



MINUTES

ORDINARY MEETING OF GRIFFITH CITY COUNCIL HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON TUESDAY, 26 AUGUST 2025 COMMENCING AT 7:01 PM

PRESENT

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

STAFF

General Manager, Scott Grant, 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, Joanne Bollen

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Laurie Testoni reading the Opening Affirmation and the Acknowledgement of Country.

A minute silence was held for the passing of Wayne Gaske, Vincent Cartisano and Joseph Bianchini.

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

No apologies or requests for leave of absence were received.

3 CONFIRMATION OF MINUTES

25/241

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 12 August 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

Against

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

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.

Councillor Anne Napoli
CL05 Draft Housing Strategy post Exhibition Period Review of Submissions
Reason – I have received emails and phone calls in regards to re. submission of, rezoning 140 McCormack Road Yoogali, Lot 379 DP 751709 in the Final Draft of Griffith Housing Strategy 2025. I have property located 1.03km from the mentioned submission.

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 Graham Gordon
CL06 – Quick Turn Around Grant Griffith Veterans Golf Association
Reason – I am a full financial member of the Griffith Golf Club.

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 Co-Living Development Comprising Twenty-one (21) Accommodation Units including the Demolition of Existing Development
Reason – I have received emails and phone in regards to this DA.

Councillor Mark Dal Bon
CL01 Co-Living Development Comprising Twenty-one (21) Accommodation Units including the Demolition of Existing Development
Reason – My nieces boyfriend rents a house next door to this block.

Councillor Christine Stead
CL05 Draft Housing Strategy Post Exhibition
Reason – I have received emails and phone calls regarding a submission reconsider Rezoning of 140 McCormack Road, Yoogali, Lot 379 DP 751709 in the Final Draft of the Griffith Housing Strategy 2025.

Councillor Jenny Ellis
CL05 Draft Housing Strategy

Reason – have been called by a complainant.

Councillor Laurie Testoni
CL05 Draft Housing Strategy

Reason – Have been lobbied by members of the public known to me in relation to this clause.

Councillor Tony O'Grady
CL05 Draft Housing Strategy
Reason – I have been contacted by a potential developer.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

CCMM01 Class 1 Appeal in the Land & Environment Court was bought forward.

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.**

25/242

RESOLVED on the motion of Councillors Christine Stead and Mark Dal Bon 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.

CCMM01 CLASS 1 APPEAL IN THE LAND & ENVIRONMENT COURT

Reason: Legal Proceedings 10A(2)(g)

Council closed its meeting at 7:09pm.

The public and media left the Chamber.

Livestream was disconnected.

25/243

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 7:12pm.

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

CCMM01 CLASS 1 APPEAL IN THE LAND & ENVIRONMENT COURT

25/244

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that Council note the information detailed in Attachment (a) from Council's legal representative.

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.

8 GENERAL MANAGER'S REPORT

CL01 CO-LIVING DEVELOPMENT COMPRISING TWENTY-ONE (21) ACCOMODATION UNITS, INCLUDING THE DEMOLTION OF EXISTING DEVELOPMENT

25/245

RESOLVED on the motion of Councillors Christine Stead and Anne Napoli that the meeting suspend standing orders to allow Andrew Rowe to address 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.

25/246

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

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.

25/247

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

(a) Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, refuse to grant development consent to Development Application 27/2025(1) for the demolition of existing buildings and the construction of a twenty-one (21) unit Co-Living development at Lot 19 Section 51 DP 758476, No. 6 Wyangan Avenue Griffith, for the following reasons:

- i. That the application is deemed unsatisfactory with regard to the provisions of Section 4.15(1)(d) & (e) of the Environmental Planning & Assessment Act, 1979, in that it is not considered to be in the public interest as this development cannot be provided with a safe access point, and presents unacceptable safety risks for occupants, visitors and local road users. The site is not considered suitable for the development proposed.
- ii. That the application is deemed unsatisfactory as it is not considered to be within the public interest. The health and safety of the public is likely to be adversely affected by the proposal due to the unacceptable risk of traffic incidents caused by the proposed access configuration and the volume of traffic accessing the development.

(b) The application be delegated to the Director Sustainable Development for the issue of the notice of refusal to grant consent.

In accordance with the Local Government Action (section 375A - Recording of voting on planning matters) Council must record the Councillor's vote in relation to the matter.

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

Against
Councillor Scott Groat

The division was declared PASSED by 8 votes to 1.

CL02 ADOPTION OF PLAN OF MANAGEMENT - LAKE WYANGAN CROWN RESERVES 159017 & 1002998

25/248

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

- (a) Council adopt the Plan of Management – Lake Wyangan Reserves pursuant to Section 40 of the Local Government Act 1993 and in accordance with Section 3.23(6) of the Crown Land Management Act 2016.
- (b) Council give public notice of the adoption of the Plan of Management – Lake Wyangan Crown Reserves.

