
**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 12 AUGUST 2025 COMMENCING AT 7:00 PM**

PRESENT

The Mayor, Doug Curran in the Chair (Zoom); Councillors, Shari Blumer, Mark Dal Bon, Jenny Ellis, Scott Groat, Anne Napoli, Tony O'Grady, Christine Stead and Laurie Testoni

STAFF

General Manager, Brett Stonestreet, Director Business, Cultural, Financial Services, Matthew Hansen, Director Economic & Organisational Development, Shireen Donaldson, Director Utilities, Graham Gordon, Director Infrastructure & Operations, Phil King, Director Sustainable Development, Joe Rizzo and Minute Taker, Leanne Austin

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Jenny Ellis 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

25/218

RESOLVED on the motion of Councillors Shari Blumer and Christine Stead that the application from Councillor Doug Curran to attend the Council Meeting 12 August 2025 by audio-visual link, due to work responsibilities, be granted.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

3 CONFIRMATION OF MINUTES

25/219

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 22 July 2025, having first been circulated amongst all members of Council, be confirmed.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

4 BUSINESS ARISING

Nil

5 DECLARATIONS OF INTEREST

Pecuniary Interests

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

Director Sustainable Development, Joe Rizzo

Notice of Motion – Councillor Dal Bon

Reason – My wife and I are currently on the wait list to reserve a vault at the Cemetery.

Councillor Jenny Ellis

CL01 - DA 172/2022 - 21 Large Lot Residential Subdivision, 2 Public Roads and Residue Lot

Reason – I own a house in the Pelican Shores Estate that will be directly affected by this DA.

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 Tony O'Grady

Notice of Motion – Councillor Scott Groat

Reason – I am friends with the owners of Riverina Skips and they are also a customer of mine.

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 Anne Napoli

CL01 - DA 172/2022 - 21 Large Lot Residential Subdivision, 2 Public Roads and Residue Lot

Reason – I have been lobbied in regards to this DA. This project will have no positive or negative impact to members of my family or to myself.

Councillor Anne Napoli

Notice of Motion – Councillor Scott Groat

Reason – I have received emails in regards to contractors not being able to access the landfill during certain weather conditions. This report will have no positive or negative effect to any members of my family or to myself.

Councillor Anne Napoli

Notice of Motion – Councillor Christine Stead

Reason – I have in the past received emails in regards to issues associated to these companies. This report will have no relevance to any members of my family or to myself.

Councillor Christine Stead

Notice of Motion – Councillor Christine Stead

Reason – I have had emails from General Manager and also contractors regarding outstanding monies owing to local businesses regarding this Notice of Motion.

Special Disclosure of Pecuniary Interest

Councillors making a special disclosure under clause 4.37 of the Code of Conduct may stay in the meeting and participate in the debate and vote on the matter.

Councillor Lou Testoni

CL02 - Yenda Growth Area Master Plan – Endorsement

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

Councillor Jenny Ellis left the meeting having declared a pecuniary interest, the time being 7:08 pm.

CL01 DA 172/2022 - 21 LARGE LOT RESIDENTIAL SUBDIVISION, 2 PUBLIC ROADS AND RESIDUE LOT

25/220

RESOLVED on the motion of Councillors Christine Stead and Laurie Testoni that the report be raised from the table.

For

Councillor Doug Curran

Councillor Shari Blumer

Councillor Mark Dal Bon

Against

Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

The division was declared PASSED by 8 votes to 0.

25/221

RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that the meeting suspend standing orders to allow Tim Ellis to address Council.

For
Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 8 votes to 0.

25/222

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the meeting resume standing orders.

For
Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 8 votes to 0.

25/223

RESOLVED on the motion of Councillors Tony O'Grady and Christine Stead that:

- (a) Griffith City Council as the consent authority pursuant to section 4.16 of the Environmental Planning & Assessment Act 1979, approve Development Application 172/2022 over Lot 223 DP 1298684 South Lake Drive, Lake Wyangan, subject to conditions.
- (b) The Conditions of Consent include provisions requiring the installation of screening to mitigate the impact of car headlights on affected residences.
- (c) Development Application 172/2022 be delegated to the Director Sustainable Development for the preparation and issue of the Notice of Determination.

For
Councillor Doug Curran
Councillor Shari Blumer

Against
Councillor Scott Groat

Councillor Mark Dal Bon
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

The division was declared PASSED by 7 votes to 1.

