Ordinary Meeting

BUSINESS PAPER

Tuesday, 8 September 2026
at 7:00 PM

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

COUNCILLORS

Councillor Doug Curran (Mayor)	dcurran@griffith.com.au
Councillor Shari Blumer	sblumer@griffith.com.au
Councillor Mark Dal Bon	mdalbon@griffith.com.au
Councillor Jenny Ellis	jellis@griffith.com.au
Councillor Scott Groat (Deputy Mayor)	sgroat@griffith.com.au
Councillor Anne Napoli	anapoli@griffith.com.au
Councillor Tony O'Grady	tograd y@griffith.com.au
Councillor Christine Stead	cstead@griffith.com.au
Councillor Laurie Testoni	ltestoni@griffith.com.au

MEMBERS OF THE PUBLIC CAN ADDRESS COUNCIL IN THE FOLLOWING WAYS

Addressing the Council at a Public Forum

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

Notice of Motion via Councillor

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

Petition

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

Customer Request Management system

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

Direct correspondence to the General Manager

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

For more information on public participation refer to *Council's Agency Information Guide.*

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

Oath

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

Affirmation

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

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

What is a pecuniary interest?

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

Disclosure of pecuniary interests at meetings

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

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

(a) at any time during which the matter is being considered or discussed by Council, or

(b) at any time during which the Council is voting on any question in relation to the matter.

What is a non-pecuniary conflict of interest?

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

Managing non-pecuniary conflicts of interest

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

Click here to lodge an online Conflict of Interest Form.

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

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

(a) a relationship between a Councillor and another person who is affected by a decision or a matter under consideration that is particularly close, such as a current or former spouse or de facto partner, a relative or another person from the Councillor's extended family that the Councillor has a close personal relationship with, or another person living in the same household.

(b) other relationships with persons who are affected by a decision or a matter under consideration that are particularly close, such as friendships and business relationships. Closeness is defined by the nature of the friendship or business relationship, the frequency of contact and the duration of the friendship or relationship.

(c) an affiliation between the Councillor and an organisation (such as a sporting body, club, religious, cultural or charitable organisation, corporation or association) that is affected by a decision or a matter under consideration that is particularly strong. The strength of a Councillor's affiliation with an organisation is to be determined by the extent to which they actively participate in the management, administration or other activities of the organisation.

(d) membership, as the Council's representative, of the board or management committee of an organisation that is affected by a decision or a matter under consideration, in circumstances where the interests of Council and the organisation are potentially in conflict in relation to the particular matter.

(e) a financial interest (other than an interest of a type referred to in clause 4.6 of the Code of Conduct) that is not a pecuniary interest for the purposes of clause 4.1 of the Code of Conduct.

(f) the conferral or loss of a personal benefit other than one conferred or lost as a member of the community or a broader class of people affected by a decision.

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

(a) at any time during which the matter is being considered or discussed by Council, or

(b) at any time during which the Council is voting on any question in relation to the matter.

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

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

Opening Affirmations

<u>Option 1</u>

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.

<u>Option 2</u>

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.

<u>Option 3</u>

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

Acknowledgment of Country

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

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

AGENDA

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 8 SEPTEMBER 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, 8 September 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

Scott Grant

GENERAL MANAGER

DRAFT
MINUTES

ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 25 AUGUST 2026 COMMENCING AT 7:00 PM

PRESENT

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

STAFF

General Manager, Scott Grant (Zoom), Director Business, Cultural, Financial Services, Matthew Hansen, Director Economic & Organisational Development, Shireen Donaldson, Director Utilities, Graham Gordon, Director Infrastructure & Operations, Phil King, Director Sustainable Development, Joe Rizzo and Minute Takers, Leanne Austin and Jessica Bertacco

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Tony O'Grady reading the Opening Affirmation and the Acknowledgement of Country.

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

26/228

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Councillors Shari Blumer, Scott Groat, Laurie Testoni and General Manager Scott Grant be approved to attend the meeting by Audio-Visual Link.

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.

3 CONFIRMATION OF MINUTES

26/229

RESOLVED on the motion of Councillors Tony O'Grady and Mark Dal Bon that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 11 August 2026, having first been circulated amongst all members of Council, be confirmed.

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.

4 BUSINESS ARISING

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 Tony O'Grady
CL01 – Vending Vehicle Policy (CS-CP-306) Trading Fees and Charges
Reason – The business that I own has a food van that currently delivers food to private business on private land.

Councillor Shari Blumer
CL02 – Licence Agreement – Road Reserve – Argyle Community Housing Ltd
Reason – The business that I work for and hold an interest in, often works on these types of matters.

Significant Non-Pecuniary Interests

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

Councillor Laurie Testoni
CL04 – Quick Turn Around Grant Application for Griffith Netball Association
Reason – Chairman GCSC and associated sport user of the facility.

Councillor Mark Dal Bon
Notice of Motion – Cr Scott Groat
Reason – I voted against any levy or rate rise. I do not want to take part in this motion. It's starting to affect my mind's health.

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.

Statement from Councillor Tony O'Grady:

I am addressing some recent concerns that have been raised and to dispel any misunderstanding.

I wish to clarify my declaration of a significant non-pecuniary interest made of 12 August 2025.

In making that declaration, I believe I over-declared the nature of my relationship with Mr Stephen Violi. Mr Violi is a customer of my business. While we are friendly and have a cordial relationship, we have never socialised together and have never met outside of my business.

I am making this statement to clarify and accurately place on the record the nature of my relationship with Mr Violi.

As a new councillor, my intention was to err on the side of caution.

I am providing this clarification to ensure the council record accurately reflects the relationship.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

Councillor Tony O'Grady Councillor left the meeting having declared a pecuniary interest, the time being 7:07 pm.

8 GENERAL MANAGER'S REPORT

CL01 VENDING VEHICLE POLICY (CS-CP-306) TRADING FEES AND CHARGES

26/230

RESOLVED on the motion of Councillors Jenny Ellis and Doug Curran that:

(a) Council adopt the Trading Fees & Charges as detailed in Table 1, 2 & 3 of the report with a 50% reduction for a 12 month trial period.

(b) The Trading Fees & Charges as detailed in Table 1, 2 & 3 of this report with a 50% reduction for a 12 month trial period to 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.

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

The division was declared EQUAL by 4 votes to 4.

The Mayor used his casting vote to vote for the motion and declared the motion CARRIED.

Councillor Tony O'Grady returned to the meeting at 7:16 pm.

Councillor Shari Blumer left the meeting having declared a pecuniary interest, the time being 7:16 pm.

CL02 LICENCE AGREEMENT - ROAD RESERVE - ARGYLE COMMUNITY HOUSING LTD - 2 - 4 CROSSING STREET, GRIFFITH

26/231

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

(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.

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

The division was declared PASSED by 8 votes to 0.

Councillor Shari Blumer returned to the meeting at 7:19pm.

CL03 REQUEST TO WAIVE TRAFFIC ASSOCIATED FEES - GRIFFITH ROTARY CHRISTMAS CARNIVAL

26/232

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that Council approve the requests for assistance and waiving of associated traffic fees for the Griffith Rotary Christmas Carnival.

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

The division was declared PASSED by 9 votes to 0.

Councillor Laurie Testoni left the meeting having declared a significant non-pecuniary interest, the time being 7:20 pm.

CL04 QUICK TURN AROUND GRANT APPLICATION FOR GRIFFITH NETBALL ASSOCIATION

26/233

RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady that Council approve the Community Grant Program application from Griffith Netball Association.

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

The division was declared PASSED by 6 votes to 2.

Councillor Laurie Testoni returned to the meeting at 7:23 pm.

CL05 QUICK TURN AROUND GRANT APPLICATION GRIFFITH VETERAN ASSOCIATION AUSPICED BY NSW VETERAN GOLFERS ASSOCIATION

26/234

RESOLVED on the motion of Councillors Anne Napoli and Jenny Ellis that Council approve the Community Grant Program application from NSW Veteran Golfers Association (NSWVGA) as Auspicor for the Griffith Veteran Golfers Association (GVGA).

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.

9 INFORMATION REPORTS

CL06 DELIVERY PROGRAM PROGRESS REPORT - 30 JUNE 2026

Councillor Dal Bon requested an update on the CCTV Stage 3 progress. This was TAKEN ON NOTICE.

Councillor Dal Bon requested additional information on Annual Roads Reseals and Maintenance Program 2025/26. This was TAKEN ON NOTICE.

26/235

RESOLVED on the motion of Councillors Tony O'Grady and Laurie Testoni that Council note the Delivery Program Progress Report as at 30 June 2026.

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.

CL07 INVESTMENTS AS AT 30 JUNE 2026

Councillor Groat sought clarification from Mr Hansen on the reason for the significant change between the Perpetual Credit Fund's performance figures at 31 May and 30 June 2026. This was TAKEN ON NOTICE.

26/236

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

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.

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.

CL08 QUESTIONS TAKEN ON NOTICE

26/237

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

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.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE GRIFFITH PIONEER PARK MUSEUM COMMITTEE MEETING HELD ON 5 AUGUST 2026

26/238

RESOLVED on the motion of Councillors Shari Blumer and Jenny Ellis that the recommendations as detailed in the Minutes of the Griffith Pioneer Park Museum Committee meeting held on 5 August 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 LOCAL TRAFFIC FORUM MEETING HELD ON 11 AUGUST 2026

26/239

RESOLVED on the motion of Councillors Anne Napoli and Tony O'Grady that the recommendations as detailed in the Minutes of the Local Traffic Forum meeting held on 11 August 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.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

Councillor Mark Dal Bon left the meeting having declared a significant non-pecuniary interest, the time being 7:37 pm.

12 BUSINESS WITH NOTICE – OTHER MOTIONS

NOTICE OF MOTION - CR SCOTT GROAT

Councillors Scott Groat and Anne Napoli moved the following MOTION that:

1. Council give public notice of a proposed new category under s.610E of the Local Government Act 1993 within the 2026/27 Revenue Policy, titled 'contractor waste deliveries for mixed waste', that is applicable to commercial waste management operators with an ABN who deliver mixed waste to the Council's Tharbogang and Yenda landfill facilities. For contractors falling within the new category, the Council would reduce the gate fee charge for prospective mixed waste deliveries from $276.00 to $209.00 per tonne.

   Public notice is to be given for a period of 28 days, in accordance with sections 610E(2), 610F and 705 of the Local Government Act 1993, after which the Council will consider any submissions duly made to it during that period.

2. Council notes the forecast impact to the Waste Fund if the amount is reduced to $209.00 of approximately $355,087.00 in 2026-27 if the Council determines to make the new category, (delivering a negative impact to the approved budget), and that this amount would be met from the Waste Fund reserve, an offsetting reduction in the 2026-27 landfill capital program.

3. Council notes that, if the Council determines to make the new category, this would reduce revenue below the level required for full cost recovery.

4. Council notes the reporting obligation under condition 2(b)(ii) of IPART's special variation instrument of 13 May 2024, and directs that the effect of this resolution on Council's Long-Term Financial Plan be addressed in a future report to Council.

Councillors Shari Blumer and Jenny Ellis moved the following AMENDMENT that:

1. Council give public notice of a proposed new category under s.610E of the Local Government Act 1993 within the 2026/27 Revenue Policy, titled 'contractor waste deliveries for mixed waste', that is applicable to commercial waste management operators with an ABN who deliver mixed waste to the Council's Tharbogang and Yenda landfill facilities. For contractors falling within the new category, the Council would reduce the gate fee charge for prospective mixed waste deliveries from $276.00 to $229.90 per tonne ($10% increase on 2025/26 fee).

   Public notice is to be given for a period of 28 days, in accordance with sections 610E(2), 610F and 705 of the Local Government Act 1993, after which the Council will consider any submissions duly made to it during that period.

2. Council notes the forecast impact to the Waste Fund if the amount is reduced to $229.90 of approximately $244,321.00 in 2026-27 if the Council determines to make

the new category, (delivering a negative impact to the approved budget), and that this amount would be met from the Waste Fund reserve, an offsetting reduction in the 2026-27 landfill capital program.

3. Council notes that, if the Council determines to make the new category, this would reduce revenue below the level required for full cost recovery.

4. Council notes the reporting obligation under condition 2(b)(ii) of IPART's special variation instrument of 13 May 2024, and directs that the effect of this resolution on Council's Long-Term Financial Plan be addressed in a future report to Council.

The amendment was PUT and CARRIED.

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

The division was declared PASSED by 6 votes to 2.

The AMENDMENT became the MOTION.

26/240

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

1. Council give public notice of a proposed new category under s.610E of the Local Government Act 1993 within the 2026/27 Revenue Policy, titled ‘contractor waste deliveries for mixed waste’, that is applicable to commercial waste management operators with an ABN who deliver mixed waste to the Council’s Tharbogang and Yenda landfill facilities. For contractors falling within the new category, the Council would reduce the gate fee charge for prospective mixed waste deliveries from $276.00 to $229.90 per tonne.

   Public notice is to be given for a period of 28 days, in accordance with sections 610E(2), 610F and 705 of the Local Government Act 1993, after which the Council will consider any submissions duly made to it during that period.

2. Council notes the forecast impact to the Waste Fund if the amount is reduced to $229.90 of approximately $244,321.00 in 2026-27 if the Council determines to make the new category, (delivering a negative impact to the approved budget), and that this amount would be met from the Waste Fund reserve, an offsetting reduction in the 2026-27 landfill capital program.

3. Council notes that, if the Council determines to make the new category, this would reduce revenue below the level required for full cost recovery.

4. Council notes the reporting obligation under condition 2(b)(ii) of IPART's special variation instrument of 13 May 2024, and directs that the effect of this resolution on Council's Long-Term Financial Plan be addressed in a future report to Council.

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

The division was declared PASSED by 6 votes to 2.

Councillor Mark Dal Bon returned to the meeting at 7:49 pm.

13 OUTSTANDING ACTION REPORT

26/241

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

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.

14 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL

Nil

There being no further business the meeting terminated at 7:53 pm.

Confirmed: ....

CHAIRPERSON

CLAUSE	**CL01**
PROPOSAL	**DA 47/2026 - DESIGNATED DEVELOPMENT - INCREASE IN THROUGHPUT CAPACITY FOR AN EXISTING CONCRETE BATCHING PLANT, UP TO 140,000 TONNES PER ANNUM**
PROPERTY	127 Oakes Road – Lot 1 DP1181518
LOCATION	Griffith
ZONING	E4 General Industrial
APPLICABLE PLANNING INSTRUMENT	Griffith Local Environmental Plan, 2014
EXISTING DEVELOPMENT	E B Mawsons & Sons Pty Ltd Concrete Plant
APPLICANT	SLR Consulting Australia Pty Ltd
OWNER	E B Mawsons & Sons Pty Ltd
DIRECTORS OF COMPANY (IF APPLICABLE)	Iain James Norman Hart – Director, Jared Heath Gashel – Director, Marcus Roland Dean Clayton - Secretary
APPLICATION DATE	13 April 2026
REASON FOR REFERRAL	Submissions received objecting to the application
FROM	**Joe Rizzo, Director Sustainable Development**
TRIM REF	**26/98827**

SUMMARY

Proposal

- The application proposes to increase the throughput capacity of the concrete batching plant from a nominal 30,000 tonnes per annum up to 140,000 tonnes per annum and is therefore designated development under the provisions of the Environmental Planning & Assessment Act and Regulation.

- The proposal does not include any physical expansion of the concrete batching plant, only proposes an increase in throughput capacity.

- General terms of agreement have been provided by the NSW Environment Protection Agency.

Type of Development

Designated Development - Local

Main Issues

Two submissions were received, once of which was objecting to the application.

RECOMMENDATION

(a) That development application No 47/2026 for the increased capacity from the existing concrete batching plant up to 140,000 tonnes per annum over 127 Oakes Road Griffith (Lot 1 DP1181518) be approved subject to conditions provided in Attachment A.

(b) That the application be delegated to the Director Sustainable Development for the issue of the Notice of Determination.

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

SITE DESCRIPTION

Inspections of the site and the locality were undertaken on 15 and 29 May 2026, where the later inspection was undertaken in conjunction with the EPA, Council's Planning & Environment Manager & consultant planner, Development Engineers and Environmental Health Officers.

The site is located on the northern side of Oakes Road, at the road's intersection with Old Willbriggie Road Griffith. The lot has an area of approximately 2.2ha with a frontage of approximately 177m to the two road frontages, as illustrated following.

The site contains a large shed used for precast concrete panel construction, there is an office and administration building along with other ancillary structures and the batching plant tower and infrastructure for storage of sand, gravel and the like for concrete production.

The site has adjoining boundaries with other industrially zoned properties however the land to the south from the corner of Old Willbriggie Road east along Oakes Road to Kurrajong Avenue is zoned R5 Large Lot Residential. To the west of Old Willbriggie Road land is also zoned E4 General Industrial (see zone overlay following in Part G).

The concrete batching plant use was originally approved on this site in 1982 under DA258/82 with an expansion in facilities under DA 2/91 and DA 17/2025.

LOCATION MAP

BACKGROUND

Site History

A full history of the development on this land is provided in the development assessment report (provided as **Attachment F** to this report); the following brief summary only is indicative of development on the site over time:

DA 17/2025 – increase in production up to 30 000 tonnes per annum

DA 16/91 – Industrial Shed

DA 2/1991 – New concrete batching plant

DA 258/82 – Concrete Batching Plant

Timeline of Events Pertaining to the Development Application

13/04/2026	DA lodged
14/04/2026	Development Advisory Panel meeting to allocate and refer DA: contract planner, flood engineer, development engineer, environmental health officer, Transport for NSW and NSW Environment Protection Agency
22/04/2026	Additional information requested – revised EIS received same date
24/04/2026	Notification of application for 28 days as Designated Development, by letter and media, along with sign on site as required – closed 22/05/2026 & two submissions received
29/04/2026	Applicant provided some additional information in response to letter of 22 April
14/05/2026	Transport for NSW referral response received with advice relating to conditions including access widening off Oakes Road.
15/05/2026	Council initial site inspection – advised to arrange a further inspection through site management
25/05/2026	Further additional information requested and submission summary provide for response
29/05/2026	Second site inspection with Council staff (DE, EHO, Planner & Manager) & EPA
07/07/2026	Final response to additional information and response to submissions received
04/08/2026	EPA response received including General Terms of Approval
17/08/2026	Final development engineers referral including conditions received
18/08/2026	Final environmental health officer referral including conditions received
24/08/2026	Development Assessment completed.

PROPOSAL IN DETAIL

This application seeks to increase the capacity of the concrete batching plant from 30,000 tonnes per annum to a maximum of 140,000 tonnes per annum, approved under DA17/2025. Any capacity over 30,000 tonnes per annum results in the application being designated development under Schedule 3 of the Environmental Planning & Assessment Regulation 2021 requiring General Terms of Agreement from the Environment Protection Agency (**see Attachment B**).

The capacity of the plant under this application (i.e. 140,000 tonnes per annum) is based upon the potential for 187 tonnes per day over a year (averaging 300 days), which is based on the maximum one day capacity produced in August 2025.

There is no physical infrastructure change for this development from the applicant's perspective, other than widening the driveway to allow two way movement.

The application documents are provided in **Attachment C** – Environmental Impact Statement and **Attachment G** contains other relevant Development Application documents submitted (e.g. traffic assessment, noise assessment, air quality assessment, environmental management plan and the like).

ASSESSMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act, 1979. The following matters are of relevance to the development the subject of the development application and the full development assessment is provided as **Attachment G** following this report.

