



# **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**

**26 AUGUST 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 26 AUGUST 2025 at 6.30PM**

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Minutes

**PRESENT:** Cr Russell Webb (Mayor), Cr Jeff Budd, Cr Marc Sutherland (via audio-visual link), Cr Matt Sharpham, Cr Steve Mears, Cr Mark Rodda, Cr Brendon North, Cr Charles Impey and Cr Ryan Brooke.

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

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## **1 APOLOGIES AND LEAVE OF ABSENCE**

Nil

## **2 COMMUNITY CONSULTATION**

### **2.1 ITEM 7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

Juanita Doody addressed Council in opposition to the recommendation.

### **2.2 ITEM 7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

Judy Coates addressed Council in support of the recommendation.

### **2.3 ITEM 7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

Damion Brown addressed Council in support of the recommendation.

### **2.4 ITEM 7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

Charles Lynch addressed Council in support of the recommendation.

### **2.5 ITEM 7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

Mel Nicholson addressed Council in opposition to the recommendation.

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### 3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL

#### MOTION

#### Moved Cr Impey/Cr North

That the Minutes of the Ordinary Meeting held on Tuesday, 5 August 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
2. Cr Jeffrey Budd
3. Cr Charles Impey
4. Cr Stephen Mears
5. Cr Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
8. Cr Marc Sutherland
9. Cr Russell Webb

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

**200/25 RESOLVED**

### 4 DISCLOSURE OF INTEREST

**Cr Ryan Brooke** declared a conflict of interest in Item 7.1 'DA2024-0283 - Construction of a New Medical Centre, Wellbeing Centre and Allied Uses on Lot 2 in DP 1264030, South Tamworth NSW' of the Business Paper, for the reason that he is an employee of a contractor that provides services to TAMS. Cr Brooke further stated that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

**Cr Mark Rodda** declared a conflict of interest in Item 7.1 'DA2024-0283 - Construction of a New Medical Centre, Wellbeing Centre and Allied Uses on Lot 2 in DP 1264030, South Tamworth NSW' of the Business Paper, for the reason that he resident on the area of the proposed development. Cr Rodda further stated that this was a less than significant non pecuniary conflict of interest and that he would remain in the Chamber and participate in the debate.

**Cr Charles Impey** declared a conflict of interest in Item 7.1 'DA2024-0283 - Construction of a New Medical Centre, Wellbeing Centre and Allied Uses on Lot 2 in DP 1264030, South Tamworth NSW' of the Business Paper, for the reason that his wife is a recipient of services from TAMS and he also provides support to children of staff from TAMS in the course of his employment. Cr Impey further stated that this was a less than significant non pecuniary conflict of interest and that he would remain in the Chamber and participate in the debate.

### 5 MAYORAL MINUTE

Nil

## 6 NOTICE OF MOTION

### 6.1 NOTICE OF MOTION – CR CHARLES IMPEY - MENTAL HEALTH SUMMIT OF LOCAL MENTAL HEALTH SERVICE PROVIDERS

#### MOTION

#### Moved Cr Impey/Cr Budd

That Tamworth Regional Council:

- (i) formally request our Local Member Mr Kevin Anderson to host a Mental Health Summit (supported by TRC) of local Mental Health Service Providers. The intention of the summit is to seek guidance from Community Mental Health Services on the Merit of establishing a Tamworth Mental Health Working Group; and
- (ii) ensure that the appropriate representation of Councillors and Staff representatives are made available to the working group upon its establishment.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

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

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

**201/25 RESOLVED**

## OPEN COUNCIL REPORTS

## 7 ENVIRONMENT AND PLANNING

**Cr Ryan Brooke** declared a conflict of interest in this Item of the Business Paper, for the reason that he is an employee of a contractor that provides services to TAMS. Cr Brooke further stated that this was a pecuniary conflict of interest and that he would leave the Chamber and not participate in the debate.

**Cr Mark Rodda** declared a conflict of interest in this Item of the Business Paper, for the reason that he resident on the area of the proposed development. Cr Rodda further stated that this was a less than significant non pecuniary conflict of interest and that he would remain in the Chamber and participate in the debate.

**Cr Charles Impey** declared a conflict of interest in this Item of the Business Paper, for the reason that his wife is a recipient of services from TAMS and he also provides support to children of staff from TAMS in the course of his employment. Cr Impey further stated that this was a less than significant non pecuniary conflict of interest and that he would remain in the Chamber and participate in the debate.

