



## Ordinary Meeting

# BUSINESS PAPER

**Tuesday, 28 April 2026 at 7:00 PM**

Griffith City Council Chambers

Phone: 1300 176 077

Web: [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au) Email: [admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)



## COUNCILLORS

Councillor Doug Curran (Mayor)	<a href="mailto:dcurran@griffith.com.au">dcurran@griffith.com.au</a>
Councillor Shari Blumer	<a href="mailto:sblumer@griffith.com.au">sblumer@griffith.com.au</a>
Councillor Mark Dal Bon	<a href="mailto:mdalbon@griffith.com.au">mdalbon@griffith.com.au</a>
Councillor Jenny Ellis	<a href="mailto:jellis@griffith.com.au">jellis@griffith.com.au</a>
Councillor Scott Groat (Deputy Mayor)	<a href="mailto:sgroat@griffith.com.au">sgroat@griffith.com.au</a>
Councillor Anne Napoli	<a href="mailto:anapoli@griffith.com.au">anapoli@griffith.com.au</a>
Councillor Tony O'Grady	<a href="mailto:togrady@griffith.com.au">togrady@griffith.com.au</a>
Councillor Christine Stead	<a href="mailto:cstead@griffith.com.au">cstead@griffith.com.au</a>
Councillor Laurie Testoni	<a href="mailto:ltestoni@griffith.com.au">ltestoni@griffith.com.au</a>

## 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](mailto: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.

---

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL  
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON  
TUESDAY, 28 APRIL 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, 28 April 2026**.

In accordance with Griffith City Council's Code of Meeting Practice and as permitted under the Local Government Act 1993, this meeting will be livestreamed via Facebook and a person's image and / or voice may be broadcast.

A recording of the livestream will be published on Council's website for at least 12 months after the meeting or for the balance of the Council term, whichever is the longer period.

Attendance at a Council meeting is to be taken as consent by a person to their image and / or voice being livestreamed.

All speakers should refrain from making any defamatory comments or releasing any personal information about another individual without their consent.

Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings – all liability will rest with the individual who made the comments.

No other 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.

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 p22 DA 228/2023(4) - Modification to Approved Electricity Generating Works - Solar Farm and Battery Energy Storage System

- CL02 p40 Endorsement of the Draft Delivery Program 2025/26 to 2028/29 incorporating the Draft Operational Plan (Budget) 2026/27, Annual Review of the Long Term Financial Plan 2026/27
- CL03 p48 Utilise S7.12 Developer Contributions from External Reserve
- CL04 p52 Request to Waive Road Fees - Griffith Multicultural Council
- CL05 p55 Renewal of Licence Agreement - Yenda Preschool Kindergarten Inc. Part Lot 979 DP751728, 2 Bingar Street, Griffith
- CL06 p59 Renewal of Lease Agreement - Riverina Wings Pty Ltd - Hangar Site 13 Griffith Aerodrome
- CL07 p65 Delegation of Authority - General Manager
- 9 Information Reports
- CL08 p69 Councillor Report on Australian Local Government Women's Association NSW Conference - Blacktown March 2026
- CL09 p77 Response to Councillor Questions Taken on Notice
- 10 Adoption of Committee Minutes
- p83 Minutes of the Local Traffic Forum Meeting held on 14 April 2026
- p88 Minutes of the New Cemetery Masterplan Committee Meeting held on 15 April 2026
- 11 Business with Notice – Rescission Motions
- 12 Business with Notice – Other Motions
- 13 Outstanding Action Report
- p91 Outstanding Action Report
- 14 Matters to be dealt with by Closed Council
- CC01 Tender No. 15-25/26 - 14ML Reservoir External and Internal Recoating and Engineering Works for Griffith City Council
- 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, 14 APRIL 2026 COMMENCING AT 7:00 PM**

---

**PRESENT**

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

**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 Tony O'Grady reading the Opening Affirmation and the Acknowledgement of Country.

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

26/080

**RESOLVED** on the motion of Councillors Christine Stead and Scott Groat that an apology be received from Councillor Anne Napoli and a leave of absence granted.

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

Against

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

**3 CONFIRMATION OF MINUTES**

26/081

**RESOLVED** on the motion of Councillors Jenny Ellis and Shari Blumer that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 24 March 2026, having first been circulated amongst all members of Council, be confirmed.

For

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

Against

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

#### **4 BUSINESS ARISING**

Nil.

#### **5 DECLARATIONS OF INTEREST**

##### **Pecuniary Interests**

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

There were no pecuniary interests declared.

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

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

Councillor Jenny Ellis  
CL04 – Proposal to Waive Selection of Fees at Griffith Regional Theatre for GRAPA Workshop, Rehearsals and Performances  
Reason – I am a member of GRAPA and will be directing this play.

Director Shireen Donaldson  
CL07 - City 2 Lake Fun Run  
Reason – I am related to the President of the Can Assist Griffith Branch.

##### **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.*

There were no less than significant non-pecuniary interests declared.

#### **6 PRESENTATIONS**

Nil

## **7 MAYORAL MINUTES**

Nil

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

### **CL01 SECTION 7.12 CONTRIBUTIONS PLAN**

26/082

**RESOLVED** on the motion of Councillors Shari Blumer and Jenny Ellis that Council endorse the Griffith 7.12 Contributions Plan in Attachment A of the report, based on the submissions the Plan does not require any amendments to be made.

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

Against

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

### **CL02 ACTIVE REGIONAL COMMUNITY PACKAGE - COMMUNITY PARTICIPATION SCHEME**

26/083

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

- (a) Endorse the submission of an application to the NSW Community Participation Grant Program for the Community Gardens Large Scale Events Infrastructure Project; and
- (b) Note that Council's minimum co-contribution will be funded from s7.12 developer contributions.

For  
Mayor, Councillor Doug Curran  
Councillor Christine Stead  
Councillor Jenny Ellis  
Councillor Scott Groat  
Councillor Tony O'Grady  
Councillor Laurie Testoni  
Councillor Shari Blumer

Against  
Councillor Mark Dal Bon

**The division was declared PASSED by 7 votes to 1.**

### **CL03 AUTHORISATION OF LOAN - LAKE WYANGAN HOUSING ENABLING INFRASTRUCTURE PROGRAM**

26/084

**RESOLVED** on the motion of Councillors Tony O'Grady and Jenny Ellis that Council:

- (a) Approve a loan from NSW Treasury Corporation (TCorp) for the Lake Wyangan

Housing Enabling Infrastructure Project under the following terms:

Lender: NSW Treasury Corporation

Fund: General Fund

Amount: \$6,750,000

Term: 10 years

Repayments: Semi annual

Interest Rate: Fixed for the life of the loan (indicative 5.81%)

Proposed Drawdown Date: 1 June 2026

- (b) Confirm that the loan purpose, structure and funding arrangements are consistent with Council's Treasury Policy on Loan Borrowings FS-CP-704, the adopted Long-Term Financial Plan, and the 2025/26 Budget.
- (c) Delegate authority to the General Manager to negotiate the final loan terms with TCorp (if required), consistent with Council policy and legislative requirements
- (d) Authorise the General Manager to execute the TCorp Loan Agreement and any associated documentation required to enact the borrowing.
- (e) Note that loan repayments will be fully funded by developer contributions collected under the relevant Contributions Plan.

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

Against

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

Councillor Jenny Ellis left the meeting having declared a significant non-pecuniary interest, the time being 7:14 pm.

#### **CL04 PROPOSAL TO WAIVE SELECTION OF FEES AT GRT FOR GRAPA WORKSHOP, REHEARSALS AND PERFORMANCES**

26/085

**RESOLVED** on the motion of Councillors Shari Blumer and Laurie Testoni that Council approve support for the Griffith and Regional Association of the Performing Arts (GRAPA) production by:

- (a) Waiving the hire fee for the Burley Griffin Room for the weekend of 29–31 May 2026 to facilitate a workshop and auditions.
- (b) Waiving the hire fee for the Burley Griffin Room for a 10-week period from 19 July to 27 September 2026, for up to two uses per week, subject to the condition that GRAPA vacates the room if required by a paid hirer.
- (c) Waiving the main stage hire fee on dark days between performances in October 2026,

provided the GRAPA set can be moved and the venue remains available for commercial use.

- (d) Applying a 50% reduction to the hire fee for use of the stage and auditorium for performances.
- (e) Not on-charging GRAPA for hours worked by permanent Theatre staff during standard business hours (Monday to Friday, 9:00am–5:00pm), with all casual staff hours and permanent staff hours worked outside these times to be charged in accordance with Council's revenue policy.

For  
Mayor, Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Scott Groat  
Councillor Tony O'Grady  
Councillor Laurie Testoni  
Councillor Shari Blumer

Against  
Councillor Christine Stead  
Councillor Mark Dal Bon

**The division was declared PASSED by 6 votes to 2.**

Councillor Jenny Ellis returned to the meeting at 7:17 pm.

#### **CL05 REVIEW OF GRIFFITH REGIONAL ART GALLERY ACQUISITION POLICY**

26/086

**RESOLVED** on the motion of Councillors Shari Blumer and Scott Groat that:

- (a) The draft Griffith Regional Art Gallery Acquisitions Policy (CC-CP-201) be placed on public exhibition for 28 days.
- (b) If any submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft Griffith Regional Art Gallery Acquisitions Policy (CC-CP-201) be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

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

Against

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

#### **CL06 LICENCE AGREEMENT - AIRPORT TERMINAL - COFFEE VENDING MACHINE PART LOT 1 DP 1146897, REMEMBRANCE DRIVE, GRIFFITH**

Councillor O'Grady MOVED that the report LAY ON THE TABLE. The Mayor did not accept the motion on the basis that approval for a 12 month trial for the Airport Terminal coffee vending machine had already been determined and enacted under a prior Council resolution.

Councillor Tony O'Grady MOVED a further motion to amend the licence term to six months.

The Mayor again did not accept the motion, noting that the 12 month term had already been established by a previous Council resolution.

26/087

**RESOLVED** on the motion of Councillors Christine Stead and Scott Groat that:

- (a) Council enter into a licence agreement with VinCo Consulting Pty Ltd for the installation of a coffee vending machine at the Griffith Airport Terminal for a 1-year term, with an option to renew for a further 1 year. Commencement date to be in line with Council's resolution.
- (b) The annual licence fee to be charged in accordance with Council's adopted Revenue Policy, currently \$278.70 p/a, together with rates and charges, if applicable.
- (c) The licensee will pay an administration fee to Council, on the signing of the agreement, as per Council's adopted Revenue Policy.
- (d) Council authorise the General Manager and Mayor to execute the licence agreement on behalf of Council.

For  
Mayor, Councillor Doug Curran  
Councillor Christine Stead  
Councillor Jenny Ellis  
Councillor Mark Dal Bon  
Councillor Scott Groat  
Councillor Laurie Testoni  
Councillor Shari Blumer

Against  
Councillor Tony O'Grady

**The division was declared PASSED by 7 votes to 1.**

Director Donaldson left the meeting, having declared a Significant Non-Pecuniary Conflict of Interest, the time being 7:31 pm.

### **CL07 CITY 2 LAKE FUN RUN**

26/088

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

- (a) Council extend the arrangement for Griffith Can Assist Inc. to stage the "City 2 Lake" Fun Run to include events in 2027 and 2028.
- (b) Council provide in kind support through the development of the Traffic Management Plan for the Event and provide traffic control staff on the day of the event.

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

Against

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

Director Donaldson returned to the meeting, the time being 7:32 pm.

### **CL08 2026 NSW LOCAL ROADS CONGRESS**

26/089

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

- (a) Council be represented at the NSW Local Roads Congress on 1 June 2026 by Councillor Tony O'Grady and the General Manager (or his delegate).
- (b) Expenses to attend the NSW Local Roads Congress on 1 June 2026 be paid by Council in accordance with the Councillors Payment of Expenses and Provision of Facilities Policy.

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

Against

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

### **CL09 LOCAL GOVERNMENT NSW 2026 DESTINATION AND VISITOR ECONOMY CONFERENCE**

26/090

**RESOLVED** on the motion of Councillors Christine Stead and Scott Groat that:

- (a) Council be represented at the Local Government NSW (LGNSW) 2026 Destination and Visitor Economy Conference in Maitland, NSW from 27 May to 29 May 2025 by Councillors Jenny Ellis and Christine Stead and the General Manager (or his delegate).
- (b) Expenses to attend the Local Government NSW 2026 Destination and Visitor Economy Conference be paid by Council in accordance with the Councillor Expenses & Facilities Policy.

## **9 INFORMATION REPORTS**

### **CL10 MAJOR PROJECTS UPDATE LAKE WYANGAN INFRASTRUCTURE ENABLING (STAGE 1), COMMUNITY ENERGY UPGRADES FUND AND CBD ENHANCEMENT PROJECTS**

The General Manager provided an overview of the report at the request of Councillor Blumer.

Councillor Groat enquired how many years it will take for these projects to become financially viable and recover the initial \$14 M investment?

Councillor Dal Bon requested clarification on the ownership of Banna Avenue, specifically whether it is classified as a State Road or if Council holds ownership over any portion of the roadway.

Mr Grant advised these questions would be taken on notice.

26/091

**RESOLVED** on the motion of Councillors Shari Blumer and Jenny Ellis that Council note the contents of this report regarding the status of the following major projects:

- Lake Wyangan Residential Housing Infrastructure Enabling Project – Stage 1
- Community Energy Upgrades – Griffith Net Zero Facilities Upgrade Program
- Griffith CBD Enhancement Project.

For

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

Against

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

#### **CL11 RESPONSE TO COUNCILLOR QUESTION TAKEN ON NOTICE**

26/092

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

For

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

Against

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

#### **CL12 FUEL SECURITY - COUNCIL RESPONSE**

26/093

**RESOLVED** on the motion of Councillors Shari Blumer and Jenny Ellis that the report be received and noted by Council.

For

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

Against

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

### **CL13 INVESTMENTS AS AT 28 FEBRUARY 2026**

26/094

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

For

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

Against

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

### **10 ADOPTION OF COMMITTEE MINUTES**

#### **MINUTES OF THE LAKE WYANGAN & CATCHMENT MANAGEMENT COMMITTEE MEETING HELD ON 19 MARCH 2026**

26/095

**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 19 March 2026 be adopted.

For

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

Against

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

#### **MINUTES OF THE SCENIC HILL USER GROUP MEETING HELD ON 24 MARCH 2026**

26/096

**RESOLVED** on the motion of Councillors Jenny Ellis and Christine Stead that the recommendations as detailed in the Minutes of the Scenic Hill User Group meeting held on 24 March 2026 be adopted.

For

Mayor, Councillor Doug Curran  
Councillor Christine Stead  
Councillor Jenny Ellis  
Councillor Mark Dal Bon  
Councillor Scott Groat

Against

Councillor Tony O'Grady  
Councillor Laurie Testoni  
Councillor Shari Blumer

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

**MINUTES OF THE ROADS, PARKS & PATHWAYS ENHANCEMENT COMMITTEE MEETING HELD ON 30 MARCH 2026**

26/097

**RESOLVED** on the motion of Councillors Shari Blumer and Tony O'Grady that the recommendations as detailed in the Minutes of the Roads, Parks & Pathways Enhancement Committee meeting held on 30 March 2026 be adopted.

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

Against  
Councillor Scott Groat

**The division was declared PASSED by 7 votes to 1.**

Mrs Donaldson left the meeting at 8:10 pm and returned at 8:12 pm.

**MINUTES OF THE DISABILITY INCLUSION & ACCESS COMMITTEE MEETING HELD ON 1 APRIL 2026**

26/098

**RESOLVED** on the motion of Councillors Shari Blumer and Laurie Testoni that the recommendations as detailed in the Minutes of the Disability Inclusion & Access Committee meeting held on 1 April 2026 be adopted.

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

Against

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

**11 BUSINESS WITH NOTICE – RESCISSION MOTIONS**

Nil

**12 BUSINESS WITH NOTICE – OTHER MOTIONS**

**NOTICE OF MOTION - COUNCILLOR MARK DAL BON**

**MOVED** on the motion of Councillors Mark Dal Bon and Christine Stead:

‘That Griffith city council adopt and implement a legal requirement that animals in residential areas have a noise requirement implemented on them. In certain times of the evening. Meaning undew (*sic*) noise that disturb neighbours and residents have to be acted on by council. And inforced (*sic*) if this legislation is adopted by council.’

The MOTION was PUT and LOST.

For  
Councillor Christine Stead  
Councillor Mark Dal Bon

Against  
Mayor, Councillor Doug Curran  
Councillor Jenny Ellis  
Councillor Scott Groat  
Councillor Tony O’Grady  
Councillor Laurie Testoni  
Councillor Shari Blumer

**The division was declared LOST by 2 votes to 6.**

### **13 OUTSTANDING ACTION REPORT**

26/099

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

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

Against

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

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

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

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

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

- (a) personnel matters concerning particular individuals (other than Councillors)**
- (b) the personal hardship of any resident or ratepayer**
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business**
- (d) commercial information of a confidential nature that would, if disclosed:**

- (i) prejudice the commercial position of the person who supplied it, or
  - (ii) confer a commercial advantage on a competitor of the Council, or
  - (iii) reveal a trade secret
- (e) information that would, if disclosed, prejudice the maintenance of law
  - (f) matters affecting the security of the Council, Councillors, Council staff or Council property
  - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege
  - (h) information concerning the nature and location of a place or an item of Aboriginal significance on Community land.
  - (i) alleged contraventions of any code of conduct requirements applicable under section 440 of the Local Government Act 1993.

26/100

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

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

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 SALE OF LAND FOR UNPAID RATES**

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

#### **CC01 TENDER NO. 08-25/26 - SUPPLY AND INSTALLATION OF A NEW IRRIGATION PUMP, PUMP SHED, & IRRIGATION SYSTEM FOR LAKE WYANGAN RECREATIONAL AREA, GRIFFITH.**

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

Council closed its meeting at 8.26 pm. The public and media left the Chamber. Livestream was disconnected.

#### **REVERSION TO OPEN COUNCIL**

26/101

**RESOLVED** on the motion of Councillors Laurie Testoni and Scott Groat that Open Council be resumed.

Open Council resumed at 8:44 pm.

Livestream was reconnected.

