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**ORDINARY MEETING OF GRIFFITH CITY COUNCIL  
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON  
TUESDAY, 9 JULY 2024 COMMENCING AT 7:00 PM**

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**PRESENT**

The Mayor, Doug Curran in the Chair; Councillors, Jenny Ellis, Manjit Singh Lally, Melissa Marin (ZOOM), Anne Napoli (ZOOM), Christine Stead, Laurie Testoni and Dino Zappacosta

**STAFF**

General Manager, Brett Stonestreet, Director Economic & Organisational Development, Shireen Donaldson, Director Utilities, Graham Gordon, Director Infrastructure & Operations, Phil King, Acting Director Business, Cultural, Financial Services, Max Turner and Acting Director Sustainable Development, Carel Potgieter

**MEDIA**

Cai Holroyd, The Area News

**1 COUNCIL ACKNOWLEDGEMENTS**

The Meeting opened with Councillor Manjit Singh Lally reading the Opening Affirmation and the Acknowledgement of Country.

**2 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS**

24/177

**RESOLVED** on the motion of Councillors Jenny Ellis and Christine Stead that apologies be received from Councillors Glen Andrezza, Shari Blumer, Simon Croce and Chris Sutton and a leave of absence granted and applications to attend by audio-visual link from Councillors Melissa Marin and Anne Napoli be granted.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 8 votes to 0.**

### **3 CONFIRMATION OF MINUTES**

24/178

**RESOLVED** on the motion of Councillors Laurie Testoni and Jenny Ellis that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 25 June 2024, having first been circulated amongst all members of Council, be confirmed.

For  
Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Laurie Testoni

Against  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Dino Zappacosta

**The division was declared TIED by 4 votes to 4.**

The Mayor used his casting vote to vote **FOR** the motion. The motion was declared **WON**.

### **4 BUSINESS ARISING**

Nil.

### **5 DECLARATIONS OF INTEREST**

#### **Pecuniary Interests**

There were no pecuniary interests declared.

#### **Significant Non-Pecuniary Interests**

*Councillors making a significant non-pecuniary interest declaration are required to leave the meeting during consideration of the matter and not return until the matter is resolved.*

Councillor Dino Zappacosta  
CL01 DA37/2024 – Unit 9 Nos. 16-24 Whybrow Street – Change of Use From Light Industrial to Personal Fitness Premises  
Reason - I am related to one of the owners of the building.

Councillor Dino Zappacosta  
CL02 Suspension of Alcohol Free Zone – Griffith Spring Fest Launch Party 2024  
Reason – I own a liquor licence.

#### **Less Than Significant Non-Pecuniary Interests**

*Councillors making a less than significant non-pecuniary interest declaration may stay in the meeting and participate in the debate and vote on the matter.*

Councillor Dino Zappacosta  
CL03 Setting of Fees and Charges – Hire of Hanwood Kiosk & Use of Lights  
Reason – I own businesses in Hanwood.

Councillor Anne Napoli  
CL03 Setting of Fees and Charges – Hire of Hanwood Kiosk & Use of Lights  
Reason – A member of my family is an ordinary committee member of the soccer club.

Councillor Dino Zappacosta  
CL07 Responses to Councillor Questions Taken on Notice – Hanwood Amenities Building

Reason – I own businesses in Hanwood.

## **6 PRESENTATIONS**

Nil

## **7 MAYORAL MINUTES**

Nil

## **8 GENERAL MANAGER'S REPORT**

*Councillor Dino Zappacosta left the meeting having declared a Significant Non-Pecuniary Conflict of Interest, the time being 7:15pm.*

### **CL01 DA 37/2024 - UNIT 9 NOS. 16-24 WHYBROW STREET - CHANGE OF USE FROM LIGHT INDUSTRIAL TO PERSONAL FITNESS PREMISES**

24/179

**RESOLVED** on the motion of Councillors Christine Stead and Anne Napoli that:

- (a) Griffith City Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant consent subject to conditions to the change of use from light industrial to personal fitness premises at Lot 3 DP 1071858, Unit 9, Nos. 16-24 Whybrow Street Griffith.
- (b) That the Acting Director of Sustainable Development be delegated to issue Council's determination including conditions provided in Attachment A.

