



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

11 NOVEMBER 2025

**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 11 NOVEMBER 2025 at 6.30PM

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PRESENT: Cr Russell Webb (Mayor), Cr Jeff Budd, Cr Steve Mears, Cr Mark Rodda, Cr Charles Impey and Cr Ryan Brooke.

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

1 APOLOGIES AND LEAVE OF ABSENCE

An apology was announced as having been received from Cr Marc Sutherland who is unable to attend the Meeting due to being out of the LGA on business.

Apologies were announced as having been received from Cr Brendon North and Cr Matt Sharpham who were unable to attend the Meeting due to being at the 2025 Roads Congress.

MOTION

Moved Cr Brooke/Cr Mears

That the apologies be accepted and Cr Matt Sharpham, Cr Marc Sutherland and Cr Brendon North be granted leave of absence from the Meeting.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

277/25 RESOLVED

2 COMMUNITY CONSULTATION

Nil

3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL

MOTION

Moved Cr Mears/Cr Budd

That the Minutes of the Ordinary Meeting held on Tuesday, 28 October 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

1. Cr Ryan Brooke

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

278/25 RESOLVED

4 DISCLOSURE OF INTEREST

Cr Mark Rodda declared a conflict of interest in Item 10.2 “Hockey NSW Funding Request” of the Business Paper for the reason that he is involved with the sport. Cr Rodda further declared that this was a less than significant, non-pecuniary interest and that he would remain in the Chamber and participate in the debate.

Cr Mark Rodda declared a conflict of interest in Item 12.2 “Tender T086-2025 - Design and Construct Powerstation Museum Engine Shed Extension” of the Business Paper for the reason that he is a volunteer for the museum, however, is currently on leave from that position. Cr Rodda further declared that this was a less than significant, non-pecuniary interest and he that would remain in the Chamber and participate in the debate.

5 MAYORAL MINUTE

Nil

6 NOTICE OF MOTION

Nil

OPEN COUNCIL REPORTS

7 ENVIRONMENT AND PLANNING

7.1 AMENDMENT TO THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 - PLANNING PROPOSAL - SECONDARY DWELLINGS IN CERTAIN RURAL LANDS

DIRECTORATE: LIVEABLE COMMUNITIES
AUTHOR: Mitchell Gillogly, Team Leader – Strategic Planning
Reference: Item 7.2 to Ordinary Council 12 November 2024 - Minute No 297/24

MOTION

Moved Cr Budd/Cr Mears

That in relation to the report “Amendment to the Tamworth Regional Local Environmental Plan 2010 - Planning Proposal - Secondary Dwellings in Certain Rural Lands”, Council:

- (i) approve the proposed changes to the Planning Proposal – Secondary Dwellings in Certain Rural Lands as detailed in this report;
- (ii) adopt the proposed amendments to the Tamworth Regional Local Environmental Plan 2010 in accordance with the Planning Proposal –

Secondary Dwellings in Certain Rural Lands; and

- (iii) exercise the plan-making authority functions as authorised by the Gateway Determination under Section 3.36 of the Environmental Planning and Assessment Act 1979, to amend the Tamworth Regional Local Environmental Plan 2010.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

279/25 RESOLVED

7.2 EXHIBITION OF THE TAMWORTH REGIONAL COUNCIL DEVELOPMENT CONTROL PLAN 2010 – SITE-SPECIFIC STRATHEDEN RESIDENTIAL PRECINCT, OXLEY VALE

DIRECTORATE:

LIVEABLE COMMUNITIES

AUTHOR:

Dan Whale, Senior Development Assessment Planner

Reference:

Item 7.1 to Ordinary Council 23 November 2021 - Minute No. 333/21

Item 7.1 to Ordinary Council 11 April 2023 - Minute No. 69/23

MOTION

Moved Cr Mears/Cr Impey

That in relation to the report “Exhibition of the Tamworth Regional Council Development Control Plan 2010 – Site-Specific Stratheden Residential Precinct, Oxley Vale”, Council:

