of participants:**

- 150

The event management plan inclusive of TGS's has been **ATTACHED**, refer **ANNEXURE 24**.

During the Forum, TfNSW advised concerns regarding insufficient signage on Kootingal – Limbri Road warning motorists of an event ahead. Vehicles are travelling at 100 km/h along this road and should see advanced signage ahead of the event to slow them down before reaching the traffic controller. Council have since provided this feedback to the event organisers and are awaiting an updated TGS.

Outside of requested changes, the Forum had no issues with the proposed event and its associated impacts.

#### **94/2025 – 2026 Tamworth Running Festival**

Council has been notified that the 2026 Tamworth Running Festival is scheduled for Sunday 3 August 2025. The event consists of the following details:

**Event location:**

- Tamworth, NSW

**Date:**

- Sunday 2 August 2026

**Event time:**

- 6am to 2pm

**Road Closures:**

- from 5am to 5pm:
  - Carter Street from Barnes Gully to Solander Drive;
  - Solander Drive from Carter Street Carpark to Gipps Street carpark;
  - Locks Lane from Goonoo Goonoo Road to Scott Lane;
  - Gipps Street from Goonoo Goonoo Road to Solander Drive; and
  - No. 1 Oval Access Road (including access to the Changing Places Facility and Accessible Transport Hub) from Kable Avenue.

**Number of Participants:**

- 500

The event management plan inclusive of TGS's has been **ATTACHED**, refer **ANNEXURE 25**.

Following review, the Forum had no issues with the proposed event and its associated impacts.

**(a) Policy Implications**

Nil

**(b) Financial Implications**

85/2025, 87/2025, 88/2025, 89/2025 - Shall be funded by the road infrastructure maintenance budget.

25/2025, 90/2025, 93/2025, 94/2025 – Shall be funded by the event organisers.

92/2025 - Shall be funded by the existing special event traffic management budget.

**(c) Legal Implications**

Nil

**(d) Community Consultation**

85/2025, 87/2025, 88/2025, 89/2025 - Community notification with any affected residents, businesses or transport operators will be completed prior to implementing the changes.

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

Focus Area 5 – Connect our Region and its Citizens

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**8.2 OPTIONS FOR COMMERCIAL DEVELOPER CHARGES - SUBMISSIONS AND PEER REVIEW**

<b>DIRECTORATE:</b>	<b>WATER AND WASTE</b>
<b>AUTHOR:</b>	<b>Justin Lalor, Strategy Engineer</b>
<b>Reference:</b>	<b>Item 8.4 to Ordinary Council 24 April 2018 - Minute No 136/18</b> <b>Item 8.5 to Ordinary Council 26 June 2018 - Minute No 216/18</b> <b>Item 8.1 to Ordinary Council 26 August 2025 - Minute No 204/25</b>

**2 CONFIDENTIAL ENCLOSURES ENCLOSED**

**RECOMMENDATION**

*That in relation to the report “Options for Commercial Developer Charges - Submissions and Peer Review”, Council adopt Option 1 as detailed in the report.*

**SUMMARY**

Council's current water and sewer Developer Charges were adopted by Council in 2018. The charges were developed in accordance with the then NSW Department of Primary Industries "2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater" and the final adopted charges include different charges across the water and sewerage service areas.

When adopting the present charges, it was also resolved that "the Director Water and Waste, Bruce Logan, investigate policy options that consider mitigation strategies on the impacts of Developer Service Charges on non-residential development in the service areas of Hills Plains and Arcadia".

To address the need to consider mitigation strategies on the impacts of Developer Service Charges on non-residential development, Council was presented a report with options at a Council Meeting on August 2025. Council resolved to proceed with Option 3 which resulted in the need to have an external peer review of the calculations associated with this option as well as placing the decision on public exhibition for at least 28 days.

In summary, the submissions received all opposed the selection of Option 3 and the external peer review confirms that water and sewerage rate payers will subsidise the non-residential

development in Hills Plain and Arcadia.

## COMMENTARY

Council's current water and sewer Developer Charges were adopted by Council in 2018. The charges were developed in accordance with the then NSW Department of Primary Industries "2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater" (The Guideline) and the final adopted charges include different charges across the water and sewerage service areas.

When adopting the present charges, it was also resolved that "the Director Water and Waste, Bruce Logan, investigate policy options that consider mitigation strategies on the impacts of Developer Service Charges on non-residential development in the service areas of Hills Plains and Arcadia".

The current developer charges are as follows:

Water development charges:

Water Service Area	Charge/ET (Excl GST)
Tamworth	\$4,858
Hills Plain	\$14,407
Arcadia	\$10,960
Manilla	\$646
Barraba	\$646
Nundle	\$646
Attunga	\$646
Bendemeer	\$646
Moonbi/Kootingal	\$4,858

Sewerage development charges:

Sewer Service Area	Charge/ET (Excl GST)
Tamworth	\$1,805
Hills Plain Gravity	\$5,191
Hills Plain Pressure	\$2,427
Arcadia	\$7,162
Kootingal	\$598
Manilla	\$598
Barraba	\$598

At the Council Meeting of 26 August 2025, Council was presented three options as follows:

### Option 1: Business as Usual.

The current charges and methodology remain the same.

Advantages:

- Council has a defensible methodology for levying developer charges; and
- Council is compliant with the NSW Government's Regulatory & Assurance Framework

This option was recommended by staff.

**Option 2: Create a uniform Non-Residential Developer charge across the identified areas (Tamworth, Hills Plain, Arcadia) using agglomeration**

This option would use a method known as agglomeration (that is, a weighted average of charges, based on the Present Value of ET's) to create a uniform charge across the three identified areas. The impact of this option is that non-residential development in the Tamworth Service area will cross subsidise non-residential development in both Arcadia and Hills Plain.

It is noted that agglomeration of charges, is specifically mentioned in The Guideline as being against the philosophy of the methodology. As described previously The Guideline states one of the functions of the different charges is to provide signals regarding the cost of urban development and thus encourage less costly forms and areas of development. Agglomeration of charges effectively causes more economical-to-develop sites to cross-subsidise less economical ones.

An agglomerated charge (based on the Present Value of ET's used in the original 2018 calculation) would be:

	<b>Current Charge</b>	<b>Option 2 – Agglomerated Charge Per ET (Excl GST)</b>
Water		\$8,305
Hills plain	\$14,407	
Tamworth	\$4,858	
Arcadia	\$10,960	
Sewer		\$3,321
Hills plain - Gravity	\$5,191	
Tamworth	\$1,805	
Arcadia	\$7,162	

Advantages:

- similar non-residential development in any of the main service areas, will pay the same charges; and
- ratepayers are not further subsidising non-residential development.

Disadvantages:

- residential development will be charged differently to non-residential development in the three main service areas;
- non-residential development in the Tamworth Service area would be cross subsidising development in the Hills Plain and Arcadia areas; and

- if challenged, the levying of charges in this way is not in accord with the prescribed methodology referenced in the Act making it more difficult to justify or defend.

**Option 3: Create a uniform Non-Residential Developer charge across the identified areas (Tamworth, Hills Plain, Arcadia) equal to the lowest charge.**

This option would introduce a uniform charge for non-residential development, based on the current lowest charge (Tamworth).

Under Option 3 the charges would be:

	Current Charge	Option 3 – Proposed Charge Per ET (Excl GST)
Water		\$4,858
Hills plain	\$14,407	
Tamworth	\$4,858	
Arcadia	\$10,960	
Sewer		\$1,805
Hills plain - Gravity	\$5,191	
Tamworth	\$1,805	
Arcadia	\$7,162	

Advantages:

- non-residential development in Arcadia and Hills Plain would be charged the same as similar development in Tamworth; and
- as opposed to option 2 non-residential developers in Tamworth would not subsidise the cost of non-residential development in Arcadia and Hills Plain.

Disadvantages:

- residential development will be charged differently to non-residential development in two large service areas; and
- non-residential development in Hills Plain and Arcadia is receiving a cross-subsidy but non-residential development in Tamworth is not;
- all water and wastewater customers in the LGA would be cross subsidising non-residential development in the Hills Plain and Arcadia areas; and
- if challenged, the levying of charges in this way is not in accord with the prescribed methodology referenced in the Act making it more difficult to justify or defend.