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

### **MATTERS DEALT WITH IN CLOSED COUNCIL**

#### **CCMM01 SALE OF LAND FOR UNPAID RATES**

26/102

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

- (a) Council, pursuant to Section 713 and other relevant sections of the Local Government Act 1993, authorises sale proceedings to sell the properties listed in this report at a public auction at a time and place to be determined.
- (b) Outstanding Collections (Aust) Pty Ltd (OSC) be appointed to administer the sale on Council's behalf.
- (c) Council authorises Council staff and OSC to proceed with the necessary arrangements, pertaining to the sale of the properties listed in this report, as set out in the Local Government Act 1993 and Local Government (General) Regulation 2021).
- (d) Council delegates authority to the General Manager to take the following actions pertaining to the properties specified in the report as listed in the report.

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

Against

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

#### **CC01 TENDER NO. 08-25/26 - SUPPLY AND INSTALLATION OF A NEW IRRIGATION PUMP, PUMP SHED, & IRRIGATION SYSTEM FOR LAKE WYANGAN RECREATIONAL AREA, GRIFFITH**

26/103

**RESOLVED** on the motion of Councillors Christine Stead and Jenny Ellis that:

- (a) Council accepts the post-negotiation revised tender offered by ICI Industries Pty Ltd, trading as Irribiz for Tender 08-25/26 – Tender No. 08-25/26 - Supply and Installation of a New Irrigation Pump, Pump Shed, & Irrigation System for Lake Wyangan Recreational Area, Griffith. for the Lump Sum of \$641,659.00 (ex. GST).
- (b) Council delegate authority to the General Manager to enter into a contract with ICI Industries Pty Ltd trading as Irribiz for Tender No. 08-25/26 - Supply and Installation of a New Irrigation Pump, Pump Shed, & Irrigation System for Lake Wyangan Recreational Area, Griffith.

For  
Mayor, Councillor Doug Curran  
Councillor Christine Stead

Against

Councillor Jenny Ellis  
Councillor Mark Dal Bon  
Councillor Scott Groat  
Councillor Tony O'Grady  
Councillor Laurie Testoni  
Councillor Shari Blumer

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

There being no further business the meeting terminated at 8.48 pm.

Confirmed: .....

CHAIRPERSON

<b>CLAUSE</b>	<b>CL01</b>
<b>PROPOSAL</b>	<b>DA 228/2023(4) - MODIFICATION TO APPROVED ELECTRICITY GENERATING WORKS - SOLAR FARM AND BATTERY ENERGY STORAGE SYSTEM</b>
<b>PROPERTY</b>	Lot 363 DP 751743, No.394 Macedone Road
<b>LOCATION</b>	Bilbul
<b>ZONING</b>	RU1 Primary Production Griffith Local Environmental Plan 2014
<b>APPLICABLE PLANNING INSTRUMENT</b>	State Environmental Planning Policy (Transport & Infrastructure) 2021 (for determination)
<b>EXISTING DEVELOPMENT</b>	House and DA approval for the electricity generating facility
<b>APPLICANT</b>	Bilbul Renewable Energy Pty Ltd (Parnesh Chand)
<b>OWNER</b>	Mr Rocco Fattore
<b>DIRECTORS OF COMPANY/N/A (IF APPLICABLE)</b>	
<b>APPLICATION DATE</b>	12 February 2026
<b>REASON FOR REFERRAL FROM TRIM REF</b>	Submissions objecting to the modification <b>Kerry Rourke, Development Assessment Planner</b> <b>26/27512</b>

## **SUMMARY**

### ***Proposal***

- Development Application 228/2023 (1) for an electricity generating works and battery energy storage system (BESS) development was approved by the Western Regional Planning Panel (WRPP) on 18 July 2024.
- A modification has been received under Section 4.55(2) of the Environmental Planning & Assessment Act, 1979, to the approved development, to increase the number of BESS units from four (4) to eight (8) units, increasing storage capacity to 22MWh. See Attachment B for the submitted modification documentation.
- The modification was submitted in February and notified from 20 February to 6 March 2026. Further information was provided pertaining to an updated acoustic assessment; thus the application was renotified 13 March – 27 March 2026.
- Eight (8) submissions were received from four (4) landowners in the vicinity of the development and one other community member (a late submission). See Attachment C for Submissions made to Council.
- The applicant was provided with an opportunity to address the submissions received and their response is provided as Attachment D.

- Assessment of the modification has been undertaken and it is considered to be substantially the same development and is recommended for approval. See Attachment A for modified conditions of consent.

### ***Type of Development***

Local Development

### ***Main Issues***

The application is reported to Council for determination due to submissions received objecting to the modification application.

## **RECOMMENDATION**

- (a) That the modification to Development Application No. 228/2023(4) for an increase in battery energy storage units, associated with an electricity generating works at Lot 363 DP 751743, No.394 Macedone Road Bilbul, be approved subject to modified conditions of consent.**
- (b) The application be delegated to the Director Sustainable Development for the issue of the modified notice of determination.**

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

## **SITE DESCRIPTION**

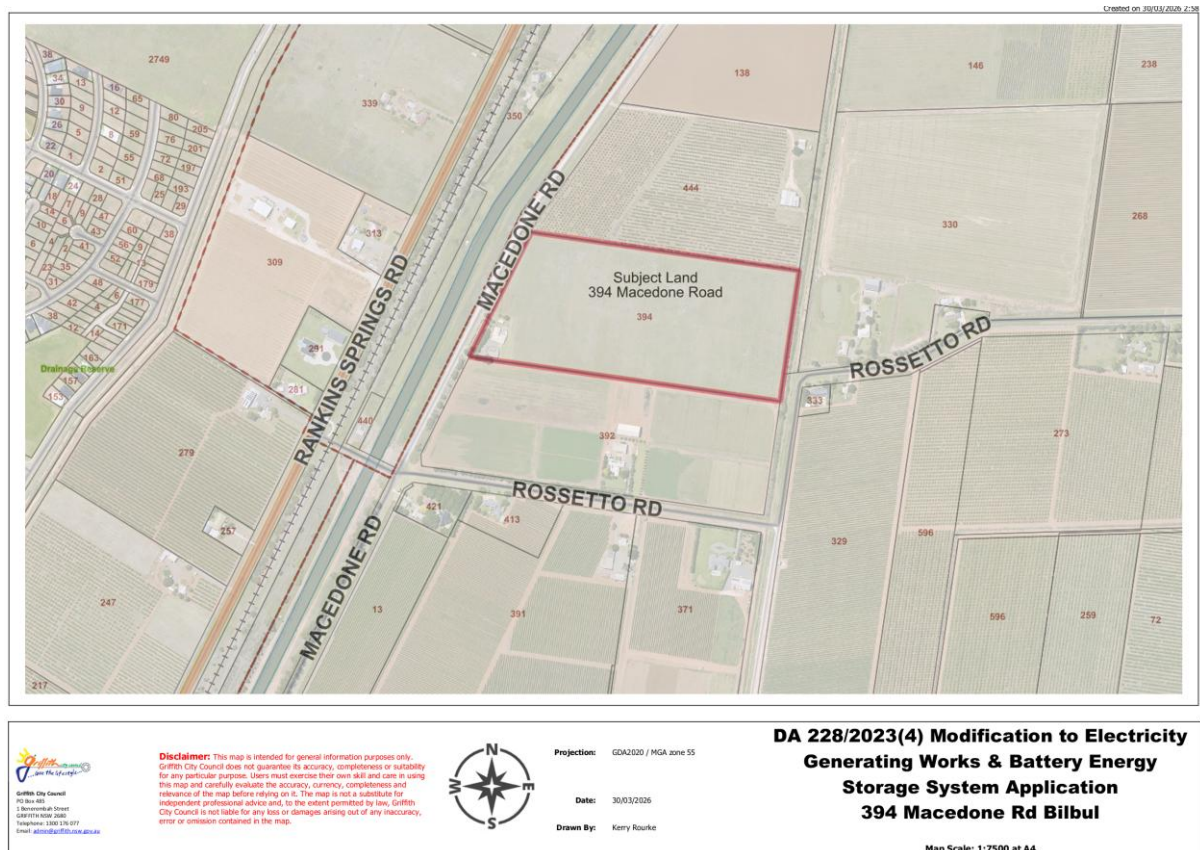
The subject property, known as 394 Macedone Road, Bilbul (Lot 363 DP 751743), encompassing an area of approximately 11.8 hectares (ha). The approved project utilises most of the subject property. The site currently contains a dwelling house with associated swimming pool and two (2) outbuildings. A construction certificate for the approved electricity generating works has not yet been issued.

The subject site is generally flat and has frontage to Macedone Road along the western boundary. A portion of the eastern boundary also has frontage to Rossetto Road. Due to the use of the site previously for a vineyard, it has historically been cleared and is considered Category 1 – excluded land for the purposes of the Local Land Services Act 2013 and the Biodiversity Conservation Act 2016. No native vegetation is impacted by the proposal.

The subject property is situated in the rural area of the Griffith Local Government Area (LGA), approximately 6 km north-east of Griffith CBD. The surrounding locality is predominantly consisting of rural cropping activities including citrus orchards and vineyards. The Beelbangera Substation is located approximately 295m south-west of the site at 440 Rossetto Road. Essential Energy's overhead 11 kV powerlines run along Macedone Road, which the proposed project would connect to via underground cables.

The locality is zoned RU1 Primary Production. Land to the west of the adjacent channel is zoned RU4 Primary Production Small Lots and further to the west is the Collina growth area zoned R1 General Residential.

## LOCATION MAP



## BACKGROUND

### Site History

DA 228/2023 was originally approved by the Western Regional Planning Panel with the consent issued on 18 July 2024 and this was subsequently modified in January 2025 to amend the location of the 11kV overhead power line connecting the solar farm to the Essential Energy Network.

### Timeline of Events Pertaining to the Development Application

The following is a time line of this modification application from submission to the determining Council meeting:

- 12 February 2026 – submission of the modification application
- 17 February 2026 – application to the Development Advisory Panel and allocated to contract planner for assessment
- 17 February 2026 – the application was referred to Essential Energy for assessment – received 27 February.
- 20 February 2026 – the application was notified to 6 March 2026, several submissions were received
- 26 February 2026 – additional information was requested of the applicant seeking a supplemental acoustic assessment to address the additional BESS units. That was received on 9 March 2026.

- 13 March 2026 – the application was renotified due to the receipt of the supplemental acoustic assessment. Notification closed on 27 March 2026. Additional submissions were received.
- 01 April 2026 – the submissions were provided to the applicant for comment and their response was received on 10 April 2026.
- 13 April 2026 – assessment of the modification completed for Council determination.

### **PROPOSAL IN DETAIL**

This modification seeks to:

- Increasing the number of included Battery Energy Storage System units from 4 to 8 units for a total storage of 22MWh capacity.
- Amend condition 24 so that landscaping works are required prior to Occupation Certificate rather than Construction Certificate.

### **ASSESSMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

In determining a development application, a consent authority is to take into consideration Section 4.55 of the Environmental Planning and Assessment Act, 1979. The following matters are of relevance to the development the subject of the development application.

**With regard to Section 4.55(2)** the Environmental Planning & Assessment Act, 1979 states that a consent authority may modify the consent if:

- (a) *“it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)”*  
(viz. section 4.55(2)(a))

In the matter of *Vacik Pty Ltd v Penrith City Council* the NSW Land and Environment Court held that Council in assessing whether the consent as modified will be substantially the same development one needs to compare the before and after situations, however *“one should not fall into the trap of saying that the development was for a certain use...and as amended will be for precisely the same use and accordingly is substantially the same development. What is important is that a development...must be assumed to include the way in which the development is to be carried out.”*

Further,

*“The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is “essentially or materially” the same as the (currently) approved development.*

*The comparative task does not merely involve a comparison of the physical features or components of the development as currently approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development consent was granted).” Moto Projects No 2 Pty Limited v North Sydney Council [1999] 106 LGERA 298 per Bignold J at [55]-[56].*

The main element of this modification pertains to the increased number of BESS units proposed. The original application was made for an electricity generating works and battery energy storage system (BESS), where this modification proposes to increase the number of BESS units from four (4) to eight (8) units, which while double the amount of BESS units, remains substantially the same development.

The modification remains materially the same as the original development proposed, it is an electricity generating development with the capacity to store energy on site once generated. The size of the energy storage while twice the capacity of the original approval from 11 to 22MWh of storage but remains for the purpose of a small-scale energy storage system to be connected to the local electricity network. The proposed modification is considered to be within the spirit of the original application and does not represent a significantly substantial alteration to the approved development.

The second element of this proposal seeks to delay the landscape planting around the boundary of the development until works are underway, so that it is completed prior issue of an Occupation Certificate rather than planting to be completed prior to the issue of the Construction Certificate as is currently the case.

In this regard Council can be satisfied that the proposed modification represents substantially the same development as to which consent was originally granted that the proposal satisfies the threshold requirements of Section 4.55(2)(a) of the Environmental Planning and Assessment Act, 1979.

**Section 4.55(2)(b) provides**

*(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

The Minister was not required to be consulted in regard to this application, however the Western Regional Planning Panel was consulted in relation to the nature of the proposed modification or the number of submissions received – their consent is not required to this modification.

In relation to Division 4.8 of the Environmental Planning & Assessment Act, the original application was not an integrated development application which required approval from another body.

The provisions of **Section 4.55(2)(c)** of the Environmental Planning and Assessment Act, 1979 *require the consent authority to notify the modification application in accordance with:*

- (i) the regulations, if the regulations so require, or*
- (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, (viz. section 4.55(2)(c)(i) & (ii))*

Council's Community Participation Plan (CPP) sets down the obligations of Council when it comes to notifying modification applications lodged pursuant to the provisions of Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Council has undertaken notification of the modification application in accordance with the CPP and the Regulations.

In this regard Council has satisfied its obligations in terms of Section 4.55(c) of the Act.

**The provisions of Section 4.55(2)(d)** of the Environmental Planning and Assessment Act, 1979 require Council to consider:

*“any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.” (viz. section 4.55(2)(d))*

The notification period for the Section 4.55(2) modification application was undertaken between 20 Feb – 6 March then further notification due to the receipt of an amended Acoustic Assessment was undertaken between 13 March to 27 March 2026 and a number of submissions (seven from five property owners/other persons) were received during these two periods raising the following issues of concern and objection.

The applicant was provided with a redacted copy of the submissions and afforded an opportunity to respond to the issues raised, including a late submission received after the close of the notification period. Their initial comments are provided following and their specific comments are provided in the following table to each relevant issue raised:

*On behalf of Wollemi Energy Group (trading as MPower), please refer to Attachment 1, which contains a response to the key issues raised within the eight (8) public submissions received by Council concerning the proposed modification.*

*It is important to note that the proposed modification relates solely to increasing the number of approved containerised Battery Energy Storage System (BESS) units on the site from four (4) to eight (8). This change will increase the BESS capacity from approximately 11 MWh to 22 MWh, improving energy storage capacity and strengthening the network reliability and dispatch flexibility without increasing overall generation output, land disturbance, or other potential for negative off-site impacts. The Distribution Network Service Provider (Essential Energy) has approved the increased BESS capacity, confirming the site’s continued suitability for this purpose.*

*In considering the proposed modification to the approved development, it is important to note that modifications:*

- Are wholly contained within the existing approved development footprint.*
- Will be located centrally on the site, immediately adjacent to the 4 approved units.*
- Will adopt the same design and technology of the approved units.*
- Will increase energy storage capacity but will not increase the approved generation capacity of the solar farm or alter the approved layout or operations of the solar panels.*
- Will not result in any new or additional off-site amenity or environmental impacts (including traffic, noise, lighting, visual impact, vegetation removal) beyond what was considered as part of the approved development.*
- Will not remove or alter the approved landscape buffer to be constructed around the farm.*
- Will not change the nature or character of the approved development, which remains a sub-5MW solar farm with a supporting BESS.*

*Noting that the proposed modification has been lodged as a Section 4.55 (2) application under the Environmental Planning and Assessment Act 1979, the technical information lodged in support of the modification, including an Addendum Noise Assessment, confirms that the development remains 'substantially the same development' as originally approved, and will not introduce any new or unacceptable impacts.*

*The proposed modification will, however, enhance the approved project by improving energy storage capability, strengthening network reliability, and enabling greater dispatch flexibility, as supported by Essential Energy, thereby better serving the local area.*

The submitter objections and full applicant response to points raised are attached to the business paper - Attachments C and D respectively. The following provides an extract from the applicant response and may not be the full text response.

### **Submission Issue, Applicant Response & Council Assessment Comment**

#### **Issue 1 – Increase in Operational Noise, tonal characteristics & low frequency components**

**Applicant Response:** *Noise was assessed as part of the original DA and was specifically reassessed for this modification through the SoundIN Addendum Noise Assessment dated 5 March 2026. That addendum was prepared expressly to assess the impact of the additional four BESS units and therefore directly addresses the issue raised in the submissions.*

*The original acoustic assessment identified the relevant operational noise sources as the inverter station, liquid-cooled battery containers and PV tracker motors, and assessed the potential noise levels at the nearby sensitive receivers. Accordingly, it is not correct to suggest that nearby dwellings were omitted from the original assessment.*

*In relation to tonal noise, the original Noise and Vibration Impact Assessment (NVIA) adopted a conservative approach by applying a +5 dBA tonal correction to the inverter station and battery containers in accordance with the NPfl. In the updated addendum, SoundIN reviewed the manufacturer's data for the modified project and concluded that the inverter and batteries do not contain sufficient tonal characteristics to attract any penalties under the NPfl. That issue was therefore expressly considered in the updated assessment and not ignored.*

*The addendum noise assessment assesses the cumulative operational noise from the modified development based on the latest site layout, including the inverter station, 8 battery containers and tracker motors, under day, evening, and night scenarios and under noise-enhancing meteorological conditions. The updated modelling shows that the modified development complies with the applicable Project Noise Trigger Levels at all nearby receivers at all times.*

*It should be noted that the noise levels forecast in the addendum assessment are predicted for "noise-enhancing" meteorological conditions such as during a temperature inversion. There will be significant periods of time where the prevailing weather conditions do not lead to noise-enhancement and the corresponding noise levels at nearby receivers will be significantly (3-4 dBA) lower.*

*This approach is also consistent with how battery storage noise has been assessed in other comparable renewable energy developments within Griffith, including the approved Tharbogang sub-5 MW solar farm 22 MWh BESS and the Yenda BESS project (20MWh), where an Acoustic Report – Environmental Noise Emission Assessment formed part of the approved documents and the consent included a specific Noise Control condition requiring compliance with mitigation measures and the acoustic report recommendations.*

**Council Assessment:** Council originally included on the development consent a condition in relation to operational noise associated with this development:

62. *Ongoing Noise Control*

*Noise validation monitoring assessment must be completed to quantify operational noise emissions from site and to confirm emissions meet relevant criteria. The monitoring assessment would consist of operator attended noise measurements during normal operation to determine the noise contribution from the project.*

*The mitigation measures recommended in the Noise and Vibration Impact Assessment Report by SoundIN Pty Ltd (January 2024), Construction Noise and Vibration Management Plan (May 2024), are to be employed and maintained for the duration of the project.*

As part of the assessment of this application, a review has been undertaken of other issued notices of determination for electricity generating works of a similar nature (i.e. including solar panels and BESS units) and the most recently issued consent is for a property in Hanwood (DA 213/2025) including contained the following condition:

57. *Ongoing Noise Control*

*Post installation noise validation monitoring assessment (e.g. in relation to the BESS units) is to be completed to quantify operational noise emissions from site and to confirm emissions meet relevant criteria of 40dB(A) during the day and 35dB(A) during the evening and night. The monitoring assessment would consist of operator attended noise measurements during normal operation to determine the noise contribution from the project.*

*Noise monitoring validation assessment should be made available to Council upon request.*

This latter consent includes the operational criteria from the submitted/approved acoustic assessment and it is considered reasonable that the abovementioned condition No 62 for DA 228/2023 can be clarified by including the addendum acoustic report in the approved document list of Condition No. 1, as well as specifying the operational sound emission levels identified in that addendum acoustic report which are 40dB(A) during the day and 35dB(A) during the evening and night in Condition No. 62.