- (i) approve the public exhibition of the draft site-specific development controls for the Stratheden Precinct, Oxley Vale for a period of not less than 28 days in accordance with Division 2 of the Environmental Planning and Assessment Regulation 2021; and
- (ii) note that a subsequent report will be presented to a future meeting of Council detailing the outcomes of the public exhibition process.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

280/25 RESOLVED

7.3 PLANNING PROPOSAL - ESTABLISHMENT OF THE TAMWORTH SPECIAL ENTERTAINMENT PRECINCTS

DIRECTORATE: LIVEABLE COMMUNITIES
AUTHOR: Mitchell Gillogly, Team Leader – Strategic Planning
Reference: Item 7.1 to Ordinary Council 25 February 2025 - Minute No 21/25

MOTION

Moved Cr Brooke/Cr Impey

That in relation to the report “Planning Proposal – Establishment of the Tamworth Special Entertainment Precincts” Council:

- (i) forward the Planning Proposal, draft Precinct Management Plan and draft Development Control Plan to the Department of Planning, Housing and Infrastructure requesting a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979, with the submission to include a request to issue Council with Delegation to be the local plan making authority;
- (ii) grant delegation to the Director Liveable Communities to make any necessary changes to the Planning Proposal prior to public exhibition in response to the conditions of the Gateway Determination, technical modifications in consideration of acoustic testing during the 2026 Tamworth Country Music Festival and future Night-time Economy Strategy;
- (iii) amend the boundary of the Tamworth Sports and Entertainment Precinct to follow the alignment of the Ringers Road;
- (iv) publicly exhibit the Planning Proposal in accordance with the Gateway Determination and Council’s Community Participation Plan 2019; and
- (v) receive a further report following public exhibition of the Planning Proposal, draft Precinct Management Plan and draft Development Control Plan detailing any submissions received.

COUNCILLORS WHO VOTED **FOR** THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

281/25 RESOLVED

8 INFRASTRUCTURE AND SERVICES

8.1 FOREST ROAD LANDFILL - CONCEPTUAL LANDFILL STAGING AND FINAL LANDFORM

DIRECTORATE: WATER AND WASTE
AUTHOR: Doug Hughes, Manager - Waste & Resource Recovery
Reference: Item 8.7 to Ordinary Council 13 October 2020 - Minute No 311/20

MOTION

Moved Cr Budd/Cr Brooke

That in relation to the report “Forest Road Landfill - Conceptual Landfill Staging and Final Landform”, Council receive and note this report.

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 Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

Nil

282/25 RESOLVED

9 GOVERNANCE, STRATEGY AND FINANCE

9.1 COUNCIL INVESTMENTS OCTOBER 2025

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Sherrill Young, Manager - Financial Services
Hannah Allwood, Accountant

MOTION

Moved Cr Impey/Cr Brooke

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

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 Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

Nil

283/25 RESOLVED

9.2 TAMWORTH REGIONAL COUNCIL CONSOLIDATED FINANCIAL REPORTS FOR PERIOD ENDED 30 JUNE 2025

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Sherrill Young, Manager - Financial Services
Reference: Item 9.10 Ordinary Council Meeting 23 September 2025
- Minute No 241/25

MOTION

Moved Cr Budd/Cr Mears

That in relation to the report "Tamworth Regional Council Consolidated Financial Reports for Period Ended 30 June 2025", Council receive and note the report as presented.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

284/25 RESOLVED

10 COMMUNITY SERVICES

10.1 SRI LANKA VERSUS AUSTRALIA OVER 65 SERIES FEE WAIVER REQUEST - TAMWORTH VETERANS CRICKET

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Richard Willis, Sport and Recreation Development
Officer
Paul Kelly, Manager - Sports and Recreation

MOTION

Moved Cr Mears/Cr Brooke

That in relation to the report "Sri Lanka Versus Australia Over 65 Series Fee Waiver Request - Tamworth Veterans Cricket", Council approve a complete fee waiver for all fees associated with the event:

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

285/25 RESOLVED

Cr Mark Rodda declared an interest in this item of the Business Paper for the reason that he is involved with the sport. Cr Rodda further declared that this was a less than significant, non-pecuniary interest and that he would remain in the Chamber and participate in the debate.