Council resolved at the Council Meeting on 26 August 2025, to support Option 3. As per the resolution a consultant was engaged to peer review the report. This review was received on 3 October 2025, **ENCLOSED**, refer to **CONFIDENTIAL ENCLOSURE 1**.

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The peer review agreed that:

- the calculations for Option 3 were correct;
- a cross subsidy from ratepayers would be required to fund the gap in non-residential developments;
- the levying of charges in this way is not in accord with the prescribed methodology referenced in the Act making it more difficult to justify or defend.

Following the outcome of the peer review the proposed changes, associated with Option 3 were placed on public exhibition for 28 days.

As a result of the Public Exhibition, nine submissions were received, **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 2**.

A summary of the issues raised in the submissions is as follows:

- 100% of submissions were opposed to the selection of Option 3;
- many submissions highlight that cost shifting from developers to the rate payers is unacceptable;
- Option 3 creates the perception of a lack of transparency as there is no approved methodology to support this option; and
- lack of an approved methodology creates an environment of higher risk for Council where developers can challenge the developer charges.

As per the previous report on this matter the staff recommendation is for Council to adopt Option 1. However, if Council does not agree with the staff recommendation and should Council wish to proceed with option 3, Council should amend the written recommendation and substitute option 3 for option 1. If Council would like to adopt option 2, the proposed charges associated with option 2 would have to be placed on public display again after being peer reviewed. Accordingly, the suggested recommendation should Council wish to adopt option 2 would be as follows:

*That in relation to the report “Options for Commercial Developer Charges - Submissions and Peer Review”, Council:*

- (i) *request the Director Water & Waste engage a Consultant to peer review and confirm the calculations associated with Option 2 as detailed in the body of the report;*
- (ii) *agree, in the event the Peer Review of Option 2 confirms the proposed charges are correct, to place the proposed charges on public display for a period of not less than 28 days, seeking public submissions in relation to the proposed change;*
- (iii) *agree, in the event the Peer Review process indicates changes should be made to the proposed charges, the Director of Water and Waste present a further report to Council regarding this matter; and*
- (iv) *agree, in the event the proposed charges are placed on public display, request the Director and of Water and Waste submit a further report to Council with details of any submissions received.*

**(a) Policy Implications**

Fees and Charges will need to be amended to define the new charges should Option 2 or 3 be adopted.

**(b) Financial Implications**

The Development Servicing Plan provides a means of balancing income with expenditure for proposed future capital works. Should Option 3, which will result in non-residential development in Hills Plain and Arcadia being cross subsidised by rate payers, be implemented, then over time there will be an impact on water and sewer charges for all customers connected to water and/or sewer.

**(c) Legal Implications**

The authority for Local Government Councils to levy developer charges for water supply and sewerage derives from Section 64 of the Local Government Act 1993, and an associated cross-reference to Section 306 of the Water Management Act 2000. Section 306 (3) of the Water Management Act 2000, requires that “consideration is to be given to any guidelines issued for the time being for the purposes of this section by the Minister”. Pursuant to this Section, the Minister has issued the “2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater”. These Guidelines are based on the net present value approach adopted in the NSW Independent Pricing and Regulatory Tribunal’s Determination on 9 September 2000.

**(d) Community Consultation**

The community has had 28 days to provide feedback on the proposed changes which have been detailed within this report. No additional consultation will be required of Council are to adopt Option 1 or 3. Should Council adopt Option 2 the new charges will be placed on public exhibition for at least 28 days.

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

Focus Area 1 – Our Water Security

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## **9 GOVERNANCE, STRATEGY AND FINANCE**

### **9.1 TAMWORTH REGIONAL PRECINCT ADVISORY COMMITTEES - APPOINTMENT OF COMMUNITY MEMBERS**

**DIRECTORATE:** LIVEABLE COMMUNITIES  
**AUTHOR:** Kay Burnes, Team Leader - Place Management  
**Reference:** Item 10.2 to Ordinary Council 29 April 2025 - Minute No 98/25  
Item 10.2 to Ordinary Council 5 August 2025 - Minute No 193/25

**2 ANNEXURES ATTACHED**  
**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

#### **RECOMMENDATION**

*That in relation to the report “Tamworth Regional Precinct Advisory Committees - Appointment of Community Members”, Council:*

- (i) appoint new members to Tamworth Regional Precinct Advisory Committees as outlined in the table within the body of this report;*
- (ii) confirm that the appointment is for the term of two years;*
- (iii) amend the Terms of Reference of the Tamworth Regional Precinct Advisory*

**Committee - Kootingal/Moonbi/Bendemeer from eight plus two youth members, to ten plus two youth members;**

- (iv) **a further EOI process be undertaken early in 2026 to seek nominations from areas that have had modest responses and focusing specifically on a call for youth representatives;**
- (v) **congratulate the new appointees and thank them for volunteering their time to serve the communities of our region and all those who submitted EOIs; and**
- (vi) **confirm the assignment of Councillors to the Precinct Committees as follows:**

**Barraba** **Cr Brendon North/Cr Steve Mears**

**Kootingal/Moonbi/Bendemeer** **Cr Sharpham/Cr Budd**

**Manilla** **Cr Sutherland/Cr Rodda**

**Nundle/Dungowan** **Cr Impey/Cr Brooke**

## **SUMMARY**

The purpose of this report is to advise Council of the outcome of the Expression of Interest (EOI) process that was undertaken inviting interested residents from across the Tamworth Region to submit an EOI to participate in Tamworth Regional Precinct Advisory Committees in Barraba, Manilla, Kootingal/Moonbi/Bendemeer and Nundle/Dungowan and to recommend the appointment of new members to each group. The proposed Precinct Advisory Committees will not have a delegated function of Council.

The report also recommends an amendment to the Terms of Reference to take into account the significant interest relating to the Kootingal/Moonbi/Bendemeer Precinct Committee. The assignment of Councillors to each Precinct Committee is presented for confirmation by Council.

## **COMMENTARY**

Council first considered the Tamworth Regional Precinct Advisory Committee process at its Ordinary Meeting of 29 April 2025. In accordance with the resolution at that meeting, Council considered a further report on 5 August 2025 where Council resolved to adopt revised Terms of Reference for the Precinct Advisory Committees and to commence the Expression of Interest (EOI) process to call for EOI to participate in those committees. The report and resolution of 5 August 2025, is **ATTACHED**, refer **ANNEXURE 1**.

A significant level of community engagement was undertaken to publicise the invitation to all community members to submit an Expression of Interest with applications being received from 10 September 2025 to 21 October 2025.

A number of EOIs were received, inclusive of one youth member EOI.

The table below lists each Precinct Advisory Committee, the maximum number of community members in accordance with the existing Terms of Reference (ToR) and the names of each community member recommended for appointment:

<b>Community Committee / Working Group</b>	<b>Number of Community Members in accordance with the ToR</b>	<b>Recommended Appointees</b>
Regional Precinct Advisory	Eight plus two youth	• Patti Elizabeth Crowley

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Committee - Barraba	members.	<ul style="list-style-type: none"> <li>• Shaun Faulkner</li> <li>• Rachel Dodds</li> <li>• Allyson Denyer</li> <li>• Alison Jane Ward</li> <li>• Trevor Wayne Mullins</li> <li>• Jennifer Middlemiss</li> </ul> <p>Seven in total.</p>
Regional Precinct Advisory Committee - Manilla	Eight plus two youth members.	<ul style="list-style-type: none"> <li>• Margaret May Hurle</li> <li>• Kylie Taber</li> <li>• Jerod Sutherland</li> <li>• Brian Michael Goodall</li> <li>• Jim Maxwell</li> <li>• Catherine Hayne</li> <li>• Bette Langton</li> <li>• Graham Cederblad</li> </ul> <p>Eight in total.</p>
Regional Precinct Advisory Committee – Kootingal/Moonbi/Bendemeer	<p>Eight plus two youth members.</p> <p>It is proposed to amend this to 10 plus two youth members as outlined below.</p>	<ul style="list-style-type: none"> <li>• Fionnuala (Nuala) Dixon</li> <li>• Grant James Bell</li> <li>• Kellie Joanne Mitchell</li> <li>• Grant Prendergast</li> <li>• Don Grant</li> <li>• Anne Doak</li> <li>• Leanne Summers</li> <li>• Renee McNee</li> <li>• Edward Blyton</li> <li>• Jodie Lenton</li> <li>• Amanda Gwalter</li> </ul> <p>11 in total including one youth member.</p>
Regional Precinct Advisory Committee – Nundle/Dungowan	Eight plus two youth members.	<ul style="list-style-type: none"> <li>• Wayne Collison</li> <li>• Kathryn Burnett</li> <li>• Benjamin Pratt</li> </ul>

		Three in total.
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The Expressions of Interests received, which include some personal information, are **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**.

