



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 **6:30pm**.

ORDINARY COUNCIL AGENDA

23 JULY 2024

PAUL BENNETT
GENERAL MANAGER

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Council

Meeting Date: 2nd and 4th Tuesday of the month commencing at 6:30pm.

Matters determined by Ordinary meetings will include all those non-delegable functions identified in Section 377 of the Local Government Act as follows:

- *“the appointment of a general manager*
- *the making of a rate*
- *a determination under section 549 as to the levying of a rate*
- *the making of a charge*
- *the fixing of a fee*
- *the borrowing of money*
- *the voting of money for expenditure on its works, services or operations*
- *the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment)*
- *the acceptance of tenders which are required under this Act to be invited by the council*
- *the adoption of an operational plan under section 405*
- *the adoption of a financial statement included in an annual financial report*
- *a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6*
- *the fixing of an amount or rate for the carrying out by the council of work on private land*
- *the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work*
- *the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the [Environmental Planning and Assessment Act 1979](#)*
- *the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194*
- *a decision under section 356 to contribute money or otherwise grant financial assistance to persons*
- *the making of an application, or the giving of a notice, to the Governor or Minister*
- *this power of delegation*
- *any function under this or any other Act that is expressly required to be exercised by resolution of the council.”*

Other matters and functions determined by Ordinary Council Meetings will include:

- *Notices of Motion*
- *Notices of Motion of Rescission*
- *Council Elections, Polls, Constitutional Referendums and Public Hearings/Inquiries*
- *Ministerial Committees and Inquiries*
- *Mayor and Councillors Annual Fees*
- *Payment of Expenses and Provision of Facilities to Mayor and Councillors*
- *Local Government Remuneration Tribunal*
- *Local Government Boundaries*
- *NSW Ombudsman*
- *Administrative Decisions Tribunal*
- *Delegation of Functions by the Minister*
- *Delegation of Functions to General Manager and Principal Committees*
- *Organisation Structure*
- *Code of Conduct*
- *Code of Meeting Practice*
- *Honesty and Disclosure of Interests*
- *Access to Information*
- *Protection of Privacy*
- *Enforcement Functions (statutory breaches/prosecutions/recovery of rates)*
- *Dispute Resolution*
- *Council Land and Property Development*
- *Annual Financial Reports, Auditors Reports, Annual Reports and Statement of the Environment Reports*
- *Performance of the General Manager*
- *Equal Employment Opportunity*
- *Powers of Entry*
- *Liability and Insurance*
- *Membership of Organisations*

Membership: All Councillors
Quorum: Five members
Chairperson: The Mayor
Deputy Chairperson: The Deputy Mayor

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 July 2024, 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

6.1 NOTICE OF MOTION – CR MARC SUTHERLAND - RECOMMENDED PARTNERSHIP TACCO

MOTION

That Tamworth Regional Council (TRC) formally endorse the signing of a Memorandum of Understanding (MOU) with Tamworth Aboriginal Community Controlled Organisations (TACCO) to establish a strategic partnership aimed at supporting the development of a local Closing the Gap Strategy and enhancing service delivery across the Tamworth Region.

Notice is given that I intend to move the above Motion at the Meeting of the Council to be held on 23 July 2024.

BACKGROUND

At a council meeting on 26th July 2022, Councillors unanimously agreed to allocate the resources needed to create a local Closing the Gap strategy. Since then, TRC staff have worked closely with Tamworth Aboriginal Community Controlled Organisations to understand how such a strategy can have maximum impact.

Last week, the NSW Minister for Aboriginal Affairs and Treaty visited Tamworth to sign a formal MOU with our local place-based Tamworth Aboriginal Community Controlled Organisations (TACCO). This collective includes the Tamworth Local Aboriginal Lands Council, NSW Aboriginal Education Consultative Committee (local), Birrelee Multifunctional Aboriginal Children Service, Tamworth Aboriginal Medical Service, and Tamworth and Armidale Aboriginal Children's Service.

This formal partnership is the first of its kind in NSW and recognises the Tamworth Aboriginal Community Controlled Organisations' role as leaders in place-based solutions for service delivery. Tamworth was chosen for a Placed-Based Partnership due to its strong governance structure and the communities passion to improve outcomes for Aboriginal people.

The agreement between the NSW State government and TACCO provides a unique opportunity for a formal partnership with TRC. This partnership would align the efforts of local, state, and federal governments through a national strategy to support the needs and aspirations of Aboriginal people across the Tamworth region.

I believe that this is the most appropriate step moving forward to create a meaningful local Closing the Gap Strategy.

Although the details of the MOU are yet to be explored conceptually this partnership would be mutually beneficial providing;

TRC with:

- The intelligence needed to develop our Closing the Gap Strategy effectively.
- An avenue to conduct effective community consultation with thousands of members.

TACCO with:

- The principal support of TRC in achieving their strategic goals.
- More competitive tender applications to attract a higher level of service delivery.

STAFF COMMENT

The proposed MOU drafted below aligns with Our Community Strategic Plan (endorsed June 2022) via Focus Area 4 “Resilient and Diverse Communities”.

Under this focus area, Priority 3 aims to “Meet the 17 targets of the “Closing the Gap” national agreement for our community”.

The community strategic plan (CSP), a document we prepare on behalf of our community that describes their 10 year vision for all aspects of life here, informs the 3 Year Delivery Plan prepared by Council. In the Delivery Plan are the activities and actions Council is able to undertake that impact the aspirations of the community described in the CSP. The current Delivery Plan, first adopted in June 2022 and reviewed every year with updated actions, contains the following commitments:

| CSP Priority | | Delivery activity | | Annual Operational Plan actions* | | Responsibility |
|--------------|---|-------------------|---|----------------------------------|--|---|
| R.03 | Meet the 17 targets of the “Closing the Gap” national agreement for our community | R.0301 | Align our services and programs to align with “Closing the Gap” targets | R.0301.01 | Partner with local Coalition of Aboriginal peak Organisations to deliver agreed outcomes for “Closing the Gap” agreement | Office of the General Manager (Strategy & Performance) |
| | | | | R.0301.02 | Improve the level of information on social issues and services by completing community service mapping and gap analysis for the Tamworth region. | Liveable Communities (Future Communities) |

These actions are developed by managers and their directors, and reviewed each year for the AOP

Cr Marc Sutherland

17 July 2024

OPEN COUNCIL REPORTS

7 ENVIRONMENT AND PLANNING

7.1 ADOPTION OF THE DRAFT TAMWORTH REGIONAL HOUSING STRATEGY 2024

DIRECTORATE: LIVEABLE COMMUNITIES

AUTHOR: Andrew Spicer, Manager - Future Communities
Mitchell Gillogly, Team Leader – Strategic Planning

Reference: Item 7.2 to Ordinary Council 28 May 2024 - Minute No 107/24

5 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Adoption of the Draft Tamworth Regional Housing Strategy 2024”, Council:

- (i) adopt the Tamworth Regional Housing Strategy 2024 incorporating the amendments proposed in this report;*
- (ii) forward the adopted Tamworth Regional Housing Strategy 2024 to the Department of Planning Housing and Infrastructure for endorsement;*
- (iii) expend the remaining unspent grant funds on graphic design and creation of a Tamworth Regional Housing Strategy Summary Document; and*
- (iv) proceed to fully acquit the funding expenditure under the Regional Housing Strategic Planning Fund program and thereby finalise the Tamworth Regional Housing Strategy project.*

SUMMARY

The draft Tamworth Regional Housing Strategy 2024 (draft housing strategy) has been developed to outline Council's vision for future housing development in the Tamworth Region. The draft housing strategy sets a framework for housing to be delivered to meet the needs of the community now and in the future. The draft housing strategy is not just focused on increasing housing supply but also promoting diverse and creative housing solutions.

The purpose of this report is to outline the outcomes of the exhibition process undertaken in June 2024 and obtain a resolution of Council to adopt the Tamworth Regional Housing Strategy 2024 as it will be named and undertake the final actions to complete the project.

COMMENTARY

The draft housing strategy has its basis in Council's Blueprint 100 documents including Council's Blueprint: Part Two: Local Strategic Planning Statement 2020 (LSPS 2020) where housing was highlighted as a key issue in the progression of the Tamworth Region toward a population of 80,000 and ultimately 100,000 people. Initially adopted in 2020, Blueprint 100 – Part 1 and Part 2, framed the means by which the community could grow and enjoy a high-quality lifestyle in the period to 2041.