10.2 HOCKEY NSW FUNDING REQUEST

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES
AUTHOR: Linda Bridges, Coordinator Visitor Economy
Paul Kelly, Manager - Sports and Recreation

MOTION

Moved Cr Budd/Cr Mears

That in relation to the report "Hockey NSW Funding Request", Council approves the request of \$10,000 to host a NSW Boys State Championships in Tamworth in 2026.

COUNCILLORS WHO VOTED **FOR**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

286/25 RESOLVED

11 REPORTS TO BE CONSIDERED IN CLOSED COUNCIL

At 6.50pm, 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.

MOTION

Moved Cr Budd/Cr Mears

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

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

Nil

287/25 RESOLVED

11.1 PROPOSED LICENCE - INTERNATIONAL FLIGHT TRAINING TAMWORTH (IFTT) FACILITY - KITCHEN AND DINING HALL

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Nicholas Hawkins, Commercial Property Officer

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.

11.2 TENDER T086-2025 - DESIGN AND CONSTRUCT POWERSTATION MUSEUM ENGINE SHED EXTENSION

DIRECTORATE: REGIONAL SERVICES

**AUTHOR: Mark Gardiner, Manager - Project Planning and Delivery
Lisa Hannaford, Project Administrator**

Council will determine this matter in part of the Meeting closed to the public pursuant to Section 10A(2) (d)i&(d)ii 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 and information that would, if disclosed, confer a commercial advantage on a competitor of Council.

12 CLOSED COUNCIL REPORTS

12.1 PROPOSED LICENCE - INTERNATIONAL FLIGHT TRAINING TAMWORTH (IFTT) FACILITY - KITCHEN AND DINING HALL

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

MOTION

Moved Cr Budd/Cr Brooke

That in relation to the report "Proposed Licence - International Flight Training Tamworth (IFTT) Facility - Kitchen and Dining Hall", 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**
THE DECISION

COUNCILLORS WHO VOTED **AGAINST**
THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

Nil

288/25 RESOLVED

Cr Mark Rodda declared an interest in this Item of the Business Paper for the reason that he is a volunteer for the museum, however, is currently on leave from that position. Cr Rodda further declared that this was a less than significant, non-pecuniary interest and that he would remain in the Chamber and participate in the debate.

12.2 TENDER T086-2025 - DESIGN AND CONSTRUCT POWERSTATION MUSEUM ENGINE SHED EXTENSION

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

MOTION

Moved Cr Mears/Cr Impey

That in relation to the report "Tender T086-2025 – Design and Construct Powerstation Museum Engine Shed Extension", Council:

- (i) declines to accept any of the tenders submitted in response to the Request for tender;
- (ii) authorises the General Manager to enter negotiations with one or more of the tenderers with a view to entering into a contract for the design and construction of the works;
- (iii) notes the reason for declining to invite fresh tenders and determining to enter negotiations with the current tenderers is due to the project team being

confident that through these negotiations a contract can be agreed; and

- (iv) notes that a future report will be presented to Council advising the outcome of these negotiations.

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 Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

Nil

289/25 RESOLVED

13 RESOLUTIONS PASSED IN CLOSED COUNCIL

MOTION

Moved Cr Mears/Cr Budd

That Council move into Open Council.

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 Stephen Mears
5. Cr Mark Rodda
6. Cr Russell Webb

Nil

290/25 RESOLVED

At 6.55pm 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 6.56pm

Cr Russell Webb, Chairperson

Tuesday, 9 December 2025

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