
**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 28 APRIL 2026 COMMENCING AT 7:00 PM**

PRESENT

The Mayor, Doug Curran in the Chair; Councillors, Christine Stead, Jenny Ellis, Anne Napoli, 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 Christine Stead 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

No apologies or requests for leave of absence were received.

3 CONFIRMATION OF MINUTES

26/104

RESOLVED on the motion of Councillors Christine Stead and Jenny Ellis that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 14 April 2026, having first been circulated amongst all members of Council, be confirmed.

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

Against

Councillor Shari Blumer

The division was declared PASSED by 9 votes to 0.

4 BUSINESS ARISING

Nil.

5 DECLARATIONS OF INTEREST

Pecuniary Interests

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

Councillor Shari Blumer

CL01 DA 228/2023(4) - Modification to Approved Electricity Generating Works - Solar Farm and Battery Energy Storage System

Reason – Pecuniary Conflict of Interest. The reason is commercial in confidence.

Councillor Shari Blumer

CL05 Renewal of Licence Agreement - Yenda Preschool Kindergarten Inc. Part Lot 979 DP751728, 2 Bingar Street, YENDA

Reason – The business I work for and have an interest in, often drafts this kind of work.

Councillor Shari Blumer

CL06 Renewal of Lease Agreement - Riverina Wings Pty Ltd - Hangar Site 13 Griffith Aerodrome

Reason – The business I work for and have an interest in often drafts this kind of work.

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 Anne Napoli

CL05 Renewal of Licence Agreement - Yenda Preschool Kindergarten Inc. Part Lot 979 DP751728, 2 Bingar Street, YENDA

Reason - A member of my family attends this Preschool.

Less Than Significant Non-Pecuniary Interests

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

Councillor Jenny Ellis

CL05 Renewal of Licence Agreement - Yenda Preschool Kindergarten Inc. Part Lot 979 DP751728, 2 Bingar Street, YENDA

Reason – I am a good friend of the principal of the preschool.

Councillor Anne Napoli

CL01 DA 228/2023(4) - Modification to Approved Electricity Generating Works - Solar Farm and Battery Energy Storage System

Reason – I have received emails and phone calls from Ratepayers in regards to this DA.

Councillor Christine Stead

CL01 DA 228/2023(4) - Modification to Approved Electricity Generating Works - Solar Farm and Battery Energy Storage System

Reason – I have received an Email and also spoken to Objectors.

Councillor Mark Dal Bon

CL01 DA 228/2023(4) - Modification to Approved Electricity Generating Works - Solar Farm and Battery Energy Storage System

Reason – I have been lobbied by resedent's. my neices husban's brother live's next door to the site. I have never really talked to this person in my life. He is like a stranger to me, and my neice and her husban we don't really associate that much either.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

MM01 SUBMISSION TO MURRAY DARLING BASIN AUTHORITY

26/105

RESOLVED on the motion of Councillors Doug Curran and Christine Stead that:

- (a) The proposed submission to the Murray Darling Basin Authority be endorsed.
- (b) Council approve the submission and approve the General Manager to send the submission to the Murray Darling Basin Authority (MDBA) before 1 May 2026.

For

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

Against

The division was declared PASSED by 9 votes to 0.

Councillor Shari Blumer left the meeting having declared a pecuniary interest, the time being 7:13 pm.

8 GENERAL MANAGER'S REPORT

CL01 DA 228/2023(4) - MODIFICATION TO APPROVED ELECTRICITY GENERATING WORKS - SOLAR FARM AND BATTERY ENERGY STORAGE SYSTEM

26/106

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that Council refuse the modification to Development Application No. 228/2023(4) for the increase in Battery

Energy Storage System (BESS) units at Lot 363 DP 751743, 394 Macedone Road, Bilbul for the following reasons:

1. Not “Substantially the Same Development”

The proposed increase in BESS units from 4 to 8, and storage capacity from approximately 11 MWh to 22 MWh, represents a material increase in the scale and operational intensity of the development. Council is not satisfied that the proposed increase in BESS capacity represents a development that is substantially the same as originally approved, having regard to the material increase in scale, operational intensity, and the potential for increased impacts, as required under Section 4.55(2)(a) of the Environmental Planning and Assessment Act 1979.

2. Unsuitable Intensification in Location

The subject site is in proximity to existing and future residential areas. The proposed increase in battery storage represents an intensification of use that is not considered appropriate in this location, having regard to amenity, safety, and land use compatibility.

3. Inconsistent with Current Planning Context

While Council’s adopted policy for Solar Energy Farms and Battery Energy Storage Systems does not apply retrospectively, it reflects Council’s current planning position regarding appropriate separation distances from residential areas. The proposed increase in capacity is inconsistent with that contemporary planning context and exacerbates concerns associated with proximity to sensitive receivers.

4. Uncertainty of Impacts at Increased Scale

The modification introduces an increased operational scale without sufficient certainty that noise and risk impacts will remain acceptable in practice. Reliance on post-construction monitoring and compliance action does not provide assurance that impacts will be avoided, particularly for nearby residents. Council is not satisfied that the proposed intensification will not result in adverse impacts on the surrounding area.

5. Inadequate Landscaping and Amenity Safeguards

The proposed modification seeks to delay the implementation of landscaping intended to provide visual and acoustic buffering. Council is not satisfied that deferring landscaping will provide adequate or timely mitigation of impacts on nearby residents, particularly in the early stages of operation. This reduces the effectiveness of mitigation measures at the time they are most needed and raises concerns regarding the protection of neighbouring amenity, including boundary definition and prevention of encroachment.

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

For

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

Against

The division was declared PASSED by 8 votes to 0.

Councillor Shari Blumer returned to the meeting at 7:23 pm.

CL02 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

26/107

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

- (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.

