



Ordinary Meeting

BUSINESS PAPER

Tuesday, 10 February 2026 at 7:00 PM

Griffith City Council Chambers
Phone: 1300 176 077
Web: www.griffith.nsw.gov.au Email: admin@griffith.nsw.gov.au



COUNCILLORS

Councillor Doug Curran (Mayor)

dcurran@griffith.com.au

Councillor Shari Blumer

sblumer@griffith.com.au

Councillor Mark Dal Bon

mdalbon@griffith.com.au

Councillor Jenny Ellis

jellis@griffith.com.au

Councillor Scott Groat (Deputy Mayor)

sgroat@griffith.com.au

Councillor Anne Napoli

anapoli@griffith.com.au

Councillor Tony O'Grady

togrady@griffith.com.au

Councillor Christine Stead

cstead@griffith.com.au

Councillor Laurie Testoni

ltestoni@griffith.com.au

MEMBERS OF THE PUBLIC CAN ADDRESS COUNCIL IN THE FOLLOWING WAYS

Addressing the Council at a Public Forum

Members of the public may address the Council on matters listed in the Council Meeting Agenda at the Public Forum held prior to the Council Meeting, provided proper notice is given. Visit Council's website for more information. To apply to address Council on Business Paper matters, please complete an online [Request to Speak at a Public Forum](#) before 12:00 noon on the day of the meeting. Public Forums will commence at 6:30 pm prior to the Council Meeting as required.

Notice of Motion via Councillor

You are able to lobby a Councillor to raise a Notice of Motion to have a matter considered by the Council at a future meeting.

Petition

A petition can be presented to the Council through a Councillor. If you would like to present a petition to an Ordinary Meeting of Council, please contact one of the Councillors to arrange.

Customer Request Management system

The Customer Request Management system (CRM) manages the processing of customer requests. Customer requests can be then easily responded to, allocated to responsible officers and checked. The system will automatically escalate requests that have not been actioned. To log a request, please contact Council's Customer Service Team on 1300 176 077.

Direct correspondence to the General Manager

You may write directly to the General Manager about your issue or concern via letter or email. You may contact the General Manager at admin@griffith.nsw.gov.au or mail correspondence to: The General Manager, PO Box 485 Griffith NSW 2680.

For more information on public participation refer to [Council's Agency Information Guide](#).

Councillors' obligations under the Oath or Affirmation of Office are as follows:

Oath

I [name of Councillor] swear that I will undertake the duties of the office of Councillor in the best interests of the people of Griffith and the Griffith City Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Affirmation

I [name of Councillor] solemnly and sincerely declare and affirm that I will undertake the duties of the office of Councillor in the best interests of the people of Griffith and the Griffith City Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Councillors' obligations under the Code of Conduct in relation to conflicts of interest include:

What is a pecuniary interest?

A pecuniary interest is an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to you or a person referred to in clause 4.3 of the Code of Conduct.

Disclosure of pecuniary interests at meetings

A Councillor who has a pecuniary interest in any matter with which Council is concerned, and who is present at a meeting of Council at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.

The Councillor must not be present at, or in sight of, the meeting of Council:

- (a) at any time during which the matter is being considered or discussed by Council, or
- (b) at any time during which the Council is voting on any question in relation to the matter.

What is a non-pecuniary conflict of interest?

Non-pecuniary interests are private or personal interests a Council official has that do not amount to a pecuniary interest as defined in clause 4.1 of the Code of Conduct. A non-pecuniary conflict of interest exists where a reasonable and informed person would perceive that you could be influenced by a private interest when carrying out your official functions in relation to a matter.

Managing non-pecuniary conflicts of interest

Where Councillors have a non-pecuniary conflict of interest in a matter they must disclose the relevant private interest they have in relation to the matter fully and in writing as soon as practicable after becoming aware of the non-pecuniary conflict of interest.

[Click here to lodge an online Conflict of Interest Form.](#)

How Councillors manage a non-pecuniary conflict of interest will depend on whether or not it is significant.

A non-pecuniary conflict of interest will be significant where it does not involve a pecuniary interest, but it involves:

- (a) a relationship between a Councillor and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative or another person from the Councillor's extended family that the Councillor has a close personal relationship with, or another person living in the same household.
- (b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.
- (c) an affiliation between the Councillor and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a Councillor's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.
- (d) membership, as the Council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of Council and the organisation are potentially in conflict in relation to the particular matter.
- (e) a financial interest (other than an interest of a type referred to in clause 4.6 of the Code of Conduct) that is not a pecuniary interest for the purposes of clause 4.1 of the Code of Conduct.
- (f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.

If the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a Council meeting, Councillors must manage the conflict of interest as if a Councillor had a pecuniary interest in the matter by complying with clauses 4.28 and 4.29 of the Code of Conduct. That is, a Councillor who has a significant non-pecuniary interest in a matter under consideration at a Council meeting must disclose the nature of the interest to the meeting as soon as practicable. The Councillor must not be present at, or in sight of, the meeting of Council:

- (a) at any time during which the matter is being considered or discussed by Council, or
- (b) at any time during which the Council is voting on any question in relation to the matter.

If Councillors determine that they have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest they must explain in writing why they consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.

Councillors should refer to Council's Code of Conduct policy for further information in relation to managing conflicts of interest at Council Meetings.

Opening Affirmations

Option 1

Let us meet in this Council Chamber in a spirit of fellowship and goodwill to represent all the members of our community in its cultural and religious diversity.

To be honest and objective in all our deliberations.

To respect the views of the residents, the rights of all Councillors to express their opinions without fear or favour and to make decisions for the common good of our community.

Option 2

Almighty God

We ask that you guide us in our decision making.

Protect us and the community we serve.

Direct our deliberations for the progress of this City and the true welfare of its people.

Option 3

I ask those gathered to join us now for a few moments of silence as we reflect on our roles in this Chamber. Please use this opportunity for reflection, prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

Acknowledgment of Country

Griffith City Council acknowledges the Wiradjuri people as the traditional owners and custodians of the land and waters, and their deep knowledge embedded within the Aboriginal community.

Council further pays respect to the local Wiradjuri Elders, past, present and those emerging, for whom we acknowledge have responsibilities for the continuation of cultural, spiritual and educational practices of the local Wiradjuri people.



AGENDA

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 10 FEBRUARY 2026 AT 7:00 PM**

MEETING NOTICE

Notice is hereby given that an Ordinary Meeting of Council will be held in the Griffith City Council Chambers on **Tuesday, 10 February 2026**.

In accordance with Griffith City Council's Code of Meeting Practice and as permitted under the Local Government Act 1993, this meeting is being live streamed and recorded by Council staff for minute taking and webcasting purposes.

No other webcasting or recording by a video camera, still camera or any other electronic device capable of webcasting or recording is permitted without the prior approval of Council.

Those that are participating in this meeting are advised that your image and what you say will be broadcast live to the public and will also be recorded. You should avoid making statements that might defame or offend and note that Council will not be responsible for your actions and comments.

The agenda for the meeting is:

- 1 Council Acknowledgments
- 2 Apologies and Applications for a Leave of Absence or Attendance by Audio-visual Link by Councillors
- 3 Confirmation of Minutes
- 4 Business Arising
- 5 Declarations of Interest
- 6 Presentations
- 7 Mayoral Minutes
- 8 General Manager's Report
- CL01 p25 Amendments to Council's Meeting Schedule 2026
- CL02 p28 Project Management Update – Lake Wyangan Infrastructure Enabling Project (Stage 1)
- 9 Information Reports
- CL03 p33 Investments as at 31 October and 30 November 2025
- 10 Adoption of Committee Minutes
- 11 Business with Notice – Rescission Motions

12 Business with Notice – Other Motions

13 Outstanding Action Report

p43 Outstanding Action Report

14 Matters to be dealt with by Closed Council

CC01 Request for Funds from Sinking Fund - Griffith City Council St Vincent's Private Community Hospital Griffith – Security Upgrades

- 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 10A(2) (d)

Scott Grant

GENERAL MANAGER



**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 27 JANUARY 2026 COMMENCING AT 7:00 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, Leanne Austin

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Mark Dal Bon reading the Opening Affirmation and the Acknowledgement of Country.

A minute's silence was held in respect of the recent passing of Mrs Marie Neville, Mr Nino Gatto, Dame Marie Bashir and the victims of the Bondi shooting.

**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

26/001

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 9 December 2025, having first been circulated amongst all members of Council, be confirmed.

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.

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
Minutes of the Floodplain Management Committee held 4 December 2025
Reason – I own a property in McCormack Road Yoogali.

Director Infrastructure and Operations, Phil King
CC01 – Tender No. 11-25/26 Haulage of Materials to Various Stockpile Sites
Reason – My wife works for one of the companies who have submitted a tender.

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 Mark Dal Bon
CC01 – Tender No. 11-25/26 Haulage of Materials to Various Stockpile Sites
Reason – Leo Ieraci is a friend 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 Mark Dal Bon
CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood
Reason – Mr Andreatta contacted me with his concerns. He owns one of the farms. We do not hang around together.

Councillor Mark Dal Bon
CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood
Reason – Luke Scobie sent an email. I don't know him.

Councillor Mark Dal Bon
CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood, and
CL02 – Hanwood Growth Area Master Plan Endorsement
Reason – Martin Rizzeri contacted me to see if I have all the information I need. I think for myself. He never tries to influence me.

Councillor Mark Dal Bon

CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood

Reason – Mr Cimador and Mr Marin they are acquaintances and live on Leonard Road Hanwood opposite the proposed subdivision. We have never spoken about this issue.

Councillor Mark Dal Bon

CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood

Reason – Mr Sartor contacted me about this issue a while ago. He owns one of the farms. We do not hang around together.

Councillor Mark Dal Bon

CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood

Reason – I have a relative that lives in School Street Hanwood. Brother and his family. They will not gain or lose anything from the development.

Councillor Mark Dal Bon

CL02 – Hanwood Growth Area Master Plan Endorsement

Reason – I have a brother and his family that live in School Street Hanwood. They will not gain anything or lose anything with this development.