The additional BESS units will not therefore add any additional noise than those approved during the day, evening or night.

## **Issue 2: Validity of the Acoustic Assessment**

**Applicant Response:** *The acoustic assessment has not been based on arbitrary assumptions. The original Noise and Vibration Impact Assessment and the subsequent addendum were prepared by a qualified acoustic consultant using accepted modelling methodology, identified receiver locations and project-specific plant assumptions. The original assessment identified the relevant operational noise sources as the inverter station, battery containers and tracker motors, and the addendum specifically reassessed the modified development with the additional four BESS units based on the updated site layout.*

*It is also not correct to suggest that the amended report simply “balanced out” the increase in battery numbers in order to maintain compliance. The original NVIA adopted a conservative approach by applying a +5 dBA tonal correction to the inverter and battery units. In the addendum, SoundIN expressly states that it reviewed the manufacturer’s data and concluded that the inverter and batteries do not contain sufficient tonal characteristics to attract penalties under the NPfl. That is a technical reassessment of tonal character, not an omission of the issue.*

*Further, the relevant question is not the noise from the additional four batteries in isolation, but the total operational noise from the development as modified. The addendum reassessed that cumulative operational outcome, including the inverter station, 8 battery containers and tracker motors, and concluded that the modified development complies with the applicable project noise trigger levels at all nearby receivers, including under noise-enhancing meteorological conditions.*

*Accordingly, the acoustic assessment is not limited to untested theory. It comprises updated expert modelling for the modified development, and the consent framework already requires operational validation monitoring to confirm compliance once the project is operating of which the existing DA has been approved on these basis.*

**Council Assessment:** The acoustic assessment is soundly based and the submit acoustic assessment has been compared to other similar applications including BESS units. The premise of the submitted assessment is considered to be reasonable and valid.

### **Issue 3: Proximity to existing dwellings**

**Applicant Response:** *The proximity of neighbouring properties to the site was taken into account as part of the assessment of the original development application for the solar farm including the SEE and acoustic assessment. The previous assessment confirmed that the site was suitable for the proposed development, taking into account connections to the existing network infrastructure, separation from sensitive receivers, the provision of landscape buffers and the ability for the use to operate in a manner that would not result in any unacceptable environmental impacts. Those underlying planning conclusions remain unchanged by the current modification.*

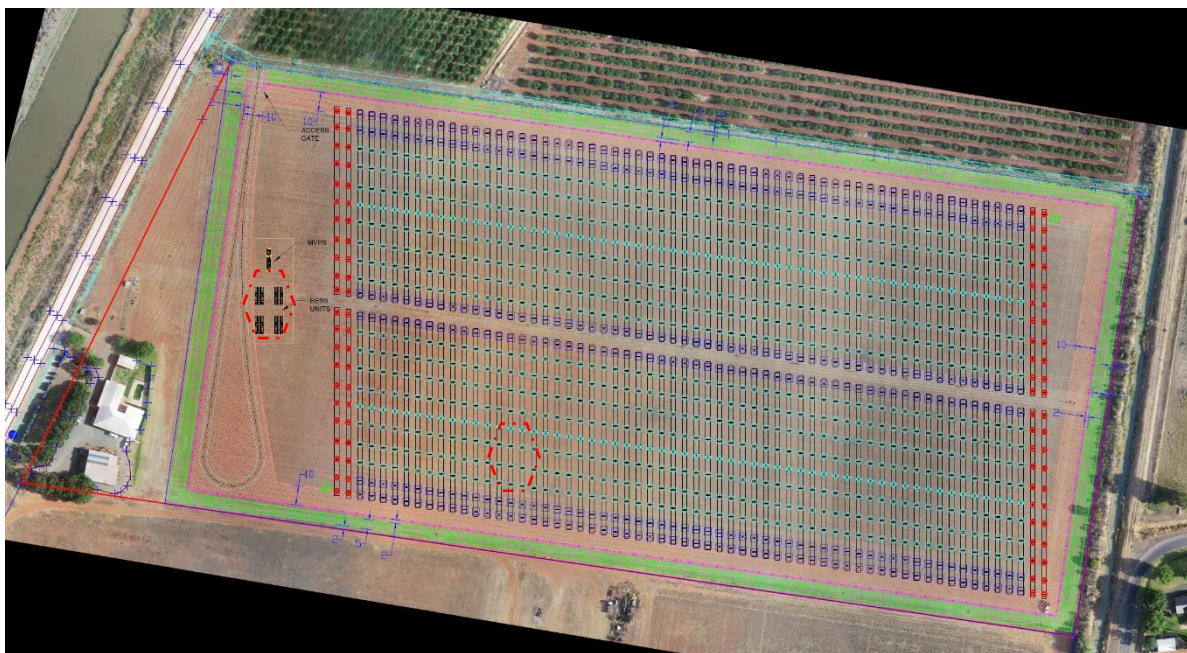
*The current modification does not change the location of the solar farm on the site, the approved land use, or the nature of the project. The development remains the same approved, being a sub-5 MW solar farm with associated battery storage at 394 Macedone Road, Bilbul. Specifically, the modification only relates to an increase in the approved BESS Units from 4 units to 8 units, which will be placed in the same location as those which were approved and will adopt the same technology.*

*In relation to noise, the technical evidence does not support the claim that impacts are direct or unavoidable. The acoustic addendum prepared specifically for the modified development confirms that the additional BESS units will not materially change construction impacts, and that operational noise from the modified development will comply with the applicable project noise trigger levels at all nearby receivers, under normal and noise-enhancing meteorological conditions.*

**Council Assessment:** The BESS unit location has not significantly changed from the original approval as illustrated following:



Figure 1 - DA 228/2023(1) Original approved plan layout of panels and BESS (location noted red)



1. Figure 2 - Mod (4) plan and BESS unit location identified

The additional BESS units are being placed beside the existing approved units. The sound output levels associated with the BESS units remains unchanged from the original report; however it is considered that Condition No. 62 pertaining to operation noise should be expanded to include the daytime and night time decibel limits (i.e. 40dB(A) day and 35 dB(A) night).

#### Issue 4: Fire Risk & Hazard Identification due to the increased number of BESS units

**Applicant Response:** The objection raises general matters associated with lithium-ion battery systems, but it does not demonstrate that the proposed modification is unacceptable in this case. The modification does not introduce a new battery technology or a different class of plant compared to what was approved. It increases the number of battery units from

4 to 8, with the additional units being the same approved BESS technology as per the preceding consent.

*It is understood that lithium-ion BESS facilities require appropriate hazard and emergency planning. That is also reflected in Griffith City Council's Solar Energy Farms and Battery Energy Storage Systems Policy, which requires hazards and risks associated with BESS to be assessed and mitigation measures proposed, where required, to avoid off-site impacts. In this case, fire risk is being mitigated through both the proposed equipment design and additional site-based fire protection measures.*

*Importantly, the proposed BESS units are purpose-designed utility-scale infrastructure with embedded protection systems. Each BESS unit includes integrated components that actively limit fault current, DC circuit safety management with fast breaking and anti-arc protection, and multi-level battery protection systems. The inverter also includes protection and monitoring functions including grid monitoring, ground fault monitoring, insulation monitoring and overheat protection. These are all relevant measures directed to reducing fault escalation and improving system safety.*

*Fire risk is also being mitigated at the site level. A 10 metre asset protection zone is to be maintained around the site, and a minimum 20,000 litre fire water tank with the necessary fittings for RFS access and use will be installed on site. While the water tank is not a specific DA requirement, it is proposed as an additional mitigation measure to support emergency response capacity and improve overall site preparedness in the event of a fire.*

**Council assessment:** Council is satisfied that there are sufficient mitigation measures in this application. The nominated 'asset protection zone' and firefighting water supply can be included as a condition of consent if necessary, however, the submitted plan includes the 'exclusion zone' which is the discussed asset protection zone and thus would be supported as per the recommendation as an identified approved plan listed in amended condition number 1.

The land is not identified as per se under the current NSW Rural Fire Service bushfire prone land mapping as it is currently under citrus planting. That mapping may change in the future if updates are undertaken by the NSW Rural Fire Service and thus it is prudent to include the asset protection zone and onsite water storage for firefighting purposes.

#### **Issue 5: Change of Ownership**

***Applicant Response:*** *While the original development application was prepared by Atlas Renewables Pty Ltd, the project SPV, Bilbul Renewable Energy Project Pty Ltd, remains the relevant project entity and consent holder. The subsequent acquisition of that SPV by Wollemi Energy Group Pty Ltd does not alter the identity of the project company itself or create a new development consent.*

*Accordingly, there is no uncertainty as to the enforceability of the consent. The consent continues to attach to the land, apply to the approved development and will bind the entity with the benefit of that consent.*

**Council Assessment:** There is no change of ownership involved in this application. Any person or entity can make a development application to Council over a parcel of land provided they have the landowners consent to do so. A development consent under the provisions of the Environmental Planning and Assessment Act and Regulations, lawfully goes with the land and not to a particular person or entity. Therefore, any person or entity can act upon the consent provided they have the landowners consent to do so. The owner of the property has not changed though a different company is now proposing to undertake the action of the issued consent. The change in the entity raises no concerns for Council.

## **Issue 6: Agricultural and Land-use Conflict**

**Applicant Response:** *The issue of land use compatibility within the RU1 Primary Production zone was considered as part of the original DA and is addressed in detail in the preceding SEE. The current modification does not alter the approved land use and remains substantially the same as that which was approved. The development remains a sub-5 MW solar farm with associated battery storage on the same site. The modification only increases the battery storage units that already form part of the approved development.*

*The concerns raised regarding heat island effects, stormwater concentration, altered filtration, spray drift conflict, soil contamination risk and microclimate impacts on surrounding crops are not supported by any project-specific technical evidence. The original application identified that the site is generally flat, only limited civil works are required, and that no significant change to ground levels is required and negligible change to the existing stormwater flows across the site was expected.*

*In relation to surrounding agriculture, the original SEE considered the agricultural context of the site and noted that a solar farm is not a sensitive land use and does not limit ongoing agricultural activity on any of the surrounding properties.*

*Further, the existing conditions of consent already address potential contamination and ongoing operational amenity. In this regard, condition 58 requires the premises to operate so as not to interfere with the amenity of adjoining lots, and condition 60 requires any dielectric fluid to be managed so as to prevent contamination, with notification obligations in the event of any spill.*

**Council Assessment:** *The change in the number of BESS units made under this application is not a significant increase in the overall development on this site. The potential noise generated by the additional BESS units does not increase by virtue of the additional units as provided in the submitted acoustic assessment.*

## **Issue 7: Property Value and Economic Loss**

**Applicant Response:** *The current modification does not introduce a new land use and the proposed development remains 'substantially the same' as that which was approved. The development remains the same approved sub-5 MW solar farm with associated battery storage on the same site, with the modification only increasing the battery storage component from 4 units to 8 units.*

*The original SEE demonstrated that the site is appropriately located, well separated from surrounding sensitive receptors, and capable of operating with minimal visibility and without unacceptable environmental impacts. Those underlying planning conclusions remain unchanged by the current modification.*

*Further, the specific issue of operational noise has been reassessed through the SoundIN Addendum Noise Assessment which takes into account the additional four BESS units. That addendum confirms that the modified development maintains compliance with the applicable project noise trigger levels at all nearby receivers, including under noise-enhancing meteorological conditions.*

*It is also relevant that battery storage infrastructure has already formed part of renewable energy project assessment within the Griffith Local Government Area, including the Tharbogang solar farm project and BESS project and the Yenda BESS project. That local planning context does not support the proposition that the presence of battery storage infrastructure, of itself, results in automatic or demonstrable property value loss.*

*Accordingly, the proposed modification is not forecast to result in any actual or quantifiable reduction in surrounding property values.*

**Council Assessment:** Under the provisions of the Environmental Planning & Assessment Act and Regulations, property value is not a matter for Council assessment. The economic impact of the development however is a matter for Council assessment and there are no adverse economic impacts that Council has determined arising from the original consent, which would be altered by this modification.

### **Issue 8: Cumulative & Precedent Impact**

**Applicant Response:** *The proposed modification is not a staged or open-ended intensification of the approved development. It is a defined modification to enhance the approved project and is limited to an increase in battery storage from 4 units to 8 units. These units will be inside the site consistent with the original 4 units already approved. The additional storage will improve energy storage capability, strengthen network reliability, and allow greater dispatch flexibility without increasing the overall generation output, land disturbance, or increasing any potential for any unacceptable off-site impacts. Essential Energy has approved the increased BESS capacity, confirming the site's continued suitability to serve its original purpose.*

*The relevant site-specific impacts of construction of the solar farm and BESS on the site were considered as part of the original application which resulted in approval of the consent. The original SEE concluded that the site is appropriately located, close to existing network infrastructure, well separated from surrounding sensitive receptors, and capable of operating with minimal visibility and without unacceptable environmental impacts. Those conclusions remain relevant to the present modification.*

**Council Assessment:** There are no cumulative environmental impacts arising from this modification to the approved development. The works are being undertaken on land which was cleared of the formerly established vineyard (removed sometime between August 2019 and May 2020). It is noted that the land is identified as Class 3 Agricultural Land, being suitable for a wide range of agricultural pursuits however, the development application to permit the solar farm and BESS unit proposal was approved in 2024 and this modification does not alter the approved use per se.

### **Issue 9: Vegetation and Fencing**

**Applicant Response:** *The proposed modification does not seek to remove, reduce or avoid the approved landscaping and vegetative buffering for the project. The approved development requires installation of the landscape which remains an integral part of the project and those components remain part of the approved project.*

*The proposed amendment relates to the timing of landscaping delivery only. It is proposed that the approved landscaping be completed prior to the issue of the Occupation Certificate, rather than prior to the issue of the Construction Certificate. This change is sought for practical construction and establishment reasons, not because landscaping is being treated as incidental or diminished.*

*In particular, installing the landscaping before major construction activities are completed creates a real risk that new plantings will be damaged by construction traffic, plant movement, trenching, fencing works, dust, soil compaction and other site activities. Delivering the landscaping closer to completion of the works, once the major construction activities, final site levels, fencing and access arrangements are in place, will provide a more reliable and effective establishment outcome for the approved landscape buffer.*

*Importantly, the landscaping requirement remains enforceable. The consent already requires the automatic irrigation for the approved landscaped buffer to be maintained prior to the issue of the Occupation Certificate, and it also requires that the approved and installed*

*landscaping be maintained and kept free of weeds for the life of the development in accordance with the approved plan.*

**Council Assessment:** the applicant seeks to alter the timing of the planting to be undertaken within the 5m wide landscape strip surrounding the solar farm development, between the house and the solar farm and along the property boundaries.

This condition states:

*24. Prior to the issue of the Construction Certificate, the landscaping proposed in Landscape Plan, Drawing No. 101, Issue B & dated 14/06/2024, (referred to in Condition No 1), shall be undertaken and completed on site in accordance with the landscape specifications Landscape Details, Drawing No. 501, Issue B & dated 14/06/2024 referred to in Condition No.1.*

It is unusual for planting to be required prior to the issue of a construction certificate, and this condition is not in line with the conditions of other electricity generating works applications issued in the City. It is reasonable that this condition be a requirement prior to the issue of the occupation certificate as the works can be undertaken while other works are occurring within the site. It is considered reasonable that this condition be relocated to Occupation Certificate phase of the development.

### **Issue 10: General Objection to Renewable Energy Facility on Agricultural Land**

**Applicant's Response:** *The objection raises opposition to renewable energy development and broader government energy policy, rather than to any specific unacceptable impact arising from the proposed modification application.*

*The issue of land use compatibility within the RU1 Primary Production zone was considered as part of the original DA and is addressed in detail in the preceding SEE. The current modification does not alter the approved land use and remains substantially the same as that which was approved. The development remains a sub-5 MW solar farm with associated battery storage on the same site. The modification only increases the battery storage units that already form part of the approved development.*

*The original SEE specifically addressed the RU1 zone objectives and concluded that the proposal can be undertaken in a compatible manner. In particular, it noted that sustainable agricultural production on the site is not a viable proposition, that the site has not been used for commercial agriculture for over a decade, and that the solar farm will not sterilise the long-term agricultural potential of the land because the infrastructure can be removed at the end of the project life and the land returned to production.*

*In relation to surrounding agriculture, the original SEE considered the agricultural context of the site and noted that a solar farm is not a sensitive land use and does not limit ongoing agricultural activity on any of the surrounding properties.*

**Council Assessment:** while an application for electricity generating works are not permitted under the Griffith Local Environmental Plan 2014 in the RU1 Primary Production zone, the use is permitted under the provisions of State Environmental Planning Policy (Transport & Infrastructure) which is a higher order of environmental Planning instrument than the Griffith LEP. Thus the development was previously approved on the property by the Western Regional Planning Panel. This modification doesn't alter the permissibility of the development.