The draft housing strategy sits within the NSW State planning framework. At the highest level sits Housing 2041, the NSW Housing Strategy. Supporting this at the regional level the New England North West Regional Plan 2041 (Regional Plan 2041) provides the strategic plan for the region. It is a 20-year land use plan which is updated every five (5) years. The

Regional Plan 2041 provides projections for population growth as does Council's LSPS 2020 which the draft housing strategy aims to deliver and accommodate. The LSPS 2020 and the draft housing strategies are the local strategies by which on the ground housing actions are implemented.

The NSW Government has expressed support for the formulation of the draft housing strategy and has fully funded the project via the Regional Housing Strategic Planning Fund. At this stage approximately \$28,000 of this funding remains unspent and Council is formally requesting that the Department of Planning Housing and Infrastructure (DPHI) approve these funds to be expended on finalisation of the project on actions including graphic design and potential formulation of a summary document that highlights the key elements of the strategy.

The draft housing strategy provides a basis for a discussion on housing in terms of exploring the context of current issues and demographic analysis. The draft strategy analyses key current issues relating to housing including; needs, supply, affordability and diversity. It also assesses topical issues such as temporary workers accommodation for renewable energy, major construction and agricultural projects.

The thrust of the draft housing strategy is the identification of five key priorities. Each of these are addressed in the draft strategy and 29 actions are proposed in total. These actions are listed in full and comprise the final section of the draft housing strategy. A very brief summary of the identified priorities and emphases are as follows;

Priority 1: Provide for sustainable growth that is supported by infrastructure

- focus on collaboration on water security, solutions to sewer servicing and surplus public land for potential housing. Identify grant opportunities, structure planning, rezoning to facilitate housing including rural-residential opportunities.

Priority 2: Increasing diversity and choice in housing

- consider changes to planning provisions including lot size, permissible uses, floor space ratio and parking requirements to facilitate increased density in key areas. Advocate for reforms to deliver diverse housing choices including temporary worker accommodation.

Priority 3: Improve housing affordability and reduce housing costs

- engage with agencies and stakeholders to promote affordable housing and advocate for reforms to the NSW Planning Portal. Review contributions plans, the Tamworth Regional Development Control Plan and investigate ways to incentivise housing development.

Priority 4: Facilitate liveable communities

- investigate provisions to contribute to public realm including cooling of streets, public art and place making incorporating active transport. Promote water sustainability and work with industry to showcase sustainable home design.

Priority 5: Promote rural communities

- review the RU5 - Village zone to potentially permit more forms of residential development including lifestyle living opportunities. Review and implement precinct plans for Barraba, Kootingal, Manilla, Nemingha and Nundle.

The draft housing strategy makes a number of recommendations from which actions are developed and proposed. The difficulties faced by many people regarding housing and accommodation cannot be fixed simply, and the draft housing strategy in itself will not

resolve the issues in the short term. However, the actions in the draft strategy, when acted on in concert with other levels of government and stakeholders, may well trigger positive change to address the housing needs of those under housing stress both now and in the future in the Tamworth Region.

Previous Consultation

The draft housing strategy has been the subject of wide-ranging consultation while still in draft form throughout 2023/2024. Consultation to date includes:

- workshops with Councillors and a broad range of Council staff;
- presentations to the Tamworth Economic Forum Breakfast and Developers Forum;
- briefing to the Tamworth City Centre Working Group; and
- direct consultation with real estate agents.

In addition, TV, radio, online and print media were used to provide information and stimulate the involvement of the community.

Finally, an online community survey was undertaken in November-December 2023 under the heading 'Have Your Say on the future housing needs in the region'. This community survey yielded 351 contributions. The Community Survey Statistics and Analysis is included as Appendix 1 to the draft housing strategy. The survey posed 12 specific questions as well as a range of questions regarding the background of respondents to provide context in relation to the responses.

When viewed in this context, the recent public exhibition in June 2024 was a process of informing the community of the outcome of the development of the draft housing strategy. Of course, the purpose was also to provide a final opportunity for interested parties to provide comment on the draft housing strategy.

Public Exhibition

Public exhibition of the draft housing strategy occurred from 3 June to 1 July 2024. Community engagement included television, radio, online and print media to provide information and stimulate the involvement of the community. Furthermore, Council officers undertook the following in-person briefings before, during and after the public exhibition period as summarised below:

| Date | Location | Event/Audience |
|-----------|--|------------------------------------|
| 16/5/2024 | Lands Building, Fitzroy Street, Tamworth | Tamworth City Centre Working Group |
| 19/6/2024 | Lands Building, Fitzroy Street | Real estate agents |
| 12/6/2024 | Denman Ave, Kootingal | Kootingal community |
| 13/6/2024 | Jenkins Street, Nundle | Nundle community |
| 19/6/2024 | Lands Building, Fitzroy Street | Tamworth community |
| 20/6/2024 | Queen Street, Barraba | Barraba community |

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| 20/6/2024 | Manilla Street, Manilla | Manilla community |
| 21/6/2024 | 474 Peel Street, Tamworth | Heritage Working Group |
| 25/6/2024 | Lands Building, Fitzroy Street | Solicitors and legal representatives |

Online submissions were invited using the Council 'Have Your Say' portal. The 'Have Your Say' Statistics and Analysis are **ATTACHED**, refer **ANNEXURE 1**.

Public Feedback

A total of 25 public submissions were received during the public exhibition period.

An analysis of the public submissions is **ATTACHED**, refer **ANNEXURE 2**. Copies of the full public submissions, are **ENCLOSED** for the information of Councillors, refer **CONFIDENTIAL ENCLOSURE 1**.

There were several stand out issues 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 2.

| Issue | Council Comment |
|---|--|
| <p>1. Support:</p> <p>Most submissions supported the draft housing strategy initiative.</p> | <p>Support for the draft housing strategy is noted.</p> |
| <p>2. Housing type:</p> <p>There was support for increased diversity and a demand for apartments, smaller houses, smaller lots and dual occupancy lots along with the need for affordable and social housing. Infill housing was supported.</p> <p>However, there was also a concern that residents still preferred larger lots and houses and there was a risk to amenity if there were too many changes.</p> | <p>The draft housing strategy promotes increased diversity of all housing types. The draft housing strategy recognises that there is significant pressure on rental affordability in particular, and there is pressure for well-designed and located social housing that promotes suburban amenity.</p> <p>It is recognised that there will always be a demand for large lots and houses in a regional centre such as Tamworth. There is an ongoing role for large lot/houses as part of the provision of housing diversity.</p> |
| <p>3. Infrastructure:</p> <p>The need for suitable infrastructure to accompany housing development was emphasised. This ranged from overall water security to social infrastructure like schools, health services etc.</p> <p>That said, the strict need to connect to all services, such as gas or town water in R5 zone</p> | <p>The need for appropriate infrastructure provision to support growth in housing and population is acknowledged. Ongoing consultation with all stakeholders including; Department of Education, Hunter New England Health and others, aims to promote social infrastructure along with physical infrastructure.</p> <p>It is acknowledged the need to connect to all services can delay add to the cost of reasonably priced housing supply. The draft housing strategy includes an</p> |