SECTION 4.15 (1)(a)(i) any environmental planning instrument

1. Griffith Local Environmental Plan 2014

(a) Permissibility

The proposed development is for Increased throughput of an existing concrete batching plant and falls under the definition of an *industrial activity* or *general industry* in the Dictionary of Griffith Local Environmental Plan 2014, which is defined as:

industrial activity *means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.*

industry *means any of the following—*

(a) general industry,

(b) heavy industry,

(c) light industry,

but does not include—

(d) rural industry, or

(e) extractive industry, or

(f) mining.

general industry *means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.*

The applicant provides that the application is a general industry and Council concurs.

The subject land is zoned E4 General Industrial and under Part 2 Land Use Table of Griffith Local Environmental Plan 2014 considered to constitute a *general industry* and is development that can only be permitted with the consent of Council.

On this basis the proposed development is considered permissible. Review of definitions and other legislation indicate that concrete batching plants are no offense or hazardous industries by definition, and therefore this is not a *heavy industry* development.

(b) Aims and Objectives

The proposed development has been considered with regard to the aims of Griffith Local Environmental Plan 2014 as set down in Part 1, clause 1.2(2) which states:

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,

(b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,

(c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,

(d) to manage and protect areas of environmental significance,

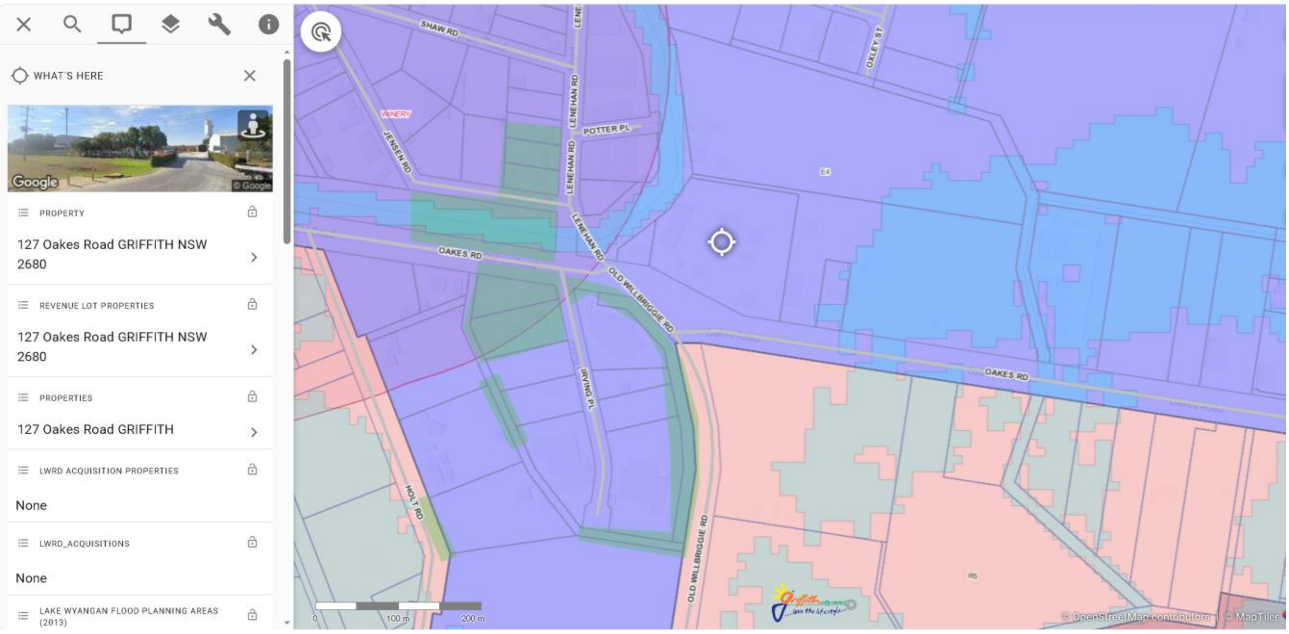
(e) to recognise the historical development of the area and to preserve heritage items associated with it

The objectives for Zone E4 General Industrial set down in the Land Use Table are as follows:

Objectives of zone

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*

The proposal does not conflict with the objectives of the E4 General Industrial zone.



(c) <u>Principal Development Standards & other LEP Provisions</u>

Clause	Clause Requirement & Assessment Comment
5.10 Heritage Conservation	*Not Applicable* Assessment Comment: The site is not mapped as containing an item of environmental heritage and there are no sites within the immediate vicinity of the property.
5.21 Flood Planning	*Not Applicable* Assessment Comment: There is mapped flood prone land (darker blue on above zone layer) adjacent to the site and flood planning area (light blue).
7.1 Earthworks	*Not Applicable* Assessment Comment: This application relates to the maximum capacity of production and not for the construction of any additional infrastructure.
7.10 Essential Services	*Applicable* Assessment Comment: The site is serviced by electricity and town water; on-site sewage system. The owners are in discussion with Council regarding connection to the reticulated sewage network.

2. *Environmental Planning & Assessment Act, 1979*

The application was submitted as integrated development under both the Protection of the Environment Operations Act, (requiring referral to NSW Environment Protection Agency) and the Roads Act (requiring referral to Transport for NSW).

While Transport for NSW provided comment indicating they had no objection to the proposal, the NSW Environment Protection Authority provided their general terms of agreement to the DA as follows:

The EPA has responsibility for pollution control and environmental management under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA has reviewed the information provided, including the applicant's response to the EPA's Request for Further Information, and determined that it is able to issue General Terms of Approval (GTA).

The GTA provided in Attachment 'A', are conditions that relate to the development proposed in the

documents and information provided by Griffith City Council and the applicant. Should Council grant

development consent for this proposal, the EPA recommends that these conditions are incorporated into the consent.

These GTA address the key environmental risks identified during the assessment and are not intended to replicate the administrative requirements that would ordinarily apply under an Environment Protection Licence. Nor do they remove or alter any obligation to comply with the POEO Act or any other applicable legislation.

As concrete batching is not a scheduled activity under Schedule 1 of the POEO Act, the proposed

development does not require an Environment Protection Licence. The GTA have therefore been prepared to assist Griffith City Council in regulating the key environmental risks associated with the development through the development consent.

The proposed operational noise outcomes relied upon by the EPA during the assessment are contingent upon the implementation and ongoing maintenance of the operational and physical noise mitigation measures identified in the Noise Impact Assessment – Mawsons Griffith Concrete Batching Plant (Revision v3.0). Accordingly, the GTA include requirements to implement and maintain these mitigation measures and to undertake verification noise monitoring to confirm the operational noise performance of the premises.

These GTA's relate to the development as proposed in the documents and information currently provided to the EPA. If the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with the EPA about the changes before the consent is issued. This will enable the EPA to determine whether its General Terms of Approval need to be modified.

3. Environmental Planning & Assessment Regulations – Designated Development

The Environmental Planning & Assessment Regulations provide the following works are Designated Development:

17 Concrete works

(1) Development for the purposes of concrete works is designated development if the works have an intended production capacity of more than—

(a) 150 tonnes per day, or

(b) 30,000 tonnes per year.

(2) Development for the purposes of concrete works is designated development if the works—

(a) have an intended production capacity of more than 500 tonnes per year, and

(b) are located within—

(i) 100 metres of a natural waterbody or wetland, or

(ii) 250 metres of a residential zone, or

(iii) 250 metres of a dwelling not associated with the development.

(3) This section does not apply to concrete works located on or adjacent to a construction site exclusively providing material to the development carried out on the site—

(a) for a period of less than 12 months, or

(b) if the environmental impacts were previously assessed in an environmental impact statement prepared for the development.

(4) In this section—

concrete works *means works that produce pre-mixed concrete or concrete products.*

In this particular case, the application seeks consent for up to 140,000 tonnes per annum based on an average of 187 tonnes per day throughout their 300 day working year.

4. State Environmental Planning Policies

The following is a list of State Environmental Planning Policies that apply to the Griffith City Council area. The table also identifies the applicability of the policy with respect to the subject development proposal. Where a policy has been identified as being applicable, further assessment is provided:

SEPP TITLE	APPLIES	Comment / Assessment
Exempt and Complying Codes 2008	No	
Biodiversity and Conservation 2021	No	
Housing 2021	No	
Industry and Employment 2021	No	
Planning Systems 2021	No	
Primary Production	No	
Resilience and Hazards 2021	No	There are no residential uses proposed in this application (pertaining to potential contaminated land arising from this land use)
Resources and Energy 2021	No	

SEPP TITLE	APPLIES	Comment / Assessment
Transport and Infrastructure 2021	No	
Building Sustainability 2022 (i.e. BASIX)	No	

SECTION 4.15 (1)(a)(iii) any development control plan

This application is considered to be consistent with both DCP 3 Industrial Development and DCP 20 Off Street Parking.

SECTION 4.15 (1)(d) any submissions made in accordance with the Act or the Regulations

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

As this application is designated development, notification was required for four (4) weeks along with the placement of a sign on site (see following photograph).

In addition to the statutory referral process identified in Part F of this report, the notification of the development included the following:

Notification Description	Required	Submission Period
Publication in Council Catchup and on Facebook	yes	24 April to 22 May 2026
Letters to Neighbours	yes	24 April to 22 May 2026

External Referrals	Date Sent	Date Received
Environment Protection Agency	20/04/2026	04 August 2026 (provided in page 9 of this assessment)
Murrumbidgee LLS	NA	
Murrumbidgee Irrigation	NA	
NSW Police (LAC)	NA	

As a result of the public participation process, Council received two (2) of submissions in response to the notification and referral of the development application. One submission was an objection and the second submission raised concerns with the application (see **Attachment D**) . The details of the objection are as follows:

Issues raised in Objections; *Applicant Response;* Council Assessment

Issue 1: With the proposed increase of concrete batching from 30,000 tonnes to 140,000 tonnes, and with the extra early commencement of business, as we are the neighbouring property our concerns include the extra noise pollution involved as the noise level now can be quite deafening at times. The noise of the pneumatic chisel, which is used to clean the agitator and the constant running of trucks and loaders directly behind our rental sheds which resonates off the colourbond sheeting can be quite unbearable at times.

Applicant Response:

Noise Impact Assessment provided. The site is predominantly surrounded by industrial development, with some scattered dwellings being retained on industrial lots, and other future potential sensitive residential receivers in the approved subdivision to the south off Old Willbriggee Road and Oakes Road intersection.

The report recommends continuation of existing noise management measures, including:

- *Scheduling noisier activities, such as silo filling, outside the morning shoulder period where practicable;*

Issues raised in Objections; *Applicant Response;* Council Assessment
• *Replacing tonal reversing alarms with broadband alarms where feasible;* • *Staff training on noise management and quiet work practices;* • *Maintaining plant and equipment in good working order;* • *Minimising vehicle idling;* • *Undertaking noise monitoring in response to complaints if required.* Council Assessment: The application has been assessed by Council's Environmental Health Officers and they have reviewed the submitted acoustic assessment. The EHO's concluded: *The assessment concludes that the proposed increase in production capacity is not expected to increase operational noise levels above existing operations. While some exceedances of NPfI trigger levels are predicted during the morning shoulder period at existing and future receivers, these are primarily associated with existing vehicle and mobile plant activities and are not expected to worsen as a result of the proposal. Appropriate operational noise management measures are recommended to minimise impacts. NSW EPA has provided recommended general terms of approval (HPE 26/95114) which recommends that all recommendations outlined in the acoustic report be implemented and further acoustic monitoring be undertaken post consent*
Issue 2: The amount of dust build up in the gutters with all the extra truck movements will only exacerbate the dust problem *Applicant's Response:* *It is noted that a number of the comments raised in the submissions relate to existing operations such as the water drift from wash bays, light spill, vehicle movements, parking, dust build up in gutters and so on. The Project does not propose any changes to the existing approved operational aspects of the site, other than an increase to the throughput per annum. The existing use and continued use with an increased throughput are permitted on the site in an industrial zone, and is the highest and best use of the site, providing employment and construction services, to support the needs of the community. Mawsons will continue to work with adjoining landowners to ensure any operational impacts are dealt with in their Operations Plan and mitigated appropriately where required.* Council Assessment: The assessment predicts compliance with air quality criteria. NSW EPA have reviewed the air quality impact assessment and provided general terms of approval. Dust suppression system is in place in relation to the raw product storage bays. Truck movements are anticipated on average to be two additional concrete trucks per hour if full production were to be achieved. From 04 January 2026 to 06 August 2026, the site has produced 4833m^3 of concrete. Using a 2.4 conversion, this equates to 12,082.5t. It is acknowledged that there are few construction projects underway this year due to economic constraints across all land uses, however, from a residential viewpoint, there are potentially 1000 – 1500 homes (including MAAS North Collina & Lake Wyangan Village) to be constructed in the coming 5 - 8 years, which will likely change production rates.
Submission raising concerns:

Issues raised in Objections; *Applicant Response;* Council Assessment
Operating Hours; Traffic impacts and Road Network Capacity, Noise, Light Spill, Residential Amenity Council Assessment: This submission raised concerns with the application but not strictly objections. The issues raised herein are generally similar to the objection made. The residential subdivision to the south has not yet commenced, however the issued development consent contains conditions relating to future dwelling house construction in relation to Section 88B imposition on relevant lots, for acoustic treatment due the existing industrial area, which should assist in protection residents from noise generated by the continued operation of the concrete batching plant.

In relation to statutory referrals of this application, the NSW Environment Protection Authority provided general terms of agreement to this application after a site inspection was held and additional information was received from the applicant (i.e. 4 August 2026).

SECTION 4.15 (1)(e) the public interest

The provisions of section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to take into account the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environmental are avoided.

On the basis that the proposed development is considered to be consistent with the aims and objectives of Griffith Land Use Strategy: Beyond 2030; Griffith Local Environmental Plan 2014 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

OPTIONS

OPTION 1

Recommendation as printed.

OPTION 2

Refusal to grant consent subject to conditions provided by Council.

OPTION 3

Any other resolution.

POLICY IMPLICATIONS

There are no reasonably adverse policy implications for Council arising from this proposal.

FINANCIAL IMPLICATIONS AND RISK

If the applicant is not satisfied with the determination of this application and were to consider legal action in the Land and Environment Court there may be a financial risk. However, in supporting this application it is considered there are no significant financial implications.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Moderate Low Risk: Minor 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 7.1 Encourage strategic planning, balanced growth and sustainable design.

CONSULTATION

Senior Management Team, Director Sustainable Development, Planning & Environment Manager, Development Engineers, Flood Engineer,, Environmental Health Officers, Transport for NSW, NSW Environment Protection Agency, Applicant and Owner Management, Community in regard to Notification.

ATTACHMENTS

(a) Attachment A - DA 47/2026 - Draft Conditions of Consent (under separate cover)

(b) Attachment B - DA 47/2026 - EPA General Terms of Agreement (under separate cover)

(c) Attachment C - DA 47/2026 - Environmental Impact Statement (under separate cover)

(d) Attachment D - DA 47/2026 - Submissions Received (under separate cover)

(e) Attachment E - DA 47/2026 - Applicant Response to Submissions (and other Additional Information) (under separate cover)

(f) Attachment F - DA 47/2026 - Development Assessment Report (under separate cover)

(g) Attachment G - DA 47/2026 - Other Application Documents Submitted with DA (under separate cover)

CLAUSE	**CL02**
PROPOSAL	**DA 91/2026 - ONE HUNDRED - ONE (101) LOT RESIDENTIAL SUBDIVISION WITH THE CREATION OF ONE PUBLIC RESERVE AND PUBLIC ROADS AND ASSOCIATED INFRASTRUCTURE**
PROPERTY	Lot 1 DP 1278203 – Boorga Road
LOCATION	Lake Wyangan
ZONING	RU5 Village
APPLICABLE PLANNING INSTRUMENT	Griffith Local Environmental Plan 2014
EXISTING DEVELOPMENT	Cleared land – previously an orchard
APPLICANT	JZ Management Pty Ltd
OWNER	Lake Gardens Estate Pty Ltd
DIRECTORS OF COMPANY (IF APPLICABLE)	Guiseppe Lanza and James Scremin
APPLICATION DATE	22 May 2026
REASON FOR REFERRAL	Variation to a development standard pursuant to Clause 4.6 of the Griffith Local Environmental Plan 2014
FROM	**Joe Rizzo, Director Sustainable Development**
TRIM REF	**26/104575**

SUMMARY

Proposal

The proposal involves a nine-stage Torrens title subdivision of Lot 1 DP 1278203, Boorga Road, Lake Wyangan, delivering 100 residential lots, a public reserve, and supporting infrastructure, together with concept approval for a single dwelling on each lot as the second stage of the Lake Gardens Estate. (See **Attachment B**)

Pursuant to Clause 4.6 of the GLEP 2014 the proposal seeks to vary the 700m² minimum lot size requirement under Clause 4.1, with proposed lots ranging from approximately 500m² to 761m². The variation is considered acceptable as the subdivision remains capable of accommodating single dwellings with appropriate residential amenity, supports housing supply and diversity within the Lake Wyangan Growth Area, and is consistent with the strategic direction of the Griffith Housing Strategy 2025.

The proposal is considered under the Griffith Residential Development Control Plan which contains specific provisions in relation to the Urban Release area of Lake Wyangan. The development requires a minor variation to DCP provisions relating to the size of the proposed public reserve. This variation has been assessed and is supportable. See **Attachment E** for full assessment report.

The proposal is considered suitable for this urban release area and is recommended for approval by Council, see **Attachment A** for draft conditions of consent.

Two late submissions were received after the public exhibition period closed. Council considered the matters raised before determining the application, including concerns about potential land use conflicts with nearby frost fan operations and the effect of the proposed

road network on the timing and development potential of adjoining land on Druitt Road. Council was satisfied that the proposed measures, together with the strategic planning framework for the Lake Wyangan Growth Area, appropriately address potential land use conflicts. Council also considered that the road layout is generally consistent with the adopted Lake Wyangan Master Plan 2020 and supports the orderly development of the growth area. See **Attachment C** for the submissions received and **Attachment D** for the applicant's response.

Type of Development

Local Development

Main Issues

Variation to minimum lot sizes.

Submissions received in response to the notification of the application.

RECOMMENDATION

(a) Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to Development Application 91/2026 (1) for One Hundred-One (101) Lot Subdivision, including One Hundred (100) residential lots, a public reserve lot, public roads and associated infrastructure, over Lot 1 DP 1278203, Boorga Road Lake Wyangan.

(b) The application be delegated to the Director Sustainable Development for the issue of the Notice of Determination.

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

SITE DESCRIPTION

The subject property, identified as Lot 1 DP 1278203 and is located on the south-western corner of the Druitt Road and Boorga Road intersection. The site is a vacant allotment with an area of approximately 8.087 hectares. The site was previously used for horticultural purposes.

The land slopes from south to north towards Druitt Road, with stormwater draining to the existing table drain along the southern side of Druitt Road. Murrumbidgee Irrigation's (MI) drainage network adjoins the site along its southern boundary (Lot 285 DP 1196929).

An existing raw water pipeline within Lot 286 DP 1196929 adjoins the site's eastern boundary. Lot 286 DP 1196929, being an MI reserve, forms part of the proposed development and will be developed as an access road serving both the subject site and the adjoining residential subdivision approved under DA 83/2025.

The surrounding area is predominantly characterised by horticultural land uses, with scattered rural-residential dwellings. Existing vegetation consists mainly of residential landscaping and horticultural plantings. Residential subdivisions have recently been approved on adjoining land, including DA 83/2025 for a 75 lot Torrens title subdivision on Druitt Road and DA 73/2024 for a 20 lot Torrens title subdivision at 38 Mallinson Road.

LOCATION MAP

BACKGROUND

Site History

The development history of the subject site has been established following research of Council's electronic data management system and research of Council's physical archives.

