



Ordinary Meeting

BUSINESS PAPER

Tuesday, 25 August 2026 at 7:00 PM

Griffith City Council Chambers

Phone: 1300 176 077

Web: www.griffith.nsw.gov.au Email: admin@griffith.nsw.gov.au



COUNCILLORS

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

dcurran@griffith.com.au
sblumer@griffith.com.au
mdalbon@griffith.com.au
jellis@griffith.com.au
sgroat@griffith.com.au
anapoli@griffith.com.au
togrady@griffith.com.au
cstead@griffith.com.au
ltestoni@griffith.com.au

MEMBERS OF THE PUBLIC CAN ADDRESS COUNCIL IN THE FOLLOWING WAYS

Addressing the Council at a Public Forum

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

Notice of Motion via Councillor

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

Petition

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

Customer Request Management system

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

Direct correspondence to the General Manager

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

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

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

Oath

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

Affirmation

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

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

[What is a pecuniary interest?](#)

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

[Disclosure of pecuniary interests at meetings](#)

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

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

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

[What is a non-pecuniary conflict of interest?](#)

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

[Managing non-pecuniary conflicts of interest](#)

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

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

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

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

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

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

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

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

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

Opening Affirmations

Option 1

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

To be honest and objective in all our deliberations.

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

Option 2

Almighty God

We ask that you guide us in our decision making.

Protect us and the community we serve.

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

Option 3

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

Acknowledgment of Country

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

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

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 25 AUGUST 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, 25 August 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 | p19 | Vending Vehicle Policy (CS-CP-306) Trading Fees and Charges |
| CL02 | p30 | Licence Agreement - Road Reserve - Argyle Community Housing Ltd
- 2 - 4 Crossing Street, Griffith |

- | | | |
|------|--|--|
| CL03 | p58 | Request to Waive Traffic Associated Fees - Griffith Rotary Christmas Carnival |
| CL04 | p60 | Quick Turn Around Grant Application for Griffith Netball Association |
| CL05 | p66 | Quick Turn Around Grant Application Griffith Veteran Association Auspiced by NSW Veteran Golfers Association |
| 9 | Information Reports | |
| CL06 | p71 | Delivery Program Progress Report - 30 June 2026 |
| CL07 | p75 | Investments as at 30 June 2026 |
| CL08 | p87 | Questions Taken on Notice |
| 10 | Adoption of Committee Minutes | |
| | p90 | Minutes of the Griffith Pioneer Park Museum Committee Meeting held on 5 August 2026 |
| | p94 | Minutes of the Local Traffic Forum Meeting held on 11 August 2026 |
| 11 | Business with Notice – Rescission Motions | |
| 12 | Business with Notice – Other Motions | |
| | p98 | Notice of Motion - Cr Scott Groat |
| 13 | Outstanding Action Report | |
| | p101 | Outstanding Action Report |
| 14 | Matters to be dealt with by Closed Council | |

Scott Grant

GENERAL MANAGER

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 11 AUGUST 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, Urban Strategic Design & Major Projects Manager, Peter Badenhorst, and Minute Taker, Antoinette Galluzzo

MEDIA

Nil.

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Scott Groat 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

26/212

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that an apology be received from Director Sustainable Development, Joe Rizzo.

3 CONFIRMATION OF MINUTES

26/213

RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 28 July 2026, having first been circulated amongst all members of Council, be confirmed.

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 88/2026 - Car Park and Associated New Driveway for an Existing Dental Practice
Reason - The Business that I work for and have an interest, often undertakes this work for Council.

Significant Non-Pecuniary Interests

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

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

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

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

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

Councillor Shari Blumer left the meeting having declared a pecuniary interest, the time being 7:04pm.

CL01 DA 88/2026 - CAR PARK AND ASSOCIATED NEW DRIVEWAY FOR AN EXISTING DENTAL PRACTICE

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

- (a) Development Application 88/2026 for a carpark and new driveway at 12 Koorungal Avenue Griffith (Lot 9 DP 815420) and part road reserve of Koorungal Avenue, be approved subject to conditions provided in Attachment A.
- (b) The application be delegated to the Director Sustainable Development to issue the

Notice of Determination.

- (c) Remove the draft condition 17 and 39.

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

- (a) Development Application 88/2026 for a carpark and new driveway at 12 Koorungal Avenue Griffith (Lot 9 DP 815420) and part road reserve of Koorungal Avenue, be approved subject to conditions provided in Attachment A.
- (b) The application be delegated to the Director Sustainable Development to issue the Notice of Determination.
- (c) Remove the draft condition 17 and 39.
- (d) Remove the draft condition 16.

For
Councillor Anne Napoli
Councillor Scott Groat

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

The division was declared LOST by 6 votes to 2.

The AMENDMENT was PUT and LOST.

26/214

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

- (a) Development Application 88/2026 for a carpark and new driveway at 12 Koorungal Avenue Griffith (Lot 9 DP 815420) and part road reserve of Koorungal Avenue, be approved subject to conditions provided in Attachment A.
- (b) The application be delegated to the Director Sustainable Development to issue the Notice of Determination.
- (c) Remove the draft condition 17 and 39.

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.

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

The division was declared PASSED by 8 votes to 0.

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

CL02 LOW COST LOANS INITIATIVE - ROUND 5

26/215

RESOLVED on the motion of Councillors Jenny Ellis and Scott Groat that Council approve the lodgement of the following applications for funding under the Sustainable Communities – Business and Industry Round.

- (a) Boorga Road widening - \$1.39m loan, \$223,863 subsidy.
- (b) Tharbogang Landfill expansion - \$3.2m loan, \$532,055 subsidy.
- (c) Sewer Pump Stations – Lake Wyangan and Collina - \$1m loan, \$166,267 subsidy.

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 ENDORSEMENT OF AUSTRALIA DAY POLICY FOR PUBLIC EXHIBITION

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

- (a) Council endorse the draft Australia Day Policy, as attached to the report, for public exhibition for 28 days.
- (b) If submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft Australia Day Policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

Councillors Mark Dal Bon and Christine Stead moved the following **AMENDMENT**:

Within the draft Australia Day Policy, leave the reference to “Arts” and remove cultural wording in both Arts and Cultural Contribution Award and Arts and Cultural Events of the Year categories.

For

Councillor Christine Stead
Councillor Anne Napoli
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 3 votes to 6.

The AMENDMENT was PUT and LOST

Councillors Anne Napoli and Christine Stead moved the following **AMENDMENT** that arts will be included within the community project category for the year with the deletion of Arts and Cultural Contribution Award and Arts and Cultural Events of the Year categories from the draft policy.

For

Councillor Christine Stead
Councillor Anne Napoli
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 3 votes to 6.

The AMENDMENT was PUT and LOST.

26/216

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

- (a) Council endorse the draft Australia Day Policy, as attached to the report, for public exhibition for 28 days.
- (b) If submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft Australia Day Policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

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 Anne Napoli
Councillor Mark Dal Bon

The division was declared PASSED by 6 votes to 3.

CL04 ENDORSEMENT OF FINANCIAL ASSISTANCE POLICY FOR PUBLIC EXHIBITION & ADOPTION OF COMMUNITY GRANT AND EVENT SPONSORSHIP GUIDELINES

26/217

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

- (a) Council endorse the draft Financial Assistance Policy, as attached to the report, for public exhibition for 28 days.
- (b) If submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft Financial Assistance Policy be considered as

adopted by Council as at the date of the conclusion of the advertised exhibition period.

- (d) Council endorse the associated Guidelines for Community Assistance, Sponsorship of Events and Business Assistance.
- (e) Within the Draft Guidelines – Community Grants program, remove eligibility of “small assets associated with the successful execution of the proposed project or program”.

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

Against
Councillor Christine Stead
Councillor Mark Dal Bon
Councillor Scott Groat

The division was declared PASSED by 6 votes to 3.

CL05 ENDORSEMENT OF GRALC - PATRON CONDUCT AND ACCESS POLICY FOR PUBLIC EXHIBITION

26/218

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

- (a) Council endorse the draft GRALC – Patron Conduct and Access Policy (previously titled Pools – Authority of Management Policy), as attached to the report, for public exhibition for 28 days.
- (b) If submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft GRALC – Patron Conduct and Access Policy 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 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.

CL06 ENDORSEMENT OF GRALC - POOL ADMISSION FEES POLICY FOR PUBLIC EXHIBITION

26/219

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

- (a) Council endorse the draft GRALC – Pool Admission Fees Policy (previously titled Pools – Admission Fees Policy), as attached to the report, for public exhibition for 28 days.
- (b) If submissions are received, a further report be prepared for Council.
- (c) If no submissions are received, the draft GRALC – Pool Admission Fees Policy 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 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.

CL07 POLICIES FOR REVOCATION

26/220

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Council revoke the following policies:

- 1. FS-CP-301 Cheques Not to be Post Dated
- 2. FS-CP-501 Council Services – All Users to be Charged
- 3. FS-CP-602 Government Subsidies
- 4. FS-CP-605 Incoming Grants and Sponsorship
- 5. CS-CP-602 Completion and Processing of Petty Cash Reimbursements
- 6. FS-CP-307 Fuel Card Policy – Correct Usage of Council Fuel Cards
- 7. FS-CP-702 Loans for Community Organisations & Sporting Bodies

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.

CL08 SUSPENSION OF ALCOHOL FREE ZONE - GRIFFITH SPRING FEST STREET PARTY 2026

26/221

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Council suspend the Alcohol-Free Zone within the Griffith Tourism Hub Car Park on Friday, 16 October 2026, from 5:00 pm to 8:30 pm, to permit the sale and consumption of locally produced wine, beer, and spirits as part of the Griffith Spring Fest Street Party.

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

CL09 QUESTION TAKEN ON NOTICE

26/222

RESOLVED on the motion of Councillors Laurie Testoni and Shari Blumer 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.

CL10 INVESTMENTS AS AT 31 MAY 2026

26/223

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

For

Mayor, Councillor Doug Curran

Against

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.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE ROADS, PARKS & PATHWAYS ENHANCEMENT COMMITTEE MEETING HELD ON 23 JULY 2026

26/224

RESOLVED on the motion of Councillors Shari Blumer and Laurie Testoni that the recommendations as detailed in the Minutes of the Roads, Parks & Pathways Enhancement Committee meeting held on 23 July 2026 be adopted.

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.

MINUTES OF THE SALEYARDS COMMITTEE MEETING HELD ON 28 JULY 2026

26/225

RESOLVED on the motion of Councillors Scott Groat and Tony O'Grady that the recommendations as detailed in the Minutes of the Saleyards Committee meeting held on 28 July 2026 be adopted.

Councillor Scott Groat requested a detailed report on the amount of sheep that went through the Saleyards over the last FY.

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.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil.

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Councillor Blumer left the meeting at 8:09pm.

NOTICE OF MOTION - COUNCILLOR JENNY ELLIS

26/226

RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady 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

Against

The division was declared PASSED by 8 votes to 0.

13 OUTSTANDING ACTION REPORT

Councillor Blumer returned at 8:10pm.

26/227

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

Councillor Dal Bon requested clarification in relation to the sale of unpaid rates, which real estate agent is engaged? Mr Hansen took this on Notice and will circulate a response.

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

Nil

There being no further business the meeting terminated at 8:14pm.

Confirmed:

CHAIRPERSON

CLAUSE CL01**TITLE Vending Vehicle Policy (CS-CP-306) Trading Fees and Charges****FROM Joe Rizzo, Director Sustainable Development****TRIM REF 26/99082**

SUMMARY

On 27 January 2026, a Notice of Motion was submitted by Councillor Tony O’Grady and resolved to develop a policy to allow businesses including food vans to trade on Council managed land. The policy is to include the introduction of trading fees and charges for Vending Vehicles operating on Council-managed roads and public places within the Griffith Local Government Area (LGA).

A review of the existing Vending Vehicle Policy (CS-CP-306) which regulates vending vehicles that display and sell a commodity on public and private land, to include a Trading fee for vending vehicles, only operating on Council-managed roads and public places within the Griffith LGA.

These trading fees and charges **does not** apply to vending vehicles:

- (a) Trading on private land in accordance with Subdivision 27A in Division 1 of Part 2 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008;
- (b) Trading on public land in accordance with an approved event.

Under the existing Vending Vehicle Policy (CS-CP-306) the current Fees & Charges under Council’s 2026/27 Revenue Policy are:

- Initial Approval to Operate: \$471.00 per vehicle
- Annual Approval Renewal: \$241.00 per vehicle

Griffith City Council currently does not have a structured, location-based fee for trade on Council-managed roads and other public places within Griffith LGA. The proposed trading fees are **in addition** to the existing approval fees required under Section 68 of the Local Government Act 1993.

This report is for Council to resolve the Vending Vehicle Trading Fees & Charges for formal endorsement of the fee structure. Once the fee structure is adopted at the Council Meeting, the Trading fees & charges will be included in Council’s Revenue Policy for the 2027/28 financial year.

RECOMMENDATION

- (a) **Council adopt the Trading Fees & Charges as detailed in Table 1, 2 & 3 of this report.**
- (b) **The Trading Fees & Charges as detailed in Table 1, 2 & 3 of this report be included in Council’s Revenue Policy for the 2027/28 financial year.**
- (c) **Council endorse the revised Vending Vehicles Local Policy, as attached to the report, for public exhibition for 42 days. If submissions are received, a further**

report be prepared for Council. If no submissions are received, the Vending Vehicles Local Policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.

REPORT

Proposed framework for Trading Fees and Charges on council-managed roads and public places within Griffith LGA are categorised into the following;

- Zone 1: Central Business District (CBD)
- Zone 2: Suburban Areas (All areas outside Zone 1)
- Mobile Coffee & Ice Cream Vans (Mobile Vendors)

Please note: All proposed locations will require Council approval. Approval will be determined following consideration of all factors, including but not limited to, traffic impacts, public safety, local amenity, proximity of surrounding services, infrastructure and other structures. For Example: Exclusion for trade on Transport for NSW (RMS) roads; 100m buffer distances from fixed existing businesses.

Zone 1: CBD Location & Fees and Charges

CBD location: Trading locations within the defined CBD area as identified by mapped boundary.

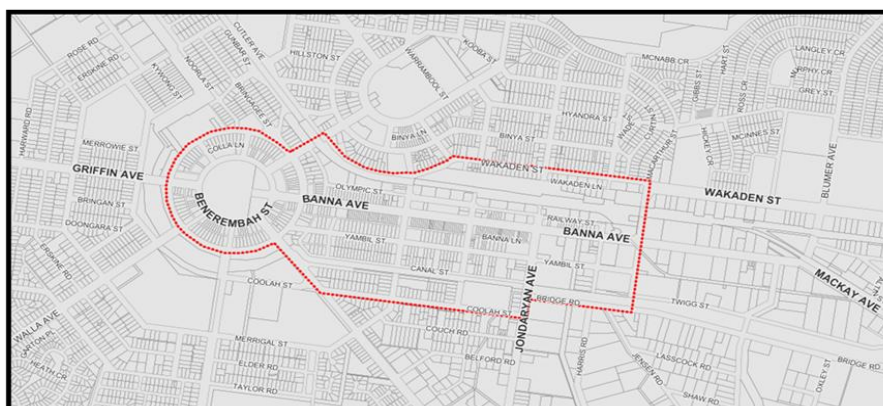


Table 1: Zone 1 - Trading Fees and Charges per vehicle

Weekend (Fri-Sun)	\$300
Weekly (7 days)	\$500
Monthly	\$2000

Zone 2: Suburban Location & Fees and Charges

Suburban location: All areas outside of Zone 1

Table 2: Zone 2 - Trading Fees and Charges per vehicle

Weekend (Fri-Sun)	\$200
Weekly (7 days)	\$400
Monthly	\$1500

Mobile Coffee Vans & Ice Cream Vans (Mobile Vendors)**Table 3: Trading Fees and Charges per vehicle**

6-month permit	\$700
12-month permit	\$1200

Different Trading Fees and Charges from other councils were presented to the Senior Management Team (Table 4: Trading Fees & Charges for other NSW Council's). Fees and charges generated have been calculated based on the most appropriate operational outcome for Griffith City Council and existing approved Vending Vehicle operators.

For comparison the following Trading Fees & Charges apply at other NSW Council's as shown in Table 4 below:

Table 4: Trading Fees & Charges for other NSW Councils

Council	Fees & Charges
Sutherland Shire Council	Event – Mobile Food Vendor Per Day: \$360.00 Event – Mobile Food Vendor Per Week: \$1210.00
Shoalhaven City Council	Mobile Food Vending Application Fee: \$340.00 Mobile Food Vending Annual Fee: \$1,460.00p.a
Randwick City Council	Food Stalls, Vendors and Vans: Single day/Event Fee: \$95.00 Multiple Days/Event Fee: \$171.50
Albury City Council	Mobile Food/Drink vans – 1 month Commercial Activity Approval for up to 200 hours per month for commercial use of public land \$513.00 3 months = \$1375.00 6 months = \$2500.00 12 months = \$4200.00

OPTIONS**OPTION 1**

As per Recommendation.