In accordance with the Local Government Act (section 375A – Recording of voting on planning matters) Council must record the Councillors' votes in relation to this matter.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni

Against

**The division was declared PASSED by 7 votes to 0.**

### **CL02 SUSPENSION OF ALCOHOL FREE ZONE - GRIFFITH SPRING FEST LAUNCH PARTY 2024**

24/180

**RESOLVED** on the motion of Councillors Christine Stead and Anne Napoli that Council suspend the Alcohol Free Zone of the Griffith Tourism Hub Car Park on the 18 October 2024, from 9am – 11pm (allowing bump in and bump out of the event) for the sale and consumption of local wine and beer between 5:00pm – 8:30pm.

For

Councillor Doug Curran  
Councillor Jenny Ellis

Against

Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni

**The division was declared PASSED by 7 votes to 0.**

*Councillor Dino Zappacosta returned to the meeting, the time being 7:16pm.*

**CL03 SETTING OF FEES AND CHARGES - HIRE OF HANWOOD KIOSK & USE OF LIGHTS**

24/181

**RESOLVED** on the motion of Councillors Jenny Ellis and Melissa Marin that:

- (a) Council adopts a user booking fee per day of \$175 the hire of the Hanwood Kiosk. If booking extends to 2 days or more the booking fee will be halved.
- (b) Council adopts a user bond of \$282 per booking of the Hanwood Kiosk. The bond is refundable on the basis that the facility is clean & undamaged after the event.
- (c) Council adopts a fee of \$15 per hour for the lights on Main Soccer Ground at Hanwood Oval.
- (d) Council adopts a fee of \$7.50 per hour for the lights on No.1 and No.2 Training Field at Hanwood Oval (also known as the Graham McGann Oval).
- (e) Council exhibit the proposed amendment to the Revenue Policy as referred to in a) to d) above for a period of 28 days, seeking community submissions. Should no submissions be received, the new fees be included in the Revenue Policy for 2024/25.
- (f) Should community submission(s) be received, a report be submitted to Council for consideration.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 8 votes to 0.**

**CL04 REVIEW OF OUTSTANDING PUBLIC POLICIES**

24/182

**RESOLVED** on the motion of Councillors Christine Stead and Manjit Singh Lally that:

- (a) Council endorse the reviewed draft Infrastructure & Operations, Sustainable Development and Utilities Directorate's public policies to be placed on public exhibition for a period of 28 days.
- (b) Following the public exhibition period, if no submissions are received, the policies be considered as adopted as at the date of the conclusion of the advertised exhibition

period.

(c) Policies that receive a submission are to be reported back to Council.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

## **9 INFORMATION REPORTS**

### **CL05 INVESTMENTS AS AT 30 APRIL 2024**

24/183

**RESOLVED** on the motion of Councillors Laurie Testoni and Jenny Ellis that the report be noted by Council.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

### **CL06 INVESTMENTS AS AT 31 MAY 2024**

24/184

**RESOLVED** on the motion of Councillors Laurie Testoni and Christine Stead that the report be noted by Council.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

**CL07 RESPONSES TO COUNCILLOR QUESTIONS TAKEN ON NOTICE**

24/185

**RESOLVED** on the motion of Councillors Dino Zappacosta and Laurie Testoni that the report be noted by Council.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

**10 ADOPTION OF COMMITTEE MINUTES**

**MINUTES OF THE SCENIC HILL USER GROUP MEETING HELD ON 24 JUNE 2024**

24/186

**RESOLVED** on the motion of Councillors Jenny Ellis and Christine Stead that the recommendations as detailed in the Minutes of the Scenic Hill User Group meeting held on 24 June 2024 be adopted.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

**11 BUSINESS WITH NOTICE – RESCISSION MOTIONS**

Nil

**12 BUSINESS WITH NOTICE – OTHER MOTIONS**

**NOTICE OF MOTION - GRIFFITH BASE HOSPITAL BUILDINGS - COUNCILLOR ANNE NAPOLI - 28 JUN 2024**

24/187

**RESOLVED** on the motion of Councillors Anne Napoli and Jenny Ellis that Griffith City Council:

- (a) Initiate talks with the relevant N.S.W. Ministers for a comprehensive study to explore the potential repurposing of the old Griffith Hospital buildings for future use, including but not limited to:

- \* Cancer care accommodation
- \* Medical accommodation
- \* Drug and alcohol unit
- \* End-of-life-care
- \* Family accommodation

- (b) Ensure that no current hospital buildings are demolished until the completion of this study and a thorough evaluation of the findings.
- (c) Secure the necessary funding and resources to conduct a detailed and objective study on the feasibility and benefits of repurposing the old hospital buildings.
- (d) Engages relevant stakeholders, including healthcare professionals, community representatives, and urban planners, in the study to ensure a broad and inclusive approach.
- (e) Contact Minister for Health Hon. Ryan Park MP and Minister for Local Government Hon. Ron Hoenig MP as a matter of urgency.
- (f) Reports the study's findings to the Council and the community, including recommendations for the future use of the buildings and any necessary actions to implement these recommendations.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 8 votes to 0.**

### **13 OUTSTANDING ACTION REPORT**

24/188

**RESOLVED** on the motion of Councillors Christine Stead and Laurie Testoni that the report be noted.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 8 votes to 0.**

## **14 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL**

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2021, in the opinion of the General Manager, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a part of the meeting closed to the media and public.