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| land, was seen as a barrier to housing development. | exemption to providing reticulated water supply for new lots 5ha or greater in the R5 zone in the Tintinhull and Daruka areas. |
| <p>4. Planning provisions:</p> <p>Generally, there was support for reviewing parking requirements to stimulate development in certain areas. However, potential concerns were raised regarding amenity impacts.</p> <p>Similarly, there was support for secondary dwellings in rural zones but some respondents were concerned about rural ambience and land use conflict.</p> <p>The issue of timely and cost-effective development approvals was identified.</p> | <p>The review of parking standards has been completed as part of the review of draft Tamworth Regional Development Control Plan 2010 – Amendment No. 17 (TRDCP 2010).</p> <p>The potential for impacts on amenity from reducing parking requirements is acknowledged and the recommendation in the draft DCP relates to key areas where services and facilities are in close walking distance.</p> <p>The support for secondary dwellings in rural zones is noted. It is recognised that rural land-use conflict is a serious matter and has been raised by Government Agencies. This is further discussed in Annexures 2 and 3.</p> <p>An investigation into broadening the types and location of ‘fast-track’ assessment of development applications (Action 3.4) is proposed as well as continuing to advocate for improvements to the NSW Planning System that streamline assessments where appropriate and reduce the cost of housing (Action 3.3).</p> |
| <p>5. Council involvement:</p> <p>A wide range of Council involvement was suggested from being a direct developer of housing or intervening to support occupiers not just investors. Also, promotion of housing options such as tiny homes and potential rezoning in towns such as Manilla was raised.</p> <p>The reduction of development contributions was specifically not supported by some.</p> | <p>The draft housing strategy promotes actions that Council may be able to take quite readily such as advocacy and working with state agencies such as Landcom, housing providers and other agencies.</p> <p>More complex issues such as the use of public land, land development and rezoning require further consideration.</p> <p>A review of Council’s development contributions scheme has commenced and will consider responsible measures that might be considered while protecting the broader public interest.</p> |

Agency Submissions

A total of five submissions were received during the public exhibition period from the following agencies;

- Department of Planning Housing and Infrastructure;
- Department of Primary Industry – Agriculture;
- Regional Growth NSW - Development Corporation (Namoi Regional Jobs Precinct division);
- NSW Environment Protection Authority; and
- Tamworth Local Aboriginal Land Council.

An analysis of the Agency submissions is **ATTACHED**, refer **ANNEXURE 3**. Copies of the Agency submissions are **ATTACHED**, refer **ANNEXURE 4**.

There were several stand out issues 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 3.

| Issue | Council Response |
|---|--|
| All Agency submissions expressed support for the draft housing strategy initiative. | The support of Agencies is noted. |
| <p>Secondary Dwellings in Rural Zones:</p> <p>One of the greatest concerns raised by a number of Agencies is that permitting secondary dwellings in rural zones may increase land-use conflict by providing additional housing in proximity to agricultural practices. The action was considered to be contrary to Objective 2 of the <i>New England North West Regional Plan 2041</i> regarding protecting viability of rural land.</p> <p>There was concern that the investment by the NSW Government in the Namoi Regional Jobs Precinct (Namoi RJP) may be undermined by permitting secondary dwellings in rural zones including the areas identified under the Namoi RJP.</p> <p>The need to consider constraints including air, odour, noise impacts and contaminated lands with any proposal to promote increased housing in rural areas (or elsewhere) was identified.</p> | <p>The actions relating to secondary dwellings are <i>proposed</i> under the housing strategy, not implemented.</p> <p>The size and placement of secondary dwellings in relation to the primary dwelling will be restricted by clause 5.5 of the Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) and subject to a merit assessment as part of the development assessment process. This should reduce the potential for land-use conflict; however, the development application process will likely identify that some locations will not be suitable for a secondary dwelling despite the restriction on size and placement contained in clause 5.5 of the <i>TRLEP 2010</i>.</p> <p>Council has undertaken extensive consultation with Agencies regarding the Namoi RJP. In response, it is recommended that the action relating to secondary dwellings be moderated to ... <i>'Investigate the potential</i> of permitting secondary dwellings in RU1 and RU4 zoned lands <i>outside</i> of the identified Namoi Regional Jobs Precinct.'</p> <p>The permissibility of secondary dwellings is a matter for the consideration under the <i>TRLEP 2010</i> and is the subject of a future</p> |

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| | report to Council. |
| <p>R5 – Large Lot Residential:</p> <p>Concerns were raised that the recommendation to exempt lots 5ha or greater from requiring connection to town water supply in the R5 zone may lead to an inefficient use of land and the demand for more zoning of R5 land.</p> <p>That said, it was commented that Council may wish to rationalise the amount of R5 zoned land recognising that the draft housing strategy identifies much of it as being constrained by various factors.</p> | <p>The comments are noted, however, it will be clarified that action only proposes the potential subdivision of R5 zoned land in the areas of Daruka and Tintinhull. Development in these localities has been stymied by the impracticality of extending town water to these areas. The proposal to exempt lots 5ha or greater from requiring connection to town water supply in the R5 zone aims to bring fragmented land to market to meet an identified gap in the supply of rural residential land.</p> <p>A decision to rationalise R5 zoned land will need to be supported by a rural lands strategy that considers the potential development of peri-urban lands.</p> |
| <p>Towns:</p> <p>Noted that the draft housing strategy promotes identifying rural zoned land near town centres for future investigation for residential purposes if not useful for future agricultural use. Concerns were raised that no clear parameters for this process were identified.</p> <p>It was considered that the precinct plans shown in the draft housing strategy require more detail.</p> | <p>Action 5.4 recognises that towns and villages (and potentially their hinterlands) provide avenues to investigate housing choice. In response, it is recommended that Action 5.4 be moderated to ... <i>'Investigate primary production zoned land through the Rural Lands Strategy that may not be suitable for primary production purposes....</i></p> <p>The precinct plans depicted represent a starting point to commence more detailed structure planning in consultation with agencies and the community.</p> |
| <p>Rezoning and monitoring:</p> <p>Considering the ample supply of residential zoned land, any rezoning should only be progressed once demand, need and merit has been established in consultation with Agencies. The NSW State Government implied dwelling forecast to 2041 should be reflected in the draft housing strategy.</p> | <p>Future urban and large lot residential investigation areas will only progress once the need and demand are established. The <i>Tamworth Regional Local Strategic Planning Statement 2021</i> and the <i>Regional Plan 2041</i> identify future residential investigation areas and these will be subject to the structure planning process and include infrastructure delivery plans.</p> <p>The draft housing strategy will be amended to reference the Department of Planning, Housing and Infrastructure (DPHI) implied dwelling projection forecast.</p> |
| Infrastructure: | The draft housing strategy reflects the |

| | |
|--|--|
| Corresponding to public submissions, it was stressed that future housing growth needs to be supported by appropriate infrastructure with sewer and stormwater being emphasised. | importance of infrastructure in Priority 1 and a number of proposed actions. |
| <p>Community housing providers:</p> <p>The importance of community housing providers in contributing to the delivery of market, affordable and social housing is noted.</p> <p>Clarification should be included in relation to methods for Council to assist in facilitating market, affordable and social housing.</p> | <p>The draft housing strategy has been amended to acknowledge the ability of the Tamworth Local Aboriginal Land Council (TLALC) and community housing providers to significantly contribute to market, social and affordable housing supply.</p> <p>Options exist For Council to enter into Memorandum of Understanding (MOU) and partnerships with entities for community-based initiatives. In addition, the current planning system enables Local Aboriginal Land Councils (LALC), to prepare Development Delivery Plans for LALC owned land. This may be another option to facilitate the supply of affordable and social housing.</p> |

Amendments to the Draft Housing Strategy

Following public exhibition, a number of amendments to the draft housing strategy are proposed as summarised in the table below: The amended draft *Tamworth Regional Housing Strategy 2024* recommended for adoption is **ATTACHED**, refer **ANNEXURE 5**.