It is noted that the Kootingal/Moonbi/Bendemeer Advisory Committee attracted considerable interest to the extent that the EOIs exceed that allowed for under the existing Terms of Reference. It is proposed to amend the Terms of Reference for the Kootingal/Moonbi/Bendemeer Advisory Committee to accommodate 10 members plus two youth members. The amendment would not apply to the other Precinct Advisory Committees. The draft revised Terms of Reference are **ATTACHED**, refer **ANNEXURE 2**.

Conversely, other areas had more modest responses, especially in terms of youth nominations. It is proposed to undertake another EOI process in early 2026, to attract the participation of more residents.

Following the appointment of the Committee members, Council has nominated relevant Councillors to each Committed as shown in the table below:

Precinct Committee	Nominated Councillors
Barraba	Cr Brendon North/Cr Steve Mears
Kootingal/Moonbi/Bendemeer	Cr Matt Sharpham/Cr Jeff Budd
Manilla	Cr Marc Sutherland/Cr Mark Rodda
Nundle/Dungowan	Cr Charles Impey/Cr Ryan Brooke

It is anticipated that Mayor Russell Webb will attend the first round of meetings as an observer, as far as possible, and remain available to step in as Chair should designated Councillors be unavailable for a committee meeting.

Council will determine the meeting schedule of the Committees and commence meeting in the first quarter of 2026.

**(a) Policy Implications**

Where the number of recommended appointees for the Kootingal/ Moonbi/Bendemeer Precinct Advisory Committee has exceeded the maximum included in Council's adopted Terms of Reference, a recommendation is included proposing an amendment to include the additional number of appointees for that committee.

**(b) Financial Implications**

The cost of managing and supporting Council's community committees and working groups is covered within operational budgets.

**(c) Legal Implications**

Nil.

**(d) Community Consultation**

A significant level of community engagement was undertaken to publicise the invitation to all community members to submit an Expression of Interest with applications being received from 10 September 2025 to 21 October 2025.

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

Focus Area 4 – Resilient and Diverse Communities

Focus Area 9 – Open and Collaborative Leadership

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**9.2 ANNUAL OPERATIONAL PLAN 2025/2026 BUDGET VARIATION REPORT - OCTOBER 2025**

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER

**AUTHOR:** Sherrill Young, Manager - Financial Services

**Reference:** Item to Ordinary Council 30 June 2025 - Minute No 147/25

**1 ANNEXURES ATTACHED**

**RECOMMENDATION**

*That in relation to the report “Annual Operational Plan 2025/2026 Budget Variation Report - October 2025”, Council note and approve the variations to the existing budget as listed in the ANNEXURE attached to the report.*

**SUMMARY**

This report seeks Council approval for budget variations identified during October 2025, for which there has been no previous specific report or approval.

**COMMENTARY**

Council adopted the original budget included in the Annual Operational Plan for 2025/2026 at the Ordinary Meeting of Council held 30 June 2025. Any changes to the budget must be approved by Council at a later Ordinary Meeting. The budget forms the basis for future forecasts and the legal authority for staff to commit expenditures. Constant monitoring and updating of the budget is important for sound financial management. The Variation Report is **ATTACHED**, refer **ANNEXURE 1**.

Readers of this report are reminded that its contents should not be viewed in isolation. Quarterly Budget Review Statements provide additional revised information for budget forecasts and actual year-to-date results.

Only a small number of budget adjustment requests were received during the month of October. The adjustments received were to recognise increased lease income at the International Flight Training Tamworth Facility of \$19,850.00. The only other adjustments requiring Council approval relate to work being undertaken at the Sports Dome on fans and lighting upgrades. The work is predominantly funded from grant income, including contributions from the local basketball and netball associations.

**October 2025 Budget Variations**

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Description	Budget Variation	Operating Income	Operating Expenses	Capital Income	Capital Expenses
International Flight Training	(19,850)	(19,850)	0	0	0
Sport & Recreation	(4,840)	(17,722)	(8,938)	(84,732)	106,552
<b>TOTAL</b>	<b>(24,690)</b>	<b>(37,572)</b>	<b>(8,938)</b>	<b>(84,732)</b>	<b>106,552</b>

Black budget variation will *reduce* Council's forecast operating result and/or bank account

Green budget variation will *increase* Council's forecast operating result and/or bank account

**(a) Policy Implications**

Nil

**(b) Financial Implications**

The variations included in the report have the following impact on forecast results for 2025/2026 by fund of:

Fund	Operating Income	Operating Expenses	Capital Income	Capital Expenses
General	(37,572)	(8,938)	(84,732)	106,552
Water	0	0	0	0
Sewer	0	0	0	0
<b>Total</b>	<b>(37,572)</b>	<b>(8,938)</b>	<b>(84,732)</b>	<b>106,552</b>

**(c) Legal Implications**

This report is in compliance with the following sections of the *Local Government (General) Regulation 2021*:

- 211 authorisation of expenditure; and
- 202 Responsible Accounting Officer to maintain system for budgetary control.

**(d) Community Consultation**

Nil

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

Focus Area 9 – Open and Collaborative Leadership

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### 9.3 COUNCIL INVESTMENTS NOVEMBER 2025

**DIRECTORATE:**

**OFFICE OF THE GENERAL MANAGER**

**AUTHOR:**

**Sherrill Young, Manager - Financial Services**

**Hannah Allwood, Accountant**

**1 ANNEXURES ATTACHED**

**RECOMMENDATION**

***That in relation to the report “Council Investments November 2025”, Council receive and note the report.***

**SUMMARY**

In accordance with *Local Government (General) Regulation 2021*, Clause 212, the purpose of this report is to:

- provide Council with a register of investments held as at 30 November 2025; and
- provide Responsible Accounting Officer certification that investments comply with: the *Local Government Act 1993*, *Local Government (General) Regulation 2021* and Council's Investment Policy.

The register and accompanying certification can be found **ATTACHED**, refer **ANNEXURE 1**.

**COMMENTARY**

The register **ATTACHED**, refer **ANNEXURE 1**, shows Council's cash and investment holdings as at 30 November 2025.

The Australian Bureau of Statistics released inflation data for the September quarter 2025, revealing that inflation had risen by 1.3% for the quarter, and by 3.2% for the 12 month period ending September 2025. It is not surprising that the biggest contributor was due to an increase in the cost of housing. With inflation being outside the Reserve Bank of Australia's ideal range it is unlikely that interest rates will decrease any time soon.

As at 30 November 2025, Council's portfolio performed above the industry average, returning 4.31% against the three-month Bank Bill Swap rate (3mBBSW) of 3.6625%.

**(a) Policy Implications**

All of Council's investments are held in accordance with the Tamworth Regional Council Investment Policy.

**(b) Financial Implications**

Nil

**(c) Legal Implications**

All of Council's investments are held in accordance with the Tamworth Regional Council Investment Policy, which accords with the requirements of:

- *Local Government Act 1993* – Section 625;
- *Local Government Act 1993* – Order (of Minister) dated 16 November 2000; The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A (2), 14C (1) and 2;
- *Local Government (General) Regulation 2021* – Clauses 212; and
- *Local Government Code of Accounting Practice & Financial Reporting* – Update No 15 dated June 2007.