Councillor Mark Dal Bon

CL02 – Hanwood Growth Area Master Plan Endorsement

Reason – Mr Sartor talked to me about this issue. He owns two of the farms. We talk sometimes. We do not hang around together.

Councillor Mark Dal Bon

CL02 – Hanwood Growth Area Master Plan Endorsement

Reason – Mr DeMarco and Mr Dal Nevo own farms and properties. We talk sometimes. We do not hang around together.

Councillor Anne Napoli

CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood

Reason – I have received emails in regards to this report.

Councillor Jenny Ellis

CL01 – Planning Proposal (PP-2025-1251) Leonard Road, Hanwood

Reason – I have received emails from the proponents. I do not have any relationship with the proponents or any financial interest in the matter.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

CL01 PLANNING PROPOSAL (PP-2025-1251) LEONARD ROAD, HANWOOD

MOVED on the motion of Councillors Shari Blumer and Jenny Ellis that:

(a) Subject to the removal of 11300 Kidman Way, Hanwood (Lot 150 DP751709) from the

Planning Proposal and supporting documentation, Council endorse the Planning Proposal to amend the land zoning and minimum lot size of the subject lands (being Lots 1 & 2 DP1309816, Lots 1622 & 1623 DP257265 and a portion of Lot 154 DP1195505) (see Attachment 1 of the report).

- (b) Forward the amended Planning Proposal to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination and exhibit the Planning Proposal in accordance with the conditions of that Gateway Determination.
- (c) Delegate authority to the Director Sustainable Development to make any changes to the Planning proposal as a result of the feedback from the Department of Planning, Housing and Infrastructure and any Public Authorities, as conditioned in the Gateway Determination.
- (d) Seek authorisation from the Department of Planning, Housing and Infrastructure to be the local plan making authority in this instance.

Councillors Scott Groat and Anne Napoli moved the following **AMENDMENT** that:

- (a) Council endorse the Planning Proposal to amend the land zoning and minimum lot size of the subject lands (being 11300 Kidman Way, Hanwood (Lot 150 DP751709), Lots 1 & 2 DP1309816, Lots 1622 & 1623 DP257265 and a portion of Lot 154 DP1195505) (see Attachment 1 of the report).
- (b) Forward the Planning Proposal to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination and exhibit the Planning Proposal in accordance with the conditions of that Gateway Determination.
- (c) Delegate authority to the Director Sustainable Development to make any changes to the Planning proposal as a result of the feedback from the Department of Planning, Housing and Infrastructure and any Public Authorities, as conditioned in the Gateway Determination.
- (d) Seek authorisation from the Department of Planning, Housing and Infrastructure to be the local plan making authority in this instance.

The amendment was **PUT** and **LOST**.

For
Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli
Councillor Christine Stead

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

The division was declared LOST by 4 votes to 5.

26/002

RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that:

- (a) Subject to the removal of 11300 Kidman Way, Hanwood (Lot 150 DP751709) from the Planning Proposal and supporting documentation, Council endorse the Planning Proposal to amend the land zoning and minimum lot size of the subject lands (being Lots 1 & 2 DP1309816, Lots 1622 & 1623 DP257265 and a portion of Lot 154 DP1195505) (see Attachment 1 of the report).

- (b) Forward the amended Planning Proposal to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination and exhibit the Planning Proposal in accordance with the conditions of that Gateway Determination.
- (c) Delegate authority to the Director Sustainable Development to make any changes to the Planning proposal as a result of the feedback from the Department of Planning, Housing and Infrastructure and any Public Authorities, as conditioned in the Gateway Determination.
- (d) Seek authorisation from the Department of Planning, Housing and Infrastructure to be the local plan making authority in this instance.

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

Against
Councillor Mark Dal Bon
Councillor Scott Groat
Councillor Anne Napoli
Councillor Christine Stead

The division was declared PASSED by 5 votes to 4.

CL02 HANWOOD GROWTH AREA MASTER PLAN ENDORSEMENT

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

- (a) Council endorses the Hanwood Growth Area Master Plan.
- (b) Council endorses the preparation of a Section 7.11 Contribution Plan to ensure the development of the growth area, including the provision of roadworks, drainage network and open space proceeds on an equitable and fair basis for landowners and developers.

Councillors Scott Groat and Anne Napoli moved the following **AMENDMENT** that:

- (a) Council endorses the Hanwood Growth Area Master Plan.
- (b) Council endorses the preparation of a Section 7.11 Contribution Plan to ensure the development of the growth area, including the provision of roadworks, drainage network and open space proceeds on an equitable and fair basis for landowners and developers.
- (c) Should stage 1 not proceed in 12 months, stage two be permitted to proceed.

The amendment 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.

26/003

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

- (a) Council endorses the Hanwood Growth Area Master Plan.
- (b) Council endorses the preparation of a Section 7.11 Contribution Plan to ensure the development of the growth area, including the provision of roadworks, drainage network and open space proceeds on an equitable and fair basis for landowners and developers.

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.

CL03 GRIFFITH REGIONAL AIRPORT TICKETLESS PAID PARKING FEES

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

- (a) Council adopt the Parking Fee Schedule for the Griffith Regional Airport as detailed in Table 1 of this report.
- (b) The Parking Fee Schedule for the Griffith Regional Airport to come into effect at the date of commissioning of the SKIDATA LPR paid parking system.
- (c) The Parking Fee Schedule for the Griffith Regional Airport as detailed in Table 1 of this report be included in Council's Revenue Policy for the 2026/27 financial year.

Councillors Mark Dal Bon and Scott Groat moved the following **AMENDMENT** that:

- (a) Council adopt the Parking Fee Schedule for the Griffith Regional Airport as detailed in Table 1 of this report with the first 24 hours being free.
- (b) The Parking Fee Schedule for the Griffith Regional Airport to come into effect at the date of commissioning of the SKIDATA LPR paid parking system.
- (c) The Parking Fee Schedule for the Griffith Regional Airport as detailed in Table 1 of this report be included in Council's Revenue Policy for the 2026/27 financial year.

The amendment 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.

26/004

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

- (a) Council adopt the Parking Fee Schedule for the Griffith Regional Airport as detailed in

Table 1 of this report.

- (b) The Parking Fee Schedule for the Griffith Regional Airport to come into effect at the date of commissioning of the SKIDATA LPR paid parking system.
- (c) The Parking Fee Schedule for the Griffith Regional Airport as detailed in Table 1 of this report be included in Council's Revenue Policy for the 2026/27 financial year.

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

The division was declared PASSED by 6 votes to 3.

**CL04 PERMANENT ROAD CLOSURE OF LOTS 41 & 42 DP 1308674 AND
CONSOLIDATION OF LOTS 40 & 41 DP1308674 AND LOTS 34 & 42 DP 1308674,
THOMAS PLACE, GRIFFITH**

26/005

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

- (a) Council note the submissions received.
- (b) Council proceed with the road closure process.

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.

**CL05 SUSPENSION OF ALCOHOL FREE ZONE AND ALCOHOL PROHIBITED AREA -
KOOYOO STREET MALL EVENT - PUNJABI MELA - 11 APRIL 2026**

26/006

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Council suspend the Alcohol Free Zone and Alcohol Prohibited Area restrictions on Kooyoo Street (Banna Ave to Yambil St intersections) from 5.00pm – 12.00am (midnight) on Saturday, 11 April 2026.

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.

CL06 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (ALGWA) NSW ANNUAL CONFERENCE 2026 - BLACKTOWN 26 - 28 MARCH 2026

26/007

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

- (a) Council be represented at the 2026 ALGWA Conference to be held in Blacktown 26 - 28 March 2026.
- (b) The Mayor (or delegate), Councillor Ellis and General Manager (or delegate) attend the Conference.
- (c) Councillor expenses to attend the Conference be paid by Council in accordance with the Councillor Expenses & Facilities Policy.

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.

CL07 REVIEW - MITIGATING FINANCIAL RISK FROM CONTRACTORS

26/008

RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that Council receive and note 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.

9 INFORMATION REPORTS

CL08 RESPONSE TO COUNCILLOR QUESTIONS TAKEN ON NOTICE

26/009

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

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE AIRPORT COMMITTEE MEETING HELD ON 3 DECEMBER 2025

26/010

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the recommendations as detailed in the Minutes of the Airport Committee meeting held on 3 December 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.

Councillor Anne Napoli left the meeting having declared a pecuniary interest, the time being 9:05pm.

MINUTES OF THE FLOODPLAIN MANAGEMENT COMMITTEE MEETING HELD ON 4 DECEMBER 2025

26/011

RESOLVED on the motion of Councillors Scott Groat and Christine Stead that the recommendations as detailed in the Minutes of the Floodplain Management Committee meeting held on 4 December 2025 be adopted.

For	Against
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

The division was declared PASSED by 8 votes to 0.

Councillor Anne Napoli returned to the meeting at 9:06 pm.

MINUTES OF THE LANDFILL FOGO COMMITTEE MEETING HELD ON 4 DECEMBER 2025

26/012

RESOLVED on the motion of Councillors Mark Dal Bon and Scott Groat that the recommendations as detailed in the Minutes of the Landfill FOGO Committee meeting held on 4 December 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 TRAFFIC COMMITTEE MEETING HELD ON 9 DECEMBER 2025

26/013

RESOLVED on the motion of Councillors Anne Napoli and Tony O'Grady that the recommendations as detailed in the Minutes of the Traffic Committee meeting held on 9 December 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 LAKE WYANGAN & CATCHMENT MANAGEMENT COMMITTEE MEETING HELD ON 11 DECEMBER 2025

26/014

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

recommendations as detailed in the Minutes of the Lake Wyangan & Catchment Management Committee meeting held on 11 December 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 SCENIC HILL USER GROUP MEETING HELD ON 16 DECEMBER 2025

26/015

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 16 December 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.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

NOTICE OF MOTION - COUNCILLOR TONY O'GRADY

26/016

RESOLVED on the motion of Councillors Tony O'Grady and Shari Blumer that Council develops a policy to allow pop up businesses including food vans to be able to trade on council land.