Based on the information available the following can be established:
DA 36/2020(4) – Boundary adjustment – Created the current lot (Lot 1 DP 1278203)

Timeline of Events Pertaining to the Development Application

- 22/05/2026 – Development Application formally lodged with Council.
- 26/05/2026 – Application reviewed by the Development Assessment Panel, allocated to the assessing officer, and referred for internal and external consultation.
- 27/05/2026 – Discussions held between Council's Development Engineering team and the applicant regarding amendments to road widths.
- 12/06/2026 – Further correspondence sent to the applicant regarding revised road widths. The applicant also requested roundabout designs for the Boorga Road, Druitt Road and McCartney Road intersection.
- 17/06/2026 – Notification of the application undertaken via Council Catch-Up and letters issued to adjoining and nearby landowners.
- 03/07/2026 – Public notification period closed.
- 15/07/2026 – Applicant's response to submissions received.
- 10/08/2026 – Additional information received from the applicant, including a revised subdivision layout and updated Statement of Environmental Effects reflecting amendments to road widths and associated lot size adjustments.
- 25/08/2026 – Assessment of the application finalised.
- 08/09/2026 – Gross assessment period for the application to the date of the Council meeting is 109 days.

PROPOSAL IN DETAIL

The proposal seeks approval for a staged Torrens title subdivision of Lot 1 DP 1278203, Boorga Road, Lake Wyangan, creating 100 residential allotments and one public reserve (Lot 5900), supported by associated infrastructure works. The subdivision is planned across nine stages, with lot sizes generally ranging from 500m² to 736m², except for larger lots in Stage 9 (up to 2,434m²).

Staging Overview

Stage 1A: 5 lots (556–557m²)
Stage 1B: 5 lots (556m²)
Stage 2: 13 lots (501–669m²)
Stage 3: 12 lots (501–679m²)
Stage 4: 12 lots (532–736m²)
Stage 5: 7 lots (502–659m²)
Stage 6: 12 lots (500–673m²)
Stage 7: 13 lots (501–625m²)
Stage 8: 10 lots (500–626m²)
Stage 9: 12 lots (532–2,434m²), including Lot 5900 as the public reserve.

Concept approval is also sought for a single dwelling on each allotment, with no multi-dwelling housing proposed. This concept component is intended to allow Council to consider dwelling footprints for this stage of the Lake Gardens Estate. The construction of the dwellings will be subject to separate applications in the future.

ASSESSMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SECTION 4.15 (1)(a)(i) any environmental planning instrument

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act, 1979. The following matters are of relevance to this report and full development application assessment is provided in **Attachment E**.

Griffith Local Environmental Plan 2014

The proposed development is for a residential development that involves a 101 lot Torrens Title subdivision and this falls under the definition of *Subdivision* in the Dictionary of Griffith Local Environmental Plan 2014.The proposal is consistent with the objectives of the GLEP 2014. It is considered to satisfy the relevant aims of the Plan by providing a range of housing options to address community needs, particularly the identified demand for additional well-located residential lots.

The subject land is identified as an urban release area under the GLEP2014.

The application seeks approval for a Torrens Title residential subdivision that includes lots below the 700m² minimum lot size required under Clause 4.1 of the Griffith LEP 2014, with proposed lot sizes ranging from approximately 500m² to 761m². A **Clause 4.6 Exceptions to Development Standards** has been submitted to justify the variation, arguing that strict compliance is unreasonable or unnecessary and that sufficient environmental planning grounds exist.

The applicant submits that the proposal remains consistent with the objectives of Clause 4.1, as it will not adversely impact natural or environmental values, fragment natural or rural land, or affect agricultural land, while also encouraging a diversity of lot sizes, housing forms and densities. The smaller lots are intended to accommodate single dwellings, supported by concept dwelling plans demonstrating acceptable residential amenity.

The variation is further supported by the Griffith Housing Strategy 2025, which identifies the need to increase housing supply, improve affordability and expand housing choice. The Strategy supports investigation of smaller lot sizes in growth areas, and the proposal is considered consistent with that strategic direction. The development also aligns with the intent of Clause 4.1A, which permits smaller residential lots in certain circumstances, indicating that reduced lot sizes can contribute to housing diversity without unacceptable amenity impacts.

Council’s recent consideration of proposed LEP amendments to extend Clause 4.1A to additional zones further supports the strategic basis for smaller residential lots in areas such as Lake Wyangan. Overall, the Clause 4.6 variation is considered reasonable, justified and supported, as strict compliance would not deliver any demonstrable planning or environmental benefit and the proposal advances Council’s housing supply and diversity objectives.

The proposed subdivision is generally accordance with the Lake Wyangan Master Plan, and the Lake Wyangan Growth Area provisions have been adopted and included in the Residential DCP 2020, to facilitate the subdivision of the land for residential development.
See the attached Development Assessment report – **Attachment E** for full application assessment.

SECTION 4.22 Concept development applications

This application seeks approval for both a Concept Development Application and a Staged Development Application. The concept component relates to the indicative construction of a single dwelling on each proposed lot, while the staged component pertains to the subdivision of the land as outlined in the proposal.

The staged delivery method has been adopted to enable the subdivision to be undertaken progressively in a cost-effective manner, while also obtaining Council's in-principle endorsement of the proposed dwelling types within the residential estate. Approval is sought for the subdivision layout only, with subdivision certificates to be obtained for each stage as it proceeds.

Separate development applications will be submitted for the construction of dwellings on individual lots later. Any such applications will be required to be generally consistent with the approved Concept Development Application.

State Environmental Planning Policies

The following State policies apply to this application and the application made has been assessed against them.

- State Environmental Planning Policy (Housing 2021)
- State Environmental Planning Policy (Resilience and Hazards 2021) – contaminated land further addressed in the development assessment report in relation to Council's Contaminated Land Management Policy EH-CP-203 (PUBLIC POLICY)
- Transport and Infrastructure 2021 – Clause 2.48 Electricity

The proposed subdivision is consistent with the key principals of these policies.

SECTION 4.15 (1)(a)(iii) any development control plan

The Griffith Residential Development Control Plan applies to the assessment of this application for subdivision in the Lake Wyangan Master Plan area.

In summary, the proposal is generally consistent with the relevant DCP provisions. The subdivision is appropriately classified as a greenfield subdivision and is consistent with the Lake Wyangan Growth Area planning framework, including staging, transport movement, lot layout, pedestrian connectivity, road design, essential services, stormwater management, safety, landscaping and contamination controls. The proposed lot configuration and concept dwelling plans demonstrate that future residential development can achieve acceptable built form, streetscape, solar access, parking, private open space, landscaping and servicing outcomes.

A variation is sought to the provisions for Open Space under Section 12.2.5 of the DCP.

The proposed subdivision includes public open space within Lot 5900, providing approximately 2,434m². This is 66m² below the 2,500m² requirement under Clause 12.2.5(a) of the Griffith Development Control Plan, representing a minor variation of 2.6%.

The applicant submits that the park forms part of the broader Lake Gardens landscape strategy and will connect with adjoining open space areas, improving its overall functionality and usability. The park exceeds 2,000m² and is within 400 metres of all residential lots, ensuring convenient access for future residents.

Given the small extent of the shortfall, the open space is considered sufficient to meet the recreational needs of the subdivision and achieve the objective of providing accessible public open space.
The variation is therefore considered acceptable and consistent with the intent of Clause 12.2.5(a).

SECTION 4.15 (1)(d) any submissions made in accordance with the Act or the Regulations

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

In addition to the statutory referral process identified of this report, the notification of the development included the following:

Notification Description	Required	Submission Period
Publication in Council Catchup and on Facebook	Yes	19 June 2026 – 3 July 2026
Letters to Neighbours	Yes	17 June 2026 – 3 July 2026

Following the close of the notification period at 4:00 pm on 3 July 2026, Council had not received any submissions and the public participation process was considered complete.

However, two submissions were received after the exhibition period had closed. The submissions raised a number of concerns, which are addressed below. It is also noted that the applicant was provided with an opportunity to respond to the issues raised. The submission is provided as **Attachment C** and the applicant's provided responses provided as **Attachment D**.

The details of the submissions, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

The matters raised in the submission received by Council:

Submission 1

Issue Raised:

The submitter requested an extension of the public notification period to allow additional time to review the application and prepare a submission.

Council Response:

Council's Community Participation Plan (CPP) does not provide for extensions to the public exhibition period. The CPP specifies that submissions must be received by 4:00pm on the final day of the advertised notification period. Accordingly, Council is unable to extend the exhibition period beyond the advertised closing date. Notwithstanding this, Council has considered the merits of the late submission received prior to the determination of the application.

Issue Raised:

The submitter is concerned that the proposed residential development may create land use conflicts with nearby horticultural operations, particularly in relation to the use of frost fans. They consider that further expert assessment is required to determine how the development will interact with Council's Frost Control Policy and whether the viability of existing horticultural activities could be adversely affected by the proximity and density of future residential development.

Applicant's Response:

The applicant submits that the proposed development complies with the relevant Council design controls and aims to deliver a high-quality residential outcome that exceeds the minimum standards required. In response to concerns regarding lot design, the applicant notes that the development has been planned in accordance with the applicable controls and is intended to achieve a high standard of development within the region.

Regarding concerns about noise impacts from frost fans operating in the surrounding agricultural area, the applicant acknowledges Council's requirement for new dwellings located within 1 kilometre of a frost fan to address potential noise impacts. The applicant has engaged an acoustic engineer to prepare the necessary assessments and confirms that all future dwellings within the estate will be designed to comply with Council's acoustic requirements, ensuring acceptable residential amenity for future residents.

Council Response:

The proposal has been assessed having regard to Council's Frost Control Policy and the potential for land use conflict with surrounding horticultural activities. Conditions of consent will require the creation of appropriate restrictions on title through a Section 88B Instrument to notify future landowners of the potential impacts associated with nearby frost fan operations.

The subdivision is also consistent with the strategic planning framework established for the Lake Wyangan Growth Area, which considered the interface between future residential development and existing agricultural land uses. Accordingly, it is considered that appropriate measures are in place to minimise potential land use conflicts.

Submission 2

Issue Raised:

The submitter is concerned that the proposed road infrastructure may adversely impact the future development potential of adjoining land on Druitt Road. Specifically, concerns were raised that development of the adjoining land would be dependent on the applicant constructing the proposed road connection, potentially resulting in delays to future development, financial burdens associated with holding undeveloped land, and a lack of certainty regarding the timing and delivery of infrastructure.

Applicant Response:

The applicant advises that the proposed staging of the subdivision was determined based on projected market demand and the efficient delivery of housing, including the layout, style, and location of future dwellings within the estate. The applicant does not consider that the staging arrangement would adversely affect neighbouring landowners, noting that each development within the area is intended to have independent access to Druitt Road and be capable of being developed separately.

The applicant further submits that the staging of its development is a commercial and operational matter that is not required to align with the development plans of neighbouring landowners. The applicant also notes that no alternative staging arrangement has been formally presented for consideration and maintains that the proposed staging represents an appropriate approach to the orderly development of the land.

Council Response:

The proposed road network has been designed in accordance with the adopted Lake Wyangan Master Plan 2020 and is intended to facilitate the orderly development of land within the Lake Wyangan growth area. The subdivision does not prevent the future development of adjoining land, which will be subject to its own development application and assessment process.

The timing and staging of development within the master planned area will be determined by individual landowners and developers. While Council acknowledges the submitter's concerns regarding the delivery of future road infrastructure, it is not considered reasonable or necessary to impose conditions requiring the construction of roads to service land outside the subject site. Any future subdivision proposal affecting adjoining land will be assessed on its merits, including consideration of appropriate access and infrastructure requirements at that time.

SECTION 4.15 (1)(e) the public interest

The provisions of section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to take into account the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environmental are avoided.

The proposal is supported by the strategic direction of the **Griffith Housing Strategy 2025**, which identifies the need to increase housing supply, improve housing affordability and provide greater diversity in housing choice. The Strategy recognises that housing delivery in Griffith is being affected by development costs, infrastructure constraints and planning delays, and supports investigation of smaller residential lot sizes in growth areas to assist in addressing these issues.

The proposed subdivision is consistent with these priorities by providing additional residential lots within the Lake Wyangan Growth Area, including a range of smaller lot sizes that will contribute to housing diversity and affordability. The proposal also aligns with Council’s intention to review minimum lot size controls, including potential amendments to Clause 4.1A of the Griffith LEP to enable smaller residential lots in appropriate locations.
Accordingly, the proposal is consistent with Council’s current strategic planning direction and will assist in delivering additional housing supply and choice within a planned growth area.

Council’s Contaminated Land Policy (EH-CP-203), the Griffith Flood Liable Lands Policy (CS-CP-403) and Council’s Frost Fan Policy (CS-CP-309), are addressed in the development assessment report provided as **Attachment E.**

On the basis that the proposed development is considered to be consistent with the aims and objectives of Griffith Land Use Strategy: Beyond 2030; Griffith Local Environmental Plan 2014 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Refusal to grant consent to the application.

OPTION 3

Any other Resolution of Council.

POLICY IMPLICATIONS

This proposal does not include any policy variations, and there are no adverse policy implications for Council.

FINANCIAL IMPLICATIONS AND RISK

There are no adverse financial implications for Council through adopting the recommendation. If the application were to be refused, the applicant or owner has the lawful ability to pursue an appeal through the Land & Environment Court.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

There are no reasonably anticipated legal or statutory implications for Council through adopting the recommendation.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

There are no reasonably anticipated adverse environmental implications through supporting the proposal.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

There are not considered to be any adverse impacts for the wider community in supporting this application. The proposal complies with Council's Development Control Plan and Housing Strategy.

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 7.1 Encourage strategic planning, balanced growth and sustainable design.

CONSULTATION

Senior Management Team, Director Sustainable Development, Planning & Environment Manager, Engineering Design & Approvals Manager, Building Certification Coordinator, Applicant and Community through the Community Participation Plan.

ATTACHMENTS

(a) Attachment A - DA 91/2026 - Draft Conditions of Consent (under separate cover)

(b) Attachment B - DA 91/2026 - Proposed Subdivision & Statement of Environmental Effects & Submitted Documents by the Applicant (under separate cover)

(c) Attachment C - DA 91/2026 - Submissions Recieved (under separate cover)

(d) Attachment D - DA 91/2026 - Submission Response from Applicant (under separate cover)

(e) Attachment E - DA 91/2026 - Development Assessment Report (under separate cover)

CLAUSE	**CL03**
PROPOSAL	**DA 93/2026 - ONE HUNDRED - NINE (109) LOT RESIDENTIAL SUBDIVISION WITH THE CREATION OF ONE PUBLIC RESERVE, DEDICATED SEWER PUMP STATION LOT AND PUBLIC ROADS AND ASSOCIATED INFRASTRUCTURE**
PROPERTY	Lot 2 DP 1313193 – Todd Road
LOCATION	Lake Wyangan
ZONING	RU5 Village
APPLICABLE PLANNING INSTRUMENT	Griffith Local Environmental Plan 2014
EXISTING DEVELOPMENT	Cleared land – previously an orchard
APPLICANT	JZ Management Pty Ltd
OWNER	Lake Gardens Estate Pty Ltd
DIRECTORS OF COMPANY (IF APPLICABLE)	Giuseppe Lanza and James Scremin
APPLICATION DATE	22 May 2026
REASON FOR REFERRAL	Variation to a development standard pursuant to Clause 4.6 of the Griffith Local Environmental Plan 2014
FROM	**Joe Rizzo, Director Sustainable Development**
TRIM REF	**26/104682**

SUMMARY

Proposal

The proposal involves a nine-stage Torrens title subdivision of Lot 2 DP 1313193, Todd Road, Lake Wyangan, delivering 106 residential lots, a commercial lot, a public reserve, lot dedicated ot a sewer pump station, and supporting infrastructure, together with concept approval for a single dwelling on each lot as the future stage of the Lake Gardens Estate. (See **Attachment B**)

Pursuant to Clause 4.6 of the GLEP 2014 the proposal seeks to vary the 700m² minimum lot size requirement under Clause 4.1, with proposed lots ranging from approximately 415m² to 785m². The variation is considered acceptable as the subdivision remains capable of accommodating single dwellings with appropriate residential amenity, supports housing supply and diversity within the Lake Wyangan Growth Area, and is consistent with the strategic direction of the Griffith Housing Strategy 2025.

The proposal is considered under the Griffith Residential Development Control Plan which contains specific provisions in relation to the Urban Release area of Lake Wyangan. See **Attachment E** for full assessment report.

One late submission was received after the public exhibition period closed. Council considered the matters raised before determining the application, including the concern about potential land use conflicts with nearby frost fan operations. Council was satisfied that the proposed measures, together with the strategic planning framework for the Lake

Wyangan Growth Area, appropriately address potential land use conflicts. See **Attachment C** for the submissions received and **Attachment D** for the applicant's response.

The proposal is considered suitable for this urban release area and is recommended for approval by Council, see **Attachment A** for draft conditions of consent.

Type of Development

Local Development

Main Issues

Variation to minimum lot sizes
Submissions received in response to the notification of the application.

RECOMMENDATION

(a) Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to Development Application 93/2026 (1) for One Hundred-Nine (109) Lot Subdivision, including One Hundred-Six (106) residential lots, a commercial lot, a lot for sewer pump station, a public reserve lot, public roads and associated infrastructure, over Lot 2 DP 1313193 Todd Road Lake Wyangan.

(b) The application be delegated to the Director Sustainable Development for the issue of the Notice of Determination.

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

SITE DESCRIPTION

The subject property, identified as Lot 2 DP 1313193 and is located on the south-western corner of the Todd Road and Boorga Road intersection. The site is a vacant allotment with an area of approximately 9.02 hectares. The site was previously used for horticultural purposes.

The land slopes from north to southwest towards Druitt Road.The site is separated by Murrumbidgee Irrigation's (MI) drainage channel (Lot 245 DP 1196451). The land is partially flood affected land, including a flood way.

The surrounding area is predominantly characterised by horticultural land uses, with scattered rural-residential dwellings. Nearby is an existing public school. Existing vegetation consists mainly of residential landscaping and horticultural plantings. Residential subdivisions have recently been approved on adjoining land, including DA 83/2025 for a 75 lot Torrens title subdivision on Druitt Road. It is also noted that an application is also lodged adjacent to the subject site (DA 91/2026 – Lot 1 DP 1278203).

LOCATION MAP

BACKGROUND

Site History

The development history of the subject site has been established following research of Council's electronic data management system and research of Council's physical archives.

Based on the information available the following can be established:

DA124/2020 – Two Lot Torrens Title Subdivision (to create Lot 2 DP 1313193)

Timeline of Events Pertaining to the Development Application

- 22/05/2026 – Development Application formally lodged with Council.
- 26/05/2026 – Application reviewed by the Development Assessment Panel, allocated to the assessing officer, and referred for internal and external consultation.
- 27/05/2026 – Discussions held between Council's Development Engineering team and the applicant regarding amendments to road widths.
- 12/06/2026 – Further correspondence sent to the applicant regarding revised road widths. The applicant also requested roundabout designs for the Boorga Road, Druitt Road and McCartney Road intersection.
- 17/06/2026 – Notification of the application undertaken via Council Catch-Up and letters issued to adjoining and nearby landowners.
- 03/07/2026 – Public notification period closed.
- 15/07/2026 – Applicant's response to submissions received.
- 10/08/2026 – Additional information received from the applicant, including a revised subdivision layout and updated Statement of Environmental Effects reflecting amendments to road widths and associated lot size adjustments.
- 25/08/2026 – Assessment of the application finalised.
- 08/09/2026 – Gross assessment period for the application to the date of the Council meeting is 109 days.