OPTION 2

Reduction of the proposed trading fees by 50% for an initial 12-month trial period, with fees to be reviewed following assessment of permit uptake and stakeholder feedback.

POLICY IMPLICATIONS

Once the fee structure is adopted at the Council Meeting, the Trading fees and charges will be included in Council's Revenue Policy for the 2027/28 financial year and will be included in the Vending Vehicle Policy (CS-CP-306).

FINANCIAL IMPLICATIONS AND RISK

Minor Low Risks - The proposed fees are expected to:

- Generate additional revenue from use of public land
- Improve cost recovery for council

Existing approved Vending Vehicle operators, trading on Council- managed roads and other public places within Griffith LGA will be subjected to Trading Fees & Charges. Revenue will vary depending on uptake and permit numbers. With increased fees operators may choose to trade on private land.

Should fees be adopted they will take effect in 2027/28 financial year.

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 Risks:

- Resistance from Existing approved Vending Vehicle operators
- With increased fees operators may choose to trade on private land.
- Impact on CBD fixed food businesses.
- Potential disputes regarding trading locations and allocations

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 strategic planning, policies, procedures and service standards.

CONSULTATION

Senior Management Team

External stakeholders:

- Existing Approved Vending Vehicle operators,

- Local Food Businesses

ATTACHMENTS

- (a) Draft Amended Vending Vehicle Policy (CS-CP-306) [!\[\]\(639b96cb78755e255f21df1603241538_img.jpg\)](#)  24



Vending Vehicles CS-CP-306 (LOCAL POLICY)

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	10 Jan 2006	0006	10 Jan 2006
2	11 May 2010	0142	11 May 2010
3	8 Mar 2011	0063	8 Mar 2011
4	13 Aug 2013	0255	13 Aug 2013
5	22 Aug 2017	17/205	22 Aug 2017
6	8 Nov 2022	22/291	8 Nov 2022
7	12 Aug 2025	25/226	12 Aug 2025

2 Policy Objective

To regulate mobile and standing vehicles that display and sell commodities on public land.

3 Policy Scope

This Policy applies to all Mobile Vending Vehicles trading on Council-managed roads and other public places within Griffith Local Government Area.

This Policy does not apply to Mobile Vending Vehicles:

- (a) Trading in accordance with a development consent or the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* on private land
- (b) Trading on public land in accordance with an approved event

4 Policy Statement

Approval

- 4.1 An application for approval to operate a vending vehicle within the Griffith Local Government Area must be completed by the applicant and submitted to Griffith City Council for approval by the Director, Sustainable Development (or equivalent position) or their nominated delegate.
- 4.2 After the granting of the initial approval to operate a vending vehicle within the Griffith Local Government Area, subsequent approvals are to be renewed annually with Griffith City



Council and will be subject to an application fee. This application should be lodged with Council at least one month prior to the expiry of the previous approval.

- 4.3 An approval to operate a vending vehicle includes approval under the provisions of Section 68 of the Local Government Act 1993 for the purpose of selling of commodities in a public place.
- 4.4 If the vehicle information provided with the initial application changes during the term of this approval, details of the change shall be advised in writing to Council within one week of the variation occurring.
- 4.5 Any vehicle and adjacent areas used for the purpose of displaying and selling commodities without the appropriate approval of Council, and/or not in accordance with this policy, or any licence or direction of Council, is prohibited.
- 4.6 A copy of the certificate of approval must be kept with the vehicle at all times and the certificate must be provided on request by an authorised Council Officer.

Inspection of Vehicle

- 4.7 The Council may require the vehicle to be made available for inspection at any reasonable time.

Hours of Operation

- 4.8 The hours of operation for the vehicle selling or displaying commodities are limited from 8.00am to 7.00pm daily during Daylight Saving period and from 8.00am to 6.00pm daily during other times of the year. In exceptional circumstances, hours of operation may be varied to the discretion of the Director, Sustainable Development (or equivalent position) or their nominated delegate.

Selling Condition

- 4.9 The vehicle must be in motion unless displaying or selling commodities. The vehicle shall not operate within 100 metres from any business or other premises, displaying or selling similar types of commodities, at the same time, unless it is a vending vehicle on public land with Council permission.

Vehicle Condition

- 4.10 All vehicles permitted under this policy shall be maintained in a clean and safe condition. Vehicles displaying or selling food are to comply with the Food Standards,



Australian and New Zealand Food Safety Standards, Food Act 2003 and Roads and Maritime Services registration and rules.

- 4.11 The vending vehicle must not be used for sleeping purposes.
- 4.12 Employees' personal belongings, cleaning equipment, soiled equipment, waste and commodities kept in the vehicle are to be physically separated.

Waste Disposal

- 4.13 Suitable garbage receptacles with close-fitting lids must be provided in the vehicle.
- 4.14 When directed, a suitable receptacle must be provided outside the vehicle for placing litter.
- 4.15 All garbage must be removed daily or more frequently when the need arises.
- 4.16 Any waste must be transported to a place that can lawfully be used as a waste facility for that waste. A copy of an appropriate waste management plan must be provided to Council prior to approval.

Public Nuisance

- 4.17 The vehicle shall operate in accordance with the Local Government Act 1993, the Protection of the Environment Operations Act 1997 and such other legislation as may from time-to-time impinge upon the activities hereby approved.
- 4.18 The use of equipment to amplify sounds in or on any public road or public place is prohibited unless prior consent of the Council is obtained. Such applications may be approved with or without conditions.
- 4.19 Vehicles permitted to play amplified sounds shall not emit the amplified sounds whilst the vehicle is in motion.

Road Rules

- 4.20 Vehicles permitted under this policy shall not obstruct roadways or footpaths and shall not be driven or parked in such a way that is a hazard to other road users.
- 4.21 A vehicle permitted under this policy will not be exempt from any road rules, traffic and parking regulations or any similar legislation.



- 4.22 Vehicles permitted under this policy shall not be permitted to sell commodities in a demarcated School Zone.

Statutory Approvals

- 4.23 A vehicle permitted under this policy shall comply with all relevant Acts, Regulations and Council Policies and nothing herein shall be taken as the granting of consent under the Environmental Planning and Assessment Act 1979, particularly Subdivision 27A Mobile Food and Drink Outlets, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Public Liability

- 4.24 The proprietor must provide Council with a copy of their current Public Liability Policy for not less than \$20 million dollars.
- 4.25 The proprietor selling commodities to children must provide Council with a copy of their current Public Liability Policy for not less than \$20 million dollars.

Deleted: indemnifying Griffith City Council against any claims that arise from the operation of the vending vehicle.

Deleted: indemnifying Griffith City Council against any claims that arise from the operation of the vending vehicle.

5 Fees and Charges

Vending Vehicles trading on Council-managed roads and other public places within Griffith Local Government Area are subjected to approval and trading fees and charges in accordance with Griffith City Council's Revenue Policy.

1. Section 68 Approval (Local Government Act 1993)
 - Approval is required under Section 68 (Local Government Act 1993) prior to operating a vending vehicle within the Griffith Local Government Area. Applicable fees are charged in accordance with Griffith City Council's Revenue Policy.
2. Trading Fees and Charges on Council-managed roads and other public places within Griffith Local Government Area
 - Vending Vehicles operating on Council-managed roads and other public places within the Griffith Local Government Area are subject to trading fees and charges in accordance with Griffith City Council's Revenue Policy. Trading fees may vary depending on the location, permit type and duration.
3. Coffee Vans and Ice Cream Vans (Mobile Vendors)
 - Mobile vendors, including coffee vans and ice cream vans, are subject to Trading fees in accordance with Griffith City Council's Revenue Policy.

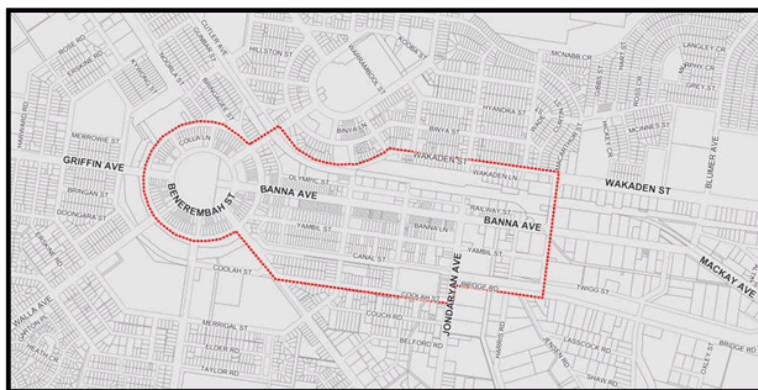
6 Trading Zones



Vending Vehicles trading on Council-managed roads and public places within the Griffith Local Government Area (LGA) are subject to location-based trading zones:

1. Zone 1 – Central Business District (CBD)

Central Business District (CBD) is defined as the area identified in **Map 1 – Zone 1: CBD**.



2. Zone 2 – Suburban Areas

Zone 2 includes all areas within the Griffith Local Government Area that are located outside the boundaries of Zone 1.

Note: Prior to operating, all proposed locations require Council approval. Approval will be determined following consideration of all factors, including but not limited to, traffic impacts, public safety, local amenity, proximity of surrounding services, infrastructure and other structures.

7 Definitions

Vending vehicle: Includes any mobile or stationary vehicle and any adjacent area reasonably used for the purpose of displaying and selling commodities; but excludes service vehicles such as mechanics, carpet cleaning services, gardening services and also excludes the delivery of pre-ordered commodities such as pre ordered meals.

8 Exceptions



None

9 Legislation

Section 356 of the Local Government Act 1993 (as amended) Local Government Act 1993
Protection of the Environment Operations Act 1997
Food Act 2003

10 Related Documents

None

11 Directorate

Sustainable Development

CLAUSE	CL02
TITLE	Licence Agreement - Road Reserve - Argyle Community Housing Ltd - 2 - 4 Crossing Street, Griffith
FROM	Joe Rizzo, Director Sustainable Development
TRIM REF	26/100182

SUMMARY

Argyle Community Housing Ltd has requested to enter into a Licence Agreement with Council in accordance with Development Application DA 168/2020(2).

The proposed licence relates to the use of Council's Road reserve adjoining Lot 3, DP 1240224 known as 2 - 4 Crossing Street, Griffith to facilitate the completion of construction works in relation to driveway access and associated vehicular crossing to service the housing units.

The licence will formalise occupation of the road reserve and ensure the works are undertaken and maintained in accordance with Council's requirements.

RECOMMENDATION

- (a) Council enters into a licence agreement with Argyle Community Housing Ltd for the occupation of Council's Road reserve, adjoining Lot 3 DP1240224, 2-4 Crossing Street, Griffith for a term of five years, with an option to renew of 5 years.**
- (b) Council advertises its intention to enter into a licence agreement with Argyle Community Housing Ltd for the use of Council's road reserve adjoining 2-4 Crossing Street, Griffith for a period of 28 days. Should any submissions be received, a report will be presented to Council for consideration.**
- (c) Should no submissions be received, Council will proceed to enter into a licence agreement with Argyle Community Housing Ltd for the use of Council's road reserve, adjoining 2-4 Crossing Street, Griffith for a term of 5 years, commencement date to be determined following notification period.**
- (d) Argyle Community Housing Ltd are responsible to pay all applicable costs and charges associated with the preparation of the licence agreement together with Council's Administration Fee, in accordance with Council's adopted Revenue Policy.**
- (e) The annual licence fee will be charged in accordance with Council's adopted Revenue Policy, at 5% of current land value, calculated on the occupied area /m2 together with rates and charges as applicable.**
- (f) Council authorise the Mayor and General Manager to execute the licence agreement under the Common Seal, if required.**

REPORT

Development Application DA 168/2020(2) was approved on 29 May 2023 for the Construction of 4 x two-storey affordable housing dwelling units with associated strata subdivision, car parking, landscaping and leasing of road reserve for driveway access at 2-4 Crossing Street, Griffith. (Lot 3 DP 1240224).

The development consent includes specific conditions requiring the formalisation of the use of Council's Road reserve to facilitate the completion of the internal driveway parallel to Crossing Street.

To satisfy these conditions, the applicant is required to enter into a suitable agreement with Council, ensuring the occupation and use of the road reserve is appropriately regulated and managed.

The proposed Licence Agreement will provide a lawful framework for the continued use of the road reserve, while protecting Council's ownership, public access rights, and future operational requirements.

The following conditions are required as part of the consent:

52. Lease / License Agreement for on-street parking

Prior to the issue of an Occupation Certificate the applicant shall make formal written application to Griffith City Council to enter into a lease / license agreement for the internal driveway parallel to Crossing Street proposed to be located on Council's road reserve.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

As otherwise determined by Council.

POLICY IMPLICATIONS

The proposed Licence Agreement is consistent with Council's policies for the management and occupation of Council-owned road reserves and complies with Council's obligations under the Roads Act 1993.

FINANCIAL IMPLICATIONS AND RISK

The licensee Argyle Community Housing Ltd will be responsible for all fees and charges associated with the preparation of the licence agreement; together with Council's administration fee, in accordance with Council's adopted Revenue Policy.

The annual licence fee will be charged in accordance with Council's adopted Revenue Policy, at 5% of current land value, calculated on the occupied area /m2 together with rates and charges as applicable.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Entering into the licence will ensure compliance with the conditions of Development Approval DA 173/2021(2) while maintaining Council's statutory obligations as the road's authority. Legal and statutory risks are considered low and will be managed through appropriate licence terms, including indemnities, insurance requirements, and Council's right to terminate the agreement if required.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

All environmental implications were considered as part of the development approvals process in relation to Development Approval 168/2020(2).

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

The arrangement formalises the use of the road reserve in a transparent and regulated manner. Community risks are considered low, as the proposal aligns with an approved development consent and does not restrict broader public access or use of the road reserve beyond what has already been approved.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Service delivery risks are considered low.

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

WHS and HR risks to Council are considered low.

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

ATTACHMENTS

- | | | |
|-----|--|----|
| (a) | Approved DA 168.2020 - Notice of Determination   | 34 |
| (b) | Approved CC Plan 168.2020 - Showing Access - 2-4 Crossing Street, Griffith   | 55 |
| (c) | Proposed Licensed Area - 2-4 Crossing Street, Griffith   | 56 |
| (d) | Email seeking use of Councils road reserve - 2-4 Crossing Street, Griffith   | 57 |



DA 168/2020(2):KR:AM

**SECTION 4.55(1A) MODIFICATION OF CONSENT
NOTICE OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

(Section 4.55(1A) Environmental Planning & Assessment Act, 1979)

Development Application No.: 168/2020(2)

Applicant(s): Argyle Community Housing Ltd
PO Box 389
GRIFFITH NSW 2680

Description of Development: Modification - Construction of four (4) x two storey Affordable Housing Dwelling Units with associated Strata Subdivision, car parking, landscaping and leasing of road reserve for driveway access

Property Description: Lot 3 DP 1240224
2-4 Crossing Street GRIFFITH

Date of determination: 29 May 2023

Development application has been: granted consent *(subject to conditions in Attachment 'A')*

Development consent operates from: 8 September 2020

Development consent lapses on: 8 September 2020

'General terms of approval' given by: no other authorities

It is important that all conditions be carefully read and understood prior to the commencement of the development.

If you are dissatisfied with this decision, Section 8.9 of the Environmental Planning and Assessment Act 1979 provides you the right to appeal to the Land and Environment Court of New South Wales within six (6) months from the date of this notice.

For further information regarding this matter please contact Council's Acting Development Assessment Coordinator, Kerry Rourke, 1300 176 077, kerry.rourke@griffith.nsw.gov.au.

BRUCE GIBBS
DIRECTOR SUSTAINABLE DEVELOPMENT
Enc

Attachment A - General Advice

This Notice of Determination does not remove the applicant's obligation to obtain approvals required by any other legislation.

1. Right of Appeal

If you are dissatisfied with this decision, Section 8.7 of the *Environmental Planning and Assessment Act 1979* provides you the right to appeal to the Land and Environment Court of New South Wales within six (6) months from the date of this notice.

2. Review of Determination

If you are dissatisfied with this decision, the *Environmental Planning and Assessment Act 1979* provides that the applicant may request the Council to Review the Determination. The request must be made and determined within six (6) months of the date of this determination. It is advisable to lodge the application for review under Section 8.3 as soon as possible to facilitate the statutory timeframes. Please note Clause 244 of the *Environmental Planning Assessment Regulation, 2021* which provides that when the determination is a modification of consent, the review request **must** be lodged within twenty-eight (28) days of that determination.