For	Against
Councillor Doug Curran	Councillor Mark Dal Bon
Councillor Shari Blumer	
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 1.

13 OUTSTANDING ACTION REPORT

26/01/17

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

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.

26/018

RESOLVED on the motion of Councillors Christine Stead and Scott Groat 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 FUNDING SUPPORT FOR RAMJO SUBMISSION - 2026 MURRAY-DARLING BASIN PLAN REVIEW

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

CC01 TENDER NO. 11-25/26 - HAULAGE OF MATERIALS TO VARIOUS STOCKPILE SITES

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

CC02 TENDER NO. 15-24/25 - REPLACE LIGHTING AT GRSC

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

CC03 RESPONSE TO COUNCILLOR QUESTIONS TAKEN ON NOTICE - CONFIDENTIAL MATTER

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

Council closed its meeting at 9:19 pm. The public and media left the Chamber. Livestream was disconnected.

REVERSION TO OPEN COUNCIL

26/019

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

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.

Open Council resumed at 9:47pm.

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 FUNDING SUPPORT FOR RAMJO SUBMISSION - 2026 MURRAY-DARLING BASIN PLAN REVIEW

26/020

RESOLVED on the motion of Councillors Doug Curran and Tony O'Grady that:

- (a) Council supports the Riverina and Murray Joint Organisation (RAMJO) in the preparation of a regional submission to the Murray–Darling Basin Authority's 2026 Murray–Darling Basin Plan Review; and
- (b) Council approves a financial contribution of \$10,000 to RAMJO to support the engagement of specialist expertise for research, submission development, and community education activities associated with the Basin Plan Review.

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 Mark Dal Bon left the meeting having declared a significant non-pecuniary interest, the time being 9:23pm. Mr Phil King left the meeting having declared a pecuniary interest, the time being 9:23pm.

CC01 TENDER NO. 11-25/26 - HAULAGE OF MATERIALS TO VARIOUS STOCKPILE SITES

26/021

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

(a) Council accepts the tenders received from:

- 1) Armstrong's Plant Hire;
- 2) P & A Bulk Haulage; and
- 3) Boots Civil Pty Ltd

for panel contract, Tender No. 11-25/26 – Haulage of Materials to Various Stockpile Sites, subject to annual rise & fall, for period of three (3) years.

(b) Council, in accordance with Section 178(1) (b) of the Local Government Regulation 2021, reject tenders received from:

- 1) Stugutz Pty Ltd; and
- 2) Leo Ieraci

submitted for Tender No. 11-25/26 – Haulage of Materials to Various Stockpile Sites, due to non-compliant tenders requirements.

(c) The General Manager is endorsed to approve expenditure in accordance with the annual budget allocation.

(d) Council authorise the contract documents to be signed by the General Manager.

For

Councillor Doug Curran
Councillor Shari Blumer
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.

Councillor Mark Dal Bon and Phil King returned to the meeting at 9.25pm.

CC02 TENDER NO. 15-24/25 - REPLACE LIGHTING AT GRSC

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

- (a) Council accept the tender from Ellistrict for Tender No. 11-24/25 Supply/Installation of Bird-Proof Sports Lighting to the Athletics Track/Hockey Field Lighting at Griffith Regional Sports Centre (GRSC) in the amount of \$352,513 (ex. GST).
- (b) The General Manager is endorsed to approve expenditure in accordance with the annual budget allocation.
- (c) Council authorise the contract documents to be signed by the General Manager.

Councillor Tony O'Grady moved a PROCEDURAL MOTION that the motion be put.

26/022

RESOLVED on the motion of Councillor Tony O'Grady that the motion be put.

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.

26/023

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

- (a) Council accept the tender from Ellisticity for Tender No. 11-24/25 Supply/Installation of Bird-Proof Sports Lighting to the Athletics Track/Hockey Field Lighting at Griffith Regional Sports Centre (GRSC) in the amount of \$352,513 (ex. GST).
- (b) The General Manager is endorsed to approve expenditure in accordance with the annual budget allocation.
- (c) Council authorise the contract documents to be signed by the General Manager.

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.

**CC03 RESPONSE TO COUNCILLOR QUESTIONS TAKEN ON NOTICE -
CONFIDENTIAL MATTER**

26/024

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead 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.

There being no further business the meeting terminated at 9:53pm.

Confirmed:

CHAIRPERSON

CLAUSE CL01**TITLE** Amendments to Council's Meeting Schedule 2026**FROM** Leanne Austin, Governance Manager**TRIM REF** 26/10713**SUMMARY**

This report proposes amending Council's adopted Meeting Schedule for 2026 as follows:

- Council Meeting scheduled to be held Tuesday, 23 June 2026 be rescheduled to Tuesday, 16 June 2026.
- Council Meeting scheduled to be held Tuesday, 24 November 2026 be rescheduled to Thursday, 26 November 2026.
- Council Meeting scheduled to be held Tuesday, 14 July 2026 be cancelled.

RECOMMENDATION

- (a) The Council Meeting scheduled to be held Tuesday, 23 June 2026 be rescheduled to Tuesday, 16 June 2026.
- (b) The Council Meeting scheduled to be held Tuesday, 24 November 2026 be rescheduled to Thursday 26 November 2026.
- (c) The Council Meeting scheduled to be held on 14 July 2026 be cancelled.

REPORT

In accordance with the Code of Meeting Practice prescribed under the *Local Government Act 1993* (NSW) and issued by the Office of Local Government, Councillors may only attend Council Meetings by audio-visual means in limited and specific circumstances as provided for in the Code. Attendance by audio-visual means is not permitted for reasons such as attendance at conferences or external meetings. Accordingly, Council Meetings at which key decisions are to be made should be scheduled to enable Councillors, the Mayor and the General Manager to attend in person.

The 2026 Australian Local Government Association (ALGA) National General Assembly will be held in Canberra from 23 to 25 June 2026. It was proposed that Council adopt the final 2026/27 Budget at the Council Meeting currently scheduled for 23 June 2026. As a number of Councillors, along with the Mayor and General Manager, are expected to attend the ALGA National General Assembly, it is recommended that the Council Meeting be rescheduled to Tuesday, 16 June 2026.

Rescheduling the meeting will ensure that all Councillors, the Mayor and the General Manager are able to attend the meeting at which the 2026/27 Budget is to be adopted.

The proposed Budget adoption timeline is outlined below:

- Governance deadline (1st meeting): 15 April 2026
- Senior Management Team (SMT) review: 20 April 2026

- First Council Meeting: 28 April 2026
- Exhibition period: 29 April to 27 May 2026
- Governance deadline (2nd meeting): 3 June 2026
- SMT review: 9 June 2026
- Business Paper distributed: 11 June 2026
- Second Council Meeting (final budget adoption): 16 June 2026

The 2026 Local Government NSW Annual Conference will be held in Wollongong from 22 to 24 November 2026. To allow Councillors, the Mayor and the General Manager to attend both the Conference and Council Meeting, it is recommended that the Council Meeting scheduled for Tuesday, 24 November 2026 be rescheduled to Thursday, 26 November 2026.

It is also recommended that the Council Meeting scheduled for Tuesday, 14 July 2026 be cancelled to facilitate a mid-year recess.

OPTIONS

Any other resolution of Council.

POLICY IMPLICATIONS

Code of Meeting Practice Policy

FINANCIAL IMPLICATIONS AND RISK

Minor Low Risk: Low financial loss <\$10,000

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Minor Low Risk: Policy or regulatory breach has no impact.

Under the Integrated Planning and Reporting Framework, council's must adopt an Operational Plan (Budget) by 30 June annually.

Under section 365 of the Local Government Act, councils are required to meet at least ten times each year, each time in a different month unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

Minor Low Risk: Limited adverse public/staff reaction and/or negative publicity.

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

Minor Low Risk: No injuries/Nil impact to service delivery.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 3.1 Undertake Council activities within a clear framework of risk management, strategic planning, policies, procedures and service standards to enhance accountability, resilience and informed decision making.

CONSULTATION

Senior Management Team

ATTACHMENTS

Nil

CLAUSE CL02

TITLE Project Management Update – Lake Wyangan Infrastructure Enabling Project (Stage 1)

FROM Scott Grant, General Manager

TRIM REF 26/11522

SUMMARY

Lake Wyangan Residential Housing Infrastructure Enabling Project – Stage 1

Lake Wyangan is a strategically important growth area within the Griffith LGA, supporting future residential development while preserving the locality's environmental and lifestyle values. Stage 1 of the Lake Wyangan Residential Housing Infrastructure Enabling Project is delivering the essential drainage, flood mitigation, road and enabling works required to unlock future residential development and support long-term housing supply.

Council's role is to deliver critical enabling infrastructure, principally drainage, flood protection, road realignments and associated works to allow staged development of the area by the private sector over time. Councillors are already familiar with the area, the strategic intent, and the scope of works; however, this report reinforces the project's objectives and provides a consolidated status update.

The total project cost is **\$17.5 million**, comprising **\$7.5 million Council funding** and **\$10 million Federal / NSW Government funding**. The project is currently forecast to be completed by **30 June 2026**, in line with funding requirements.

Based on current progress, Stage 1 is **on track to be delivered on schedule and within the approved budget**, noting that delivery timeframes remain tight and require active, disciplined management.

RECOMMENDATION

That Council notes the contents of this report regarding the status of the Lake Wyangan Residential Housing Infrastructure Enabling Project (Stage 1).

REPORT

Project Status Overview

Stage 1 is a complex, multi-package infrastructure program delivered across several concurrent workstreams, including:

- Major drainage and flood mitigation works
- Pump station and outlet infrastructure
- Road realignments and intersection upgrades
- Utility relocations, land acquisition, and environmental compliance activities

Delivery timeframes are tight, with approximately 18 months from project conception to completion. This has required early commencement of works in parallel with detailed design

finalisation, placing a strong emphasis on day-to-day coordination, active risk management, and close contractor oversight.