Councillor Jenny Ellis returned to the meeting at 7:40 pm.

CL02 YENDA GROWTH AREA MASTER PLAN - ENDORSEMENT

25/224

RESOLVED on the motion of Councillors Shari Blumer and Laurie Testoni that:

- (a) Council note the submissions received at Attachment 3 and the Submissions Review Table at Attachment 4 and consider the amendments to the Yenda Growth Area Master Plan as described in this report and in the final plans provided at Attachment 1.
- (b) Council endorse the amended Yenda Growth Area Master Plan at Attachment 1 and Site Specific Section 12.4 of the Griffith Residential Development Control Plan and in accordance with clause 6.3 of the Griffith Local Environmental Plan 2014, Stage 1 of the growth area is released for development.

For
Councillor Doug Curran
Councillor Shari Blumer
Councillor Jenny Ellis
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against
Councillor Mark Dal Bon
Councillor Scott Groat

The division was declared PASSED by 7 votes to 2.

CL03 GRIFFITH CITY COUNCIL WATER PROSPECTUS

25/225

RESOLVED on the motion of Councillors Shari Blumer and Christine Stead that:

- (a) Council endorse the draft Griffith Water Prospectus as attached to this report.
- (b) The attached draft Griffith Water Prospectus be placed on public exhibition for 28 days.
- (c) If submissions are received, a further report be prepared for Council.
- (d) If no submissions are received, the draft Griffith Water Prospectus be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

For
Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady

Against

Councillor Christine Stead
Councillor Laurie Testoni

The division was declared PASSED by 9 votes to 0.

CL04 ADOPTION OF LOCAL POLICIES

25/226

RESOLVED on the motion of Councillors Laurie Testoni and Christine Stead that Council adopt the Local Policies attached to this report.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

CL05 SUSPENSION OF ALCOHOL FREE ZONE - GRIFFITH SPRING FEST STREET PARTY 2025

25/227

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 17 October 2025, 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 Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

CL06 MURRAY DARLING ASSOCIATION CONFERENCE - GRIFFITH - SEPTEMBER 2025

25/228

RESOLVED on the motion of Councillors Jenny Ellis and Anne Napoli that:

- (a) Council be represented at the 2025 Murray Darling Association Conference to be held in Griffith from 29 September 2025.
- (b) The Mayor and any Councillors that wish to attend and the General Manager (or their delegates) attend the Conference.

- (c) Expenses to attend the Conference be paid by Council in accordance with the Councillor Expenses and Facilities Policy.

For	Against
Councillor Doug Curran	
Councillor Shari Blumer	
Councillor Mark Dal Bon	
Councillor Jenny Ellis	
Councillor Scott Groat	
Councillor Anne Napoli	
Councillor Tony O'Grady	
Councillor Christine Stead	
Councillor Laurie Testoni	

The division was declared PASSED by 9 votes to 0.

9 INFORMATION REPORTS

Director Joe Rizzo left the meeting at 7:58 pm.

CL07 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) NATIONAL GENERAL ASSEMBLY 24 - 27 JUNE 2025 - CANBERRA

25/229

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead hat the report be noted.

For	Against
Councillor Doug Curran	
Councillor Shari Blumer	
Councillor Mark Dal Bon	
Councillor Jenny Ellis	
Councillor Scott Groat	
Councillor Anne Napoli	
Councillor Tony O'Grady	
Councillor Christine Stead	
Councillor Laurie Testoni	

The division was declared PASSED by 9 votes to 0.

CL08 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURN - JUL 2025

25/230

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the Disclosures by Councillors and Designated Persons Return for the Director Business, Cultural & Financial Services be noted by Council.

For	Against
Councillor Doug Curran	
Councillor Shari Blumer	
Councillor Mark Dal Bon	
Councillor Jenny Ellis	
Councillor Scott Groat	
Councillor Anne Napoli	
Councillor Tony O'Grady	
Councillor Christine Stead	

Councillor Laurie Testoni

The division was declared PASSED by 9 votes to 0.

Director Joe Rizzo returned to the meeting the time being 8:01 pm.

