



Ordinary Meeting

BUSINESS PAPER

**Tuesday, 22 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)
Councillor Shari Blumer
Councillor Mark Dal Bon
Councillor Jenny Ellis
Councillor Scott Groat (Deputy Mayor)
Councillor Anne Napoli
Councillor Tony O'Grady
Councillor Christine Stead
Councillor Laurie Testoni

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

MEMBERS OF THE PUBLIC CAN ADDRESS COUNCIL IN THE FOLLOWING WAYS

Addressing the Council at a Public Forum

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

Notice of Motion via Councillor

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

Petition

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

Customer Request Management system

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

Direct correspondence to the General Manager

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

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

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

Oath

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

Affirmation

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

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

[What is a pecuniary interest?](#)

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

[Disclosure of pecuniary interests at meetings](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Opening Affirmations

Option 1

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

To be honest and objective in all our deliberations.

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

Option 2

Almighty God

We ask that you guide us in our decision making.

Protect us and the community we serve.

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

Option 3

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

Acknowledgment of Country

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

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

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 22 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, 22 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

CL01 p22 DA 227/2025 - Seventeen (17) Large Lot Torrens Title Subdivision,
New Public Road and Demolition

CL02	p44	Endorsement of Amended Frost Control Fan (CS-CP-309) - Local Policy
CL03	p47	Endorsement of FS-CP-102 Related Parties Disclosure for Public Exhibition
CL04	p50	Endorsement of FL-CP-201 Procurement Policy for Public Exhibition
CL05	p55	Adoption of GRALC Public Policies - Pool Admission Fees Policy and Patron Conduct and Access Policy
CL06	p59	Adoption of Griffith Community Investment Policy, Revoke Community Grants Policy, Promotion, Advertising, Sponsorship of Events Policy, Small Business Financial Assistance Policy and Community Organisation Rate Subsidy Policy
CL07	p64	Adoption of Revised Draft Australia Day Policy
CL08	p70	Suspension of Alcohol Prohibited Area & Alcohol-Free Zone Restrictions - Kooyoo Mall 23 October 2026 - Long Table Event
CL09	p72	Investment Report - July 2026
9	Information Reports	
CL10	p80	New Statewide Community Participation Plan for Planning Matters
CL11	p82	Financial Assistance Grants 2026-27
CL12	p94	2026 National General Assembly Resolutions
10	Adoption of Committee Minutes	
	p97	Minutes of the Landfill FOGO Committee Meeting held on 9 September 2026
11	Business with Notice – Rescission Motions	
12	Business with Notice – Other Motions	
	p100	Notice of Motion - Councillor Shari Blumer
13	Outstanding Action Report	
	p110	Outstanding Action Report
14	Matters to be dealt with by Closed Council	
CC01	Tender No. 28-25/26 - Hanwood Growth Area Detailed Engineering Design Plans and Section 7.11 Development Contributions Plan	
	- commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret 10A(2) (d)	

Scott Grant

GENERAL MANAGER

**ORDINARY MEETING OF GRIFFITH CITY COUNCIL
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 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

CLAUSE	CL01
PROPOSAL	DA 227/2025 - SEVENTEEN (17) LARGE LOT TORRENS TITLE SUBDIVISION, NEW PUBLIC ROAD AND DEMOLITION
PROPERTY	115 Mallinson Road Lake Wyangan Lot 478 DP 751743
LOCATION	Lake Wyangan
ZONING	R5 – Large Lot Residential
APPLICABLE PLANNING INSTRUMENT	Griffith Local Environmental Plan
EXISTING DEVELOPMENT	Intensive Agriculture (Citrus/recently cleared), Dilapidated Dwelling and Remnant Vegetation
APPLICANT	SKM Planning
OWNER	GM Casella Family Trust
DIRECTORS OF COMPANY (IF APPLICABLE)	Mr G M & Mrs N L Casella
APPLICATION DATE	19 January 2026
REASON FOR REFERRAL FROM	Eleven (11) Submissions Received Joe Rizzo, Director Sustainable Development
TRIM REF	26/111154

SUMMARY

Proposal

- The development proposes subdivision of the site into seventeen (17) new lots, generally ranging in size from 4,000m² to 4438.5m² with the lot containing the main detention basin being 7447.6m².
- A new cul-de-sac road with a road reserve width of 20m will service the allotments, which will connect to Maegraith Place within the adjoining large lot subdivision.
- The application has been referred to the Ordinary Meeting of Council on the basis of eleven (11) objections received.
- The proposed development seeks consent for the creation of 17 residential lots ranging in size from 4,000 m² – 6246 m²).
- Remnant vegetation on site is to be cleared in accordance with the BDAR submitted with the application.
- The development is integrated, and a Bushfire Safety Authority was issued and submitted to Council on 10 September 2026.
- It is recommended that the application be approved based on the details contained in report.

Type of Development

Local Development

Main Issues

Submissions objecting to the development received during the public notification period.

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 227/2025(1) for the 17 Large Lot Torrens Title Subdivision, Demolition and new road opening at 115 Mallinson 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 site is located on the southern side of Mallinson Road, with road access proposed via Maegraith Place to the east. The site has an area of 8.1 hectares with a frontage to Mallinson Road of 210 metres and a depth of approximately 415 metres. The site contains a recently cleared orchard, remnant vegetation and a dilapidated cottage. The site can be accessed via a gravel driveway to Mallinson Road.

The site slopes 12 metres from the south to the north and collects stormwater from a natural overland drainage line on the McPherson Range to the south. A Murrumbidgee Irrigation drainage channel adjoins the northern property boundary.

The locality comprises large lot residential setting with nearby developments retaining substantial native remnant vegetation. There is intensive irrigated agriculture to the north of the site and remnant bushland to the south on the McPherson Range. This area is accessed via a fire trail which has also been upgraded for mountain bike riding.

The site is not burdened by any easements according to the Certificate of Title. The site is flood prone however due to the fall of the McPherson Range Directing water through the site. In addition, the site is mapped as bushfire prone land. The site is one of the last lots within the Large Lot Residential precinct south of Mallinson Road.

LOCATION MAP



BACKGROUND

Site History

The site has been utilised for intensive agriculture (citrus) with this recently being removed. A dilapidated dwelling is located on the site with a portion of the site containing remnant vegetation.

Timeline of Events Pertaining to the Development Application

- 19/01/2026 – DA lodgement via NSW Planning Portal
- 20/01/2026 – Development Assessment Panel and referral of the application to: Development Engineers, Environmental Health & Essential Energy
- 23/01/2026 – Essential Energy referral returned with conditions
- 29/01/2026 – Notification of application to neighbours and public – notification closed 03/03/2026
- 29/01/2026 – Additional information requested, and final information received 01/09/2025
- 26/06/2026 – Notification of application to neighbours and public – notification closed 10/07/2026

- 30/06/2026 – Applicant advised that eleven (11) submissions were received during the notification period and was therefore requested to address the issues raised with response on 17/08/2026
- 01/07/2026 – Environmental Health referral returned with conditions
- 21/07/2026 – Development Engineers referral returned with conditions
- 08/09/2026 – Development Assessment completed.
- 10/09/2026 – RFS Integrated Referral 'Bushfire Safety Authority' received
- Report to Council 22 September 2026 – 30 nett and 227 gross days at the Council meeting date.

PROPOSAL IN DETAIL

The development proposes subdivision of the site into 17 new lots, generally ranging in size from 4,000m² to 4438.5m² with the lot containing the main detention basin being 7447.6m² as shown in Figure 2 below. A new road with a road reserve width of 20m will service the allotments, which will connect to Maegraith Place within the adjoining large lot subdivision. The new road will include roll kerb and gutter.

Building envelopes have been indicated on the application plans to demonstrate adequate development area on each lot, consistent with boundary setbacks in according with Council's standards. These will not be required on the final plan of subdivision as these setbacks are reflected in the Residential Development Control Plan.

Due to the size of the proposed lots each allotment is capable of on-site sewer disposal as evidenced by the accompanying Site Assessment for Effluent Disposal System Report prepared by Aitken Rowe Testing Laboratories.

The property contains native vegetation on approximately 1.1 hectares of the site. Most of the native vegetation will be removed to facilitate the subdivision works with Credits to be retired under the Biodiversity Development Application Report (BDAR).

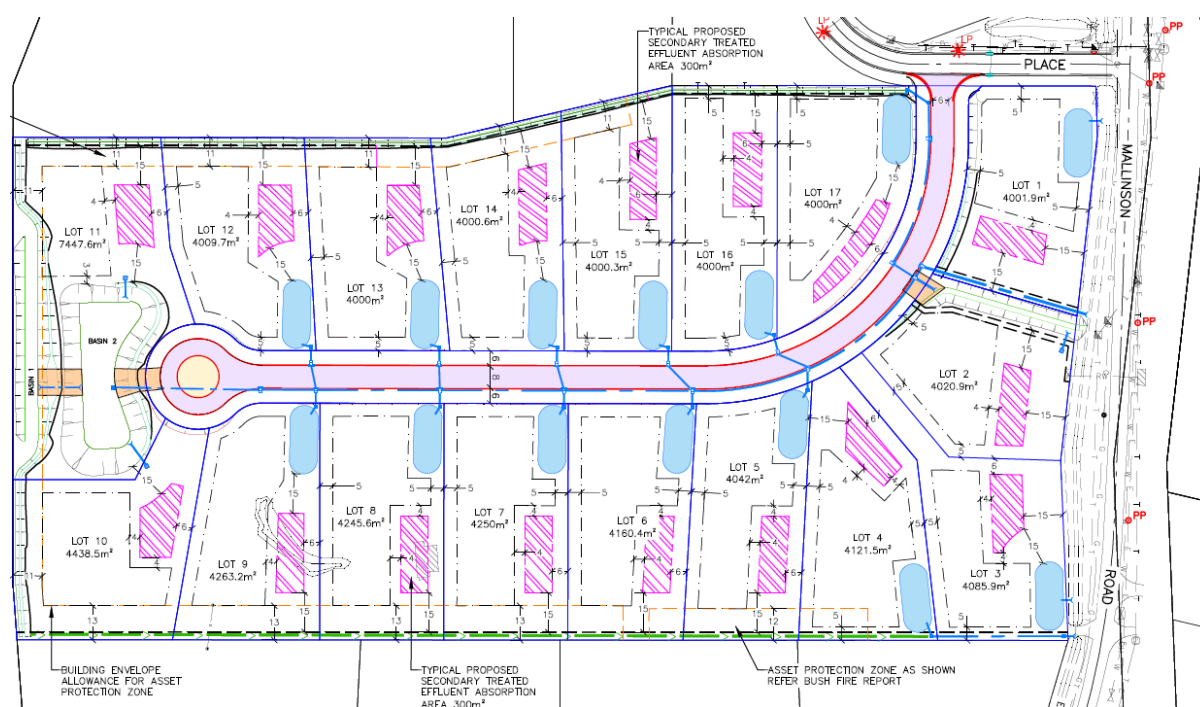


Figure 2: Subdivision plan indicating lot layout, building envelope, detention basins and on-site sewerage management area.

