



TAMWORTH REGIONAL COUNCIL

ORDINARY COUNCIL MINUTES

of the Meeting of Tamworth Regional Council held in the Council Chambers,
Lands Building, 25-27 Fitzroy Street, Tamworth

10 FEBRUARY 2026

PAUL BENNETT
GENERAL MANAGER

ORDINARY COUNCIL MINUTES

Meeting of Tamworth Regional Council held in the Council Chambers, Lands Building,
25-27 Fitzroy Street, Tamworth
TUESDAY 10 FEBRUARY 2026 at 6PM

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PRESENT: Cr Russell Webb (Mayor), Cr Jeff Budd, Cr Matt Sharpham, Cr Marc Sutherland, Cr Mark Rodda, Cr Brendon North, Cr Charles Impey and Cr Ryan Brooke.

IN ATTENDANCE: The General Manager, Acting Director Liveable Communities, Director Creative Communities and Experiences, Director Regional Services, Director Water and Waste, and Acting Executive Manager Strategy and Performance.

1 **APOLOGIES AND LEAVE OF ABSENCE**

An apology was announced as having been received from Cr Steve Mears who is unable to attend the Meeting due to being out of the Region on personal business.

MOTION

Moved Cr Brooke/Cr Sutherland

That the apology be accepted and Cr Steve Mears be granted leave of absence from the Meeting.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham
7. Cr Marc Sutherland
8. Cr Russell Webb

Nil

1/26 RESOLVED

2 **MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL**

MOTION

Moved Cr Budd/Cr Brooke

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

COUNCILLORS WHO VOTED **FOR**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham
7. Cr Marc Sutherland
8. Cr Russell Webb

Nil

2/26 RESOLVED

3 **DISCLOSURE OF INTEREST**

Cr Mark Rodda declared a conflict of interest in Item 11.3 “Proposed Lease Variation – Visitor Information Centre” of the Business Paper for the reason that the lease proponent is a family friend. Cr Rodda further declared that this was a significant, non-pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

Cr Ryan Brooke declared a conflict of interest in Item 8.4 “Proposed Licence of Area within the Community Event Centre” of the Business Paper for the reason that his employer would be contracted to conduct work for the licence. Cr Brooke further declared that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

Mayor Russell Webb declared a conflict of interest in Item 11.1 “Proposed Sale of Council Owned Land to Baiada for the Purposes of Constructing Brine Ponds” of the Business Paper for the reason that he has a business interest with the proponent. Mayor Webb further declared that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

4 **MAYORAL MINUTE**

Nil

5 **NOTICE OF MOTION**

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

MOTION

Moved Cr Brooke/Cr North

That Council:

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

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Charles Impey
3. Cr Brendon North
4. Cr Mark Rodda
5. Cr Marc Sutherland

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Jeffrey Budd
2. Cr Matthew Sharpham
3. Cr Russell Webb

3/26 RESOLVED

OPEN COUNCIL REPORTS

6 **ENVIRONMENT AND PLANNING**

Nil

7 **INFRASTRUCTURE AND SERVICES**

Nil

8 **GOVERNANCE, STRATEGY AND FINANCE**

8.1 **AUDIT, RISK AND IMPROVEMENT COMMITTEE**

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

MOTION

Moved Cr Sharpham/Cr Sutherland

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

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

COUNCILLORS WHO VOTED **FOR**
 THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
 THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham
7. Cr Marc Sutherland
8. Cr Russell Webb

Nil

4/26 RESOLVED

8.2 **2026 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT**

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

MOTION

Moved Cr Budd/Cr North

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

- (i) nominate Mayor, Deputy Mayor, Cr Brendon North, Cr Ryan Brooke, Cr Marc Sutherland to attend this Conference as appropriate; and
- (ii) determine whether any Motions will be submitted for inclusion on the Conference Agenda and request a further report to the next Council Meeting to finalise Motions for submission.

COUNCILLORS WHO VOTED **FOR**
 THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
 THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham

Nil

7. Cr Marc Sutherland
8. Cr Russell Webb

5/26 RESOLVED

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

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

MOTION

Moved Cr Brooke/Cr North

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

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham
7. Cr Marc Sutherland
8. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

6/26 RESOLVED

Cr Ryan Brooke declared a conflict of interest in this Item of the Business Paper for the reason that his employer would be contracted to conduct work for the licence. Cr Brooke further declared that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

Cr Ryan Brooke left the Meeting, the time being 6:41pm.