**(d) Community Consultation**

Nil

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

Focus Area 9 – Open and Collaborative Leadership

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**9.4 ANNUAL OPERATIONAL PLAN 2025/2026 BUDGET VARIATION REPORT - NOVEMBER 2025**

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER  
**AUTHOR:** Sherrill Young, Manager - Financial Services  
**Reference:** Item to Ordinary Council 30 June 2025 - Minute No 147/25  
Item to Ordinary Council 23 September 2025 - Minute No 229/25

**1 ANNEXURES ATTACHED**

**RECOMMENDATION**

*That in relation to the report “Annual Operational Plan 2025/2026 Budget Variation Report - November 2025”, Council note and approve the variations to the existing budget as listed in the ANNEXURE attached to the report.*

**SUMMARY**

This report seeks Council approval for budget variations identified during November 2025, for which there has been no previous specific report or approval.

**COMMENTARY**

Council adopted the original budget included in the Annual Operational Plan for 2025/2026 at the Ordinary Meeting of Council held 30 June 2025. Any changes to the budget must be approved by Council at a later Ordinary Meeting. The budget forms the basis for future forecasts and the legal authority for staff to commit expenditures. Constant monitoring and updating of the budget is important for sound financial management. The Variation Report is **ATTACHED**, refer **ANNEXURE 1**.

Readers of this report are reminded that its contents should not be viewed in isolation. Quarterly Budget Review Statements provide additional revised information for budget forecasts and actual year-to-date results.

Only a small number of budget adjustment requests were received during the month of November. For General Fund, the majority of the adjustments were neutral due to corresponding income from grant funds. There is a budget adjustment of \$50,000.00 to fund clean-up of recent storm damage, this expenditure is expected to be reimbursed by the Federal Government once the clean-up has been finalised and a claim submitted. There is a budget authorisation request for increased expenditure in General Fund of \$15,000.00 to develop a costed project plan. This plan will include costs to obtain consultant and contractor advice and input from the market, in relation to the options available for Ray Walsh House and the accommodation of Tamworth office-based staff, as well as the provision of a new Visitor Experience Centre. The information will allow Councillors to make further decisions on options. The request for additional funding is in line with the Mayoral Minute from the Council Meeting held on 23 September 2025. With regards to the water and sewer funds the budget adjustments to November reflect anticipated increases in income with regards to access and availability charges. The other items of significance include increased expenditure in Barraba on Connors Creek Dam and Barraba reuse augmentation for wastewater.

### November 2025 Budget Variations

Description	Budget Variation	Operating Income	Operating Expenses	Capital Income	Capital Expenses
Community Safety & Wellbeing	0	(4,262)	4,262	0	0
Future Communities	0	(10,000)	10,000	0	0
Civil & Works	0	(50,000)	50,000	0	0
Project Costing	15,000	(85,431)	100,431	0	0
Water	(102,539)	(109,668)	2,571	0	4,558
Sewer	(225,219)	(301,774)	49,000	0	27,555
<b>TOTAL</b>	<b>(312,758)</b>	<b>(561,135)</b>	<b>216,264</b>	<b>0</b>	<b>32,113</b>

Black budget variation will *reduce* Council's forecast operating result and/or bank account

Green budget variation will *increase* Council's forecast operating result and/or bank account

#### (a) Policy Implications

Nil

#### (b) Financial Implications

The variations included in the report have the following impact on forecast results for 2025/2026 by fund of:

Fund	Operating Income	Operating Expenses	Capital Income	Capital Expenses
General	(149,693)	164,693	0	0
Water	(109,668)	2,571	0	4,558
Sewer	(301,774)	49,000	0	27,555
<b>Total</b>	<b>(561,135)</b>	<b>216,264</b>	<b>0</b>	<b>32,113</b>

#### (c) Legal Implications

This report is in compliance with the following sections of the *Local Government (General) Regulation 2021*:

- 211 authorisation of expenditure; and
- 202 Responsible Accounting Officer to maintain system for budgetary control.

**(d) Community Consultation**

Nil

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

Focus Area 9 – Open and Collaborative Leadership

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## **10 COMMUNITY SERVICES**

### **10.1 TAMWORTH REGION ARTS ADVISORY COMMITTEE MEETING MINUTES - 16 OCTOBER 2025**

**DIRECTORATE:** CREATIVE COMMUNITIES AND EXPERIENCES

**AUTHOR:** Bridget Guthrie, Director Art Gallery and Museums

**1 ANNEXURES ATTACHED**

#### **RECOMMENDATION**

*That in relation to the report “Tamworth Region Arts Advisory Committee Meeting Minutes - 16 October 2025”, Council:*

- (i) receive and note the minutes; and*
- (ii) support the Adam Humphries horse sculptures for AELEC and the associated fund-raising efforts, as recommended by the TRAAC committee.*

#### **SUMMARY**

The purpose of this report is to present the minutes of the Tamworth Region Arts Advisory Committee (TRAAC) meeting held 16 October 2025, and to provide Council with an overview of the meeting outcomes and the recommendations made by the TRAAC members.

#### **COMMENTARY**

The most recent Tamworth Region Arts Advisory Committee (TRAAC) was held on Thursday, 16 October 2025. The minutes are **ATTACHED**, refer **ANNEXURE 1**.

At this meeting, Blake Griffith introduced himself as the next curator for the 6<sup>th</sup> Tamworth Textile Triennial and presented on the curatorial process and theme of the next triennial "Nature Machine". This Triennial theme explores contemporary textile practice through slow making, regenerative approaches and technological innovation, while showcasing high-quality work that reflects on Country and material relationships.

Local sculptor Adam Humphries presented to the committee on his art practice and showcased previous works including public commissions for Inverell Shire Council, the University of New England, and Lang Lang Victoria rodeo horse sculptures.

These works are outdoor, larger than life, steel sculptures designed to rust naturally with minimal maintenance requirements. The Australian Equine and Livestock Event Centre (AELEC) expressed interest in commissioning Adam for artwork/horse sculptures at their facility entrance. The Committee recommend investigating the commissioning and funding of an art installation at the AELEC facility entrance.

The mural by Angus Nivison on the wall opposite the Tamworth Town Hall has been identified to be replaced due to the significant paint losses and damage to the existing mural. This will involve the decommissioning of the original artwork by Angus Nivison and the replacement of a mural by his son Charlie Nivison. The property owner of the site has

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advised of potential future sale or building upgrade of the site with no set timeline, however due to the high need and poor conditions, the committee approved the replacement mural to be designed and implemented as previously recommended.

Peter Ross spoke to the Council establishing two Special Entertainment Precincts (SEPs) in Tamworth as part of a four-year night time economy strategy. Urban Enterprise has been established as consultants to undertake strategy development, with staff and community workshops to take place. SEPs aim to promote live music, provide protections for current and future venues, and revitalise the night time economy post-COVID.

Barry Harley presented on Fiesta La Peel, a multicultural festival originally held on Peel Street, now over a decade on and relocated to Bicentennial Park due to increased attendance and popularity. This festival is a community event created to represent the 102 cultures residing in Tamworth. The event was scheduled for Saturday, 18 October 2025 from 4:00pm to 8:30pm and had over 50 traders that represented Multicultural Tamworth as well as workshops and international dancing.

**(a) Policy Implications**

The actions identified and recommended by the TRAAC committee are in accordance with the Tamworth Regional Council Public Art Policy. This is of particular importance when addressing deaccession of public artworks, including the upcoming removal of the Angus Nivison mural, which will be replaced by an artwork by his son Charlie Nivison.

**(b) Financial Implications**

The TRAAC approved financial support for the identified public art projects from the allocated Public Art Fund. Additional funding and external sponsorship will be required to design and implement the Adam Humphries sculptures/public artworks identified for the AELEC facility entrance.

**(c) Legal Implications**

Nil

**(d) Community Consultation**

The TRAAC includes ten community members who represent a broad range of art disciplines. The Committee provides strategic advice to the Council in relation to 'Arts' matters within the region and makes recommendations regarding priority areas for development.