PROPOSAL IN DETAIL

The application seeks consent for a staged Torrens title subdivision of Lot 2 DP 1313193, Todd Road, Lake Wyangan. The development will create 106 residential lots, one lot for a sewer pump station, one commercial lot and one public reserve, together with associated roads, servicing and infrastructure works. The subdivision is proposed to be delivered over ten stages as outlined below.

Staging Overview

- Stage 0: 1 lot (437m²)
- Stage 1: 13 lots (415–565m²)
- Stage 2A: 10 lots (459–673m²)
- Stage 2B: 2 lots (2,654–4,001m²)
- Stage 3: 14 lots (485–577m²)
- Stage 4: 9 lots (515–529m²)
- Stage 5: 14 lots (467–785m²)
- Stage 6: 11 lots (505–550m²)
- Stage 7: 11 lots (503–704m²)
- Stage 8: 12 lots (426–585m²)
- Stage 9: 12 lots (471–601m²)

The subdivision includes Lot 4000 for a sewer pump station, Lot 4211 for future commercial purposes and Lot 4212 as public open space. Residential lots will be created across the remaining stages and supported by new internal roads and infrastructure connections.

Concept approval is also sought for a single dwelling on each proposed residential allotment. The concept component is intended to demonstrate that the proposed lots can accommodate detached dwellings; no multi-dwelling housing is proposed as part of this application.

The proposal forms the fourth phase of housing development within the Lake Gardens Estate.

ASSESSMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SECTION 4.22 Concept development applications

This application seeks approval for both a Concept Development Application and a Staged Development Application. The concept component relates to the indicative construction of a single dwelling on each proposed lot, while the staged component pertains to the subdivision of the land as outlined in the proposal.

The staged delivery method has been adopted to enable the subdivision to be undertaken progressively in a cost-effective manner, while also obtaining Council's in-principle endorsement of the proposed dwelling types within the residential estate. Approval is sought for the subdivision layout only, with subdivision certificates to be obtained for each stage as it proceeds.

Separate development applications will be submitted for the construction of dwellings on individual lots later. Any such applications will be required to be generally consistent with the approved Concept Development Application.

SECTION 4.15 (1)(a)(i) any environmental planning instrument

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act, 1979. The following matters are of relevance to this report and full development application assessment is provided in **Attachment E**.

Griffith Local Environmental Plan 2014

The proposed development is for a residential development that involves a 109 lot Torrens Title subdivision and this falls under the definition of *Subdivision* in the Dictionary of Griffith Local Environmental Plan 2014.

The proposal is consistent with the objectives of the GLEP 2014. It is considered to satisfy the relevant aims of the Plan by providing a range of housing options to address community needs, particularly the identified demand for additional well-located residential lots. The subject land is identified as an urban release area under the GLEP2014.

The application seeks approval for a Torrens Title residential subdivision that includes lots below the 700m² minimum lot size required under Clause 4.1 of the Griffith LEP 2014, with proposed lot sizes ranging from approximately 415m² to 785m². A **Clause 4.6 Exceptions to Development Standards** has been submitted to justify the variation, arguing that strict compliance is unreasonable or unnecessary and that sufficient environmental planning grounds exist.

The applicant submits that the proposal remains consistent with the objectives of Clause 4.1, as it will not adversely impact natural or environmental values, fragment natural or rural land, or affect agricultural land, while also encouraging a diversity of lot sizes, housing forms and densities. The smaller lots are intended to accommodate single dwellings, supported by concept dwelling plans demonstrating acceptable residential amenity.

The variation is further supported by the Griffith Housing Strategy 2025, which identifies the need to increase housing supply, improve affordability and expand housing choice. The Strategy supports investigation of smaller lot sizes in growth areas, and the proposal is considered consistent with that strategic direction. The development also aligns with the intent of Clause 4.1A, which permits smaller residential lots in certain circumstances, indicating that reduced lot sizes can contribute to housing diversity without unacceptable amenity impacts.

Council's recent consideration of proposed LEP amendments to extend Clause 4.1A to additional zones further supports the strategic basis for smaller residential lots in areas such as Lake Wyangan. Overall, the Clause 4.6 variation is considered reasonable, justified and supported, as strict compliance would not deliver any demonstrable planning or environmental benefit and the proposal advances Council's housing supply and diversity objectives.

The proposed subdivision is generally accordance with the Lake Wyangan Master Plan, and the Lake Wyangan Growth Area provisions have been adopted and included in the Residential DCP 2020, to facilitate the subdivision of the land for residential development.
See the attached Development Assessment report – **Attachment E** for full application assessment.

State Environmental Planning Policies

The following State policies apply to this application and the application made has been assessed against them.

- State Environmental Planning Policy (Housing 2021)
- State Environmental Planning Policy (Resilience and Hazards 2021) – contaminated land further addressed in the development assessment report in relation to Council's Contaminated Land Management Policy EH-CP-203 (PUBLIC POLICY)
- Transport and Infrastructure 2021 – Clause 2.48 Electricity

The proposed subdivision is consistent with the key principals of these policies.<Enter text>

SECTION 4.15 (1)(a)(iii) any development control plan

The Griffith Residential Development Control Plan applies to the assessment of this application for subdivision in the Lake Wyangan Master Plan area.

In summary, the proposal is generally consistent with the relevant DCP provisions. The subdivision is appropriately classified as a greenfield subdivision and is consistent with the Lake Wyangan Growth Area planning framework, including staging, transport movement, lot layout, pedestrian connectivity, road design, essential services, stormwater management, safety, landscaping and contamination controls. The proposed lot configuration and concept dwelling plans demonstrate that future residential development can achieve acceptable built form, streetscape, solar access, parking, private open space, landscaping and servicing outcomes.

SECTION 4.15 (1)(d) any submissions made in accordance with the Act or the Regulations

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

In addition to the statutory referral process identified of this report, the notification of the development included the following:

Notification Description	Required	Submission Period
Publication in Council Catchup and on Facebook	Yes	19 June 2026 – 3 July 2026
Letters to Neighbours	Yes	17 June 2026 – 3 July 2026

Following the close of the notification period at 4:00 pm on 3 July 2026, Council had not received any submissions and the public participation process was considered complete.

However, one submission was received after the exhibition period had closed. The submissions raised concerns, which are addressed below. It is also noted that the applicant was provided with an opportunity to respond to the issues raised. The submission is provided as **Attachment C** and the applicant’s provided responses provided as **Attachment D**.

The details of the submissions, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

The matters raised in the submission received by Council:

Submission 1

Issue Raised:

The submitter requested an extension of the public notification period to allow additional time to review the application and prepare a submission.

Council Response:

Council's Community Participation Plan (CPP) does not provide for extensions to the public exhibition period. The CPP specifies that submissions must be received by 4:00pm on the final day of the advertised notification period. Accordingly, Council is unable to extend the exhibition period beyond the advertised closing date. Notwithstanding this, Council has considered the merits of the late submission received prior to the determination of the application.

Issue Raised:

The submitter is concerned that the proposed residential development may create land use conflicts with nearby horticultural operations, particularly in relation to the use of frost fans. They consider that further expert assessment is required to determine how the development will interact with Council's Frost Control Policy and whether the viability of existing horticultural activities could be adversely affected by the proximity and density of future residential development.

Applicant’s Response:

The applicant submits that the proposed development complies with the relevant Council design controls and aims to deliver a high-quality residential outcome that exceeds the minimum standards required. In response to concerns regarding lot design, the applicant notes that the development has been planned in accordance with the applicable controls and is intended to achieve a high standard of development within the region.

Regarding concerns about noise impacts from frost fans operating in the surrounding agricultural area, the applicant acknowledges Council's requirement for new dwellings located within 1 kilometre of a frost fan to address potential noise impacts. The applicant has engaged an acoustic engineer to prepare the necessary assessments and confirms that all future dwellings within the estate will be designed to comply with Council's acoustic requirements, ensuring acceptable residential amenity for future residents.

Council Response:

The proposal has been assessed having regard to Council's Frost Control Policy and the potential for land use conflict with surrounding horticultural activities. Conditions of consent will require the creation of appropriate restrictions on title through a Section 88B Instrument to notify future landowners of the potential impacts associated with nearby frost fan operations.

The subdivision is also consistent with the strategic planning framework established for the Lake Wyangan Growth Area, which considered the interface between future residential development and existing agricultural land uses. Accordingly, it is considered

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

SECTION 4.15 (1)(e) the public interest

The provisions of section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to take into account the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environmental are avoided.

The proposal is supported by the strategic direction of the **Griffith Housing Strategy 2025**, which identifies the need to increase housing supply, improve housing affordability and provide greater diversity in housing choice. The Strategy recognises that housing delivery in Griffith is being affected by development costs, infrastructure constraints and planning delays, and supports investigation of smaller residential lot sizes in growth areas to assist in addressing these issues.

The proposed subdivision is consistent with these priorities by providing additional residential lots within the Lake Wyangan Growth Area, including a range of smaller lot sizes that will contribute to housing diversity and affordability. The proposal also aligns with Council’s intention to review minimum lot size controls, including potential amendments to Clause 4.1A of the Griffith LEP to enable smaller residential lots in appropriate locations.

Accordingly, the proposal is consistent with Council's current strategic planning direction and will assist in delivering additional housing supply and choice within a planned growth area.

Council's Contaminated Land Policy (EH-CP-203), the Griffith Flood Liable Lands Policy (CS-CP-403) and Council's Frost Fan Policy (CS-CP-309), are addressed in the development assessment report provided as **Attachment E.**

On the basis that the proposed development is considered to be consistent with the aims and objectives of Griffith Land Use Strategy: Beyond 2030; Griffith Local Environmental Plan 2014 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Refusal to grant consent to the application.

OPTION 3

Any other Resolution of Council.

POLICY IMPLICATIONS

This proposal doesn't include any policy variations, and there are no adverse policy implications for Council.

FINANCIAL IMPLICATIONS AND RISK

There are no adverse financial implications for Council through adopting the recommendation. If the application were to be refused, the applicant or owner has the lawful ability to pursue an appeal through the Land & Environment Court.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

There are no reasonably anticipated legal or statutory implications for Council through adopting the recommendation.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

There are no reasonably anticipated adverse environmental implications through supporting the proposal.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

There are not considered to be any adverse impacts for the wider community in supporting this application. The proposal complies with Council's Development Control Plan and Housing Strategy.

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 7.1 Encourage strategic planning, balanced growth and sustainable design.

CONSULTATION

Senior Management Team, Director Sustainable Development, Planning & Environment Manager, Engineering Design & Approvals Manager, Building Certification Coordinator, Applicant and Community through the Community Participation Plan.

ATTACHMENTS

(a) Attachment A - DA 93/2026 - Draft Conditions of Consent (under separate cover)

(b) Attachment B - DA 93/2026 - Proposed Subdivision Plan & Statement of Environmental Effects & Submitted Documents by the Applicant (under separate cover)

(c) Attachment C - DA 93/2026 - Submission Received (under separate cover)

(d) Attachment D - DA 93/2026 - Submission Response from Applicant (under separate cover)

(e) Attachment E - DA 93/2026 - Development Assessment Report (under separate cover)

CLAUSE **CL04**

TITLE **Endorsement of Treasury Policy - Reserves and Restrictions for Public Exhibition**

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

TRIM REF **26/91019**

SUMMARY

This report seeks Council's endorsement of a new Treasury Policy on Reserves, together with the supporting three-tier reserve governance framework comprising the Policy itself, an individual Reserve Operating Charter for each of Council's 24 reserves and restricted funds, and a consolidated Master Reserve Register.

Endorsement is sought for the purpose of public exhibition. The framework establishes a consistent, transparent and legislatively sound basis for the creation, funding, utilisation and oversight of Council's reserves and restricted funds, and consolidates arrangements that are presently recorded across separate resolutions, budget papers and corporate records.
The draft framework was considered by the Audit, Risk and Improvement Committee (ARIC) at its meeting of 27 August 2026.

RECOMMENDATION

That Council:

(a) **Endorse the draft Treasury Policy on Reserves and Restrictions at Attachment (a) as a draft policy.**

(b) **Endorse the 24 draft Reserve Operating Charters listed at Table 1 of this report, at Attachment (c), as draft charters.**

(c) **Endorse the draft Master Reserve Register at Attachment (b).**

(d) **Place the draft Policy, Reserve Operating Charters and Master Reserve Register on public exhibition for a period of not less than 28 days.**

(e) **Note that, should no submissions be received during the exhibition period, the Policy, the Reserve Operating Charters and the Master Reserve Register be adopted at the conclusion of that period without further report to Council.**

(f) **Note that, should submissions be received during the exhibition period, a further report be presented to Council addressing those submissions prior to adoption.**

REPORT

Background

Council holds a significant number of externally restricted funds, governed by legislation or contractual agreement, and internally restricted reserves established by Council resolution, across its General, Water and Sewer Funds. These include statutory funds such as the Water and Sewer Funds and developer contributions, together with a broad range of internally restricted reserves supporting asset renewal, strategic infrastructure, plant and fleet replacement, employee leave liabilities, and business-unit self-funding models such as the Griffith Airport and Griffith Saleyards Reserves.

The governance of these reserves has not previously been consolidated into a single policy framework. Individual reserves have been established over time by separate Council resolutions, with operating rules, funding bases and utilisation criteria recorded inconsistently across budget papers, financial statements and corporate memory rather than in a single authoritative document. Given the number and diversity of reserves now held, this creates governance, audit and continuity risk.

The gap was identified through a broader review of financial and governance policies within the Business, Cultural and Financial Services directorate, and is consistent with external audit feedback regarding the need for clearer documentation of reserve purpose, funding basis and utilisation rules. The proposed Policy is intended to operate alongside, and be read consistently with, the existing Treasury Policy on Investments.

Governance gaps addressed

The proposed framework closes four specific gaps in the current approach to reserve management:

- **Inconsistent documentation:** reserve purpose, funding source and utilisation rules are not consistently recorded in a single, accessible document for each reserve.
- **Absence of an overarching policy:** there is no single Council policy setting out the principles, criteria and controls applying to the establishment, funding and use of reserves generally.
- **Limited transparency for reporting and audit:** without a consolidated register, it is difficult to demonstrate at any point in time that all reserves are fully cash-backed, reconciled, and being used consistently with their original purpose.
- **No formal link to investment strategy:** reserve balances and their expected utilisation horizons are not formally linked to the liquidity and investment-horizon settings in the Treasury Policy on Investments.

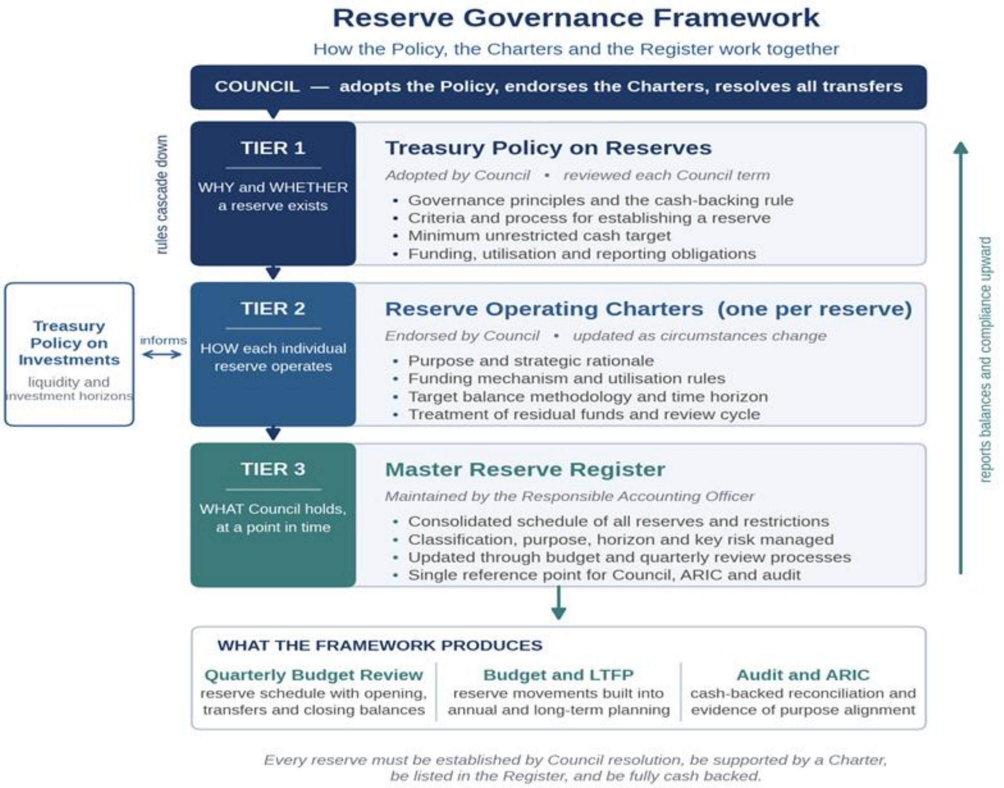
The three-tier framework

The Policy establishes a structured, three-tier framework for reserve governance. The framework deliberately separates strategic policy content, which changes infrequently and requires Council adoption, from reserve-specific operational detail, which may need to be updated periodically as circumstances change, and from consolidated reporting, which is maintained administratively by the Responsible Accounting Officer (RAO).

- **Tier 1 – Treasury Policy on Reserves:** establishes Council-wide governance principles, the criteria and process for establishing a reserve, minimum unrestricted cash requirements, funding and utilisation rules, and reporting and review obligations.
- **Tier 2 – Reserve Operating Charters:** a Charter for each individual reserve, documenting its specific purpose and strategic rationale, funding mechanism, utilisation rules, target balance methodology, investment and cashflow characteristics, and governance and reporting requirements.
- **Tier 3 – Master Reserve Register:** a consolidated schedule of all externally and internally restricted funds, maintained by the RAO, supporting transparency, budget development, Long-Term Financial Plan (LTFP) alignment and Council reporting.

This mirrors the approach applied elsewhere in the directorate's policy framework, separating policy, procedure and register-level documents to reduce the volume of matters requiring formal Council amendment while preserving Council's authority over substantive matters.

The relationship between the three tiers is illustrated in Figure 1.



In practical terms, the Policy determines whether a reserve may exist and on what terms; the Charter for that reserve determines how it operates day to day; and the Register records what Council holds at any point in time. Authority flows downward from Council, and reporting and assurance flow upward through the quarterly budget review, the annual financial statements and audit.

Key policy provisions

The key provisions of the draft Policy at Attachment (a) are summarised below:

- **Cash backing:** all reserves and restrictions must be fully cash backed. “Notional” or unfunded reserves are not permitted, and reserve balances must reconcile to total cash holdings.

- **Authority for establishment:** all reserves must be established by formal resolution of Council. A new internal reserve must meet at least one of four criteria – asset management, liability management, strategic requirement, or contractual and legislative necessity – demonstrate alignment with the Community Strategic Plan, Delivery Program and LTFP, and be supported by a Reserve Operating Charter defining its operating parameters.

- **Prioritisation of unrestricted cash:** Council will prioritise achieving its minimum unrestricted cash target, being the greater of 10% of General Fund operating revenue or $5 million, before establishing or increasing reserves, unless required by legislation or co-funding conditions, or determined by Council as a strategic priority.

- **Funding and utilisation:** reserves may be funded from operating surpluses, grants and contributions, asset sale proceeds, budget allocations and interest earnings. Use of reserve funds requires alignment with the reserve's Charter, formal Council authorisation through the Budget or a Quarterly Budget Review Statement (QBRS), and RAO verification of fund availability. No transfer from a reserve may exceed its existing balance.