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.

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

Griffith Local Environmental Plan 2014

The proposed development is for a Seventeen (17) Lot Torrens Title Subdivision and the creation of a new public road. This falls under the definition of *subdivision of land* in the Part 6 Building and subdivision certification of the *Environmental Planning and Assessment Act 1979*, which is defined as:

Part 6 Building and subdivision certification of EPA Act 1979:

6.2 Meaning of “subdivision” of land (cf previous s 4B)

- (1) *For the purposes of this Act, subdivision of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.
The division may (but need not) be effected —*
 - (a) *by conveyance, transfer or partition, or*
 - (b) *by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.*
- (2) *Without limiting subsection (1), subdivision of land includes the procuring of the registration in the office of the Registrar-General of —*
 - (a) *a plan of subdivision within the meaning of section 195 of the [Conveyancing Act 1919](#), or*
 - (b) *a strata plan or a strata plan of subdivision within the meaning of the [Strata Schemes Development Act 2015](#).*

The subject land is zoned R5 Large Lot Residential and under Part 2 Land Use Table of *Griffith Local Environmental Plan 2014* in Clause 2.6(1) which states that “*Land to which this Plan applies may be subdivided, but only with development consent*” and in Clause 4.1(2) states that “*This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan*”. Therefore, the proposal is development that can only be permitted with the consent of Council. On this basis the proposed development is considered permissible.

4.1 Minimum Lot Size

The minimum lot size map for the site is 4000m² hectares, with all proposed lots being greater than 4000m² in size.

While a portion of Lot 3 is contained within an access handle, the handle forms part of the lot area and the resulting lot complies with the minimum lot size standard under Clause 4.1.

Similarly, part of lot 2 and lot 11 are designated to include a spillway and a detention basin respectively. These lots are capable of accommodating a dwelling and associated development and the design of each lot is considered to achieve the objectives of the clause.

This is demonstrated by the delineation of a suitable building envelope on each of the lots as per the Xeros Piccolo Consulting Engineers 'Sewer Absorption Plan' (See Figure 2 on previous page).

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

The provisions of Chapter 4.1 State Environmental Planning Policy (Resilience and Hazards) 2021 state that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Clause 4.6 states that before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

With regard to sub-clause 4, it identifies triggers for a preliminary investigation, including:

- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital—land—
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

The subject site is not within an investigation area as set out in Clause 4.6, however it is land that is listed in Table 1 as being an activity that may have caused contamination.

The SOEE and contamination reports identify that the site has historically been used for citrus horticulture. As a result, a preliminary contaminated land assessment was undertaken to determine whether the land is suitable for future residential development.

The preliminary site investigation included soil sampling and analysis across two assessment areas. Section 1 was assessed as suitable for residential use without further investigation. However, a soil sample collected adjacent to the dilapidated homestead within Section 2 recorded a lead concentration of 390mg/kg, exceeding the adopted residential criterion of 300mg/kg.



Figure 2: Subsections of Existing Site (© NearMaps – March 2025)

Hence, further investigation was required in accordance with Chapter 4 of SEPP-RH and Council's Contaminated Land Policy. Further testing was undertaken resulting in a Remediation Action Plan. The remediation strategy involves the excavation and removal of impacted surface soils in the vicinity of the former homestead. The depth of excavation is expected to be between 0.1 and 0.2 metres, with the final depth determined during remediation works.



Environmental health staff are satisfied that the land can be made suitable for the proposed residential subdivision, subject to remediation being undertaken in accordance with the approved RAP and submission of a validation report confirming the remediation objectives have been achieved. Appropriate consent conditions are recommended to ensure these requirements are met.

Biodiversity and Conservation 2021

The subject site is zoned R5 Large Lot Residential and therefore, Chapter 4 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the proposal. The applicant has submitted a Biodiversity Development Assessment Report addressing this legislation in that report.

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

Development Control Plan - Residential

Relevant Controls for Large Lot Residential subdivision have been assessed as satisfactory. The variation request under Appendix 2 (4.5)(c) is considered further below:

Battle-axe lots must meet the following requirements:

- i. Single access handles must have a minimum width of 8 m and a maximum length of 100 m;*
- ii. In calculating the area of a battle-axe lot, the area of the access handle is to be excluded;*
- iii. Dual access handles must have a combined width of 10 m and a maximum length of 60 m; and*
- iv. The access handle must be of a size to accommodate the location of all services including a water meter located 1 m from any driveway and the placement of garbage and recycling bins.*

The development meets the requirements for items i. iii. and iv.

A variation has been requested for item ii. in the Statement of Environmental Effects (SoEE) which was submitted with the application. The request was made in the assessment table of the SoEE (page 47) with further detail provided in Appendix 1 'Variation Request' of that report.

The SoEE advises:

'Flexibility should be applied to the circumstance of this development as only one allotment is a battle-axe design, and the access handle services only Lot 3. The proposed development seeks consent for the creation of 17 residential lots ranging in size from 4,000 m² – 6,246m².

The lot design of all lots including Lot 3 can provide for onsite detention basins, a 300m² secondary treated effluent absorption area which meet the recommended distances from waterbodies and drainage lines. The lot provides a sufficient building envelope to enable the construction of a dwelling. Proposed Lot 3 will have a site area excluding the access handle of over 3,500m².

The length of the driveway only exceeds the maximum length by up to 1.7m. The allotment area is sufficient in size to cater for future development including onsite effluent treatment and disposal.'



Figures 3 & 4: Extract of draft subdivision plan and draft civil works plan demonstrating dimensions of proposed lot 3, the location of detention basin, on site sewerage management disposal area, required buffers and building envelope.

Appendix 2 (4.5)(c)(ii) Variation Assessment:

The proposed lot 3 access handle is 10m wide and varies from 46.03 metres to 51.71 metres in length. For the purpose of the discussion assume approximately 50m in length which provides a total area of the handle of 500m². Proposed Lot 3 is 4085.9m² in area.

On this basis the variation for this control is approximately 12.3% (ie 500m²/4048.9m²).

This is considered to be a minor deviation of the standard, given it relates to one of the 17 proposed new lots. The applicant has demonstrated that a suitable building envelope, detention basin, wastewater disposal area and required buffers can be provided on the lot.

On this basis, it is recommended that the variation be supported.

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 Griffith 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.

Notification Description	Required	Submission Period
Publication in Council Catchup and on Facebook	Yes	29 January 2026 – 3 March 2026; And 23 June 2026 – 10 July 2026
Letters to Neighbours	Yes	29 January 2026 – 3 March 2026; And 23 June 2026 – 10 July 2026

As a result of the public participation process, Council received eleven (11) submissions in response to the notification and referral of the development application. The details of the submissions, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

Submission Matters

Issue 1. Traffic generation, volumes and survey data

The Transport Impact Statement (TIS) relies on estimated rather than surveyed traffic volumes and speeds. Mallinson Road is said to serve more than the approx. 100 dwellings adopted, without accounting for the new subdivision near Abattoir/Boorga Road or tip traffic. The adopted rate of 7.53 vehicle trips per dwelling per day is considered too low (10 movements suggested, equating to ~300 vpd at the bottom of Maegraith Place), and the reported internal road volumes (136 vpd vs 128 vpd) appear inconsistent. The assumed 40% westbound distribution is disputed.

Applicants Response:

The TIS (Trafficworks, Final, 12/01/2026) adopts the standard trip generation rates in the TfNSW Guide to Transport Impact Assessments (7.53 vpd and 0.84 vph per low-density dwelling). The use of published TfNSW rates in lieu of surveyed counts is normal and accepted practice for a development of this modest scale, and the assessment adopts deliberately conservative assumptions (mid-block location, 50/50 directional splits). The development generates in the order of 128 vpd and 14 vph – about one vehicle movement every four minutes in the peak hour. The 136 vpd figure relates to the busiest section of the internal road, while 128 vpd is the total site generation; the figures are consistent, not contradictory.

Even if a higher rate of 10 movements per dwelling were adopted, site generation (~170 vpd) would remain very low in absolute terms and would not alter any finding of the TIS: the intersection turn-treatment warrants (see Item 2) sit far below the Austroads thresholds at which higher-order treatments are triggered, and this conclusion is insensitive to the directional split adopted (even a 100% eastbound distribution would not change the warranted treatments).

Estimated volumes on Mallinson Road (~753 vpd) remain well within the 1,000 vpd maximum indicated for its local access function in Council's Engineering Guidelines, including allowance for growth in the locality.

Assessment:

Concerns were raised regarding the traffic generation assumptions adopted in the Traffic Impact Statement (TIS), including the use of estimated traffic volumes, trip generation rates and traffic distribution patterns.

Council has reviewed the TIS and is satisfied that the traffic generation rates adopted are based on the *Transport for NSW Guide to Transport Impact Assessment* and represent accepted industry practice for a development of this scale. Council's independent engineering assessment also considered a more conservative traffic distribution than that adopted by the applicant and utilised existing traffic count data for Mallinson Road. The assessment concluded that the additional traffic generated by 17 residential allotments would have a minimal impact on the surrounding road network.

Council further determined that, subject to the provision of upgraded intersection treatments at including a Basic Auxiliary Right (BAR) and Basic Auxiliary Left (BAL) treatment is warranted for the intersection of Mallinson Road and Maegraith Place, the road network can safely accommodate the projected traffic movements associated with the development. Accordingly, the concerns raised are adequately addressed through the recommended conditions of consent.