Set out below is Section 10A(2) of the Local Government Act 1993 in relation to matters which can be dealt with in the closed part of a meeting.

**The matters and information are the following:**

- (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 grounds of legal professional privilege**
- (h) 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 of the Local Government Act 1993.**

24/189

**RESOLVED** on the motion of Councillors Christine Stead and Manjit Singh Lally that:

- (a) Council resolve to go into closed Council to consider business identified.**
- (b) Pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provision of section [10A(2)] as outlined above.**
- (c) The correspondence and reports relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act 1993.**

For  
Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni

Against



Councillor Dino Zappacosta

**The division was declared PASSED by 8 votes to 0.**

Council resolved that members of the press and public be excluded from the meeting during consideration of the items listed below, and that discussion of the report in open Council would be contrary to the public interest.

**CC01 TENDER NO. 11-23/24 - SUPPLY AND INSTALL EID TAGGING SYSTEM AT GCC SALEYARD**

Reason: Commercial Advantage 10A(2)(d)

**CC02 TENDER NO. 15-23/24: SUPPLY AND DELIVERY OF CLEANING SERVICES TO COUNCIL PROPERTIES AND AMENITIES**

Reason: Commercial Advantage 10A(2)(d)

Council closed its meeting at 7:43pm.

The public and media left the Chamber.

Livestream was disconnected.

**REVERSION TO OPEN COUNCIL**

24/190

**RESOLVED** on the motion of Councillors Christine Stead and Anne Napoli that Open Council be resumed.

For

Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 8 votes to 0.**

Open Council resumed at 7:50pm.

Livestream was reconnected.

Upon resuming open Council the General Manager reported that the following resolutions had been made in Closed Council:

**MATTERS DEALT WITH IN CLOSED COUNCIL**

**CC01 TENDER NO. 11-23/24 - SUPPLY AND INSTALL EID TAGGING SYSTEM AT GCC SALEYARD**

24/191

**RESOLVED** on the motion of Councillors Christine Stead and Laurie Testoni that Council accept the quote from Outcross Agri-Services Pty Ltd for the Supply and Install eID tagging system at GCC Saleyard in the amount of \$523,893.65 (ex. GST) to execute the work in

accordance with New South Wales Department of Primary Industries requirements.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

**CC02 TENDER NO. 15-23/24: SUPPLY AND DELIVERY OF CLEANING SERVICES TO COUNCIL PROPERTIES AND AMENITIES**

24/192

**RESOLVED** on the motion of Councillors Dino Zappacosta and Christine Stead that:

- (a) Council, in accordance with Section 178(1) (b) of the Local Government Regulation 2021, reject all tenders for the Supply and Delivery of Cleaning Services to Council Properties and Amenities Contract Number 15–23/24 due to budgetary constraints and Council’s obligations to achieve a \$1m per annum in operational savings.
- (b) Council, in accordance with Section 178(4) (a) of the Local Government Regulation 2021, does not need to call fresh tenders for the Supply and Delivery of Cleaning Services to Council Properties and Amenities Contract Number 15–23/24 as there is a suitably qualified and experienced company available to negotiate with.
- (c) Council, in accordance with Section 178(3) (e) of the Local Government Regulation 2021, enter into negotiations with S & K Panarello Pty Ltd trading as Presto Cleaning, of Griffith NSW.
- (d) At the completion of negotiations, a further report to be presented to Council.

For	Against
Councillor Doug Curran	
Councillor Jenny Ellis	
Councillor Manjit Singh Lally	
Councillor Melissa Marin	
Councillor Anne Napoli	
Councillor Christine Stead	
Councillor Laurie Testoni	
Councillor Dino Zappacosta	

**The division was declared PASSED by 8 votes to 0.**

There being no further business the meeting terminated at 7:54pm.

Confirmed: .....

CHAIRPERSON