As at January 2026:

- Physical works across the drainage, road, pump station and outlet packages are progressing generally to program.
- No material cost overruns have been identified at this stage.
- The overall program remains workable but with limited contingency, meaning emerging risks must continue to be actively managed.

Schedule and Delivery Confidence

Council officers are forecasting practical completion by 30 June 2026, consistent with funding conditions. While the schedule remains tight, the Project Control Group (PCG) continues to meet regularly to:

- Monitor progress across all work packages
- Resolve interdependencies between land acquisition, utilities, and construction sequencing
- Reallocate resources where required to protect the critical path

As a prudent risk management measure, Council officers have engaged with the funding authority to discuss contingency options should an extension be required due to factors outside Council's direct control (e.g. prolonged wet weather or third-party delays).

Key Risks and Mitigation

Councillors should note that the key delivery risks are well understood and are being actively managed through established governance and control mechanisms. The most material risks include:

Land Acquisition

Several work packages remain dependent on finalisation of land acquisition, particularly in the Smeeth Road / Boorga Road and detention basin areas. Valuation differences with landowners are being actively managed through valuer engagement and negotiation. Contingency options, including compulsory acquisition if required, are available to Council should negotiations not resolve in a timely manner.

Utilities Relocation

Relocation of gas, water, electrical and telecommunications infrastructure remains a critical path risk across several packages. Early engagement with asset owners is ongoing, and relocation programs have been integrated into construction sequencing to minimise delays.

Weather Impacts

The nature of drainage and earthworks makes the program susceptible to prolonged wet weather. The PCG continues to monitor weather impacts and is ready to adjust sequencing to maintain productivity where possible.

Procurement and Governance

A procurement probity review has identified deficiencies in historic procurement practices, including outdated templates, inconsistent documentation and unclear evaluation processes. While these issues have not resulted in adverse outcomes for the project to date, Council has responded decisively to strengthen governance and reduce future risk (refer below).

Procurement Probity Review

Council commissioned Strategic Procurement Solutions (Local Government Procurement) to undertake an independent probity review of the major tender associated with the project.

The review identified opportunities to strengthen Council's procurement framework, including:

- Mandatory procurement planning
- Consistent, up-to-date templates
- Clear and documented evaluation criteria
- Improved accountability and compliance oversight
- Targeted procurement and probity training

Senior Management is reviewing the findings, and a detailed action plan will be implemented, to be incorporated into a wider procurement reform program already underway. Progress against this plan will be reported to the Audit, Risk and Improvement Committee (ARIC), ensuring independent oversight.

Project Management Assurance

To further strengthen confidence in delivery, Council has engaged Public Works NSW to undertake an independent project assurance review.

This review will assess:

- Governance and decision-making frameworks
- Program and schedule controls
- Risk management practices
- Integration of procurement and delivery planning

The purpose of this review is to provide assurance to Council, funding partners (both Federal and NSW Governments) and the community that the project is being delivered in accordance with recognised best practice and that emerging risks are being identified and addressed early.

Learnings from the assurance review will create lasting project management improvement practices benefiting future capital projects.

Project Outlook

Looking ahead to the remainder of the program:

- Major drainage, outlet and road works will continue to progress in parallel through early 2026
- Land acquisition outcomes will be finalised
- Commissioning, finishing works and landscaping will occur progressively toward mid-2026

Subject to continued active management of land, utilities and weather-related risks, Council officers remain confident that Stage 1 will be delivered by 30 June 2026 and within the approved budget.

OPTIONS

Nil.

POLICY IMPLICATIONS

This project has highlighted the importance of robust, contemporary procurement and project management disciplines. Council is strengthening internal capability through updated templates, clearer governance arrangements and targeted staff training to support future capital delivery.

FINANCIAL IMPLICATIONS AND RISK

The project is currently tracking within the approved budget envelope. Tight delivery timeframes and parallel design/construction activities increase financial risk exposure; however, these risks are being actively managed through daily site controls, PCG oversight and contingency planning.

Moderate Low Risk: Minor financial loss > \$10,000 to \$1 million.

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Environmental approvals, fisheries permits, cultural heritage requirements and funding compliance obligations are being managed in accordance with statutory requirements.

Moderate Low Risk: Minor policy or regulatory breach resolved through amended practices.

ENVIRONMENTAL IMPLICATIONS AND RISK

Environmental impacts are localised and are being managed through approved REF processes and permit conditions.

Moderate Low Risk: Minor environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

Community impacts primarily relate to traffic disruption, access and construction impacts. These are being managed through traffic control, communication and responsive issue resolution.

Moderate Low Risk: Minor adverse public/staff reaction and/or negative publicity. Resolved with Manager or Director Comment. No impact on staff morale.

SERVICE DELIVERY IMPLICATIONS AND RISK

Nil material impact on broader Council service delivery.

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

Comprehensive WHS systems and contractor controls are in place across all work packages.

Minor Low Risk: No injuries/Nil impact to service delivery.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 5.4 Strategic land use planning and management to encourage investment in the region.

CONSULTATION

Senior Management Team

Project Control Group (PCG)

ATTACHMENTS

Nil

CLAUSE CL03

TITLE Investments as at 31 October and 30 November 2025

FROM Vanessa Edwards, Finance Manager

TRIM REF 25/2132

SUMMARY

This report details Council's investments performance at the months of October and November 2025.

RECOMMENDATION

The report be noted by Council.

REPORT

In accordance with Section 212 of the Local Government (General) Regulation 2021, it is hereby certified that the investments detailed in the attached schedules have been made in accordance with Section 625 of the Local Government Act 1993, its Regulations and Council's current Investment Policy and Strategy which were last amended and adopted on 14 July 2023.

Management is striving to continuously build up cash and investment returns to ensure ongoing financial stability, allocate funds to reserves and provide ongoing liquidity into the future.

Note - Of the cash and investments shown in this report:

- 90% is externally restricted, i.e., there are binding legal restrictions about how and where council can use these funds.
- 8.5% is internally restricted, i.e., council has made a decision to put these funds aside for a specific purpose
- 1.5% is unrestricted, i.e., council can use this money for discretionary projects or activities.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

The actions taken comply with Council's current investment policy and strategy, and the Ministerial Order as provided by the NSW Office of Local Government.

FINANCIAL IMPLICATIONS

As at 30 November 2025, Council had received a total of **\$1,477,915** in interest coupon payments.

The overall net interest income recognised (when combining both interest received and mark-to-market entries) at 30 November 2025 was **\$1,789,256**. The annual budget for 2025/26 is **\$2,923,000**.

Council has a mix of growth and fixed income investments in the portfolio and at certain times growth assets are exposed to equity market fluctuations (volatility) as well as rises in interest rates and may incur non-cash valuation reductions that can impact on reported profits. These are long term assets and Council has no intention of divesting any of these assets when at cyclical lows and therefore crystallising any losses. Invariably, these assets will regain and increase their values over time and they make up a valuable diversity in Council's portfolio overall.

Due to the high volatility across investment markets, it is difficult to obtain cash yields whilst maintaining appropriate diversification of investments and not be exposed to potential fluctuations in the carrying value of these assets. Council's investments are diversified primarily across TCorp Managed Funds, term deposits, fixed income bonds and floating rate notes which are largely determined by the restrictions in place by the Minister's Order. Council's investments are diversified, all highly rated and of high quality.

LEGAL/STATUTORY IMPLICATIONS

Section 212 of the Local Government (General) Regulation 2021.

ENVIRONMENTAL IMPLICATIONS

Not Applicable

COMMUNITY IMPLICATIONS

Not Applicable

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 1.1 Provide clear, accessible, relevant information.

CONSULTATION

Senior Management Team

ATTACHMENTS

(a)	Statement of Funds at 31 October 2025 	35
(b)	Statement of Funds at 30 November 2025 	36
(c)	Investment Returns Analysis 12 Months Annualised Yields 	37
(d)	TCorp Monthly Economic Report 	38

CL03 Attachment (a) Statement of Funds at 31 October 2025

(a) Statement of Funds at 31 October, 2025

GRIFFITH CITY COUNCIL Statement of Funds Invested under Section 625 of the Local Government Act, 1993 31 October, 2025