- **Integration with investment strategy:** reserve classifications directly inform investment horizons and liquidity categories under the Treasury Policy on Investments, ensuring funds are invested consistently with their expected use.
- **Reporting and review:** each QBRS must include a reserve schedule showing opening balance, estimated transfers to and from reserves, estimated closing balance and actual current balance, and the Senior Management Team will conduct an annual strategic review of all reserves.
- **Governance and accountability:** Council retains sole authority to establish, amend or close a reserve; the Senior Management Team provides strategic treasury oversight; and the RAO is responsible for maintaining the Master Reserve Register, ensuring reserves are fully cash-backed, verifying fund availability, and ensuring Policy compliance.

Reserve Operating Charters

A Reserve Operating Charter has been prepared for each of the 24 reserves and restricted funds currently identified in the Master Reserve Register. The Charters are provided in full at Attachment (c) and endorsement is sought for each of them.

Each Charter addresses, at a minimum:

- **Reserve overview:** name, type, classification, fund, legislative or contractual basis, and responsible directorate.
- **Purpose and objectives:** core purpose statement and strategic rationale.
- **Operating parameters:** funding mechanism, utilisation mechanism, target balance methodology, and maturity or time horizon.
- **Strategic alignment:** linkage to the Community Strategic Plan, Delivery Program and LTFP, and to budgetary impact and risk management.
- **Governance:** treatment of residual funds, review cycle, and RAO financial integrity obligations.
- **Compliance and version control:** document ownership, version history and review dates.

The Charters submitted for endorsement are listed in Table 1.

Table 1 – Reserve Operating Charters submitted for endorsement

Reserve Operating Charter	Classification	Responsible Directorate
Developer Contributions – General Fund	Externally Restricted	Sustainable Development
Developer Contributions – Water & Sewer Funds	Externally Restricted	Utilities
Sewer Fund (Statutory)	Externally Restricted	Utilities
Water Fund (Statutory)	Externally Restricted	Utilities
Stormwater Management	Externally Restricted	Infrastructure & Operations
Specific Purpose Unexpended Grants – General Fund	Externally Restricted	Business, Cultural and Financial Services
Waste Reserve	Internal Restriction (Externally Constrained)	Utilities
Community Centre Sinking Fund Reserve	Internal Restriction (Sinking Fund)	Sustainable Development

Reserve Operating Charter	Classification	Responsible Directorate
St Vincent's Private Hospital Sinking Fund Reserve	Internal Restriction (Externally Constrained – Lease)	Sustainable Development
Arts and Culture Reserve	Internal Restriction	Business, Cultural & Financial Services
Floodplain and Drainage Mitigation Reserve	Internal Restriction	Utilities / Infrastructure & Operations
Corporate Facilities Reserve	Internal Restriction	Sustainable Development
Griffith Pioneer Park Museum Reserve	Internal Restriction	Business, Cultural & Financial Services
Lake Wyangan Water Quality Reserve	Internal Restriction	Sustainable Development
Major Projects Reserve	Internal Restriction	Business, Cultural & Financial Services
Parks and Playgrounds Infrastructure Reserve	Internal Restriction	Infrastructure & Operations
Roads and Pathways Strategic Reserve	Internal Restriction	Infrastructure & Operations
Digital Transformation Reserve	Internal Restriction	Economic & Organisational Development
Employee Leave Entitlements Reserve	Internal Restriction	Business, Cultural & Financial Services
Plant Replacement Reserve	Internal Restriction	Infrastructure & Operations
Financial Assistance Grant (Advance Payment) Reserve	Internal Restriction	Business, Cultural & Financial Services
Griffith Health Facilities Reserve	Internal Restriction (Externally Constrained – Legacy)	Business, Cultural & Financial Services
Griffith Airport Reserve	Internal Restriction	Sustainable Development
Griffith Saleyards Reserve	Internal Restriction	Utilities

Because the Charters carry reserve-specific operational detail rather than policy settings, the Policy provides for them to be updated administratively where the change is consistent with the reserve's endorsed purpose and with the Policy. Any change to a reserve's purpose, or the establishment, amendment or closure of a reserve, remains a matter for Council

Master Reserve Register

The Master Reserve Register at Attachment (b) consolidates all 24 externally and internally restricted funds currently held by Council, recording for each reserve its type, classification, legislative or contractual basis, primary purpose, Investment Policy classification, time horizon, responsible directorate, key risk managed, and date established.

The Register spans statutory funds, including the Water Fund, Sewer Fund, Stormwater Management and developer contributions; infrastructure lifecycle reserves, including Waste, Parks and Playgrounds, Roads and Pathways, and Corporate Facilities; sinking funds linked to specific leases and facilities; and business-unit reserves for the Griffith Airport and Griffith Saleyards.

The Register will be maintained by the RAO and updated as part of the budget and quarterly review processes and the annual strategic review of reserves, providing Council and ARIC with a single point of reference for the status and characteristics of all reserves at any time.

Audit, Risk and Improvement Committee

The draft framework was reported to ARIC at its meeting of 27 August 2026 for advice, consistent with the Committee's role in advising Council on financial management and internal control.

ARIC advised the policy and associated register should also include how interest earned on restricted funds should be treated – i.e., retained in the reserve or treated as general revenue.The Committee's advice is reflected in the draft documents now presented for endorsement.

Public exhibition

Endorsement is sought for the purpose of public exhibition. Subject to Council's resolution, the draft Policy, the Reserve Operating Charters and the Master Reserve Register will be exhibited for a period of not less than 28 days, with the exhibition notified through Council's website and usual communication channels

Should no submissions be received, the documents will take effect at the conclusion of the exhibition period. Should submissions be received, a further report will be presented to Council addressing those submissions prior to adoption.

OPTIONS

OPTION 1

The recommendation as written.

OPTION 2

Any other recommendation.

POLICY IMPLICATIONS

The Treasury Policy on Reserves is a new Council policy. It operates alongside the Treasury Policy on Investments and does not amend or displace that policy.

No other Council policy requires amendment as a consequence of its adoption.

FINANCIAL IMPLICATIONS AND RISK

Adoption of the Policy has no direct budget impact and does not alter reserve balances or the purposes for which existing reserves are held. It strengthens governance through consistent management arrangements, with implementation costs absorbed within existing resources.

The framework reduces governance and audit risk by ensuring reserves remain cash-backed, properly controlled, documented and audit-ready. No additional risks are anticipated from implementation.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

The reserves and restrictions framework assists Council mitigate the risk associated with managing its restricted cash by ensuring the purpose of each restrictions is clearly indicated and the restricted funds are managed appropriately.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

There is a reputational risk to Council where the purpose of reserve balances cannot be clearly explained to the community, particularly where significant funds are held at a time of constrained rates and service levels. Without documented purpose and utilisation rules, accumulated balances can be perceived as funds withheld from service delivery, or as available for purposes other than those for which they were set aside.

The framework mitigates this risk by recording the purpose, funding basis and intended timing of each reserve, and by requiring the reserve schedule to be reported quarterly, so that Council is able to demonstrate publicly why each balance is held and when it is expected to be applied.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

Audit Risk and Improvement Committee

ATTACHMENTS

(a) Treasury Policy on Reserves and Restrictions - FS-CP-306- reconciled (under separate cover)

(b) Reserve Operating Charters - Compendium - DRAFT June 2026 (under separate cover)

CLAUSE **CL05**

TITLE **Adoption of Plan of Management - Griffith CBD Precinct**

FROM **Joe Rizzo, Director Sustainable Development**

TRIM REF **26/98013**

SUMMARY

At the Ordinary Meeting of Council held on 28 May 2024 it was resolved:-

(a) *Council refer the Draft Plan of Management for the Griffith CBD Precinct Crown Reserves to the Minister administering the Crown Land Management Act 2016 for approval. Property details being R.74539 – Lot 1 Sec 43 DP 758476 (Visitor's Centre and Carpark and Old Bowling Club) R.83521 – Lot 1 DP 87811 (Carpark Visitor's Centre) R.61588 – Lots 2 & 4 Sec 8 DP 758476 and Lot 7 Sec 9 DP 758476 (CWA Park and Memorial Park) R.159000 – Lots 2 & 8 Sec 9 DP 758476 (Griffith Library) R.85064 – Lots 19 & 20 Sec 7 DP 758476 and Lot 1 DP 1272062 (Banna Park) R.82722 – Lots 1, 8-9 Sec 15 DP 758476 (Couchman Carpark) R.1003025 – Lot 1 DP 1035387(Aquatic Centre).*

(b) *Upon approval of the Minister administering the Crown Land Management Act 2016 Council amends the Draft Plan of Management for the Griffith CBD Precinct Crown Reserves if required, and place it on public exhibition as per Section 38 of the Local Government Act 1993.*

(c) *Native Title advice has been provided.*

(d) *A report be presented to Council to adopt the final Plan of Management for the Griffith CBD Precinct Crown Reserves on completion of the exhibition period, to consider all submissions.*

One (1) submission was received.

RECOMMENDATION

(a) Council notes the submission received during the public exhibition period and having considered the matters raised; Council proceeds to adopt the Plan of Management – Griffith CBD Precinct without amendment pursuant to Section 40 of the Local Government Act 1993 and in accordance with Section 3.23(6) of the Crown Land Management Act 2016.

(b) Council gives public notice of the adoption of the Plan of Management – Griffith CBD Precinct.

REPORT

The delegate for the Minister administering the Crown Land Management Act 2016, approved by letter dated 24 April 2026, see attached. After suggested amendments to place the draft Plan of Management (PoM) for Griffith CBD Precinct on public exhibition.

The PoM incorporates R.74539 – Lot 1 Sec 43 DP758476 (Visitor's Centre and Carpark and Old Bowling Club) R.83521 – Lot 1 DP 87811 (Carpark Visitor's Centre) R.61588 – Lots 2 & 4 Sec 8 DP 758476 and Lot 7 Sec 9 DP 758476 (CWA Park and Memorial Park) R.159000 – Lots 2 & 8 Sec 9 DP 758476 (Griffith Library) R.85064 – Lots 19 & 20 Sec 7 DP 758476 and Lot 1 DP 1272062 (Banna Park) R.82722 – Lots 1, 8-9 Sec 15 DP 758476 (Couchman Carpark) R.1003025 – Lot 1 DP 1035387(Aquatic Centre).

The Draft Griffith CBD Precinct Crown Reserves PoM was placed on public exhibition from 8 July 2026 for a period of 28 days allowing an additional 14 days to receive submissions as required under Section 38 of the Local Government Act 1993.

One (1) submission was received during the exhibition period.

The submission suggested ongoing improvements within the Griffith CBD and referenced increased tree planting and shade, landscaping improvements, road and nature strip treatments, roundabout enhancements, seating, maintenance and future beautification works.

The matters raised are acknowledged. However, the submission does not reference the management framework, categorisation, objectives, permitted uses or other provisions contained within the Draft Plan of Management. The submission primarily relates to future maintenance and streetscape improvements that may be considered by Council separately through future planning.

No amendments to the Draft Plan of Management are proposed as a result of the submission received during the exhibition period.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

As determined by Council.

POLICY IMPLICATIONS

Not Applicable

FINANCIAL IMPLICATIONS AND RISK

Council initially received funding of $70,036 from the NSW Government through the Plans of Management Funding Support Program in 2019. Council contributed an additional $60,000 in the 2021/2022 budget and $30,000 in the 2022/2023 budget. There is a current balance of approx. $30,000 available for the completion of the remaining PoM's.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Local Government Act 1993
Local Government (General) Regulation 2021
Crown Land Management Act 2016
Crown Land Management Regulation 2018

Crown Land Management Amendment (Plan of Management) Regulation 2021
Native Title Act 1993

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Environmental implications were considered in the drafting of the PoM and were part of the development assessment process for past developments on the reserves.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

The community would expect Council to complete a PoM as is required under the Crown Land Management Act 2016 and the Local Government Act 1993.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Adoption of the Plan of Management will provide Council with an approved framework for the ongoing management, use and occupation of the Crown reserves within the Griffith CBD Precinct.

The Plan supports the continued delivery of community and recreational services and provides certainty regarding the future management of the land. No significant service delivery risks have been identified.

Failure to adopt the Plan may constrain future land management and tenure opportunities available to Council.

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

No significant WHS or HR risks have been identified in relation to the adoption of the Plan of Management.

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)	Letter from Dept of Planning - 24 April 2026 ⇩	65
(b)	Submission received - Draft Griffith CBD PoM - July 2026 ⇩	67

Department of Planning, Housing and Infrastructure

Our ref: LBN24/816, DOC24/116586

Amanda Vardanega
Corporate Property Officer & Native Title Coordinator
Griffith City Council
PO Box 486
GRIFFITH NSW 2680

via email: [redacted]
cc: admin@griffith.nsw.gov.au

24 April 2026

Subject: Griffith City Council's draft Plan of Management – Griffith CBD Precinct.
Approval to progress to public exhibition and Minister's consent to adopt.

Dear Ms Vardanega

Thank you for submitting the draft Plan of Management (PoM) for Griffith CBD Precinct originally on 31 May 2024 and the updated version on 5 March 2026.

I have reviewed the draft PoM and support it being placed on public exhibition with the following amendments:

- Ensure all tenure details are up to date, including in table 5.
- Review instances where DP 1272062 has been incorrectly detailed as DP 272062.
- Table 1 - Update category of land for Pt 74539 as only GCU applies.
- Table 4 – Suggest adding *Management of gymnastic and multi-sport competition fa*cility in the list of express authorisations for leases under the GCU category.
- Table 4 – Ensure any requirements for the aquatic facility are covered under the Park category.
- Page 44 – *Direction of funds*. Modify wording to reflect that, in accordance with s3.16 of the *Crown Land Management Act 2016,* funds generated from the reserves are required to be reinvested into council managed Crown reserves, not 'other community land' as currently stated.

Proposed additional reserve pupose: An additional purpose of "community purposes" has been approved in principle over part of R85094 "Olympic Park" being the part to be occupied by the PCYC proposed gymnastics and mult-sports facility. The gazetteal of the proposed additional purpose will be actioned by Griffith LAM Team following subdivision of the land. Please contact Griffith LAM team in due course - griffith.crownlands@crownland.nsw.gov.au.

Department of Planning, Housing and Infrastructure

Council should conduct a final review of the document to ensure all legislation referenced is currently in force and identified correctly, departmental names are up to date, and spelling, grammar and formatting is correct and consistent.

Subject to no changes following public exhibition, as a delegate for the Minister for Lands and Property, I consent to council to adopt the PoM under section 70B of the Crown Land Management Regulation 2018.

If the PoM is amended after public exhibition (except for minor editorial and formatting changes), council must resubmit the draft PoM for Minister's consent to adopt. With the amended PoM, please provide the following documents:

- a table of PoM amendments or tracked changes.
- summary report of submissions from public exhibition (if any)
- council reports on the proposed adoption (if any)

If there are no amendments to the PoM, please provide a copy of the adopted PoM. All documents must be sent to council.clm@crownland.nsw.gov.au.

Please remember, an adopted PoM authorises the lawful use and occupation of Crown land. Council must ensure that any activities planned on the reserve are expressly authorised in the adopted PoM and native title obligations are met.

If you have any further questions or need assistance, please contact the Reserves Programs Team at council.clm@crownland.nsw.gov.au.

Yours sincerely,

[redacted]

Penny McLennan
A/Manager, Reserves Programs
Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces

Amanda Vardanega

From:	Connect @ Griffith City Council [redacted]
Sent:	Tuesday, 28 July 2026 9:40 AM
To:	Communications; GCC Admin Mailbox; Amanda Vardanega
Subject:	Anonymous User completed Draft Plan of Management – Griffith CBD Precinct

Anonymous User just submitted the survey Draft Plan of Management – Griffith CBD Precinct with the responses below.

Name

[redacted]

Residential Address

[redacted]

Email address

[redacted]

Withhold the following personal information from the Business Paper

Residential Address
Email Address
Name

Please provide your feedback

We live in an increasingly hot town. We need more shade in all parts of the city, but specifically in areas where people walk or congregate. Banna Avenue needs more shade along footpaths and in parks. Deciduous trees are preferable to shade sails, as they can add aesthetic appeal as well as alternating shade in different seasons. Kooyoo St mall is a good example of this. A pathway on the south side of Banna Ave needs trees provide shade for walkers and riders. (many other paths in Griffith also need to be shaded.) Our centre parking area trees need to be managed carefully to reduce damage caused by heavier vehicles such as 4 WDS. Barriers need to be structurally sound and roots protected by permeable coverings. The central unpaved section of Banna Ave known as Prods straight, would benefit from widening. The width of the roadway is unnecessary . A widening of the nature strip would reduce road maintenance and increase water absorption (reducing water run off) during rain events. This area needs to be planted with native trees that have low water requirements and will shade parts of the road. Shepparton council has constructed excellent central nature strips on both entries to that town. With appropriate planting this could look both asethically pleasing while requiring little maintenance. Banna Ave between Crossing St and Blumer Ave should be a priority over Mackay Ave, which is currently very neat. I understand concerns about centre plantings in this road relate to corners where vision may be impeded. Here Lenehan Rd enters onto Banna Ave, it may be useful to consider blocking traffic from turning right, by extending the centre island, and forcing traffic to turn left and then

1

complete a u turn at the next bay. I have observed traffic doing this currently. Way and protein. Ah yes, yes, I have seen a promo on that. You see, oh now look at\n It you're talk While lighting of trees in Banna Ave adds a aesthetic appeal, I rate it a low priority over other aspects of an upgrade. The upgrading of our roundabouts would be an excellent improvement. They represent the Walter Burley plan of our city which should be highlighted. They need to have a common theme and style to enhance their significance. I do not support funds for any audio in Banna Ave. This is an unnecessary intrusion in the main street, though may be useful in areas where events are held. Not a priority otherwise. I would like to see some type of solid seating at the Post Office end of Memorial Park. This was reviewed during the parks recent upgrade process and suitable seating options identified.

CLAUSE **CL06**

TITLE **Quick Turn Around Grant Application - Griffith Cycle Club**

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

TRIM REF **26/105283**

SUMMARY

A Community Grant Application was received from Griffith Cycle Club Mountain Bike Coaching.

RECOMMENDATION

Council endorse the application for the Quick Turnaround Grant from Griffith Cycle Club to the value of $2,500.

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 grant request is for the Griffith Cycle Club to host a weekend event to develop and improve mountain bike skills; encourage community participation; enhance safety; engage children and youth; promote health and social connection; and the promotion of the mountain bike park to local community members, and visitors to the region.

The intention is for four sessions to be held – Saturday AM and PM and Sunday AM and PM. There will be a maximum of eight participants in each session and a waitlist of two will be available on the registration page for each session. Individual bike safety checks are completed prior to commencing each session.

All age groups and skills levels are welcome, from beginners to experienced park riders. Depending on registrations the likely mix of sessions would be: 'Beginners/Starters'; 'Pump and Jump' for intermediate riders (X 2 sessions) and 'Shredders' for the most experienced riders.

The current suggested date is for the weekend of 3rd and 4th October, which is a long weekend.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Council Decline 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

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

$47,452.00	Approved Funding	Account Name	Transaction Description
$45,952.00	$1,500	Roads, Parks & Pathways Enhancement Committee	Quick turnaround grant
$45,452.00	$500	Griffith Veterans' Golf Assn	Quick turnaround grant
$43,192.00	$2,260	Griffith Netball Association	Quick turnaround grant

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

Moderate Low Risk: First aid treatment.

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. 2.2 Maximise opportunities to secure external funding for partnerships, projects and programs.4.1 Make our community healthy and safe. 4.7 Provide a range of sporting and recreational facilities and events

CONSULTATION

Senior Management Team

ATTACHMENTS

Community Grants 2026/2027

Community Grant Program

Eligibilty Assessment Matrix

Applicant - Griffith Cycle Club **ABN – 97 419 400 559**	**Amount Requested - $2500.00**

Project –

Mountain Bike Skills Development Weekend

Description –

APPLICATION FOR A QUICK TURNAROUND GRANT

The grant request is for the Griffith Cycle Club to host a weekend event to develop and improve mountain bike skills; encourage community participation; enhance safety; engage children and youth; promote health and social connection; and the promotion of the mountain bike park to local community members, and visitors to the region.