Cr Ryan Brooke Left the Meeting, the time being 7:08pm.

**7.1 DA2024-0283 - CONSTRUCTION OF A NEW MEDICAL CENTRE, WELLBEING CENTRE AND ALLIED USES ON LOT 2 IN DP 1264030, SOUTH TAMWORTH NSW 2340**

**DIRECTORATE:** LIVEABLE COMMUNITIES  
**AUTHOR:** Alice Elsley, Team Leader - Development Assessment Planner

**MOTION**

**Moved Cr Sutherland/Cr Budd**

That in relation to the report “Construction of a new Medical Centre, Wellbeing Centre, and Allied uses” on Lot 2 DP 1264030, Hillvue Road, South Tamworth NSW”, Council:

- (i) receive and note the development assessment report and recommended conditions of consent;
- (ii) note that the application is scheduled for determination by the Regional Planning Panel (Northern Region) in September 2025; and
- (iii) determine not to make a submission to the Regional Planning Panel (Northern Region).

**COUNCILLORS WHO VOTED **FOR** THE DECISION**

1. Cr Jeffrey Budd
2. Cr Marc Sutherland
3. Cr Russell Webb

**COUNCILLORS WHO VOTED **AGAINST** THE DECISION**

1. Cr Charles Impey
2. Cr Stephen Mears
3. Cr Brendon North
4. Cr Mark Rodda
5. Cr Matthew Sharpham

**MOTION LOST**

**FORESHADOWED MOTION BECOMES THE MOTION**

**MOTION**

**Moved Cr Sharpham/Cr Mears**

That in relation to the report “Construction of a new Medical Centre, Wellbeing Centre, and Allied uses” on Lot 2 DP 1264030, Hillvue Road, South Tamworth NSW”, Council:

- (i) receive and note the development assessment report;
- (ii) note that the application is scheduled for determination by the Regional Planning Panel (Northern Region) in September 2025; and
- (iii) that Council make a submission to the Regional Planning Panel (Northern Region) with the following:
  - put the decision on hold until Council carries out further community consultation;
  - further traffic studies to be redone, noting 92,000 patients per year is 46/hr not 20/hr as per the report;
  - parking seems under code for 65 staff and associated patients as the modelling was only done on 50 staff; and



- consider increasing the green space at the southern side of the land.

#### **AMENDMENT**

##### **Moved Cr Sutherland/Cr Budd**

That in relation to the report “Construction of a new Medical Centre, Wellbeing Centre, and Allied uses” on Lot 2 DP 1264030, Hillvue Road, South Tamworth NSW”, Council:

- (i) receive and note the development assessment report;
- (ii) note that the application is scheduled for determination by the Regional Planning Panel (Northern Region) in September 2025; and
- (iii) that Council make a submission to the Regional Planning Panel (Northern Region) with the following:
  - put the decision on hold until Council carries out further community consultation;
  - further traffic studies to be redone, noting 92,000 patients per year is 46/hr not 20/hr as per the report; and
  - parking seems under code for 65 staff and associated patients as the modelling was only done on 50 staff.

#### **SUSPENSION OF STANDING ORDERS**

##### **Moved Cr Sharpham/Cr Rodda**

At 7.39pm as a result of complex debate, Councillors agreed to a Suspension of Standing Orders to move into a Committee of the Whole to further discuss the Item.

**202/25 RESOLVED**

#### **RESUMPTION OF STANDING ORDERS**

##### **Moved Cr Budd/Cr Mears**

At 7.51pm Councillors agreed to a Resumption of Standing Orders to move back into the Council Meeting.

**203/25 RESOLVED**

#### **AMENDMENT WITHDRAWN**

COUNCILLORS WHO VOTED **FOR**  
THE DECISION

1. Cr Jeffrey Budd
2. Cr Charles Impey
3. Cr Stephen Mears
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

**204/25 RESOLVED**

Cr Ryan Brooke returned to the meeting, the time being 7.52pm.