INVESTMENTS

Annual Return	Type	Valuation Balance as at 31 October, 2025	Interest Recognised October, 2025	Revaluation Movements Recognised October, 2025	Fund as a Percentage of Total Investments
Cash/Managed Funds					
4.16%	Pendal Institutional Cash Fund	9,104.99	31.48	0.01%	
7.320%	Perpetual Credit Income Fund	1,155,988.42	6,918.10	1.45%	
6.30%*	NSW Treasury Corp -Long Term Growth Fund	2,050,749.30	34,201.49	2.58%	
3.91%*	NSW Treasury Corp -Medium Term Growth Fund	6,405,302.20	63,031.73	8.05%	
1.54%*	NSW Treasury Corp - Short Term Income Fund	4,166,261.08	16,540.14	(3,022.93)	5.23%
2.800%	UBS Cash Management Trust Account	76,345.02	288.31		0.10%
3.500%	ANZ Premium Business Saver Account	7,954.22	25.00		0.01%
Term Deposits					
4.000%	AMP 365 Day Term Deposit Maturity 5/6/28	2,000,000.00	6,666.66	2.51%	
4.000%	BOQ 1 Year Term Deposit Maturity 10/6/2026	1,099,753.48	3,665.88	1.38%	
4.480%	Westpac Bank 2 Yr Term Deposit Maturity 9/9/2026	3,000,000.00	11,200.00	3.77%	
4.150%	NAB 1 Year Term Deposit Maturity 9/9/2028	2,000,000.00	6,918.67	2.51%	
4.000%	BOQ 1 Year Term Deposit Maturity 10/6/28	2,000,000.00	6,666.67	2.51%	
4.500%	Westpac Bank 18 Month Term Deposit Maturity 30/3/28	3,000,000.00	11,475.00	3.77%	
4.880%	ING 3 Yr Term Deposit Maturity 8/1/2025	4,000,000.00	16,355.80	5.03%	
4.050%	Westpac Bank Notice Saver 60 Day	2,808,596.93	9,627.69	3.53%	
4.000%	Westpac Bank Notice Saver 31 Day	5,940,031.15	20,111.50	7.48%	
5.000%	NAB 3 Yr Term Deposit Maturity 9/10/2028	3,500,000.00	14,583.33	4.40%	
4.400%	Rabo Bank 5 Yr Term Deposit Maturity 26/6/2029	2,500,000.00	9,166.67	3.14%	
4.430%	Rabo 4 Yr Term Deposit Maturity 2/7/2029	2,000,000.00	7,383.33	2.51%	
4.580%	Rabo Bank 5 Yr Term Deposit Maturity 1/7/2030	2,000,000.00	7,833.33	2.51%	
5.250%	Rabo Bank 4 Yr Term Deposit Maturity 25/07/2029	2,000,000.00	8,750.00	2.51%	
5.190%	NAB 2 Year Term Deposit Maturity 29/6/2028	2,000,000.00	8,650.00	2.51%	
5.300%	Rabo Bank 4 Yr Term Deposit Maturity 28/6/2028	2,500,000.00	11,041.66	3.14%	
5.060%	Rabo Bank 5 Yr Term Deposit Maturity 14/1/2030	2,000,000.00	8,483.33	2.51%	
3.750%	Bendigo Adelaide Bank 2 Month Term Deposit Maturity 5/1/2028	7,148,447.23	22,924.34	8.98%	
Bank Bonds/Floating Rate Notes #					
1.250%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 20/11/30	1,746,620.00	3,640.00	2.19%	
2.000%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 8/3/33	1,687,720.00	4,400.00	2.12%	
1.750%	Government of the ACT Bond (\$600k Face Value) Maturity 17/5/30	541,830.00	930.00	0.68%	
4.358%	NAB FRN (\$1.7M Face Value) Maturity 10/05/2027	1,708,307.00	(799.00)	2.14%	
4.450%	NAB FRN (\$1.6M Face Value) Maturity 18/10/2027	1,611,968.00	35,600.00	(2,032.00)	2.03%
4.386%	NAB FRN (\$1.6M Face Value) Maturity 18/03/2030	1,668,766.00	(640.00)	2.02%	
3.987%	WBC Floating Bond (\$2.5M Face Value) Maturity 12/12/2025	2,500,475.00	(375.00)	3.14%	
4.522%	WBC Floating Bond (\$1.6M Face Value) Maturity 21/01/2030	1,508,355.00	17,095.74	(1,815.00)	1.90%
4.612%	Bendigo Adelaide Bank FRN (\$800k Face Value) Maturity 08/05/2027	805,008.00	(464.00)	1.01%	
5.112%	Midland Mutual Limited FRN (\$500k Face Value) Maturity 15/05/2028	500,105.00	(560.00)	0.63%	
	Total	79,585,701.02	260,831.05	103,452.87	100%

*YTD Fund Return

Bank Bonds/Floating Rate Notes will have positive or negative revaluations from month to month. Upon maturity date the principal investment will be paid back in full.

Balance of Griffith City Council Trading Bank Account
GHFL/HHF Bank Account Balances

18,187,328.38
24,252.78

Total Cash & Investments at 31/10/2025

97,797,282.18

RETURN ON INVESTMENTS

Return on Investments Analysis	Actual
Accumulated Return on Investments Brought Forward	1,159,164.03
Interest received on Griffith Health Facilities Limited Bank Accounts YTD October 2025	30.78
Return on Investments for the month of October 2025	364,283.92
Trading Bank Account Interest Received for the month of October 2025	47,884.52
Total Return of Investments YTD October 2025	1,571,363.25

Fund	Original Budget Annual Total	Budget YTD	Actual YTD
Ordinary Fund	1,150,000.00	388,000.00	555,238.87
Water Fund	1,020,000.00	340,000.00	564,181.22
Sewerage Fund	500,000.00	168,000.00	334,927.92
Waste Fund	250,000.00	83,332.00	114,808.78
Western Riverina Library	3,000.00	1,000.00	2,228.46
Total	2,923,000.00	980,332.00	1,571,363.25
Percentage of Year at Report Date			
33.33%			

In accordance with Section 212 of the Local Government (General) Regulation 2021, I hereby certify that the investments detailed above are made in accordance with the Local Government Act, its regulations and Council's investment policy adopted on 14 July, 2023.

RESPONSIBLE ACCOUNTING OFFICER

CL03 Attachment (b) Statement of Funds at 30 November 2025

(b) Statement of Funds at 30 November, 2025

GRIFFITH CITY COUNCIL
Statement of Funds Invested under Section 625 of the Local Government Act, 1993
30 November, 2025

INVESTMENTS

Annual Return	Type	Valuation Balance as at 30 November, 2025	Interest Recognised November, 2025	Revaluation Movements Recognised November, 2025	Fund as a Percentage of Total Investments
Cash/Managed Funds					
3.58%	Pendal Institutional Cash Fund	9,132.20		27.21	0.01%
1.40%	Perpetual Credit Income Fund	1,157,335.95		1,349.53	1.53%
5.98%*	NSW Treasury Corp -Long Term Growth Fund	2,044,275.89		(8,473.41)	2.71%
3.80%*	NSW Treasury Corp -Medium Term Growth Fund	6,385,935.93		(19,366.27)	8.45%
1.87%*	NSW Treasury Corp - Short Term Income Fund	4,179,783.00	14,045.58	(523.66)	5.53%
2.80%	UBS Cash Management Trust Account	76,619.85	274.83		0.10%
3.50%	ANZ Premium Business Saver Account	7,979.22	25.00		0.01%
Term Deposits					
4.000%	AMP 365 Day Term Deposit Maturity 5/6/28	2,000,000.00	6,666.66		2.65%
4.000%	BOQ 1 Year Term Deposit Maturity 10/6/2026	1,099,753.48	3,665.88		1.48%
4.480%	Westpac Bank 2 Yr Term Deposit Maturity 9/9/2026	3,000,000.00	11,200.00		3.97%
4.150%	NAB 1 Year Term Deposit Maturity 9/9/2028	2,000,000.00	6,916.87		2.65%
4.000%	BOQ 1 Year Term Deposit Maturity 10/6/28	2,000,000.00	6,666.67		2.65%
4.500%	Westpac Bank 18 Month Term Deposit Maturity 30/3/28	3,000,000.00	11,475.00		3.97%
4.880%	ING 3 Yr Term Deposit Maturity 8/1/2025		-	16,355.80	0.00%
4.050%	Westpac Bank Notice Saver 50 Day	2,817,325.82	8,725.89		3.73%
4.000%	Westpac Bank Notice Saver 31 Day	5,958,256.09	18,226.94		7.89%
5.000%	NAB 3 Yr Term Deposit Maturity 9/10/2028	3,500,000.00	14,583.33		4.83%
4.400%	Rabo Bank 5 Yr Term Deposit Maturity 26/6/2029	2,500,000.00	9,166.67		3.31%
4.430%	Rabo 4 Yr Term Deposit Maturity 2/7/2029	2,000,000.00	7,383.33		2.65%
4.580%	Rabo Bank 5 Yr Term Deposit Maturity 1/7/2030	2,000,000.00	7,833.33		2.65%
5.250%	Rabo Bank 4 Yr Term Deposit Maturity 25/07/2029	2,000,000.00	8,750.00		2.65%
5.190%	NAB 2 Year Term Deposit Maturity 29/6/2028	2,000,000.00	8,650.00		2.65%
5.300%	Rabo Bank 4 Yr Term Deposit Maturity 28/6/2028	2,500,000.00	11,041.66		3.31%
5.060%	Rabo Bank 5 Yr Term Deposit Maturity 14/1/2030	2,000,000.00	8,483.33		2.65%
3.750%	Bendigo Adelaide Bank 2 Month Term Deposit Maturity 5/1/2028	7,148,447.23	24,603.39		9.48%
Bank Bonds/Floating Rate Notes #					
1.250%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 20/11/30	1,724,500.00	12,500.00	(22,120.00)	2.28%
2.000%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 8/3/33	1,661,220.00		(28,500.00)	2.20%
1.750%	Government of the ACT Bond (\$600k Face Value) Maturity 17/5/30	535,632.00	5,250.00	(8,168.00)	0.71%
4.345%	NAB FRN (\$1.7M Face Value) Maturity 10/05/2027	1,708,120.00	18,499.48	(187.00)	2.28%
4.450%	NAB FRN (\$1.6M Face Value) Maturity 18/10/2027	1,603,648.00		(8,320.00)	2.12%
4.386%	NAB FRN (\$1.6M Face Value) Maturity 18/03/2030	1,668,160.00		(508.00)	2.13%
3.987%	WBC Floating Bond (\$2.5M Face Value) Maturity 12/12/2025	2,500,100.00		(375.00)	3.31%
4.334%	WBC Floating Bond (\$1.8M Face Value) Maturity 21/01/2030	1,507,515.00		(840.00)	2.00%
4.655%	Bendigo Adelaide Bank FRN (\$800k Face Value) Maturity 08/05/2027	804,696.00	9,299.81	(112.00)	1.07%
5.155%	Midland Mutual Limited FRN (\$500k Face Value) Maturity 15/05/2028	498,015.00	6,442.52	(1,100.00)	0.68%
	Total	75,535,962.66	256,501.77	(91,436.60)	100%

*YTD Fund Return

Bank Bonds/Floating Rate Notes will have positive or negative revaluations from month to month. Upon maturity date the principal investment will be paid back in full.

