



MINUTES

ORDINARY MEETING OF GRIFFITH CITY COUNCIL HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON TUESDAY, 9 SEPTEMBER 2025 COMMENCING AT 7:00 PM

PRESENT

The Mayor, Doug Curran in the Chair; Councillors, Shari Blumer (Zoom), Mark Dal Bon, Jenny Ellis, Scott Groat (Zoom), 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 Infrastructure & Operations, Phil King, Director Sustainable Development, Joe Rizzo and Minute Taker, Leanne Austin and Antoinette Galluzzo

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Anne Napoli 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

25/263

RESOLVED on the motion of Councillors Tony O'Grady and Christine Stead that an apology be received from Director Utilities, Graham Gordon, the application from Councillor Scott Groat to attend the Council Meeting 9 September 2025 by audio-visual link be granted and the application from Councillor Shari Blumer to attend the Council Meeting 9 September 2025 by audio-visual link, due to being at the NSWOLG Water Facilities Conference, 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

25/264

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 26 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
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.

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.

There were no significant non-pecuniary interests declared.

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 Christine Stead

CL01 DA 82/2025 - Multi-dwelling Development consisting of Four (4) Two-Storey Dwellings
Reason - I have spoken to applicant Mr Salvestro regarding DA 82/2025.

Councillor Anne Napoli

CL01 DA 82/2025 - Multi-dwelling Development consisting of Four (4) Two-Storey Dwellings
Reason - I have received emails and phone calls in regards to this DA. This DA will have no positive or negative impact to any members of my family or to myself.

Councillor Jenny Ellis

CL01 DA 82/2025 - Multi-dwelling Development consisting of Four (4) Two-Storey Dwellings

Reason - I have met with the Developer at the address concerned in the DA. I have no financial or personal attachment with this Development.

Councillor Tony O'Grady

CL01 DA 82/2025 - Multi-dwelling Development consisting of Four (4) Two-Storey Dwellings

Reason - I have been contacted by the developer and also by an objector. I have no financial interest in this development and no relationship with the developer or any objectors.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

25/265

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that the meeting suspend standing orders to allow Martin Ruggeri from Planningmatters Development Service 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
Councillor Laurie Testoni

Against

The division was declared PASSED by 9 votes to 0.

25/266

RESOLVED on the motion of Councillors Christine Stead and Anne Napoli 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.

CL01 DA 82/2025 - MULTI-DWELLING DEVELOPMENT CONSISTING OF FOUR (4) TWO-STOREY DWELLINGS

25/267

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

- (a) Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to Development Application 82/2025(1) for the construction of a four (4) unit Multi-dwelling development at Lot 31 DP 1083401, No. 6 Antonio Place Griffith.
- (b) The application be delegated to the Director Sustainable Development for the issue of the Notice of Determination.

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 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.

CL02 ADOPTION OF LOCAL POLICIES - TREE PRESERVATION ORDER, TREE POLICY AND ONSITE DETENTION POLICY

25/268

RESOLVED on the motion of Councillors Tony O'Grady and Laurie Testoni that Council adopt the Tree Preservation Order, Tree Policy and Onsite Detention Policy Local Policies attached to the 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.

CL03 QUICK TURN AROUND GRANT APPLICATION FOR YENDA P & C

25/269

RESOLVED on the motion of Councillors Jenny Ellis and Laurie Testoni that:

- (a) Council approve funding for the application for Community Grant Funding from Yenda

P&C for the program 'Bloom From Within' – Self Confidence and Wellbeing Youth Program noting the application was received by Council prior to the event occurring.

(b) Council note this program is aligned with the 2023 Griffith City Council Youth Impact Report Objective 3 "Co-design leadership and capacity building opportunities for Young People to become more engaged in community issues".

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 Christine Stead enquired how many students attended the event? Ms Donaldson took this on notice.

9 INFORMATION REPORTS

CL04 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURNS - AUGUST 2025

25/270

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the Disclosures by Councillors and Designated Persons Returns for the General Manager and the Planning and Environment Compliance Officer 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.

CL05 INVESTMENTS AS AT 31 JULY 2025

25/271

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

For

Councillor Doug Curran
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis

Against

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 Jenny Ellis enquired about the high return of the Perpetual Credit Income Fund and if Mr Hansen could provide an explanation. Mr Hansen took this on notice.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON 20 AUGUST 2025

25/272

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the recommendations as detailed in the Minutes of the Audit, Risk and Improvement Committee meeting held on 20 August 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

RESCISSON MOTION - COUNCILLOR SCOTT GROAT

The Mayor reminded Councillors of their obligations under the Code of Conduct.