3. Compliance with Development Consent

The development and all associated works must be carried out in accordance with this development consent and subsequent construction approvals.

4. Unauthorised Development

It is an offence to carry out any unauthorised development or building work or to carry out any development or building work that is not in accordance with Council's development consent. An offence under *Environmental Planning and Assessment Act 1979* and Regulations is subject to a penalty up to \$1,100,000 and \$110,000 respectively.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require full compliance with Council's development consent. On the spot penalties may be imposed for works which are carried out in breach of this consent, or without consent.

5. National Construction Code and Australian Standards

This determination does not include an assessment of the proposed works under the National Code of Australia (NCC) and other relevant Standards. All new building work (including alterations and additions) must comply with the NCC and relevant Standards.

Attachment B – Conditions of Consent

Administrative Conditions

The development must be carried out in accordance with the following conditions of consent.

1. Approved Development

Development consent has been granted for the construction of four (4) two storey affordable dwelling units with associated strata subdivision, car parking and landscaping and leasing of the road reserve for driveway and access at Lot 3 DP 1200224, No 2 – 4 Crossing Street.

It is advised that the proposed development has been assessed in regards to the provision of the Griffith Local Environmental Plan 2014 and is considered to be an affordable housing development, which is defined as:

affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

The development must be implemented in accordance with Development Application No. 168/2020 received by Council on 16 June 2020 and as modified 24/02/2023 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Received / Accepted by Council	Prepared or Drawn By
Site Plan Sheet 0200 Revision 1 dated 21/10/2022	24 February 2023	Baumgart Clark Architects
Roof Plan Sheet 0203 Revision 2 dated 21/10/2022	24 February 2023	Baumgart Clark Architects
Subdivision Layout AH0919 – A013	16 June 2020	Zeplan Developments
Ground Floor Plan and Parking Plan Sheet 0201 Revision 2 dated 30/03/2023	30 March 2023	Baumgart Clark Architects
First Floor Plan Sheet 0202 Revision 2 dated 21/10/2022	24 February 2023	Baumgart Clark Architects
Elevations Sheet 0400 Revision 2 dated 21/10/2022	24 February 2023	Baumgart Clark Architects

Document	Date Received by Council	Prepared or Drawn By
BASIX Certificate 1107014S_02	24 February 2023	Certified Energy
BASIX Certificate 1107021S_02	24 February 2023	Certified Energy
BASIX Certificate 1107019S_02	24 February 2023	Certified Energy
BASIX Certificate 1107022S_02	24 February 2023	Certified Energy

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

(modified 29 May 2023)

2. Construction Certificate (Building Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for the building works. The Construction Certificate can be issued either by Council or a private certifier.

3. Construction Approval (Civil Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Approval (Civil Works). This approval can only be issued by Council. An Application for Construction Approval (Civil Works) form, complete with detailed plans and specifications, shall be submitted to Council for the Construction Approval (Civil Works).

4. Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

5. Lapsing of Consent

In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

6. Damage to Council property

If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

7. Existing Services

The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

8. National Construction Code

All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.

All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the Plumbing Code of Australia.

9. Aboriginal Heritage

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

1. Not further harm the object.
2. Immediately cease all work at the particular location.
3. Secure the area so as to avoid further harm to the Aboriginal object.
4. Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location.
5. Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department contacted of Planning, Industry and Environment.

10. Other Cultural Heritage

Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

11. Property Number

The proposed dwellings has been allocated the following street number:

Villa 1 - 4 / 2 - 4 Crossing Street
Villa 2 - 3 / 2 - 4 Crossing Street
Villa 3 - 2 / 2 - 4 Crossing Street
Villa 4 - 1 / 2 - 4 Crossing Street

This number is to be prominently displayed at the street frontage or any other position which is clearly visible from the street during construction and at completion.

12. Fence location and design

The person with the benefit of this consent shall ensure that the proposed fence complies with the following:

- (a) The fence shall be contained wholly within the property boundaries or within the road reserve land to be leased from Council. No part of the fence, or its footings, shall encroach onto the road reserve or adjoining properties.
- (b) It is the responsibility of the owner to verify the location of the boundary and this is recommended to be achieved by a survey report.
- (c) All gates shall be designed so that they do not open onto the nature strip.
- (d) The water meter shall be accessible and is recommended to be located outside of the fence boundary.

13. Carport not to be enclosed

Carports are not to be enclosed. Should you wish to enclose the carport an application to modify the approved development by submitting a new development application or, if the proposed development is considered to be substantially the same, the submission of an application pursuant to s4.55 of the Environmental Planning and Assessment Act, 1979.

14. No Cost to Transport for New South Wales

Any works associated with the development shall be at no cost to Transport for New South Wales.

Prior to the issue of a Construction Certificate for Building Works

Prior to commencing construction work, you will need a Construction Certificate for building works issued by Griffith City Council or an Accredited Certifier. Before a Construction Certificate can be issued, compliance with the following conditions is to be demonstrated.

15. Long Service Levy

For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

16. Signage for water ponding in detention areas

Areas that are subject to water ponding as a result of storm events are to have appropriate warning signs erected. Details of sign location and type to be submitted to Council for approval **prior to the issue of a Construction Certificate for Building Works**. Signage is to be in accordance with Council's *Onsite Detention Policy (CS-CP-404)*.

17. Amended Accessway Plan

Prior to the issue of a Construction Certificate for Building Works, an amended accessway plan with turning path diagrams showing safe left turn movement into the site from Crossing Street, are to be submitted to Council and approved by Council's Engineers. The proposed accessway is to accommodate two-way movement and is to be treated with a raised concrete splitter island to separate the swept path of vehicles entering and exiting the site. The splitter island shall not protrude onto the carriageway of Crossing Street. Associated directional marking, lighting and signage is to be installed in accordance with *Australian Standards*.

Detailed design drawings of the splitter island are to be submitted to Council for approval and are to comply with Council's *Engineering Guidelines - Subdivisions and Development Standards* and *Austroads Guidelines*.

18. Stormwater Drainage

All stormwater runoff shall be directed to the existing drainage pit located inside the south-eastern corner of the subject site via the onsite detention system. Stormwater runoff shall not be permitted to flow over property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created. Detailed design drawings and hydraulic calculations for the proposed drainage system are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards* and Council's *Stormwater Drainage & Disposal Policy (CS-CP-310)* and are to be submitted to Council and approved by Council's Engineers **prior to the issue of a Construction Certificate for Building Works**.

19. Onsite Detention

Stormwater detention is to be created onsite for the critical storm event. The maximum developed discharge is to be 65 litres per second per hectare for the proposed development as approved by this Development Application. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards*, *Council's Onsite Detention Policy (CS-CP-404)* and *Council's Stormwater Drainage & Disposal Policy (CS-CP-310)* are to be submitted to Council for approval **prior to the issue of a Construction Certificate for Building Works**.

A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant is to sign off all drawings and calculations and provide details of Professional Indemnity Insurance.

20. Sewer Connection

Prior to the issue of a Construction Certificate for Building Works, a separate application is to be made to Council's Water and Sewer Department for the installation of a Grinder Pump system to cater for the entire development. Design details on the proposed sewerage system for the subject development including calculated peak demands generated from the subject development are to be submitted to Council. All works are to be in accordance with Council's *Pressure Sewerage Policy (WS-CP-303)* and the *Water Services Association of Australia - Pressure Sewerage Code of Australia WSA 07—2007*.

The applicant is required to pay for all 'On-Property Works' to be carried out by Council for the Pressure Sewerage System, being from the Boundary Kit to (and including) the installation of the pumping unit. The amount to be paid is in accordance with Council's current Revenue Policy.

21. Sight Distance

Any structures, landscaping, fencing or signage to be provided within the site, along property boundaries or within adjoin road reserve is to be designed and maintained to provide safe sight distance for motorists travelling along Wakaden Street and Crossing Street in accordance with *Austroads Publications*.

An amended design is to be submitted to Council and approved by Council's Engineers **prior to the issue of a Construction Certificate for Building Works**.

22. Noise Attenuation

Prior to the issue of the Construction Certificate noise attenuation measures should be incorporated into the design of the dwellings to achieve indoor criteria of noise applicable to sensitive noise zones (e.g. bedrooms) of LAeq 25dBA (max).

23. Landscape Plan

Prior to the issue of the Construction Certificate a detailed landscaping plan shall be designed for the proposed development. Three (3) copies are to be submitted to and approved by Council.

The landscaping plan shall be drawn to scale (minimum 1:200) by a suitably qualified person and include:

- (a) Identification of all trees to be retained, removed or transplanted
- (b) The location of all existing and proposed tree and shrub species

- (c) Height and spread of selected species at maturity
- (d) Elevation of landscaped areas
- (e) Irrigation measures
- (f) The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development.

Landscaping to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance for pedestrians and motorists entering and exiting the site.

Prior to the issues of a Construction Approval (Civil Works)

Prior to commencing Civil Works you will need a Construction Approval (Civil Works) issued by Council. Before this approval can be issued, compliance with the following conditions is to be demonstrated.

24. Footpath

Prior to the issue of a Construction Approval (Civil Works), detailed design plans are to be submitted for a 2.5 metre wide concrete footpath along Crossing Street for the full frontage of the development. Shared path construction is to include infrastructure to ensure safe movements are available for pedestrians and is to appropriately connect to the existing pedestrian network south of the proposed accessway. Design drawings are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards* and Council's *Pedestrian and Bicycle Strategy*.

Prior to Commencement of Works

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

25. Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

26. Notification of Commencement

Prior to commencing work the person having the benefit of the consent has:

- (a) given at least 2 days notice to the council, and the principal certifier if not the council, of the person's intention to commence the erection of the building, and
- (b) if not carrying out the work as an owner-builder, has:
 - i appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii notified the principal certifying authority of any such appointment, and
 - iii unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.

27. Erection of Signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A).

28. Home Building Act 1989 requirements

Residential building work for which the contract price exceeds \$20,000 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

In the case of work for which a principal contractor is required to be appointed:

- (a) the name and licence number of the principal contractor, and
- (b) the name of the insurer by which the work is insured under Part 6 of that Act,

In the case of work to be done by an owner-builder:

- (a) the name of the owner-builder, and
- (b) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified in accordance with the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (if not the council) has given the council written notice of the updated information.

29. Construction Management Plan (CMP)

Prior to the commencement of work, a Construction Management Plan is to be prepared by a suitably qualified professional detailing the proposed traffic control and traffic management arrangements during the construction of the development. The Construction Management Plan is to be submitted to Council for approval and is to address, but not be limited to, the following:

- (a) the management of traffic during construction;
- (b) the management of loading and unloading of construction materials on site;
- (c) material stockpiling/storage;
- (d) identify parking for construction worker vehicles;
- (e) dust mitigation measures; and
- (f) complaint management and contingency measures.

The construction and traffic management measures specified in the approved Construction Management Plan shall be implemented for duration of construction.

30. Traffic Control Plan (TCP)

A traffic control plan is to be submitted to Council satisfying the provisions of Australian Standard 1742.3, for acceptance **prior to the commencement of work within Council's road reserve**. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.

31. Accessway levels

Driveway construction is subject to Council's *Engineering Guidelines - Subdivisions and Development Standards*. The finished level of the driveway at the property boundary shall be 130mm above the top of kerb. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council's Surveyors to inspect these works **prior to the pouring of concrete for the driveway**. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted to Council for approval **prior to the commencement of driveway construction**.

Failure to construct to the given levels or without Council approval will render the owner liable for any necessary reconstruction costs to alter work not in conformity with such levels.

32. Floor levels (flood levels and/or inundation)

Floor levels are subject to Council's *Buildings - Floor Heights Policy*. The floor levels of habitable rooms for new buildings associated with the proposed development shall not be less than 410mm above ground level. This is to be measured from the highest point of the existing ground level relative to the building platform, prior to excavation. In the event that this level is unachievable, documentary evidence, including a detailed design by a Certified Engineer on how inundation effects may be mitigated around the building can be managed, is to be submitted to Council for approval.

For verification of the floor height having been achieved, Council will accept a survey mark placed on top of kerb perpendicular to the allotment boundary and documented by the Surveyor at peg-out stage, which is able to be recovered and verified by the Certifier in concert with the Principal Contractor, during construction. The Surveyors report shall nominate the applicable kerb height and highest natural ground level at the building footprint in the report prepared.

33. Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- (a) the installation of a sediment fence with returned ends across the low side of the works; and
- (b) a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

34. Works with the Road Reserve of Crossing Street

Any works within the road reserve of Crossing Street which is a Classified Road requires concurrence from Transport for New South Wales (TfNSW) under section 138 of the Roads Act 1993 **prior to commencement of such works**. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents.

Prior to Commencement of Civil Works

The following conditions need to be met prior to the commencement of Civil Works. The necessary documentation and information must be provided to Griffith City Council, as applicable.

35. Application for works on Council's sewer main

Application is to be made to Council's Water and Sewer Department by the appointed licensed plumber **prior to the commencement of work** on Council's sewer main.

During Construction

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

36. Hours of Work

All building, excavation and demolition work is to be carried out between 7:00am and 6:00 pm Monday to Saturday with no work to be undertaken on Sundays or Public Holidays.

Variation to these times may be permitted on submission of a written request to Council indicating the date/s and time/s of the proposed work. It is also recommended that you liaise with occupants of any surrounding dwellings prior to carrying out work outside these hours.

37. No obstruction of public way

The public walkway must not be obstructed by any materials, vehicles, refuse, skips or the like, without prior approval of Council.

38. SafeWork NSW

The developer is required to comply with any and all requirements of the SafeWork NSW.

39. Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**. In this clause:

accredited sewage management facility means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

public sewer has the same meaning as it has in the Local Government (General) Regulation 2005.

sewage management facility has the same meaning as it has in the Local Government (General) Regulation 2005.

40. Maintenance of site

All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Copies of receipts stating the following must be provided to the consent authority on request:

- (a) the place to which waste materials were transported,
- (b) the name of the contractor transporting the materials,
- (c) the quantity of materials transported off-site and recycled or disposed of.

Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
- (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site must be left clear of waste and debris.

41. Shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the building, structure or work from possible damage from the excavation, and,
- (b) where necessary, underpin the building, structure or work to prevent any such damage.

The condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

42. Access location

The driveway access to the lot is to be located a minimum of one (1) metre away from all services (e.g.: stormwater pits, electricity poles, service pits, etc.), and a minimum of one (1) metre away from neighbouring property boundaries.

43. Kerb Adaptors

Where required, kerb outlets for stormwater to be saw cut with suitably approved kerb adaptors to be installed using 20 MPa concrete.

44. Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be undertaken prior to work proceeding past the completion of footings and before concrete is poured. A copy of this report shall be submitted to Council **prior to the issue of the Occupation Certificate.**

45. Required documentation

For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent (Notice of Determination) and Construction Certificate on site.

46. Plumbing and Drainage Inspections

The carrying out of Water Supply Work, Sewerage Work and Stormwater Drainage Work requires an approval under Section 68 of the Local Government Act 1993. Approval and Inspection is required by the Regulatory Authority being the NSW Office of Fair Trading who has delegated authority to Griffith City Council to carry out these tasks.

The following inspections are required to be carried out.

- (a) Internal / External sanitary drainage (including sanitary plumbing) prior to covering.
- (b) Stormwater Drainage. - External drains connection from base of down pipes to designated disposal point.

Note: All plumbing and drainage work is to be carried out by licensed tradesman and necessary S68 approval permits obtained through Council prior to works commencing, by submitting a Notice of Works form.

Note: A Certificate of Compliance will need to be submitted, along with a Works as Executed Drawing, at the completion of works. Inspection fees will apply in accordance with Councils revenue policy and are required to be paid prior to inspection.

Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty may be imposed upon the applicant by Council.

Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.

47. Sedimentation and Erosion Controls

The approved erosion and sediment control measures shall be implemented and maintained during works.

Prior to the issue of the Occupation Certificate

An Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) prior to occupation of the new building, part of a building, or a change of building use. Prior to issue of an Occupation Certificate compliance with the following conditions is to be demonstrated.

48. Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply		\$7,797.00	1.4 ET	\$10,915.80
Sewerage		\$5,465.00	2.0 ET	\$10,930.00
Total				\$21,845.80

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Occupation Certificate** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

49. Number of Car Spaces

The number of onsite car parking spaces to be provided for the development shall comply with the table below.

Car parking allocation	Number
Residential spaces	Four (4)
TOTAL	Four (4)

Parking spaces shall have dimensions of 2.6 metres x 5.5 metres in accordance with Council's *Development Control Plan No. 20 Off-Street Parking Policy*. Parking bays are to be clearly delineated. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

NOTE: This consent does not guarantee compliance with the Disability Discrimination Act, 1992 and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890.6:2009 in respect of acceptable standards of design and requirements.