Issue 2. Mallinson Road / Maegraith Place intersection safety and turning lanes

The intersection is an existing safety concern that the development will exacerbate by approximately doubling traffic. Submitters seek full-width turning lanes; question whether the basic left turn (BAL) treatment (1.2 m wide x 15 m plus taper, adjacent to guardrail) will be

used by drivers; consider the 2.8 m basic right turn (BAR) lane too narrow, and question whether it can fit with the power poles and whether a sealed shoulder is required. Sun glare for westbound drivers and high travel speeds are said to increase rear-end collision risk for vehicles turning left into Maegraith Place.

Applicants Response:

The TIS assessed the intersection against the Austroads Guide to Traffic Management Part 6 warrants using post-development volumes. The anticipated turning volumes (5–11 vph) and through volumes (~84–95 vph two-way) sit at the very bottom of the BAR/BAL warrant range – the lowest treatment category – with a substantial margin before auxiliary lane treatments (AUL/CHR) would be warranted. Full-width auxiliary lanes are accordingly not justified by the traffic volumes, but the recommended BAR/BAL treatments directly address the concerns raised: the BAR treatment provides a 2.8 m widening over 70 m to give a total 6.5 m eastbound width, allowing through vehicles to pass a vehicle waiting to turn right, and the BAL treatment provides a sealed widening allowing left-turning vehicles to decelerate clear of the through lane – mitigating the rear-end/sun-glare scenario described by submitters. Both treatments are standard designs under the Austroads Guide to Road Design Part 4A (Figs 7.1 and 8.2) and will be detailed at civil design stage in accordance with Council's Engineering Guidelines, including services (power pole) coordination.

In addition, the TIS recommends (Rec. 4) upgrading the existing substandard W-beam guardrail installation at the intersection (connecting the disconnected rails with a curved section and providing an impact-absorbing terminal on the high-speed eastern approach), and (Rec. 5) closing the existing driveway access to No. 115 on the inside of the Mallinson Road curve and removing its culvert crossing – both net safety improvements over the existing situation. Safe Intersection Sight Distance (SISD) of 181 m (80 km/h design speed) is achieved in both directions at the intersection. The crash history (one moderate injury crash within 980 m in five years, unrelated to this intersection) does not indicate an existing safety problem requiring further remedial action. The applicant accepts conditions requiring the BAR/BAL treatments and barrier upgrade to be constructed as part of the subdivision works.

Assessment:

Concerns were raised regarding the safety of the Mallinson Road and Maegraith Place intersection, including the adequacy of the proposed turning lane treatments, interaction with existing infrastructure, vehicle speeds and the potential for increased crash risk resulting from additional traffic generated by the development.

Council's engineering assessment reviewed the Traffic Impact Statement and supports the recommendation for Basic Auxiliary Right Turn (BAR) and Basic Auxiliary Left Turn (BAL) treatments at the intersection. The assessment found that the projected traffic volumes generated by the subdivision satisfy Austroads do not justify higher-order intersection upgrades. The proposed works will improve traffic operation and safety by allowing turning vehicles to decelerate clear of through traffic and reducing the potential for vehicle conflicts at the intersection. Council is also satisfied that adequate sight distance is available and that the proposed intersection upgrade can be appropriately designed and constructed through the detailed engineering design process.

In addition, the development requires upgrades to the existing guardrail arrangement and closure of the existing direct driveway access from Mallinson Road, both of which will improve safety outcomes compared with the current situation. Subject to these works being completed as a condition of consent, Council is satisfied that the intersection can safely accommodate the additional traffic generated by the development.

Issue 3. Speed limits and signage

Clarification sought on whether Maegraith Place has a 50 km/h or 80 km/h limit in the absence of signage, and whether Council or the developer should install 50 km/h signs. One

submission requests the Mallinson Road speed limit be reduced from 80 km/h to 50 km/h.

Applicants Response:

Maegraith Place is a built-up semi-urban and is subject to the default urban 50 km/h limit under the NSW Road Rules, which applies without signposting (Council to confirm). The new internal road will likewise operate under the default 50 km/h urban limit, and with a straight section under 250 m its geometry is self-regulating to that speed (Austroads AGTM Part 8), such that no traffic-calming devices are required. Speed zone reviews and the installation of regulatory signage on the public road network (including any reduction of the Mallinson Road 80 km/h limit) are matters for Council and Transport for NSW under the NSW Speed Zoning Standard rather than for this application; the applicant raises no objection to Council pursuing a review and the request can be referred to Council's Traffic Committee. It is noted that the recommended BAR/BAL turn treatments and barrier upgrade address the interaction between turning and through traffic at the existing 80 km/h limit.

Assessment:

Concerns were raised regarding the applicable speed limit within Maegraith Place, the need for speed limit signage, and whether the speed limit on Mallinson Road should be reduced in response to the proposed development.

Council notes that the determination of speed zones and installation of regulatory speed signage on public roads are matters for the relevant road authority and, where required, the Local Traffic Committee and Transport for NSW. Council's engineering assessment found that the additional traffic generated by the subdivision can be safely accommodated under the existing speed environment, subject to the provision of the required intersection upgrades at Maegraith Place and Mallinson Road.

Any future request to review speed limits or install additional regulatory signage would be considered through the separate traffic management and road authority processes.

Issue 4. Maegraith Place carriageway width and culvert / "bridge" at the drainage channel

Maegraith Place has a 7.6 m sealed carriageway while the new internal road will be 8.0 m; submitters ask whether the developer should widen the lower end of Maegraith Place. The culvert crossing of the drainage channel at the entrance to Maegraith Place is said to be too narrow, requiring entering vehicles to wait for exiting vehicles, and the current entrance is considered too close to the drainage channel.

Applicants Response:

Maegraith Place is an existing Council local street with a 7.6 m carriageway and kerb and gutter to both sides, within a 16 m reserve widening to 30 m at Mallinson Road. A 7.6 m two-lane carriageway complies with Council's Engineering Guidelines for a local access street and comfortably accommodates two-way passenger vehicle movements. Post-development volumes on the lower section of Maegraith Place (~286 vpd; ~32 vph in the peak) remain very low in absolute terms and well within the environmental capacity of a local street; widening of the existing street is not warranted by the modest additional traffic.

The constrained feel at the channel crossing is a function of the existing substandard guardrail arrangement rather than carriageway width. The TIS specifically reviewed this location and recommends upgrading the barrier installation (curved connecting rail and impact-absorbing terminal – Rec. 4), together with BAR/BAL turn treatments on Mallinson Road that remove waiting turning vehicles from the through lane (see Item 2). These works will materially improve the operation and safety of the Maegraith Place entrance for existing and future residents. Any further augmentation of the culvert (a Council drainage asset) can be addressed with Council at civil design stage.

Assessment:

Concerns were raised regarding the width of Maegraith Place, the capacity of the drainage channel crossing at the entrance to the road, and whether road widening works should be undertaken as part of the development.

Council's engineering assessment found that Maegraith Place currently functions as a local residential street and that the existing 7.6 metre sealed carriageway is consistent with Council's requirements for a local access road. The projected increase in traffic associated with the subdivision is relatively minor and does not warrant widening of the existing road. The assessment concluded that the road network has sufficient capacity to accommodate the additional vehicle movements generated by the development.

Council also notes that the Traffic Impact Statement identified opportunities to improve safety at the entrance to Maegraith Place through upgrades to the existing guardrail arrangement and provision of turning lane treatments at the Mallinson Road intersection. These works have been incorporated into the engineering requirements for the development. Subject to these upgrades, Council is satisfied that the existing road and channel crossing can continue to safely service the locality and that any further improvements to Council infrastructure can be considered separately if required in the future.

Issue 5. Sight distance

The TIS states vehicles leaving driveways need 40 m sight distance along the new road (69 m for non-domestic driveways) and that 181 m is achieved from Maegraith Place along Mallinson Road but does not state the sight distance available for vehicles turning from the new road onto Maegraith Place; submitters doubt more than 50 m is available.

Applicants Response:

The TIS does assess this movement (Section 4.2.4). The applicable criterion for the new intersection on a local road is Stopping Sight Distance (SSD), being 55 m for the 50 km/h speed environment of Maegraith Place (AGRD Part 3, Table 5.5). Sight lines of 61.3 m to the north and 55.4 m to the southwest were measured from the proposed intersection location, confirming compliance in both directions across flat terrain (TIS Figure 15, Conclusion 6).

Minor trimming of lower limbs of existing street trees north of the intersection may be undertaken to maintain these sight lines. Individual lot driveways along the internal road will be located at detailed design to comply with the AS 2890.1 entering sight distance criteria (40 m domestic) for the 50 km/h environment (TIS Rec. 2), which can be secured by condition.

Assessment:

Concerns were raised regarding the sight distance available for vehicles turning from the proposed internal subdivision road onto Maegraith Place, with submitters questioning whether adequate visibility would be available to safely accommodate vehicle movements.

Council's engineering assessment reviewed the Traffic Impact Statement and is satisfied that sight distance requirements have been appropriately assessed. The assessment determined that the proposed intersection achieves the required stopping sight distance for the 50 km/h operating environment of Maegraith Place in both directions and therefore complies with the relevant Austroads design requirements. The proposed intersection arrangement is considered capable of accommodating anticipated traffic movements in a safe manner.

Council also notes that any future driveway locations within the subdivision will be required to comply with the applicable sight distance requirements at the detailed design stage. Where necessary, minor vegetation trimming can be undertaken to maintain appropriate visibility. Accordingly, Council is satisfied that adequate sight distance can be achieved and maintained, and the concerns raised do not warrant refusal of the application.

Issue 6. Pedestrian and cyclist provision

There is currently no pedestrian or cyclist provision on Mallinson Road or Maegraith Place. Submitters ask whether the 2.0 m footpath shown on the typical section will be built along the new road, and request it be extended along the lower end of Maegraith Place and along Mallinson Road (including a cycle path on the northern side of Mallinson Road linking to the Lake Wyangan path), citing the Griffith Pedestrian and Bicycle Strategy 2018.

Applicants Response:

The lack of pedestrian and cyclist paths on Mallinson Road and Maegraith Place is a matter for Council to consider in its works program.