Balance of Griffith City Council Trading Bank Account
GHFL/HHF Bank Account Balances
28,351,859.10
24,252.95

Total Cash & Investments at 30/11/2025

101,911,674.71

RETURN ON INVESTMENTS

	Actual
Accumulated Return on Investments Brought Forward	1,571,332.48
Interest received on Griffith Health Facilities Limited Bank Accounts YTD November 2025	31.14
Return on Investments for the month of November 2025	165,065.17
Trading Bank Account Interest Received for the month of November 2025	52,828.82
Total Return of Investments YTD November 2025	1,789,255.61

Fund	Original Budget Annual Total	Budget YTD	Actual YTD
Ordinary Fund	1,150,000.00	485,000.00	638,819.13
Water Fund	1,020,000.00	425,000.00	638,732.48
Sewerage Fund	500,000.00	210,000.00	379,198.94
Waste Fund	250,000.00	104,165.00	129,982.02
Western Riverina Library	3,000.00	1,250.00	2,523.04
Total	2,923,000.00	1,225,415.00	1,789,255.61
Percentage of Year at Report Date			
41.67%			

In accordance with Section 212 of the Local Government (General) Regulation 2021, I hereby certify that the investments detailed above are made in accordance with the Local Government Act, its regulations and Council's investment policy adopted on 14 July, 2023.

RESPONSIBLE ACCOUNTING OFFICER

(c) Investments Returns Analysis - 12 month Annualised Yields

INVESTMENT RETURNS ANALYSIS - 12 MONTH ANNUALISED YIELDS			
Month	Average Funds Invested for the month	Return on Investment/ Revaluation Adjustments	Yield %
Dec-24	\$66,599,699	\$262,196	0.39%
Jan-25	\$69,757,354	\$321,937	0.46%
Feb-25	\$71,650,559	\$300,001	0.42%
Mar-25	\$71,236,835	\$170,445	0.24%
Apr-25	\$74,343,469	\$356,095	0.48%
May-25	\$78,289,264	\$467,698	0.60%
Jun-25	\$78,756,807	\$417,921	0.53%
Jul-25	\$78,909,976	\$296,953	0.38%
Aug-25	\$79,101,138	\$366,819	0.46%
Sep-25	\$79,313,036	\$381,594	0.48%
Oct-25	\$79,488,097	\$364,284	0.46%
Nov-25	\$77,560,632	\$165,065	0.21%
12 Month Annualised Performance			5.11%
Current Year Performance Jul 25 - Jun 26			1.99%
(Cash basis only, net of fees)			

Monthly economic report

The global economy

Investors focussed on the evolving outlook for interest rates in October, particularly in the US and Australia where data and central bank commentary triggered large moves in bond yields.

The US economy continues to evolve in line with developments in recent months, with economic growth remaining resilient and price pressures increasing gradually. Inflation in September surprised to the downside, with softer inflation in parts of the economy mostly offsetting accelerating price increases of tariffed import items.

The inflation data was interpreted by investors as paving the way for further rate cuts by the US Federal Reserve (Fed). However, despite the Fed lowering interest rates by 25bps in October, Chairman Powell tempered expectations for a follow-up rate cut in December (which investors previously thought was guaranteed). The ongoing government shutdown is delaying the release of most official data, including key employment data, which complicates the US Fed's ability to assess economic developments and reinforces the case for the US Fed to pause its rate cuts in December.

Although official inflation data so far has not been alarming, surveys of US businesses indicate that inflation will rise substantially in the next 6 months as businesses pass on more of the higher import costs to consumers. Surveys indicate that price rises to date have been limited as many businesses are still selling older inventory that did not incur the current high tariff rates.

Escalating tensions between the US and China was also a focus for investors. Tensions peaked in early October when President Trump threatened to impose an additional 100% tariff on China's exports, in retaliation for China announcing restrictions on its exports of rare earth metals and magnets. President Trump, however, quickly reverted to a more conciliatory tone and positive headlines following a meeting between the leaders of the US and China later in the month calmed markets.

Despite much higher tariffs, China's economy continues to be driven by strong growth in its manufacturing sector and exports (including high-tech manufacturing). This saw China's economy grow by 4.8% in the year to September, close to the 5% GDP growth target. However, domestic economic conditions in China remain challenging, with weak consumer spending, the property sector downturn continuing, and the economy still in deflation.

Elsewhere, central banks in New Zealand and Canada cut interest rates further, while the European Central Bank and Bank of Japan left interest rates on hold.

The Australian economy

The Reserve Bank of Australia (RBA) left interest rates unchanged in October but expressed concern about upside risks to inflation. The RBA's concerns will be heightened by both headline and underlying inflation in the September quarter being much stronger than it had forecast a few months ago.

Complicating the situation for the RBA, the unemployment rate also rose more sharply than expected in September, to 4.5%. However, comments from the RBA have signalled that it is relatively more concerned about upside risks to inflation than downside risks to the labour market.

Investors have followed the lead from the RBA and now expect the next, and final, rate cut by the RBA to occur in mid-2026.

Financial market commentary

October was another positive month for investors, with most equity markets rising and bond yields falling with the key exceptions being Australia and Japan.

Equity markets (performance in local currency, excluding dividends)

October was another good month for equity investors, with many markets recording solid gains. The MSCI World (ex-Australia) index rose by 2.0% while the MSCI Emerging Markets index gained 4.1%. The US S&P500 rose 2.3%, supported by positive corporate earnings reports and further gains in the share prices of large technology firms.

The ASX underperformed most other developed markets in October, rising by 0.4%. While the share prices of resource companies and banks rose in the month, the prospect of fewer interest rate cuts by the RBA weighed heavily on the more interest-rate sensitive sectors of the economy. More broadly, the ASX200 has underperformed most other equity markets in 2025 to date. One reason for this is that, unlike the US, earnings of Australian listed companies have been weak.

Japan's equity market rose very strongly in October (16.6%) in response to the election of a new Prime Minister who is viewed as supporting growth-friendly policies. The resulting depreciation of the Japanese Yen also supported the export-heavy equity market.

Bond yields

There was some volatility in bond yields throughout October, driven by economic data and central bank commentary that shifted the outlook for interest rates. Yields in the US fell in early October after weaker inflation data was seen as paving the way for further rate cuts by the US Fed. This was mostly reversed by hawkish comments from US Fed Chair Powell after the US Fed's October meeting, with US 10-year yields ending the month 7bps lower.

Similarly, a sharp rise in unemployment triggered a sizable fall in Australian bond yields in early October. This was later reversed by a material upside surprise in inflation, which saw bond yields retrace their earlier falls. Australian 2-year yields ended the month 5bps higher, while 10-year yields were unchanged.

The spread between 10-year TCorp and Australian Government bonds yields rose by 1bp in October, to 62bps.

Currency and commodity markets

The Australian dollar ended the month 1% lower against the US dollar, with the US dollar rising against a range of currencies. Movements in the Australian dollar largely mirrored moves in bond yields – depreciating in the first half of the month as yields fell, before rising later in the month as yields rose.

Oil prices fell 3% in October, driven by sharp falls throughout the first half of the month after OPEC indicated that it would boost production further. These price falls were mostly reversed when President Trump announced sanctions on Russia's two largest oil producers.

Gold prices hit a new all-time high in mid-October, reflecting strong demand from private investors and official institutions, particularly from central banks in those countries that have adversarial relationships with the US.

Financial market performance

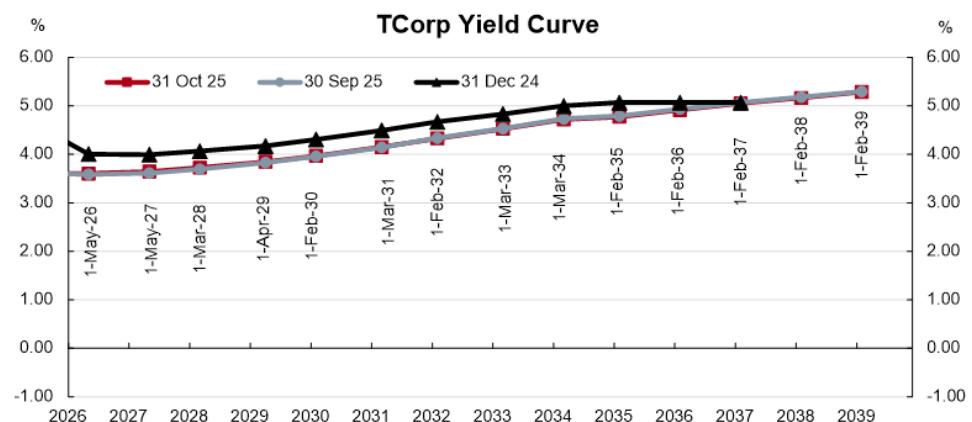
Currency markets October 2025	Previous month close	Month high	Month low	Month close	Month change
AUD/USD	0.661	0.662	0.647	0.655	-1.0% ▼
AUD/EUR	0.564	0.567	0.555	0.567	0.7% ▲
AUD/JPY	97.81	101.03	97.13	100.79	3.0% ▲
AUD/GBP	0.492	0.498	0.483	0.498	1.2% ▲
AUD/BRL	3.519	3.574	3.496	3.519	0.0% ▼
AUD/INR	58.72	58.75	56.96	58.10	-1.1% ▼
AUD/CNY	4.710	4.713	4.619	4.660	-1.1% ▼

Equity markets* October 2025	Previous month close	Month high	Month low	Month close	Month change
MSCI World ex Australia	4430	4554	4358	4518	2.0% ▲
MSCI Emerging Markets	1346	1416	1339	1402	4.1% ▲
S&P/ASX200	8849	9095	8846	8882	0.4% ▲
S&P/ASX Small Ordinaries	3713	3874	3741	3781	1.8% ▲
S&P500 (US)	6688	6891	6553	6840	2.3% ▲
FTSE 100 (UK)	9350	9760	9355	9717	3.9% ▲
Stoxx600 (Europe)	558	577	564	572	2.5% ▲
DAX (Germany)	23881	24611	23831	23958	0.3% ▲
CAC 40 (France)	7896	8259	7918	8121	2.9% ▲
Nikkei 225 (Japan)	44933	52411	44551	52411	16.6% ▲
Hang Seng (HK)	26856	27287	25247	25907	-3.5% ▼
Shanghai Composite (China)	3883	4016	3840	3955	1.9% ▲
Bovespa (Brazil)	146237	149540	140680	149540	2.3% ▲
IPC (Mexico)	62916	63353	60216	62769	-0.2% ▼
S&P/BSE Sensex (India)	80268	84997	80983	83939	4.6% ▲