All onsite parking shall be provided **prior to the issue of an Occupation Certificate**.

50. Stacked Parking

There shall be **no stacked parking** forward of the garages of Dwellings 2 and 3 as this area is required for manoeuvring of other vehicles to allow them to exit the site in a forward direction. The driveway shall be sign posted that there is to be "no stacked parking or any parking within the driveway" **prior to the issue of an Occupation Certificate.**

51. Accessway Construction

Prior to the issue of an Occupation Certificate, a concrete vehicular crossing is to be constructed between the property boundary and road carriageway off Crossing Street and is to be treated with a raised concrete splitter island to separate the swept path of vehicles entering and exiting the site as provided in Condition 17 of this consent. The splitter island shall not protrude onto the carriageway of Crossing Street. Associated directional marking, lighting and signage is to be installed in accordance with Australian Standards.

Accessway and layback construction for the proposed development is to be completed in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and the approved construction plans.

52. Lease / License Agreement for on-street parking

Prior to the issue of an Occupation Certificate the applicant shall make formal written application to Griffith City Council to enter into a lease / license agreement for the internal driveway parallel to Crossing Street proposed to be located on Council's road reserve.

53. Footpath

Prior to the issue of an Occupation Certificate, the applicant is to construct a 2.5 metre wide concrete footpath along Crossing Street for the full frontage of the development. Shared path construction is to include infrastructure to ensure safe movements are available for pedestrians and is to appropriately connect to the existing pedestrian network south of the proposed accessway. Construction works are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards* and Council's *Pedestrian and Bicycle Strategy*.

54. Sealing of Parking and Manoeuvring Areas

Prior to the issue of an Occupation Certificate all car parking and vehicular manoeuvring areas associated with the proposed development are to be constructed of concrete in accordance with Council's *Development Control Plan 21 – Residential Development Policy*.

55. Installation of stormwater infrastructure

All works associated with stormwater drainage and onsite detention must be completed in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*, *Council's Onsite Detention Policy (CS-CP-404)*, and *Council's Stormwater Drainage & Disposal Policy (CS-CP-310)*, to Council's satisfaction, **prior to the issue of an Occupation Certificate.**

56. Separate water meters

Prior to the issue of an Occupation Certificate, separate water meters are to be connected to Council's potable water system in accordance with Council's *Water – Supply and Charges Policy (WS-CP-202)*. The connection to Council's water main must be applied for separately.

Where the connection is 25mm or greater to serve the needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

57. Drainage Diagram

Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant is required to submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council **prior to the issue of the Occupation Certificate**. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy

58. Engineering Inspections

The applicant is required to pay for all inspections carried out by Council's Engineers as per Council's current revenue policy **prior to the issue of an Occupation Certificate**.

59. Left Turn Only

Prior to the issue of an Occupation Certificate, an "All Traffic Turn Left" (R2-14) sign is to be installed on the existing median along Crossing Street opposing the proposed accessway. The sign is to be in accordance with AS 1742 and the location of the sign is to be approved by Council prior to the sign being installed. All cost associated with these works are to be borne by the applicant and the sign is to be maintained for the life of the development.

60. Pedestrian Access

Prior to the issue of an Occupation Certificate, pedestrian access into the site linking to the existing pedestrian network off Crossing Street is to be provided separate to the proposed vehicle driveway and is to cater for all forms of pedestrian mobility. Construction works are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*.

61. BASIX

Prior to the issue of the Occupation Certificate the applicant is to demonstrate to the Principal Certifier compliance with all required BASIX Certificate commitments.

62. Installation of Landscaping

The approved landscaping shall be installed to the satisfaction of Council **prior to the issue of the Occupation Certificate**.

63. Submission of Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be submitted to Council **prior to the issue of the Occupation Certificate.**

On-Going Requirements

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

64. Ongoing Access to Site

The following conditions will apply for the lifetime of the subject development:

- a. All internal vehicular manoeuvring aisles, passing bays and parking areas shall be maintained clear of obstruction for the lifetime of the subject development.
- b. All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.

65. Access maintenance

The property owner remains responsible for the upkeep and maintenance of the accessway and associated facilities for the lifetime of the proposed development.

66. Parking maintenance

The property owner remains responsible for the upkeep and maintenance of the carparking, vehicle manoeuvring areas and associated facilities for the lifetime of the proposed development.

67. Maintenance of Onsite Detention System

The onsite detention system constructed as part of the subject Development Application is to be maintained by the owners of the allotments for the lifetime of the subject development.

68. Manholes to be kept free of obstruction

All existing/proposed sewer manholes are to be kept free of any obstructions so that their positioning and maintenance are easily obtainable.

69. Accessible water meter

The water meters servicing the proposed allotment are to be kept free of any obstructions and are to be located outside the fenced area to ensure they are accessible to Council officers at all times.

70. Clothes Drying Areas

An area is to be set aside for and equipped to enable clothes to be dried in the open air. This clothes drying areas is to be screened by a fence or landscaped on the boundary adjoining public areas.

71. Letter Boxes

Separate letter boxes, which meet the requirements of Australia Post are to be provided for each unit adjacent to the street frontage.

72. Shade Sails

(deleted 29 May 2023)

Prior to the issue of the Subdivision Certificate

Before Council will release the subdivision plan, you will need to demonstrate compliance with the following conditions. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

73. Subdivision Certificate

A Subdivision Certificate must be issued prior to lodgement of the Final Plan of Survey with the Land Property Information Office. An application for a Subdivision Certificate is required upon completion of all conditions of consent. The application is to be lodged with the Principle Certifier via the NSW Planning Portal

74. Compliance with Conditions of Consent

The applicant is to ensure that all conditions of Development Application No. 168/2020 are to be complied with **prior to the issue of a Subdivision Certificate**.

75. Easement for Services

Prior to the issue of the Subdivision Certificate easements shall be established pursuant to Section 88B of the *Conveyancing Act 1919* where services cross property boundaries. The location and widths of the easements are to be specified in the instrument for the purpose of protecting and identifying the services.

76. Maintenance bond

A Bond Application and a monetary bond is to be submitted to Council to provide a twelve (12) month maintenance period for civil works relating to Council's infrastructure. It is the applicant's responsibility to notify the relevant departments regarding the commencement and finish of the maintenance period and adequate arrangements are to be made regarding any relevant inspections required.

A five percent (5%) bond of the total cost of works is to be submitted to Council for the works that need maintenance **prior to the issue of a Subdivision Certificate**.

77. Stormwater Drainage

Adequate arrangements are to be made for the disposal of stormwater. Stormwater runoff shall not be permitted to flow over the property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the *Conveyancing Act* are created.

Detailed design drawings for the proposed stormwater drainage system are to be submitted to Council for approval in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards*. All works relating to the stormwater drainage system are to be completed and inspected by Council **prior to the issue of a Subdivision Certificate**.

78. Separate water services

Prior to the issue of a Subdivision Certificate, separate water services are to be supplied to each of the proposed allotments. A separate application is to be submitted to Council for additional connections to Council's potable water main.

Where the connection is 25mm or greater to serve the needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

79. External Service Providers

The applicant is to ensure there is sufficient power supply, telecommunication services and gas supply to service the proposed allotments. Documentary evidence from approved service providers is to be submitted to council **prior to the issue of a Subdivision Certificate**, confirming that satisfactory arrangements have been made.

80. Protection of Onsite Detention System

The onsite detention, associated floodways and flow paths shall be protected by a Section 88E covenant in favour of Griffith City Council. The instrument is to be submitted to Council and approved, **prior to the issue of a Subdivision Certificate**.

Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

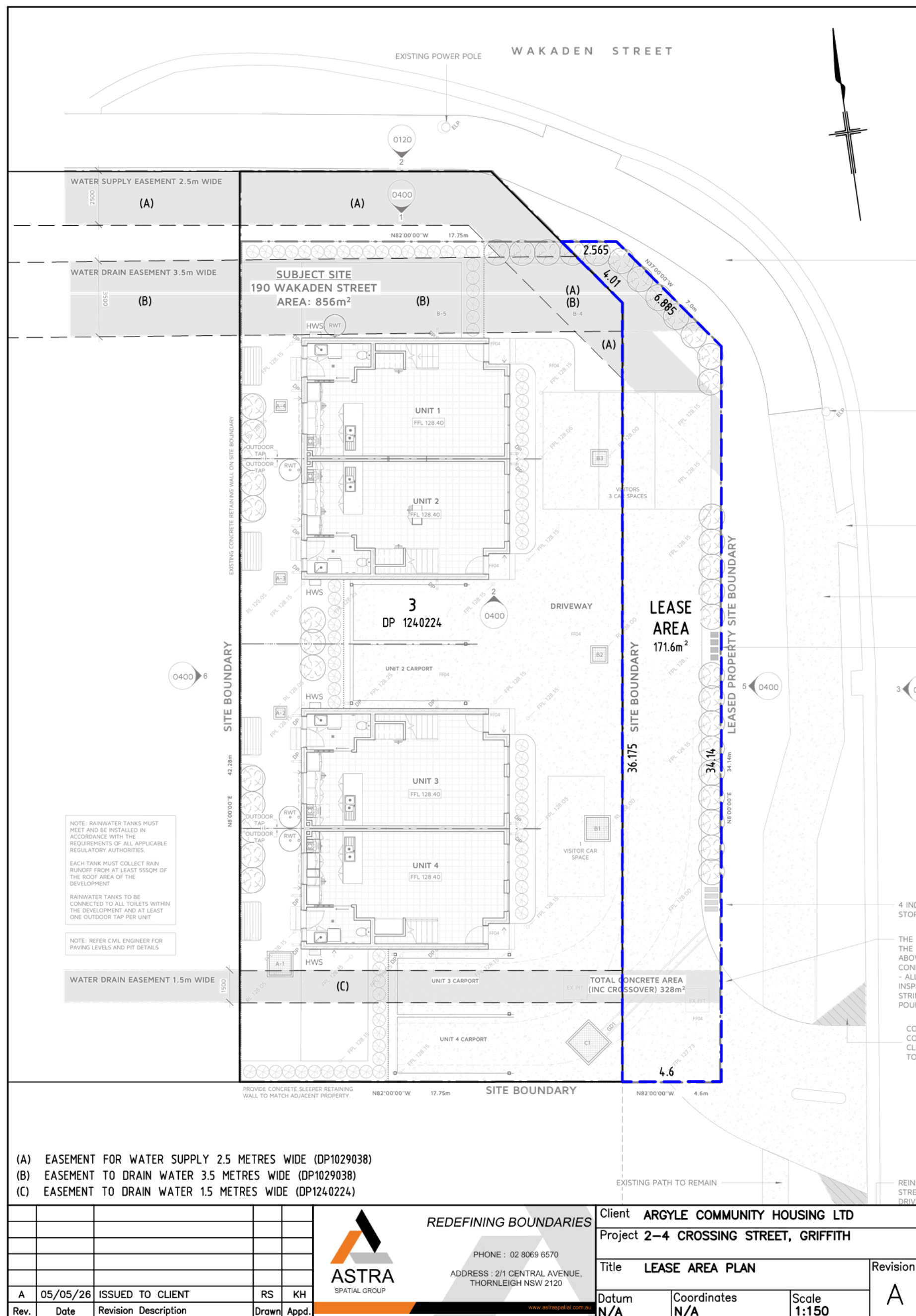
- (1) Essential Energy makes the following general comments:
1. As part of the subdivision, an easement/s are/is created for any existing electrical infrastructure. The easement/s is/are to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
 2. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
 3. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
 4. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions.
 5. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 6. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
 7. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.
- (2) Water meter location
- In accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*, potable water services are not permitted to be located through easements. Property services shall be located such that the point where the meter assembly is located is within 300mm of the property side boundary.

Attachment D – Other Council Approvals and Consents

Section 68 Local Government Act 1993 Approvals

This consent includes the following approvals under Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Section 68 of the *Local Government Act 1993*.

nil



From: Bechara, Adrian [REDACTED]
Sent: Friday, 27 March 2026 10:47 AM
To: Melissa Sergi [REDACTED]
Cc: Wilson, Leigh [REDACTED]
Subject: Enquiry regarding ownership of parcel - 2-4 Crossing Road, Griffith
Importance: High

Hi Melissa

Thank you for your time earlier on the phone.

As discussed, our client is considering development of the land at 2-4 Crossing Street, Griffith NSW 2680 (Lot 3/DP1240224) and, in that context, we seek clarification regarding the ownership and status of a narrow parcel of land located along the boundary of the site adjacent to Crossing Street (highlighted in yellow – see attached), between the subject land and the adjoining road, as shown outlined in blue on the attached diagram.

In particular, could you please confirm:

1. Whether the outlined parcel is Council-owned land (for example, road reserve or other public land), or whether it forms part of a separate Torrens title or Crown land holding; and
2. If the land is Council-owned, whether Council would generally permit vehicular access across that land to service the subject property, including:
 - (a) construction of a driveway / vehicular crossing, and
 - (b) the applicable approval pathway (for example, vehicular crossing approval, licence, lease, or other form of consent); and
3. If the land is not Council-owned, whether Council is aware of any existing access arrangements affecting the parcel, or can direct us to the appropriate authority or landowner.

Our client is seeking to understand the feasibility of lawful vehicle access to the site as part of early planning investigations.

Please let us know if you require any further information from us to assist with this request.

Kind regards,
Adrian

Adrian Bechara
Solicitor

[REDACTED] Website
Dentons Australia Limited | Sydney



Our Legacy Firms | Legal Notices | Client Experience (CX)

CLAUSE	CL03
TITLE	Request to Waive Traffic Associated Fees - Griffith Rotary Christmas Carnival
FROM	Shireen Donaldson, Director Economic & Organisational Development
TRIM REF	26/97810

SUMMARY

A request for in-kind support and the waiving of fees has been received from the Rotary Club of Griffith for the Rotary Club of Griffith Rotary Christmas Carnival to be held on the 4th December 2026.

The Rotary Club of Griffith is requesting Councils in kind support for:

- the implementation of approved traffic control; and
- waving of the fees for the speed zone authorisation (\$110) and road closure authorisation (\$330).

The Rotary Club requires the road closure to be implemented is the lane between Memorial Park and Railway Street, from the Court House to the Post Office from 7 AM to 8 PM.

Under the current community grant / event sponsorship structure, this event is not eligible for financial assistance as it is a fundraising event and has been running for many years.

Under the proposed Financial Assistance Policy currently on exhibition, the event could apply for assistance to pay fees etc under the proposed Event Sponsorship Tier 2 – Regional Drawcard if the event can demonstrate alliance with proposed event criteria.

As the Rotary Club is seeking the waiving of fees, a report must be presented to Council .

RECOMMENDATION

Council approve the requests for assistance and waiving of associated traffic fees for the Griffith Rotary Christmas Carnival.

REPORT

Nil.

OPTIONS

As per the Recommendation.

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 4.2 Encourage an inclusive community that celebrates social and cultural diversity.

CONSULTATION

Senior Management Team

ATTACHMENTS

Nil

CLAUSE CL04**TITLE Quick Turn Around Grant Application for Griffith Netball Association****FROM Shireen Donaldson, Director Economic & Organisational Development****TRIM REF 26/93493**

SUMMARY

A Quick Turn Around Grant Application has been submitted by Griffith Netball Association.

RECOMMENDATION

Council approve the Community Grant Program application from Griffith Netball Association.

REPORT

The Community Grant Program supports applications from organisations that address the needs of the community as outlined in Council's Strategic Plan 'We Are Griffith 2025-2035'. The program aims to support new initiatives, activities and projects that increase community capacity to address unmet needs, improve well-being and harmony, and reduce isolation of disadvantaged groups and improve social wellbeing. Griffith Netball Association is seeking funding to deliver an eight-week mixed Social Spring Netball Competition for males and females aged 14 years and over. The competition will be held from Thursday 8 October to 26 November 2026.

The initiative aligns with Griffith City Council's Community Grant Program by promoting community capacity building and social wellbeing. The competition will encourage active participation, strengthen social connections, foster a sense of belonging and provide opportunities for people from diverse backgrounds to engage in a healthy and positive community activity. By offering a low-cost, social sporting option, the project aims to reduce barriers to participation and support increased involvement in local sport.

Participation fees will be kept to a minimum and will be charged solely to cover player insurance costs. Griffith Netball Association will not generate a profit from the competition, with all funding directed towards delivering an affordable and accessible community sporting opportunity.