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

Focus area 3 – Prosperity and Innovation

Focus area 7 – Celebrate Our Cultures and Heritage

Focus area 8 – A Strong and Vibrant Identity

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**10.2 CENTRAL NORTHERN REGIONAL LIBRARY (CNRL) - MINUTES - ANNUAL GENERAL MEETING AND ORDINARY MEETING - WEDNESDAY 5 NOVEMBER 2025**

**DIRECTORATE:** LIVEABLE COMMUNITIES  
**AUTHOR:** Kay Delahunt, Manager - Learning Communities

**3 ANNEXURES ATTACHED**

## **RECOMMENDATION**

***That in relation to the report “Central Northern Regional Library (CNRL) - Minutes - Annual General Meeting and Ordinary Meeting - Wednesday 5 November 2025”, Council:***

- (i) receive and note the minutes of the Annual General Meeting of the Central Northern Regional Library held on 5 November 2025;***
- (ii) receive and note the minutes of Ordinary Meeting of the Central Northern Regional Library held on 5 November 2025; and***
- (iii) approve the proposed Tamworth Regional Council contribution for 2026/2027.***

## **SUMMARY**

The purpose of this report is to present to Council the minutes of the Central Northern Regional Library (CNRL) Annual General Meeting (AGM) and Ordinary Meeting held 5 November 2025. This report summarises the key issues from the Minutes.

## **COMMENTARY**

The Central Northern Regional Library (CNRL) is a resource sharing arrangement formed under Section 12(1) of the *Library Act*. The Regional Library is made up of six councils: Gwydir Shire Council, Liverpool Plains Shire Council, Narrabri Shire Council, Tamworth Regional Council, Uralla Shire Council and Walcha Council. Tamworth Regional Council is the Executive Council for CNRL.

### **AGM and Ordinary Meeting of 5 November 2025**

The CNRL Annual General Meeting (AGM) and Ordinary Meeting were held on 5 November 2025. Minutes of the AGM are **ATTACHED**, refer **ANNEXURE 1**.

Cr Adam Iuston from Walcha Council was re-elected as the CNRL Chair and Cr Lone Petrov from Uralla Shire Council was re-elected as Deputy Chair.

The Annual Financial Statements and CNRL Annual Report were presented and accepted at the meeting. The Annual Report showed that the library service is performing well. **ATTACHED**, refer **ANNEXURE 2**.

Minutes of the Ordinary Meeting are **ATTACHED**, refer **ANNEXURE 3**.

In the Ordinary Meeting, the Manager's report included information about:

- the New Public Library Objectives and Standards
- CNRL's 75<sup>th</sup> Anniversary – celebrations to date
- One Book One Region – George Orwell's Nineteen Eighty-Four
- the implementation of the Solus EB#1 platform
- A Writing and Literature Strategy for NSW 2025-2028 – STORIES MATTER

The quarterly report for September 2025 was presented and included several highlights including Adult Learners' Week programs, Uralla Library's first social media page, the launch of Comics Plus across the region, British Library Newspapers online for researchers and the introduction of citizen science corners in Narrabri Shire Libraries.

An updated Local Studies Policy was presented for adoption. The Policy updates reflect changes in the landscape of Local Studies Collections. Local material now, more than ever,

is being captured in digital-only formats. The Policy acknowledges the importance of digital preservation, contemporary collecting, and digital content creation. The revision accommodates the Regional Digitisation Van Project, Memory Station Project and other future digitisation or digital content creation projects.

The draft CNRL budget for 2026/2027 was also presented at the Ordinary Meeting. The draft budget has been prepared on the basis of a member contribution of \$13.39 per capita. CNRL councils have until 15 January 2026, to consider the draft budget and respond to Tamworth Regional Council.

Council delegates provided updates from their respective libraries.

**(a) Policy Implications**

The Central Northern Regional Library Local Studies Policy was updated to include digital preservation, contemporary collecting and digital content creation.

**(b) Financial Implications**

The 2026/2027 Tamworth Regional Council contributions of \$13.39 per capita are estimated to total \$882,508. This represents an increase of \$32,295 over the previous year.

Current year contributions are \$12.90 per capita. The draft 2026-27 budget represents a 0.49 cents per capita increase in Council contributions.

When considering the 2026-27 contribution rate it is necessary to take into account that this is part of a total increase of only 5.43% over the past eight years. See the table below.

	<b>Council capita</b>	<b>per NSW per capita</b>	<b>State per capita</b>	<b>Total per capita</b>
2018-19	\$12.70	\$1.85		\$14.55
2019-20	\$12.70	\$2.45		\$15.15
2020-21	\$12.95	\$2.55		\$15.50
2021-22	\$12.95	\$2.65		\$15.60
2022-23	\$12.95	\$2.85		\$15.80
2023-24	\$13.00	\$2.85		\$15.85
2024-25	\$13.10	\$2.85		\$15.95
2025-26	\$12.90	\$2.85		\$15.75
2026-27	\$13.39	\$2.85		\$16.24

\*This does not include subsidy adjustment

Council contributions have been reasonably consistent over a number of years; however, some costs have surged in the past year. CNRL has implemented cost saving measures by introducing electronic data interchange (EDI) to process the order/catalogue record /invoice from the shelf ready supplier into the Spydus Library Management System. This measure saves \$1.50 in the processing cost of every book added to the collection.

Population growth also places Tamworth Regional Council (TRC) at 62.5% equity in CNRL. TRC's population increased by 662 when compared to the previous year. (ABS - Estimated Resident Population). Population growth contributes to Tamworth's increase in contributions.

**(c) Legal Implications**

Nil

**(d) Community Consultation**

Nil

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

Focus Area 4 - Resilient and Diverse Communities

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**10.3 SPONSORSHIP PROPOSAL FOR NATIONAL CUTTING HORSE ASSOCIATION (NCHA) FUTURITY**

**DIRECTORATE:** CREATIVE COMMUNITIES AND EXPERIENCES

**AUTHOR:** Prue Simson, Manager - AELEC Precinct

**1 ANNEXURES ATTACHED**

**RECOMMENDATION**

*That in relation to the report “Sponsorship Proposal for National Cutting Horse Association (NCHA) Futurity”, Council supports the sponsorship request of \$15,000 per year for three financial years 2026/2027, 2027/2028 and 2028/2029 for the NCHA Futurity held at AELEC.*

**SUMMARY**

The National Cutting Horse Association (NCHA) Futurity event is the largest cutting event in the southern hemisphere delivering strong economic benefit to the region during the event but also beyond. The NCHA have been loyal supporters of the Tamworth region holding the event at the Australian Equine and Livestock Events Centre (AELEC) since 2008, one of AELEC's longest event partners.

One of AELEC's primary visions is to remain the national leader in the equine and livestock industry by providing world class facilities and attracting and retaining world class events. NCHA is one of the events that contributes to this vision and is a pinnacle event in AELEC's calendar. NCHA is seeking sponsorship from Council to support their future Futurity events in 2027, 2028 and 2029 as they continue to promote the region on a global scale and generate economic return.

**COMMENTARY**

National Cutting Horse Association (NCHA) Futurity event is one of the largest events held at Australian Equine and Livestock Events Centre (AELEC) each year and showcases our equine and livestock facility, our destination nationally and to the world via livestreaming. NCHA is seeking sponsorship for this event in 2027, 2028 and 2029, see **ATTACHED**, refer **ANNEXURE 1**.

NCHA Futurity is 16 days of action-packed competition, encompassing over 7,000 head of cattle and 700 competitors from all over Australia and overseas. NCHA's relationship with Tamworth is well established. From the original days of planning AELEC, NCHA have contributed their knowledge and continue to support the growth of the equine industry across

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the region. NCHA are eager to continue growing the Futurity event here in Tamworth expanding on its current offering.