Council has previously been advised by Essential Energy that there is a limit to the number of 'electricity generating works' that can be connected into the existing local electricity network. While Council or the Western Regional Planning Panel may approve numerous developments of this nature, they may not all be able to connect into the network.

Overall, the area of agricultural land in the city to be utilised for small scale electricity generating works is likely to be very limited given a development of this nature is required to be with reasonably close proximity to a substation.

Griffith LGA has not been designated as a region where large scale solar infrastructure is desired, such as Murrumbidgee and Carrathool Shire Council areas.

### **Section 4.15 Evaluation**

The provisions of Section 4.55(3) of the Environmental Planning and Assessment Act, 1979 require the consent authority to evaluate a modification application with regard to Section 4.15 of the Act.

With regard to Section 4.15(1)(a)(i) of the Act in respect to the provision of any environmental planning instrument, the following evaluation has been undertaken:

#### **(a) Griffith Local Environmental Plan 2014**

The proposed modification of Development Application No 228/2023 (4) has been assessed with regard to Griffith Local Environmental Plan 2014 and it has been considered that:

- (i) The proposed modification does not result in any inconsistency with regards to the objectives of the zone.
- (ii) The proposed modification does not involve any breach of a development standard, nor does it involve any further breach of a development standard that has been previously been considered.

#### **(b) State Environmental Planning Policies**

The original application was assessed with regard to the relevant State Environmental Planning Policies for example SEPP Transport and Infrastructure 2021, that applied at the time. The proposed modification does not result in any inconsistency with the previous assessment.

With regard to Section 4.15(1)(a)(ii) there are no draft environmental planning instruments applicable to the Griffith Local Government Area or to the proposed development.

Council took into account the relevant development control plans as part of the original assessment of the development application in accordance with section 4.15(1)(a)(iii).

There are no planning agreements which apply to this development and therefore the provisions of Section 4.15(1)(a)(iiia) do not apply.

The provisions of clauses 61 - 64 of the Environmental Planning and Assessment Regulations, 2021 have been considered as part of this development in accordance with Section 4.15(1)(a)(iv) of the Act.

Council has considered the provisions of Section 4.15(1)(b) of the Act, and based on the assessment carried out, Council can be satisfied the proposed modification to the original development is unlikely to result in any adverse environmental, social or economic impact.

The proposed modification development does not alter the suitability of the site, which was considered appropriate when the original development application was determined. In this regard Council is satisfied the development accords with Section 4.15(1)(c) of the Act.

All submissions made in accordance with the Act or the Regulations have been addressed under this report.

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment. The proposed modification has been considered in relation to relevant Environmental Planning Instruments, and deemed to be acceptable. On this basis, the proposal, is unlikely to raise any issues that are contrary to the public interest.

Since this development application was approved, Council has adopted the Solar Energy Farms and Battery Energy Storage Systems (BESS) Policy SD-CP-202. This policy provides a range of mandatory documents for development application submission and a range of other provisions for Solar & BESS development. As that policy was not in force at the time of the issued DA, a full assessment against this policy has not been made under this modification, as the policy applies only to new development applications. However, the following is provided:

*The objectives of the policy are as follows:*

- *To minimize potential land use conflicts.*
- *To ensure any visual impacts of the development are mitigated.*
- *To avoid the sterilisation of productive agricultural land where possible.*
- *To ensure that adequate provisions are made to restore developed land at the end of the life of the development.*
- *To ensure hazards and risks associated with Battery Energy Storage Systems (BESS) are assessed with mitigation measures (if required) proposed to avoid offsite impacts.*

While there are adjacent residential dwellings on the surrounding rural allotments, the primary use of the locality is rural and agriculture. The proposal does not strictly result in any conflict with existing land uses – conditions are in place to minimise the impact upon neighbouring dwellings if this development proceeds to construction and operation.

Visual amenity can be maintained through the provision of landscaping as conditioned and the specific landscaping condition has not been amended as requested by the applicant, to ensure that screen planting around the site boundaries is undertaken as a first step in the development of the land.

Council has received several applications of this nature and they, like this application indicate that the land can be used for agriculture again in the future once decommissioning has been undertaken.

Hazards and risks associated with Battery Energy Storage Systems are addressed in the application, particularly the submitted document (see Attachment B Application Documents – page 14 of 40) which addresses previous submission issues under the original DA:

*The BESS is a modular design, with each container operating as a self-contained unit with integrated detection and suppression. Importantly, the containerised system is designed with internal protections and physical separation such that, in the event of an incident within a single container, the risk of escalation and propagation to adjacent containers or other on-site equipment is mitigated through the unit's design features and site layout controls. The additional containers will be incorporated within the same engineered compound arrangement and emergency management framework. See Appendix C - Section 8 of the Sungrow ST2752UX system manual.*

Further, Appendix C the Sungrow ST27252UX system manual provides:

*The BESS has a water fire suppression system and aerosol fire suppression system that can effectively extinguish the fire. It is equipped with combustible gas detectors, smoke detectors, and temperature detectors. If any abnormality is detected, the system will send an alarm to the background BSC through the output signal of the relay base.*

This modification application is considered to be consistent with Council's adopted policy.

### **OPTIONS**

#### OPTION 1

As per Recommendation.

#### OPTION 2

Refusal to grant consent to the modification subject to reasons provided by Council. This doesn't alter the current application determination issued including four (4) BESS units.

#### OPTION 3

Any other resolution of Council.

### **POLICY IMPLICATIONS**

There are no adverse policy implications through modifying the existing development consent.

### **FINANCIAL IMPLICATIONS AND RISK**

There are no reasonably anticipated adverse financial implications.

### **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

Where an applicant is dissatisfied with a development determination, they may lodge an appeal with the Land & Environment Court. Further, an objector may lodge an appeal where they believe the determining authority has not followed due process under the Environmental Planning and Assessment Act / Regulations, in assessing an application.

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

### **ENVIRONMENTAL IMPLICATIONS AND RISK**

**Minor Low Risk: Minimal environmental impact handled internally.**

### **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

Council has undertaken notification of this modification application in accordance with the adopted Community Participation Plan.

### **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 8.3 Promote business and industry participation in clean and renewable energy initiatives.

## **CONSULTATION**

Senior Management Team, Director Sustainable Development, Planning & Environment Manager, Development & Traffic Coordinator, Development Assessment Staff and the community through notification of the application.

## **ATTACHMENTS**

- (a) Attachment A - DA 228/2023 (4) - Draft Notice of Determination - 394 Macedone Rd Bilbul (under separate cover) 
- (b) Attachment B - DA 228/2023 (4) - Application Documents - 394 Macedone Rd, Bilbul (under separate cover) 
- (c) Attachment C - DA 228/2023 (4) - Combined Submissions - 394 Macedone Rd, Bilbul (under separate cover) 
- (d) Attachment D - DA 228/2023 (4) - Applicant's Submissions Response - 394 Macedone Rd Bilbul (under separate cover) 

<b>CLAUSE</b>	<b>CL02</b>
<b>TITLE</b>	<b>Endorsement of the Draft Delivery Program 2025/26 to 2028/29 incorporating the Draft Operational Plan (Budget) 2026/27, Annual Review of the Long Term Financial Plan 2026/27</b>
<b>FROM</b>	<b>Matthew Hansen, Director Business, Cultural &amp; Financial Services Scott Grant, General Manager</b>
<b>TRIM REF</b>	<b>26/41094</b>

---

### **SUMMARY**

This report seeks Council's endorsement to place the following draft documents on public exhibition, in accordance with the *Local Government Act 1993*:

- Delivery Program 2025/26 – 2028/29 (Minor amendments) incorporating the Draft Operational Plan 2026/27 (annual budget)
- Annual review of the Long Term Financial Plan 2026/27

These documents form the foundation of Council's strategic planning and financial management framework. They outline key priorities, initiatives and resource allocations required to deliver services and infrastructure aligned with the Community Strategic Plan 2025–2035.

Public exhibition provides an important opportunity for community engagement, ensuring transparency and enabling residents to provide feedback on Council's proposed activities and budget for the coming years.

Council is requested to consider the attached draft documents and approve their exhibition to facilitate community consultation prior to final adoption.

### **RECOMMENDATION**

- (a) Council endorse the public exhibition, for a minimum period of 28 days, of the following draft documents:**
  - **Draft Delivery Program 2025/26 - 2028/29 incorporating the Draft Operational Plan 2026/27**
  - **Draft Ten Year Long Term Financial Plan 2026/27 Annual Review**
- (b) Council hold a Community Opinion Group (COG meeting) during the public exhibition period.**
- (c) Following the public exhibition period, the draft documents, together with any submissions received, be reported back to Council for consideration and adoption prior to 30 June 2026.**

## **REPORT**

### **Integrated Planning and Reporting Requirements**

Under the Integrated Planning and Reporting (IP&R) Guidelines, all NSW Councils are required to prepare the following documents:

- Community Strategic Plan
- Delivery Program
- Resourcing Strategy (including the Long-Term Financial Plan, Asset Management Plans, and Workforce Management Plan)
- Operational Plan (including the Budget)
- Annual Report
- State of our City Report

Council's Community Strategic Plan was reviewed in 2025 and endorsed on 25 March 2025.

The Delivery Program 2025/26 – 2028/29, together with the Operational Plan (Budget) and Resourcing Strategy, was adopted at the Council meeting held on 19 June 2025.

The IP&R Guidelines require Council to adopt an annual Operational Plan (Budget) prior to the commencement of each financial year. This plan outlines the activities to be undertaken during the year and must include detailed financial information such as revenue policy, projected income and expenditure, rates, fees and charges, pricing methodology, and proposed borrowings.

In accordance with the IP&R requirements, Council has prepared the following draft documents:

- Delivery Program 2025/26 – 2028/29 (minor amendments) incorporating the Draft Operational Plan 2026/27 (annual budget)
- Annual review of the Long Term Financial Plan 2026/27

### **Asset Management Strategy – Overview and Current Status**

The Asset Management Strategy (AMS) provides the framework for how Council plans, manages and funds its infrastructure assets to support service delivery in a sustainable and risk-based manner. It aligns asset planning with the Long Term Financial Plan and the Delivery Program and Operational Plan.

The AMS was last endorsed by Council in June 2025 following a desktop review, with a full review scheduled for 2025/26. Early review work identified the need to revise the overarching Asset Management Policy prior to completing the updated Strategy. A revised Policy was endorsed by Council for public exhibition in March, with formal adoption expected by May.

In the interim, Council staff are progressing development of the new AMS, which is currently around 75 per cent complete. Subject to adoption of the revised Policy, the updated AMS will be presented to Council as an exhibition draft by August 2026.

### Amendments to Delivery Program

Minor amendments have been made to the Delivery Program as follows:

Action Code	Current DP Action	Amended Action
7.4.1	Provide emergency response and implement mitigation measures as required.	Provide emergency response and implement mitigation measures as required for transport network.
6.2.3	Construction of the Southern Industrial Link Road (Heavy Vehicle Strategy).	Focus on Northern link road (Heavy Vehicle Strategy).
6.1.14	Investigate the delivery of a new cemetery and crematorium.	Investigate the delivery of a new cemetery.
3.2.3	New action added.	Manage procurement and accounts payable effectively.
3.2.4	New action added	Strengthen financial management capability across the organisation.
5.1.1	Design and implement media and marketing strategies to enhance the appeal of Promote Griffith as a destination to invest, live and work in, focused on Griffith's regional city lifestyle underpinned by local employment opportunities and options for education and training, health and housing.	Promote Griffith as a destination to invest, live and work in.
5.1.2	Provide secretariat support to Region 9 of the Murray Darling Association. Participation on this board promotes opportunities for Council to have input into the region's water discussions.	Advocate for guaranteed, transparent and affordable water supply to sustain the community, business operations and the local environment.
4.1.7	Undertake Beauty and Skin Penetration Inspections as required by NSW Health. (Hairdressers as required)	Undertake Beauty and Skin Penetration Inspections as required by NSW Health.
4.1.11	Develop On-Site Sewage Management (OSM) Plan.	Develop On-Site Sewage Management (OSM).

Action Code	Current DP Action	Amended Action
5.2.1	Support efforts to match skilled labour with local business and industry needs.	Develop and support a dynamic and resilient workforce.
5.2.2	Collaborate with RDA Riverina and neighbouring Councils to explore opportunities to address local skills gaps and build workforce capacity.	DP Action deleted – combined with 5.2.1
5.2.3	Support and promote the Country Universities Centre Western Riverina in delivering distance tertiary education opportunities to students in Griffith and the surrounding region.	DP Action deleted - combined with 5.2.1
5.3.1	Work with the Federal and State Governments to promote and deliver small business support programs applicable to newly-established and emerging business operators in the Griffith area.	Partner with various levels of Government to promote and deliver small business support programs.
5.3.2	Produce monthly business newsletters to promote news, events, training, grants, assistance and incentives.	DP Action deleted - combined with 5.3.1
5.3.3	Partner, sponsor and promote professional development for local businesses to establish and grow.	DP Action deleted - combined with 5.3.1
5.5.1	Griffith Housing Strategy renewed and implemented.	Griffith Housing Strategy implementation.
5.7.1	Contribute to the rail freight interchange improvement project plan, collaborating with project partners to provide support for the full business case.	Contribute to the rail freight interchange improvement.
5.7.2	Lobby State and Federal Governments to advocate for reliable and cost-effective means of road and rail transport that is accessible to all industries in Griffith.	DP Action deleted as it's already being addressed in 6.2.2

Action Code	Current DP Action	Amended Action
5.7.3	Engage with the State, Federal Governments and Airlines to advocate for reliable and cost-effective means of Air transport through Griffith Airport for both business and leisure passengers.	Changed to 5.7.2
3.1.7	Provide corporate property services for Council including Crown Land Management.	Provide corporate property services for Council owned and managed land including Crown Land Management.

### Community Consultation

Council is required to engage with the community throughout the development and review of IP&R documents. Public exhibition is a mandatory step in this process, ensuring transparency and alignment with community expectations.

The draft documents are now presented for Council's endorsement to proceed to public exhibition. During the 28-day exhibition period, community consultation will be undertaken, including a community information session.

Following the exhibition period, the draft documents and any submissions received will be reported back to Council for consideration and adoption prior to 30 June 2026.

### COUNCIL OPERATIONAL BUDGET (as attached)

#### Operating Result – All Funds

The 2026/27 Operating Budget, as reflected in the Operational Plan and supported by the Long-Term Financial Plan (LTFP), indicates an operating surplus before capital items for the 2026/27 financial year.

The consolidated operating result across all Council funds demonstrates that Council is continuing to meet its day-to-day operating costs from recurrent revenue sources, consistent with the objectives of long-term financial sustainability. The forecast surplus before capital items reflects prudent financial management and provides capacity to support asset renewal and service delivery over the life of the LTFP.

	Consolidated (\$m)	General (inc. Waste) (\$m)	Water (\$m)	Sewer (\$m)
<b>Revenue</b>	97.7	68.0	16.5	13.2
<b>Expenses</b>	82.0	57.3	13.6	11.2
<b>Surplus/Deficit</b>	15.7	10.7	2.9	2.0
<b>Surplus/Deficit before capital items</b>	3.7	0.1	2.1	1.5

## **General Fund – Unrestricted Cash Position**

As shown in the Cash Flow Statement, Council's General Fund unrestricted cash balance is project to improve over the 2026/27 Financial Year.

This position reflects:

- Ongoing operating surpluses,
- The timing of capital expenditure and grant-funded projects, and
- Council's continued focus on maintaining adequate liquidity to manage operational and capital commitments.

Maintaining a sustainable unrestricted cash position is a key financial management objective and provides resilience in managing unforeseen cost pressures and funding variability.

## **Rates and revenue**

The Independent Pricing and Regulatory Tribunal (IPART) has determined a rate peg of 3.2% for 2026/27 applicable to Griffith. Council's 2026/27 Operating Budget and LTFP have been prepared on the basis of this rate peg, ensuring that projected rate revenue growth aligns with the regulated framework while balancing community affordability and Council's service and asset responsibilities.

Council's approved Special Rate Variations for 2024/25 and 2025/26 are now complete and fully incorporated into the 2026/27 Operating Budget, LTFP and Cash Flow projections. These variations form part of Council's established revenue base going forward.

In the context of ongoing financial pressures, and long-term sustainability considerations, Council may wish to consider a further round of Special Rate Variation applications over the next 12 to 24 months, subject to detailed financial analysis and community engagement.

## **\$1 Million Savings Challenge – Progress Update**

As part of the 2026/27 financial planning process, Council committed to achieving \$1 million in ongoing savings to support long-term financial sustainability.

To date:

- Approximately \$300,000 in savings have been identified and incorporated into the 2026/27 Operating Budget and forward estimates.
- A further \$765,000 in savings remains to be identified to fully meet the challenge.

Work is continuing across the organisation to identify additional efficiency measures, service reviews and cost containment opportunities. Further updates will be provided to Council as savings initiatives are refined and confirmed.

## **Key risks**

A major risk to the 2026/27 budget relates to the potential cost impacts arising from the fuel security matter. At this stage, the full extent and duration of the issue are not known and, as a result, the financial impact has not been incorporated into the proposed budget.

Should costs escalate or persist, Council may be required to consider counter-measures to manage a potential fiscal shortfall, including a reduced scope of works, the deferral of non-essential expenditure and/or the identification of additional cost savings elsewhere within the organisation.

A further significant risk relates to three capital projects with open funding applications under the Sustainable Communities Program Round 2 (SCP2). These projects are not currently included in the proposed budget, pending the outcome of the funding applications. If the applications are successful, the financial and delivery impacts, including Council co-contributions, cash flow and project timing, will need to be managed through future budget adjustments and reporting to Council.

A less likely, but material, risk is the potential for an Award increase above the 4 per cent assumption incorporated into the 2026/27 salary budget and forward estimates. Award negotiations are continuing and the final outcome is not yet known. Any increase above the assumed level would place additional pressure on operating costs and may require offsetting savings or other mitigation measures to maintain financial sustainability.