Assessment:

Concerns were raised regarding the absence of existing pedestrian and cyclist infrastructure on Mallinson Road and Maegraith Place, and whether footpath and cycleway connections should be provided as part of the development.

Council notes that the subdivision includes provision for a 2.0 metre footpath within the new internal road reserve to service future residents of the development. The proposed subdivision is required to provide pedestrian infrastructure within the development site in accordance with Council's engineering requirements. However, the extension of pedestrian and cycling facilities beyond the development site along Maegraith Place or Mallinson Road would constitute upgrades to the broader public road network and are not considered necessary to mitigate the impacts of this development.

Council is satisfied that the scale of the development does not justify the provision of additional off-site pedestrian or cycling infrastructure as a condition of consent. Any future upgrades to the wider pedestrian and cycling network remain matters for Council's strategic planning, capital works and transport infrastructure programs.

Issue 7. Headlight glare and residential amenity (21 Maegraith Place)

Headlights from vehicles leaving the new subdivision via the new intersection will shine into the dwelling opposite at 21 Maegraith Place, affecting privacy, sleep and property value. Submitters request the subdivision be redesigned so the new road is located closer to Mallinson Road, with a left turn lane provided on Maegraith Place.

Applicants Response:

The location of the new intersection approximately 50 m south of Mallinson Road was selected on road safety grounds: it provides adequate separation from the Mallinson Road intersection (queuing and driver decision space), achieves compliant stopping sight distance in both directions, and avoids concentrating two intersections at the constrained channel crossing.

Relocating the new road closer to Mallinson Road, as suggested, would compromise intersection separation and operate contrary to the safety objectives raised elsewhere in the same submissions; a left turn lane on Maegraith Place (a 50 km/h local street carrying ~9 vph on this approach) is not warranted under the Austroads criteria.

Headlight sweep from exiting vehicles is limited in practice: night-time movements from a 17-lot residential street are very infrequent, vehicles exit at low speed from a stop/give-way condition, and the affected frontage retains established street trees and verge vegetation. Landscaping within the verge and/or front boundary treatment at 21 Maegraith Place would further screen occasional headlight sweep, and the applicant is willing to discuss reasonable verge landscaping measures with Council at civil design stage. Impacts on property values are not a relevant planning consideration under s4.15 of the EP&A Act, and no unreasonable amenity impact arises.

Assessment:

Concerns were raised regarding potential headlight glare from vehicles exiting the proposed subdivision onto Maegraith Place, including impacts on the amenity of the dwelling opposite at 21 Maegraith Place. Submitters also requested that the subdivision be redesigned to relocate the internal road closer to Mallinson Road.

Council's engineering assessment is satisfied that the location of the proposed internal road intersection has been selected having regard to road safety, intersection spacing and sight distance requirements. The proposed intersection achieves the necessary visibility standards and provides an appropriate separation distance from the Mallinson Road intersection. Relocating the intersection closer to Mallinson Road is not supported as it would reduce this separation and may adversely affect the safe operation of both intersections.

While some vehicle headlights may be visible from nearby properties, Council considers that traffic volumes generated by a 17-lot residential subdivision will be relatively low, particularly during night-time periods. Any headlight impacts are expected to be occasional and typical of a residential street environment.

In order to reduce direct and perceived impact to the residents at 21 Maegraith Place, a condition has been provided to provide additional boundary fencing and landscaping up to the building line of that development. This is to be designed in conjunction with the landowner. Following the maintenance period, the landscaping will become the responsibility of the landowner at 21 Maegraith Place to maintain.

Issue 8. Stormwater drainage – individual on-site basins vs communal basin, and ongoing maintenance

Concern that lot-based detention basins will rely on individual owners for maintenance (and may be “landscaped out” over time) with no enforcement by Council; queries as to who will maintain the two basins above the cul-de-sac court bowl and how they are managed if not communal facilities; a preference expressed for a single large common basin in the low corner of the site (between the new road and Mallinson Road near Maegraith Place); and concern about impacts on Mallinson Road drainage if basins are not maintained.

Applicants Response:

The stormwater strategy comprises three elements:

- 1. Lot-based on-site detention (OSD) basins restrict post-development discharge from each allotment to the street drainage network, with Lots 1– 3 discharging directly to the existing Mallinson Road channel; basin sizing will be finalised at detailed design. OSD on private lots is a conventional solution for large-lot subdivisions, and ongoing maintenance can be secured in the usual manner by a restriction/positive covenant under s88B of the Conveyancing Act 1919 on each title, requiring the basin to be retained and maintained in accordance with the approved design – enforceable by Council as the authority benefited. The applicant accepts a condition to this effect.*
- 2. Basins 1 and 2 near the western (upslope) boundary are not lot-based OSD but capture and attenuate external catchment flows from the adjoining Crown land before they enter the subdivision, discharging via controlled outlets and spillways. Tenure and maintenance arrangements for these basins (drainage easement/reserve in favour of Council with associated maintenance obligations) will be resolved through conditions at detailed design – they are drainage infrastructure, not communal recreation facilities, which is why the SEE describes no communal facilities as proposed.*
- 3. Open drains and deflection banks within 3 m easements along the eastern and western boundaries capture natural overland flow from neighbouring land, and the trunk drainage is sized for the 10% AEP event with major-event overland flow*

contained within the road reserve ($DxV \leq 0.4 \text{ m}^2/\text{s}$). A single communal basin in the north-eastern corner was considered but is not preferred: the site grades (falling west to east across ~10 m) would require substantial cut and inter-allotment drainage easements across multiple lots to convey flows to a single point, and a large communal basin would itself create the ownership/maintenance burden submitters are concerned about. The distributed strategy ensures no increase in discharge to the Mallinson Road channel above existing conditions.

Assessment:

Concerns were raised regarding the reliance on individual lot owners to maintain on-site detention (OSD) basins, the ongoing management of the proposed drainage basins within the subdivision, and whether a single communal basin would provide a more appropriate stormwater management solution.

Council's engineering assessment reviewed the submitted stormwater management strategy and is satisfied that the proposed drainage system has been designed to manage stormwater runoff without increasing downstream impacts. The proposed OSD basins on individual lots are a common and accepted stormwater management approach for large lot residential subdivisions. Ongoing maintenance of these facilities can be secured through restrictions and positive covenants registered on title, ensuring that future landowners are responsible for maintaining the approved drainage infrastructure.

Council also notes that the larger basins proposed within the subdivision are intended to manage external catchment flows entering the site and form part of the subdivision's drainage infrastructure. Detailed ownership and maintenance arrangements for these assets will be addressed through the detailed design and subdivision certification process. Council is satisfied that the proposed drainage strategy is appropriate for the site's topography and will adequately manage stormwater generated by the development.

Issue 9. Lot 3 – battle-axe lot area and minimum lot size

Lot 3 has a total area of 4,085.9 m² including the access handle (~500 m²); excluding the handle the area is below 4,000 m². Submitters query whether the lot area excluding the handle is permitted to be less than 4,000 m².

Applicants Response:

The 4,000 m² minimum lot size under clause 4.1 of the Griffith LEP 2014 applies to the area of the lot as registered; Lot 3 (4,085.9 m²) complies with the LEP standard and no clause 4.6 variation to the LEP is required. The requirement to exclude the access handle from the area calculation arises under the DCP (Griffith Subdivision Code, cl 4.5(c)), and the application transparently addresses this: a formal Request for Variation to a Development Control accompanies the SEE (Appendix 1), seeking a concession to the handle length (46–51.7 m against the 50 m maximum) and to the area calculation. The variation is justified on its merits: Lot 3 is the only battle-axe lot in the subdivision; its handle exceeds the minimum width (10 m against 8 m required); its area excluding the handle remains over 3,500 m²; and the lot demonstrably accommodates a building envelope, the required asset protection zone, a 300 m² secondary-treated effluent absorption area with all buffer distances, and an on-site detention basin. The variation produces no adverse external impact and is consistent with the objectives of the Subdivision Code.

Assessment:

Concerns were raised regarding the compliance of proposed Lot 3 with the minimum lot size requirements, specifically that the lot area excluding the access handle is less than 4,000m².

Council notes that proposed Lot 3 has a total area of 4,085.9m² and therefore complies with the minimum 4,000m² lot size requirement under Clause 4.1 of the Griffith Local Environmental Plan 2014. As such, no variation to the LEP development standard is required. The issue raised relates to a provision within the Griffith Development Control Plan

concerning the calculation of battle-axe lot areas and access handle dimensions.

Council has considered the applicant's request to vary the relevant DCP controls and is satisfied that the variation is minor being 12% and capable of achieving the underlying objectives of the DCP. Despite the reduced area excluding the access handle, the lot is of sufficient size to accommodate a dwelling, associated infrastructure, bushfire protection measures, effluent disposal area and stormwater management requirements and can be approved by Council under delegated authority.

Issue 10. Building setbacks and indicative envelopes

The SEE states future dwellings can achieve Part 8 of the Griffith Residential DCP, which requires a 7.5 m front setback for lots of this size, but the plans are said to show a 5 m setback; submitters contend the plans should comply with Council's controls.

Applicants Response:

The building envelopes shown on the subdivision and civil plans are expressly indicative only (refer legend note on the Sewer Absorption Plan, Drawing B3001: "proposed building envelope indicative only, to be finalised in detailed design") and are provided to demonstrate that each lot can accommodate a future dwelling together with its asset protection zone, effluent area and OSD basin. No dwellings are approved by this application. Future dwellings will be the subject of separate development applications (or complying development) and must comply with the setback controls in Part 8 of the DCP at that time – for lots of 3,000 m² to 1 ha: 7.5 m front, 5 m side and 5 m rear. The 5 m dimensions annotated on the plans reflect side/rear setbacks and APZ allowances, not a proposed front setback, and nothing in the subdivision design prevents full compliance with the 7.5 m front setback on every lot.

Assessment:

Any future residential development on the land will be assessed under Council's Residential Development Control Plan. This will include an assessment under the development standards at that time. Council will not require setbacks to be shown on the final plan of subdivision. These have been provided during the assessment process to demonstrate that each lot can achieve an adequate building envelope given requirements for stormwater detention and on-site sewerage management on each lot.

