
**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 8 SEPTEMBER 2026 COMMENCING AT 7:00 PM**

PRESENT

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

STAFF

General Manager, Scott Grant, Finance Manager, Vanessa Edwards, Director Economic & Organisational Development, Shireen Donaldson, Water & Wastewater Manager, Durgananda Chaudhary, Director Infrastructure & Operations, Phil King, Director Sustainable Development, Joe Rizzo and Minute Taker, Antoinette Galluzzo

MEDIA

Nil

1 COUNCIL ACKNOWLEDGEMENTS

The Meeting opened with Councillor Christine Stead reading the Opening Affirmation and the Acknowledgement of Country.

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

26/242

RESOLVED on the motion of Councillors Jenny Ellis and Christine Stead that apologies be received from Director Business, Cultural, Financial Services, Matthew Hansen and Director Utilities, Graham Gordon.

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

Against

The division was declared PASSED by 9 votes to 0.

26/243

RESOLVED on the motion of Councillors Christine Stead and Anne Napoli that Councillor Scott Groat be approved to attend the meeting by Audio-Visual.

For

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

Against

The division was declared PASSED by 9 votes to 0.

3 CONFIRMATION OF MINUTES

26/244

RESOLVED on the motion of Councillors Tony O'Grady and Shari Blumer that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 25 August 2026, having first been circulated amongst all members of Council, be confirmed.

For

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

Against

The division was declared PASSED by 9 votes to 0.

4 BUSINESS ARISING

Nil

5 DECLARATIONS OF INTEREST

Pecuniary Interests

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

Councillor Shari Blumer
CL02 - DA 91/2026 - One Hundred - One (101) Lot Residential Subdivision With The Creation Of One Public Reserve And Public Roads And Associated Infrastructure

Reason - I have a pecuniary conflict of interest for reasons that are commercial in confidence

Councillor Shari Blumer

CL03 - 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

Reason - I have a pecuniary conflict of interest for reasons that are commercial in confidence

General Manager, Scott Grant and the Senior Management Team present for this Council Meeting

CCMM01 - General Managers Annual Performance Review

Reason - Due to the nature of our collective roles as part of the senior leadership team, we cannot be present when the General Managers performance agreement is being discussed.

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

CL08 - Suspension of Alcohol Prohibited Area & Alcohol-Free Zone Restrictions - Yenda Place & Memorial Park - Saturday 12 December 2026

Reason - the application is from the business that i am employed.

Councillor Jenny Ellis

CL07 - Quick Turn Around Grant Application for Griffith Art Collective Auspiced by Western Riverina Arts

Reason - I am the current chairperson of the Griffith Art Collective and deputy chair of the Western Riverina Arts Board.

Less Than Significant Non-Pecuniary Interests

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

Councillor Mark Dal Bon

CL01 - DA 47/2026 - Designated Development - Increase in throughput capacity for an existing Concrete Batching Plant, up to 140,000 tonnes per annum

Reason - i have bought road base off them. Because as a resedent. You have to buy it off someone. If you need it. And better to buy locally.

Councillor Anne Napoli

CL02 - DA 91/2026 - One Hundred - One (101) Lot Residential Subdivision With The Creation Of One Public Reserve And Public Roads And Associated Infrastructure

CL03 – 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

Reason - A member of my family is related to the applicant and I have no relationship with the applicant. This DA will have no significant impact on my family or to myself.

6 PRESENTATIONS

Nil

7 MAYORAL MINUTES

Nil

8 GENERAL MANAGER'S REPORT

CL01 DA 47/2026 - DESIGNATED DEVELOPMENT - INCREASE IN THROUGHPUT CAPACITY FOR AN EXISTING CONCRETE BATCHING PLANT, UP TO 140,000 TONNES PER ANNUM

26/245

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

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

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

For

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 Shari Blumer left the meeting having declared a pecuniary interest, the time being 7:08 pm.

CL02 DA 91/2026 - ONE HUNDRED - ONE (101) LOT RESIDENTIAL SUBDIVISION WITH THE CREATION OF ONE PUBLIC RESERVE AND PUBLIC ROADS AND ASSOCIATED INFRASTRUCTURE

26/246

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

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

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.

**CL03 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**

26/247

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

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

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 7:17 pm.

CL04 ENDORSEMENT OF TREASURY POLICY - RESERVES AND RESTRICTIONS FOR PUBLIC EXHIBITION

26/248

RESOLVED on the motion of Councillors Christine Stead and Anne Napoli 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.

For

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

Against

The division was declared PASSED by 9 votes to 0.

CL05 ADOPTION OF PLAN OF MANAGEMENT - GRIFFITH CBD PRECINCT

26/249

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

- (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.

For

Mayor, Councillor Doug Curran
Councillor Christine Stead
Councillor Jenny Ellis

Against

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.

CL06 QUICK TURN AROUND GRANT APPLICATION - GRIFFITH CYCLE CLUB

26/250

RESOLVED on the motion of Councillors Shari Blumer and Laurie Testoni that Council endorse the application for the Quick Turnaround Grant from Griffith Cycle Club to the value of \$2,500.