Quick Turnaround Grants are for requests that arise during the year outside of the normal Community Grants timeframe subject to available funding and applications meeting Eligibility Criteria (Refer to 3.5 Terms and Conditions and 3.6 Eligibility Criteria in FS-CP-601). Applications are capped at \$2,500. Eligible applications will be considered as per the Eligibility Criteria, available Council grant funding and endorsed by a report to Council.

Quick Turn Around Grants are presented on an individual basis.

OPTIONS**OPTION 1**

As per the Recommendation.

OPTION 2

Council Declines the Quick Turn Around Grant Application.

OPTION 3

Council support an amended amount of funding for the Grant.

POLICY IMPLICATIONS

Community Grant Program applications are governed by Community Grant Program Policy FS-CP-601.

FINANCIAL IMPLICATIONS AND RISK

The 2026/2027 amount of funding available in Council's Community Organisation Assistance budget is \$47,452.00.

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 2.1 Develop and maintain partnerships with community, government and non-government agencies to benefit our community. 4.2 Encourage an inclusive community that celebrates social and cultural diversity. 4.7 Provide a range of sporting and recreational facilities and events.

CONSULTATION

Senior Management Team

ATTACHMENTS

- | | | |
|-----|---|----|
| (a) | Quick Turn Around Grant Griffith Netball Association   | 63 |
| (b) | Assessment Matrix   | 65 |
| (c) | Quote for Stadium Hire (under separate cover) (confidential) | |

- (d) Certificate of currency (under separate cover) (confidential)
- (e) Financial Report Griffith Netball Association (under separate cover) (confidential)

Community Grants 2026/2027

**Community Grant Program
Eligibility Assessment Matrix**

Applicant – Griffith Netball Association	Amount Requested - \$2,260
Project – Spring Social Netball Competition	
Description Griffith Netball Association is seeking funding to deliver an eight-week mixed Social Spring Netball Competition for males and females aged 14 years and over. The competition will be held from Thursday 8 October to 26 November 2026.	
How The competition will provide a fun, social and inclusive opportunity for people of all skill levels to participate in netball in a relaxed environment, offering an affordable pathway for new and returning players to be involved in the sport. The competition will be run by GNA Volunteers.	
Partnerships There are no partnerships for this event. It will be solely run by GNA volunteer Committee members.	
Where Griffith Regional Sports Centre	
Dates Thursday 8 October to 26 November 2026	
Additional Information The initiative aligns with Griffith City Council's Community Grant Program by promoting community capacity building and social wellbeing. The competition will encourage active participation, strengthen social connections, foster a sense of belonging and provide opportunities for people from diverse backgrounds to engage in a healthy and positive community activity. By offering a low-cost, social sporting option, the project aims to reduce barriers to participation and support increased involvement in local sport. Participation fees will be kept to a minimum and will be charged solely to cover player insurance costs. Griffith Netball Association will not generate a profit from the competition, with all funding directed towards delivering an affordable and accessible community sporting opportunity.	

Community Grants 2026/2027

Project Budget	
Item	Amount
Court Hire - 4 courts/\$220 per hour x 8 weeks as per Councils Revenue Policy	1760
End of comp presentation event - BBQ	500
Total	\$2,260
Other –	
Attachments	
Quote from GRSC	
Insurance	
ABN Lookup	
Annual report	

Yes	No	Criteria
X		Is the applicant based in, affiliated with and/or service clients within the Griffith City Council Local Government Area?
X		Does the application align with Griffith City Council's Community Strategic Plan?
X		Is the Applicant a not for profit incorporated body registered with Fair Trade / Committee of Council / ATO Registered Charity / Auspice committee or project?
X		Has the applicant provided a copy of their most recent annual report and a current liability insurance certificate?
X		Has the applicant provided a budget?
X		Has the applicant included quotes for major expense items over \$500?
X		Does the project identify with one or more of the following? • Community capacity building - developing and strengthening the skills, abilities, processes and resources that communities need to survive, adapt, and thrive. • Reconciliation and/or social inclusion. • Accessibility for people with disability. • Capacity building of disadvantaged groups and/at risk demographics. • Promotes environmental sustainability. • Promotes neighborhood/community safety. • Community development research/pilot program/new initiative. • Social Wellbeing - feel a sense of belonging and social inclusion in your community.
NA		Have previous applications from this organisation been acquitted?
	X	Does the application duplicate existing projects/services/activities within Griffith LGA?
	X	Is the application for fundraising purposes only?
	X	Will this application be a Federally or State funded project or program?
	X	Is funding for ongoing administrative or operational costs?
	X	Will the applicant use the funding to solely award scholarships, grants, gifts or donations?
	X	Is the application for Capital Works/Capital Expenditure?

Recommendation-Office Use:

Is the application eligible, as per the Community Grant Program Public Policy?	Yes
What is the funding amount being applied for?	\$2260
Addition Information:	

CLAUSE CL05**TITLE Quick Turn Around Grant Application Griffith Veteran Association
Auspiced by NSW Veteran Golfers Association****FROM Shireen Donaldson, Director Economic & Organisational Development****TRIM REF 26/98252**

SUMMARY

A Community Grant Application has been submitted by The NSW Veteran Golfers Association (NSWVGA) as Auspicor for the Griffith Veteran Golfers Association (GVGA).

RECOMMENDATION

Council approve the Community Grant Program application from NSW Veteran Golfers Association (NSWVGA) as Auspicor for the Griffith Veteran Golfers Association (GVGA).

REPORT

The Community Grant Program supports applications from organisations that address the needs of the community as outlined in Council's Strategic Plan 'We Are Griffith 2025-2035'. The program aims to support new initiatives, activities and projects that increase community capacity to address unmet needs, improve well-being and harmony, and reduce isolation of disadvantaged groups and improve social wellbeing.

The Griffith Vets Week of Golf Tournament brings around 150 visiting veteran golfers to our city in addition to the 50 or more local vets who will play in a week long golf tournament. The tournament provides healthy physical exercise, mental stimulation, community capacity building and social inclusion and wellbeing for senior persons who often cannot find an interest that imparts these important benefits in a single activity. In addition, the tournament provides a significant economic benefit to Griffith – the visitors stay a week in our city, spending money on accommodation, visiting our shopping precinct and restaurants, purchasing fuel, food and other services, visiting our wineries and other tourist attractions including the Pioneer Park Museum.

The Griffith Veteran Golfers Association does not have the financial resources to run such a large tournament (it is the largest tournament conducted annually at the Griffith Golf Course). We rely on financial support from local businesses who generously provide cash or in-kind support for the tournament. We acknowledge all our sponsors and encourage tournament entrants to support these businesses.

Quick Turnaround Grants are for requests that arise during the year outside of the normal Community Grants timeframe subject to available funding and applications meeting Eligibility Criteria (Refer to 3.5 Terms and Conditions and 3.6 Eligibility Criteria in FS-CP-601). Applications are capped at \$2,500. Eligible applications will be considered as per the Eligibility Criteria, available Council grant funding and endorsed by a report to Council.

Quick Turn Around Grants are presented on an individual basis.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Council declines the Quick Turn Around Grant Application.

OPTION 3

Council supports an amended amount of funding for the grant.

POLICY IMPLICATIONS

Community Grant Program applications are currently governed by Community Grant Program Policy FS-CP-601.

FINANCIAL IMPLICATIONS AND RISK

The 2026/2027 amount of funding available in Council's Community Organisation Assistance budget is \$47,452.00.

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 2.1 Develop and maintain partnerships with community, government and non-government agencies to benefit our community. 4.2 Encourage an inclusive community that celebrates social and cultural diversity. 4.7 Provide a range of sporting and recreational facilities and events.

CONSULTATION

Senior Management Team

ATTACHMENTS

- (a) Application Form and Assessment Matrix NSW Veteran Golfers Association as Auspicor of Griffith Veteran Golfers Association [!\[\]\(3597484a99bd380d5d36f5a55fa482e8_img.jpg\)](#)  69
- (b) Budget (under separate cover) (confidential)
- (c) Certificate of Insurance (under separate cover) (confidential)
- (d) Association Details (under separate cover) (confidential)
- (e) Financial Report (under separate cover) (confidential)

**Community Grant Program
Eligibility Assessment Matrix**

<u>Applicant:</u> The NSW Veteran Golfers Association (NSWVGA) as Auspicor for the Griffith Veteran Golfers Association (GVGA)	Amount Requested- \$500
<u>Project:</u> The 2026 Griffith Vets Week of Golf Tournament We are seeking a Quick Turnaround Grant of \$500 to allow GVGA to provide a Luncheon for the expected 200 visiting and local players on the final day of the Tournament. The Luncheon precedes the award of prizes for the Tournament.	
<u>Description:</u> The Griffith Vets Week of Golf Tournament brings around 150 visiting veteran golfers to our City in addition to the 50 or more local vets who will play in a week long golf tournament. The tournament provides healthy physical exercise, mental stimulation, community capacity building and social inclusion and wellbeing for senior persons who often cannot find an interest that imparts these important benefits in a single activity. In addition, the tournament provides a significant economic benefit to Griffith – the visitors stay a week in our City, spending money on accommodation, visiting our shopping precinct and restaurants, purchasing fuel, food and other services, visiting our wineries and other tourist attractions including the Pioneer Park Museum.	
<u>How:</u> The Griffith Veteran Golfers Association (a small not-for-profit, unincorporated community organisation) organises and runs the tournament at the Griffith Golf Course. The tournament is run under the auspices of the NSW Veteran Golfers Association. No proceeds from the tournament leave Griffith. GVGA members volunteer their time to assist in running the tournament.	
<u>Partnerships:</u> The Griffith Veteran Golfers Association does not have the financial resources to run such a large tournament (it is the largest tournament conducted annually at the Griffith Golf Course). We rely on financial support from local businesses who generously provide cash or in-kind support for the tournament. We acknowledge all our sponsors and encourage tournament entrants to support these businesses. If we are able to partner with Griffith City Council through the small grant requested, we will acknowledge Council's support at all tournament gatherings (eg at the Tournament Welcome Function at the Griffith Leagues Club on Sunday 18 th October and at the Luncheon at the conclusion of the tournament. Additionally, we will place a placard on every table at the Luncheon acknowledging Council's support that enabled the Luncheon. A copy of the placard placed on tables at the 2025 tournament Luncheon was provided in the Grant Acquittal report.	
<u>Where:</u> The tournament will be held at the Griffith Golf Course. The proposed tournament Luncheon will be held in a large marquee on the lawns of the Griffith Golf Club.	
<u>Dates:</u> The tournament will be held Monday 19 th October to Friday 23 rd October 2026. The Tournament Welcome Function will be held Sunday 18 th October at the Griffith Leagues Club.	
<u>Additional Information:</u> The NSW Veteran Golfers Association is an Incorporated Community Association registered with NSW Fair Trading (see attached Association Summary). They have approved GVGA to prepare and submit this application on their behalf. They approved Michael Hedditch to be their contact for the application. A copy of NSW VGA's most recent financial report and a copy of their liability insurance certificate of currency accompany this application.	
<u>Project Budget:</u> The budget for the Luncheon is approximately \$4,000 based on 200 participants. We are seeking Council support of \$500 towards this cost, the balance will be provided by GVGA.	

Yes	No	Criteria
X		Is the applicant based in, affiliated with and/or service clients within the Griffith City Council Local Government Area?
X		Does the application align with Griffith City Council's Community Strategic Plan?
X		Is the Applicant a not for profit incorporated body registered with Fair Trade / Committee of Council / ATO Registered Charity / Auspice committee or project?
X		Has the applicant provided a copy of their most recent annual report and a current liability insurance certificate?
X		Has the applicant provided a budget?
N/A		Has the applicant included quotes for major expense items over \$500?
X		Does the project identify with one or more of the following? • Community capacity building - developing and strengthening the skills, abilities, processes and resources that communities need to survive, adapt, and thrive. • Reconciliation and/or social inclusion. • Accessibility for people with disability. • Capacity building of disadvantaged groups and/at risk demographics. • Promotes environmental sustainability. • Promotes neighborhood/community safety. • Community development research/pilot program/new initiative. • Social Wellbeing - feel a sense of belonging and social inclusion in your community.
X		Have previous applications from this organisation been acquitted?
	X	Does the application duplicate existing projects/services/activities within Griffith LGA?
	X	Is the application for fundraising purposes only?
	X	Will this application be a Federally or State funded project or program?
	X	Is funding for ongoing administrative or operational costs?
	X	Will the applicant use the funding to solely award scholarships, grants, gifts or donations?
	X	Is the application for Capital Works/Capital Expenditure?

Recommendation-Office Use:

Is the application eligible, as per the Community Grant Program Public Policy?	Yes
What is the funding amount being applied for?	\$500
Addition Information:	.

CLAUSE CL06**TITLE** Delivery Program Progress Report - 30 June 2026**FROM** Shireen Donaldson, Director Economic & Organisational Development**TRIM REF** 26/96983**SUMMARY**

Section 404(5) of the Local Government Act 1993 requires that regular progress reports are provided to Council, reporting as to its progress with respect to the principal activities detailed in its Delivery Program and Operational Plan at least every six months.

RECOMMENDATION

Council note the Delivery Program Progress Report as at 30 June 2026.

REPORT

Council's Integrated Planning and Reporting Framework is based on a long-term Community Strategic Plan which sets out the community's vision and the directions that Council needs to pursue to help achieve this vision. Complementing the Community Strategic Plan is the Delivery Program and Operational Plan (Budget).

The Delivery Program is the commitment from Council, over a four-year term, of what is going to be delivered to progress Council and the community towards the directions set out in the Community Strategic Plan. The one-year Operational Plan sets out the actions being undertaken, in a particular year, to progress what the Delivery Program is to deliver.

This report and the attached performance measures (Attachment a) provide a summary of Council's progress in relation to the actions from the Delivery Program 2022/23 to 2025/26 and Operational Plan as at 30 June 2026

A summary of the significant projects completed/underway include:

Project	Progress	Expected Completion/ Comments
Kurrajong Avenue Rehabilitation	Ongoing	Completion pending light pole issue.
Tharbogang Waste Management Centre		
○ Quarry Floors Development	Completed	Completed June Qtr. 2026.
○ Existing Landfill Restoration	Ongoing	Restoration plan developed. Restoration to be undertaken in future years.
Griffith Reservoir Refurbishment (14 ML)	Ongoing	Works commenced March Qtr. 2026. To be completed September Qtr. 2026.

Project	Progress	Expected Completion/ Comments
Hanwood Flood Pump & Levee	Completed	Project completed December Qtr. 2025.
Yoogali Flood Mitigation Levee Stage 2a and 2b	Completed	Completed December Qtr. 2025.
Lake Wyangan and Catchment Rehabilitation Strategy		
South Lake Wyangan Water Treatment	Completed	18-week treatment trial completed. Supplementary treatment completed December Qtr. 2025. Results reported to LWCM Committee.
Infrastructure Works Northwest Foreshore Recreation Area	Ongoing	Council adopted Master Plan Sep 2023. Total Budget \$2.03M. Stage 1 LRCIP (4) was completed in the June Qtr. of 2025 and included the new playground, toilet block and entrance works. Stage 2 is Council-funded as part of Council's contribution to the Community Sustainability Project. The works include a new pump shed, irrigation pump and new irrigation system for the Lake Wyangan recreational area. The Stage 2 works are scheduled for completion during the 2026/2027 financial year.
New Cemetery Masterplan Development	Ongoing	Updated studies required. Budget bid for 2026/27 required. To be further considered by the New Cemetery Committee.
CCTV Yambil Street Stages 3-4	Ongoing	Stage 4 complete Mar Qtr. 2026. 24 CCTV Cameras installed March Qtr. 2026. Stage 3 planned but requires funding.
Airport Runway Lighting	Ongoing	Tender in market Jun 2026. Installation completion expected Jun Qtr. 2027.
Yoogali Shared Pathway - Mackay Ave	Completed	Completed September Qtr. 2025.
Water Mains Renewal Program	Ongoing	As per Capital Works Budget.
Renewals of Gravity Sewers	Ongoing	As per Capital Works Budget.

Project	Progress	Expected Completion/ Comments
Annual Road Reseals and Maintenance Program 2025/26	Urban reseal – Completed Rural reseal – Completed Regional reseal – Completed	Dec Qtr. 2025. Sep Qtr. 2025. Mar Qtr. 2026
Tharbogang Park	Completed	Completed Dec Qtr. 2025.
Lake Wyangan Master Plan Implementation – Housing enabling infrastructure	Ongoing	Due for completion Sep Qtr. 2026.
Net Zero Facilities Upgrade Program Griffith Regional Aquatic Leisure Centre, Water Treatment Plant Water Reclamation	Ongoing	Funding agreement signed. Public Works NSW engaged as project manager. Works proposed for Q1 2027-28 pending design.

OPTIONS

OPTION 1

Council note the Delivery Program Progress Report as at 30 June 2026.