How –

A sub-committee of local Club cyclists, assisted by keen local mountain bike riders, will form to plan, manage and host the event. The coaching will be led by Indi Boer of The Fastline Academy (www.tfb.bike). Indi has an extensive background in mountain bike skills coaching (www.tfb.bike/Julia-indi-boer).

The intention is for four sessions to be held – Saturday AM and PM and Sunday AM and PM. There will be a maximum of eight participants in each session and a waitlist of two will be available on the registration page for each session. Individual bike safety checks are completed prior to commencing each session.

All age groups and skills levels are welcome, from beginners to experienced park riders. Depending on registrations the likely mix of sessions would be: 'Beginners/Starters'; 'Pump and Jump' for intermediate riders (X 2 sessions) and 'Shredders' for the most experienced riders.

There is a planned 'commitment' fee of $10 to $15 per person per session to encourage attendance on the day. These additional funds will be directed at providing a 'sausage sizzle' on both days along with the provision of water and drinks. The Club and members will provide the support to prepare the lunch.

The Fastline Academy will provide the administration, supported locally by Jo Polkinghorne, a local mountain bike rider. There is a minor system administration fee that will be deducted from the $10 registration fee. An example of how the administration will be managed is at: www.tfb.rezby.com.

A copy of Indi's quote and public liability is attached to this submission.

Partnerships –

1. Griffith Council for funding
2. Griffith Cycle Club
3. Keen regular Griffith mountain bike riders
4. The Fastline Academy
5. Local support for accommodation and meals

Where – The event will take place at the recently developed Griffith Mountain Bike Park.

Dates – The current suggested date is for the weekend of 3rd and 4th October, which is a long weekend.
Additional Information – 1. The promotion of the event will be supported by The Fastline Academy, Griffith City Council's website, local social media, Griffith Cycle Club emails to members and word-of-mouth. 2. It is highly anticipated there will be sufficient numbers to fill each session. 3. The increased enjoyment and safety of young riders achieved by participating in the coaching is expected to boost use of the mountain bike park, encourage outdoors activities for young people and promotion of the park to visiting guests and relatives of local residents.
Project Budget – As per The Fastline Quote attached. - $2500.00 for two days In-kind support (time) is provided by the Griffith Cycle Club and local mountain bike riders who will assist in the delivery of the event. In-kind accommodation and meals will also be provided to Indi at The Fastline Academy by Jo Polkinghorne.
Other – Contact for the weekend event is: Jo Polkinghorne M | [redacted] E | [redacted] Contact for Griffith Cycle Club is: Jason Minato (President) M | [redacted] E | [redacted]
Attachments – 1. Quote from Indi at The Fastline Academy 2. Certificate of Currency from The Fastline Academy 3. Certificate of Currency from the Griffith Cycle Club.

Griffith Cycle Club Quick Turn Around Grant

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 finncial 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.**
N/A		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?	$2500
Addition Information:	The usual cost for a workshop like this is around $150 per person.

CLAUSE CL07

TITLE Quick Turn Around Grant Application for Griffith Art Collective-Auspiced by Western Riverina Arts

FROM Shireen Donaldson, Director Economic & Organisational Development

TRIM REF 26/105316

SUMMARY

A Quick Turn Around Grant Application was received from Griffith Art Collective auspiced by Western Riverina Arts.

RECOMMENDATION

Council endorse the application for the Quick Turnaround Grant from Western Riverina Arts to the amount of $2,328.

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.

On Sunday, 18th October, at Emeri's Open Garden, Griffith Art Collective are hosting the Griffith Bloomin' Art Prize and Event, a community initiative aimed at injecting vibrancy, enrichment, and possibilities through creative mediums, into an interactive experience for Griffith locals and the wider community. The vision is to use creativity as a vehicle for the local community to participate, discover, connect, develop skills and boost wellbeing and a sense of belonging through engaging with the arts

The catalyst for Griffith Bloomin' Art is the Griffith Bloomin' Art Prize, a visual art competition for local creatives. The Prize features four prize categories: Best 2D Artwork, Best 3D Artwork, a Junior Prize and a People's Choice Award. Members of the local community are encouraged to enter where their artwork will be judged by a panel of official judges and by attendees of the Griffith Bloomin' Art Event at Emeri's Garden. This prize is designed to create a connection point between varying demographics within our area, as the display, judging and participation encourage a shared experience for community members to meet, connect, grow, and engage. Last year's inaugural event saw over 500 people attend, with 31 artists submitting work and 15 artists hosting market stalls on the day. The Prizes have been sponsored by local businesses, groups, and community members, who will display winning artworks in their prospective places for a time, giving opportunity for contestants to give their name and work further exposure within the Griffith Community. The addition of a Junior section this year adds a level of opportunity to young creatives, who can compete alongside older, more seasoned artists, rather than against them. As the event grows, we anticipate perennial participation, and the addition of further categories, to encourage and enable increased engagement across the wider community again.

While the Art Prize is the vehicle used to draw people to the Griffth Bloomin' Art Event, the day itself doesn't just invite people to look at art – it invites them to make, experience, and respond to it. Griffth Bloomin' Art will be a relaxed day in an open garden setting, surrounded by visual art, market stalls, creative activity, music and an opportunity for dancing, where people can have fun, slow down, participate, enjoy themselves, learn new skills, purchase art, and connect with others. The event brings the arts to the community, where those who don't regularly visit galleries or formal art venues are given opportunity to experience a welcoming, accessible, multi-generational celebration of immersive arts culture.

Creators are being offered the opportunity to host their own arts-focused mini-market stalls on the day. They will be able to personally interact with visitors, explain their practice and sell their own wares in a welcoming and enjoyable environment. This provides local creatives with exposure, income-generation, collaboration points, and a chance to be around like-minded people as well as people new to the arts culture.

On the day, there will be a free, live, interactive printing station, where attendees will learn about, and participate in, creating their own prints to take home as a memento. This will provide opportunities for community members of varying skills and ages to experience, join in, and celebrate the arts first-hand. Fully supervised and guided, this workshop brings multiple benefits to the community, as it turns people of different age and skill levels from spectators into active, learning creators. The creative well-being fostered from a tactile, enjoyable, and focused experience extends into opportunities for social connection, skills growth, and inclusive engagement with the arts. Leaving the event with a personal creation leaves participants with a sense of community ownership and provides them with a personal connection to the event.

A second, less-structured opportunity for visitors will be the presence of a creation-station boasting a large, pre-stenciled Griffith Bloomin' Art canvas and assorted paints and brushes. Guests can add their own colours, patterns and creative touches to the canvas, helping to transform the stenciled design into a vibrant collaborative piece. This relaxed, hands-on activity is suitable for all ages and abilities, offering all involved the chance to pause, get creative, and leave their mark on a lasting artwork that celebrates the community coming together.

We also plan to run some simple, guided, participant-friendly dance classes, to add to the festive and whimsical atmosphere of the day. A dance class can benefit the community by bringing people together in a fun and safe environment, encouraging connection, confidence, and creativity. Dance can create a welcoming space where people of different backgrounds can participate, express themselves, and develop a stronger sense of belonging.

The benefits to the artists and facilitators are just as valuable: engaging with a public audience gives opportunity to demonstrate their craft, connect with potential new audiences, give rise to artistic professional development through the facilitation process, raise the profile and understanding of artists and their processes, and give opportunity to connect with other artists, participants and potential collaborators.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Council Decline the Quick Turn Around Grant Application.

OPTION 3

Council fully support the application for the full $2,478.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS AND RISK

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

$47,452.00	Approved Funding	Account Name	Transaction Description
$45,952.00	$1,500	Roads, Parks & Pathways Enhancement Committee	Quick turnaround grant
$45,452.00	$500	Griffith Veterans' Golf Assn	Quick turnaround grant
$43,192.00	$2,260	Griffith Netball Association	Quick turnaround grant

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. 2.2 Maximise opportunities to secure external funding for partnerships, projects and programs.

CONSULTATION

Senior Management Team

ATTACHMENTS

(a) Quick Turn Around Grant Application ⇩ 79

(b) Assessment Matrix ⇩ 82

(c) Budget (under separate cover) (confidential)

(d) Invoice 1 (under separate cover) (confidential)

(e) Invoice 2 (under separate cover) (confidential)

(f) Public Liability Insurance (under separate cover) (confidential)

(g) Annual Report (under separate cover) (confidential)

Community Grant Program

Eligibilty Assessment Matrix

Applicant- Griffith Art Collective (auspiced by Western Riverina Arts)	**Amount Requested- $2,478.00**
Project – Griffith Bloomin' Art Prize and Event	

Description –

On Sunday, 18th October, at Emeri's Open Garden, Griffith Art Collective are hosting the Griffith Bloomin' Art Prize and Event, a community initiative aimed at injecting vibrancy, enrichment, and possibilities through creative mediums, into an interactive experience for Griffith locals and the wider community. The vision is to use creativity as a vehicle for the local community to participate, discover, connect, develop skills and boost wellbeing and a sense of belonging through engaging with the arts.

How –

The catalyst for Griffith Bloomin' Art is the Griffith Bloomin' Art Prize, a visual art competition for local creatives. The Prize features four prize categories: Best 2D Artwork, Best 3D Artwork, a Junior Prize and a People's Choice Award. Members of the local community are encouraged to enter where their artwork will be judged by a panel of official judges and by attendees of the Griffith Bloomin' Art Event at Emeri's Garden. This prize is designed to create a connection point between varying demographics within our area, as the display, judging and participation encourage a shared experience for community members to meet, connect, grow, and engage. Last year's inaugural event saw over 500 people attend, with 31 artists submitting work and 15 artists hosting market stalls on the day. The Prizes have been sponsored by local businesses, groups, and community members, who will display winning artworks in their prospective places for a time, giving opportunity for contestants to give their name and work further exposure within the Griffith Community. The addition of a Junior section this year adds a level of opportunity to young creatives, who can compete alongside older, more seasoned artists, rather than against them. As the event grows, we anticipate perennial participation, and the addition of further categories, to encourage and enable increased engagement across the wider community again.

While the Art Prize is the vehicle used to draw people to the Griffth Bloomin' Art Event, the day itself doesn't just invite people to look at art – it invites them to make, experience, and respond to it. Griffth Bloomin' Art will be a relaxed day in an open garden setting, surrounded by visual art, market stalls, creative activity, music and an opportunity for dancing, where people can have fun, slow down, participate, enjoy themselves, learn new skills, purchase art, and connect with others. The event brings the arts to the community, where those who don't regularly visit galleries or formal art venues are given opportunity to experience a welcoming, accessible, multi-generational celebration of immersive arts culture.

Creators are being offered the opportunity to host their own arts-focused mini-market stalls on the day. They will be able to personally interact with visitors, explain their practice and sell their own wares in a welcoming and enjoyable environment. This provides local creatives with exposure, income-generation, collaboration points, and a chance to be around like-minded people as well as people new to the arts culture.

A strong point of connection at last year's event was participation in the People's Choice Award section of the Art Prize. Attendees viewed and voted on their favourite artwork, with the favoured artist being awarded a $250 People's Choice Award Prize. This opportunity actively encouraged members of the public to engage with the arts and make intentional decisions about which works they personally valued. The community feedback was also of great value to the winning artist, who experienced a real boost in confidence that their work is meaningful to the public. This year, we plan to increase the streamlining process for this section, as it was so popular we ran out of resources for audience participation!

On the day, there will be a free, live, interactive printing station, where attendees will learn about, and participate in, creating their own prints to take home as a memento. This will provide opportunities for community members of varying skills and ages to experience, join in, and celebrate the arts first-hand. Fully supervised and guided, this workshop brings multiple benefits to the community, as it turns people of different age and skill levels from spectators into active, learning creators. The creative well-being fostered from a tactile, enjoyable, and focused experience extends into opportunities for social connection, skills growth, and inclusive engagement with the arts. Leaving the event with a personal creation leaves participants with a sense of community ownership and provides them with a personal connection to the event.

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We also plan to run some simple, guided, participant-friendly dance classes, to add to the festive and whimsical atmosphere of the day. A dance class can benefit the community by bringing people together in a fun and safe environment, encouraging connection, confidence, and creativity. Dance can create a welcoming space where people of different backgrounds can participate, express themselves, and develop a stronger sense of belonging.

The benefits to the artists and facilitators are just as valuable: engaging with a public audience gives opportunity to demonstrate their craft, connect with potential new audiences, give rise to artistic professional development through the facilitation process, raise the profile and understanding of artists and their processes, and give opportunity to connect with other artists, participants and potential collaborators.

Partnerships –

We have already secured a number of partnerships for Griffith Bloomin' Art 2026. Western Riverina Arts is auspicing the event and is sponsoring the $250 People's Choice Award for the Griffith Bloomin' Art Prize. De Bortoli Wine has made Emeri's Garden available as the venue and will sponsor the $1,000 Best 2D Artwork Prize. In The Frame will provide over $250 in art supplies for the Junior Prize. We are still seeking a sponsor for a $1,000 Best 3D Artwork Prize.

We are working with Griffith Spring Fest, De Bortoli Wines, and the Griffith Netball Association in promoting the event. Artist Lucy Pedro will run the live screen-printing workshop. We are in discussions with acoustic musicians to add atmosphere and ambience to the event.

Where – Emeri's Garden, 1 De Bortoli Rd, Bilbul
Dates – Sunday, 18th October 2026 10am – 5pm
Additional Information – Griffith Bloomin' Art has been created by the Griffith Art Collective as the solution to an identified need to provide space and opportunity to expose and raise the arts profile within the Griffith region. We have many artists and creative people within our community, but few opportunities for them to connect and engage with each other and the wider community in cohesive, formal, and meaningful ways. The vision of Griffith Bloomin' Art is to establish a regular community arts event that brings these elements together for the benefit of artists and the community at large. Last year's inaugural event was well received and saw the engagement of many different groups come together in celebration. We would love to extend the event to intentionally include people with disability, children and youth, and to offer an ever-increasing range of workshop and learning opportunities.
Project Budget – The project budget for Griffith Bloomin' Art is $5,365.00. Please see attached budget for the full breakdown of anticipated costs.
Other –
Attachments – WRA Auspice confirmation letter WRA Annual Report and financial report WRA liability insurance certificate Budget proposal Quotes for: - Art supplies and materials - Lucy Pedro Workshop

Western Riverina Arts (Griffith Art Collective)

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.**
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?	$2478.00-less administration 'auspice fee' of $150.
Addition Information:	One small item of the project budget is considered to be a small administration cost. The recommendation to council reflects this, therefore, a revised grant amount of $2328 has been shown.

CLAUSE **CL08**

TITLE **Suspension of Alcohol Prohibited Area & Alcohol-Free Zone Restrictions - Yenda Place & Memorial Park - Saturday 12 December 2026**

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

TRIM REF **26/104680**

SUMMARY

It is requested that the Alcohol Prohibited Area & Alcohol-Free Zone restrictions on Yenda Place and Yenda Memorial Park be suspended from 5.00pm to 10.00pm on Saturday, 12 December 2026 to allow for the Yenda Producers Christmas function comprising of food, drinks and music for Yenda Producers staff and their families.

This event is being coordinated by Yenda Producers. Council has previously suspended Alcohol Prohibited Area and Alcohol-Free Zone restrictions for the Yenda Producers Christmas Party.

The request for suspension was received on 24 August 2026.

RECOMMENDATION

Council suspend the Alcohol-Free Zone and Alcohol Prohibited Area restrictions on Yenda Place and Yenda Memorial Park from 5.00pm – 10.00pm on Saturday, 12 December 2026 for the Yenda Producers Christmas Event.

REPORT

The following key guidelines have been set:

- Cups/drinkware, ice, storage are all to be provided by event organiser;
- All staff at alcohol stalls must have current RSA;
- Free water will be arranged by event organiser to be on site for event.

All approvals and licenses are currently being finalised and therefore, it is requested that the Alcohol Prohibited Area and Alcohol-Free Zone restrictions in the proposed location be suspended to allow for the consumption of alcohol.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other option as determined by Council.

POLICY IMPLICATIONS

Not Applicable

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Sections 632A, 642, 644, 644A-C and Section 632 of the Local Government Act, 1993.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

There will be noise generated by the event but will not impact on surrounding buildings.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

Yenda Producers is utilising a village facility.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

ATTACHMENTS

Nil

CLAUSE	**CL09**
TITLE	**Mayuresh Group Pty Ltd - Acquisition of Easement - Crown Reserve 1002998 - Part Lot 308 DP 751743, Lake Wyangan**
FROM	**Joe Rizzo, Director Sustainable Development**
TRIM REF	**26/106200**

SUMMARY

Development Consent DA 16/2025(1) was granted for a 58 Lot Torrens Title subdivision on Lot 102 DP 1018460, Boorga Road, Nericon.

The approved stormwater management strategy requires the creation of an easement for Drainage Purposes over Part Lot 308 DP 751743 (Reserve 1002998), being Crown land adjoining the development site.

The drainage infrastructure is required to facilitate the approved subdivision and also forms part of the broader stormwater management strategy intended to support future subdivision development on Lot 104 DP 1018460.

Council has provided an undertaking to Mayuresh Group confirming its willingness to coordinate the Crown Lands process required to acquire and register the drainage easement, with all associated costs to be borne by the developer.

Approval is sought for Council to proceed on behalf of the developer with the acquisition of an easement for Drainage Purposes over the Crown Reserve.

RECOMMENDATION

(a) **Council approves proceeding on behalf of Mayuresh Group, with the process required to acquire and register an easement for Drainage Purposes over Part Lot 308 DP 751743 (Reserve 1002998 - North Lake Wyangan) to facilitate the stormwater management requirements associated with Development Consent DA 16/2025(2).**

(b) **Mayuresh Group Pty Ltd will be responsible for all costs associated with the acquisition, creation and registration of the easement for Drainage Purposes, including all survey costs, legal fees, Crown Land fees, registration fees and any associated Consultant fees.**

REPORT

Development Consent DA 16/2025(1) approved a 58 Lot Torrens Title subdivision on Lot 102 DP 1018460, Boorga Road, Nericon. As part of the approved stormwater management, drainage infrastructure is required to traverse adjoining Crown land being Part Lot 308 DP 751743 (Reserve 1002998 – North Lake Wyangan).

Council has previously corresponded with the Department of Planning, Housing and Infrastructure regarding the use of the Crown reserve for stormwater disposal infrastructure associated with the subdivision. The correspondence sought support for the inclusion of an additional stormwater swale forming part of the overall stormwater management strategy for the development. Council's correspondence noted that the additional swale was proposed to support future subdivision development on Lot 104 DP 1018460 while being delivered as part of the approved stormwater management works associated with Lot 102 DP 1018460.

A modification to the development consent was approved on 18 August 2026. The modified consent incorporates stormwater infrastructure within Lot 308 DP 751743 and provides for stormwater discharge to the Lake Wyangan catchment via *two discharge points*. The modified approval also requires the design of both southern and northern discharge points and the registration of easements over the Crown land for stormwater disposal purposes.

Council records indicate that the proposed drainage infrastructure is required to support the approved subdivision on Lot 102 DP 1018460 and forms part of the broader stormwater management arrangements associated with future development of Lot 104 DP 1018460.

Council has also provided an undertaking to Mayuresh Group confirming that Council will coordinate the acquisition and registration of the easement for Drainage Purposes through the NSW Crown Lands process, including liaising with Crown Lands, surveyors, legal representatives and other relevant authorities. The undertaking provides that all costs associated with obtaining and registering the easement are to be borne entirely by the developer, Mayuresh Group.