Councillors Scott Groat and Mark Dal Bon **MOVED** the following **MOTION**:

I wish to overturn a previous resolution CC01 Fire damaged building 26 Aug 2025 on the basis that I have obtained quotes on fencing and quotes on supply and applying encapsulant from a licenced asbestos professional fencing 15c per panel per day 10 panels 24 meters encapsulant and application under \$3000 written quote to follow.

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.

12 BUSINESS WITH NOTICE – OTHER MOTIONS

NOTICE OF MOTION - COUNCILLOR SHARI BLUMER

25/273

RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that Council give in principle support for the implementation of the National Carp Control Plan (NCCP) and its recommendations.

| 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 Shari Blumer left the meeting at 7:57pm.

13 OUTSTANDING ACTION REPORT

25/274

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the report be noted.

| For | Against |
|----------------------------|---------|
| Councillor Doug Curran | |
| 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 8 votes to 0.

Councillor Dal Bon requested if Mr King could provide costing of the line marking associated with the road sealing on Wakaden Street.

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.

25/275

RESOLVED on the motion of Councillors Christine Stead and Laurie Testoni 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 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 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 COMPLIANCE ISSUE - ONGOING HOARDING IN RESIDENTIAL AREA

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

CC02 TENDER NO. 15-24/25 - SUPPLY/INSTALLATION OF BIRD-PROOF SPORTS LIGHTING TO THE ATHLETICS TRACK/HOCKEY FIELD LIGHTING AT GRIFFITH REGIONAL SPORTS CENTRE (GRSC)

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

CC03 HANWOOD AMENITIES BLOCK

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

Council closed its meeting at 8:00pm. The public and media left the Chamber. Livestream was disconnected.

REVERSION TO OPEN COUNCIL

25/276

RESOLVED on the motion of Councillors Christine Stead and Laurie Testoni that Open Council be resumed.

| For | Against |
|----------------------------|---------|
| Councillor Doug Curran | |
| 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 8 votes to 0.

Open Council resumed at 8:24pm.

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 COMPLIANCE ISSUE - ONGOING HOARDING IN RESIDENTIAL AREA

25/277

RESOLVED on the motion of Councillors Laurie Testoni and Tony O'Grady that:

- Council engage legal counsel to ensure legal compliance and manage any risk.
- The Director Sustainable Development be delegated to engage legal support to prepare and file the necessary court documents pending legal advice.

| For | Against |
|-------------------------|---------|
| Councillor Doug Curran | |
| 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 8 votes to 0.

CC02 TENDER NO. 15-24/25 - SUPPLY/INSTALLATION OF BIRD-PROOF SPORTS LIGHTING TO THE ATHLETICS TRACK/HOCKEY FIELD LIGHTING AT GRIFFITH REGIONAL SPORTS CENTRE (GRSC)

25/278

RESOLVED on the motion of Councillors Laurie Testoni and Tony O'Grady that:

- (a) Council, in accordance with Section 178(1) (b) of the Local Government Regulation 2021, reject all tenders submitted for Tender No. 15-24/25 Supply/Installation of Bird-Proof Sports Lighting to the Athletics Track/Hockey Field Lighting at Griffith Regional Sports Centre (GRSC) due to the need to clarify and negotiate on critical elements and inclusions provided by tenderers.
- (b) Council, in accordance with Section 178(4) (a) of the Local Government Regulation 2021, does not need to call fresh tenders for Tender No. 15-24/25 as there are suitably qualified and experienced tenderers available to negotiate with.
- (c) Council, in accordance with Section 178(3) (e) of the Local Government Regulation 2021, enter into negotiations with all tenderers, being:
 - Central West Electrical
 - Ellisticity
 - Green Energy Qld
 - GS & BD Electrics
 - Havencord
 - REES Electrical
- (d) At the completion of negotiations, a further report to be presented to Council recommending the preferred contractor.

For

Councillor Doug Curran
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 8 votes to 0.

CC03 HANWOOD AMENITIES BLOCK

25/279

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

- (a) Council note the report regarding the Hanwood Amenities Block Contract.
- (b) The General Manager prepare another report to Council following the finalisation of the Australian Securities and Investment Commission (ASIC) proceedings scheduled for

March Quarter 2026.

For
Councillor Doug Curran
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 8 votes to 0.

There being no further business the meeting terminated at 8:28pm.

Confirmed:

CHAIRPERSON