## **LONG TERM FINANCIAL PLAN**

The Long-Term Financial Plan (LTFP) sets out how Council will fund its services, infrastructure and commitments over the ten-year period from 2026/27 to 2035/36. It has been prepared as part of Council's Integrated Planning and Reporting framework and is closely aligned with the Community Strategic Plan, Delivery Program, Operational Plan and Asset Management Strategy. The LTFP provides a forward view of income, expenditure, capital investment, cash flow and financial risks, allowing Council to understand the long-term implications of current decisions and maintain transparency with the community.

The Plan shows that Council is forecast to remain financially sustainable at a consolidated level, with ongoing operating surpluses over the life of the plan. At the same time, it highlights that the General Fund is the most financially sensitive area of Council's operations. While operating results including capital grants are positive, results before capital income fluctuate around break-even and remain sensitive to cost escalation, asset renewal requirements and the timing of major capital works. Strong operating cash flows support service delivery and infrastructure investment, with a short period of tighter liquidity in the early years followed by a strengthening cash position as capital expenditure moderates.

Overall, the LTFP demonstrates that Council can continue to deliver services and maintain essential infrastructure, provided financial discipline is maintained. Ongoing sustainability relies on careful management of expenditure growth, prioritisation of asset renewal based on risk and service outcomes, and regular monitoring of performance against assumptions and benchmarks. The Plan is reviewed annually and updated as conditions change, ensuring Council can respond to emerging risks while balancing affordability for the community and fairness between current and future ratepayers.

### **OPTIONS**

Any other resolution of Council.

### **POLICY IMPLICATIONS**

Not Applicable

### **FINANCIAL IMPLICATIONS AND RISK**

As per draft documents attached.

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

### **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

Council is required to adopt a budget by 30 June annually.

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

### **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**

Budget allocation affects the delivery of Council services.

**Major High Risk: Widespread total degradation of operations and services up to a month. Severe impact to staff with extended delays in service standards. Contractor non-performance, non-delivery or termination of service.**

### **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. This item links to Council's Strategic Plan item 3.2 Ensure Council's financial sustainability through effective financial management that is transparent and accountable.



### **CONSULTATION**

Senior Management Team

Council Managers

Councillors

### **ATTACHMENTS**

- (a) Draft Delivery Program and Operational Plan 2026/27 (under separate cover) 
- (b) Draft Long Term Financial Plan Annual Review (under separate cover) 

<b>CLAUSE</b>	<b>CL03</b>
<b>TITLE</b>	<b>Utilise S7.12 Developer Contributions from External Reserve</b>
<b>FROM</b>	<b>Matthew Hansen, Director Business, Cultural &amp; Financial Services</b>
<b>TRIM REF</b>	<b>26/42342</b>

---

### **SUMMARY**

Council has adopted a new Section 7.12 Contributions Plan, endorsed at its meeting of 14 April 2026, which provides the statutory framework for the collection and expenditure of developer contribution funds under Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

The adopted Contributions Plan expressly authorises the use of funds for a broad range of local infrastructure projects, including Lake Wyangan Infrastructure, Wood Park public amenities, and Community Gardens works, all of which align with the intent and expenditure categories of the Plan.

The strategic use of these reserve funds can assist the unrestricted or working capital funds available in the general fund of Council and provide for greater overall financial sustainability.

### **RECOMMENDATION**

**Council resolve to utilise funds from the Section 7.12 Developer Contributions Reserve, in accordance with the Section 7.12 Contributions Plan endorsed on 14 April 2026, to fund the following projects:**

- 1. Lake Wyangan Foreshore Development – \$950,000 (2025/26);**
- 2. Wood Park Toilet Block – \$250,000 (2026/27); and**
- 3. Community Gardens Large Scale Events Masterplan works – up to \$500,000, subject to grant funding.**

### **REPORT**

The Section 7.12 Developer Contributions Reserve had an estimated balance in excess of \$6.0 million as at 30 June 2025. These funds are externally restricted and must be applied to new or augmented local infrastructure in accordance with the adopted Contributions Plan.

The three projects identified in this report are all specifically provided for within the adopted Section 7.12 Contributions Plan endorsed by Council on 14 April 2026, and are therefore eligible for funding from the reserve.

The recommendation to fund the identified projects from the Section 7.12 Developer Contributions Reserve has a positive impact on Council's unrestricted (untied) cash position.

In the absence of this recommendation, funding for part or all of these projects would otherwise be required to be sourced from Council's unrestricted General Fund cash, borrowings, or deferred to future years. By utilising externally restricted Section 7.12 funds in

accordance with the adopted Contributions Plan, Council avoids an equivalent drawdown on unrestricted cash of up to \$1.7 million.

This approach preserves unrestricted cash and working capital capacity, supports Council's ability to respond to operational and emerging capital pressures, and strengthens overall financial sustainability while ensuring that developer contributions are applied to eligible growth-related infrastructure as intended under the endorsed Section 7.12 Contributions Plan.

The allocation of up to \$500,000 in Section 7.12 funding for the Community Gardens Large Scale Events Masterplan works also provides appropriate flexibility for the General Manager to scale the scope of works, having regard to the Quantity Surveyor's cost advice that was received after the reports were finalised for the Council meeting of 14 April 2026.

This allowance enables the project to be refined or staged, if required, to remain within the approved funding envelope while delivering outcomes aligned with the adopted masterplan and the intent of the Section 7.12 Contributions Plan.

## **OPTIONS**

### **OPTION 1**

As per recommendation.

Council resolve to part or fully fund the following infrastructure projects from the S7.12 Developer Contribution Reserve;

1. Lake Wyangan Foreshore Development included in the current 2025/26 year budget for \$950,000 with the reserve to be adjusted in the preparation of the 2025/26 annual financial statements. These works are already committed through the Sustainable Community Program Round 1.
2. Wood Park Toilet Block included in the Long Term Financial Plan for completion in the 2026/27 year at a cost of \$250,000 with the reserve to be adjusted in the preparation of the 2026/27 annual financial statements. This toilet block enhancement is consistent with the Long Term Financial Plan.
3. Community Gardens Large Scale Masterplan works currently the subject of a grant application under the Active Regional Communities – Community Participation funding program. This would be subject to a successful grant application with Council contribution to be no greater than \$500,000.

### **OPTION 2**

Council could opt to fund some or none of these projects from the developer contribution reserve funds.

## **POLICY IMPLICATIONS**

The recommendation is consistent with the Section 7.12 Contributions Plan endorsed by Council on 14 April 2026, with all proposed projects specifically identified within the Plan's Schedule of Works or eligible infrastructure categories.

## **FINANCIAL IMPLICATIONS AND RISK**

The strategic use of s7.12 developer contributions to appropriately fund eligible community infrastructure is important to the overall continued financial viability of Council as the funds

utilised from an externally restricted fund eases the burden of funding that would normally have been required through general fund operating revenues.

Based on the estimated reserve balance as at 30 June 2025, and the identification of funding for the three projects outlined in this report, the indicative impact on the Section 7.12 Developer Contributions Reserve is as follows:

Item	Estimated Amount
Estimated S7.12 Reserve balance (prior to project allocations)	~\$6.0 million
Lake Wyangan Foreshore Development	\$950,000
Wood Park Toilet Block	\$250,000
Community Gardens Large Scale Events Masterplan Works	up to \$500,000
<b>Total identified project commitments</b>	<b>\$1.7 million</b>
<b>Estimated reserve balance after projects</b>	<b>~\$4.3 million</b>

The remaining reserve balance will continue to be available for the progressive delivery of other priority infrastructure projects identified in the adopted Section 7.12 Contributions Plan, subject to Council approval through future budget and reporting processes.

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

#### **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

The use of the funds on projects identified in this report are in accordance with the S7.12 Developer Contributions Plan.

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

#### **ENVIRONMENTAL IMPLICATIONS AND RISK**

No impact or risks regarding environmental implications.

**Minor Low Risk: Minimal environmental impact handled internally.**

#### **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

No material impact or risks regarding reputation/community implications.

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

#### **SERVICE DELIVERY IMPLICATIONS AND RISK**

The strategic use of S7.12 Developer Contributions on community infrastructure projects is positive in terms of service delivery as these projects are being funded from an externally restricted reserve and not utilising general revenues that can then be utilised in other areas of Council as needed.

**Minor Low Risk: Nil impact to service delivery.**

#### **WHS / HR IMPLICATIONS AND RISK**

No impact.

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

**[LINK TO STRATEGIC PLAN](#)**

This item links to Council's Strategic Plan item 3.2 Ensure Council's financial sustainability through effective financial management that is transparent and accountable.

**CONSULTATION**

Senior Management Team

**ATTACHMENTS**

Nil

**CLAUSE**      **CL04**

**TITLE**        **Request to Waive Road Fees - Griffith Multicultural Council**

**FROM**        **Shireen Donaldson, Director Economic & Organisational Development**

**TRIM REF**    **26/44165**

---

### **SUMMARY**

This report requests Council consider a request to waive Road Closure Authorisation Fees for the Griffith Multicultural Council Parade and Festival – 16 & 17 May 2026

### **RECOMMENDATION**

**Council waive Road Closure Authority Fees of \$694 (2x\$347) for the Griffith Multicultural Council Parade and Festival – 16 & 17 May 2026.**

### **REPORT**

A letter has been received from the Griffith Multicultural Council seeking assistance in the form of the waiving of road closure authority fees (2x \$347).

Significant staff assistance has been expended to assist the Griffith Multicultural Council submit all related Traffic Management, Traffic Control and Public Liability documents associated with both events.

### **OPTIONS**

#### **OPTION 1**

As per Recommendation.

#### **OPTION 2**

Any other resolution of Council.

### **POLICY IMPLICATIONS**

Nil

### **FINANCIAL IMPLICATIONS AND RISK**

The request itself is not financially material for the Council or the facility. It does create a risk of setting a precedent.

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

### **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

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

### **ENVIRONMENTAL IMPLICATIONS AND RISK**

**Minor Low Risk: Minimal environmental impact handled internally.**

### **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

There is some reputational risk associated with a refusal to waive fees.

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

### **SERVICE DELIVERY IMPLICATIONS AND RISK**

Nil

**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 3.2 Ensure Council's financial sustainability through effective financial management that is transparent and accountable.

### **CONSULTATION**

Senior Management Team

### **ATTACHMENTS**

(a) Request to Waive Fees  

54



**MULTICULTURAL COUNCIL OF GRIFFITH**

Mar 26, 2026

**Subject:** Request for Waiver of Road Closure Authorisation Fees

Mr Scott Grant,  
General Manager  
Griffith City Council and senior management team

Dear Scott,

I am writing on behalf of Multicultural Council of Griffith to formally request a waiver of the Road Closure Authorisation fees associated with the upcoming event scheduled for the May 17 – Multicultural Festival Parade.

In accordance with the Traffic Guidance Standard (TGS), an accredited traffic controller must be present for the full duration of the event. This measure is essential to ensure that all traffic control devices remain correctly positioned throughout the event.

We respectfully request that the Council consider waiving the Road Closure Authorisation fees for this event. This request aligns with prior communications made during earlier meetings, where the possibility of fee waivers was discussed for events that demonstrate robust safety plans, such as the one outlined above.

We believe that granting this waiver will:

- Support community engagement by reducing financial barriers for event organizers.
- Encourage adherence to safety standards, as the presence of an accredited traffic controller demonstrates our commitment to public safety.
- Align with the Council's precedent of supporting events that proactively address risk management.

Thanking you and we appreciate your consideration of this request and look forward to your favorable response.

Should you require any additional information, please do not hesitate to contact me.

Best regards,

Carmel La Rocca

President

Contact us at:  
P.O. BOX 2327 GRIFFITH NSW 2680  
Tel: (02)69644366 M: 0412811343  
A.B.N. 58 014 127 559  
Email: [multiculturalcouncilofgriffith@gmail.com](mailto:multiculturalcouncilofgriffith@gmail.com) F: [www.facebook.com/GriffithMulticulturalCouncil](http://www.facebook.com/GriffithMulticulturalCouncil)

<b>CLAUSE</b>	<b>CL05</b>
<b>TITLE</b>	<b>Renewal of Licence Agreement - Yenda Preschool Kindergarten Inc. Part Lot 979 DP751728, 2 Bingar Street, Griffith</b>
<b>FROM</b>	<b>Amanda Vardanega, Corporate Property Officer &amp; Native Title Coordinator</b>
<b>TRIM REF</b>	<b>26/40632</b>

---

### **SUMMARY**

The licence agreement with Yenda Preschool Incorporated over part Lot 979 DP 751728, known as 2 Bingar Street, Yenda, expired on 31 August 2025.

The Preschool is required to enter into a new licence agreement with Council. The new licence is also required to include the occupied portions of the adjoining Bingar Street Road Reserve and Henry Street Road Reserve.

The land known as part Lot 979 DP 751728 is Crown Reserve 88914, for which Griffith City Council is the appointed Trustee, responsible for management of the land on behalf of the Crown.

### **RECOMMENDATION**

- (a) Council enters into a licence agreement with Yenda Preschool Kindergarten Incorporated over part Lot 979 DP 751728, including the occupied areas of the adjacent Bingar Street Road Reserve and Henry Street Road Reserve, for a term of ten (10) years, commencing on 1 September 2025, with an option to renew for a further term of ten (10) years.**
- (b) Yenda Preschool Kindergarten Incorporated are 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.**
- (c) The annual licence fees for the occupation of part Lot 979 DP751728, Crown Reserve 88914 together with the occupied areas of Council's Road Reserve are to be charged in accordance with Council's adopted Revenue Policy, in addition to rates and charges if applicable.**
- (d) Council authorise the Mayor and General Manager to execute the licence agreements on behalf of Council under the Common Seal.**

### **REPORT**

Yenda Preschool Kindergarten Inc. occupies part Lot 979 DP 751728 and operates as a non-rateable entity. The Preschool is responsible for payment of applicable service charges, including garbage, sewer, trade waste, and water consumption charges.

The land identified as Lot 979 DP 751728 forms part of Crown Reserve 88914, which comprises the Preschool site together with Rotary Park. Griffith City Council is the appointed Trustee of the reserve and is responsible for its management on behalf of the Crown.

Development Application 30/2011(1), approved for alterations and additions to the existing preschool and the construction of an eighteen-space car park, and required the applicant to enter into an agreement with Council for the use of Council's road reserve adjoining Bingar Street, Yenda, to provide six of the eighteen required car parking spaces, in order to satisfy the conditions of consent.

The constructed carpark is situated between the preschool and Rotary Park. The carpark, whilst constructed by the preschool is not for the exclusive use of Yenda Preschool and can also be used by patrons visiting Rotary Park and therefore a licence agreement is not required for this carpark area.

Following the approved alterations and additions to the existing preschool, the licensee subsequently undertook further alterations and additions to the site, including the construction of fencing, playground equipment and pathways, which have extended into Council's road reserve. As a result, the licensee was required to submit a Development Application for the ongoing use of the road reserve and construction of fencing, being DA 261/2023.

Accordingly, the renewal of the licence agreement should now incorporate the occupied areas of Council's road reserves at Bingar Street and Henry Street, so as to accurately reflect the full extent of the preschool facility and its associated infrastructure.

## **OPTIONS**

### OPTION 1

As per the Recommendation.

### OPTION 2

As otherwise determined by Council.

## **POLICY IMPLICATIONS**

The licence renewal will ensure continued alignment with Council's adopted policies and statutory obligations.

## **FINANCIAL IMPLICATIONS AND RISK**

Annual fees associated with the renewed licence agreement will be calculated in accordance with Council's adopted Revenue Policy and will be reflective of the total area/s occupied by Yenda Preschool Kindergarten Inc.

This will include:

- An annual fee for the occupation of Crown Reserve land, currently \$713 for the 2025/2026 Financial Year; and
- An annual fee for the occupation of Council road reserve land within the Bingar Street and Henry Street road reserves calculated on the occupied m2 area of land.

Both fees will be determined based on the applicable rates and methodologies set out in Council's adopted Revenue Policy and will reflect the extent of occupation across the Crown Reserve and road reserve areas.

An administration fee will also be payable to Council on the signing of the agreement by all parties.

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

### **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

Council has a statutory obligation to ensure that occupation of Crown reserve and adjoining road reserve land is properly authorised and documented in accordance with relevant legislation and Council policies.

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

### **ENVIRONMENTAL IMPLICATIONS AND RISK**

No adverse environmental impacts have been identified, and environmental risk is considered low, provided ongoing use remains consistent with existing approvals and licence conditions.

**Minor Low Risk: Minimal environmental impact handled internally.**

### **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

The community would reasonably expect Council to support the development and ongoing operation of preschools that provide essential services within the community.

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

### **SERVICE DELIVERY IMPLICATIONS AND RISK**

Renewal of the licence agreement will support the continued delivery of preschool services, provide certainty for the licensee, and ensure Council can appropriately manage public land while supporting community infrastructure.

**Minor Low Risk: Nil impact to service delivery.**

### **WHS / HR IMPLICATIONS AND RISK**

Overall WHS and HR risk is considered low. There are no direct HR implications for Council arising from this matter as the Preschool is operated independently and employs its own staff. Council's involvement is limited to its role as land manager and licensor.

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

### **LINK TO STRATEGIC PLAN**

This item links to Council's Strategic Plan item 4.3 Provide and promote accessibility to services.