Lot 308 DP 751743 forms part of Reserve 1002998 (North Lake Wyangan), which is included within Council's adopted Lake Wyangan Plan of Management. The proposed easement is therefore being considered within the context of Council's established management framework for the Reserve.

Council is not the developer and is facilitating the acquisition of an easement process because the proposed easement/s affect Crown land for which Council is the appointed Crown Land Manager.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

It is <u>not</u> recommended for Council to consider an alternative option as Development Consent DA 16/2025(1), together with the subsequent modification approved on 18 August 2026, has already established the stormwater management for the development, including the provision of drainage infrastructure, stormwater discharge points and associated easements over Crown land. The purpose of this report is to obtain Council's endorsement to proceed with the acquisition and registration of the Acquisition of an easement for Drainage Purposes over Part Lot 308 DP 751743 (Reserve 1002998 - North Lake Wyangan) to facilitate the implementation of the approved development and associated stormwater infrastructure.

POLICY IMPLICATIONS

The affected Crown land forms part of Reserve 1002998 (North Lake Wyangan) which is included within Council's adopted Lake Wyangan Plan of Management. The proposed easement is therefore being considered within the context of an existing management framework adopted by Council for the reserve area.

FINANCIAL IMPLICATIONS AND RISK

All costs associated with the acquisition and registration of the Easement for Drainage Purposes, including survey costs, legal fees, Crown Lands fees, registration and associated consultant costs, are to be borne by Mayuresh Group in accordance with Council's undertaking. Accordingly, no direct financial burden is anticipated to fall upon Council

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

The proposed Easement for Drainage Purposes affects Part Lot 308 DP 751743 (Reserve 1002998 - North Lake Wyangan), being Crown land. As a result, approval from the Department of Planning, Housing and Infrastructure and completion of the relevant Crown Lands processes will be required before the easement can be created and registered.

Council's role is limited to facilitating the acquisition and registration process on behalf of the developer. Creation of the easement will be subject to any requirements imposed by the Crown Lands division and any other approvals required to formalise the interest over the Crown reserve.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

The proposed easement/s relates to drainage infrastructure forming part of the approved stormwater management for the subdivision. Any works required within the reserve will remain subject to the relevant development approvals and Crown Lands requirements.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

The easement facilitates the delivery of approved stormwater infrastructure required to service the subdivision while ensuring that the appropriate Crown Lands approval processes are followed for the creation of an interest over Crown land.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

The proposed easement/s will facilitate the provision of stormwater infrastructure necessary to service the approved subdivision and assist in ensuring the long-term management of stormwater runoff from the development area.

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

No significant WHS or HR implications have been identified. Council's role is limited to facilitating the easement acquisition process and does not involve delivery of the drainage works. Any future works by the developer will be subject to the relevant WHS requirements and contractor responsibilities.

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

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 6.1 Provide, renew and maintain a range of quality infrastructure, assets, services and facilities.

CONSULTATION

Senior Management Team

ATTACHMENTS

AERIAL VIEW – DETAILING SUBJECT LAND.

Lot 102/1018460 – Mayuresh Group

Lot 104/1018460 – Mayuresh Group

Lot 308/751743 – Crown Reserve

4 May 2026

Attn: Shaun Flood
Department of Planning, Housing & Infrastructure
Area Manager South West
200 Murray Road
GRIFFITH NSW 2680

By Email: [redacted]

Dear Shaun,

RE: ACQUISITION OF INTEREST – EASEMENT FOR DRAINAGE PROPOSED SECOND SWALE – LOT 102 DP 1018460, BOORGA ROAD, NERICON

Council refers to previous correspondence dated 9 August 2024 detailing the above-mentioned subdivision application and the potential use of Lot 308 DP 751743 (Crown Land Reserve 002998) in relation to stormwater disposal infrastructure.

Council is further seeking the Department's support for the inclusion of a second stormwater swale within the development application for Lot 102. While the second swale is required to support a further Subdivision Development proposed for Lot 104 DP 1018460, the infrastructure is required to be delivered as part of the approved stormwater management works for Lot 102 Boorga Road.

Accordingly, the applicant will be required to lodge a modification application with Council to amend the approved development for Lot 102 to incorporate the additional swale as part of the overall stormwater management design.

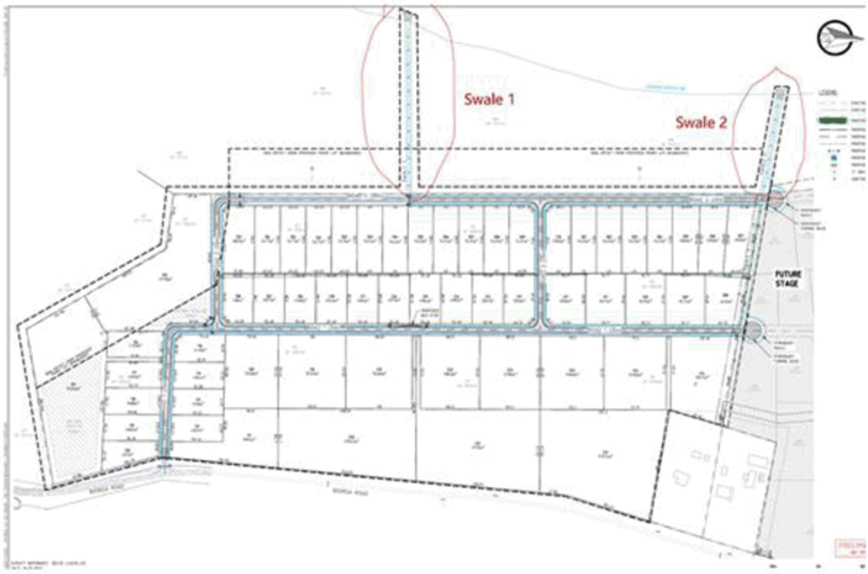
Should Crown Lands agree in principle to the use of Lot 308 DP 751743 for a second stormwater swale, Council will include this in the modified development application once Crown land owner's consent is provided. Upon receipt of that consent, the modification application will be assessed.

Further, if Council ultimately supports the modified development at the completion of its assessment, a condition of consent will be imposed requiring the creation of an easement for the additional swale for drainage purposes, benefitting Council, over the relevant portion of the Crown land.

Council considers the proposed approach to be a practical and orderly solution that enables staged subdivision outcomes while ensuring appropriate stormwater management and protection of adjoining public land.

Griffith City Council 1 Benerembah Street PO Box 485 Griffith NSW 2680
Ph: 1300 176 077
E: admin@griffith.nsw.gov.au W: www.griffith.nsw.gov.au

Please see proposed design below:-



Should you require anything further please do not hesitate to contact me directly.

Yours Sincerely

[redacted]

AMANDA VARDANEGA
CORPORATE PROPERTY OFFICER & NATIVE TITLE COORDINATOR

Department of Planning, Housing and Infrastructure

NSW GOVERNMENT

LOC Number: 683953

Our Reference Number: 26/06352

RPS AAP Consulting Pty Ltd
Suite 2A 45 Fitzroy St
Carrington 2294

Email: [redacted]

29 May 2026

Dear Sir/Madam,

Application for landowner's consent is approved.

The NSW Department of Planning, Housing and Infrastructure – Crown Lands as delegate of the Minister (the Department) has assessed your application for landowner's consent (LOC) to lodge a Development Application for the following Crown land.

Application Type: **DA Number**	Development Application	**Lot/DP, address/es**	Lot 308 DP 751743
Brief description of proposal	stormwater drainage channel	**Local Government Area**	Griffith City
Reserve Number and Purpose	R 102998 for Public Recreation	**Plan Number/s**	Lot 102 Boorga Road Nericon Lot Layout TC25023.DWG

Your application is approved, and landowner's consent is granted for this application.

What you need to know

1. LOC is given:
   a) without prejudice so that consideration of the proposed application may proceed under the *Environmental Planning and Assessment Act 1979* and any other relevant legislation.
   b) for the proposal detailed on the stamped plans 'X' at Attachment A.
   c) and will expire after a period of 12 months from the date of this letter if not acted on within that time. Extensions of this consent may be sought.

2. LOC does not:
   a) provide approval for the proposed development or imply the concurrence of the Department.

b) guarantee that any subsequent application for lease, licence or permit (tenure) made to the Department for the proposal will be granted under the *Crown Land Management Act 2016.*

c) prevent the Department from making any submission commenting on, supporting, or opposing the application.

d) exempt you from undertaking due diligence investigations in relation to Aboriginal cultural heritage under the *National Parks and Wildlife Act 1974*.

What do I do now?

1. Read the important information attached to this letter, which outlines your obligations in relation to this consent.
2. Submit this letter and accompanying stamped plans 'X' at Attachment A to the relevant consent or approval authority in conjunction with the application and/or any other application.
3. Obtain any other required consents, approvals and/or permits required under NSW and Commonwealth laws for the proposed development. This includes approvals from the Land Manager being Griffith City Council.

What happens next?

The Department will notify the relevant consent authority that LOC 683953 has been granted.

If the subsequent Development application is determined, you must:

1. Forward a copy of the consent authority's determination to the Department within 30-days of receipt of the determination.
2. Apply to the Crown Land Manager for a relevant tenure to occupy the Crown land or ensure that any existing tenure held is consistent with the proposal. You cannot occupy Crown land without relevant authority (tenure) being issued prior.
3. **The Drainage easement must be acquired by Griffith City council under the Land Acquisition (Just Terms Compensation) Act 1991 prior to issue of Construction Certificate.**

What if I need to make changes to the proposal?

If any changes are made to the proposal (whether during the consent authority's assessment, by conditions of consent, or otherwise), you must ensure the changes remain consistent with this landowner's consent.

If changes are made to the proposal that are not consistent with this landowner's consent, you must provide details of those changes to the Department and seek an amended or new landowners consent and Development Application approval. Any subsequent LOC application may incur additional application fees and Departmental processing times.

Need help?

Please contact your LOC Assessment Officer Ryan Mattingly on [redacted] or by email to [redacted] and quote the LOC number shown at the top of this letter.

Yours sincerely,

[redacted]

Natural Resource Management Project Officer

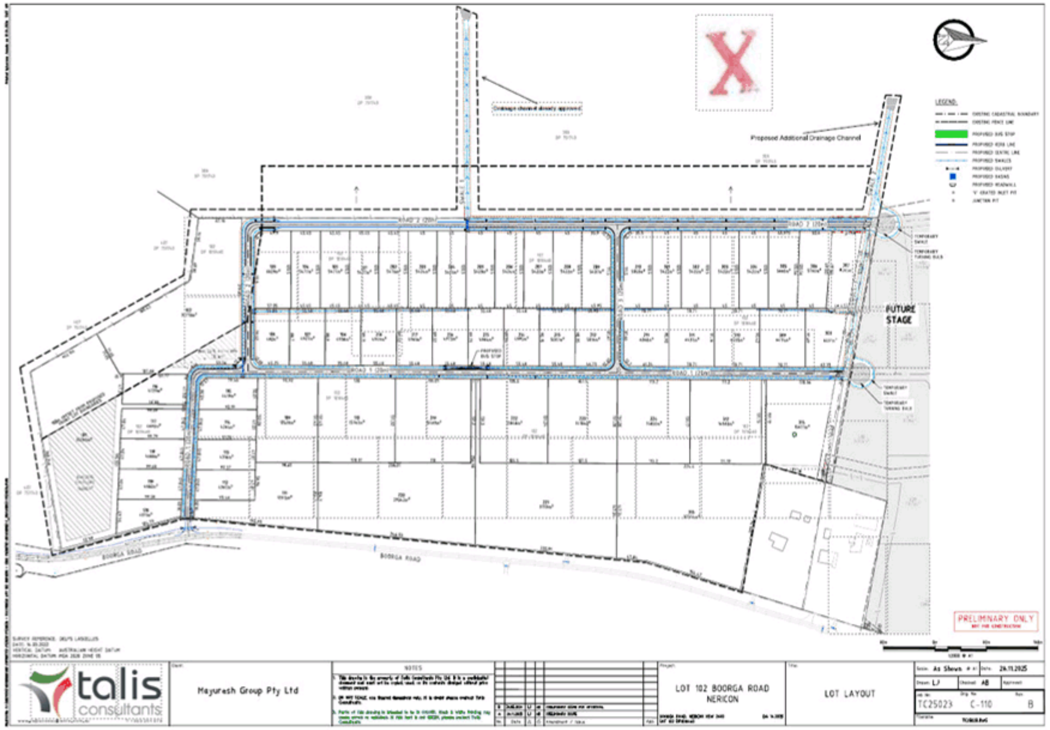
On behalf of the delegate administering the *Crown Land Management Act 2016*

Land & Asset Management – Crown Lands

Department of Planning, Housing and Infrastructure

Attachment A – Plans of proposal – LOC 683953

Stamped Plan 'X'



4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.dphi.nsw.gov.au

4

Department of Planning, Housing and Infrastructure

Attachment B – Important information about landowner's consent 683953

Definitions

Assessed	The application has been assessed in accordance with the relevant legislation for the purposes of lodgement of the proposal pursuant to the *Environmental Planning and Assessment Act 1979, Local Government Act 1993, Roads Act 1993, Heritage Act 1977, Pesticides Act 1999, Surveillance Devices Act 2007,* or other legislation as relevant.
Department	The Department of Planning, Housing and Infrastructure – Crown Lands on behalf of the Minister for Lands and Property.
Landowner	The Department acts on behalf of the Minister for Lands and Property as the owner of the subject land.
Subject land	Includes Crown land (including waterway), Crown land below the deed mean high water mark, a Crown reserve, or a Crown road.

Expiry period

Issue of LOC is valid for a period of 12 months from the date of the LOC issued letter after which time the consent will expire. Extensions of this consent may be sought by contacting the Department.

Consideration of other proposals

The Department reserves the right to issue LOC for the lodgement of applications for any other proposals on the subject land in addition to this consent.

Aboriginal Heritage

You are reminded of your due diligence obligations under the *National Parks and Wildlife Act 1974* to identify in relation to Aboriginal Heritage. Should your proposal impact/be near Aboriginal Heritage, seek further advice from NSW Environment and Heritage.

Additional information is available at the NSW Environment and Heritage website: www.environment.nsw.gov.au.

Authority to occupy, construct on or use Crown land

Landowner's consent does not authorise the occupation of or construction on Crown land. The location of the Drainage easement must be acquired by Griffith City council under the Land Acquisition (Just Terms Compensation) Act 1991.

Undertaking - Acquisition of Easement for Drainage Purposes

Development: ***DA 16/2025 (1) – 58 Lot Torrens Title Subdivision***

Property: ***Lot 102 DP 1018460, Boorga Road, Nericon***

TO: **Mayuresh Group**

Griffith City Council ("Council") provides this written undertaking in relation to the acquisition of an easement for drainage purposes required to facilitate the approved development located at Lot 102 DP 1018460, Boorga Road, Nericon ("the Development").

Council agrees to proceed with all necessary actions associated with the process undertaken through the NSW Crown Lands Department for the registration and Acquisition of an Easement for Drainage Purposes, including:

Preparation and submission of the required applications and supporting documentation;

Coordination with Crown Lands, surveyors, legal representatives, and any relevant government authorities; and attending to all procedural steps required to progress the matter to registration.

Costs and Reimbursements:

Mayuresh Group (or your nominated company/entity), acknowledge and agree that all costs associated with obtaining the Acquisition of Easement for Drainage Purposes are to be borne entirely by you. This includes, but is not limited to:

- Crown Lands Department application fees
- Surveyor fees, including preparation of plans, marking out easement boundaries, fieldwork, and plan lodgement
- Legal fees, including document preparation, review, and registration costs
- Valuation fees (if required)
- Registration fees with NSW Land Registry Services

Any additional administrative fee or cost reasonably incurred by Council directly related to this matter.

Council will issue to Mayuresh Group (or your nominated company/entity) any invoices required to be paid in order to progress the acquisition.

Acknowledgement and Agreement: -

By accepting this undertaking, you acknowledge that:

Council's involvement in the acquisition and registration process is procedural only, undertaken to facilitate the lawful establishment of an easement for drainage infrastructure required by your approved development.

Council is not responsible for delays arising from Crown Lands, surveyors, legal practitioners, or statutory processing requirements.

All costs incurred or associated with the acquisition of the easement will be the full responsibility of Mayuresh Group regardless of whether the easement acquisition is completed, delayed, or amended by any government authority.

Please indicate your acceptance of this undertaking by replying in writing or signing below.

Accepted and Agreed:

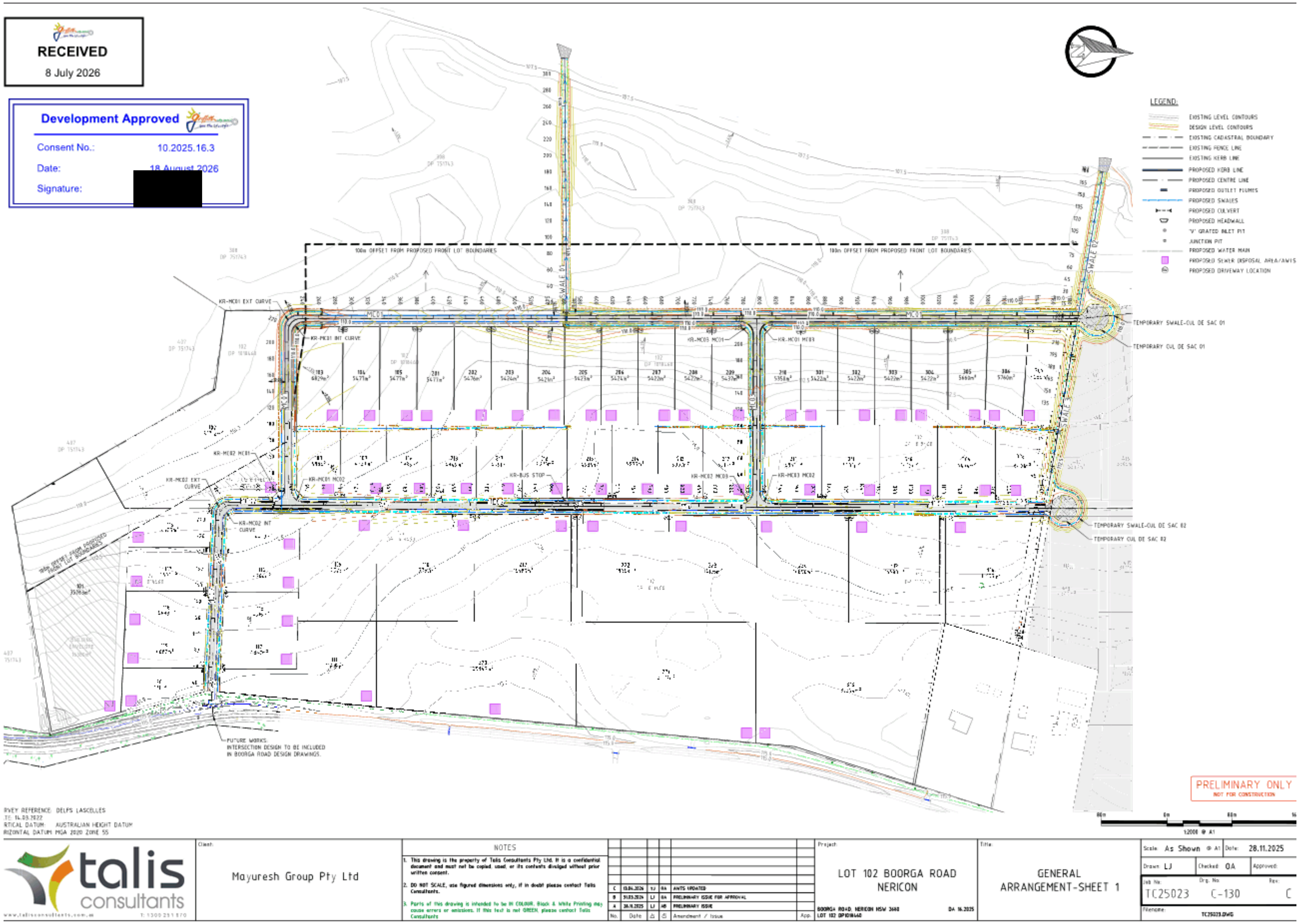
Name: Shreegopal Barasia (Director

For and on behalf of (if company): Mayuresh Group Pty Ltd

Signature: [redacted]

Date: 30/03/2026

Griffith City Council 1 Benerembah Street PO Box 485 Griffith NSW 2680
Ph: 1300 176 077
E: admin@griffith.nsw.gov.au W: www.griffith.nsw.gov.au



RECEIVED
8 July 2026
Development Approved
Consent No.: 10.2025.16.3
Date: [redacted]
Signature: [redacted]
LEGEND:
EXISTING LEVEL CONTOURS
DESIGN LEVEL CONTOURS
EXISTING CADASTRAL BOUNDARY
EXISTING FENCE LINE
EXISTING KERB LINE
PROPOSED KERB LINE
PROPOSED CENTRE LINE
PROPOSED OUTLET FLUMES
PROPOSED SWALES
PROPOSED CULVERT
PROPOSED HEADWALL
'V' GRATED INLET PIT
JUNCTION PIT
PROPOSED WATER MAIN
PROPOSED SEWER DISPOSAL AREA/AWTS
PROPOSED DRIVEWAY LOCATION
100m OFFSET FROM PROPOSED FRONT LOT BOUNDARIES
TEMPORARY SWALE-CUL DE SAC 01
TEMPORARY CUL DE SAC 01
TEMPORARY SWALE-CUL DE SAC 02
TEMPORARY CUL DE SAC 02
SWALE 01
SWALE 02
FUTURE WORKS:
INTERSECTION DESIGN TO BE INCLUDED
IN BOORGA ROAD DESIGN DRAWINGS.
PRELIMINARY ONLY
NOT FOR CONSTRUCTION
Client: Mayuresh Group Pty Ltd
Project: LOT 102 BOORGA ROAD NERICON
Title: GENERAL ARRANGEMENT-SHEET 1
Scale: As Shown @ A1
Date: 28.11.2025
Drawn: LJ
Checked: OA
Job No: TC25023
Drg. No: C-130
Rev: C
talis consultants

CLAUSE **CL10**

TITLE **Questions Taken on Notice**

FROM **Shireen Donaldson, Director Economic & Organisational Development**
Phil King, Director Infrastructure and Operations
Matthew Hansen, Director Business, Cultural & Financial Services

TRIM REF **26/106068**

SUMMARY

At the 25 August 2026 Ordinary Meeting of Council, the following questions were Taken on Notice.