CL09 INVESTMENTS AS AT 30 JUNE 2025

25/231

RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady that the report be noted by Council.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE LAKE WYANGAN & CATCHMENT MANAGEMENT COMMITTEE MEETING HELD ON 17 JULY 2025

25/232

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the recommendations as detailed in the Minutes of the Lake Wyangan & Catchment Management Committee meeting held on 17 July 2025 be adopted.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Director Joe Rizzo left the meeting having declared a pecuniary interest, the time being 8:04 pm.

NOTICE OF MOTION - COUNCILLOR MARK DAL BON

Councillors Mark Dal Bon and Scott Groat moved the following MOTION that Council stop anymore reservations of cemetery plots except mausoleums in the Griffith City Cemetery until we have a better understanding of capacity which is left in the cemetery.

The MOTION was PUT and LOST.

For

Councillor Mark Dal Bon
Councillor Scott Groat

Against

Councillor Doug Curran
Councillor Shari Blumer
Councillor Jenny Ellis
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

The division was declared LOST by 2 votes to 7.

Director Joe Rizzo returned to the meeting at 8:17 pm.

Councillor Tony O'Grady left the meeting having significant non-pecuniary interest, the time being 8:17 pm.

NOTICE OF MOTION - COUNCILLOR SCOTT GROAT

25/233

RESOLVED on the motion of Councillors Scott Groat and Anne Napoli that all weather access to the Tharbogang landfill be provided for all waste contractors.

For

Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Christine Stead
Councillor Laurie Testoni

Against

Councillor Doug Curran

The division was declared PASSED by 7 votes to 1.

Councillor Tony O'Grady returned to the meeting at 8:34 pm.

NOTICE OF MOTION - COUNCILLOR CHRISTINE STEAD

25/234

RESOLVED on the motion of Councillors Tony O'Grady and Christine Stead that the meeting suspend standing orders to allow Paul and Angela Ellis to address Council.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead

Against

Councillor Laurie Testoni

The division was declared PASSED by 9 votes to 0.

25/235

RESOLVED on the motion of Councillors Christine Stead and Scott Groat that the meeting resume standing orders.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

Councillor Tony O'Grady requested an update on the liquidation process and when it is likely to be finalised. Mr Stonestreet took this on notice.

25/236

RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that:

- (a) Council request the General Manager prepare a report detailing outstanding debts owed to local contractors for the Hanwood Amenities Block. The report is to include options on how Council can assist resolving these debts after the Greenwich Voluntary Administration process.
- (b) Council staff review procurement processes and policies to prevent a recurrence of situations where local contractors remain unpaid for work undertaken due to a contractor's insolvency.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

13 OUTSTANDING ACTION REPORT

25/237

RESOLVED on the motion of Councillors Shari Blumer and Scott Groat that the report be noted.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 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.**

25/238

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady 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 Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 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 GRIFFITH CITY AIRPORT - TICKETLESS PAID PARKING

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

Council closed its meeting at 9:12 pm.

The public and media left the Chamber.

Livestream was disconnected.

REVERSION TO OPEN COUNCIL

25/239

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Open Council be resumed.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

Open Council resumed at 9:29 pm.

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 GRIFFITH CITY AIRPORT - TICKETLESS PAID PARKING

Councillors Shari Blumer and Christine Stead moved the following MOTION that :

- (a) Council appoint SKIDATA to supply and install the LPR ticketless paid parking system as per their quote for the amount of \$118,216 excl. GST.
- (b) Council allocate an additional \$68,216 to cover the shortfall in the current allocated budget for the entire project.

MOVED on the motion of Councillor Scott Groat that the report lay on the table.

The MOTION was PUT and LOST.

For

Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli

Against

Councillor Doug Curran
Councillor Shari Blumer
Councillor Jenny Ellis
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

The division was declared LOST by 3 votes to 6.

25/240

RESOLVED on the motion of Councillors Shari Blumer and Christine Stead that:

- (a) Council appoint SKIDATA to supply and install the LPR ticketless paid parking system as per their quote for the amount of \$118,216 excl. GST.
- (b) Council allocate an additional \$68,216 to cover the shortfall in the current allocated budget for the entire project.

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

Against

Councillor Scott Groat
Councillor Anne Napoli

The division was declared PASSED by 7 votes to 2.

Mayor Curran formally thanked General Manager, Mr Brett Stonestreet, outlining his achievements over the past 14 years as General Manager of Griffith City Council.

There being no further business the meeting terminated at 9:43pm.

Confirmed:

CHAIRPERSON