As outlined in the AELEC Strategic Master Plan 2022 to 2032 (endorsed by Council in 2022), AELEC's vision is to remain the national leader in the equine industry by providing world-class facilities, and securing, retaining and building high profile equine events. With new facilities being developed across Australia, this sponsorship provides an opportunity to strengthen and secure Tamworth as the preferred equine destination. Benefits regarding Council's sponsorship include, but are not limited to:

- prominent branding exposure across venue signage, livestream coverage and event marketing;
- inclusion in media releases, digital promotions and national advertising;
- sponsor recognition throughout the Futurity, including major finals nights;
- opportunities for Council representatives to participate in community engagement activities;
- alignment with one of Australia's most respected equine sporting bodies and its flagship event;
- secure ongoing economic return for the region including extending nights' stay and sustainably growing visitation to the region year-round as outlined in Council's Visitor Economy Plan;
- enhance the region's profile and continue to grow its visitor numbers; and
- continue to promote and support the Tamworth Region as an Equine destination to relocate to on a permanent basis.

## **ECONOMIC IMPACT**

This event, as recently demonstrated over the 16 competition days from 24 May to 8 June 2025 (not including bump in dates), generated in excess of \$11.8M into the Tamworth region economy attracting 3000 visitors per day, as seen in Figure 1 (day visitors) and Figure 2 (overnight visitors) below:

<b>Total Estimated Impact</b>			
	<b>Output (\$)</b>	<b>Value-added (\$)</b>	<b>Local Jobs (annual jobs)</b>
Direct impact	6,732,636	2,982,906	40.9
Industrial impact	3,193,467	1,386,516	11
Consumption impact	1,960,989	1,003,417	9.6
<b>Total impact on Tamworth Regional Council economy</b>	<b>11,887,093</b>	<b>5,372,839</b>	<b>62</b>

The proposed 2025 NCHA Cutting Horse Futurity event is planned to start on May 25th, 2025 and to run for 15 days. It is an event of State significance and is estimated to attract 1019 visitors per day over the 15 days, with an average spend per person per day of \$148. This equals a total visitor spend of \$2,262,180 attributed to this event. Assuming the event will be held in Tamworth Regional Council, it is calculated to have the following potential impact:

**Event Impact Summary**

export 

Tamworth Regional Council - Modelling the effect of \$2,262,180 from a Sports and Recreation Activities event with State significance

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)
Direct impact	1,809,744	801,810	11.0
Industrial impact	858,409	372,698	3.0
Consumption impact	527,117	269,720	2.6
<b>Total impact on Tamworth Regional Council economy</b>	<b>3,195,271</b>	<b>1,444,228</b>	<b>17</b>

Source: National Institute of Economic and Industry Research (NIEIR) ©2025. Compiled and presented in economy.id by .id (informed decisions). Note: All \$ values are expressed in 2022/23 base year dollar terms.

Figure

**1: Event Economic Contribution (Day Visitors)**

The proposed 2025 NCHA Cutting Horse Futurity event is planned to start on May 25th, 2025 and to run for 15 days. It is an event of State significance and is estimated to attract 2041 visitors per day over the 15 days, with an average spend per person per day of \$201. This equals a total visitor spend of \$6,153,615 attributed to this event. Assuming the event will be held in Tamworth Regional Council, it is calculated to have the following potential impact:

**Event Impact Summary**

export 

Tamworth Regional Council - Modelling the effect of \$6,153,615 from a Sports and Recreation Activities event with State significance

	Output (\$)	Value-added (\$)	Local Jobs (annual jobs)
Direct impact	4,922,892	2,181,096	29.9
Industrial impact	2,335,058	1,013,818	8.0
Consumption impact	1,433,872	733,697	7.0
<b>Total impact on Tamworth Regional Council economy</b>	<b>8,691,822</b>	<b>3,928,611</b>	<b>45</b>

Source: National Institute of Economic and Industry Research (NIEIR) ©2025. Compiled and presented in economy.id by .id (informed decisions). Note: All \$ values are expressed in 2022/23 base year dollar terms.

**Figure 2: Event Economic Contribution (Overnight Visitors)**

The above calculations were supplied by Council's Economic Activation Analysis team using the Event Impact Calculator from economy.id based on the following assumptions:

**Assumptions**

1. The event falls under the category of 'Sport & Recreation' activities and is a 'State' event (in economy.id's categorisation)
2. 3060 visitors total per day. 81% will be overnight visitors 19% Local. % breakdown based on figures provided by NCHA for 2026 marketing support
3. 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  
*Important to note: Accommodation is included in this amount, however competitors and travel party predominantly camping onsite. Figure may be inflated for accommodation, however unique contribution to agriculture industry*
4. 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)
5. It was assumed that the addition of the economic impact - spending from day and overnight visitors separately - will provide the total economic impact
6. The event is a fifteen-day event
7. It is assumed that each competitor will bring on average 3 people and stay overnight
8. Bump in and out not included in calculation
9. Target attendance identified by NCHA via Event entries, social media responses and post event survey and all numbers provided by AELEC

The proposal provided aligns with Council's event objectives relating to economic benefit, community engagement, and regional sporting hub profile.

**(a) Policy Implications**

Nil

**(b) Financial Implications**

Funding to support the NCHA Futurity event is \$15,000 per year and will be funded over three financial years 2026/2027, 2027/2028 and 2028/2029, funded via the establishment of a budget line item within Creative Communities & Experiences' AELEC division from the General Fund.

**(c) Legal Implications**

Nil

**(d) Community Consultation**

Nil

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

Focus Area 3 – Prosperity and Innovation

Focus Area 8 – A Strong and Vibrant Identity

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## **11 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.***

#### **11.1 TENDER T050/2026 - CONSTRUCTION OF EROSION AND CAUSEWAY REPAIRS, GEORGE STREET MOONBI**

**DIRECTORATE:** REGIONAL SERVICES  
**AUTHOR:** Callum Fletcher, Senior Project Engineer

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### **Mark Gardiner, Manager - Project Planning and Delivery**

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

#### **SUMMARY**

The purpose of this report is to seek Council's acceptance of tender T050/2026 to award a lump sum contract for the construction of erosion and causeway repairs on George Street, Moonbi.

#### **Background**

During extensive flood events in late 2021 and 2022, sections of George Street, Moonbi near the intersection with River Street and the crossing of Moonbi Creek to the west were damaged by flood waters. This has resulted in extensive erosion requiring remediation to protect Tamworth Regional Council (Council) assets and private property. The location of works within Moonbi is provided in Figure 1 below. The extent of works and key scour areas to be repaired is indicated in Figure 2.



*Figure 1 – Site location within Moonbi*



Figure 2 – Indicative extent of works (yellow) with scour locations identified (red)

Following the flood events and the closure of George Street, detailed site survey and preliminary design were completed to allow a repair scope to be developed. An estimate of construction costs was prepared for this scope and an application made to the NSW Government for disaster recovery funding. NSW Government funding was confirmed earlier in 2025, allowing the design to be finalised and Council to begin planning for construction.

#### **Tender Scope**

A tender for the construction of the works was advertised for a period of approximately 26 days and closed on 19 November 2025. Tenderers were required to provide a schedule of prices for the works to include:

- project management, site management, administration, and overheads;
- site establishment, including installation and maintenance of controls;
- construction of the works, including new concrete causeway, table drain reinstatement, erosion repairs, pavement reconstruction, scour protection, guardrail, and signage; and
- completion of all handover documents, including Works as Executed drawings.

#### **11.2 PROPOSED LEASE OF PARRY HOUSE, SUITE 2, 468-472 PEEL STREET, TAMWORTH**

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER

**AUTHOR:** Nicholas Hawkins, Commercial Property Officer

**Reference:** Item 12.2 to Ordinary Council 13 September 2022 - Minute No 263/22

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

#### **SUMMARY**

The purpose of this report is to seek Council's authorisation to negotiate and enter into a lease agreement with the party identified in the body of this report for Parry House, Suite 2, 468-472 Peel Street, Tamworth.

### **11.3 TENDER T048/2026 - SUPPLY AND INSTALLATION OF PEDESTRIAN FENCING, TAMWORTH**

**DIRECTORATE:** **REGIONAL SERVICES**  
**AUTHOR:** **Callum Fletcher, Senior Project Engineer**  
**Leonie Brown, Project Administrator**

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

#### **SUMMARY**

The purpose of this report is to seek Council's acceptance of tender T048/2026 to award a schedule of rates contract for the Supply and Installation of Pedestrian Fencing at the Sports and Entertainment Precinct, and Carthage Street.