8.4 PROPOSED LICENCE OF AREA WITHIN THE COMMUNITY EVENT CENTRE

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

MOTION

Moved Cr Sutherland/Cr Impey

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

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

COUNCILLORS WHO VOTED **FOR**

COUNCILLORS WHO VOTED **AGAINST**

THE DECISION	THE DECISION
1. Cr Jeffrey Budd	Nil
2. Cr Charles Impey	
3. Cr Brendon North	
4. Cr Mark Rodda	
5. Cr Matthew Sharpham	
6. Cr Marc Sutherland	
7. Cr Russell Webb	

7/26 RESOLVED

Cr Ryan Brooke returned to the Meeting, the time being 6:42pm.

9 COMMUNITY SERVICES

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

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES
AUTHOR: Prue Simson, Manager - AELEC Precinct

MOTION

Moved Cr Sutherland/Cr Sharpham

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

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

COUNCILLORS WHO VOTED FOR THE DECISION	COUNCILLORS WHO VOTED AGAINST THE DECISION
1. Cr Ryan Brooke	Nil
2. Cr Jeffrey Budd	
3. Cr Charles Impey	
4. Cr Brendon North	
5. Cr Mark Rodda	
6. Cr Matthew Sharpham	
7. Cr Marc Sutherland	
8. Cr Russell Webb	

8/26 RESOLVED

10 REPORTS TO BE CONSIDERED IN CLOSED COUNCIL

At 6.49pm, the Chairperson offered the opportunity to members of the public to make representations as to whether any part of the Council Meeting should not be considered in Closed Council.

The General Manager advised the Chairperson that no written public submissions or representations had been received as to whether or not part of the Meeting should be closed to the public. The Chairperson asked any members of the Council whether any part of the Council Meeting should not be considered in Closed Council.

Cr Rodda requested that Item 11.5 be discussed in open Council due to public interest. The Mayor denied the request due to Commercial in Confidence reasons.

MOTION

Moved Cr Budd/Cr Sharpham

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.

COUNCILLORS WHO VOTED FOR THE DECISION	COUNCILLORS WHO VOTED AGAINST THE DECISION
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- | | |
|------------------------|-----|
| 1. Cr Ryan Brooke | Nil |
| 2. Cr Jeffrey Budd | |
| 3. Cr Charles Impey | |
| 4. Cr Brendon North | |
| 5. Cr Mark Rodda | |
| 6. Cr Matthew Sharpham | |
| 7. Cr Marc Sutherland | |
| 8. Cr Russell Webb | |

9/26 RESOLVED

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

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Karen Litchfield, Acting Executive Manager Strategy & Performance

Reference: Item 12.1 to Ordinary Council 8 August 2024 - Minute No 198/23

Item 8.1 to Ordinary Council 23 April 2024 - Minute No 76/24

Item 12.2 to Ordinary Council 23 April 2024 - Minute No 87/24

1 CONFIDENTIAL ENCLOSURES ENCLOSED

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

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

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Karen Litchfield, Acting Executive Manager Strategy & Performance

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.

10.3 PROPOSED LEASE VARIATION - VISITOR INFORMATION CENTRE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Nicholas Hawkins, Commercial Property Officer

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

that the matter and information is information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business and commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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

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

The Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (c)&(d) 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.

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

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

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

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

11 CLOSED COUNCIL REPORTS

Mayor Russell Webb declared a conflict of interest in this Item of the Business Paper for the reason that he has a business interest with the proponent. Mayor Webb further declared that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

Chairperson, Cr Russell Webb left the Meeting, the time being 6:54pm. The Deputy Mayor occupied the Chair for this Item of the Meeting.

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

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

Reference: Item 12.1 to Ordinary Council 8 August 2024 - Minute No 198/23
Item 8.1 to Ordinary Council 23 April 2024 - Minute No

76/24

Item 12.2 to Ordinary Council 23 April 2024 - Minute No 87/24

MOTION

Moved Cr North/Cr Sharpham

That in relation to the report “Proposed Sale of Council Owned Land to Baiada for the Purposes of Constructing Brine Ponds”, Council:

- (i) authorise the Deputy Mayor and General Manager to negotiate to enter into a Contract for Baiada to purchase a portion of Council owned land, part of Lot 102 DP1097471, including the key items as detailed in the body of the report; and
- (ii) authorise the affixing of the Seal of Council to a Contract for the Sale of Land and any other associated documents in order to give effect to Council’s resolution.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda
6. Cr Matthew Sharpham
7. Cr Marc Sutherland

Nil

10/26 RESOLVED

The Deputy Mayor vacated the Chair and Cr Russell Webb as Mayor returned to the Meeting at 7.02pm as Chair for the remainder of the Meeting