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 1.1 Provide clear, accessible, relevant information.

CONSULTATION

Senior Management Team

ATTACHMENTS

- (a) Delivery Program & Operational Plan Actions Q4 2025/2026 (under separate cover) 

CLAUSE **CL07**

TITLE **Investments as at 30 June 2026**

FROM **Matthew Hansen, Director Business, Cultural & Financial Services**

TRIM REF **26/93621**

SUMMARY

This report details Council's investment portfolio as at 30 June 2026.

It discloses two instances of non-compliance with the investment policy in force at that date, sets out the remediation program, and seeks Council's determination on holdings that do not conform to the revised policy which commenced on 9 July 2026.

RECOMMENDATION

- 1. Note the report on investments as at 30 June 2026, including:**
 - (a) The certification from the Responsible Accounting Officer**
 - (b) The notes on compliance positions before and following the adoption of the revised policy**
 - (c) The positive result against the original and revised budget for investment returns.**
- 2. In respect of the Grandfathered Holdings identified in the Schedule of Grandfathered Holdings in this report:**
 - (a) pursuant to clause 4.2 of Appendix B to the Treasury Policy on Investments, expressly permit the continued holding to maturity of those investments rated below A;**
 - (b) pursuant to clause 5 of Appendix B, approve the continued holding of that investment with a term to maturity exceeding 60 months;**
 - (c) approve the retention to maturity of those investments causing the portfolio maturity limits at clause 5 of Appendix B to be exceeded.**

REPORT

The Responsible Accounting Officer provides the following certification:

In accordance with clause 212 of the Local Government (General) Regulation 2021, I certify that the investments detailed in the attached Statement of Funds have been made in accordance with section 625 of the Local Government Act 1993 and its Regulations, and with Council's Investment of Surplus Funds Policy FS-CP-303 (Revision 11) adopted 14 July 2023, **with the exception of the two holdings disclosed under Compliance Position below, which exceeded the individual issuer limits prescribed at clause 3.3.1 of that Policy.**

Matt Hansen, Responsible Accounting Officer

Compliance position at 30 June 2026 — Revision 11

The policy in force at balance date was Revision 11, which set individual issuer and portfolio limits by Standard & Poor's credit rating band at clause 3.3.1. Testing the portfolio against those limits identifies two exceedances.

Holding	Limit	Held	Excess	Assessment
Rabobank — 9 instruments	20% of portfolio	28.81%	\$7,882,713	Exceeded — persisted through FY26
Maitland Mutual FRN	\$250,000	\$497,175	\$247,175	Exceeded — rating to be confirmed

All portfolio-level limits were complied with. Both exceedances are at the individual issuer level.

Key points:

- No investment was placed outside the institutions permitted by the Ministerial Investment Order on the basis of information presently held, and
- The portfolio returned \$4.48m for the year against a revised budget of \$3.17m.

Council's monthly investment report presents each holding as a percentage of the total portfolio individually. It does not aggregate exposure by counterparty. The largest single Rabobank line is 7.57%, so an aggregate exposure of 28.81% across nine instruments was not visible to any user of that report, including staff.

Council does not presently maintain a register of counterparty credit ratings, and no limit of any kind is tested in the monthly report.

The exceedances are therefore a failure of monitoring rather than of investment judgement. Each placement was individually prudent and the portfolio remains well diversified and strongly performing. What was absent was any mechanism to aggregate exposure and test it against the applicable limit. Remediation is underway:

- A counterparty credit rating register will be established and counterparty naming normalised — 30 September 2026;
- The monthly investment report will be redesigned to aggregate exposure by counterparty and report compliance against every limit with exception reporting, as required by clause 7.1 of Appendix A to the revised policy — 31 October 2026;
- Counterparty concentration and maturity profile risk will be recorded in Council's Risk Register — 30 September 2026;

Compliance position from 9 July 2026 — Revision 13

Council adopted the Treasury Policy on Investments (Revision 13) on 9 June 2026 (Minute 26/162), effective 9 July 2026. Appendix B introduced limits that are tighter than those in Revision 11, particularly in relation to credit quality and term to maturity.

Thirteen limits and controls have been tested against the portfolio. Nine are met; four are not.

Variance	Held	New limit	Treatment sought
Maturing beyond 36 months	18.39%	10%	Retain to maturity — resolution 2(c)

Variance	Held	New limit	Treatment sought
Maturing beyond 24 months	25.66%	25%	Resolves by run-off — resolution 2(c)
Rated below A (incl. unrated)	7.93%	Nil without resolution	Express permission — resolution 2(a)
Single holding beyond 60 months	1.86%	Council approval	Approval — resolution 2(b)

None of these holdings is in breach. Each was lawfully acquired and compliant with the policy in force when it was placed. They became non-conforming on 9 July 2026 when the revised limits commenced. Revision 13 contains no transitional provision, so their continued holding requires a positive determination of Council rather than occurring by default. That is the purpose of resolution 2.

These are non-tradeable term deposits and bonds. Early divestment attracts an interest rate adjustment and would crystallise a loss against limits that are prudential risk controls rather than statutory requirements. Divestment is not recommended. The 24-month variance resolves by natural run-off within approximately two years and the 36-month variance progressively thereafter, with the substantial majority maturing by mid-2030, provided no new placement beyond 36 months is made.

Schedule of Grandfathered Holdings

Resolution 2 applies to the following. Holdings requiring express permission or explicit approval under Appendix B are identified individually.

The maturity limits at clause 5 operate at portfolio level; the holdings comprising those exposures are listed in Attachment (a).

Holding	Value (\$)	Maturity	Non-conformance	Clause
AMP Bank term deposit	2,000,000	05/06/2027	Rated below A	App B 4.2
BankVic term deposit	2,000,000	12/03/2027	Rated below A	App B 4.2
Newcastle Greater Mutual FRN	1,396,822	23/01/2031	Rated below A	App B 4.2
Perpetual Credit Income Fund	1,200,646	Open-ended	Unrated	App B 4.2
Maitland Mutual FRN	497,175	15/05/2028	Unrated	App B 4.2
NSW Treasury Corporation bond	1,667,360	08/03/2033	Term exceeds 60 months	App B 5

Portfolio position and performance

Total investments at 30 June 2026 were \$89,469,777, with \$30,237,389 held in the trading bank account, giving total cash and investments of \$119,731,444. Of these funds, approximately 78% is externally restricted, 13% internally restricted and 9% unrestricted.

Investment revenue for the year against budget, by fund, was as follows:

Fund	Original budget \$	Revised budget \$	Actual \$	Variance to revised \$	% of revised budget
Ordinary Fund	1,150,000	1,400,000	1,530,281	130,281	109.3%
Water Fund	1,020,000	1,020,000	1,640,069	620,069	160.8%
Sewerage Fund	500,000	500,000	973,666	473,666	194.7%

Fund	Original budget \$	Revised budget \$	Actual \$	Variance to revised \$	% of revised budget
Waste Fund	250,000	250,000	333,754	83,754	133.5%
Western Riverina Library	3,000	3,000	6,478	3,478	215.9%
Total	2,923,000	3,173,000	4,484,249	1,311,249	141.3%

Investment revenue exceeded the revised budget by \$1,311,249, or 41.3%. Measured against the original adopted budget of \$2,923,000 the variance is \$1,561,249, or 53.4%. Every fund exceeded budget.

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

- 78% is externally restricted, i.e., there are binding legal restrictions about how and where Council can use these funds.
- 13% is internally restricted, i.e., Council has made a decision to put these funds aside for a specific purpose.
- 9% is unrestricted, i.e., Council can use this money for discretionary projects or activities.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS AND RISK

Investment income of \$4,484,249 was received against a revised budget of \$3,173,000. No loss of capital arises from the matters disclosed in this report. Adoption of resolutions 4 to 6 avoids crystallising a loss on early divestment of non-conforming holdings.

Council holds a mix of growth and fixed income investments. Growth assets are exposed to market volatility and may incur non-cash valuation movements that affect reported results. Council does not intend to divest at cyclical lows and thereby crystallise losses.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

- Section 625 of the *Local Government Act 1993*;
- clause 212 of the Local Government (General) Regulation 2021;
- the current Ministerial Investment Order;
- Council's investment policies FS-CP-303 Revisions 11 and 13.

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

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 1.1 Provide clear, accessible, relevant information.

CONSULTATION

Senior Management Team

ATTACHMENTS

- | | | |
|-----|---|----|
| (a) | Statement of Funds at 30 June 2026   | 80 |
| (b) | Investments Returns Analysis - 12 month Annualised Yields   | 81 |
| (c) | TCorp Monthly Economic Report   | 82 |

(a) Statement of Funds at 30 June, 2026

GRIFFITH CITY COUNCIL

Statement of Funds Invested under Section 625 of the Local Government Act, 1993
30 June, 2026

INVESTMENTS

Annual Return	Type	Valuation Balance as at 30 June, 2026	Interest Recognised June, 2026	Revaluation Movements Recognised June, 2026	Fund as a Percentage of Total Investments
Cash/Managed Funds					
5.000%	Pendal Institutional Cash Fund	9,372.95		38.90	0.01%
6.706%	Perpetual Credit Income Fund	1,200,846.48		6,872.77	1.34%
12.08%*	NSW Treasury Corp -Long Term Growth Fund	2,161,735.35		16,177.87	2.42%
7.64%*	NSW Treasury Corp -Medium Term Growth Fund	6,835,833.81		48,439.98	7.42%
4.84%*	NSW Treasury Corp - Short Term Income Fund	4,293,294.92	33,833.75	(14,789.31)	4.80%
2.800%	UBS Cash Management Trust Account	78,866.08	488.55		0.09%
3.500%	ANZ Premium Business Saver Account	8,141.66	23.00		0.01%
Term Deposits					
5.350%	AMP 1Yr Day Term Deposit Maturity 5/6/27	2,000,000.00	6,666.74		2.24%
5.350%	BOQ 1 Year Term Deposit Maturity 10/8/2027	1,000,000.00	4,468.33		1.12%
4.480%	Westpac Bank 2 Yr Term Deposit Maturity 9/9/2028	3,000,000.00	11,476.16		3.36%
4.150%	NAB 1 Year Term Deposit Maturity 9/9/2028	2,000,000.00	6,916.67		2.24%
5.350%	BOQ 1 Year Term Deposit Maturity 10/8/27	2,000,000.00	6,666.63		2.24%
5.430%	Westpac Bank 18 Month Term Deposit Maturity 30/09/2027	3,000,000.00	13,575.00		3.36%
4.800%	Westpac Bank Notice Saver 60 Day	2,860,386.55	12,112.40		3.23%
4.750%	Westpac Bank Notice Saver 31 Day	12,861,864.81	26,221.37		14.38%
4.450%	Rabo Bank 30 Day Term Deposit Maturity 29/07/2028	6,776,668.00			7.57%
5.000%	NAB 3 Yr Term Deposit Maturity 9/10/2028	3,500,000.00	14,583.33		3.91%
4.400%	Rabo Bank 5 Yr Term Deposit Maturity 28/8/2029	2,500,000.00	9,186.63		2.79%
4.430%	Rabo 4 Yr Term Deposit Maturity 2/7/2029	2,000,000.00	7,383.33		2.24%
4.580%	Rabo Bank 5 Yr Term Deposit Maturity 1/7/2030	2,000,000.00	7,633.33		2.24%
5.250%	Rabo Bank 4 Yr Term Deposit Maturity 25/07/2029	2,000,000.00	8,750.00		2.24%
5.300%	NAB 1 Year Term Deposit Maturity 29/8/2027	2,000,000.00	9,218.79		2.24%
5.300%	Rabo Bank 4 Yr Term Deposit Maturity 28/8/2028	2,500,000.00	11,767.77		2.79%
5.060%	Rabo Bank 5 Yr Term Deposit Maturity 14/1/2030	2,000,000.00	8,483.33		2.24%
4.840%	Rabo Bank 3 Yr Term Deposit Maturity 12/01/2029	4,000,000.00	16,133.34		4.47%
5.250%	BankVic 1 Yr Term Deposit Maturity 12/03/2027	2,000,000.00	8,750.00		2.24%
5.420%	Rabo Bank 1 Yr Term Deposit Maturity 04/08/2027	2,000,000.00	9,033.33		2.24%
Bank Bonds/Floating Rate Notes #					
1.250%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 20/11/30	1,731,880.00		13,980.00	1.94%
2.000%	NSW Treasury Corp Bond (\$2M Face Value) Maturity 8/3/33	1,667,360.00		16,440.00	1.86%
1.750%	Government of the ACT Bond (\$800k Face Value) Maturity 17/8/30	536,780.00		3,846.00	0.60%
5.444%	Bendigo Adelaide Bank FRN (\$800k Face Value) Maturity 08/05/2027	803,496.00		(256.00)	0.90%
5.130%	NAB FRN (\$1.7M Face Value) Maturity 10/05/2027	1,704,896.00		(493.00)	1.91%
4.450%	NAB FRN (\$1.6M Face Value) Maturity 18/10/2027	1,560,576.00		2,256.00	1.78%
5.300%	NAB FRN (\$1.6M Face Value) Maturity 18/03/2030	1,612,528.00	20,521.70	2,016.00	1.80%
5.182%	WBC Floating Bond (\$1.5M Face Value) Maturity 21/01/2030	1,511,870.00		1,305.00	1.86%
5.940%	Maitland Mutual Limited FRN (\$500k Face Value) Maturity 15/05/2028	497,175.00		210.00	0.56%
5.480%	Newcastle Greater Mutual Ltd FRN (\$1.4M Face Value) Maturity 23/01/20	1,366,822.00		1,708.00	1.56%
Total		89,469,776.59	253,873.48	97,572.19	100%

*YTD Fund Return

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

Balance of Griffith City Council Trading Bank Account 30,237,386.11
GHFL/HIF Bank Account Balances 24,277.98

Total Cash & Investments at 30/06/2026 **119,731,443.68**

RETURN ON INVESTMENTS

Return on Investments Analysis	Actual
Accumulated Return on Investments Brought Forward	4,024,593.32
Interest received on Griffith Health Facilities Limited Bank Accounts YTD June 2026	66.17
Return on Investments for the month of June 2026	351,445.67
Trading Bank Account Interest Received for the month of June 2026	108,183.99
Total Return of Investments YTD June 2026	4,484,249.15

Fund	Original Budget Annual Total	Revised Budget Annual Total	Revised Budget YTD	Actual YTD
Ordinary Fund	1,150,000.00	1,400,000.00	1,400,000.00	1,530,281.46
Water Fund	1,020,000.00	1,020,000.00	1,020,000.00	1,840,068.89
Sewerage Fund	500,000.00	500,000.00	500,000.00	973,666.43
Waste Fund	250,000.00	250,000.00	250,000.00	333,753.89
Western Riverina Library	3,000.00	3,000.00	3,000.00	6,478.48
Total	2,923,000.00	3,173,000.00	3,173,000.00	4,484,249.15
Percentage of Year at Report Date				100.00%

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

RESPONSIBLE ACCOUNTING OFFICER

(b) Investments Returns Analysis - 12 month Annualised Yields

INVESTMENT RETURNS ANALYSIS - 12 MONTH ANNUALISED YIELDS			
Month	Average Funds Invested for the month	Return on Investment/ Revaluation Adjustments	Yield %
Jul-25	\$78,909,976	\$296,953	0.38%
Aug-25	\$79,101,138	\$366,819	0.46%
Sep-25	\$79,313,036	\$381,594	0.48%
Oct-25	\$79,488,097	\$364,284	0.46%
Nov-25	\$77,560,632	\$165,065	0.21%
Dec-25	\$74,300,071	\$218,076	0.29%
Jan-26	\$75,842,864	\$283,302	0.37%
Feb-26	\$78,691,421	\$337,994	0.43%
Mar-26	\$79,617,434	-\$84,511	-0.11%
Apr-26	\$78,007,086	\$491,160	0.63%
May-26	\$75,706,804	\$540,917	0.71%
Jun-26	\$82,671,194	\$351,446	0.43%
12 Month Annualised Performance			4.75%
Current Year Performance Jul 25 - Jun 26			4.75%
(Cash basis only, net of fees)			



June 2026
Published: 1 July 2026

Monthly economic report

The global economy

Economic data was broadly steady over June following the signing of a Memorandum of Understanding between the United States and Iran. This triggered a sharp fall in oil prices which eased some of the cost pressures facing businesses and consumers and this, in turn, helped stabilise confidence.

That said, the number of ships passing through the Strait of Hormuz remains well below its pre-war level. Over the second half of June, the number of commercial vessels crossing the Strait averaged around 25 per day. This is up from the 5 daily crossings reported since March but is still well below the average of 120 daily crossings reported before the conflict. Despite this, as well as the sporadic outbreak of attacks between the US and Iran, investors appear confident that the risk of a serious disruption to fuel supplies has abated.