#### **Background**

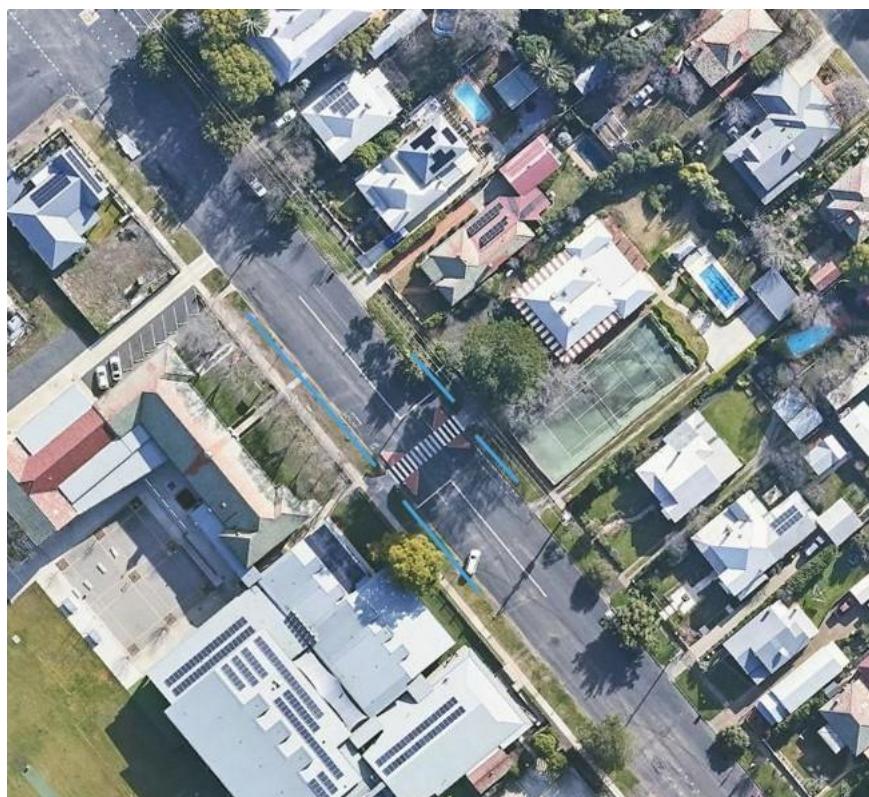
Transport for NSW's (TfNSW) Road Safety Program aims to enhance road safety and reduce crashes. Tamworth Regional Council received \$1.519 million under this program for improvements at the following locations:

- Location 1 – St Nicholas Primary School, Carthage Street, East Tamworth;
- Location 2 – Jack Smyth Drive and Ringers Road roundabout, Hillvue, adjacent to the Australian Equine and Livestock Events Centre (AELEC); and
- Location 3 – Ringers Road, Hillvue, adjacent to the Tamworth Regional Entertainment and Conference Centre (TRECC).

Works being delivered under this program include raised pedestrian crossings, shared paths, signage and linemarking, pedestrian fencing, and street lighting. This tender relates to the works associated with pedestrian fencing.

Construction of all works is to be completed in 2026. Scheduling of the work will be undertaken to minimise impact to the school community and venue users as much as practical.

The locations where work will be carried out are shown in Figures 1 and 2 below.



*Figure 1 – Location 1 – Blue lines indicate the fencing locations for St Nicholas Primary School, Carthage Street, East Tamworth*



*Figure 2 – Location 2 and Location 3 – Blue lines indicate the fencing locations for Jack Smyth Drive and Ringers Road, Hillvue*

#### **Tender Scope**

An open request for tenders (RFT) (T048/2026) for the supply and installation of pedestrian fence was advertised for a period of 22 days and closed on 2 December 2025. There was no mandatory pre-tender meeting, however tenderers were still required to familiarise themselves with the site conditions.

The RFT required tenderers to submit a schedule of rates for works including:

- management and supervision of the works;
- site establishment including survey, traffic management, and pedestrian management;
- supply and installation of TfNSW Type 1 black pedestrian fencing; and
- provision of quality verification and work as executed documentation.

#### **11.4 PROVISION OF CLEANING SERVICES FOR COUNCIL FACILITIES - TENDER T018/2026**

**DIRECTORATE:**

**REGIONAL SERVICES**

**AUTHOR:**

**George Shearman, Manager - Plant Fleet and Building Services**

**Greg Tapper, Technical Officer - Building Services**

**3 CONFIDENTIAL ENCLOSURES ENCLOSED**

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**

This tender is for carrying out cleaning services for Tamworth Regional Council (Council) facilities located across the Local Government area (LGA). This includes office areas, operational sites, public amenities, sporting facilities, libraries, art galleries, museums, halls, and community spaces.

The tender was advertised on Tenderlink on 25 September 2025. Compulsory briefings were held on 21 October for Tamworth locations, 22 October for Manilla and Barrraba locations, and 23 October for Nundle locations. The tender closed at 11.00am on the 30 October 2025.

#### **11.5 PROPOSAL SALE OF COUNCIL OWNED LAND - 87-93 BRISBANE STREET, TAMWORTH**

<b>DIRECTORATE:</b>	<b>OFFICE OF THE GENERAL MANAGER</b>
<b>AUTHOR:</b>	<b>Nicholas Hawkins, Commercial Property Officer</b>
<b>Reference:</b>	<b>Item 12.3 to Ordinary Council 1 December 2020 - Minute No 382/20</b> <b>Item 12.3 to Ordinary Council 27 April 2021 - Minute No 112/21</b> <b>Item 4.3 to Extraordinary Meeting 27 November 2025 - Minute No 294/25</b>

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

#### **SUMMARY**

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

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

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

#### **History**

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

The Mechanics Institute has previously been occupied under various lease agreements, the

most recent of which was to a lessee who operated Williamsburg Burger Bar. That lease ended in 2024. The property is now vacant.

### **Proposal to Sell Property**

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

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

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

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

### **11.6 PROPOSED LEASE OF PARRY HOUSE, SUITE 1B AND SUITE 4, 468-472 PEEL STREET TAMWORTH**

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER

**AUTHOR:** Nicholas Hawkins, Commercial Property Officer

**Reference:** Item 13.1 to Ordinary Council 9 September 2014 - Minute No 281/14

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

#### **SUMMARY**

The purpose of this report is to seek Council's authorisation to negotiate and enter into a lease agreement with the party identified in the body of this report for Parry House, Suite 1B and Suite 4, 468-472 Peel Street, Tamworth.

### **11.7 TENDER T075/2026 - TAMWORTH REGIONAL AIRPORT TAXIWAY ALPHA UPGRADE**

**DIRECTORATE:** REGIONAL SERVICES

**AUTHOR:** Callum Fletcher, Senior Project Engineer

Lisa Hannaford, Project Administrator

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

#### **SUMMARY**

The purpose of this report is to recommend Council resolves to decline the tenders submitted in response to request for tender number T075/2026 and 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 construct contract.

Tamworth Regional Council invited submissions from contractors via a request for tender on the open market in accordance with Section 167 of the NSW Local Government Regulation. 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 airport staff and the project team 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 reconstruction of Taxiway Alpha (shown in Figure 1) to satisfy the current requirements of Civil Aviation Safety Authority (CASA) Part 139 (Aerodromes) Manual of Standards 2019. Taxiway Alpha is 15m wide and restricted to Code C aircraft, with a current dispensation for Q400 operations (Code D). This project is part of an incremental upgrade of the Taxiway Alpha pavement, to meet new standards and increase capacity.

Council has received funding through Round 4 of the Australian Government's Regional Airport Program (RAP) for the works, with an equal co-contribution from Council's Tamworth Airport reserve.