Issue 11. DCP compliance – identification of non - compliances

The SEE states the design complies with the majority of the controls in the Griffith Residential DCP 2020; submitters ask which controls the subdivision does not comply with, and whether it should comply.

Applicants Response:

The application identifies a single departure from the DCP: the battle-axe handle length and lot-area calculation for Lot 3 addressed in Item 9 above, for which a formal variation request under the DCP accompanies the application (SEE Appendix 1). In all other respects the subdivision complies with the applicable controls of the Griffith Residential DCP 2020 and the Griffith Subdivision Code, including minimum lot sizes, road reserve and carriageway design, intersection treatment, servicing and lot layout, as set out in the DCP compliance tables in the SEE. The phrase "majority of controls" reflects that one variation is sought; the variation process is the mechanism the DCP itself provides for considering justified departures.

Assessment:

A variation request has been made and considered in the assessment of the control in which a deviation from is required (Refer to Section 4.15(1) (a) (iii) of report).

Issue 12. Fencing

The SEE states Colourbond fencing will not be provided along Mallinson Road but is silent on fencing between new dwellings and along boundaries with existing houses to the east and west; submitters consider only rural-style fencing should be permitted and ask the developer to confirm what fence types will be permitted.

Applicants Response:

No fencing is proposed as part of the subdivision works, and fencing between private lots is not a matter for approval under this application – boundary fencing between neighbours is dealt with under the Dividing Fences Act 1991 as lots develop. Future fencing associated with dwellings will be regulated by Part 8 of the Griffith Residential DCP, which permits side and rear fencing of steel materials to 2 m; the DCP does not mandate rural-style fencing in the R5 zone. The Applicant confirms, consistent with the SEE, that no Colourbond fencing is proposed along the Mallinson Road frontage, preserving the semirural outlook of the road corridor. Should Council consider it warranted, the applicant would not object to a condition or s88B instrument restricting solid Colourbond fencing forward of the building line on lots fronting Mallinson Road.

Assessment:

The site is to be developed with a number of overland stormwater drainage flow paths, which results in fencing needing to be permeable and not impact on the flow of water. As such Councils development engineers have imposed a condition requiring details of proposed fence type to be submitted to council prior to the issue of a subdivision works certificate, specifically for fences in the following locations:

- Shared boundaries of proposed Lots 4-17,
- Southern boundary of proposed Lots 10 and 11 for the full length, and
- Northern boundary of proposed Lot 2 where the open drainage channel crosses into the Mallinson Road drainage channel.

Any proposed fence elsewhere on the site will need to be constructed as per exempt development standards typically being 1.8m in height and of post and wire or post and rail. Alternatively, landowners may apply for the construction of alternate fencing such as Colourbond steel or decorative fencing types with their applications in accordance with the Residential Development Control Plan.

Issue 13. Bushfire access and egress

Maegraith Place has no bushfire egress to the Crown land to the south, leaving Mallinson Road as the only exit for its 21 residences; the new subdivision will likewise have no access to the Crown land, further complicating evacuation in a bushfire event.

Applicants Response:

The southern portion of the site adjoins land mapped as bushfire prone, and the application is Integrated Development under s4.46 of the EP&A Act requiring a Bush Fire Safety Authority from the NSW Rural Fire Service under s100B of the Rural Fires Act 1997. A Bushfire Assessment Report (Bushfire Planning and Design) accompanies the application and demonstrates that each lot can achieve the required asset protection zones (11–13 m) and building areas with radiant heat exposure below 29 kW/m², in accordance with Planning for Bush Fire Protection 2019. The adequacy of access and egress arrangements is a matter squarely within the RFS assessment, and the subdivision cannot proceed without the RFS issuing its Authority, with any conditions it imposes attaching to the consent. The development does not alter the existing egress arrangements for Maegraith Place residents.

Assessment:

A Bushfire Safety Authority was issued by NSW Rural Fire Services on 10 September 2026 addressing the following:

- Asset Protection Zones

- Access Requirements including
- Fire Trails
- Public Roads
- Properties
- Water and Utilities

All requirements from NSW Rural Fire Services forms part of the Notice of Determination.

The Bush Fire Safety Authority was issued on the basis of an amended Bushfire Assessment Report which includes the construction of three bushfire access trails. One of these fire trails extends to the southern property boundary (See figure 5 extract below).

The condition of the Bushfire Safety Authority requires connectivity between the proposed fire trail and the existing fire trail on Crown Land Lot 7306 DP 1157775. This will require crown land consent and the extension the existing fire trail on crown land by approximately 12 meters to connect to the proposed subdivision as per the aerial image below (figure 6).

A condition of consent has been included in the notice of determination to gain landowners consent from the crown and provide civil works plans for the construction of the fire trail, stormwater, erosion control and vegetation removal works. This will be required prior to the issue of the Subdivision Work Construction Certificate.

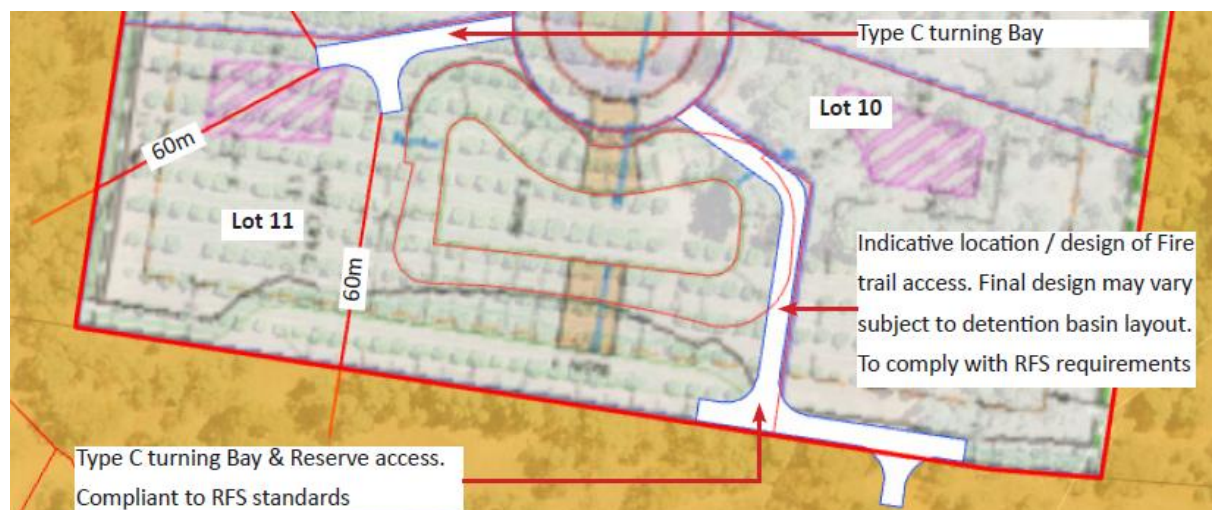


Figure 5 - Amended Bushfire Assessment Report (dated 31/08/2026) - Figure C.03a



Figure 6 - Current Metromap 2026 Aerial Photo with existing crown firetrails and potential future connection

Issue 14. Notification, consultation and review of amended plans

Submitters were disappointed at not being directly notified and considered the exhibition period short relative to the volume of application material; the pro forma submissions request the opportunity to review any amended plans and reports before concluding whether they object.

Applicants Response:

Notification and exhibition were undertaken by Council in accordance with its Community Participation Plan.

Assessment:

Notification and exhibition were undertaken by Council on two separate occasions in accordance with its Community Participation Plan and due to the submission of additional information (Refer section 4.15 (1) (d) of report).

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; 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 subject to reasons to be provided by Councillors.

OPTION 3

Any other resolution.

POLICY IMPLICATIONS

There are no anticipated policy implications pertaining to the support of Option 1 of this report.

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.

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, Building Services Coordinator, Development and Traffic Coordinator, Environment and Public Health Coordinator, Applicant and Community through the Community Participation Plan.

ATTACHMENTS

- (a) Attachment A - DA 227/2025 - Draft Conditions of Consent (under separate cover) 
- (b) Attachment B - DA 227/2025 - DA Documents (under separate cover) 
- (c) Attachment C - DA 227/2025 - Combined Redacted Submissions (under separate cover) 
- (d) Attachment D - DA 227/2025 - Development Assessment Report (under separate cover) 

CLAUSE	CL02
TITLE	Endorsement of Amended Frost Control Fan (CS-CP-309) - Local Policy
FROM	Joe Rizzo, Director Sustainable Development
TRIM REF	26/110970

SUMMARY

This report seeks Council's endorsement of the amended Frost Control Fan Policy (CS-CP-309).

Council's existing policy has been reviewed and updated, with amendments proposed to Section 3.8, to strengthen the management of frost control fan noise impacts on future development of habitable structures (dwellings). The proposed amendments require new development of habitable structures within 1,000 metres of existing and/or approved frost control fans to incorporate appropriate noise attenuation measures.

Key changes include the registration of a Section 88B Restriction as to User on subdivision lots and the requirement for an Acoustic Design Report demonstrating compliance with Council's indoor noise criteria.

The amendments to Section 3.8 also introduce detailed requirements for acoustic design, construction verification and the ongoing maintenance of approved noise attenuation measures.

These changes are intended to minimise potential land use conflicts by ensuring new developments of habitable structures are designed and constructed appropriately to manage noise impacts from established frost control fan operations, while supporting the ongoing viability of agricultural activities within the Griffith Local Government Area.

RECOMMENDATION

- (a) Council endorse the amended Frost Control Fan Policy (CS-CP-309) as attached to the report, for public exhibition for a period of 42 days.**
- (b) If submissions are received during the exhibition period, a further report to be prepared for Council. If no submissions are received, the amended Frost Control Fan Policy (CS-CP-309) Policy be considered as adopted by Council as at the date of conclusion of the advertised exhibition period.**

REPORT

The amended Frost Control Fan Local Policy (CS-CP-309) has been amended to provide a more comprehensive framework for managing the potential impacts of frost control fan noise on future developments of habitable structures (dwellings) located within 1,000 metres of existing and/or approved frost control fans.

The amendments place responsibility on new developments of habitable structures to appropriately address potential noise impacts through building design and planning measures, recognising the established agricultural use of surrounding land.