*Returns are in local currency, and exclude dividend payments

Bond markets (%) October 2025	Previous month close	Month high	Month low	Month close	Month change
RBA Official Cash Rate	3.60	3.60	3.60	3.60	0.00 —
90 Day Bank Bill	3.58	3.65	3.49	3.64	0.06 ▲
180 Day Bank Bill	3.75	3.89	3.64	3.88	0.13 ▲
New institutional term deposits	4.00	4.00	3.90	3.90	-0.10 ▼
3 Year CGS Bond	3.55	3.61	3.31	3.60	0.05 ▲
10 Year CGS Bond	4.30	4.39	4.10	4.30	0.00 ▼
10 Year US Bond	4.15	4.15	3.95	4.08	-0.07 ▼
10 Year German Bond	2.71	2.72	2.55	2.63	-0.08 ▼
10 Year Japanese Bond	1.65	1.70	1.63	1.67	0.02 ▲

TCorp bonds (%) October 2025	Previous month close	Month high	Month low	Month close	Month change
20-May-26	3.59	3.62	3.41	3.61	0.02 ▲
20-May-27	3.61	3.66	3.40	3.65	0.03 ▲
20-Mar-28	3.70	3.74	3.48	3.73	0.03 ▲
20-Apr-29	3.83	3.86	3.61	3.85	0.02 ▲
20-Feb-30	3.96	3.99	3.75	3.97	0.01 ▲
20-Mar-31	4.14	4.18	3.95	4.15	0.01 ▲
20-Feb-32	4.34	4.37	4.15	4.33	-0.01 ▼
08-Mar-33	4.53	4.57	4.36	4.52	-0.01 ▼
20-Mar-34	4.73	4.78	4.56	4.72	-0.01 ▼
20-Feb-35	4.79	4.85	4.62	4.78	-0.02 ▼
20-Feb-36	4.93	5.00	4.76	4.92	-0.02 ▼
20-Feb-37	5.07	5.13	4.90	5.05	-0.02 ▼
24-Feb-38	5.18	5.24	5.00	5.17	-0.02 ▼
22-Feb-39	5.30	5.36	5.13	5.29	-0.01 ▼
CIB 2.75% 20 Nov 25	0.72	0.84	0.67	0.81	0.09 ▲
CIB 2.50% 20 Nov 35	2.48	2.49	2.31	2.45	-0.04 ▼



Source: TCorp

Commodity markets (US\$) October 2025	Previous month close	Month high	Month low	Month close	Month change
Brent Oil (per barrel)	67.0	66.3	61.0	65.1	-2.9% ▼
Iron Ore (per tonne)	103.9	107.3	104.1	107.3	3.2% ▲
TCorp forecasts					
RBA Official Cash Rate	3.60	3.10	2.85	2.85	
90 Day Bank Bill	3.60	3.25	3.00	3.25	
10 Year CGS Bond	4.25	3.75	3.50	3.50	



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About New South Wales Treasury Corporation (TCorp)

TCorp provides best-in-class investment management, financial management, solutions and advice to the New South Wales (NSW) public sector. TCorp is NSW's sovereign investment manager, responsible for A\$119 billion of assets under management, and acts as the central borrowing authority of the state, with a balance sheet of A\$196 billion. It is rated Aaa (Stable) by Moody's, AAA (Stable) by Fitch, and AA+ (Negative) by S&P.

Disclaimer

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TITLE Outstanding Action Report

TRIM REF 25/150062

RECOMMENDATION

The report be noted.

ATTACHMENTS

(a) Outstanding Action Report - Council Meeting 

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OUTSTANDING ACTION REPORT

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
9 December	MINUTES OF THE ROADS, PARKS & PATHWAYS ENHANCEMENT COMMITTEE MEETING HELD ON 26 NOVEMBER 2025	DSD	169003	25/398	<p>The Committee RECOMMENDED that options for Roundabouts beautification, Replacement of banners, Memorial Gardens entrances, Power and Data Upgrades and Median Strip be placed on public exhibition until Friday, 27 February 2025, and if submissions are received, a report will be prepared and presented to the Committee.</p>	<p>13/01/2026: Public Exhibition period currently underway via Council webpage which closes on the 27 Feb 2026. At the end of the exhibition period the results of the Public Exhibition period will be reported back to the RPPEC and Council.</p>
9 December 2025	CL07 RENEWAL OF LICENCE AGREEMENT - CROWN RESERVE - YENDA GOLF CLUB INC. WADE PARK YENDA, PART LOT 881 DP 751728, 17 TWIGG ROAD, YENDA	CPO	168222	25/392	<p>RESOLVED on the motion of Councillors Jenny Ellis and Laurie Testoni that:</p> <ul style="list-style-type: none"> (a) Council enters into a new licence agreement with the Yenda Golf Club Inc. over Part Lot 881 DP 751728 Wade Park Yenda, for a term of 10 years with a further option of 10 years, with a commencement date of 1 July 2025. (b) Council advertises its intention to enter into a licence agreement with the Yenda Golf Club Inc. over Part Lot 881 DP 751728 for a period of 28 days. Should any submissions be received, a report will be presented to Council for consideration. (c) Should no submissions be received, Council enters into a licence agreement with the Yenda Golf Club Inc. over Part Lot 881 DP 751728 for a term of 	<p>24/12/2025: Currently on public notification.</p> <p>3/02/2026: No submissions received, solicitors to prepare the lease agreement.</p>

OUTSTANDING ACTION REPORT

						<p>10 years, with a further option of 10 years.</p> <p>(d) Yenda Golf Club Inc. will be responsible to pay all applicable costs and charges associated with the preparation of the licence agreement together with Council's administration fee, as per Council's adopted Revenue Policy.</p> <p>(e) The annual licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$713 for the 2025/2026 financial year together with rates and charges as applicable.</p> <p>(f) Council authorises the Mayor and General Manager to execute the lease agreement on behalf of Council under the Common Seal, if required.</p>	
9 December 2025	CL02 SECTION 7.12 CONTRIBUTIONS PLAN	SDS	168216	25/387	<p>RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that:</p> <p>(a) Council endorse the public exhibition of the Griffith 7.12 Contributions Plan at Attachment A for a period of at least 28 days and seek submissions from the public and development industry.</p> <p>(b) Should no submissions be received, the Griffith 7.12 Contributions Plan is considered adopted the day after the public exhibition period closes.</p>	<p>10/12/2025: On public exhibition till 9 Jan 2026.</p> <p>28/01/2026: Submissions received, report back to Council 24 February 2026.</p>	

OUTSTANDING ACTION REPORT

					<p>(c) Should submissions be received, Council would consider the submissions and the Griffith 7.12 Contributions Plan would be reported back to an Ordinary Meeting of Council for adoption.</p>	
26 November 2025	CL04 RENEWAL OF LICENCE AGREEMENT - PAMBRIA PTY LTD - 120 WAKADEN STREET, GRIFFITH	CPO	167807	25/365	<p>RESOLVED on the motion of Councillors Anne Napoli and Christine Stead that:</p> <ul style="list-style-type: none"> (a) Council enters into a licence agreement with Pambria Pty Ltd for 23 car parking spaces located on the road reserve adjoining 120 Wakaden Street, Griffith for a term of 5 years with an option to renew for a further 5 years, with a commence date being 24 July 2025. (b) Pambria Pty Ltd are responsible to pay all applicable costs and charges associated with the preparation of the licence agreement together with Council's Administration Fee, in accordance with Council's adopted Revenue Policy, currently \$566 for the 25/26 FY. (c) The licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$67.60 per car space per annum, plus rates and charges if applicable. (d) Council authorise the Mayor and General Manager to execute the licence agreement on behalf of Council under the Council Seal if required. 	14/01/2026: Council's solicitors are preparing new licence agreement.

OUTSTANDING ACTION REPORT

26 November 2025	NOTICE OF MOTION - COUNCILLOR TONY O'GRADY	DU	167811	25/376	<p>RESOLVED on the motion of Councillors Tony O'Grady and Christine Stead that Council amends the Onsite Detention Policy CS-CP-404 to include:</p> <p><i>Council takes ownership and maintenance responsibilities for Commercial, Industrial and Residential detention basins and related infrastructure in a Torrens Title subdivision. This is conditional that the land is vested in Council as part of the subdivision process, is created to cater for all lots within the subdivision and that the design of the detention system satisfies the conditions of consent and Council's Engineering guidelines.</i></p>	16/01/2026: On public exhibition until 16 February 2026.
28 October 2025	CL09 NEW LEASE AGREEMENT - GILLMARTIN HOLDINGS PTY LTD - LOT 433 DP 1262282 GILLMARTIN DRIVE, GRIFFITH	CPO	166598	25/324	<p>RESOLVED on the motion of Councillors Anne Napoli and Jenny Ellis that:</p> <p>(a) Council enters into a lease agreement with Gillmartin Holdings Pty Ltd over Lot 433 DP 1262282 for an initial term of 15 years with 3 further options of 10 years. This arrangement will align with the agreed tenure of the incoming operator. Commencement date to be determined.</p> <p>(b) Council advertises its intention to enter into a lease agreement with Gillmartin Holdings Pty Ltd over Lot 433 DP 1262282 for a period of 28 days. Should any submissions be received, a report will be presented to Council for consideration.</p>	<p>07/11/2025: Public notification period from 07/11/2025 – 05/12/2025.</p> <p>14/01/2026: No submissions received. Council's solicitors instructed to prepare lease agreement.</p>