## 8 INFRASTRUCTURE AND SERVICES

### 8.1 OPTIONS FOR COMMERCIAL DEVELOPER CHARGES

**DIRECTORATE:** WATER AND WASTE  
**AUTHOR:** Naomi Schipanski, Manager - Projects, Strategy and Infrastructure

**Reference:** Item 8.4 to Ordinary Council 24 April 2018 - Minute No 136/18  
Item 8.5 to Ordinary Council 26 June 2018 - Minute No 216/18

#### MOTION

##### Moved Cr Sharpham/Cr Impey

That in relation to the report “Options for Commercial Developer Charges”, Council:

- (i) request the Director Water & Waste engage a Consultant to peer review and confirm the calculations associated with Option 3 as detailed in the body of the report;
- (ii) agree, in the event the Peer Review of option 3 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 changes;
- (iii) agree, in the event that 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) in the event the proposed charges are placed on public display request the Director of Water and Waste submit a further report to Council with details any submission received.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

1. Cr Jeffrey Budd
2. Cr Charles Impey
3. Cr Brendon North
4. Cr Matthew Sharpham
5. Cr Russell Webb

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

1. Cr Ryan Brooke
2. Cr Stephen Mears
3. Cr Mark Rodda
4. Cr Marc Sutherland

#### FORESHADOWED MOTION LAPSED

**204/25 RESOLVED**

## **8.2 NEW DUNGOWAN PIPELINE OWNERSHIP AND EASEMENT ACQUISITION**

**DIRECTORATE:** WATER AND WASTE

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

**Reference:** Item 8.3 to Ordinary Council 25 January 2022 - Minute No 18/22  
Item 12.5 to Ordinary Council 22 February 2022 - Minute No 56/22  
Item 8.2 to Ordinary Council 12 July 2022 - Minute No 206/22  
Item 12.5 to Ordinary Council 9 May 2023 - Minute No 97/23  
Item 8.5 to Ordinary Council 28 November 2023 - Minute No 295/23

### **MOTION**

#### **Moved Cr North/Cr Brooke**

That in relation to the report “New Dungowan Pipeline Ownership and Easement Acquisition”, Council:

- (i) receive and note the report;
- (ii) acknowledge the new Dungowan Pipeline (Stage 1) asset vesting to Council on 26 June 2025; and
- (iii) endorse the Negotiation Protocol and other agreements as required, to allow Department of Climate Change, Energy, the Environment and Water to start the easement acquisition for the new pipeline.
- (iv) for the purpose of the New Dungowan Pipeline as identified in Schedule 4 of the Memorandum of Understanding executed between Council and the Department of Climate Change, Energy, the Environment and Water on 23 April 2024:
  - a. Council acquire every such easement as may be necessary or convenient for the construction, operation or maintenance of the New Dungowan Pipeline.
  - b. Council, in accordance with s187 of the Local Government Act 1993, acquire each such easement referred to in Resolution 1 by agreement or by compulsory acquisition in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.
  - c. Council undertake all such negotiations as may be necessary or convenient for the purposes of each such acquisition.
  - d. If the acquisition is to proceed by the publication of an acquisition notice under s20 of the Land Acquisition (Just Terms Compensation) Act 1991, Council make all necessary applications to and correspondence with the Minister.
  - e. If agreement can be reached in respect of any such acquisition including under sections 29, 30 or 63 of the Land Acquisition (Just Terms Compensation) Act (1991), that such agreement be entered into and for this purpose the General Manager (or any attorney appointed

in accordance with clause 10.2 of the Memorandum of Understanding) may enter into and give effect to such agreement

- f. Council authorise the General Manager to execute as a deed, Powers of Attorney in substantially the same form as the two deeds included with the report, appointing the persons named in Schedule 1 of each of those deeds jointly and severally to be Council's attorney for the purposes provided for in those deeds.

COUNCILLORS WHO VOTED **FOR**  
THE DECISION

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

COUNCILLORS WHO VOTED **AGAINST**  
THE DECISION

Nil

**205/25 RESOLVED**

## 9 GOVERNANCE, STRATEGY AND FINANCE

### 9.1 SOCIAL MEDIA POLICY

**DIRECTORATE:**

**AUTHOR:**

**OFFICE OF THE GENERAL MANAGER**

**Lisa May, Coordinator Governance and Executive Services**

**Reference:**

**Item 9.2 to Ordinary Meeting of 29 April 2025 - Minute No 94/25**

### MOTION

**Moved Cr Sharpham/Cr North**

That in relation to the report "Social Media Policy", Council:

- (i) adopt the Social Media Policy attached to this report; and
- (ii) note the submissions received during the public exhibition period.