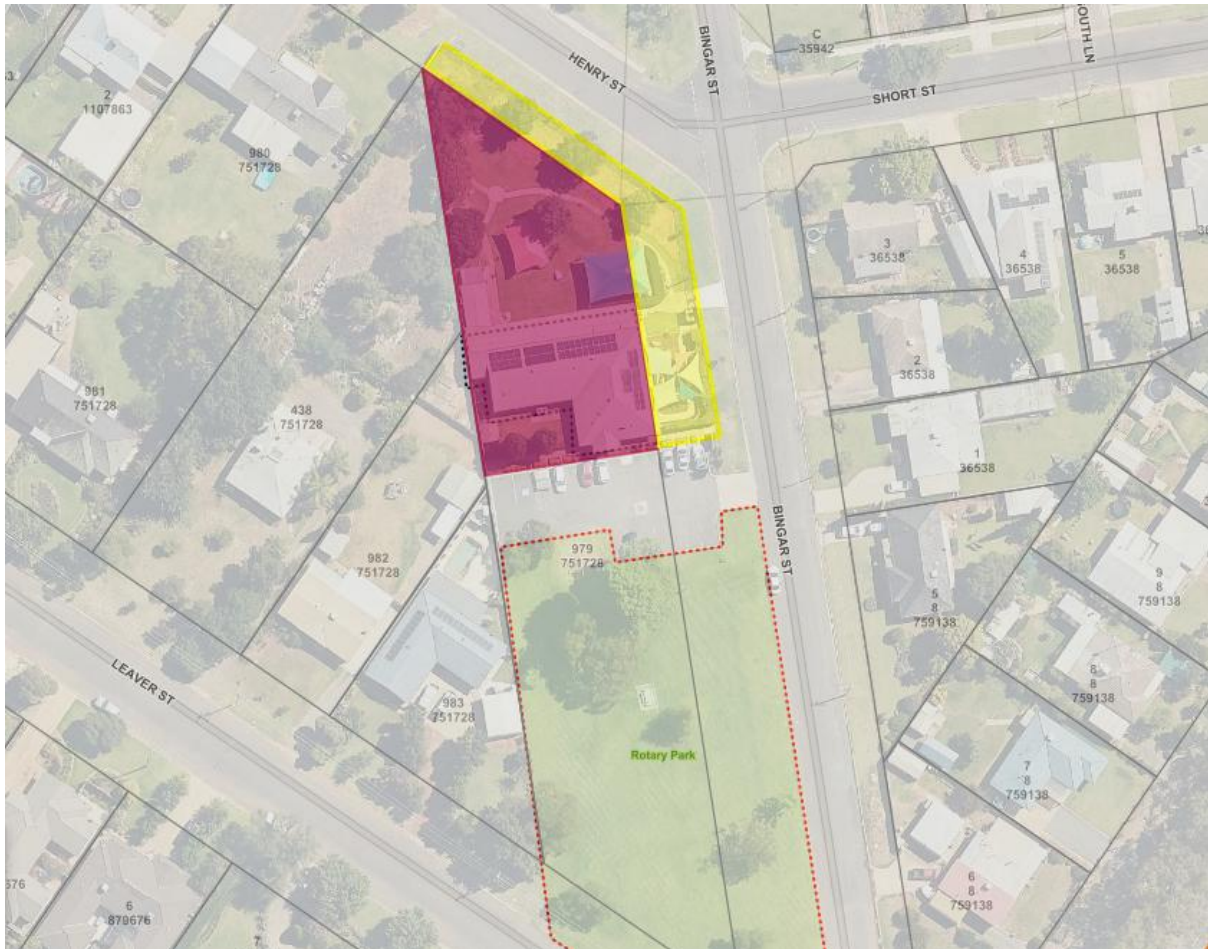
### **CONSULTATION**

Senior Management Team

## ATTACHMENTS

- (a) Deed of Variation & Licence Agreement - Yenda Preschool Kindergarten - Lot 979 DP 751728 Bingar Street, Yenda (confidential)

Current view of the Yenda Preschool site – area highlighted in red (occupied area of Crown Reserve) and area highlighted in yellow (occupied area of Council's Road Reserve).



<b>CLAUSE</b>	<b>CL06</b>
<b>TITLE</b>	<b>Renewal of Lease Agreement - Riverina Wings Pty Ltd - Hangar Site 13 Griffith Aerodrome</b>
<b>FROM</b>	<b>Amanda Vardanega, Corporate Property Officer &amp; Native Title Coordinator</b>
<b>TRIM REF</b>	<b>26/41113</b>

---

### **SUMMARY**

Riverina Wings Pty Ltd seek to enter into a new lease agreement for a term of 5 years with an option of 5 years.

### **RECOMMENDATION**

- (a) Council enters into a lease agreement with Riverina Wings Pty Ltd for Hangar Site 13 at Griffith Aerodrome for a term of five (5) years, with an option to renew for a further five (5) years, commencing 1 January 2026.**
- (b) The Lessee, Riverina Wings Pty Ltd are responsible to pay all applicable costs associated with the preparation and execution of the new lease agreement, together with Council's Administration Fee, as per Council's adopted Revenue Policy.**
- (c) The annual lease fee will be charged in accordance with Council's adopted Revenue Policy, in accordance with landside lease areas between 1,000–4,000 square metres, in addition to applicable rates and charges, Hangar Site 13 has an area of 1181 square meters.**
- (d) Council authorise the Mayor and General Manager to execute the documents on behalf of Council under the Common Seal, if required**

### **REPORT**

Council has received a request from Riverina Wings Pty Ltd to renew the lease agreement over Hangar Site 13 for a further five (5) year term, with an option to renew for an additional five (5) years.

The lessee has continued to meet all applicable Council fees and charges associated with the site. The hangar forms part of the operational aerodrome environment and is used in connection with aviation activities, with equipment and materials associated with the lessee's operations stored on site.

Hangar Site 13 has an area of 1181 square metres and is located on the 'landside' of the Griffith Aerodrome.

There are no outstanding fees or charges in relation to Hangar Site 13.

## **OPTIONS**

### OPTION 1

As per the Recommendation.

### OPTION 2

Council may determine an alternate option but this is not preferred as Riverina Wings maintains an operational flying school and continues to pay all fees and charges in relation to the lease agreement.

## **POLICY IMPLICATIONS**

The proposed lease renewal is consistent with Griffith Aerodrome Security Requirements – Hangar Operations Policy (BUF-CP-501) and Council's adopted Revenue Policy.

## **FINANCIAL IMPLICATIONS AND RISK**

Annual lease fees are charged as per Council's adopted Revenue Policy for landside/airside areas. The fee for landside areas 1000 - 4000 square metres is currently \$3.13 square metre for 2025/2026 Financial Year, with Hangar Site 13 having an area of 1181 square metres.

The lease is subject to the payment of ordinary rates and water charges and Council's Administration Fee, as per Council's adopted Revenue Policy.

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

## **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

Nil

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

## **ENVIRONMENTAL IMPLICATIONS AND RISK**

Environmental considerations associated with Hangar Site 13 were assessed as part of the approved Development Application for construction of the hangar. No additional environmental impacts are anticipated as a result of renewing the lease.

**Minor Low Risk: Minimal environmental impact handled internally.**

## **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

The community would expect Council to encourage the development of the Griffith Aerodrome whilst also receiving an income for the occupation of the land.

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

## **SERVICE DELIVERY IMPLICATIONS AND RISK**

Renewal of the hangar lease supports the continued operation and development of aerodrome facilities, assisting Council in delivering an efficient and functional aerodrome service.

Service delivery risk is considered low, provided the lease renewal proceeds in accordance with Council policy and standard aerodrome operating requirements.

**Minor Low Risk: Nil impact to service delivery.**

### **WHS / HR IMPLICATIONS AND RISK**

There are no direct HR implications for Council, as the lessee operates independently and employs their own staff. WHS risk is considered low, provided the lease includes appropriate conditions addressing safety, operational compliance, and insurance obligations.

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







### **LINK TO STRATEGIC PLAN**

This item links to Council's Strategic Plan item 4.3 Provide and promote accessibility to services.

### **CONSULTATION**

Senior Management Team

### **ATTACHMENTS**

- |     |   |    |
|-----|---|----|
| (a) | Riverina Wings - Email from Daniel Sotgia <a href="#"> </a>                             | 62 |
| (b) | Riverina Wings - Hangar Site 13 - Survey Plan <a href="#"> </a>                       | 63 |
| (c) | Aerial Map of leased area - Hangar Site 13 - Griffith Aerodrome <a href="#"> </a> | 64 |

**Amanda Vardanega**

---

**From:** Dan Sotgia [REDACTED]  
**Sent:** Monday, 13 April 2026 9:14 AM  
**To:** Amanda Vardanega  
**Subject:** RE: Lease renewal - Hangar 13 Griffith Aerodrome  
**Attachments:** Hangar Keepers Endorsement - B02B1412025G.pdf; hangar lease renewal 2026.pdf

Hi Amanda,

Thank you for getting in touch. I can confirm that I wish to renew the lease agreement for Hangar 13.

Please find attached the completed Lease/Licence Information Sheet along with our current Certificate of Currency noting Griffith City Council as an Interested Party.

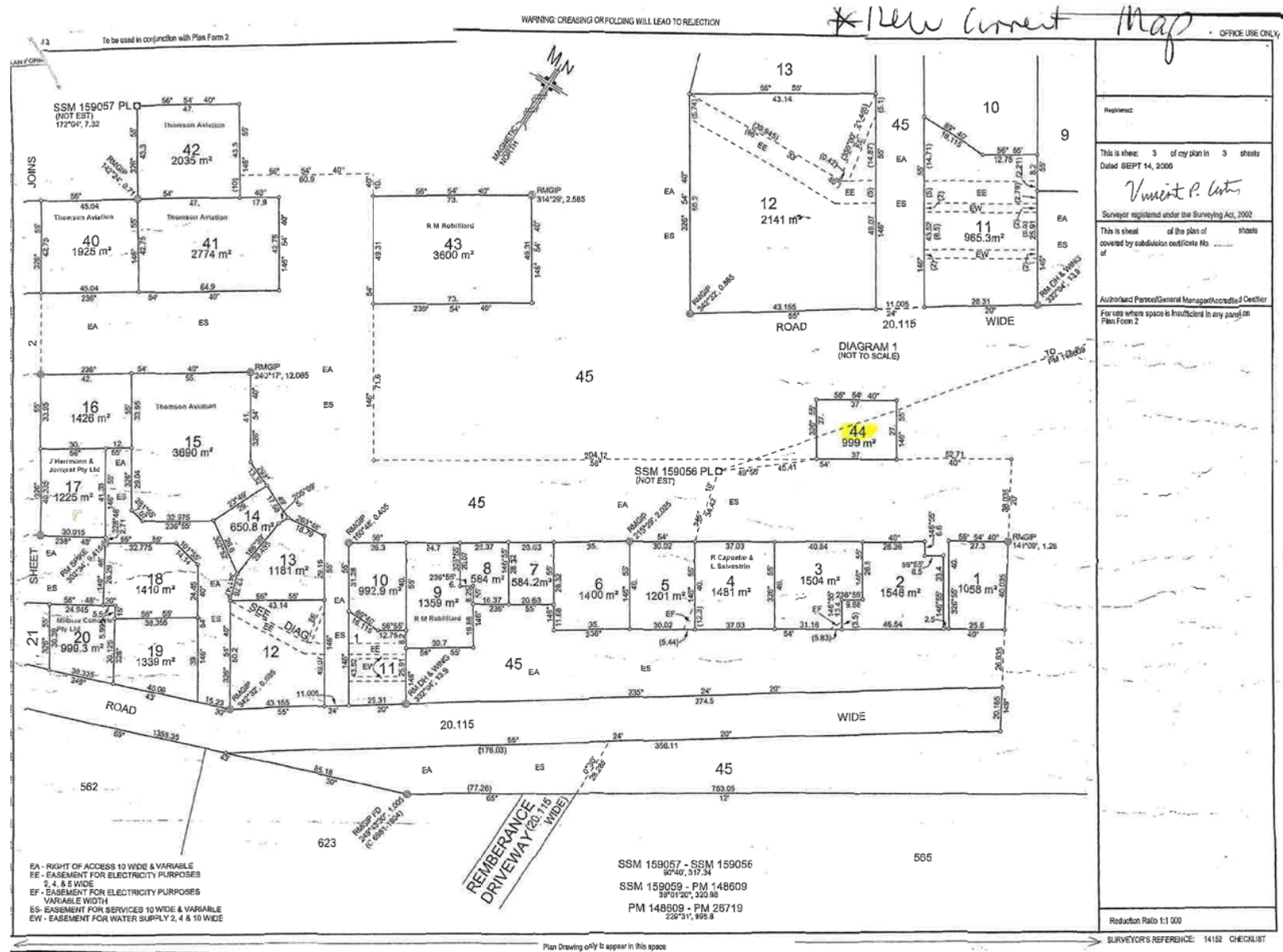
Please don't hesitate to get in touch if you need anything else.

Kind regards,  
Daniele Sotgia

Owner & Chief Flying Instructor



Riverina Wings Flight Training  
Hangar 13, Griffith Airport NSW  
ABN 77 481 420 091

CL06 Attachment (b) Riverina Wings - Hangar Site 13 - Survey Plan



Created on 13/04/2026 10:49



 <p>Griffith City Council PO Box 485 3 Remembrance Street GRIFFITH NSW 2680 Telephone: 1300 176 037 Email: <a href="mailto:griffith@griffith.nsw.gov.au">griffith@griffith.nsw.gov.au</a></p>	<p><b>Disclaimer:</b> This map is intended for general information purposes only. Griffith City Council does not guarantee its accuracy, completeness or suitability for any particular purpose. Users must exercise their own skill and care in using this map and carefully evaluate the accuracy, currency, completeness and relevance of the map before relying on it. The map is not a substitute for independent professional advice and, to the extent permitted by law, Griffith City Council is not liable for any loss or damages arising out of any inaccuracy, error or omission contained in the map.</p>		<p><b>Projection:</b> GDA2020 / MGA zone 55 <b>Date:</b> 13/04/2026 <b>Drawn By:</b> Amanda Vardanega</p>	<p><b>Map Scale:</b> 1:954 at A4</p>
--	--	---	---	--------------------------------------

<b>CLAUSE</b>	<b>CL07</b>
<b>TITLE</b>	<b>Delegation of Authority - General Manager</b>
<b>FROM</b>	<b>Scott Grant, General Manager</b>
<b>TRIM REF</b>	<b>26/40154</b>

---

### **SUMMARY**

Following review of the General Manager's Delegation of Authority it is recommended that Council adopt a broader delegation framework for the General Manager, subject only to those limitations required under legislation.

### **RECOMMENDATION**

- (a) The General Manager, and in the absence of the General Manager their nominee as the Acting General Manager for the period of the General Manager's absence, is delegated authority under Section 377 of the Local Government Act 1993, to exercise and/or perform on behalf of Council the powers, authorities, duties and functions of the Council under that Act or under any other law or delegation and to the extent permissible.**
- (b) Council delegate authority to the General Manager, and in the absence of the General Manager their nominee as the Acting General Manager for the period of the General Manager's absence, to authorise the write off of outstanding rates and charges (including fees), sundry debtors and accrued interest on individual amounts up to and including \$5,000 (excluding GST) and in accordance with Section 131 of the Local Government (General) Regulation 2021.**
- (c) The delegations of Council to the General Manager will remain in force until they are revoked or amended by a resolution of Council.**

### **REPORT**

Section 377 of the *Local Government Act 1993* (the Act) enables the elected Council, by resolution, to delegate authority to the General Manager to make decisions and perform functions necessary for the day-to-day operation of Council. In turn, the General Manager may sub-delegate certain functions to Council staff in accordance with the Act.

Council requested a review of the General Manager's Delegation of Authority to ensure that the delegations are appropriate and accurate. The resulting advice, attached to this report, recommends that Council adopt a more streamlined delegation framework for the General Manager.

Council has the power to issue a very broad delegation to the General Manager, effectively delegating everything that the Council is allowed to delegate, which is the effect of paragraph (a).

An exception to this is the write off delegation, as an explicit limit must be set by a Council resolution, otherwise, no such power can be delegated.

## **OPTIONS**

Any other resolution of Council.

## **POLICY IMPLICATIONS**

Not Applicable

## **FINANCIAL IMPLICATIONS AND RISK**

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

## **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

### **Local Government Act 1993**

#### **Section 377 General power of the council to delegate**

(1) A council may, by resolution, delegate to the general manager or any other person or body (not including another employee of the council) any of the functions of the council under this or any other Act, other than the following—

- (a) the appointment of a general manager,
- (b) the making of a rate,
- (c) a determination under section 549 as to the levying of a rate,
- (d) the making of a charge,
- (e) the fixing of a fee,
- (f) the borrowing of money,
- (g) the voting of money for expenditure on its works, services or operations,
- (h) the compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment),
- (i) the acceptance of tenders to provide services currently provided by members of staff of the council,
- (j) the adoption of an operational plan under section 405,
- (k) the adoption of a financial statement included in an annual financial report,
- (l) a decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6,
- (m) the fixing of an amount or rate for the carrying out by the council of work on private land,
- (n) the decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work,
- (o) the review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*,
- (p) the power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194,

- (q) a decision under section 356 to contribute money or otherwise grant financial assistance to persons,
- (r) a decision under section 234 to grant leave of absence to the holder of a civic office,
- (s) the making of an application, or the giving of a notice, to the Governor or Minister,
- (t) this power of delegation,
- (u) any function under this or any other Act that is expressly required to be exercised by resolution of the council.

(1A) Despite subsection (1), a council may delegate its functions relating to the granting of financial assistance if—

- (a) the financial assistance is part of a specified program, and
- (b) the program is included in the council's draft operational plan for the year in which the financial assistance is proposed to be given, and
- (c) the program's proposed budget for that year does not exceed 5 per cent of the council's proposed income from the ordinary rates levied for that year, and
- (d) the program applies uniformly to all persons within the council's area or to a significant proportion of all the persons within the council's area.

(2) A council may, by resolution, sub-delegate to the general manager or any other person or body (not including another employee of the council) any function delegated to the council by the Departmental Chief Executive except as provided by the instrument of delegation to the council.

(3) A council may delegate functions to a joint organisation only with the approval, by resolution, of the board of the joint organisation.

**Major High Risk: Significant policy or regulatory breach/s including court proceedings. Material fines and penalties and restrictions to Council operations due to non-compliance. Significant exposure not covered by insurance.**

#### **ENVIRONMENTAL IMPLICATIONS AND RISK**

**Minor Low Risk: Minimal environmental impact handled internally.**

#### **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

**Serious Moderate Risk: Significant adverse public/staff reaction and/or significant negative publicity. Director intervention required over one to two weeks. Limited impact on staff morale.**

#### **SERVICE DELIVERY IMPLICATIONS AND RISK**

**Moderate Low Risk: Short term interruption of services or operations. Limited impact to staff and service standards. Short term contractor performance affected.**

#### **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

Kell Moore Lawyers

**ATTACHMENTS**

- (a) Legal advice from Kell Moore Lawyers (confidential)

<b>CLAUSE</b>	<b>CL08</b>
<b>TITLE</b>	<b>Councillor Report on Australian Local Government Women's Association NSW Conference - Blacktown March 2026</b>
<b>FROM</b>	<b>Jenny Ellis, Councillor</b>
<b>TRIM REF</b>	<b>26/42191</b>

---

### **SUMMARY**

As per Council resolution, Councillor Jenny Ellis recently attended the ALGWA NSW Conference 2026 in Blacktown, one of Australia's fastest growing and most multicultural LGAs. With a population of approximately 450,000 (projected to reach 600,000 by 2032) and 188 languages spoken, the conference provided valuable insights into growth, diversity, and inclusive leadership.