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

Against

The division was declared PASSED by 9 votes to 0.

Councillor Jenny Ellis left the meeting having declared a significant non-pecuniary interest, the time being 7:23 pm.

CL07 QUICK TURN AROUND GRANT APPLICATION FOR GRIFFITH ART COLLECTIVE-AUSPICED BY WESTERN RIVERINA ARTS

26/251

RESOLVED on the motion of Councillors Tony O'Grady and Shari Blumer that Council endorse the application for the Quick Turnaround Grant from Western Riverina Arts to the amount of \$2,328.

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

Against
Councillor Mark Dal Bon

The division was declared PASSED by 7 votes to 1.

Councillor Jenny Ellis returned to the meeting at 7:26 pm.

Councillor Laurie Testoni left the meeting having declared a significant non-pecuniary interest, the time being 7:26 pm.

CL08 SUSPENSION OF ALCOHOL PROHIBITED AREA & ALCOHOL-FREE ZONE RESTRICTIONS - YENDA PLACE & MEMORIAL PARK - SATURDAY 12 DECEMBER 2026

26/252

RESOLVED on the motion of Councillors Christine Stead and Anne Napoli that 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.

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

Against

The division was declared PASSED by 8 votes to 0.

Councillor Laurie Testoni returned to the meeting at 7:28 pm.

CL09 MAYURESH GROUP PTY LTD - ACQUISITION OF EASEMENT - CROWN RESERVE 1002998 - PART LOT 308 DP 751743, LAKE WYANGAN

26/253

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

- (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.

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

Against

The division was declared PASSED by 9 votes to 0.

9 INFORMATION REPORTS

CL10 QUESTIONS TAKEN ON NOTICE

26/254

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

For

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

Against

The division was declared PASSED by 9 votes to 0.

10 ADOPTION OF COMMITTEE MINUTES

MINUTES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON 27 AUGUST 2026

26/255

RESOLVED on the motion of Councillors Christine Stead and Tony O'Grady that the recommendations as detailed in the Minutes of the Audit, Risk and Improvement Committee meeting held on 27 August 2026 be adopted.

For

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

Against

The division was declared PASSED by 9 votes to 0.

11 BUSINESS WITH NOTICE – RESCISSION MOTIONS

Nil

12 BUSINESS WITH NOTICE – OTHER MOTIONS

Nil

13 OUTSTANDING ACTION REPORT

26/256

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

For

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

Against

The division was declared PASSED by 9 votes to 0.

14 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL

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

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

The matters and information are the following:

- (a) personnel matters concerning particular individuals (other than Councillors)**
- (b) the personal hardship of any resident or ratepayer**
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business**
- (d) commercial information of a confidential nature that would, if disclosed:**
 - (i) prejudice the commercial position of the person who supplied it, or**
 - (ii) confer a commercial advantage on a competitor of the Council, or**
 - (iii) reveal a trade secret**
- (e) information that would, if disclosed, prejudice the maintenance of law**
- (f) matters affecting the security of the Council, Councillors, Council staff or Council property**
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege**

- (h) **information concerning the nature and location of a place or an item of Aboriginal significance on Community land.**
- (i) **alleged contraventions of any code of conduct requirements applicable under section 440 of the Local Government Act 1993.**

26/257

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

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

For

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

Against

The division was declared PASSED by 9 votes to 0.

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

CCMM01 GENERAL MANAGER'S ANNUAL PERFORMANCE REVIEW

Reason: Personnel Matters 10A(2)(a)

Council closed its meeting at 7:41pm. The public and media left the Chamber. Livestream was disconnected.

REVERSION TO OPEN COUNCIL

26/258

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

For

Mayor, Councillor Doug Curran
Councillor Christine Stead
Councillor Jenny Ellis
Councillor Anne Napoli
Councillor Mark Dal Bon

Against

Councillor Scott Groat
Councillor Tony O'Grady
Councillor Laurie Testoni
Councillor Shari Blumer

The division was declared PASSED by 9 votes to 0.

Open Council resumed at 7:51pm.

Livestream was reconnected.

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

MATTERS DEALT WITH IN CLOSED COUNCIL

General Manager, Scott Grant and the Senior Management Team left the meeting having declared a pecuniary interest, the time being 7:41 pm.

CCMM01 GENERAL MANAGER'S ANNUAL PERFORMANCE REVIEW

26/259

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

- (a) Note the Mayoral Minute which includes the General Manager's Performance Review Panel's position following the Annual Review for 2025/26.
- (b) Note that in accordance with clause 8.4 of the General Manager's Contract of Employment has noted an 'Better than Satisfactory' level of performance and are recommending a permanent increase of 4% (including the SOORT increase of 3%) in the Total Remuneration Package. This recognises the General Manager's high level of performance, Award increases to other staff and community expectations.
- (c) Adopt the draft 2026/2027 General Manager's Performance Agreement included as Attachment 2.

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

Against

The division was declared PASSED by 9 votes to 0.

General Manager, Scott Grant and the Senior Management Team returned to the meeting at 7:51 pm.

There being no further business the meeting terminated at 7:56 pm.

Confirmed:

CHAIRPERSON