The proposed amendments require the registration of a Restriction as to User pursuant to Section 88B of the *Conveyancing Act 1919* on subdivision lots within the affected area, ensuring that future habitable structures incorporate appropriate noise attenuation measures.

In addition, development applications for new development of habitable structures within the 1,000 metre buffer must be accompanied by an Acoustic Design Report prepared by a suitably qualified acoustic consultant. The report must demonstrate compliance with the Policy's indoor noise criteria and assess the cumulative impact of all existing and approved frost control fans within the locality.

OPTIONS

OPTION 1

The Recommendation as written.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

This policy is proposed to replace the existing policy.

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

ATTACHMENTS

- (a) Draft Frost Control Fan (CS-CP-309) Local Policy (under separate cover) 

CLAUSE CL03

TITLE Endorsement of FS-CP-102 Related Parties Disclosure for Public Exhibition

FROM Matthew Hansen, Director Business, Cultural & Financial Services

TRIM REF 26/91021

SUMMARY

This report seeks Council's endorsement of a revised Related Parties Disclosures Policy (FS-CP-102) for public exhibition.

The revision responds directly to feedback provided by the NSW Audit Office at the interim audit for the year ended 30 June 2026. It aligns the policy with the disclosure requirements of AASB 124 Related Party Disclosures and simplifies it for the key management personnel (KMP) who rely on it.

The draft policy was reported to Council's Audit, Risk and Improvement Committee at its meeting of 27 August 2026.

RECOMMENDATION

That Council:

- (a) Endorse the draft Related Parties Disclosures Policy (FS-CP-102) for public exhibition for a period of 28 days;**
- (b) Note that where no submissions are received during the exhibition period, the policy will be adopted without further report to Council; and**
- (c) Note that where submissions are received, a further report will be brought to Council for consideration of those submissions prior to adoption.**

REPORT

Background

FS-CP-102 supports Council's compliance with AASB 124, which has applied to local government since annual reporting periods beginning on or after 1 July 2016. The policy was last reviewed in July 2022 (Minute 22/171).

The policy requires Key Management Personnel (KMP), defined as the Mayor, Councillors, General Manager, Directors and Public Officer, to notify related party information so that Council can make the disclosures required in its general purpose financial statements.

Reason for the review

At the interim audit for the year ended 30 June 2026, the NSW Audit Office identified that the policy's notification and disclosure obligations were triggered only by related party transactions. AASB 124 (paragraphs 13 and 14) requires related party relationships involving control or joint control to be disclosed irrespective of whether any transaction has occurred. Under the current drafting, a KMP who controls or jointly controls an entity that has had no dealings with Council is not required to notify that relationship.

The Audit Office also noted that the policy is silent on KMP compensation, which AASB 124 (paragraph 17) requires to be disclosed in the financial statements.

Together, these gaps create a risk of incomplete or non-compliant financial statement disclosures and of adverse external audit findings.

Nature of the changes

The draft policy is attached in marked-up form. The extent of the mark-up overstates the extent of the change. Most of it reflects renumbering, restructuring and the rewriting of existing obligations in plain English so that the policy is easier for KMP to follow. The substantive changes are limited to the following:

- Notification duty (clause 4.3 and Attachment A): KMP must notify controlling and jointly controlled relationships whether or not a transaction has occurred, in addition to transactions – directly closing the gap identified by the Audit Office.
- Relationship disclosure (clause 4.2.1): a standalone obligation to disclose control and joint control relationships in the financial statements, consistent with AASB 124 paragraphs 13 and 14.
- KMP compensation (clause 4.2.2): a new disclosure obligation, analysed by category, consistent with AASB 124 paragraph 17.
- Notification form (Attachment A): restructured into Part 1 (relationships) and Part 2 (transactions), with a plain-language declaration.

No change is proposed to the categories of staff and officials who are treated as KMP, to the notification timeframes, or to the treatment of ordinary citizen transactions.

Public exhibition

It is proposed that the draft policy be placed on public exhibition for 28 days, consistent with Council's practice for public policies. The draft will be available on Council's website and at the Administration Centre, and submissions will be invited during the exhibition period.

Where no submissions are received, the policy will be adopted at the close of the exhibition period without a further report. Where submissions are received, they will be reported to Council with any recommended amendments prior to adoption.

OPTIONS

OPTION 1

The Recommendation as written.

OPTION 2

Any other Recommendation.

POLICY IMPLICATIONS

This is proposed to replace the existing policy.

FINANCIAL IMPLICATIONS AND RISK

There are no direct financial costs. Implementation and exhibition are met within existing resources.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

The revision strengthens compliance with AASB 124 and reduces the risk of qualification or restatement of Council's related party disclosures. It supports Council's obligations under the Local Government Act 1993 and the applicable Codes of Conduct.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

Audit Risk and Improvement Committee

ATTACHMENTS

- (a) DRAFT - FS-CP-102 Related Parties Disclosure Policy (under separate cover) 
- (b) CURRENT - FS-CP-102 Related Parties Disclosure Policy (under separate cover) 

CLAUSE **CL04**

TITLE **Endorsement of FL-CP-201 Procurement Policy for Public Exhibition**

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

TRIM REF **26/91020**

SUMMARY

This report seeks Council's endorsement of a substantially rewritten Procurement Policy (FS-CP-201, Revision 6) for public exhibition.

Council's current Procurement Policy was adopted in July 2022 and consists in substance of a single sentence directing staff to a Procurement Manual made and amended by the Management Executive. It contains no principles, no procurement framework, no statement of the respective roles of the governing body and the administration, and no reporting or accountability requirement.

In July 2026 the Office of Local Government released the Procurement Guidelines for NSW Local Government. The Guidelines, together with the age and limited content of the current Policy, provide the occasion for a full rewrite rather than an incremental amendment.

The draft Policy was considered by Council's Audit, Risk and Improvement Committee at its meeting of 27 August 2026, which endorsed it for reporting to Council.

RECOMMENDATION

- (a) Endorse the draft Procurement Policy (FS-CP-201, Revision 6) at Attachment (a) for public exhibition for a period of 28 days.**
- (b) Note that where no submissions are received during the exhibition period, the draft Policy will be adopted at the close of that period without further report to Council; and**
- (c) Note that where submissions are received, they will be reported to Council with any recommended amendments prior to adoption.**

REPORT

Background

Council's current Procurement Policy (Revision 5) was adopted on 15 July 2022. Its single operative provision requires staff to procure goods and services in accordance with the Procurement Manual, which is adopted and amended from time to time by the Management Executive.

Definitions, Exceptions and Legislation are each recorded as "None".

The practical effect is that the entirety of Council's procurement direction is delegated to a manual made and amended by the administration, without Council-level oversight of the standards applied to approximately \$30 million of annual expenditure.

The [Office of Local Government's Procurement Guidelines for NSW Local Government](#), released in July 2026, set out the framework councils are to follow in developing their own

procurement frameworks. This includes the principles of best-practice procurement, the plan, source, manage lifecycle, internal governance expectations, and the matters a council's procurement policy should address. Councils must consider the Guidelines when setting policy and procedures, including for procurement below the statutory tendering threshold.

The draft Policy

The draft Policy is a strategic instrument. It sets the values, principles and standards Council requires to be applied to procurement and establishes accountability back to Council for performance. It deliberately does not prescribe operational detail.

The central design decision is the separation of strategic direction from operational delivery. Clause 3.4 states expressly that quotation thresholds below the statutory tendering threshold, evaluation methodologies, delegations, forms, systems and templates are the responsibility of the General Manager and belong in the Procurement Manual – but that the Manual must give effect to the Policy. The relationship is therefore inverted from the current position: the Manual becomes subordinate to Council's stated direction rather than a substitute for it.

The draft also addresses the conduct of councillors in procurement, requiring that they not direct staff, participate in evaluation, advocate for suppliers, or communicate with tenderers during a live process. This protects both councillors and staff and reflects the probity expectations in the Guidelines and the Model Code of Conduct.

Significant changes from the current Policy

The draft is a rewrite, not an amendment. The following table summarises the significant changes.

Element	Current Policy (Rev 5, 2022)	Draft Policy (Rev 6)
Policy statement	A single sentence directing staff to the Procurement Manual.	Council sets direction, values and standards; the Manual must give effect to the Policy.
Principles	None stated.	Six principles adopted as Council values: value for money; fair and open competition; probity and transparency; innovation; economic development, social outcomes and sustainability; and proportionality.
Procurement framework	None stated.	The plan, source, manage approach adopted, with Council's expectations stated at each phase and particular weight given to contract management.
Compliance	Not stated. Legislation recorded as "None".	Express compliance with ss 55 and 55A of the Act and Part 7 of the Regulation, the OLG Guidelines, the Code of Conduct and nine listed instruments.
Below-threshold procurement	Not addressed.	Confirmed as exempt from legislated tendering but fully subject to the Policy and its principles.
Roles and separation	Not addressed.	A roles table distinguishing the governing body, individual councillors, the General Manager, staff and the Audit, Risk and Improvement Committee.
Accountability to Council	None.	An annual Procurement Performance Report with a defined minimum content list, plus statutory modern

Element	Current Policy (Rev 5, 2022)	Draft Policy (Rev 6)
		slavery reporting and exception reporting on fraud, corrupt conduct and serious probity failure.
Exemptions	Recorded as "None".	Reliance on s 55(3) exemptions authorised subject to documented justification, approval within delegation, any required Council resolution, and reporting.
Scope exclusions	Not addressed.	Employment, grants, statutory payments, land dealings and certain inter-council arrangements expressly excluded.
Definitions	Recorded as "None".	Seven defined terms, including value for money and probity.
Review	Not stated.	Review within the first 12 months of each term of Council, or earlier on material change.

The draft has also been mapped against each of the principal expectations in the OLG Guidelines. That mapping was provided to the Audit, Risk and Improvement Committee and is available to Councillors on request.

Relationship to broader procurement reform

The draft Policy is the first deliverable of *Better Planning, Smarter Procurement*, a broader reform of Council's procurement function.

The Policy establishes the direction and the standard; the reform program delivers the capability, systems and procedures required to meet it. In particular, the accountability and reporting obligations in clause 3.5 cannot be met without the data, systems and forward procurement planning contemplated by the reform program, and the rewrite of the Procurement Manual is the mechanism by which the Policy takes operational effect.