Figure 1 – Taxiway Alpha location

### Tender Scope

A tender for the Tamworth Regional Airport Taxiway Alpha pavement reconstruction was advertised for a period of approximately 35 days and closed on 18 November 2025. Tenderers were required to provide a schedule of prices including:

- site establishment, including the establishment of controls and the acquiring of all required permits and clearances;
- management in line with safety, environmental, and quality requirements;
- demolition of existing taxiway pavement;
- construction of new taxiway pavement in accordance with the design and specification;
- re-installation of lighting, line marking, and signage; and
- completion of all quality and handover documents including works as executed drawings and warranty information.

### 11.8 T103-2025 - SUPPLY ONLY AND SUPPLY AND LAY OF ASPHALT

DIRECTORATE:

**REGIONAL SERVICES**

AUTHOR:

**Murray Russell, Manager - Operations**

**Jay Morrow, Senior Operations Engineer (Technical)**

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

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The Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (c),(d)i&(d)iii 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, commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it. and information that would, if disclosed, reveal a trade secret.

## **SUMMARY**

The purpose of this report is to seek Council's acceptance of tenders for the Supply Only and Supply and Lay of Asphalt within the Tamworth Regional Council Local Government area (LGA) during the period 17 December 2025 to 17 December 2027 advertised as open tender number T103/2025. Following this period, and at sole discretion of Council, an additional extension of one year can be applied.

## **Background**

Council has traditionally offered a single invitation contract for the provision of asphalt supply and laying. With the inception of the Special Rate Variation and the associated increase in asset renewal works, continuing to rely on one contractor to fulfil Council's works program is no longer cost effective or reliable.

The use of panel tenders has been used effectively for the delivery of other works such as pavement stabilising and bitumen resealing. It is anticipated that the use of a panel contract for the delivery of asphalt works will also be beneficial to Council.

As a result, Council have instead invited tenders from multiple contractors where successful tenderers are placed on a panel for the provision of this supply and service via a schedule of rates contract. This will enable multiple asphalt work packages to be offered based on contractor and material availability while also simplifying the procurement process for individual projects. From the panel tender, each individual project or works package is assessed and awarded to the contractor from the panel who can satisfy the program requirements and whose pricing schedule is most beneficial for that project.

## **Tender Scope**

The tender was advertised as a two-year contract period with a quarterly opportunity for successful panel members to review their pricing to allow for changes in the price of materials and labour. This option was adopted due to the ongoing volatility in the construction market through factors such as fuel prices, material prices and inflation.

## **11.9 PROPOSED SALE OF COUNCIL OWNED LAND - 123 AND 161 NEW WINTON ROAD, WESTDALE**

<b>DIRECTORATE:</b>	<b>OFFICE OF THE GENERAL MANAGER</b>
<b>AUTHOR:</b>	<b>Nicholas Hawkins, Commercial Property Officer</b>
<b>Reference:</b>	<b>Item 13.4 to ordinary Meeting 12 August 2014 - Minute No 242/14</b> <b>Item 4.3 to Extraordinary Meeting 27 November 2025 - Minnute No 294/25</b>

The Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (c) of the Local Government Act 1993 on the grounds that the matter and

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information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

## **SUMMARY**

The purpose of this report is to seek consent from Council to proceed with the sale of land known as 123 New Winton Road, Westdale and 161 New Winton Road, Westdale.

This report requests Council authorise the sale of Council owned land known as:

- 123 New Winton Road, Westdale, being Lot 5 in Deposited Plan 710048; and
- 161 New Winton Road, Westdale, being Lot 6 in Deposited Plan 710048.

Both properties are zoned RU4 – Primary Production Small Lots. Both are approximately 40 hectares in size.

### **Proposal to Sell Properties**

At the Ordinary Meeting of 12 August 2014, Council resolved to purchase both 123 and 161 New Winton Road as it was strategically placed opposite the Airport and would provide an opportunity for future industrial development. Since then, Council has commenced development of the Tamworth Global Gateway Park (“TGGP”) with land sold from the first three stages of the industrial park. Hunter Land Holdings has also commenced and is proceeding with their own industrial park development adjacent to these properties on New Winton Road.

As Council has focused on the development of the TGGP, 123 and 161 New Winton Road are no longer being considered as a location for further industrial development by Council. However, they may be desirable for another developer to purchase for this purpose.

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

## **11.10 TENDER T057/2026 - WESTDALE WASTEWATER TREATMENT PLANT SLUDGE LAGOON DEWATERING**

**DIRECTORATE:** **WATER AND WASTE**  
**AUTHOR:** **Daniel Coe, Manager - Water and Environmental Operations**  
**Samantha Ward, Employee Health and Wellbeing Specialist**  
**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

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**

Council's Westdale Wastewater Treatment Plant (WWTP) was commissioned in 2010, to provide comprehensive treatment of the domestic wastewater and pre-treated industrial wastewater.

The WWTP produces residual solids (also referred to as sludge) as a by-product of the treatment process. This sludge is stabilised onsite and stored prior to processing by an external specialist contractor to produce a dewatered product of 16-20% dry solids. The dewatered material is subsequently stockpiled at the WWTP and further dried prior to being

transported and incorporated into the Tamworth Effluent Reuse Farm (TERF) as a soil conditioner/fertiliser.

The purpose of this report is to consider the Tender submissions received and to recommend acceptance of a Tender for dewatering of the sludge lagoons at WWTP with the option, at Council's discretion, to engage the same successful tenderer to also dewater an additional sludge lagoon in 2026/27 and a further sludge lagoon in 2027/28.

#### **11.11 TENDER T061/2026 - CCTV INVESTIGATION, CLEANING AND CONDITION ASSESSMENT OF SEWER MAINS AND ACCESS CHAMBERS**

**DIRECTORATE:** **WATER AND WASTE**

**AUTHOR:** **Daniel Coe, Manager - Water and Environmental Operations**

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

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 the acceptance of a Tender for the cleaning, closed circuit television (CCTV) and condition assessment of approximately 67 kilometres of sewers mains and inspect 1843 access chambers within Tamworth. This report discusses the merits of the tenders received; analysis based on selection criteria and recommends a preferred Tenderer.

Council carries out an ongoing inspection program of sewer assets to identify asset condition and prepare rehabilitation programs as required. Determination of asset condition is also used by Council to calculate the economic value of assets.

The proposed work is to perform sewer main cleaning, closed circuit television (CCTV) inspection and assess structural condition of Council's sewer assets (including access chambers) to allow the determination of rehabilitation works that are required to maintain efficient ongoing operations of the sewerage system. All inspection and condition reporting are required to be completed to industry standards and in a format to allow efficient integration of asset information to Council's asset register and allow for prioritisation, methodology and scheduling of asset rehabilitation.

The proposed works involve cleaning and assessing approximately 67 kilometres of sewer mains within Tamworth ranging in diameter from 150mm to 300mm. The total scope of work of work to be undertaken is detailed in the following table:

<b>Sewer Diameter</b>	<b>Length (m) or Number</b>
150mm	66,344m
300mm	487m
Access Chamber	1,843

Inspection	
<b>Total</b>	<b>48,383</b>

### **11.12 EXPRESSIONS OF INTEREST - E026-2025 - OPERATION OF INDUSTRIAL HARD PLASTIC PROCESSING FACILITY**

**DIRECTORATE:**

**WATER AND WASTE**

**AUTHOR:**

**Doug Hughes, Manager - Waste & Resource Recovery**

**Reference:**

**Item 12.1 to Ordinary Council 11 February 2025 - Minute No 14/25**  
**Item 12.2 to Ordinary Council 26 August 2025 - Minute No 212/25**

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

#### **SUMMARY**

The purpose of this report is to provide Council with an update on the potential establishment of an industrial hard plastics processing facility in Tamworth, using grant funding under the NSW EPA Recycling Modernisation Fund – Plastics Technology Stream.

Council has progressed with negotiations with the preferred supplier, Valera Recycling and with the purchase of land within the Tamworth Global Gateway Park (TGGP), being 7 Bandaar Drive Westdale, via the Waste reserve for construction of the facility.

Council negotiations have identified a shortfall in funding required to complete the project, being approximately \$1,789,000. The NSW Government has advised no additional funding is available for the project.

Direction from Council is required in relation to a path forward.