| Item | Amendment | Page |
|--|--|-----------------|
| Reference sources and consistent planning horizons | The draft housing strategy has been amended to include sources and a consistent planning horizon to 2041. | Entire document |
| Reference DPHI implied dwelling projection forecast | The draft housing strategy has been amended to reference DHPI implied dwelling projections forecast of 5,432 dwellings. | 32 |
| Requirement for reticulated town water for R5 – Large Lot Residential zone | <p>Amend the wording of Priority 1.3 to clarify the exemption for lots 5ha or greater from requiring connection to town water supply in the R5 zone only relate to the Daruka and Tintinhull areas.</p> <p>Other areas of R5 Large Residential zoned land could be investigated as part of a future Rural Lands Strategy.</p> | 45 and 46 |

| | | |
|--|--|-----------|
| | Amend the wording of Action 1.5 to the following: <i>Review the requirement to provide reticulated town water to rural residential lots 5 hectares or more in area at Daruka and Tintinhull, where a sustainable and potable alternate water supply is available.</i> | 46 and 76 |
| Permitting secondary dwellings in rural zones | Amend the wording of Priority 2.2 to clarify Council will investigate permitting secondary dwellings in rural zones, however secondary dwellings may not be suitable in some locations, such as within the proposed Namoi Regional Jobs Precinct. | 49 and 50 |
| | Amend the wording of Action 2.5 to the following: <i>Investigate the potential of permitting secondary dwellings in zones RU1 Primary Production and RU4 Primary Production Small Lots, outside of the Namoi Regional Jobs Precinct, to enable additional rural housing and ageing in place.</i> | 51 and 77 |
| Ability of Local Aboriginal Land Councils (LALC) and community housing providers to significantly contribute to housing supply | Amend Priority 3.1 to acknowledge the ability of LALC and community housing providers to significantly contribute to market, social and affordable housing supply. | 52 |
| Identify market housing as a housing type | Amend the wording of Priority 3.1 to identify the importance of market housing in conjunction with affordable and social housing. | 52 |
| | Amend the wording of Action 3.1 to the following: <i>Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Councils, Landcom, NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of market, affordable and social housing.</i> | 54 and 78 |
| Methods for partnering with LALC and community housing providers | Amend the wording of Priority 3.1 to clarify options for Council to assist LALC and community housing providers for the delivery of housing. | 52 |

| | | |
|---|---|-----------|
| Identify LALC in Action 3.2 | Amend the wording of Action 3.2 to the following: <i>Work with Local Aboriginal Land Councils and Aboriginal Housing Providers to ensure housing needs of the Aboriginal community are addressed.</i> | 54 and 78 |
| Loss of Agricultural land near town centres | Amend the wording of Action 5.4 to the following: <i>Investigate rural zoned land through the Rural Lands Strategy that may not be suitable for primary production purposes and is well located to town centres, for future investigation for residential development</i> | 59 and 80 |

The draft *Tamworth Regional Housing Strategy 2024* 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 the current review of the *Tamworth Regional Development Control Plan 2010*.

(a) Policy Implications

The draft housing strategy, if adopted by Council, will become a Council strategy referred to as the Tamworth Regional Housing Strategy 2024.

(b) Financial Implications

Nil. The formulation of the draft housing strategy was fully funded under the NSW State Government Regional Housing Strategic Planning Fund. A potential opportunity has arisen where Council may be able to use unspent funds, either wholly or in part, to add further value to the project through graphic design and the production of a summary document. Any future expenditure in the housing domain by Council would be considered on a case-by-case basis and/or by way of Council's annual budget process.

(c) Legal Implications

Nil

(d) Community Consultation

Extensive community and stakeholder consultation has occurred in the formulation of the draft housing strategy as outlined in this report. Public exhibition in June 2024 provided another opportunity for interested parties to provide further input into the strategy as detailed in this report.

(e) Delivery Program Objective/Strategy

Focus Area 2: A Liveable Built Environment

Focus Area 4: Resilient and Diverse Communities

7.2 DRAFT AMENDMENT NO. 17 TO TAMWORTH REGIONAL COUNCIL DEVELOPMENT CONTROL PLAN 2010

DIRECTORATE: LIVEABLE COMMUNITIES

AUTHOR: Sam Lobsey, Manager - Development

Reference: Item 7.1 to Ordinary Council 28 May 2024 - Minute No 106/24

1 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Draft Amendment No. 17 to Tamworth Regional Council Development Control Plan 2010”, Council adopts the amendments as contained in Annexure 1 of this report.

SUMMARY

The Tamworth Regional Development Control Plan 2010 (TRDCP) was adopted by Council on 12 October 2010, and became effective from the gazettal of the Tamworth Regional Local Environmental Plan 2010 (TRLEP) on 21 January 2011.

The TRDCP 2010 is reviewed regularly, both on an as-needs basis, and as a scheduled annual review, to ensure that the content remains consistent with the objectives defined by Council in response to consultation with the community and development industry.

This report seeks a resolution of Council to adopt the draft amendment No. 17 of the TRDCP which includes changes relating to:

- general housekeeping and formatting;
- parking provisions;
- general building controls;
- biodiversity and environmental protection;
- the urban heat island effect;
- resource and waste management plan requirements;
- water reticulation requirements for Daruka and Tintinhull;
- flooding controls; and
- small-scale renewables.

COMMENTARY

The principal purpose of the Tamworth Regional Development Control Plan 2010 (TRDCP) is to provide “how to” guidance for anyone proposing to undertake development in the Tamworth Region. This current review of the TRDCP is a general housekeeping and formatting exercise, in addition to proposing new development controls and amending others in response to emerging and changing trends in the development industry.

Public Exhibition of Draft Amendment No. 17

The Draft TRDCP (Amendment No. 17) was placed on public exhibition for a period of 33 days from 3 June until 5 July 2024 and occurred concurrently with the public exhibition of the Tamworth Region Draft Housing Strategy and the Review (Phase 1) of the Tamworth

Regional Local Environmental Plan 2010 (TRLEP). The concurrent exhibition of these documents ensured that the community was presented with a clear overview of the proposed changes to these significant planning documents.

Extensive media coverage was undertaken throughout the exhibition period via Council's website, a 92.9 radio station interview, print and social media.

Presentations were conducted face to face and online to the following stakeholder groups:

- Tamworth City Centre Working Group;
- General Development Industry (Webinar) – 38 Participants
- Local Real Estate Industry; and
- North & North West Regional Law Society.

Community drop-in sessions were held at Nundle, Kootingal, Manilla, Barraba and Tamworth where residents were invited to speak to members of staff about the changes proposed to the planning documents.

Individual letters were also posted to almost two thousand property owners directly affected by proposed changes to the TRDCP in relation to parking controls for land in 'Mapped Areas', urban heat controls and water reticulation requirements for land in Daruka and Tintinhull.

Council received approximately 30 phone calls as well as visits to Council's Development Hub customer service counter from property owners seeking further clarification on the proposed changes.

The latest results from the 'Have you Say' exhibition page indicate that 765 visitors entered the TRDCP page along with 375 Downloads of the Draft DCP Exhibition Document.

Council received thirteen submissions during the public exhibition period. This included nine submissions from the general public and four submissions from external agencies. A full copy of the submissions is **ENCLOSED**, refer to **CONFIDENTIAL ENCLOSURE 1**.

The following table provides a summary of the general comments made in the submissions:

| Summary of Comments from Public Submissions | |
|--|--|
| Comment | Council's Response |
| Concerns with Additional Report and Plan Requirements | |
| “The proposed requirements for bushfire planning and design reports are considered overly complex and may lead to excessive regulatory burdens”. | The request for bushfire measures such as the Asset Protection Zones (APZs) to be identified on site plans is consistent with the requirements of the state policy, Planning for Bushfire Protection 2019, which stipulates that for any infill development a site plan showing access, water supplies, APZs, BAL requirements and building footprint in relation to the bush fire hazard must be addressed. |
| Water Reticulation Requirements in Daruka and Tintinhull | |
| Request for Council to also consider the locality of Hallsville in the controls | Extending this control to the Hallsville locality is not a consideration under TRDCP Amendment No.17. |
| <p>“The enablement of land subdivision of land within the Tintinhull and Daruka localities without the need for reticulated water connection is supported. However, the restriction on the lot size being equal to or greater than 5ha is not supported”.</p> <p>“The DCP should be consistent with the LEP MLS. No justification can be found in the Council report for 5ha being considered an appropriate MLS in the localities of Tintinhull and Daruka. There are many existing holdings that are 2ha that contain dwellings that are not connected to reticulated water”.</p> <p>“It is crucial that any water management strategies are flexible, evidence-based, and consider the varying needs and capabilities of different developments. The plan</p> | <p>The proposal to allow subdivision of these R5 zoned areas down to 5 hectares aims to bring fragmented land to market to meet an identified gap in the supply of rural residential land.</p> <p>Whilst it is noted in the general feedback that this control does not go far enough, Council advises that any future support for reducing this requirement further to 2ha without water reticulation must be accompanied by supporting evidence and broader consultation with Water NSW and all other relevant stakeholders to ensure groundwater supplies are not affected.</p> |