Public exhibition

It is proposed that the draft Policy be placed on public exhibition for 28 days, consistent with Council's practice for public policies. The draft will be available on Council's website and at the Administration Centre, and submissions will be invited during the exhibition period.

Given the level of interest of the local business community in Council's procurement practices, exhibition also provides an opportunity for suppliers and prospective suppliers to comment on the standards Council proposes to apply.

OPTIONS

OPTION 1

The Recommendation as written.

OPTION 2

Any other Recommendation, noting the existing policy is not compliant with the OLG Procurement Guidelines.

POLICY IMPLICATIONS

This policy is proposed to replace the existing policy.

FINANCIAL IMPLICATIONS AND RISK

There are no direct financial costs arising from this report. Exhibition and adoption are met within existing resources. The systems and capability required to give full effect to the Policy are being scoped through *Better Planning, Smarter Procurement* and will be reported separately where a budget allocation is required.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Retaining the current Policy leaves Council with no Council-level direction, no principles and no accountability mechanism, with procurement standards set entirely by the administration. That position is inconsistent with the Guidelines and exposes Council to criticism in the event of a procurement failure, audit finding or investigation.

Adoption of a compliant policy is a visible and readily evidenced step toward alignment with the new Guidelines and supports the annual reporting Council must make on modern slavery under ss 428(4)(c) and (d) of the *Local Government Act 1993*.

Procurement is a recognised high-risk area for fraud and corrupt conduct. The draft strengthens controls by requiring segregation of duties, documented conflicts of interest, prohibition of order and invoice splitting, exception reporting, and open competition as the default.

The principal residual risk is implementation. The Policy will not deliver benefit unless the Procurement Manual, systems, data and capability follow. That risk is managed through *Better Planning, Smarter Procurement* and will continue to be monitored by the Audit, Risk and Improvement Committee.

Serious Moderate Risk: Significant policy or regulatory breach/s, resolved through negotiation or remedial action. Exposure to possible litigation risks. Most exposures covered by Insurance.

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

The draft requires open competition as the default, prohibits councillor involvement in live processes, and mandates exception reporting on fraud, corrupt conduct and serious probity failure, so that where something does go wrong, Council can point to a standard it set itself rather than to a manual made by the administration.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

By adopting the Plan, Source, manage lifecycle with particular weight on contract management, and by applying proportionality so that low-value, low-risk procurement is not over-controlled, the draft is directed at goods and services actually being delivered on time and to specification, which is what underpins delivery of the Operational Plan.

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

Audit Risk and Improvement Committee

ATTACHMENTS

- (a) DRAFT (FL-CP-201) Procurement Policy (under separate cover) 
- (b) CURRENT - FS-CP-201 - Procurement Policy (under separate cover) 

CLAUSE CL05**TITLE Adoption of GRALC Public Policies - Pool Admission Fees Policy and Patron Conduct and Access Policy****FROM Matthew Hansen, Director Business, Cultural & Financial Services****TRIM REF 26/112700**

SUMMARY

Council recently undertook a review of the Griffith Regional Aquatic and Leisure Centre (GRALC) policies.

Following the review, Council, at its Ordinary Meeting held on 11 August 2026, resolved to place the following draft policies on public exhibition for a period of 28 days:

- GRALC – Pool Admission Fees Policy
- GRALC – Patron Conduct and Access Policy

While on exhibition, Council received one (1) public submission.

RECOMMENDATION

Council adopt the following policies as attached to this report:

(a) GRALC – Pool Admission Fees Policy (LS-CP-301)

(b) GRALC – Patron Conduct and Access Policy (LS-CP-101).

REPORT

As part of a general review of all internal and public policies in the Business, Cultural and Financial Services directorate, management reviewed the public policies relating to GRALC. Following the review, two revised policies were presented to Council for endorsement as drafts for public exhibition.

GRALC - Patron Conduct and Access Policy

The current Pools – Authority of Management Policy has been subject to a comprehensive review to improve clarity, consistency with contemporary governance practice, and alignment with Council's strategic policies on child safety and disability inclusion.

The revised policy introduces the following improvements:

1. Policy title and focus

The policy is renamed GRALC – Patron Conduct and Access' to more clearly reflect its content and intent. The original title 'Authority of Management' described the internal mechanism of authority rather than the patron-facing subject matter. The new title uses plain language and signals the policy's focus on the standards expected of patrons and the circumstances under which entry can be refused or a patron banned from a facility.

2. Restructured policy statement

The policy statement is reorganised into three clear, logical sections:

- (a) Principles (the core rules and standards for patron conduct and facility access),
- (b) Delegated authority (the legal basis of the GRALC Manager's powers under the *Local Government Act 1993*), and
- (c) Record keeping (requirements for documentation and personal information handling).

3. Delegated authority framework

The revised policy explicitly links the GRALC Manager's authority to Council's delegation made under the *Local Government Act 1993* recorded in Council's register of delegations, improving transparency and governance compliance.

4. Record keeping and privacy

New requirements for recording all decisions to refuse entry, remove, or ban a patron, with specifications for record content and storage. Includes obligations under the *State Records Act 1998* and *Privacy and Personal Information Protection Act 1998*, ensuring decisions are documented and justifiable.

5. Terminology update

The title 'Leisure Services Manager' is replaced throughout with 'GRALC Manager' to reflect current operational titles and clarity.

GRALC – Pool Admission Fees Policy

The current Pools – Admission Fees Policy has been subject to a high-level review to improve clarity.

The content and intent of the policy has not changed however the layout has changed from a series of dot points to two clear sections – Principles and Exceptions. The title has also been changed in the interests of clarity and consistency.

The revised policy is intended to be simpler to read and interpret.

Submissions

One (1) public submission was received during the exhibition period. No changes are proposed to either policy as a result of the submission.

Public submission	Response
great facilities and staff, unfortunately under utilized, cost , you have to be well off to go all the time	The submission is not directly relevant to the policies on exhibition. However, it is still valuable feedback and will be responded to directly by the GRALC Manager.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

The revised policies will come into effect from the date of adoption.

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

The revised Patron Conduct and Access Policy is designed to improve compliance and reduce 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

Clear and transparent guidelines on fees charged mitigates potential reputational damage.

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 4.7 Provide a range of sporting and recreational facilities and events.

CONSULTATION

Senior Management Team

GRALC Staff

Community

ATTACHMENTS

- (a) (LS-CP-301) - GRALC - Admission Fees - Public Policy (under separate cover) 
- (b) (LS-CP-101) - GRALC - Patron Conduct and Access - Public Policy (under separate cover) 

CLAUSE **CL06****TITLE** **Adoption of Griffith Community Investment Policy, Revoke Community Grants Policy, Promotion, Advertising, Sponsorship of Events Policy, Small Business Financial Assistance Policy and Community Organisation Rate Subsidy Policy****FROM** **Shireen Donaldson, Director Economic & Organisational Development****TRIM REF** **26/106757**

SUMMARY

Council recently undertook a review of its financial assistance framework and developed a new Financial Assistance Policy to consolidate existing funding streams and policies. On 11 August 2026, Council resolved to place the draft Financial Assistance Policy on public exhibition for a period of 28 days, during which one internal submission and two public submissions were received.

During the exhibition period, the Policy was renamed **Griffith Community Investment Policy** to avoid confusion with the Financial Assistance Grant program of which Council is a recipient.

RECOMMENDATION

(a) **Council adopt the Griffith Community Investment Policy (CC-CP-600) as attached to the report.**

(b) **Council revoke the following policies:**

- **Community Grants Policy (FS-CP-601)**
- **Promotion, Advertising, Sponsorship of Events Policy (FS-CP-606)**
- **Small Business Policy (CC-CP-704)**
- **Rates – Payment by Community Organisation (FS-CP-202).**

REPORT

In response to a Notice of Motion, a comprehensive review has been undertaken of all Council policies relating to the provision of financial assistance to community organisations, businesses, individuals and events.

As a result of this review, a new Griffith Community Investment Policy (CC-CP-600) has been developed to provide a consolidated framework for the administration of Council's financial assistance programs. The Policy brings together a number of community and economic development funding streams, improving consistency, transparency and governance in the allocation of Council funds.

To support the implementation of the Policy, individual Guidelines have also been prepared for each funding stream as follows:

- **Community Grants Program Guidelines**
- **Event Sponsorship & Promotion Guidelines**
- **Small Business Financial Assistance Program Guidelines**
- **Community Organisation Rate Subsidy Guidelines.**

The abovementioned Guidelines were endorsed by Council on 11 August 2026 and provide detailed eligibility criteria, assessment processes and administrative requirements specific to each program, while the overarching Policy establishes the principles and governance framework for Council's financial assistance activities.

The adoption of the Griffith Community Investment Policy will remove duplication and streamline Council's policy framework. Consequently, the following policies are no longer required and are recommended to be revoked:

- Community Grants Policy (FS-CP-601)
- Promotion, Advertising and Sponsorship of Events Policy (FS-CP-606)
- Small Business Financial Assistance Policy (CC-CP-704)
- Rates – Payment by Community Organisation (FS-CP-202).

One internal and two public submissions were received during the exhibition period. The minor changes listed below are recommended as per the responses provided. These changes are reflected in the attached documents.

Public Submission 1	Response
The policy should not be altered in any way to give General Manager or staff more control. Elected Councillors must make decisions. A real need for ratepayer's funds must be established not a contribution to a surplus which the organisation then donates elsewhere. (Name withheld)	Councillors adopt an annual budget that incorporates funding for community grants & support and event sponsorship. Councillors establish the eligibility criteria for the distribution of these funds. Applications are assessed against these criteria. Applications not meeting the endorsed criteria are either ineligible for funding. Applications for support greater than the endorsed funding limits are referred to Council for determination. All distributions meeting eligibility criteria are reported to Council on a quarterly basis.
Public Submission 2	Response
Leave control in the hands of council members. (Name withheld)	Councillors are in control of eligibility criteria for funding streams and are in control of the adoption of annual budgets which include allocations for community funding activities.