COUNCILLORS WHO VOTED **FOR**  
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

COUNCILLORS WHO VOTED **AGAINST**  
THE DECISION

1. Cr Stephen Mears
2. Cr Mark Rodda

**206/25 RESOLVED**

At 8.19pm, the Chair called a recess to the Council Meeting.

At 8.22pm, the Chair ended the recess and resumed the Council Meeting.

## 9.2 COUNCIL INVESTMENTS JULY 2025

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

### MOTION

#### Moved Cr Budd/Cr Sharpham

That in relation to the report "Council Investments July 2025", Council receive and note the report.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

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

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

**207/25 RESOLVED**

## 9.3 SISTER CITIES EXCHANGE VISIT TO NASHVILLE, TENNESSEE – JUNE 2025

**DIRECTORATE:** CREATIVE COMMUNITIES AND EXPERIENCES  
**AUTHOR:** Peter Ross, Executive Manager Creative Communities and Experiences

**Reference:** Item 9.1 to Ordinary Council 25 February 2025 - Minute No 24/25

### MOTION

#### Moved Cr Brooke/Cr North

That in relation to the report "Sister Cities Exchange Visit to Nashville, Tennessee – June 2025", Council receive and note the report.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

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

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

8. Cr Marc Sutherland
9. Cr Russell Webb

**208/25 RESOLVED**

## **10 COMMUNITY SERVICES**

Nil

## **11 REPORTS TO BE CONSIDERED IN CLOSED COUNCIL**

At 8.30pm, 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 Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
8. Cr Marc Sutherland
9. Cr Russell Webb

#### **COUNCILLORS WHO VOTED AGAINST THE DECISION**

Nil

**209/25 RESOLVED**

### **11.1 PROPOSED SALE OF COUNCIL LAND - TAMWORTH GLOBAL GATEWAY PARK (TGGP) - 1 GODDARD LANE, WESTDALE**

**DIRECTORATE: OFFICE OF THE GENERAL MANAGER**

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

**Reference: Item 12.2 to Ordinary Council 13 July 2021 - Minute No 199/21  
Item 12.2 Ordinary Council 13 December 2022 - Minute No 392/22  
Item 12.2 to Ordinary Council 23 July 2024 - Minute No 187/24**

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

### **11.2 TAMWORTH GLOBAL GATEWAY PARK (TGGP) - PROPOSED INDUSTRIAL HARD PLASTICS PROCESSING FACILITY - 7 BANDAAR DRIVE, WESTDALE**

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER

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

**Reference:** Item 12.2 to Ordinary Council 23 July 2024 - Minute No 187/24  
Item 12.1 to Ordinary Council 11 February 2025 - Minute No 14/25

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.

### **11.3 TENDER T107-2025 - DESIGN, SUPPLY AND INSTALLATION OF TELECOMMUNICATIONS HUT - ONE TREE HILL**

**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.

### **11.4 TENDER T116/2025 - SEWER VENT STACK REPLACEMENT**

**DIRECTORATE:** WATER AND WASTE

**AUTHOR:** Aaron Anderson, Senior Distribution Engineer

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.

### **11.5 WESTDALE WASTEWATER TREATMENT PLANT - PROCUREMENT OF REPLACEMENT AERATION BLOWERS**

**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.

**11.6 E117-2025 - EXPRESSION OF INTEREST - LAND NEAR DUNGOWAN DAM  
OGUNBIL - PROPOSED LEASE OR AGISTMENT**

**DIRECTORATE: OFFICE OF THE GENERAL MANAGER**

**AUTHOR: Nicholas Hawkins, Commercial Property Officer  
Daniel Coe, Manager - Water and Environmental Operations**

**Reference: Item 8.7 to Ordinary Council 12 December 2023 - Minute No  
332/23**

**Item 12.1 to Ordinary Council 9 April 2024 - Minute No 68/24**

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.

Cr Marc Sutherland left the Meeting, the time being 8.31pm.



## CLOSED COUNCIL

### Confidential Reports

#### (Section 10A(2) of The Local Government Act 1993)

Where it is proposed to close part of the Meeting, the Chairperson will allow members of the public to make representations to or at the meeting, before any part of the Meeting is closed to the public, as to whether or not that part of the meeting should be closed to the public.

The Chairperson will check with the General Manager whether any written public submissions or representations have been received as to whether or not that part of the meeting should be closed to the public.