| | |
|---|---|
| should prioritize effective, cost-efficient measures that developers can realistically implement without substantial financial strain”. | |
| “I have reviewed the amendments proposed and am supportive of the proposed updates to remove the water reticulation from Tintinhull and Daruka for 5 hectare lots. I feel this is a measured improvement that will support our area”. | Noted |
| “I feel very positively about the changes. Thank you very much for proposing this”. | Noted |
| “I am a land holder in the affected area, and strongly disagree with the change”. | Noted |
| Zoning Concerns | |
| One submission raised concerns that their address is (currently) incorrectly zoned. | This submission does not relate to the TRDCP Amendment No.17, but will be considered as part of the Local Environmental Plan review which was exhibited concurrently. |
| Parking Controls “mapped areas” | |
| “Whilst this is largely supported concern was raised with regards to the format in which the information was provided to the community”. | The level of consultation undertaken during this exhibition is discussed earlier in this report. |
| Concerns were raised that the letter sent out would affect the on-street parking, parking times or payments. | The new parking controls do not relate to parking meters or propose the changing of parking times / payments. |
| Stakeholder Consultation | |
| “Conduct more thorough consultations with developers, environmental experts, and community stakeholders to find a | The level of consultation undertaken during this exhibition is discussed earlier in this report. Thirteen submissions were received during |

| | |
|--|--|
| balanced approach that promotes both environmental sustainability and economic feasibility”. | the exhibition period and Council has responded to the feedback by making further changes to the TRDCP as identified in the table below. |
| Heritage matters | |
| “In Step 2: Type of Development, General Housing and Ancillary Structures, Residential (Dual Occupancy) Development Controls and Residential (Multi-Dwelling) Development Controls - these sections should reference heritage matters and discourage the proposal of such development on any sites including heritage items / values that may reduce such values”. | This is not a consideration under the TRDCP Amendment No.17. A wider review of all heritage related controls within the TRDCP will be considered under a future amendment. |
| “It is noted and supported that Shipping containers for storage may not be located on land that contains a heritage item”. | Noted |
| Simplified Processes | |
| “Streamline the requirements to reduce complexity and costs, making it easier for developers to comply without sacrificing environmental goals”. | The fast-track provisions in the TRDCP can be utilised for specific types of development. The onus is also on the developer to ensure the development complies with the DCP in order to access the more streamlined fast track process. |
| Clear Guidelines | |
| “Provide clear, actionable guidelines and support for developers to meet the new standards effectively, whilst also ensuring consistency between the LEP and DCP”. | The TRDCP supports the TRLEP and expands its principal development standards. It is a locally adopted plan designed to provide clear guidelines for development for Council staff, developers and landowners. The proposed formatting changes made are considered to provide more certainty and clearly set out development expectations. |

| Financial Implications, Flexibility and Support | |
|---|---|
| <p>“The new requirements could significantly increase compliance costs and administrative burdens. It is vital that any new standards are feasible for implementation and do not disproportionately impact smaller developers or projects, which could ultimately discourage development”.</p> <p>“Offer flexibility in the application of these requirements and provide support, especially for smaller projects and developers, to adapt to these changes without undue hardship”.</p> | <p>Under the <i>Environmental Planning and Assessment Act 1979</i>, the TRDCP is required to be applied flexibly and consent authorities are required to allow for alternate solutions to the TRDCP. Council will consider variations to the development controls set out in the TRDCP where a proposed development can otherwise demonstrate that it achieves or improves upon the applicable planning objectives.</p> |

Recommended changes to the exhibited TRDCP 2010 (Amendment No. 17)

A summary of further changes to be adopted following the public exhibition period is provided below;

| DCP Control | Amendment | Page |
|--|---|---------------------------------------|
| Site Levels and Retaining Walls | <p>To resolve confusion with the intent of this control, the wording has been amended as follows in relevant chapters to include an objective based note (NB) rather than a separate development control:</p> <ul style="list-style-type: none"> <i>Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections.</i> <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g., soil stabilisation, overlooking, drainage).</i></p> | 12, 17, 21, 24, 29, 34 |
| Water reticulation requirements for Daruka and Tintinhull | Amendment to the Asterix (**) wording below the Public Water Supply Table to state that the Restriction as To User applies only to those lots that are 5 ha or less. | 26 |
| Urban Street Tree Management Plan | As requested in one submission, a weblink has now been attached to the document where there is reference to the Urban Street Tree | 29, 88, |

| | | |
|--|---|----|
| | Management Plan. | 97 |
| Environmental Values Locality Map | <p>In response to feedback from the Biodiversity, Conservation and Science Division, inclusion of the following note:</p> <p><i>NB: Where the Biodiversity Conservation Act 2016 and Biodiversity Regulation 2017 applies to a development. Council encourages the inclusion of the Environmental Values Map but not to the extent where there is an inconsistency.</i></p> | 29 |
| Biodiversity Protection | <p>In response to feedback from the Biodiversity, Conservation and Science Division, the Department of Environment and Water, inclusion of the following wording:</p> <p><i>(such as the Biodiversity Conservation Act 2016 and Biodiversity Regulation 2017)</i></p> | 29 |
| Biodiversity Protection | <p>In response to feedback from the community and the Biodiversity, Conservation and Science Division:</p> <p>To avoid confusion between the Biodiversity Conservation Act 2016, Biodiversity Regulation 2017 and EPBC Act 1999, the following control has been removed:</p> <ul style="list-style-type: none"> • <i>Where clearing is approved, the Environment Protection and Biodiversity Conservation Act 1999 (EPBC's) offsets mitigation hierarchy must be followed:</i> <ol style="list-style-type: none"> 1. <i>Avoid</i> 2. <i>Mitigate</i> 3. <i>Offset</i> <p><i>NB: Where 1, or 2 aren't possible, it is recommended to offset locally in areas which reduce fragmentation of the landscape by establishing or re-establishing biodiversity corridors.</i></p> | 30 |
| Garbage Collection | <p>In response to one submission, highlighting that it would be "helpful to stipulate what type of temporary facility is required to be provided for incomplete roads (as a result of staging of a subdivision)". It is recommended to amend the end of point 3 to:</p> <ul style="list-style-type: none"> • <i>Temporary turning facilities must be provided for incomplete roads (as a result</i> | 30 |

| | | |
|---|--|------------------|
| | <i>of staging of a subdivision). The design must incorporate adequate all weather access turning area for garbage trucks as agreed by the contractor, and a safe turning distance in accordance with Council's Engineering Design Minimum Standards to prevent unnecessary large and small vehicle interaction in the vicinity of private lots and driveways.</i> | |
| Local Aboriginal Land Council Consultation | <p>In response to feedback from one submission, clarity was sought regarding the timing of this control. On review, the wording has now been amended to an advisory note and the words "or relevant LALC" has been added as the Tamworth LGA also includes land contained within the Nungarroo Land Council boundaries as well as the Tamworth LALC. The changes are as follows:</p> <p><i>NB: Consultation with the Tamworth Local Aboriginal Land Council (or relevant LALC) is recommended prior to the lodgement of a development application to identify the precise location of any Aboriginal heritage items within the locality.</i></p> | 31 |
| Aboriginal Cultural Heritage Assessment Guide | <p>In response to feedback from Heritage NSW, reference to the NSW Office of Environment and Heritage <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales</i> has been added where changes are already proposed.</p> <p>Further changes in this respect shall be considered as part of a future amendment to the TRDCP.</p> | 31 |
| Electric Vehicle Charging | <p>In response to feedback from Transport for NSW, inclusion of the following note:</p> <p><i>NB: refer to the <u>NSW Electric and Hybrid Vehicle Plan with respect to making buildings 'EV Ready'</u>.</i></p> | 38, 39, 41 |
| Drive-Through Take-Away Food and drink Shop Parking controls | In review of the Parking controls for Drive-Through Take Away food and drink shops, it was considered by Council's Senior staff that the controls in the exhibited document were too confusing to understand and therefore | 44 |

| | | |
|--|---|-----|
| | <p>would be problematic to practically apply for a developer or assessment staff.</p> <p>The control has therefore been amended to read as per below:</p> <p><u>Takeaway food and drink (Drive-through only no seating)</u></p> <p>1 space per 15m² GFA</p> <p>Queuing for 8 car lengths. (minimum)</p> <p>Plus minimum of 1 waiting bay</p> <p><u>Takeaway food and drink (Drive-through with seating)</u></p> <p>1 space per 9m² GFA including outdoor dining and play areas</p> <p><u>Medium traffic generation and queuing demand:</u></p> <p>Queuing for 8 car lengths, minimum. 4 before order point</p> <p>Plus minimum of 1 waiting bay</p> <p><u>High traffic generation and queuing demand:</u></p> <p>Queuing for 12 car lengths, minimum 6 before order point</p> <p>Plus minimum of 2 waiting bays</p> | |
| Dwelling House Parking Control | <p>To ensure stacked parking can be achieved in front of a dwelling on a new development where the dwelling is setback 5.5m, remove the wording:</p> <p><i>“And behind the front building line as set by Council”.</i></p> | 44 |
| Flood Risk Management Manual 2023 | <p>In response to feedback from the community and Biodiversity, Conservation and Science Division, the year (2023) has been added where the Flood Risk Management Manual is referenced.</p> | 122 |

A final ‘marked up’ copy of the TRDCP 2010 (Amendment No. 17) for adoption showing the above proposed changes in red is **ATTACHED**, refer **ANNEXURE 1**.

a) Policy Implications

The adoption of the Draft Amendment No. 17 of the TRDCP amends Council's existing policy by setting appropriate and quality development standards to guide future development.