The key takeaways for Council:

- Emotionally intelligent leadership strengthens organisational culture and outcomes
- Community engagement should prioritise participation and co-design
- Multicultural inclusion requires ongoing, structural commitment
- Councils should leverage community strengths through partnership approaches
- Strategic communication and adaptability are essential in managing growth

The attached report provides a summary of sessions attended and observations made during and around the Conference in Blacktown.

### **RECOMMENDATION**

**Council note the report.**

### **REPORT**

The conference reinforced the importance of inclusive leadership, strong community partnerships, and future-focused planning. It provided practical insights into engaging diverse communities, supporting women in leadership, and building resilient local government practices.

### **OPTIONS**

OPTION 1

As per Recommendation.

OPTION 2

Council do not accept the Report.

## **POLICY IMPLICATIONS**

Not Applicable

## **FINANCIAL IMPLICATIONS AND RISK**

Councillor Ellis attended according to the provisions of the Councillor Expenses and Facilities Policy.

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

## **COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK**

Nil

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

## **ENVIRONMENTAL IMPLICATIONS AND RISK**

Nil

**Minor Low Risk: Minimal environmental impact handled internally.**

## **REPUTATION / COMMUNITY IMPLICATIONS AND RISK**

Nil

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

## **SERVICE DELIVERY IMPLICATIONS AND RISK**

Nil

**Minor Low Risk: Nil impact to service delivery.**

## **WHS / HR IMPLICATIONS AND RISK**

Nil

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

## **LINK TO STRATEGIC PLAN**

This item links to Council's Strategic Plan item 2.1 Develop and maintain partnerships with community, government and non-government agencies to benefit our community.

## **CONSULTATION**

Senior Management Team

## **ATTACHMENTS**

- (a) ALGWA NSW Conference 2026 Report   72

# Report to Council: ALGWA NSW Conference 2026

CR JENNY ELLIS

26–28 March 2026 | Blacktown, NSW

## Overview

The ALGWA NSW Conference 2026 was held in Blacktown, one of Australia’s fastest-growing and most multicultural LGAs. With a population of approximately 450,000 (projected to reach 600,000 by 2032) and 188 languages spoken, the conference provided valuable insights into growth, diversity, and inclusive leadership.

The conference opened with a Welcome to Country on Darug land and cultural performances, reinforcing the importance of cultural respect and community connection.

---

## Key Themes and Learnings

### 1. Leadership and Emotional Intelligence

#### Session: Harnessing Emotional Intelligence to Rise and Thrive

This session focused on the importance of self-awareness and empathy in leadership.

Key insights:

- Leaders must understand the impact of their behaviour on others
- Trust, recognition, and inclusion are critical to strong teams
- Emotional regulation improves decision-making



A key takeaway was that effective leaders make people feel valued, respected, and empowered, while poor leadership leads to disengagement and mistrust.

---

### 2. Communication and Digital Engagement

#### Session: LinkedIn Specialist Presentation

Key points:

- LinkedIn has over 1.2 billion users globally
- Video content is significantly more engaging than static posts
- Consistent posting and active engagement are essential

Councillors were encouraged to use LinkedIn strategically to highlight capability, collaboration, and community impact.

---

### **3. Women in Local Government**

**Speaker: Ron Hoenig**

**Panel: Mayor Phyllis Miller, Cr Darriea Turley, Cr Karen Wheatland**

Insights:

- Women remain underrepresented in local government leadership
- The political environment can be adversarial and challenging

Key messages:

- Leadership is about responsibility, not hierarchy
- Representation matters
- Success should be measured by impact and inclusion

The panel shared personal journeys, highlighting resilience, support networks, and the importance of mentoring.

---

### **4. Multicultural Leadership and Inclusion**

**Keynote Speaker: Elfa Moraitakis**

Key insights:

- Systems are not neutral—intentional inclusion is required
- Leadership should be grounded in empathy and proximity to community
- Success is measured by how many people are empowered along the way

Recommendations for councils:

- Involve multicultural women in meaningful decision-making roles
  - Create structural opportunities, not just events
  - Support skilled migrants through pathways to contribute their expertise
- 

### **5. Community Development – Asset-Based Approach**

**Session: Jeder Institute – Asset-Based Community Development (ABCD)**

The Jeder Institute presented the ABCD model, which focuses on:

- Identifying community strengths rather than deficits
- Enabling community-led decision-making
- Strengthening relationships and participation

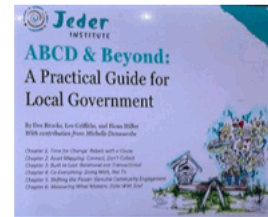
As a result of this session, I purchased the book:

*ABCD and Beyond: A Practical Guide for Local Government* (Jeder Institute)

This resource provides practical strategies for councils to:

- Partner with communities rather than “doing for” them
- Build sustainable, locally driven solutions
- Strengthen long-term community resilience

The Institute also provides free resources on participatory community building, which may be valuable for council initiatives.



---

## 6. Governance and Integrity

Session: LGNSW

Key clarification:

- **Confidentiality** is an ethical obligation to protect information
- **Privilege** is a stronger legal protection

Understanding this distinction is important for councillors in governance and decision-making.

---

## 7. Growth, Infrastructure and Community Expectations

Panel: Transforming Blacktown

Key highlights:

- Implementation of FOGO waste systems (7-year process)
- Development of a new cultural and arts precinct

Challenges identified:

- Managing community expectations
- Securing and allocating limited funding
- Ensuring effective communication and engagement

Key strategies:

- Long-term planning and adaptability
  - Early and ongoing community engagement
  - Designing infrastructure for flexibility and longevity
-

## Key Takeaways for Council

- Emotionally intelligent leadership strengthens organisational culture and outcomes
- Community engagement should prioritise participation and co-design
- Multicultural inclusion requires ongoing, structural commitment
- Councils should leverage community strengths through partnership approaches
- Strategic communication and adaptability are essential in managing growth

---

## Conclusion

The conference reinforced the importance of inclusive leadership, strong community partnerships, and future-focused planning. It provided practical insights into engaging diverse communities, supporting women in leadership, and building resilient local government practices.

## Conference idea:



During conference breaks, we all had the opportunity to contribute to this Dalmarri Art Project, which was then presented to the Black Town Council at the end.

PHOTOS FROM BLACKTOWN :



Figure 1 Functional furnishings using artificial grass



Figure 2 Great idea for small playground



Figure 3 Art defined pathways



The conference was held in the gardens of the Nurragingy Reserve in Doonside.

They had an Aboriginal Garden, complete with scar trees, bush tucker lined and signed paths, yarning circle and indigenous art.

Also their Sister cities (NZ, China) were recognised and involved in the garden.



Oh to have 39 Million dollars to spend on a "5 Star" Animal rehoming centre... We Toured "BARC" there is nothing like it in Australia.

<b>CLAUSE</b>	<b>CL09</b>
<b>TITLE</b>	<b>Response to Councillor Questions Taken on Notice</b>
<b>FROM</b>	<b>Matthew Hansen, Director Business, Cultural &amp; Financial Services Phil King, Director Infrastructure and Operations</b>
<b>TRIM REF</b>	<b>26/42785</b>

---

### **SUMMARY**

At the Ordinary Meeting of Council held on 14 April 2026 the following questions were Taken on Notice.

### **RECOMMENDATION**

**The report be noted by Council.**

### **REPORT**

#### **Question 1**

**Councillor Groat enquired how many years it will take for these projects to become financially viable and recover the initial \$14 M investment?**

#### **Response:**

Council's approach to Net Zero initiatives is founded on a core financial principle:

All projects are assessed on cost, value and risk first.

Council does not pursue projects solely for emissions reduction or policy alignment. Instead, Net Zero-aligned initiatives are considered only where they demonstrably support Council's primary responsibilities, including financial sustainability, prudent asset management and reliable service delivery.

Accordingly:

- projects must either reduce operating costs over the life of the asset,
- mitigate long-term financial risk (including exposure to energy price volatility), or
- be required to maintain or replace essential infrastructure.

Where these criteria are not met, projects are not progressed, regardless of their emissions profile.

Council's assessment of the CEUF-funded program focuses on financial outcomes over the life of the assets, rather than short-term or isolated payback measures. This reflects the nature of the projects involved, many of which form part of essential infrastructure renewal programs with long asset lives.

Consistent with Council's Net Zero and financial strategy, projects have been assessed using a combination of:

- simple payback analysis, where appropriate for discretionary or energy-generation projects; and
- whole-of-life value assessment for non-discretionary Water and Sewer assets.

Within this framework, Net Zero outcomes are treated as a secondary benefit, rather than a primary objective.

Council recognises that many cost-effective infrastructure upgrades — particularly in energy, water and sewer assets — now also deliver emissions reductions. Where this alignment exists, Council will capture both benefits. However, emissions reduction alone is not a sufficient justification for investment.

This ensures that Council's response to evolving climate-related expectations remains:

- fiscally responsible,
- affordable for ratepayers, and
- consistent with long-term financial planning.

### Application of Payback Principles

Council does not apply a single payback threshold across all asset classes. Instead:

- discretionary projects are assessed on their ability to improve operating costs and manage long-term exposure; and
- essential infrastructure projects are assessed on lifecycle cost, reliability and risk reduction, recognising that such works would proceed regardless of funding availability.

This ensures financially appropriate decisions are made for different asset types, rather than artificially constraining investment decisions through a one-size-fits-all metric

### Payback Methodology

Where simple payback is applicable, it has been calculated as:

Simple Payback Period (years) = Capital Cost ÷ Annual Operating Cost Saving

This metric is used as an indicative guide only, recognising that:

- Council assets typically have long service lives;
- energy prices and tariffs will vary over time; and
- some projects deliver primary value through reliability, risk reduction and avoided future costs.

### Summary of Payback Outcomes

Project	Capital Source	Funding	Indicative Payback Basis	Payback Outcome
GRALC Indoor Plant Electrification	100% CEUF Grant		Operating savings vs asset life	~33.5 years*
GWTP Solar PV (550 kW)	Water Fund + CEUF		Simple payback on generation	~10 years
GWRP Solar PV (300 kW)	Sewer Fund + CEUF		Simple payback on generation	~11 years
GWTP Electrical & VSD Upgrades	Water Fund		Lifecycle value / avoided cost	Asset-driven

GWRP Battery Storage (400 kWh)	Sewer Fund	System optimisation	Non-standalone
--------------------------------	------------	---------------------	----------------

\* Given Council has not made a capital investment, payback from Council's position is immediate

### Project-by-Project Assessment

#### A1. Griffith Regional Aquatic and Leisure Centre (GRALC)

Scope: Electrification of the Indoor Pool Plant, including heat pumps, electrical upgrades and supporting renewable systems.

Financial assessment:

- Capital cost: ~\$1.27 million
- Annual operating cost reduction: ~\$38,000
- Indicative simple payback: ~33.5 years

Contextual assessment:

- The existing gas plant is approaching end-of-life.
- Energy price exposure, particularly gas volatility, represents a long-term financial risk.
- The payback period aligns with the expected life of replacement plant.

Critical financial consideration:

- The entire capital cost is funded through the CEUF grant.
- Council captures the operational savings without any General Fund capital investment.

From a governance perspective, the effective payback to Council is immediate, as operating benefits are realised with no capital outlay.

#### A2. Griffith Water Treatment Plant (GWTP)

Solar Photovoltaic System – 550 kW

Financial assessment:

- Capital cost: ~\$1.21 million
- Estimated annual generation: ~803,000 kWh
- Estimated annual saving: ~\$119,000
- Indicative simple payback: ~10 years

This payback is well within the expected 25+ year life of the solar asset.

#### Electrical and Variable Speed Drive (VSD) Upgrades

These works:

- replace ageing electrical infrastructure;
- reduce pump energy consumption and peak demand charges; and
- extend asset life through improved operational control.

Assessment basis:

- These upgrades are non-discretionary asset renewal projects.
- Financial justification is based on:

- avoided future replacement costs;
- improved reliability and compliance;
- energy efficiency gains over the asset lifecycle.

Simple payback is not the appropriate primary metric for these works.

### A3. Griffith Water Reclamation Plant (GWRP)

#### Solar Photovoltaic System – 300 kW

Financial assessment:

- Capital cost: ~\$0.70 million
- Estimated annual generation: ~438,000 kWh
- Estimated annual saving: ~\$65,000
- Indicative simple payback: ~11 years

This performance is consistent with best-practice public sector solar investments.

#### Battery Energy Storage – 400 kWh

Battery storage:

- does not generate energy directly;
- improves solar self-consumption;
- reduces peak demand and tariff exposure; and
- improves resilience of a critical treatment facility.

Assessment basis:

- The battery is assessed as a system optimisation asset rather than a standalone payback item.
- Financial value is realised through:
  - reduced peak charges,
  - improved solar utilisation, and
  - operational flexibility.

### Program-Level Financial Assessment

When assessed as a coordinated program:

- Water and Sewer projects deliver operating savings, lifecycle value and essential service improvements;
- discretionary works at GRALC are delivered without General Fund capital exposure; and
- CEUF funding materially improves Council's overall financial position.

The program therefore:

- improves operating cost performance across multiple facilities;
- moderates long-term energy risk; and
- delivers community infrastructure improvements consistent with prudent financial governance.

## **Question 2**

**Councillor Dal Bon requested clarification on the ownership of Banna Avenue, specifically whether it is classified as a State Road or if Council holds ownership over any portion of the roadway.**

### **Response:**

Council owns the land that is known as Banna Avenue, from boundary to boundary. The land tenure is public road and also known as the road reserve.

The classification of the road contained within the Banna Avenue road reserve is a State Road.

This means that TfNSW has jurisdiction over the management of “traffic” on the State Road and generally within the road reserve. Also, TfNSW owns and responsible for the “asset” that is the trafficable lane.

### **OPTIONS**

The report be noted.

### **POLICY IMPLICATIONS**

Not Applicable

### **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.**

### **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

---

**LOCAL TRAFFIC FORUM  
HELD IN THE COUNCIL CHAMBERS ON  
TUESDAY, 14 APRIL 2026 COMMENCING AT 10:32 AM**

---

[Agenda of Local Traffic Forum - Tuesday, 14 April 2026](#)

**PRESENT**

Councillor Anne Napoli (Chair), Tony O'Grady (Councillor - Alternate), Greg Minehan (Transport for NSW Representative, via Zoom), Kerry Lippold (Member for Murray Representative, via Zoom), John Wadsworth (Police Representative, via Zoom)

**STAFF**

Director Infrastructure & Operations, Phil King, Development & Traffic Coordinator, Greg Balind and Minute Secretary, Melanie Hebrok

**1 APOLOGIES**

Apologies were received from Tony Leadbitter and Kaitlyn McLean.

**2 CONFIRMATION OF MINUTES**

The minutes of the previous meeting held on 10 February 2026, having first been circulated amongst all members, were confirmed.

**3 BUSINESS ARISING**

**3.1 Traffic Management – City to Lake Fun Run 2026**

Mr Balind advised the event has been postponed until 2027 due to the works on Boorga Road / Lakes Road etc.

**3.2 Traffic Control – Banna Lane / Kooyoo Street – Punjabi Mela**

Mr Balind highlighted the lack of communication from the event organisers with respect to traffic management and noted that no ROL (Road Occupancy Licence) via Transport NSW had been applied for. As such, traffic control relating to the event implemented on the State Road network (Burley Griffin Way/Jondaryan Avenue) was done so without the consent of Transport NSW.

*Phil King entered the meeting at 10:34 am.*

### **3.3 Outstanding Action Report – Altin Street Traffic**

Councillor O’Grady provided an update, noting that he has submitted the design concept as a budget bid item which may be staged over multiple years, with the first phase focusing on planning, assessment and traffic data collection.

### **3.4 General Business – Citrus Road Speed Zone**

Mr Minehan has confirmed via the speed zoning portal that the entire length is set at 50 km/h, therefore permanent signage can be installed from Rifle Range Road throughout.

## **4 DECLARATIONS OF INTEREST**

### **Pecuniary Interests**

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

There were no pecuniary interests declared.

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

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

There were no significant non-pecuniary interests declared.

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

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

There were no less than significant non-pecuniary interests declared.

## **5 ITEMS OF BUSINESS**

### **CL01 TRAFFIC MANAGEMENT - MULTICULTURAL PARADE - MAY 2026**

The report was raised from the table.

Mr Balind reported that extensive discussions between the event organiser and the General Manager have been held. A review of the traffic control and guidance plans for the parade identified no foreseeable issues, and it will be reported to Council that there are no traffic related objections. However, some members of the Forum were critical on the issue of non-compliance by the event organiser with Council policy and procedures. It was noted that insurance documentation has not been provided despite numerous requests dating back to November/December last year and prior years, identifying NSW Police, Transport for NSW, and Council as interested parties. The certificate of currency was expected months ago but has not yet been provided.

Police and Transport stated that without valid public liability insurance, the event would not be supported. It was also noted that no ROL (Road Occupancy Licence) will be issued by Transport for NSW giving approval to use the State Road unless insurance details are provided.

The Local Traffic Forum agreed that submission of a valid certificate of currency is required 28 days prior to the event, with the deadline confirmed as Monday, 20 April 2026. Failure to

meet this deadline will result in the Forum not providing support.

## **CL02 TRAFFIC MANAGEMENT - MULTICULTURAL FESTIVAL - MAY 2026**

Mr Balind noted that this festival had previously experienced issues with document submissions from the same event organiser as the parade. Following several meetings between the General Manager and the event organiser, a satisfactory outcome has been reached.

The event will now be confined to Memorial Park and will not impact state roads or the broader transport network. Traffic management arrangements are consistent with previous years, including closure of the Memorial Park car park and minor traffic control on Railway Street. No concerns were raised regarding the proposed traffic management plan.