Central banks, however, are less confident that the inflationary effects of the Iran War will prove to be transient. The European Central Bank and Bank of Japan both raised their policy interest rates by 25bps at their June policy meetings while other central banks have also shifted in a hawkish direction. Investors now expect the US central bank to tighten policy by October and place a 75% chance of a follow-up rate hike by early 2027.

At the same time, technology companies continue to ramp up investment in chip manufacturing and data centres. While this has been a major driver of activity in the US, in June the South Korean government announced that it planned to invest US\$880bn in chip manufacturing and Artificial Intelligence infrastructure in combination with South Korean firms Samsung and SK Hynix.

The Australian economy

The Australian economy has underperformed so far in 2026, with the overall economy growing by just 0.3% in the March quarter. This is consistent with weak business and consumer sentiment and some softening of the labour market.

The Reserve Bank of Australia (RBA) noted the slowing in activity at its June Board meeting when they decided to keep policy unchanged. While the RBA remains adamant that they continue to view persistently high inflation as the greatest risk to achieving their mandate, investors have wound back their expectations for further tightening substantially over recent months. Indeed, at the end of June, market pricing suggested there was only a 50% chance that the RBA would raise interest rates again in this cycle.

There has also been a sharp decline in auction clearance rates over June and declines in house prices in Sydney and Melbourne. While higher mortgage rates are likely to be the major explanation for this, the Commonwealth government's taxation changes may also be playing a part.

While the overall economy appears sluggish, there are some pockets that continue to perform well. In particular, NSW final demand grew by 1.8% in the March quarter which was twice as strong as Queensland or Victoria. This was driven by very strong private business investment and reflected increased capital spending on technology and energy infrastructure.

Financial market commentary

While overall equity markets tended to soften over June, the most outstanding feature was heightened volatility both across markets, and within markets, over the month. These reflected investors trying to balance their optimism that the Iran War risk had been removed against their concerns of tighter monetary policy.

Equity markets (performance in local currency, excluding dividends)

The MSCI All Countries excluding Australia fell by 0.8% over June while the MSCI Emerging Markets index declined by 1.7%. The US S&P500 fell 1.1% in June, as the tech sector gave back some of the very strong gains from the previous month. Stocks in Europe, however, rose by 2.5% in June while the Japanese equity market continued its remarkable run gaining another 5.6%.

It was a similar story in Emerging Markets with some stock markets such as the Hong Kong, South Korean and Mexican markets experiencing sharp falls, while the Indian and Chinese markets managed to eke out modest gains. Again, these moves appear to reflect profit-taking by investors after large gains in recent months rather than any concerns about those economies.

The ASX200 rose 0.5% in June. In a reversal of the trend over most of the past 12 months, a strong performance from Australian banks offset a sharp decline in mining stocks.

Bond yields

Bond yields were mixed over June with confirmation of higher inflation alongside sluggish activity. This resulted in a flattening of the US yield curve as investors contemplated higher central bank policy rates as well as the risk of weaker growth over the medium term.

In Australia, 3-year bond yields fell by 12bps while 10-year bond yields declined by 11bps. German 10-year bond yields also fell by 8bps, while 10-year bond yields in the US and Japan rose modestly.

TCorp bond yields declined across the curve over June, with falls ranging from 14bps at the 5-year tenor to 12bps for 10-year bond yields.

Currency and commodity markets

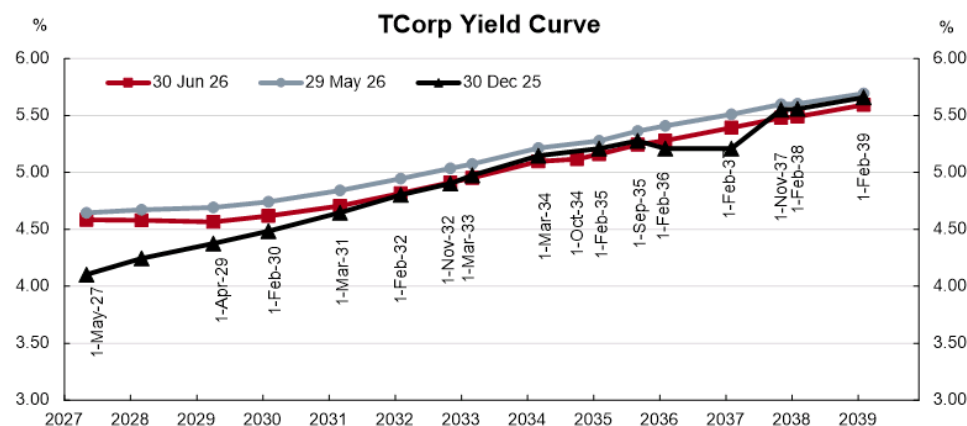
Oil prices fell a further 21% over June to below US\$73bbl. Traders anticipate that there will be a surge in supply over the next month or so, as those vessels that have been trapped in the Persian Gulf over recent months finally get the chance to deliver their cargoes to refineries. As mentioned earlier, however, the actual number of vessels reported to be passing the Strait still appears constrained.

The key driver of currency markets in June was a resurgence in the US dollar, as investors interpreted the new Chair of the US Federal Reserve, Kevin Warsh, as being hawkish about inflation and promptly priced in more rate hikes. As this coincided with Australian investors moderating their expectations for the RBA, the AUD/USD rate fell by 4.1%. The Australian dollar also fell by 1.9% against the Euro and by 2.3% against the Japanese Yen following rate hikes in those economies.

Financial market performance

Currency markets May 2026	Previous month close	Month high	Month low	Month close	Month change
AUD/USD	0.719	0.718	0.689	0.689	-4.1% ▼
AUD/EUR	0.616	0.617	0.604	0.604	-1.9% ▼
AUD/JPY	114.44	114.73	111.40	111.84	-2.3% ▼
AUD/GBP	0.534	0.533	0.521	0.521	-2.5% ▼
AUD/BRL	3.618	3.665	3.556	3.556	-1.7% ▼
AUD/INR	68.26	68.60	65.07	65.22	-4.4% ▼
AUD/CNY	4.862	4.859	4.676	4.676	-3.8% ▼
Equity markets* May 2026	Previous month close	Month high	Month low	Month close	Month change
MSCI World ex Australia	5007	5022	4820	4969	-0.8% ▼
MSCI Emerging Markets	1752	1803	1655	1723	-1.7% ▼
S&P/ASX200	8732	8966	8604	8779	0.5% ▲
S&P/ASX Small Ordinaries	3502	3605	3391	3425	-2.2% ▼
S&P500 (US)	7580	7610	7267	7499	-1.1% ▼
FTSE 100 (UK)	10409	10530	10227	10497	0.8% ▲
Stoxx600 (Europe)	626	642	618	642	2.5% ▲
DAX (Germany)	25105	25140	24195	24996	-0.4% ▼
CAC 40 (France)	8183	8468	8147	8404	2.7% ▲
Nikkei 225 (Japan)	66330	72366	64025	70062	5.6% ▲
Hang Seng (HK)	25182	26038	22672	22881	-9.1% ▼
Shanghai Composite (China)	4069	4163	3959	4094	0.6% ▲
Bovespa (Brazil)	173787	174198	168278	172024	-1.0% ▼
IPC (Mexico)	68588	68890	64822	66967	-2.4% ▼
S&P/BSE Sensex (India)	74776	77410	73524	76479	2.3% ▲
*Returns are in local currency, and exclude dividend payments					
Bond markets (%) May 2026	Previous month close	Month high	Month low	Month close	Month change
RBA Official Cash Rate	4.35	4.35	4.35	4.35	0.00 –
90 Day Bank Bill	4.46	4.49	4.46	4.46	0.01 ▲
180 Day Bank Bill	4.82	4.88	4.80	4.80	-0.02 ▼
New institutional term deposits	4.20	4.20	4.20	4.40	0.20 ▲
3 Year CGS Bond	4.48	4.56	4.36	4.36	-0.12 ▼
10 Year CGS Bond	4.83	4.92	4.72	4.72	-0.11 ▼
10 Year US Bond	4.44	4.56	4.37	4.47	0.03 ▲
10 Year German Bond	2.94	3.08	2.85	2.86	-0.08 ▼
10 Year Japanese Bond	2.67	2.73	2.58	2.68	0.02 ▲

TCorp bonds (%)	Previous month close	Month high	Month low	Month close	Month change
May 2026					
20-May-27	4.65	4.69	4.58	4.58	-0.06 ▼
20-Mar-28	4.67	4.76	4.57	4.58	-0.09 ▼
20-Apr-29	4.69	4.78	4.56	4.57	-0.13 ▼
20-Feb-30	4.74	4.84	4.61	4.62	-0.12 ▼
20-Mar-31	4.84	4.92	4.71	4.71	-0.14 ▼
20-Feb-32	4.95	5.03	4.81	4.82	-0.13 ▼
22-Nov-32	5.04	5.12	4.91	4.91	-0.12 ▼
08-Mar-33	5.08	5.17	4.95	4.95	-0.12 ▼
20-Mar-34	5.21	5.30	5.10	5.10	-0.12 ▼
17-Oct-34	5.24	5.32	5.12	5.12	-0.12 ▼
20-Feb-35	5.28	5.35	5.16	5.16	-0.12 ▼
20-Sep-35	5.36	5.44	5.24	5.25	-0.12 ▼
20-Feb-36	5.41	5.48	5.28	5.28	-0.13 ▼
20-Feb-37	5.51	5.59	5.39	5.39	-0.12 ▼
20-Nov-37	5.60	5.68	5.48	5.48	-0.12 ▼
24-Feb-38	5.60	5.68	5.49	5.49	-0.11 ▼
22-Feb-39	5.69	5.77	5.59	5.59	-0.10 ▼
CIB 2.50% 20 Nov 35	2.82	2.92	2.81	2.87	0.05 ▲



Source: TCorp

Commodity markets (US\$)	Previous month close	Month high	Month low	Month close	Month change
May 2026					
Brent Oil (per barrel)	92.1	97.8	72.0	72.9	-20.8% ▼
Iron Ore (per tonne)	104.8	105.3	99.9	100.2	-4.3% ▼

TCorp forecasts	Jun-26	Dec-26	Jun-27	Dec-27
RBA Official Cash Rate	4.35	4.35	3.85	3.35
90 Day Bank Bill	4.50	4.25	3.75	3.25
10 Year CGS Bond	4.75	4.50	4.00	4.00



Level 7, Deutsche Bank Place
126 Phillip Street
Sydney NSW 2000, Australia

T +61 2 9325 9325

W www.tcorp.nsw.gov.au

ABN 99 095 235 825

About New South Wales Treasury Corporation (TCorp)

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

Disclaimer

The opinions, forecasts and data contained in this report is based on the research of TCorp as at the date of publication and is subject to change without notice. TCorp is not responsible for the accuracy, adequacy, currency, or completeness of any information in the report provided by third parties. This report is provided for general information purposes only and should not be relied upon for investment or trading purposes. This Report is not intended to forecast or predict future events.

Unauthorised copying and distribution of this material is prohibited.

© New South Wales Treasury Corporation 2025. All rights reserved.

CLAUSE CL08**TITLE** Questions Taken on Notice**FROM** Graham Gordon, Director Utilities
Matthew Hansen, Director Business, Cultural & Financial Services**TRIM REF** 26/99422

SUMMARY

At the 11 August 2026 Ordinary Meeting of Council, the following questions were Taken on Notice.

MINUTES OF THE SALEYARDS COMMITTEE MEETING HELD ON 28 JULY 2026

Councillor Scott Groat requested a detailed report on the amount of sheep that went through the Saleyards over the last FY.

Please find below the sheep figures sold. Please note July 2026 figures are not yet available and have not been entered.

Total for the last 3 financial years are:

544,355 2025/26

530,560 2024/25

424,800 2023/24

1,499,715

Sheep			
Month	2025/26	2024/25	2023/24
July	48,101	36,183	27,352
August	64,722	61,212	26,798
September	67,286	62,456	47,827
October	78,962	53,876	33,621
November	43,918	40,933	24,467
December	29,948	21,676	27,342
January	25,612	41,531	30,478
February	49,610	44,308	55,922
March	42,841	36,109	39,588
April	34,163	26,484	39,588
May	33,281	59,096	38,996
June	25,911	46,696	32,821
Total	544,355	530,560	424,800

OUTSTANDING ACTION REPORT

Councillor Dal Bon requested clarification in relation to the sale of unpaid rates, which real estate agent is engaged? Mr Hansen took this on Notice and will circulate a response.

Cappello & Co Property undertook the sale of two properties which was finalised on Thursday 13 August 2026.

RECOMMENDATION

The report be noted by Council.

REPORT

Nil

OPTIONS

As per the Recommendation.

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 report has no relevance to the Council's Strategic Plan.

CONSULTATION

Senior Management Team

ATTACHMENTS

Nil

**GRIFFITH PIONEER PARK MUSEUM COMMITTEE
HELD IN THE COUNCIL CHAMBERS ON
WEDNESDAY, 5 AUGUST 2026 COMMENCING AT 3:30 PM**

[Agenda of Griffith Pioneer Park Museum Committee - Wednesday, 5 August 2026](#)

PRESENT

Councillor Shari Blumer (Chair), Councillor Laurie Testoni, Councillor Jenny Ellis, Denis Couch (Community Representative), Jenna Thomas (Community Representative), John Nikolic (Community Representative), Michael Rohan (Community Representative), Neil Dal Nevo (Community Representative) Rina Mercuri (Invited Guest)

Quorum = 3

STAFF

Director Business, Cultural & Financial Services, Matthew Hansen, Griffith Pioneer Park Museum Manager, Jenny O'Donnell, Curator, Fox Darcy, Administration Officer, Tabbitha Williams and Minute Secretary, Antoinette Galluzzo

Absent: Desma Newman (Community Representative), Dolf Murwood (Community Representative)

1 APOLOGIES

RECOMMENDED on the motion of Councillor Jenny Ellis and Councillor Laurie Testoni that apologies be received from Virginia Tropeano (Community Representative), Peter Taylor (Community Representative) and Robyn Turner (Community Representative).

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Jenna Thomas and John Nikolic that the minutes of the previous meeting held on 20 May 2026, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

Nil.

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 RESIGNATION OF COMMITTEE MEMBER

RECOMMENDED on the motion of Denis Couch and Michael Rohan that the Committee accept Peter Taylor's resignation, the Terms of Reference be updated and a letter of thanks be created.

CL02 COMMITTEE MEMBER APPLICATION - RINA MERCURI

RECOMMENDED on the motion of John Nikolic and Denis Couch that the Committee accept Rina Mercuri as a member of the Griffith Pioneer Park Museum Committee and the Terms of Reference be updated.

CL03 QTR 2 REVIEW - FREE LOCAL ENTRY TRIAL

RECOMMENDED on the motion of Councillor Laurie Testoni and Councillor Jenny Ellis that the Committee note the report.

CL04 Q4, VISITATION STATISTICS - APR - JUN 2026 (EXCLUDING CULTURAL & COMMUNITY USE)

RECOMMENDED on the motion of Councillor Jenny Ellis and Michael Rohan that the report be noted.

Mr Nikolic left the meeting at 3:52pm and returned at 3:53pm.

CL05 Q4, COMMUNITY AND CULTURE VISITATION STATISTICS - APR - JUN 2026

RECOMMENDED on the motion of Councillor Jenny Ellis and Michael Rohan that the Committee note the information.

CL06 2025/26 END OF YEAR MARKETING REPORT & 2026/27 MARKETING OUTLOOK - ADMINISTRATION COORDINATOR

The Committee discussed the marketing and media for Griffith Pioneer Park Museum, noting that staff are developing a marketing strategy, including target demographics and budget considerations.

Ms Thomas suggested installing signage to promote the Museum's opening hours and upcoming events, ensuring it is clearly visible to passing traffic. Ms O'Donnell took this on Notice and will look into it.

RECOMMENDED on the motion of Councillor Shari Blumer and Jenna Thomas that the Committee note the Museum's 2025/26 marketing results and the expanded marketing activity planned for 2026/27.

CL07 STRATEGIC MASTER PLAN PROGRESS UPDATE

RECOMMENDED on the motion of Councillor Laurie Testoni and John Nikolic that the information be received.

CL08 PUBLIC PROGRAM - TEDDY BEAR'S PICNIC - JULY 2026

The Committee discussed the first Teddy Bears Picnic, noting that it was a successful event and has the ability to grow.

RECOMMENDED on the motion of Neil Dal Nevo and Jenna Thomas that the Committee note the outcomes of the 2026 Teddy Bear Picnic evaluation.