(b) Financial Implications

Nil

(c) Legal Implications

This amendment will alter the provisions of the TRDCP 2010, by adding a series of development controls that must be considered in the assessment of any development application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

(d) Community Consultation

Community consultation was undertaken by Council via public exhibition of the Draft Amendment No. 17 for the period from 3 June to 5 July 2024. A series of changes are proposed to the exhibited version of the draft Amendment based on the issues raised in the submissions. These changes are addressed in this report.

(e) Delivery Program Objective/Strategy

Focus Area 2 – A liveable built environment.

8 INFRASTRUCTURE AND SERVICES

Nil

9 GOVERNANCE, STRATEGY AND FINANCE

9.1 NSW DEPARTMENT OF EDUCATION - NATIONAL ABORIGINAL AND TORRES STRAIT ISLANDER CHILDREN'S DAY

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Peter Chapman, Northern Inland Centre of Sporting Excellence Coordinator

RECOMMENDATION

That in relation to the report “NSW Department of Education - National Aboriginal and Torres Strait Islander Children's Day”, Council supports the request for a full fee waiver.

SUMMARY

NSW Department of Education is hosting the National Aboriginal and Torres Strait Islander Children's Day at the Tamworth Sports Dome on Friday 2 August 2024, from 10:30am - 1:30pm. This event will be open to all children aged 0 - 5 years who reside in the Tamworth and surrounding areas.

The event will host children along with their parents, carers and community services whilst they share and engage in stalls and activities. In addition, filming throughout the day will be livestreamed and recorded for use on the ABC's nationwide children's program Play School.

COMMENTARY

NSW Department of Education has selected Tamworth to host this year's National Aboriginal and Torres Strait Islander Children's Day event. The inaugural event last year was held at Kimberwall, Western Sydney, and a regional location was desired for this year's event.

The event will host upwards of 300 children, along with parents, carers, audience members and staff working alongside the event from Thursday 1 August 2024 to Friday 2 August 2024. The organisers have chosen the Tamworth Sports Dome as the desired location for this event, as it enables a large all weather venue appropriate for activities, stalls and performances under the one roof.

Hire fees for the event are estimated to be \$1,500 based on the 2024/2025 fees and charges for the Tamworth Sports Dome. The organisers of the event have requested a fee waiver for the event due to the additional costs associated with it being held in a regional location, as well as enabling them to invest more funds into activities for their “little people”.

While not a sporting event, Tamworth Regional Council's (Council) Sports and Recreation technical staff have considered that this event will showcase Tamworth's facilities to parents of young children who may have never visited a sporting facility such as the Tamworth Sports Dome, as well as national media with the filming of some of the event for ABC's Play School.

Given the exposure to new clientele and the opportunity to highlight the quality facilities on offer in Tamworth, it is recommended that Council support this fee waiver request.

(a) Policy Implications

Nil

(b) Financial Implications

The waiving of the hire fees can be absorbed within the Sports and Recreation division's operational budget.

(c) Legal Implications

Nil

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 2 – A liveable built environment

9.2 LOCAL GOVERNMENT NSW 2024 ANNUAL CONFERENCE

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Lisa May, Coordinator Governance and Executive Services

RECOMMENDATION

That in relation to the report “Local Government NSW 2024 Annual Conference”, Council:

- (i) determine issues that are important to Tamworth Regional Council for motions to be drafted and request a further report to be prepared for approval;*
- (ii) authorise the Mayor, Deputy Mayor and two Councillors to attend the 2024 Local Government NSW Conference as Voting Delegates together with the General Manager; and*
- (iii) nominate all other Councillors to attend the Conference as observers in accordance with Council's Policy for attendance of observers.*

SUMMARY

The purpose of this report is to nominate Councillor delegates to attend the Annual Conference on 17-19 November 2024, at Tamworth Regional Entertainment Conference Centre.

COMMENTARY

The 2024 Local Government NSW Annual Conference will be held at Tamworth Regional Entertainment and Conference Centre from Sunday 17 November 2024 to Tuesday 19 November 2024 with nominations opening on 17 July 2024. The Draft Program for the conference is available to view on the Annual Conference Page on the LGNSW website.

Motions are to be encouraged and submitted by 15 August 2024 before the Local Government Election. The guidelines will be released shortly and a further report will be presented to Council with proposed Motions prior to 15 August 2024.

Tamworth Regional Council has been allocated four Voting Delegates, with all other Councillors to attend as observers. Each member must nominate its delegates to the Conference by Wednesday, 6 November, 2024. A further report calling for these Nominations will be brought to an Ordinary Meeting of Council after the Local Government Elections.

(a) Policy Implications

Councillor(s) are authorised to attend the LGNSW Annual Conference in accordance with Council's policy relating to the *Payment of Expenses and Provision of Facilities to Councillors*.

Approval arrangements for Councillor discretionary trips, attendance of Councillors at conferences, seminars, forums, workshops, professional development programs and/or other significant expenses and facilities under this policy and for insurance purposes must be authorised by way of a formal resolution of an Ordinary Meeting of the Council.

(b) Financial Implications

Councillors have been allocated the sum of \$2,000 annually to specifically provide for attendance at the Local Government NSW Annual Conference. Authorisation of the attendance of Councillors is by way of a resolution of the Council.

Costs associated with the attendance of Tamworth Regional Council staff at the Conference would be funded from their respective budgets.

(c) Legal Implications

Council's formal resolution for the attendance of any Delegate is required for insurance purposes whilst the Representatives are performing bona fide Council duties.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus area 9: Open and Collaborative Leadership

9.3 PLACE MANAGEMENT UPDATE - SECTION 355 COMMITTEE MINUTES

DIRECTORATE: LIVEABLE COMMUNITIES
AUTHOR: Jodie Archer, Place Manager

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Place Management Update - Section 355 Committee Minutes”, Council:

- (i) *receive and note the Minutes of the following Committees:*
- | | |
|--|-------------------------|
| <i>Attunga Public Hall and Youth Hall Committee</i> | <i>9 April 2024</i> |
| <i>Barraba Sportsground Committee</i> | <i>14 February 2024</i> |
| <i>Bendemeer Town Hall Committee</i> | <i>11 May 2024</i> |
| <i>Dungowan Hall Committee</i> | <i>20 November 2023</i> |
| <i>Dungowan Hall Committee</i> | <i>19 February 2024</i> |
| <i>Duri Progress Association</i> | <i>21 May 2024</i> |
| <i>Duri Progress Association</i> | <i>18 June 2024</i> |
| <i>Gowrie Progress Association AGM</i> | <i>6 May 2024</i> |
| <i>Grey Fergie Tractor Muster Committee</i> | <i>25 May 2024</i> |
| <i>Loomberah Hall Committee</i> | <i>14 May 2024</i> |
| <i>Manilla Matters Committee</i> | <i>9 May 2024</i> |
| <i>Moonbi Museum Committee</i> | <i>5 June 2024</i> |
| <i>Moonbi War Memorial Hall and Recreational Reserve Committee</i> | <i>16 August 2023</i> |
| <i>Moonbi War Memorial Hall and Recreational Reserve Committee</i> | <i>15 November 2023</i> |
| <i>Moonbi War Memorial Hall and Recreational Reserve Committee</i> | <i>21 February 2024</i> |
| <i>Moore Creek Hall and Reserve Committee</i> | <i>12 February 2024</i> |
| <i>Nemingha Hall and Reserve Committee</i> | <i>5 June 2024</i> |
- (ii) *appoint Ken Blanch and Jackie Blanch as members of the Attunga Public Hall and Youth Hall Committee as an outcome of its General Meeting held on 9 April 2024;*
- (iii) *appoint the following executive members and members to the Gowrie Progress Association as an outcome of the Committee’s Annual General Meeting held on 6 May 2024:*
- | | |
|---------------------------|-----------------------|
| <i>Chairperson</i> | <i>James Smith</i> |
| <i>Deputy Chairperson</i> | <i>Graeme Whitten</i> |
| <i>Secretary</i> | <i>Evelyn Keane</i> |
| <i>Treasurer</i> | <i>Bet Crago</i> |
- Members: Tony Orr, Noel Cook, Phil Gamble, Deana Scharfetter, Peter Scharfetter, David Carson, Cathy Carson, Bob Hayden, Diann Cook, Lyndall Whitten, Melissa Gamble, Joan Smith, Denevan Ellis, Greg Giblett and Karen Giblett; and*
- (iv) *appoint Roslyn Thomas as a new member of the Moonbi Museum Committee as an outcome of its General Meeting held on 5 June 2024.*