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

DIRECTORATE:
AUTHOR:

OFFICE OF THE GENERAL MANAGER
Karen Litchfield, Acting Executive Manager Strategy and Performance

MOTION

Moved Cr Budd/Cr Sharpham

That in relation to the report “Proposed Licence of Council Owned Land - Part Lot 2 Deposited Plan 1255956”, Council:

- (i) authorise the Mayor and General Manager to negotiate the terms of a Licence Agreement for the use of part of Council’s land as set out in the body of this report; and
- (ii) authorise the affixing of the Seal of Council to the Licence Agreement.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Mark Rodda

Nil

6. Cr Matthew Sharpham
7. Cr Marc Sutherland
8. Cr Russell Webb

11/26 RESOLVED

Cr Mark Rodda declared a conflict of interest in this Item of the Business Paper for the reason that the lease proponent is a family friend. Cr Rodda further declared that this was a significant, non-pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

Cr Mark Rodda left the Meeting, the time being 7:09pm.

11.3 PROPOSED LEASE VARIATION - VISITOR INFORMATION CENTRE

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

MOTION

Moved Cr Budd/Cr North

That in relation to the report “Proposed Lease Variation - Visitor Information Centre”, Council:

- (i) authorise the Mayor and General Manager to negotiate a variation of lease on terms set out in the body of this report; and
- (ii) authorise the affixing of the Seal of Council to the variation of lease and any associated documents required to give effect to Council’s resolution.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Brendon North
5. Cr Matthew Sharpham
6. Cr Marc Sutherland
7. Cr Russell Webb

Nil

12/26 RESOLVED

Cr Mark Rodda returned to the Meeting, the time being 7:12pm.

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

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

MOTION

Moved Cr Brooke/Cr Sharpham

That in relation to the report “Proposed Temporary Accommodation Licence Agreement - International Flight Training Tamworth (IFTT)”, Council:

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

COUNCILLORS WHO VOTED FOR THE DECISION	COUNCILLORS WHO VOTED AGAINST THE DECISION
1. Cr Ryan Brooke 2. Cr Jeffrey Budd 3. Cr Charles Impey 4. Cr Brendon North 5. Cr Mark Rodda 6. Cr Matthew Sharpham 7. Cr Marc Sutherland 8. Cr Russell Webb	Nil

13/26 RESOLVED

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

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

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

MOTION

Moved Cr Budd/Cr Impey

That in relation to the report "Proposal Sale of Council Owned Land - 87-93 Brisbane Street, Tamworth", Council:

- (i) approve the proposal outlined in the body of this report to proceed with the sale of 87-93 Brisbane Street, Tamworth;
- (ii) authorise the General Manager to appoint an agent in relation to the sale of 87-93 Brisbane Street, Tamworth;
- (iii) authorise the Mayor and General Manager to negotiate terms of sale, sale price and enter into a contract for the sale of land or other agreement;
- (iv) authorise the affixing of the Seal of Council to a Contract for the Sale of Land and any other associated documents in order to give effect to Council's resolution; and
- (v) allocate net proceeds of sale to the Westdale Land Reserve General Fund Loan as set out in the Financial Implications section in the body of this report.

COUNCILLORS WHO VOTED FOR THE DECISION	COUNCILLORS WHO VOTED AGAINST THE DECISION
1. Cr Jeffrey Budd 2. Cr Charles Impey 3. Cr Brendon North 4. Cr Matthew Sharpham 5. Cr Marc Sutherland 6. Cr Russell Webb	1. Cr Ryan Brooke 2. Cr Mark Rodda

14/26 RESOLVED

12 RESOLUTIONS PASSED IN CLOSED COUNCIL

MOTION

Moved Cr Budd/Cr Sharpham

That Council move into Open Council.

COUNCILLORS WHO VOTED FOR THE DECISION	COUNCILLORS WHO VOTED AGAINST THE DECISION
<ol style="list-style-type: none">1. Cr Ryan Brooke2. Cr Jeffrey Budd3. Cr Charles Impey4. Cr Brendon North5. Cr Mark Rodda6. Cr Matthew Sharpham7. Cr Marc Sutherland8. Cr Russell Webb	Nil

15/26 RESOLVED

At 7.33pm the Meeting moved back into Open Council.

In accordance with the Tamworth Regional Council Code of Meeting Practice, Section 14.21, the Chairperson provided a summary of the resolutions passed in Closed Council.

Closure: There being no further business the Ordinary Meeting of Council concluded at 7.34pm

Cr Russell Webb, Chairperson

Tuesday, 24 February 2026

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