However, it was again noted that a current certificate of currency has not yet been provided. The Committee agreed that the submission deadline of Monday, 20 April also applies for this event to proceed. It was confirmed that a single insurance policy may cover both events.

Mr Balind informed the Committee he has just received advice from the General Manager that the certificate of currency has reportedly been arranged and is pending receipt. The Committee will be updated once this is confirmed.

## **6 OUTSTANDING ACTION REPORT**

### *10 February 2026 - General Business – Lakes Road Speed Signs*

Mr Minehan confirmed that the speed zoning portal indicates a 100 km/h limit on Lakes Road between Mallinson Road and Kidman Way. Any proposal to reduce the speed limit to 80 km/h would require a formal speed zone assessment.

The Committee agreed that, with road upgrades scheduled within the next three years, it would be appropriate to consider a speed zone review following completion of those works.

### *9 December 2025 – Request for Safe Access – Kurrajong Banna Avenue*

Mr King advised that line marking will be completed and has been scheduled, with the remaining small section of concrete works intended to be completed before the end of the financial year.

### *10 June 2025 – Request To Install Pickup/Drop Off Zone And Children's School Crossing - St Patrick's School*

Councillor O'Grady has been advised that the Wagga Diocese is considering implementing the initiative at an alternative location within the school grounds. As a result, the item can be removed from the Outstanding Action Report.

### *13 August 2024 – Intersection Beaumont Road / Murrumbidgee Avenue*

Mr King reported that the works were completed on 11 March. To be removed from the Outstanding Action Report.

### *12 December 2023 – Intersection Treatment – Noorilla Street and Boonah Street*

Mr King advised that the grant application has been successful and the roundabout is scheduled for installation in the 2027 financial year, with works expected to commence next year. To be removed from the Outstanding Action Report.

## **7 GENERAL BUSINESS**

### **7.1 Temporary Speed Zone Reduction – Willbriggie**

Mr Minehan queried the temporary speed reduction zone at Willbriggie, which has been referred back for review. Council staff are working to ensure compliance with the relevant traffic control requirements.

It was noted that there are inconsistencies in existing signage, including conflicting messages on VMS boards and static 60 km/h signs located near the former rail corridor. The traffic control plan is still to be confirmed to ensure correct placement and consistency of signage.

Mr King advised that works are scheduled to commence at the end of the month, with Council holding relevant plans on file and ongoing coordination occurring with the project manager. Mobilisation is expected in early May.

### **7.2 Kidman Way Review – Transport for NSW**

Mr Balind asked whether any assessments were being conducted on Kidman Way following recent fatalities? Mr Minehan stated that Transport staff have undertaken a review of the full length of Kidman Way, including the section from Willbriggie to Hanwood, following a number of serious incidents in the area. The review will consider multiple fatalities over time, and outcomes will be reported to Council once available.

### **7.3 Parking Complaints – Wattle Street Hanwood**

Mr Balind advised that a complaint has been received regarding parking on Wattle Street, Hanwood, near the new Thai restaurant. Concerns were raised about vehicles parking across driveways and restricting resident access.

It was advised that this is a compliance matter, and there is no intention to install additional signage, as existing road rules already prohibit obstruction of driveways. Enforcement is the appropriate response rather than introducing further traffic control measures.

### **7.4 Biggest Lap Route Proposal**

Councillor O’Grady advised he has talked to the Biggest Lap organisers who have advised that current traffic management plan is being reviewed and amended, including consideration of not closing Coolah Street and instead utilising Benerembah Circle, subject to approval from TAFE, for scrutineering/marshalling activities.

The traffic control plan, traffic guidance scheme, and traffic management plan are expected to be submitted for review ahead of the June Traffic Committee meeting.

### **7.5 Bus Services to Villages**

Councillor O’Grady raised a query regarding the potential for extending bus services to surrounding villages on a limited basis in response to fuel cost pressures.

It was advised that this is a transport matter for bus operators, with current services operating to Hanwood, Yenda, and Darlington Point, while Tharbogang and Lake Wyangan are not currently serviced.

Mr King noted that public transport usage has significantly increased following recent route and timetable improvements, with patronage rising substantially over the past 12–18 months and contactless payment options now available on services.

**8      NEXT MEETING**

The next meeting of the Local Traffic Forum is to be held on Tuesday, 12 May 2026 at 10:30 am.

There being no further business the meeting terminated at 11:12 am.

---

**NEW CEMETERY MASTERPLAN COMMITTEE  
HELD IN THE MURRAY ROOM ON WEDNESDAY, 15 APRIL 2026  
COMMENCING AT 5:00 PM**

---

[Agenda of New Cemetery Masterplan Committee - Wednesday, 15 April 2026](#)

**PRESENT**

Councillor Jenny Ellis (Chair), Councillor Mark Dal Bon, Wendy Collis (Community Representative), Anthony Kidman (Community Representative - Zoom), Virginia Tropeano (Community Representative)

Quorum = 3

Absent: Daniel Calabro (Community Representative), Bruno Guidolin (Community Representative), Jake Hubbard (Community Representative), Peter Woodward (Community Representative)

**STAFF**

Director Infrastructure & Operations, Phil King and Parks & Gardens Manager, Peter Craig, Minute Taker, Leanne Austin

**1 APOLOGIES**

An apology was received from Pamela Kensett-Smith (Community Representative).

**2 CONFIRMATION OF MINUTES**

**RECOMMENDED** on the motion of Councillor Mark Dal Bon and Councillor Jenny Ellis that the minutes of the previous meeting held on 15 October 2025, having first been circulated amongst all members, be confirmed.

**3 BUSINESS ARISING**

Nil.

**4 DECLARATIONS OF INTEREST**

**Pecuniary Interests**

There were no pecuniary interests declared.

**Significant Non-Pecuniary Interests**

There were no significant non-pecuniary interests declared.

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

There were no less than significant non-pecuniary interests declared.

## **5 ITEMS OF BUSINESS**

### **CL01 GRIFFITH CEMETERY RESERVATIONS**

Mr King presented an overview of the report, outlining the number of burial plots currently available at Griffith Cemetery.

Councillor Dal Bon expressed concerns about the balance between existing reservations and remaining plots.

Mrs Tropeano asked whether the Roman Catholic vault section (RC5) could be reduced; however, Mr King explained that there is strong demand and an existing waiting list for this section, this also generates an income stream for Council. Options discussed included removing some trees, utilising the current car park to create additional space and construction of additional Cappellas.

Mr King advised that the report indicates the cemetery has an estimated seven to eight years of capacity remaining. He added that the presence of two cremators in town may reduce future burial demand.

Councillor Ellis clarified that the report's purpose was to determine the remaining lifespan of the current cemetery and support forward planning for a new one. The Committee acknowledged that several options exist to increase burial capacity at the existing site.

Councillor Ellis emphasised the need to plan for the new cemetery. Mrs Tropeano suggested determining entrance locations early so that tree planting can be established before the site becomes operational. Mr Kidman highlighted the importance of considering community needs over the next 30 years and ensuring the new cemetery is appropriately sized before commencing landscaping.

Mrs Tropeano also recommended that Council review practices in other areas, including options such as more natural settings and designated indigenous areas.

Mr Craig noted that extensive consultation had previously been undertaken with consultants during the development of the New Cemetery Masterplan.

Committee members agreed that the Masterplan should be reviewed, particularly regarding layout, earthworks, traffic and noise impacts and ongoing maintenance. Mr King proposed bringing the Masterplan to the next meeting for review. Councillor Ellis suggested a workshop format to consider timelines, planning requirements, grant funding and budget implications. Mr Kidman further suggested incorporating a memorial wall to help mitigate noise and traffic concerns.

**RECOMMENDED** on the motion of Virginia Tropeano and Wendy Collis that the Committee note the report and the Masterplan be presented at the next meeting.

### **CL02 OPTIONS FOR AN OSSUARY**

Mr King provided an overview of the report.

**RECOMMENDED** on the motion of Virginia Tropeano and Wendy Collis that the Committee receive and note the information.

## **6 OUTSTANDING ACTION REPORT**

The report was noted. All actions have been completed.

## **7 GENERAL BUSINESS**

### **7.1 Feedback Received at Council Café**

The Committee discussed feedback that was received earlier in the day at Council Café regarding maintenance concerns at the Cemetery before Anzac Day and also unmarked, poorly maintained graves of servicemen.

Mr King advised he would contact the community member to outline the available options.

Anthony Kidman left the meeting at 6:01 pm.

### **7.2 Proposed Garden Design**

Mr King presented photographs of a cremation interment section from another cemetery (refer to attachments). The Committee agreed that this option warrants further investigation and requested that additional information, including cost estimates, be provided at a future meeting for consideration.

**RECOMMENDED** on the motion of Wendy Collis and Virginia Tropeano that a report on interment options for cremations be presented to the Committee.

## **8 NEXT MEETING**

The next meeting of the New Cemetery Masterplan Committee is to be held in September 2026 – date to be advised.

There being no further business the meeting terminated at 6:10 pm.

## **ATTACHMENTS**

- (a) Example of Cremation Interment Garden



**TITLE** Outstanding Action Report

**TRIM REF** 25/150102

---

**RECOMMENDATION**

The report be noted.

**ATTACHMENTS**

(a) Outstanding Action Report [↓](#) 

93

**OUTSTANDING ACTION REPORT**

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
24 March 2026	<b>NOTICE OF MOTION - COUNCILLOR SCOTT GROAT</b>	DSD	172021	26/074	<p><b>RESOLVED</b> on the motion of Councillors Scott Groat and Anne Napoli that Council requests the General Manager to prepare a report to investigate all options to accelerate housing in Griffith.</p> <p>Including staging of developments.</p> <p>An assessment of the current sequencing of current approved developments, including the Hanwood Growth Masterplan, where there are mechanisms available to alter the sequences of these developments.</p> <p>Benchmark approaches used by other regional councils to facilitate planning mechanisms to improve housing supply outcomes.</p> <p>Consideration of any infrastructure, regulatory, or procedural barriers that may be impacting timely delivery of housing approvals.</p> <p>Report back to Council within a reasonable time frame to allow Council to implement these findings.</p>	<b>07/04/2026:</b> Information for report being compiled, including discussions with other regional Council's. Report back to Council June 2026.
24 March 2026	<b>NOTICE OF MOTION - COUNCILLOR MARK DAL BON</b>	DE&OD	172020	26/073	<p><b>RESOLVED</b> on the motion of Councillors Mark Dal Bon and Christine Stead:</p> <p>(a) Council to review the policy on quick turn around grants to enable non for profit and other organisations that donate money to charities to be able to access</p>	<b>08/04/2026:</b> The matter is scheduled for the May Workshop for discussion.

**OUTSTANDING ACTION REPORT**

					<p>these grants from Council that benefit the community.</p> <p>(b) The relevant policies be brought to a Council Workshop for Councillor input.</p>	
24 March 2026	<b>CL04 REVIEW OF LAKE WYANGAN FLOOD STUDY</b>	DU	172018	26/067	<p><b>RESOLVED</b> on the motion of Councillors Tony O'Grady and Laurie Testoni that:</p> <p>(a) Council endorse the Lake Wyangan Flood Study to go on public exhibition for a period of 42 days.</p> <p>(b) Should no submissions be received, the Lake Wyangan Flood Study be considered adopted as at the completion of the exhibition period.</p> <p>(c) If submissions are received, a further report is to be provided to Council.</p>	<b>08/04/2026:</b> On exhibition until 8 May 2026.
24 March 2026	<b>CL01 ASSET MANAGEMENT POLICY</b>	DBCF	172015	26/064	<p><b>RESOLVED</b> on the motion of Councillors Christine Stead and Jenny Ellis that:</p> <p>(a) Council endorse the draft Asset Management Policy.</p> <p>(b) The draft Asset Management Policy be placed on public exhibition for 28 days.</p> <p>(c) If any submissions are received, a further report be prepared for Council.</p> <p>(d) If no submissions are received, the draft Asset Management Policy be considered as adopted by Council as at the date of the</p>	<b>08/04/2026:</b> On exhibition until 22 April 2026.

**OUTSTANDING ACTION REPORT**

					conclusion of the advertised exhibition period.	
24 February 2026	<b>CL01 GRIFFITH URBAN CROWN LAND AFFORDABLE HOUSING ACTIVATION - MASTERPLAN AND BUSINESS CASE</b>	DBC/ GM	170792	26/040	<p><b>RESOLVED</b> on the motion of Councillors Tony O'Grady and Shari Blumer that:</p> <ul style="list-style-type: none"> <li>(a) Council endorse the Griffith Urban Crown Land Affordable Housing Activation - Masterplan and Business Case.</li> <li>(b) The General Manager and Mayor be authorised to approach State and Federal bodies and other relevant stakeholders and government agencies to progress this process further.</li> <li>(c) A report be brought back to Council providing updates in due course.</li> </ul>	<p><b>11/03/2026:</b> The General Manager has reached out to the Minister for Housing The Hon Rose Jackson MP.</p> <p>The Minister's office advises that we should contact the Aboriginal Housing Authority (AHO) in the first instance.</p> <p>Contact has been made, as yet no commitment to meet.</p>
27 January 2026	<b>NOTICE OF MOTION - COUNCILLOR TONY O'GRADY</b>	DSD	169647	26/016	<p><b>RESOLVED</b> 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.</p>	<p><b>17/02/2026:</b> Sustainable Development currently drafting policy.</p>
8 April 2025	<b>NOTICE OF MOTION - COUNCILLOR JENNY ELLIS</b>	DBC/ FM MA	158565	25/095	<p><b>RESOLVED</b> 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"> <li>(a) Signage for the front of the Gallery - to be designed,</li> </ul>	<p><b>2/03/2026:</b> Gyprock repairs and painting complete – October 2025.</p> <p>New hanging system installed – February 2026.</p> <p>New sign is being designed and costed. Will require development consent. Scheduled for installation in mid-2026.</p>

**OUTSTANDING ACTION REPORT**

					<p>manufactured, and installed.(Approximately \$5K)</p> <p>(b) New hanging track system - to enhance the display and functionality of exhibition spaces. (Approximately \$10K)</p> <p>(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>	
--	--	--	--	--	--	--

**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	<b>NOTICE OF MOTION - COUNCILLOR CHRISTINE STEAD</b>	GM	163429	25/236	<p><b>RESOLVED</b> on the motion of Councillors Christine Stead and Shari Blumer that:</p> <p>(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.</p> <p>(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>	<p><b>1/09/2025:</b> Report to Council 9 September 2025.</p> <p><b>12/09/2025:</b> GM to report to Council after the finalisation of the ASIC proceedings.</p> <p><b>7/04/2026:</b> Other creditors are pursuing recovery however unlikely due to limited assets.</p>
28 May 2024	<b>CL02 DRAFT PLAN OF MANAGEMENT - SOUTH-WEST GRIFFITH PRECINCT PARKS</b>	CPO	146289/2024	24/154	<p><b>RESOLVED</b> on the motion of Councillors Christine Stead and Shari Blumer that:</p> <p>(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>	<p><b>03/06/2024:</b> Sent to Minister for approval to be exhibited.</p> <p><b>17/02/2025:</b> Meeting held with Crown Land staff 11 Feb 2025. Schedule of outstanding POMs requested urgent attention of Ministers Office.</p> <p><b>3/03/2025:</b> 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><b>5/05/2025:</b> Status remains unchanged.</p> <p><b>19/05/2025:</b> Status remains unchanged.</p> <p><b>10/06/2025:</b> Status remains unchanged.</p> <p><b>26/06/2025:</b> Status remains unchanged.</p> <p><b>1/07/2025:</b> Report to Council August 2025.</p> <p><b>14/08/2025:</b> Finalising amendments to the draft PoM which can then be referred back to Crown Lands Dept for review.</p> <p><b>30/09/2025:</b> Status remains unchanged.</p> <p><b>17/11/2025:</b> Status remains unchanged.</p> <p><b>14/01/2026:</b> Amendments to PoM to be completed.</p> <p><b>3/02/2026:</b> Status remains unchanged.</p> <p><b>25/02/2026:</b> Status remains unchanged.</p> <p><b>1/04/2026:</b> Amendments to be finalised, Draft PoM to be forwarded to Crown Lands Dept for review.</p>
--	--	--	--	--	--

**OUTSTANDING ACTION REPORT**  
**COMPLETION BY OTHER AGENCIES PENDING**

28 May 2024	<b>CL01 DRAFT PLAN OF MANAGEMENT - GRIFFITH CBD PRECINCT</b>	CPO	146288	24/153	<p><b>RESOLVED</b> 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 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 &amp; 4 Sec 8 DP 758476 and Lot 7 Sec 9 DP 758476 (CWA Park and Memorial Park) R.159000 – Lots 2 &amp; 8 Sec 9 DP 758476 (Griffith Library) R.85064 – Lots 19 &amp; 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><b>03/06/2024:</b> Sent to Minister for approval to be exhibited.</p> <p><b>17/02/2025:</b> Meeting held with Crown Land staff 11 Feb 2025. Schedule of outstanding POMs requested urgent attention of Ministers Office.</p> <p><b>3/03/2025:</b> Crown Lands Department has requested amendments – Staff working through these, draft PoM will then be referred back to Crown Lands for review.</p> <p><b>5/05/2025:</b> Status remains unchanged.</p> <p><b>19/05/2025:</b> Status remains unchanged.</p> <p><b>10/06/2025:</b> Status remains unchanged.</p> <p><b>26/06/2025:</b> Status remains unchanged.</p> <p><b>1/07/2025:</b> Report to Council August 2025.</p> <p><b>14/08/2025:</b> Draft PoM with Crown Lands Dept for further review following amendments suggested by the Dept.</p> <p><b>30/09/2025:</b> Crown Lands Dept has requested additional information.</p> <p><b>17/11/2025:</b> Status remains unchanged.</p>
----------------	--	-----	--------	--------	---	--

**OUTSTANDING ACTION REPORT**  
**COMPLETION BY OTHER AGENCIES PENDING**

					<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><b>14/01/2026:</b> Amendments to PoM to be completed.</p> <p><b>3/02/2026:</b> Status remains unchanged.</p> <p><b>25/02/2026:</b> Amendment to draft PoM completed. Awaiting consultant's review.</p> <p><b>1/04/2026:</b> Response from Crown Lands Dept received 23 March 2026 – Draft PoM has been referred for approval.</p>
--	--	--	--	--	---	--