SUMMARY

Tamworth Regional Council's Section 355 committees each have delegated functions which may include the management of a facility, the coordination of an event or an advisory function to submit recommendations and advice to Council in regard to a specific community facility.

The purpose of this report is to:

- present the minutes of a number of Section 355 committee meetings and consider the items for adoption, as recommended by the committees;
- note the key outcomes, achievements and requests from the minutes received; and
- inform Council of the notable outcomes of place management activities in the community.

COMMENTARY

Council has received 17 sets of Minutes requiring items for adoption, from Section 355 committees. The Meeting Minutes are **ATTACHED**, refer **ANNEXURE 1**, for Council's information.

Council will note that there is a wide range in both the dates and numbers of meetings held by individual committees. In this respect it was considered appropriate to await receipt of a reasonable number of meeting minutes prior to collating these to justify presentation of this report.

Notable outcomes, achievements and items included in the minutes are:

- a number of committees have been reminded to report items outside of their delegated function directly to Council officers. In addition to this they were also advised fees and charges may not be set on case-by-case scenarios.
- **Attunga Public Hall and Youth Hall Committee**
 - ceiling fans were scheduled to be installed week commencing 15 July 2024.
 - council is liaising with the committee in regard to a bicycle track and improvement at the Attunga Recreation Ground.
 - council's building services team has been advised of the committee's preference to connect the hall to tank water and is following up.
 - the blown bulb was fixed on 24 April 2024 and the committee advised of this.
 - the Attunga Tennis Courts item is outside of the committee's delegated function, however it is noted that the request to close the gap at the bottom of the perimeter fencing with netting is now completed.
 - the committee has been reminded that the recreation ground hall/clubhouse is not under its delegated function and cleaning of the venue is Council's responsibility.
- **Duri Progress Association** – It was ascertained that since amalgamation the previous Duri War Memorial Tennis Club S355 committee was paying for an additional bin service for use at the tennis courts and clubhouse. Since the Duri Progress Association now has the delegated function of the management of the tennis courts and clubhouse it no longer wishes to continue this service and has cancelled it. The account has been settled.

- **Gowrie Progress Association**

- Council officers have reminded the committee that hall hire conditions such as security deposit, cost of cleaning and use of hall may not be set on a case-by-case basis and must be set at the time of approving hall hire fees and that overnight camping is not permitted unless the relevant approvals are in place.
- Council has clarified with the committee that external hire of the chairs is not permitted in accordance with advice from Council's insurers. Plastic chairs are still able to be used.

- **Grey Fergie Tractor Muster Committee** – Council officers are assisting the Committee with its upcoming triennial event scheduled for Saturday 21 March 2025.

- **Moonbi Museum Committee** – the successful Museum and Galleries of NSW – 2023 Stipend Program – Lights on, doors open grant is for an interpretation and labelling project at the museum.

- **Moonbi War Memorial Hall and Recreation Reserve Committee**

- the committee has been advised that bait stations were purchased for all S355 managed halls during the previous mouse plague and were serviced frequently at the time. They will remain onsite should they be needed in future to save costs on re-purchasing new bait stations.
- Council advised all Section 355 committees in August 2022 that overnight stays/sleeping/camping in S355 managed halls is no longer permitted due to building classification and fire safety regulations. Council's community buildings (Class 9b Assembly Hall) are commonly known as a place of public assembly, a place for people to gather, for events etc., which does not include sleeping. To enable occupants to sleep within the building, the class of building changes to Class 3 which would require an upgrade of the fire safety measures as well as the provision of funding for the on-going cost of the maintenance required to ensure those measures are kept up to compliance standard. From an insurance perspective the use of Council community halls for sleeping significantly increases the risk to Council.

- **Moore Creek Hall and Reserve Committee** – the flag pole was installed prior to ANZAC Day.

- **Nemingha Hall and Reserve Committee** – The committee has expressed appreciation to Council for the works undertaken to upgrade the hall. Council is assisting the committee with investigating the electricity costs.

(a) Policy Implications

It is a policy decision of Council to maintain Section 355 committees and practices having regard to Council's community governance structure and Section 355 of the *Local Government Act 1993*.

(b) Financial Implications

Section 355 Committee and Place Management activities and budgets are maintained under the Liveable Communities Directorate budget.

(c) Legal Implications

Section 355 of the *Local Government Act 1993*, enables the Council to appoint a committee, to exercise a function on its behalf by way of a committee of Council. This is used in conjunction with Section 377 of the *Local Government Act 1993*, to formally delegate a function to the appointed committee.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

Focus Area 9 – Open and Collaborative Leadership

9.4 COUNCIL INVESTMENTS JUNE 2024

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

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Council Investments June 2024”, 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 June 2024, 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 June 2024. Investments held on call in the form of cash as at June 30, 2024 are high at \$26 million due to the receipt of Federal Assistance Grant Funds of \$11.4 million being deposited into Council's bank account on 28 June 2024.

During the month, Council's portfolio performed above the industry average, returning 5.10% against the three-month Bank Bill Swap rate (3mBBSW) of 4.45%.

(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

9.5 ANNUAL OPERATIONAL PLAN 2023/2024 BUDGET VARIATION REPORT - JUNE 2024

DIRECTORATE: OFFICE OF THE GENERAL MANAGER

AUTHOR: Sherrill Young, Manager - Financial Services

Reference: Item 9.5 to Ordinary Council 29 June 2023 - Minute No 146/23

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Annual Operational Plan 2023/2024 Budget Variation Report - June 2024”, Council note and approve the variations to the existing budget as listed in ATTACHED refer ANNEXURE 1 to the report.

SUMMARY

This report seeks Council approval for budget variations identified during June 2024, for which there has been no previous specific report or approval.

COMMENTARY

Council adopted the original budget included in the Annual Operational Plan for 2023/2024 at the Ordinary Meeting of Council held 29 June 2023. 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.

Readers of this report are reminded that its contents should not be viewed in isolation. The Annual Financial Reports for the year ending 30 June 2024 will provide a full year summary of Council's actual performance, including specific notes providing commentary on material variations to the budget adopted in June 2023.

During the month of June, budget adjustments were processed to reflect grant funding for libraries in the form of a Digitization Van and assistance towards after hours library access. There was also additional funding to assist with the control of noxious weeds outbreak such as alligator weed. The Woolbrook Hall & Park Committee made a contribution of \$1,216; these funds will be spent on kitchen improvements at the hall. Finally, an additional \$9,000 was spent on costs associated with banking services. Based on current transaction volumes this increased cost will be recouped by a reduction in bank fees due to charges on individual transactions.