CL06 DELIVERY PROGRAM PROGRESS REPORT - 30 JUNE 2026

Councillor Dal Bon requested an update on the CCTV stage 3 progress. This was TAKEN ON NOTICE.

Response:

The installation of the four remaining cameras in Stage 4 (Daines Street to Kookora Streat) located at Kookora Street/Yambil Street is scheduled for completion in September 2026.

Planning and costings of Stage 3 have been conducted with a further 22 cameras to be installed. Estimates have been put at $50k to complete all remaining work this includes any remaining civil and equipment costs. It is expected that this will be submitted as part of the 2027/28 budget submissions.

Councillor Dal Bon requested additional information on annual roads reseals and maintenance program 2025/26. This was TAKEN ON NOTICE.

Response:

In the 2025/26 road reseal program there were:

14 rural roads resealed for a total length of 39.7km.
4 Urban roads resealed for a total length of approx. 600m.
3 Regional Roads resealed for a total length of 5.7km.

CL07 INVESTMENTS AS AT 30 JUNE 2026

Councillor Groat sought clarification from Mr Hansen on the reason for the significant change between the perpetual credit fund’s performance figures at 31 May and 30 June 2026. This was TAKEN ON NOTICE.

Response:

The Perpetual Credit Income Fund's performance did not change materially between 31 May and 30 June 2026. The unit price moved from $1.0557 to $1.0616 (+0.56%), compared with +0.61% the previous month, and the holding was unchanged at 1,130,978 units.

The larger figure shown in the June statement is the fund's end of financial year distribution of $31,205.88, declared 30 June and reinvested in July. Managed investment trusts distribute all remaining taxable income for the year at 30 June, so the June quarter distribution is typically the largest of the four and is not comparable to a single month's income. Because the units are issued in July, this amount is not reflected in the 30 June portfolio value.

These investments are unit trusts rather than fixed term deposits, and their value moves with market conditions. They predate the current Ministerial Investment Order and are grandfathered. Council has accepted this market variability as part of a considered risk and return decision, and the portfolio returned 0.56% for June against 0.60% for May.

RECOMMENDATION

The Report to be noted by Council.

REPORT

Nil.

OPTIONS

As per 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

MINUTES

AUDIT, RISK AND IMPROVEMENT COMMITTEE
HELD IN THE MURRAY ROOM ON
THURSDAY, 27 AUGUST 2026 COMMENCING AT 5:10 PM

MEMBERS PRESENT

Stuart Heffer (Chair) (Community Representative), Helen Brill (Community Representative), Dorian Radue (Community Representative), George Youssef (Community Representative - Zoom), Christine Stead (Councillor (non-voting))

Quorum = 3

OTHERS PRESENT

Stephen Prowse, National Audits Group, (Zoom), Brad Medina, NSW Audit Office (Zoom)

STAFF

General Manager, Scott Grant (Zoom), Director Economic & Organisational Development, Shireen Donaldson, Director Business, Cultural, Financial Services, Matthew Hansen, Senior WHS & Risk Coordinator, Raymond McCloy and Governance Manager & Minute Secretary, Leanne Austin

1 APOLOGIES

No apologies were received.

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Stuart Heffer and Dorian Radue that the minutes of the previous meeting held on 28 May 2026, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

Nil.

4 DECLARATIONS OF INTEREST

Pecuniary Interests

There were no pecuniary interests declared.

Significant Non-Pecuniary Interests

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

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

5 ITEMS OF BUSINESS

The Chair asked if members had any questions of Mr McCloy regarding Risk Management / WHS issues. Mr McCloy left the meeting at 5:13 pm.

CL01 UPDATE FROM THE GENERAL MANAGER

Mr Grant advised that Council is currently focused on several key priorities. Preliminary financial results for 2025/26 indicate a projected surplus, although final figures are yet to be confirmed.

The 2026/27 financial year is underway, with the new budget adopted. Directors have spent considerable time reviewing the Operational Plan and KPIs, establishing clear objectives for the year ahead and ensuring alignment with Council's strategic priorities.

Council continues to work closely with community members through a number of committees. Council's committee structure will be reviewed in the coming months to ensure it remains effective and aligned with Council's strategic objectives.

Several significant community events are being supported, including the Taste of Italy Festival and One Night Stand. Lake Wyangan remains Council's largest project, with major roadworks now open and drainage channel works continuing. The project remains on track for completion by the end of September and is currently within budget.

In addition, Council is progressing reforms focused on strengthening project management and procurement practices to improve delivery and governance outcomes.

Mr Youssef entered the meeting via Zoom at 5:14 pm.

CL02 UPDATE FROM NSW AUDIT OFFICE

Brad Medina from the NSW Audit Office addressed the Committee advising that the auditors will commence the final audit in September.

CL03 INTERIM MANAGEMENT LETTER 2026

Mr Medina advised that the Interim Management Letter had been issued to Council, identifying three new matters requiring attention: procurement, contract management and cybersecurity**.** Management has agreed with the findings and provided proposed remedial actions.

In relation to procurement, opportunities were identified to strengthen controls, including improving documentation practices, tender evaluation processes, conflict of interest guidance and the preparation of formal tender evaluation reports.

Weaknesses were also identified in contract management, including the absence of a comprehensive framework, policy and supporting procedures, limited evaluation evidence and a need for improved monitoring of contract expiry dates. Council has agreed to implement the recommendations.

Cybersecurity continues to present a significant challenge for local government due to the evolving risk environment and rapid technological change. The Audit Office recommended improvements to Council's cyber maturity, particularly alignment with the Essential Eight framework. While recognising that addressing cyber risks requires significant resources and investment, Mrs Donaldson advised that an external specialist has been engaged to review Council's policies and systems and that improvement actions are underway.

Mr Youssef queried whether additional security measures could be implemented to reduce the risk of cyber-attacks. Mrs Donaldson acknowledged the complexity and cost involved, noting that further work is required and that ongoing support and resourcing will be needed to address the identified risks.

Councillor Stead entered the meeting at 5:28 pm.

Ms Radue sought clarification on whether the cybersecurity work identified formed part of an existing project or represented an additional initiative. Mrs Donaldson advised that while there may be some overlap with existing work, it is a separate project and may result in further recommendations. Mrs Donaldson also noted Council's involvement in the RAMJO IT project group, which may provide opportunities for alignment.

Mr Grant advised that the RAMJO IT support project had recently gone to tender and submissions are currently being evaluated. The project is expected to provide councils with a suite of IT support package options at varying service levels. Once the evaluation process is complete, Council will consider the recommendations and determine whether to participate or pursue its own approach.

Mr Hansen advised that a contractor has been engaged to review Council's procurement framework, with the scope subsequently expanded to include contract management. The contractor is also assisting with day-to-day procurement activities, including tenders and quotations. A gap analysis undertaken by Civica had identified that Council's existing procurement and contract management software modules could be better utilised to support compliance and address the Audit Office's recommendations.

CL04 INTERNAL AUDIT REPORT - CREDIT CARD USAGE

Mr Prowse addressed the Committee and noted that Council had adopted a revised Credit Card Policy in January 2026, which fell outside the audit review period. The revised policy was acknowledged as a significant improvement and many of the management actions identified in the audit response have already been implemented.

Council has increased the number of credit cards issued and raised transaction limits, reducing the need for card sharing and supporting more efficient purchasing of low-value items. Overall, the audit found Council's controls to be partially effective, with no high-risk findings, identifying eight medium-risk and three low-risk recommendations. No fraudulent transactions were detected, cash advances are prohibited, and HR processes are in place to ensure cards are returned and disabled when employees leave Council.

Key recommendations included:

- Implementing an independent review and documented sign-off of credit card reconciliations by the Finance Manager.
- Establishing an exceptions register to record and monitor instances of non-compliance.

Mr Hansen advised that many of the audit recommendations had already been addressed as the audit commenced prior to the introduction of the new policy. Monthly reporting to the Senior Management Team has been established, an exceptions register is in place, training has been rolled out and documentation requirements have been strengthened. The policy has also been updated to replace the previous requirement for an annual audit with periodic spot checks.

RECOMMENDED on the motion of Stuart Heffer and George Youssef that the Committee endorse the recommendations and management responses as provided in the internal audit report for Credit Card Usage.

CL05 REVIEW OF TERMS OF REFERENCE AND CHARTER

Ms Radue noted that the Audit, Risk and Improvement Committee Charter is broad in scope and reflects the requirements of the Office of Local Government Guidelines. She expressed concern that the Committee is unable to adequately form an opinion on whether all Charter responsibilities are being met without receiving reports addressing each area of responsibility.

RECOMMENDED on the motion of Dorian Radue and Stuart Heffer that the Audit, Risk and Improvement Commmittee Terms of Reference and Charter, as attached to the report, be adopted.

CL06 TREASURY POLICY - RESERVES AND RESTRICTIONS

Mr Hansen advised that the Treasury Policy – Reserves and Restrictions Policy forms the final pillar of Council's Treasury Management Framework. The policy introduces a formal framework for the establishment and management of internal Council reserves and includes a master reserve register to ensure funds are held and used for their intended purpose. It was noted that the framework aligns reserve management with Council's broader investment arrangements.

The intent of the policy is for Council facilities and services to be financially sustainable, with future capital works funded from the relevant internal reserve where appropriate.

Ms Radue suggested that the term "Statutory" be inserted in the category table on page 90 where "N/A" currently appears. Management advised that the policy is scheduled to be presented to Council in September 2026.

Mr Youssef queried whether funds held in restricted reserves could be utilised for other purposes. Mr Hansen noted that the Charter for each reserve specifies the circumstances under which funds may be used and that Council may resolve to reallocate funds from internal reserves if considered appropriate.

Mr Hansen further advised that Council can, on a case-by-case basis, borrow from reserves to fund projects, with decisions regarding reserve contributions and allocations also considered as part of the annual budget and financial statement process.

Ms Brill sought clarification on how interest would be accounted for when transferring funds between reserves. Management advised that any transfers would need to be appropriately documented and that the treatment of interest may vary depending on the size and nature of the transaction. It was suggested that the policy include guidance regarding the allocation of interest earnings. It was noted that, at present, most interest earned on reserve funds is allocated to Council's consolidated revenue.

RECOMMENDED on the motion of Stuart Heffer and Helen Brill that the Committee:

(a) Note the report and provide advice to Council on the proposed Treasury Policy on Reserves and the associated three-tier reserve governance framework.

(b) Endorse the draft policy to Council for adoption.

CL07 FL-CP-201 PROCUREMENT POLICY

Mr Hansen advised that the Procurement Policy has been updated and reinforces Council's obligations to comply with relevant legislation and new procurement guidelines while ensuring procurement processes are appropriate to Griffith City Council's size, risk profile and operational needs.

The policy also establishes a mechanism for management to report back to Council on compliance with the procurement framework and the effectiveness of procurement practices. It was noted that the policy represents the first stage of Council's broader procurement reform program, with further improvements to procurement and contract management processes planned as part of the ongoing reform agenda.

RECOMMENDED on the motion of George Youssef and Stuart Heffer that

The Audit, Risk and Improvement Committee:

(a) Receives and notes the report;

(b) Reviews the draft Procurement Policy (FL-CP-201, Revision 6) at Attachment 1 and provides comment and suggestions for improvement; and

(c) Endorses the draft Procurement Policy for reporting to Council for adoption, subject to any amendments arising from the Committee’s consideration.

CL08 FS-CP-102 RELATED PARTIES DISCLOSURE POLICY

Mr Hansen advised that the Related Party Disclosures Policy has been amended following observations raised by NSW Audit Office staff during the audit process. The updates provide greater clarity around the disclosure requirements and ensure the policy more accurately reflects the applicable accounting standards.

RECOMMENDED on the motion of Stuart Heffer and Dorian Radue that the Committee:

(a) Note the compliance cap in the current policy that has driven the revision

(b) Provide any advice considered appropriate

(c) Endorse the revised Related Parties Disclosures Policy (FS-CP-102) for submission to Council for adoption.

CL09 INVESTMENTS - FY26 COMPLIANCE AND FY27 BASELINE

Mr Hansen advised that a small number of non-compliance issues had been identified in relation to Council's investment portfolio. It was recommended that the affected investments be held until maturity, with compliance issues addressed as investments are renewed. The matter has been reported to Council.

Council's investment performance exceeded budget expectations across all funds during the reporting period. Mr Hansen advised that the Investment Policy will be reviewed annually.

Discussion occurred regarding the policy restriction preventing investment in securities rated below A-. Mr Hansen noted there may be merit in considering investments with a BBB credit rating and advised that a detailed review of Council's risk appetite and the potential benefits and risks of such investments would be undertaken. Any proposed changes would be presented to the Audit, Risk and Improvement Committee and Council for consideration.

RECOMMENDED on the motion of Stuart Heffer and Dorian Radue that the Audit, Risk and Improvement Committee note the report and the actions listed at the Action Required table, with progress reported to the Committee at each meeting until complete.

CL10 ADOPTION OF DELIVERY PROGRAM & OPERATIONAL PLAN (BUDGET), LONG TERM FINANCIAL PLAN 2026/27

The Committee noted the report.

CL11 AGENDA FORWARD PLAN

The Committee noted the report. A Meeting without the General Manager, as suggested by the Office of Local Government Guidelines, is scheduled to take place after the next ARIC meeting in October. Date of the November meeting is to be confirmed.

CL12 ICAC REPORT - CONTINGENT WORKERS AT COUNCIL

The Committee noted the report.

6 OUTSTANDING ACTION REPORT

The Committee noted the Outstanding Action Report.

Ms Radue acknowledged the significant work being undertaken by management and observed that some actions had remained on the report for an extended period. She queried whether the original comments and action items may, in some cases, have been superseded by more recent projects or changed circumstances, and suggested a review of older items to ensure the report accurately reflects current priorities and activities.

Mr Youssef noted that action reporting could assist the Committee in assessing its effectiveness and demonstrating the value of its oversight activities.

Mr Hansen suggested that future reports include a summary of key issues to assist the Committee in focusing on the most significant matters requiring attention.

Mr Prowse advised that the Audit, Risk and Improvement Committee Guidelines require the Committee to monitor management's responses to audit findings, oversee the implementation of agreed actions and follow up on whether audit recommendations have been appropriately addressed.

7 GENERAL BUSINESS

7.1 AI and Cybersecurity

Mr Heffer sought clarification on Council's use of artificial intelligence and associated cybersecurity considerations. Mrs Donaldson advised that policies and safeguards are in place to govern the use of AI, including the use of approved platforms and controls around confidential information.

7.2 Cost Savings and Efficiency

Mr Youssef suggested that staff be encouraged to identify potential cost savings and efficiency improvements, noting that employees are often well placed to identify opportunities to reduce waste and improve operations.

Mrs Donaldson advised that Council already has several channels for staff feedback, including toolbox talks and the upcoming staff satisfaction survey. Management noted that opportunities for staff engagement and feedback will continue to be reinforced across the organisation.

8 NEXT MEETING

The next meeting of the Audit, Risk and Improvement Committee is to be held on Wednesday, 21 October 2026 at 5:00 pm.

There being no further business the meeting terminated at 6:38 pm.

TITLE **Outstanding Action Report**

TRIM REF **25/150123**

RECOMMENDATION

The report be noted.

ATTACHMENTS

OUTSTANDING ACTION REPORT

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
11 Aug 2026	**CL03 ENDORSEMENT OF AUSTRALIA DAY POLICY FOR PUBLIC EXHIBITION**	SGO	176937	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.	**13/08/2026:** On exhibition until 9 September 2026.
11 Aug 2026	**CL04 ENDORSEMENT OF FINANCIAL ASSISTANCE POLICY FOR PUBLIC EXHIBITION & ADOPTION OF COMMUNITY GRANT AND EVENT SPONSORSHIP GUIDELINES**	SGO	176938	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.	**13/08/2026:** On exhibition until 9 September 2026.

OUTSTANDING ACTION REPORT

					(e) Within the Draft Guidelines – Community Grants program, remove eligibility of "small assets associated with the successful execution of the proposed project or program".	
11 Aug 2026	**CL05 ENDORSEMENT OF GRALC - PATRON CONDUCT AND ACCESS POLICY FOR PUBLIC EXHIBITION**	SGO	176940	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.	**13/08/2026:** On exhibition until 9 September 2026.
11 Aug 2026	**CL06 ENDORSEMENT OF GRALC - POOL ADMISSION FEES POLICY FOR PUBLIC EXHIBITION**	SGO	176944	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.	**13/08/2026:** On exhibition until 9 September 2026.

OUTSTANDING ACTION REPORT

					(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.	
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.
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	**2/03/2026:** Gyprock repairs and painting complete – October 2025.

OUTSTANDING ACTION REPORT

					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).	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.

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OUTSTANDING ACTION REPORT

COMPLETION BY OTHER AGENCIES PENDING

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