The grounds on which part of the Council meeting may be closed to public are listed in Section 10A(2) of the Local Government Act 1993 and are as follows:

- (a) personnel matters concerning particular individuals other than Councillors,
- (b) the personal hardship of any resident or ratepayer,
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
- (d) commercial information of a confidential nature that would, if disclosed:
  - (i) prejudice the commercial position of the person who supplied it, or
  - (ii) confer a commercial advantage on a competitor of the council, or
  - (iii) reveal a trade secret,
- (e) information that would, if disclosed, prejudice the maintenance of law,
- (f) matters affecting the security of the council, councillors, council staff or council property,
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
- (h) during the receipt of information or discussion of information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (i) alleged contraventions of any code of conduct requirements applicable under section 440.

Section 10A(3) of the Act provides that Council, or a Committee of the Council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

Section 10B(3) of the Act provides that if a meeting is closed during discussion of a motion to close another part of the meeting to the public (as referred to in section 10A(3) of the Act), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting (other than consideration of whether the matter concerned is matter referred to in section 10A(2) of the Act).

Section 10B(1) of the Act provides that a meeting is not to remain closed to the public during the receipt of information or the discussion of matters referred to in section 10A(2):

- (a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
- (b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret - unless the Council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest section 10B(4) of the Act states it is irrelevant that:

- (a) a person may interpret or misunderstand the discussion, or
- (b) the discussion of the matter may:
  - (i) cause embarrassment to the Council or committee concerned, or to councillors or to employees of the council, or
  - (ii) cause a loss of confidence in the Council or committee.

#### Resolutions passed in Closed Council

It is a requirement of Clause 253 of the Local Government (General) Regulation 2005 that any resolution passed in Closed Council, or Committee be made public as soon as practicable after the meeting has ended. At the end of Closed Council or Committee meeting, the Chairperson will provide a summary of those resolutions passed in Closed Council or Committee.

## 12 CLOSED COUNCIL REPORTS

### 12.1 PROPOSED SALE OF COUNCIL LAND - TAMWORTH GLOBAL GATEWAY PARK (TGGP) - 1 GODDARD LANE, WESTDALE

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER  
**AUTHOR:** Nicholas Hawkins, Commercial Property Officer  
**Reference:** Item 12.2 to Ordinary Council 13 July 2021 - Minute No 199/21  
Item 12.2 Ordinary Council 13 December 2022 - Minute No 392/22  
Item 12.2 to Ordinary Council 23 July 2024 - Minute No 187/24

#### MOTION

##### Moved Cr Sharpham/Cr Budd

That in relation to the report "Proposed Sale of Council Land - Tamworth Global Gateway Park (TGGP) - 1 Goddard Lane, Westdale", Council:

- (i) authorise the Mayor and General Manager to negotiate satisfactory terms of a sale of 1 Goddard Lane, Westdale in accordance with Option 1 as detailed in the body of this 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 Stephen Mears
5. Cr Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
8. Cr Russell Webb

Nil

**210/25 RESOLVED**

### 12.2 TAMWORTH GLOBAL GATEWAY PARK (TGGP) - PROPOSED INDUSTRIAL HARD PLASTICS PROCESSING FACILITY - 7 BANDAAR DRIVE, WESTDALE

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER  
**AUTHOR:** Nicholas Hawkins, Commercial Property Officer  
**Reference:** Item 12.2 to Ordinary Council 23 July 2024 - Minute No 187/24  
Item 12.1 to Ordinary Council 11 February 2025 - Minute No 14/25

#### MOTION

##### Moved Cr Brooke/Cr Mears

That in relation to the report "Tamworth Global Gateway Park (TGGP) - Proposed Industrial Hard Plastics Processing Facility - 7 Bandaar Drive, Westdale", Council:

- (i) authorise the internal asset transfer of Lot 109 DP 1286236 (7 Bandaar Drive, Westdale) to the Water & Waste Directorate; and

- (ii) authorise expenditure from the Waste Reserve to the value listed in the report to fund the acquisition of land from the General Fund.