June 2024 Budget Variations

| Description | Budget Variation | Operating Income | Operating Expenses | Capital Income | Capital Expenses |
|------------------------------|------------------|------------------|--------------------|----------------|------------------|
| Entertainment Venues | 9,000 | 0 | 0 | 0 | 9,000 |
| Financial Services | 9,000 | 0 | 9,000 | 0 | 0 |
| Central Northern Libraries | (199,716) | 0 | 0 | (199,716) | 0 |
| Learning Communities | (191,520) | 0 | 0 | (191,520) | 0 |
| Community Safety & Wellbeing | 0 | (47,800) | 47,800 | 0 | 0 |
| Future Communities | 0 | 0 | 0 | (1,216) | 1,216 |
| Plant, Fleet & Buildings | 19,000 | 0 | 0 | 0 | 19,000 |
| Sports Recreation & | 72,517 | 0 | 0 | 17,039 | 55,478 |
| Projects Operations & | (65,368) | 0 | 0 | 396,614 | (461,982) |
| Waste Management | 0 | 0 | 0 | (7,000) | 7,000 |
| Water Wastewater & | (57,619) | (108,049) | 0 | 0 | 50,430 |
| TOTAL | (404,706) | (155,849) | 56,800 | 14,201 | (319,858) |

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

Green budget variation will **increase** Councils 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 2023/2024 by fund of:

| Fund | Operating Income | Operating Expenses | Capital Income | Capital Expenses |
|--------------|------------------|--------------------|----------------|------------------|
| General | (47,800) | 56,800 | 14,201 | (370,288) |
| Water | 0 | 0 | 0 | 48,367 |
| Sewer | (108,049) | 0 | 0 | 2,063 |
| Total | (155,849) | 56,800 | 14,201 | (319,858) |

(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

10 COMMUNITY SERVICES

Nil

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.

PROPOSED SUBDIVISION AND SALE OF COUNCIL OWNED LAND - PART LOT 102 DEPOSITED PLAN 1097471

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Nicholas Hawkins, Commercial Property Officer
Reference: Item 12.6 to Ordinary Council 14 February 2023 - Minute No. 17/23

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.

SUMMARY

The purpose of this report is to seek Council's authorisation to lodge a Development Application for the subdivision of Council owned land, being Lot 102 DP 1097471 and to authorise the Mayor and General Manager to proceed with the sale of part Lot 102 DP 1097471 to the party identified in the body of this report.

TAMWORTH GLOBAL GATEWAY PARK - UPDATED LAND PRICING FOR STAGES 1, 2 AND 3

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Nicholas Hawkins, Commercial Property Officer
Reference: Item 9.1 to Ordinary Council 8 September 2020 - Minute No. 275/20
Item 12.11 to Ordinary Council 15 December 2020 - Minute No 412/20
Item 12.1 to Ordinary Council 22 March 2022 - Minute No. 93/22
Item 12.3 to Ordinary Council 11 October 2022 - Minute No. 307/22

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)&(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 and information that would, if disclosed, confer a commercial advantage on a competitor of Council.

SUMMARY

The purpose of this report is to update the Council on the progress of sales in Stages 1, 2 and 3 of the Tamworth Global Gateway Park (TGGP) and to seek authorisation for the Mayor and General Manager to continue to negotiate the sale of land within the TGGP based on the

recommended updated sale prices as set out in the body of this report.

TAMWORTH GLOBAL GATEWAY PARK (TGGP) - SALE OF PROPOSED LOTS 302, 303 AND 304

DIRECTORATE: OFFICE OF THE GENERAL MANAGER
AUTHOR: Nicholas Hawkins, Commercial Property Officer
Reference: Item 12.3 to Ordinary Council 11 October 2022 - Minute No. 307/22

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

SUMMARY

The purpose of this report is to seek Council's authorisation for the Mayor and General Manager to negotiate and enter into a Contract for the Sale of Land for proposed lots 302, 303 and 304 within Stage 3 of the Tamworth Global Gateway Park.

T091/2024 - DESIGN AND CONSTRUCTION OF ADDITIONAL SPORTS FIELD LIGHTING AT DUNGOWAN RECREATION GROUND

DIRECTORATE: REGIONAL SERVICES
AUTHOR: Trent Harding, Project Officer

1 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 inform Council of the outcome of the recently advertised tender for the Design and Construction of Additional Sports Field Lighting at Dungowan Recreation Ground. The total contract value was less than the NSW Local Government threshold for tendering (\$250,000), and as such, a contract was awarded by the Manager Sports and Recreation (part of the Regional Services directorate) under their financial delegation.

Q001/2025 - 2025 TAMWORTH COUNTRY MUSIC FESTIVAL - SUPPLY, INSTALLATION AND OPERATION OF AUDIO VISUAL PRODUCTION

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES

AUTHOR: Barry Harley, Manager - Events

2 CONFIDENTIAL ENCLOSURES ENCLOSED

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

SUMMARY

The purpose of this report is to recommend to Tamworth Regional Council (Council) the acceptance of the Tender for the 2025 Tamworth Country Music Festival - Supply, Installation and Operation of Audio Visual Production. This recommendation follows the assessment of Quotation Q001/2025. The contract is for one year with an option to extend for a further two years.

T003/2025 - 2025 TAMWORTH COUNTRY MUSIC FESTIVAL - SUPPLY, INSTALL, OPERATE AUDIO VISUAL PRODUCTION AND CREWING FOR TAMWORTH REGIONAL ENTERTAINMENT AND CONFERENCE CENTRE

DIRECTORATE: CREATIVE COMMUNITIES AND EXPERIENCES

AUTHOR: Peter Ross, Executive Manager Creative Communities and Experiences

3 CONFIDENTIAL ENCLOSURES ENCLOSED

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

SUMMARY

The purpose of this report is to recommend to Council the acceptance of the Tender T003/2025 - 2025 Tamworth Country Music Festival - Supply, Install, Operate Audio Visual Production and Crewing for Tamworth Regional Entertainment Conference Centre. This recommendation follows the assessment of Tender T003/2025. The contract is for one year with an option to extend for a further two years.

T013/2023 - ORGANICS RECYCLING FACILITY - RECOMMENDATION FOLLOWING COMPLETION OF EARLY CONTRACTOR INVOLVEMENT PHASE

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

Reference: Item 8.11 to Ordinary Council 12 December 2023 - Minute No 336/23

1 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

At its meeting of 12 December 2023, Council considered a report on a proposed Organics Recycling Facility (ORF) and resolved to negotiate and enter into an Early Contractor Involvement (ECI) Agreement with suitably experienced Contractors. Since that resolution the following work has been undertaken to develop a preferred solution for the Organics Recycling Facility Project:

- award an ECI Contract to Orez Solutions to develop a concept design for a Regional ORF at the Council owned land at 284 Gidley Appleby Road;
- consider options to improve the current organics processing operation at the Forest Road Landfill;
- consider the broader implications of not proceeding with the Project;
- undertake analysis of historic waste volumes and detailed projections;
- undertake a broader assessment of the regional organics market and consultation with Industry;
- detailed financial modelling of a Regional ORF in conjunction with the ECI concept design;
- assessment of the financial impacts to the waste fund for a range of options; and
- assessment of key risks, development of a mitigation strategy and evaluation of wider benefits and opportunities.

Council has previously resolved to provide a FOGO service to the community in order to meet its obligations to the NSW Government Net Zero plan which mandates the separate collection of organics and diversion from Landfill by 2030.

In 2021 Council called Tenders for the Construction and third-Party Operation of an ORF at Gidley Appleby Road. Council rejected these Tenders due to cost and the associated impacts upon (increased) rates and charges.

In 2022 Council called Tenders for the Design and Construction of a regional organics recycling facility at Gidley Appleby Road to be operated as a Council run facility. As part of this Tender process Council entered in to the current ECI Agreement with Orez.

A project management framework has been implemented for this project which has defined

the following objectives for the Project: -

- develop the right sized facility for the Region;
- ensure it is Affordable for the Community;
- reduces or maintains environmental impacts in the current Approval;
- has appropriate Quality and design life; and
- it can be constructed, operated and maintained in a safe manner by Council.

During 2024, in conjunction with the ECI process, the Project Team – made up of Council's Project Director, Director Water and Waste and Project Manager, Manager Projects, Strategy and Infrastructure, along with support from an external Project Manager – has been evaluating a range of options for organics recycling in the region to develop a preferred solution.

As a result of this work it is now considered Council has enough information to be able to make a decision on the proposed Organics Recycling Facility (ORF) and the purpose of this report is to seek direction from Council in relation to this matter.