For

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

Against

The division was declared PASSED by 9 votes to 0.

CL03 UTILISE S7.12 DEVELOPER CONTRIBUTIONS FROM EXTERNAL RESERVE

26/108

RESOLVED on the motion of Councillors Laurie Testoni and Shari Blumer that Council resolves 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); and a further \$60,000 subject to potential recovery of fuel related cost increases;
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.

For

Mayor, Councillor Doug Curran
Councillor Christine Stead

Against

Councillor Mark Dal Bon
Councillor Scott Groat

Councillor Jenny Ellis
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Laurie Testoni
Councillor Shari Blumer

The division was declared PASSED by 7 votes to 2.

CL04 REQUEST TO WAIVE ROAD FEES - GRIFFITH MULTICULTURAL COUNCIL

26/109

RESOLVED on the motion of Councillors Tony O'Grady and Christine Stead that Council waive Road Closure Authority Fees of \$694 (2x\$347) for the Griffith Multicultural Council Parade and Festival – 16 & 17 May 2026.

Councillor Dal Bon questioned if Olympic Street would be included in the road closures. This was TAKEN ON NOTICE.

For

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

Against

The division was declared PASSED by 9 votes to 0.

Councillor Shari Blumer left the meeting having declared a pecuniary interest, the time being 7:32 pm.

Councillor Anne Napoli left the meeting having declared a significant non-pecuniary interest, the time being 7:32 pm.

CL05 RENEWAL OF LICENCE AGREEMENT - YENDA PRESCHOOL KINDERGARTEN INC. PART LOT 979 DP751728, 2 BINGAR STREET, YENDA

26/110

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

- (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.

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

Against

The division was declared PASSED by 7 votes to 0.

Councillor Anne Napoli returned to the meeting at 7:34 pm.

CL06 RENEWAL OF LEASE AGREEMENT - RIVERINA WINGS PTY LTD - HANGAR SITE 13 GRIFFITH AERODROME

26/111

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

- (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.

For

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

Against

The division was declared PASSED by 8 votes to 0.

Councillor Shari Blumer returned to the meeting at 7:35 pm.

CL07 DELEGATION OF AUTHORITY - GENERAL MANAGER

26/112

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

- (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.

For

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

Against

The division was declared PASSED by 9 votes to 0.

9 INFORMATION REPORTS

CL08 COUNCILLOR REPORT ON AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION NSW CONFERENCE - BLACKTOWN MARCH 2026

26/113

RESOLVED on the motion of Councillors Jenny Ellis and Laurie Testoni that Council note the report.

For

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

Against

Councillor Shari Blumer

The division was declared PASSED by 9 votes to 0.

CL09 RESPONSE TO COUNCILLOR QUESTIONS TAKEN ON NOTICE

26/114

RESOLVED on the motion of Councillors Shari Blumer and Christine Stead that the report be noted by Council.

For

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

Against

The division was declared PASSED by 9 votes to 0.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE LOCAL TRAFFIC FORUM MEETING HELD ON 14 APRIL 2026

26/115

RESOLVED on the motion of Councillors Anne Napoli and Tony O'Grady that the recommendations as detailed in the Minutes of the Local Traffic Forum meeting held on 14 April 2026 be adopted.

For

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

Against

The division was declared PASSED by 9 votes to 0.

MINUTES OF THE NEW CEMETERY MASTERPLAN COMMITTEE MEETING HELD ON 15 APRIL 2026

26/116

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that the recommendations as detailed in the Minutes of the New Cemetery Masterplan Committee meeting held on 15 April 2026 be adopted.

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

Against

The division was declared PASSED by 9 votes to 0.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Nil

13 OUTSTANDING ACTION REPORT

26/117

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

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

Against

The division was declared PASSED by 9 votes to 0.

14 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL

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

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

The matters and information are the following:

(a) personnel matters concerning particular individuals (other than Councillors)

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

26/118

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

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

For

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

Against

The division was declared PASSED by 9 votes to 0.

Council resolved that members of the press and public be excluded from the meeting during consideration of the items listed below, and that discussion of the report in open Council would be contrary to the public interest.

CC01 TENDER NO. 15-25/26 - 14ML RESERVOIR EXTERNAL AND INTERNAL RECOATING AND ENGINEERING WORKS FOR GRIFFITH CITY COUNCIL

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

Council closed its meeting at 7:49 pm. The public and media left the Chamber. Livestream was disconnected.

REVERSION TO OPEN COUNCIL

26/119

RESOLVED on the motion of Councillors Christine Stead and Jenny Ellis that open Council be resumed.

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

The division was declared PASSED by 9 votes to 0.

Open Council resumed at 7:57 pm.

Livestream was reconnected.

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

MATTERS DEALT WITH IN CLOSED COUNCIL

CC01 TENDER NO. 15-25/26 - 14ML RESERVOIR EXTERNAL AND INTERNAL RECOATING AND ENGINEERING WORKS FOR GRIFFITH CITY COUNCIL

26/120

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

- (a) Council accept the tender from Ray's Machinery Painting Pty Ltd Trading as RMP Abrasive Blasting for Tender No. 15-25/26 - 14ML Reservoir External and Internal Recoating and Engineering Works for Griffith City Council in the amount of \$2,114,475.00 (ex. GST).
- (b) The General Manager is endorsed to approve expenditure in accordance with the annual budget allocation.
- (c) Council authorise the contract documents to be signed by the General Manager.

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

Councillor Laurie Testoni
Councillor Shari Blumer

The division was declared PASSED by 9 votes to 0.

Councillor Dal Bon enquired about the warranty provided by the contractor. This was TAKEN ON NOTICE.

There being no further business the meeting terminated at 8:01 pm.

Confirmed:

CHAIRPERSON