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.

CL03 DELIVERY PROGRAM PROGRESS REPORT - 30 JUNE 2025

25/249

RESOLVED on the motion of Councillors Christine Stead and Laurie Testoni that Council note the Delivery Program Progress Report as at 30 June 2025.

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.

CL04 ENDORSEMENT OF DRAFT GRIFFITH ECONOMIC DEVELOPMENT STRATEGY 2025-2030

25/250

RESOLVED on the motion of Councillors Shari Blumer and Tony O'Grady that Council:

- (a) Place the draft Griffith Economic Development Strategy 2025-2030 on public exhibition for 28 days.
- (b) If any submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the reviewed policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

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.

Councillor Anne Napoli left the meeting having declared a Pecuniary Conflict of Interest, the time being 7:31pm.

CL05 DRAFT HOUSING STRATEGY POST EXHIBITION PERIOD - REVIEW OF SUBMISSIONS

25/251

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

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

Against

The division was declared PASSED by 8 votes to 0.

25/252

RESOLVED on the motion of Councillors Christine Stead and Jenny Ellis that the meeting resume standing orders.

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

Against

The division was declared PASSED by 8 votes to 0.

25/253

RESOLVED on the motion of Councillor Scott Groat that the report LAY ON THE TABLE.

For
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Tony O'Grady
Councillor Christine Stead

Against
Councillor Doug Curran
Councillor Jenny Ellis
Councillor Laurie Testoni

The division was declared PASSED by 5 votes to 3.

Councillor Christine Stead foreshadowed a Notice of Motion.

Councillor Anne Napoli returned to the meeting, the time being 7:45pm.

Director Utilities, Graham Gordon left the meeting having declared a Significant Non-Pecuniary Conflict of Interest, the time being 7.45pm.

**CL06 QUICK TURN AROUND GRANT - GRIFFITH VETERANS GOLF ASSOCIATION
AUSPICED BY NSW VETERANS GOLF ASSOCIATION**

25/254

RESOLVED on the motion of Councillors Laurie Testoni and Tony O'Grady that Council approve the application for the Quick Turnaround Grant from Griffith Veterans Golf Association auspiced by NSW Veterans Golf Association, for the amount of \$500.

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 Utilities, Graham Gordon returned to the meeting, the time being 7:46pm.

9 INFORMATION REPORTS

Nil

10 ADOPTION OF COMMITTEE MINUTES

**MINUTES OF THE GRIFFITH HEALTH FACILITIES LIMITED (GHFL) COMMITTEE
MEETING HELD ON 12 AUGUST 2025**

25/255

RESOLVED on the motion of Councillors Anne Napoli and Tony O'Grady that the recommendations as detailed in the Minutes of the Griffith Health Facilities Limited (GHFL) Committee meeting held on 12 August 2025 be adopted.

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.

**MINUTES OF THE GRIFFITH PIONEER PARK MUSEUM COMMITTEE MEETING HELD
ON 6 AUGUST 2025**

25/256

RESOLVED on the motion of Councillors Laurie Testoni and Jenny Ellis that the meeting suspend standing orders to allow Denis Couch to address 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.

25/257

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

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.

25/258

RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that the recommendations as detailed in the Minutes of the Griffith Pioneer Park Museum Committee meeting held on 6 August 2025, incorporating Senior Management Teams comments, be adopted.

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.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Nil

13 OUTSTANDING ACTION REPORT

25/259

RESOLVED on the motion of Councillors Christine Stead and Laurie Testoni that 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.

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.

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- (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.

25/260

RESOLVED on the motion of Councillors Christine Stead and Jenny Ellis 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 FIRE DAMAGED DWELLING

Reason: Personal Hardship 10A(2)(b)

Council closed its meeting at 8:10pm.

The public and media left the Chamber.

Livestream was disconnected.

REVERSION TO OPEN COUNCIL

25/261

RESOLVED on the motion of Councillors Anne Napoli and Jenny Ellis that Open Council be resumed.

For

Councillor Doug Curran
Councillor Shari Blumer

Against

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.

Open Council resumed at 8:27pm.

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 FIRE DAMAGED DWELLING

25/262

RESOLVED on the motion of Councillors Jenny Ellis and Scott Groat that:

- (a) Council acquire the services of an asbestos removalist to provide temporary fencing, test for the presence of asbestos and apply encapsulant compound if required.
- (b) Staff investigate cost recovery for abovementioned services as part of the compliance action.

For

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

Against

Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli

The division was declared PASSED by 6 votes to 3.

There being no further business the meeting terminated at 8:30pm.

Confirmed:

CHAIRPERSON