OUTSTANDING ACTION REPORT

					<ul style="list-style-type: none"> (c) Should no submissions be received, Council enters into a lease agreement with Gillmartin Holdings Pty Ltd over Lot 433 DP 1262282 for a term of 15 years, with 3 further options of 10 years. (d) Gillmartin Holdings Pty Ltd are responsible to pay all applicable costs and charges associated with the preparation of the lease agreement together with Council's administration fee. (e) The annual lease fee to be calculated in accordance with Council's adopted Revenue Policy, based on the current land value provided by the Valuer General, in addition to Council rates and charges as applicable. (f) Council authorises the Mayor and General Manager to execute the lease agreement on behalf of Council under the Common Seal, if required. 	
14 October 2025	MINUTES OF THE DISABILITY INCLUSION & ACCESS COMMITTEE MEETING HELD ON 17 SEPTEMBER 2025	CDC	165964	25/307	Community consultation for the new Disability Inclusion Access Plan to commence in October 2025.	<p>30/10/2025: Currently on public exhibition.</p> <p>14/01/2026: Disability Inclusion Access Plan on public exhibition until Friday, 13 February 2026.</p>
23 September 2025	CL03 RENEWAL OF LEASE AGREEMENT TO COUNTRY UNIVERSITIES CENTRE WESTERN RIVERINA (CUC WESTERN RIVERINA) - PART LOT 2 DP 1272062, CROWN RESERVE 85064, 2/1	CPO & NTC	165173	25/285	<p>RESOLVED on the motion of Councillors Christine Stead and Scott Groat that:</p> <ul style="list-style-type: none"> (a) Council enters into a new lease term with the CUC Western Riverina over Part Lot 2 DP 1272062, 2/1 Olympic Street, Griffith for occupation of part of 	<p>7/10/2025: Council staff have emailed Council solicitors to prepare the new lease agreement.</p> <p>17/11/2025: Lease has been provided to Council in draft form for review, pending no changes,</p>

OUTSTANDING ACTION REPORT

OLYMPIC STREET, GRIFFITH				<p>the Griffith Community Centre building, for a term of 5 years with a further option of 5 years, with a commencement date of 7 September 2025.</p> <p>(b) Council advertises its intention to enter into a lease agreement with CUC Western Riverina over Part Lot 2 DP 1272062 for a period of 28 days. Should any submissions be received, a report will be presented to Council for consideration.</p> <p>(c) Should no submissions be received, Council enters into a lease agreement with CUC Western Riverina over Part Lot 2 DP 1272062 for a term of 5 years, with a further option of 5 years.</p> <p>(d) CUC Western Riverina are responsible to pay all applicable costs and charges associated with the preparation of the lease agreement together with Council's administration fee.</p> <p>(e) The annual licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$26,891.92 for the 25/26FY which is invoiced monthly by Council to CUC Western Riverina in the amount of \$2,241, together with rates and charges as applicable.</p> <p>(f) Council authorises the Mayor and General Manager to execute the lease agreement on behalf of Council under the Common Seal, if required.</p>	<p>will be forwarded to Western Riverina CUC for their review and signing.</p> <p>20/01/2026: Lease has been sent for signing, Council to sign lease when it is returned.</p>
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OUTSTANDING ACTION REPORT

8 April 2025	NOTICE OF MOTION - COUNCILLOR JENNY ELLIS	DBCF FM MA	158565	25/095	<p>RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady that Council allocate sufficient funds from the cash reserves set aside for the Regional Art Gallery project (currently at \$109K) based on quotes received for the following items and report back to Council:</p> <ul style="list-style-type: none"> (a) Signage for the front of the Gallery - to be designed, manufactured, and installed.(Approximately \$5K) (b) New hanging track system - to enhance the display and functionality of exhibition spaces. (Approximately \$10K) (c) Repainting of the walls and ceiling of the whole gallery - To refreshen and cover water damaged ceilings (National average: \$60-\$100/ sqm; Gallery is 422sqm therefore up to \$42K). 	<p>5/05/2025: Staff investigating each of the items to establish accurate costing and to submit grant application to paint the War Memorial Museum, subject to negotiation of the War Memorial Trust. Anticipate items to be adjusted at September 2025/26 quarterly review when all issues have been resolved.</p> <p>19/05/2025: Grant application to be submitted by War Memorial Trust end of June 2025.</p> <p>30/06/2025: Part C contingent on completion of repairs to gutters and painting has been tentatively scheduled for October, contingent on Council and War Memorial Trust to finalise cost sharing arrangement of painting works.</p> <p>18/08/2025: Roof repairs have been undertaken by War Memorial Trust. Waiting on quotes for painting. Painting work scheduled for annual shutdown period in October.</p> <p>30/09/2025: Gallery maintenance is scheduled for 21-31 October 2025 including roof plastering, painting, replacement of the left wall gypsum and the gallery back door. Hanging track installation is scheduled for January 2026. A proposal for external signage is under development at present.</p>
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OUTSTANDING ACTION REPORT

						<p>17/11/2025: Internal painting has been completed, new hanging system scheduled for first quarter of next year and waiting on approval of signage.</p> <p>15/01/2026: New hanging system is expected to be installed at the next exhibition changeover in February. A concept plan for the new sign has been developed. A Development Application will be required before installation.</p>
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OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
12 Aug 2025	NOTICE OF MOTION - COUNCILLOR CHRISTINE STEAD	GM	163429	25/236	<p>RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that:</p> <ul style="list-style-type: none"> (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. 	<p>1/09/2025: Report to Council 9 September 2025.</p> <p>12/09/2025: GM to report to Council after the finalisation of the ASIC proceedings.</p>
28 May 2024	CL02 DRAFT PLAN OF MANAGEMENT - SOUTH-WEST GRIFFITH PRECINCT PARKS	CPO	146289/2024	24/154	<p>RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that:</p> <ul style="list-style-type: none"> (a) Council refers the draft Plan of Management for South-West Griffith Precinct Parks to the Minister administering the Crown Land Management Act 2016 for approval. Property details being Crown Reserves Griffith Regional Sports Centre (66750), Beilby Park (74741), Kooragee Park (77295), Willow Park, Venetian Park, I.O.O F Park and City Park 	<p>03/06/2024: Sent to Minister for approval to be exhibited.</p> <p>17/02/2025: Meeting held with Crown Land staff 11 Feb 2025. Schedule of outstanding POMs requested urgent attention of Ministers Office.</p> <p>3/03/2025: Crown Lands Dept has reviewed the initial draft PoM – they have requested some updates / amendments be made to the PoM. Staff working</p>

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

					<p>(Prt R.81439), Yarrabee Park (90788) and Perre Park (90942) together with Council owned land Borland Leckie Park, Yawarra Three Ways Park, Burley Griffin Community Gardens, Public Reserve Park, Locklea Park, Cappello Close and Lanza Grove Public Reserve</p> <p>(b) Upon approval from the Minister administering the Crown Land Management Act 2016 Council amends the draft Plan of Management for South-West Griffith Precinct Parks if required, and places it on public exhibition as per Section 38 of the Local Government Act 1993.</p> <p>(c) Native Title advice has been provided.</p> <p>(d) A report be presented to Council to adopt the final Plan of Management for South-West Griffith Precinct Parks on completion of the public exhibition period, to consider all submissions.</p>	<p>through the requested amendment/s with consultant.</p> <p>5/05/2025: Status remains unchanged.</p> <p>19/05/2025: Status remains unchanged.</p> <p>10/06/2025: Status remains unchanged.</p> <p>26/06/2025: Status remains unchanged.</p> <p>1/07/2025: Report to Council August 2025.</p> <p>14/08/2025: Finalising amendments to the draft PoM which can then be referred back to Crown Lands Dept for review.</p> <p>30/09/2025: Status remains unchanged.</p> <p>17/11/2025: Status remains unchanged.</p> <p>14/01/2026: Amendments to PoM to be completed.</p> <p>3/02/2026: Status remains unchanged.</p>
28 May 2024	CL01 DRAFT PLAN OF MANAGEMENT - GRIFFITH CBD PRECINCT	CPO	146288	24/153	<p>RESOLVED on the motion of Councillors Shari Blumer and Melissa Marin that:</p> <p>(a) Council refer the Draft Plan of Management for the Griffith CBD Precinct Crown Reserves to the Minister administering the Crown Land Management Act 2016 for approval. Property details being</p>	<p>03/06/2024: Sent to Minister for approval to be exhibited.</p> <p>17/02/2025: Meeting held with Crown Land staff 11 Feb 2025. Schedule of outstanding POMs requested urgent attention of Ministers Office.</p> <p>3/03/2025: Crown Lands Department has requested</p>

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

					<p>R.74539 – Lot 1 Sec 43 DP758476 (Visitor's Centre and Carpark and Old Bowling Club) R.83521 – Lot 1 DP 87811 (Carpark Visitor's Centre) R.61588 – Lots 2 & 4 Sec 8 DP 758476 and Lot 7 Sec 9 DP 758476 (CWA Park and Memorial Park) R.159000 – Lots 2 & 8 Sec 9 DP 758476 (Griffith Library) R.85064 – Lots 19 & 20 Sec 7 DP 758476 and Lot 1 DP 1272062 (Banna Park) R.82722 – Lots 1, 8-9 Sec 15 DP 758476 (Couchman Carpark) R.1003025 – Lot 1 DP 1035387(Aquatic Centre).</p> <p>(b) Upon approval of the Minister administering the Crown Land Management Act 2016 Council amends the Draft Plan of Management for the Griffith CBD Precinct Crown Reserves if required, and place it on public exhibition as per Section 38 of the Local Government Act 1993.</p> <p>(c) Native Title advice has been provided.</p> <p>(d) A report be presented to Council to adopt the final Plan of Management for the Griffith CBD Precinct Crown Reserves on completion of the exhibition period, to consider all submissions.</p>	<p>amendments – Staff working through these, draft PoM will then be referred back to Crown Lands for review.</p> <p>5/05/2025: Status remains unchanged.</p> <p>19/05/2025: Status remains unchanged.</p> <p>10/06/2025: Status remains unchanged.</p> <p>26/06/2025: Status remains unchanged.</p> <p>1/07/2025: Report to Council August 2025.</p> <p>14/08/2025: Draft Pom with Crown Lands Dept for further review following amendments suggested by the Dept.</p> <p>30/09/2025: Crown Lands Dept has requested additional information.</p> <p>17/11/2025: Status remains unchanged.</p> <p>14/01/2026: Amendments to PoM to be completed.</p> <p>3/02/2026: Status remains unchanged.</p>
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