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 Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
8. Cr Russell Webb

Nil

**211/25 RESOLVED**

### 12.3 TENDER T107-2025 - DESIGN, SUPPLY AND INSTALLATION OF TELECOMMUNICATIONS HUT - ONE TREE HILL

**DIRECTORATE:**  
**AUTHOR:**

**WATER AND WASTE**  
**Daniel Coe, Manager - Water and Environmental Operations**

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

#### **MOTION**

**Moved Cr Sharpham/Cr Mears**

That in relation to the report "Tender T107-2025 - Design, Supply and Installation of Telecommunications Hut - One Tree Hill", Council accepts the tender submission from ART Operating Group Pty Ltd, as the preferred contractor to undertake the works as detailed in the body of 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 Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
8. Cr Russell Webb

Nil

**212/25 RESOLVED**

### 12.4 TENDER T116/2025 - SEWER VENT STACK REPLACEMENT

**DIRECTORATE:**  
**AUTHOR:**

**WATER AND WASTE**  
**Aaron Anderson, Senior Distribution Engineer**  
**Daniel Coe, Manager - Water and Environmental Operations**

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

#### **MOTION**

**Moved Cr Budd/Cr North**

That in relation to the report "Tender T116/2025 - Sewer Vent Stack Replacement", Council accept the conforming Tender from Dannik Civil, as detailed in the report, to undertake the contracted works.

COUNCILLORS WHO VOTED **FOR**  
THE DECISION

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

COUNCILLORS WHO VOTED **AGAINST**  
THE DECISION

Nil

**213/25 RESOLVED**

**12.5 WESTDALE WASTEWATER TREATMENT PLANT - PROCUREMENT OF REPLACEMENT AERATION BLOWERS**

**DIRECTORATE:**

**WATER AND WASTE**

**AUTHOR:**

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

**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

**MOTION**

**Moved Cr Mears/Cr Sharpham**

That in relation to the report "Westdale Wastewater Treatment Plant - Procurement of Replacement Aeration Blowers", Council:

- (i) resolve not to tender for the supply of two replacement aeration blowers for the Westdale Wastewater Treatment Plant under s.55 (3) (i) of the Local Government Act 1993 (NSW) as Council believes a satisfactory result would not be achieved by inviting Tenders because of the limited numbers of specialist suppliers and based on procurement recommendations from specialist consultants; and
- (ii) engage Sulzer Australia Pty Limited for the supply of two HST6000 aeration blowers to be installed at Westdale Wastewater Treatment Plant.

COUNCILLORS WHO VOTED **FOR**  
THE DECISION

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

COUNCILLORS WHO VOTED **AGAINST**  
THE DECISION

Nil

**214/25 RESOLVED**

## 12.6 E117-2025 - EXPRESSION OF INTEREST - LAND NEAR DUNGOWAN DAM OGUNBIL - PROPOSED LEASE OR AGISTMENT

**DIRECTORATE:** OFFICE OF THE GENERAL MANAGER  
**AUTHOR:** Nicholas Hawkins, Commercial Property Officer  
Daniel Coe, Manager - Water and Environmental Operations

**Reference:** Item 8.7 to Ordinary Council 12 December 2023 - Minute No 332/23  
Item 12.1 to Ordinary Council 9 April 2024 - Minute No 68/24

### MOTION

#### Moved Cr Brooke/Cr Mears

That in relation to the report "E117-2025 - Expression of Interest - Land Near Dungowan Dam Ogunbil - Proposed Lease or Agistment", Council:

- (i) receive and note the outcome of Expression of Interest E117-2025 – Land Near Dungowan Dam, Ogunbil – Proposed Lease or Agistment Agreement;
- (ii) notify the proponents of the outcome of the Expression of Interest;
- (iii) proceed with the future management of the land as detailed in the body of this report;
- (iv) allocate up to \$70,000 from the water reserve to undertake biodiversity studies on the land area to determine if the land is suitable for the NSW Biodiversity Offsets Scheme; and
- (v) request the Director Water & Waste to present further reports to Council as appropriate.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

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

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

**215/25 RESOLVED**

## 13 RESOLUTIONS PASSED IN CLOSED COUNCIL

### MOTION

#### Moved Cr Budd/Cr Mears

That Council move into Open Council.

#### COUNCILLORS WHO VOTED **FOR** THE DECISION

1. Cr Ryan Brooke
2. Cr Jeffrey Budd
3. Cr Charles Impey

#### COUNCILLORS WHO VOTED **AGAINST** THE DECISION

Nil

4. Cr Stephen Mears
5. Cr Brendon North
6. Cr Mark Rodda
7. Cr Matthew Sharpham
9. Cr Russell Webb

**216/25 RESOLVED**

At 8.35pm 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 8.37pm.

Cr Russell Webb, Chairperson  
Tuesday, 9 September 2025

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