CL09 ORAL HISTORY PROJECT SCOPE

Fox Darcy informed the Committee that the scope is currently being reviewed to determine the most appropriate approach moving forward.

Positive progress has been made through engagement with Western Riverina Arts (WRA), which has agreed to support the project but no interviews have been completed at this stage. It was also noted that Council already holds a significant number of oral histories relating to European families and community members.

RECOMMENDED on the motion of Councillor Jenny Ellis and Councillor Laurie Testoni that the Committee note the report.

CL10 HISTORICAL OPINION - THOMAS MICHAEL MACNAMARA AND 'CLANCY OF THE OVERFLOW'

The Committee discussed the reports presented relating to Thomas Michael MacNamara

and Clancy of the Overflow, as the Griffith Business Chamber had sent a letter requesting investigation and historical opinion.

RECOMMENDED on the motion of Denis Couch and Councillor Jenny Ellis that the Committee:

- (a) Note and endorse the report.
- (b) Write to the Griffith Business Chambers providing them with the report.

CL11 FREE LOCAL ENTRY TRIAL SURVEY RESULTS - PRESENTATION

Mr Hansen left the meeting at 4:27pm and returned at 4:29pm.

The Committee reviewed and discussed the results of the free local entry trial 6-month survey, analysing the results.

Ms Thomas left the meeting at 4:33pm and returned at 4:34pm.

It was suggested that at the 12-month survey, a question may be: If entry to the park wasn't free, what would you pay for (what would you like to see)?

RECOMMENDED on the motion of Jenna Thomas and Denis Couch that the free local entry trial be extended until a report on the outcomes of the 12-month review is presented to the Committee and considered by Council for determination.

6 OUTSTANDING ACTION REPORT

The Committee noted the Outstanding Action report.

7 GENERAL BUSINESS

7.1 Neil Dal Nevo Resignation

Mr Dal Nevo informed the Committee that he will be resigning from the Committee. Formal resignation to be presented at the next meeting.

7.2 Prickly Pear Eradication

Mr Hansen informed the Committee that a report will be presented at the 11 August 2026 Council meeting regarding the Prickly Pear eradication at the Museum.

8 NEXT MEETING

The next meeting of the Griffith Pioneer Park Museum Committee is to be held on Wednesday, 18 November 2026 at 4:00pm.

There being no further business the meeting terminated at 4:55pm.

**LOCAL TRAFFIC FORUM
HELD IN THE MURRAY ROOM ON
TUESDAY, 11 AUGUST 2026 COMMENCING AT 10:32 AM**

[Agenda of Local Traffic Forum - Tuesday, 11 August 2026](#)

PRESENT

Councillor Anne Napoli (Chair), Tony O'Grady (Councillor - Alternate), Greg Minehan (Transport for NSW Representative)

STAFF

Engineering Design Coordinator, Jason Carrozza, Development & Traffic Coordinator, Greg Balind and Minute Secretary, Melanie Hebrok

1 APOLOGIES

Apologies were received from Director Infrastructure & Operations, Phil King, Approvals Officer, Kaitlyn McLean and Kerry Lippold (Member for Murray Representative).

Absent: Tony Leadbitter (Police Representative)

2 CONFIRMATION OF MINUTES

The minutes of the previous meeting held on 14 July 2026, having first been circulated amongst all members, were confirmed.

3 BUSINESS ARISING

3.1 CL02 Traffic Management – 2026 Biggest Lap Car Event

Mr Balind advised the event DA is still being finalised after the original submission contained errors and was returned for amendment. Organisers advised they are updating the plans and expect to resubmit the application shortly, with the main issue being that the event location was not accurately shown on the submitted plans. With the event proposed for October and involving a state road, timely submission is important to allow approvals to proceed.

3.2 General Business – Boorga Road and Jones Road intersection

Councillor O'Grady raised concerns that the existing rumble strips have deteriorated and may no longer be effective. Suggestions included upgrading the rumble strips, installing flashing warning lights or considering larger give-way signage. Staff advised that the intersection already has substantial safety measures in place and noted that many crashes appear to result from drivers failing to give way.

It was agreed that staff would investigate updating or upgrading the rumble strips and provide accident data for the intersection to inform any future safety improvements.

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 - 'ONE NIGHT STAND' MUSIC EVENT - GRIFFITH SHOWGROUNDS - 5TH SEPTEMBER 2026

The Traffic Management Plan for the Triple J One Night Stand event was discussed. The event is expected to attract more than 10,000 attendees, with traffic management measures including the temporary closure of Murrumbidgee Avenue and arrangements for buses, taxis and pedestrians accessing the Showgrounds.

Members noted that on-site parking would be limited, making shuttle bus services and walking from the CBD important parts of the transport strategy. Staff advised that the traffic management arrangements appeared appropriate and that regular meetings had been held with the event organisers.

A key concern raised by the Transport NSW representative was that evidence of the event organiser's public liability insurance had not yet been provided. Members noted the potential risk to Council if traffic control measures were implemented on Council-managed roads without valid insurance coverage. It was agreed that these concerns would be referred back to Council's event staff for follow-up with the organisers.

The matter was LAID ON THE TABLE pending confirmation of insurance arrangements. Mr Balind to advise members electronically once received.

CL02 REQUEST FOR UPDATES ON OUTSTANDING SPEED ZONE REVIEWS AND SPEED ZONE REVIEW PROCESSES

The Forum discussed delays in the speed zone review process and sought updates on several outstanding requests. Mr Minehan explained that responsibility for speed zoning has recently moved to Transport for NSW's new Safety and Network Solutions division, with

dedicated staff now in place after recruitment delays.

Mr Minehan suggested that the matter be LAID ON THE TABLE until the next meeting and that Council staff arrange a meeting with the relevant Transport for NSW representatives in the meantime to discuss outstanding speed zone reviews and priorities. Mallinson Road and Abattoir Road were identified as key locations requiring attention, with increased development and traffic activity supporting the need for review.

Mr Minehan advised that the Slopes Road review is complete and awaiting final approval, while any future speed zone changes must continue to be assessed against Transport for NSW standards and road environment criteria. Mr Balind to follow up directly with the new responsible officers before the next meeting.

6 OUTSTANDING ACTION REPORT

The Outstanding Action Report was updated.

6.1 General Business – Lenehan Road / Banna Avenue

The Committee discussed ongoing safety concerns at the Lenehan Road/Banna Avenue intersection following several years of investigation. Transport for NSW has advised that the most practical short-term solution is to restrict the intersection to left-in, left-out movements only by extending the median and preventing right turns.

Members noted that this could impact 30-metre road trains that currently use the intersection under permit arrangements to access routes north of Griffith. Concerns were raised that closing right-turn movements may simply shift traffic and safety issues to other intersections or routes.

A trial closure for six months was suggested to assess how traffic patterns and driver behaviour would adapt before any permanent changes are made. Alternative long-term intersection treatments, including dedicated turning lanes, channelisation and median modifications, were also discussed.

It was agreed that staff would undertake further investigation, review previous concept plans and prepare a report for a future meeting outlining potential options and their impacts before any decision is made.

6.2 Business Arising – Intersection Merrigal Street / Griffin Avenue

Mr Minehan noted that recent crashes involved vehicles crossing or entering the intersection from side roads rather than rear-end collisions on Kidman Way itself. Several potential treatments were discussed and it was suggested that consolidating access points along the service road into a single controlled intersection or roundabout may provide a longer-term solution. It was also noted that previous concept designs had been prepared, but no funding had been secured to progress them. The Committee agreed that the issue remains a concern and that available options should continue to be considered as funding opportunities arise.

7 GENERAL BUSINESS

7.1 Staffing Update

Mr Carrozza advised that Council is restructuring its engineering team to create a dedicated Traffic and Design Engineer position. The change is intended to strengthen traffic planning

and road design capability, support the management of traffic matters and applications and address the long-standing difficulty in recruiting a Road Safety Officer and Traffic Engineer.

7.2 Roadwork Signage – Kurrajong Avenue

Councillor Napoli has been informed about confusion about temporary roadwork speed limits on Kurrajong Avenue, particularly where reduced speed signs remain in place despite no visible work occurring.

Mr Minehan noted that changes to work zone requirements mean signage should generally be removed when work is not active, unless there are safety concerns such as road defects or damaged infrastructure.

Members advised that motorists must still comply with posted speed limits while signs remain in place. Staff suggested that the remaining works may relate to the relocation of poles, although further clarification would need to be provided by the Director of Infrastructure & Operations.

8 NEXT MEETING

The next meeting of the Local Traffic Forum is to be held on Tuesday, 8 September 2026 at 10:30 am.

There being no further business the meeting terminated at 11:27 am.

TITLE Notice of Motion - Cr Scott Groat

FROM Scott Groat, Councillor

TRIM REF 26/101333

SUMMARY

A Notice of Motion has been received from Councillor Scott Groat on 18 August 2026. Please find attached.

RECOMMENDATION

Reduction of Griffith Landfill charges.

That council reconsider and reverse the 32% increase on landfill charges and restore the landfill charges that applied immediately before the increase.

Direct the general manager to undertake a comprehensive review identifying the operating, capital, environmental, EPA and rehabilitation costs attributable to the landfill, together with the revenue generated from current landfill charges.

Take into account the actual costs of borrowing including the 2.5% borrowing rate with grants and subsidies rather than assuming a higher cost of capital.

Direct the general manager to investigate additional revenues from landfill including composting, recyclables, tip shops and recycled timber products and pallet chipping.

Require a revised landfill package to be brought back to council to avoid unnecessary increases to residents, business and waste contractors which is having a negative effect on revenue.

No further increase to landfill charges until the above information is collated.

Rational

Council has an obligation to ensure landfill charges are financially sustainable and to ensure an efficient cost of service.

Where council has access to low cost borrowing these factors should be incorporated into the calculation of landfill charges.

A reversal of the 32% increase followed by a transparent financial review provides council with an opportunity to protect local residents and businesses from excessive charges while ensuring landfill remains financially sustainable.

SENIOR MANAGEMENT TEAM COMMENT

Nil.

ATTACHMENTS

(a) Notice of Motion - Cr Scott Groat  

99



Notice of Motion

Notice of Motion

Councillor's Name * Cr Scott Groat

Date * 18-Aug-26

Time * 10:53:58 AM

Scott Grant
General Manager
Griffith City Council
GRIFFITH NSW 2680

Dear Mr Grant, I Reduction of Griffith Landfill charges.

**hereby give notice of
the following Notice
of Motion for the
Council Meeting to be
held as indicated
below: ***

That council reconsider and reverse the 32% increase on landfill charges and restore the landfill charges that applied immediately before the increase.

Direct the general manager to undertake a comprehensive review identifying the operating, capital, environmental, EPA and rehabilitation costs attributable to the landfill, together with the revenue generated from current landfill charges.

Take into account the actual costs of borrowing including the 2.5% borrowing rate with grants and subsidies rather than assuming a higher cost of capital.

Direct the general manager to investigate additional revenues from landfill including composting, recyclables, tip shops and recycled timber products and pallet chipping.

Require a revised landfill package to be brought back to council to avoid unnecessary increases to residents, business and waste contractors which is having a negative effect on revenue.

No further increase to landfill charges until the above information is collated.

Rational

Council has an obligation to ensure landfill charges are financially sustainable and to ensure an efficient cost of service.

Where council has access to low cost borrowing these factors should be incorporated into the calculation of landfill charges.

A reversal of the 32% increase followed by a transparent financial review provides council with an opportunity to protect local residents and businesses from excessive charges while ensuring landfill remains financially sustainable.

**Additional
Information**

Attachments

Council Meeting 25-Aug-26
Date: *

Signature *



Extract from Griffith City Council's Code of Meeting Practice:

Giving notice of business to be considered at Council Meetings

3.10 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted by 12 pm, five business days before the meeting is to be held.

3.11 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.

3.12 If the General Manager considers that a notice of motion submitted by a Councillor for consideration at an ordinary meeting of the Council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the general manager may prepare a report in relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the Council.

3.13 A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the general manager must either:

(a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or

(b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.

Questions with notice

3.14 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the general manager about the performance or operations of the council.

3.15 A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the general manager or a member of staff of the council, or a question that implies wrongdoing by the general manager or a member of staff of the council.

3.16 The general manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting.

In relation to Section Waste revenue

**3.13 - Please identify
the source of funding
for expenditure if
applicable: ***

Privacy Protection Notice

- This information is being collected to process your notice in accordance with Council's Code of Meeting Practice policy.
- This information is voluntarily required to process your request and will not be used for any other purpose without seeking your consent, or as required by law.
- Your information may comprise part of a public register related to this purpose.
- This form will be retained in Council's Records Management System and disposed of in accordance with the Local Government Disposal Authority.
- You can access and correct your personal information at any time by contacting Council.
- For further details on how the Griffith City Council manages personal information, please refer to our Privacy Management Plan.

TITLE Outstanding Action Report

TRIM REF 25/150117

RECOMMENDATION

The report be noted.

ATTACHMENTS

(a) Outstanding Action Report [!\[\]\(00f298bce734049b76769f3b15016467_img.jpg\)](#)  102

OUTSTANDING ACTION REPORT

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
28 July 2026	NOTICE OF MOTION - COUNCILLOR SHARI BLUMER	DE&OD	176444/2026	26/207	RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that: 1) Council endorse, in principle, the inclusion of two new Australia Day Awards categories: Arts and Cultural Contribution Award; and Arts and Cultural Event of the Year. 2) The proposed two new categories and the current Awards Policy go on public exhibition for community submissions. 3) The proposed Awards inclusions and Awards Policy go to a Council workshop for discussion. 4) Council request the General Manager prepare a report and draft amendments to the Australia Day Awards Policy GOV-CP-401 for Council consideration at the next appropriate Council meeting.	12/08/2026: On public exhibition until 4pm, 9 September 2026.
28 July 2026	CL08 REVIEW OF PRIVACY MANAGEMENT POLICY AND PLAN	GM	176442/2026	26/194	RESOLVED on the motion of Councillors Tony O'Grady and Jenny Ellis that: (a) Council endorse the Privacy Management Policy and draft Privacy Management Plan and place the documents on exhibition for a period of 28 days.	12/08/2026: On public exhibition until 4pm, 27 August 2026.

1 of 4

OUTSTANDING ACTION REPORT

					(b) Should any submissions be received, a report be provided to Council. (c) Should no submissions be received, the Privacy Management Policy and draft Privacy Management Plan be considered adopted as at the end date of the public exhibition period.	
8 April 2025	NOTICE OF MOTION - COUNCILLOR JENNY ELLIS	DBCF FM MA	158565	25/095	RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady that Council allocate sufficient funds from the cash reserves set aside for the Regional Art Gallery project (currently at \$109K) based on quotes received for the following items and report back to Council: (a) Signage for the front of the Gallery - to be designed, manufactured, and installed.(Approximately \$5K) (b) New hanging track system - to enhance the display and functionality of exhibition spaces. (Approximately \$10K) (c) Repainting of the walls and ceiling of the whole gallery - To refreshen and cover water damaged ceilings (National average: \$60-\$100/ sqm; Gallery is 422sqm therefore up to \$42K).	2/03/2026: Gyprock repairs and painting complete – October 2025. New hanging system installed – February 2026. New sign is being designed and costed. Will require development consent. Scheduled for installation in mid-2026. 20/07/2026: Refer to Question on Notice Report.

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
12 Aug 2025	NOTICE OF MOTION - COUNCILLOR CHRISTINE STEAD	GM	163429	25/236	RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that: (a) Council request the General Manager prepare a report detailing outstanding debts owed to local contractors for the Hanwood Amenities Block. The report is to include options on how Council can assist resolving these debts after the Greenwich Voluntary Administration process. (b) Council staff review procurement processes and policies to prevent a recurrence of situations where local contractors remain unpaid for work undertaken due to a contractor's insolvency.	1/09/2025: Report to Council 9 September 2025. 12/09/2025: GM to report to Council after the finalisation of the ASIC proceedings. 7/04/2026: Other creditors are pursuing recovery however unlikely due to limited assets.
24 February 2026	CL01 GRIFFITH URBAN CROWN LAND AFFORDABLE HOUSING ACTIVATION - MASTERPLAN AND BUSINESS CASE	DBCf/ GM	170792	26/040	RESOLVED on the motion of Councillors Tony O'Grady and Shari Blumer that: (a) Council endorse the Griffith Urban Crown Land Affordable Housing Activation - Masterplan and Business Case. (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.	11/03/2026: The General Manager has reached out to the Minister for Housing The Hon Rose Jackson MP. The Minister's office advises that we should contact the Aboriginal Housing Authority (AHO) in the first instance. Contact has been made, as yet no commitment to meet.

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

					(c) A report be brought back to Council providing updates in due course.	
--	--	--	--	--	--	--