Internal submission	Response
To avoid confusion and create a clear distinction between: • Financial Assistance Grant Funding Model (Council funding framework) • Community/Business/Event funding policy (applications and sponsorships) this draft Policy should be renamed to clearly identify the intent of the funding from Council to community, business and events	Policy to be known as Griffith Community Investment Policy

Clarity required around requests for waiving of fees associated with Council facilities	Insert paragraph: “Waiving of fees associated with Council facility hire must be either referred separately to Council for resolution or the cost of such fees must be included in the Budget submitted for consideration under the funding grant stream applied for.”
Policy header: Financial Assistance Policy CC-CP-600 (PUBLIC POLICY) replaces FS-CP-601, FS-CP-606 and XX-CP-XXX.	Council resolution clarifies that the new policy replaces: - Rates – Payment by Community Organisation (FS-CP-202) - Community Grants Policy (FS-CP-601) - Promotion, Advertising, Sponsorship of Events Policy (FS-CP-606) - Small Business Policy (CC-CP-704). No requirement to include this information in the adopted policy header. Overarching Policy now to be known as Griffith Community Investment Policy
Section 5.1 of the Financial Assistance Policy proposed amendment: Have no outstanding debts to Griffith City Council other than amounts subject to an approved payment arrangement or an undetermined hardship application.	Policy amended accordingly – refer Attachment (a) Overarching Policy now to be known as Griffith Community Investment Policy
Add Community Organisation Rate Subsidy Guidelines to the list of Related Documents and Legislation	Policy amended accordingly – refer Attachment (a) Overarching Policy now to be known as Griffith Community Investment Policy
Community Organisation Rate Subsidy Guidelines – amend the following: It is an operational document and is updated administratively without amending the Community Assistance Financial Assistance Policy (CC-CP-600) . It does not cover statutory rate exemptions, which are will be administered separately under the Statutory Rate Exemptions Register.	Guidelines amended accordingly – refer Attachment (e) Overarching Policy now to be known as Griffith Community Investment Policy

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

The following policies are recommended to be revoked as they are replaced by the new Financial Assistance Policy (CC-CP-600) and relevant Council guidelines:

- Rates – Payment by Community Organisation (FS-CP-202)
- Community Grants Policy (FS-CP-601)
- Promotion, Advertising and Sponsorship of Events Policy (FS-CP-606)
- Small Business Policy (CC-CP-704).

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 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

Community

ATTACHMENTS

- (a) Draft Community Investment Policy (CC-CP-600) (under separate cover) 
- (b) Draft Community Grant Program Guidelines (under separate cover) 
- (c) Draft Event Sponsorship and Promotion Guidelines (under separate cover) 
- (d) Draft Small Business Financial Assistance Program Guidelines (under separate cover) 
- (e) Draft Community Organisation Rate Subsidy Guidelines (under separate cover) 
- (f) Public Submission 1 (under separate cover) 
- (g) Public Submission 2 (under separate cover) 

CLAUSE CL07

TITLE Adoption of Revised Draft Australia Day Policy

FROM Shireen Donaldson, Director Economic & Organisational Development

TRIM REF 26/106953

SUMMARY

A draft revision of the Australia Day Policy was placed on exhibition following a Notice of Motion submitted by Councillor Shari Blumer at the Council Meeting of 11 August 2026.

The draft revision contemplated the inclusion of two new Awards:

- Arts and Cultural Contribution Award
- Arts and Cultural Event of the Year

The draft revision also considered a change in the composition of the Australia Day Awards Community Selection Panel.

Submissions closed on 9 September 2026, and 3 submissions (attached) were received.

RECOMMENDATION

(a) Council acknowledge and note the submissions received.

(b) Council adopt the Australia Day Policy as presented, with the inclusion of the statement “Award categories are intended to be mutually distinct and that nominations will be assessed against category-specific criteria to minimise duplication between categories” in the revised Policy.

REPORT

A summary of the responses received is included for Councillor consideration:

Submission 1 (Objection)	Response
The key concerns raised are: • Duplication of Existing Recognition Opportunities: Noted the <i>Community Project of the Year</i> award already recognises a broad range of community projects, events and achievements, including those associated with arts and culture. • Maintaining the Significance and Distinctiveness of the Awards: Concern is expressed that creating additional awards with similar eligibility criteria may reduce the uniqueness, significance and perceived integrity of the Australia Day Awards by dividing	Support for retaining broader award categories and recognition of the historical context provided regarding previous award structures is noted. Council has previously resolved to exhibit the policy containing the proposed Arts & Cultural Contribution Award and Arts & Cultural Event of the Year Award. The purpose of these categories is to recognise contributions within the arts and cultural sector that may not otherwise be prominently recognised through existing categories. The submission highlights the importance of maintaining clear

recognition into increasingly specific categories. Historical Context of Award Categories: It is noted that Griffith previously operated a <i>Community Event of the Year</i> category (approximately 1990–2014) before it was replaced by the <i>Community Project of the Year</i> award. Broad Categories Can Already Recognise Diverse Contributions: Reference is made to past recipients of community awards, including cultural, multicultural, educational and community events, as evidence that broad award categories can successfully recognise a wide variety of achievements without creating additional specialised categories. Concerns Regarding Terminology: The submission raises concerns about references to terms such as “<i>PRIDE</i>” and “<i>INCLUSIVITY</i>”. While acknowledging the positive intentions behind these concepts, considered that such terminology may be associated with particular social or political movements and could lead to perceptions that Council is endorsing specific groups or interests. Preference for Neutral and Broadly Applicable Language: Council's policy should use language that is neutral, community-wide and broadly applicable to all residents, avoiding terminology that could be interpreted as favouring particular organisations, causes or ideologies. Risk of Fragmentation: Concern is expressed that progressively introducing more specialised award categories could fragment the Australia Day Awards and create multiple categories competing for similar nominations, rather than celebrating community achievement through a simpler awards structure. Requested Outcome is that Council consider the feedback and ensure that any amendments preserve the integrity, uniqueness, neutrality and community-wide focus of the Griffith Australia Day Awards.	distinctions between award categories. This concern is addressed through the detailed category descriptions and assessment criteria rather than removal of the proposed categories. In relation to terminology, Council's objective remains to promote participation from the broadest possible cross-section of the community. Any language adopted within the policy should remain respectful, inclusive and applicable to the whole community. OFFICER RECOMMENDATION: Include a statement that “Award categories are intended to be mutually distinct and that nominations will be assessed against category-specific criteria to minimise duplication between categories.”
Submission 2 (Objection)	Response
The key concerns raised are: Duplication of Existing Awards:	Council has previously resolved to place the amended policy on public exhibition

The proposed <i>Arts and Cultural Event of the Year</i> category substantially overlaps with the existing <i>Community Project of the Year</i> category, which already provides recognition for arts, cultural and community-focused initiatives. • Potential Proliferation of Award Categories: Creation of a dedicated arts and culture category may establish a precedent for additional categories to be created for other sectors or fields of contribution (such as agriculture, business, sport, health, environmental initiatives and other community services), thereby diluting the purpose of the awards. • Merit-Based Recognition: Australia Day Awards should recognise outstanding community contributions regardless of the sector or discipline in which they occur, rather than creating separate award streams for particular fields. • Concerns Regarding Terminology: Objection is raised to the inclusion of terms such as “<i>pride</i>” and “<i>inclusivity</i>” within the proposed framework. While supporting respectful treatment of all community members. It is considered this terminology is unnecessary and potentially capable of being interpreted as aligning the awards program with particular groups, movements or social causes. • Preservation of Award Integrity: Concern that additional categories and terminology may lead to an increasingly complex awards framework, potentially diminishing the perceived dignity, fairness and integrity of the Australia Day Awards. Requested Outcome is that Council reconsider and reject the proposed Arts & Cultural Contribution Award and Arts and Cultural Event of the Year categories	including the proposed Arts & Cultural Contribution Award and Arts & Cultural Event of the Year Award. The intent of the new categories is to provide specific recognition of contributions and achievements in the arts and cultural sector, rather than replacing or diminishing the existing award categories. The concerns raised regarding overlap between categories are acknowledged. To address this, Council has provided eligibility criteria within the policy to distinguish the purpose of each award category and assist nominators and assessment panels. With respect to the terminology referenced in the submission, Council's intent is to ensure the awards framework remains welcoming and accessible to all members of the community. OFFICER RECOMMENDATION: Include a statement that “Award categories are intended to be mutually distinct and that nominations will be assessed against category-specific criteria to minimise duplication between categories.”
Submission 3 (Objection)	Response
Key concerns raised include: • Duplication of Existing Recognition: Cultural achievements and events are already recognised through the existing Community Project of the Year category and that the additional categories may duplicate current award opportunities.	The matters raised in the submission have been noted. The proposed amendment seeks to provide specific recognition of arts-related contributions and events within the community. OFFICER RECOMMENDATION: Include a statement that “Award categories are intended to be mutually distinct and

• Potential Confusion and Reduced Clarity: A separate arts and cultural award categories may lead to confusion regarding the purpose of existing categories and diminish the distinction between awards. • Concerns Regarding Terminology: Concern about the use of terms such as "pride" and "inclusiveness", stating that these terms may be interpreted differently by members of the community and could be viewed as lacking neutrality. • Impact on Existing Award Framework: A range of community events and initiatives are currently eligible under existing award categories and contends that creating additional categories may reduce the significance and prestige of current awards. • Preservation of Award Integrity: Any amendments maintain the integrity, uniqueness, neutrality and broad community focus of the Australia Day Awards program. • Support for Alternative Amendment: Remove wording following the word "Arts", on the basis that existing award categories already provide avenues to recognise cultural contributions and achievements.	that nominations will be assessed against category-specific criteria to minimise duplication between categories."
Submission 4 (Objection)	Response
Key concerns raised include: • Duplication of Existing Recognition: Cultural achievements and events are already recognised through the existing Community Project of the Year category and that the additional categories may duplicate current award opportunities. • Potential Confusion and Reduced Clarity: A separate arts and cultural award categories may lead to confusion regarding the purpose of existing categories and diminish the distinction between awards. • Impact on Existing Award Framework: A range of community events and initiatives are currently eligible under existing award categories and contends that creating additional categories may reduce the significance and prestige of current awards.	The matters raised in the submission have been noted. The proposed amendment seeks to provide specific recognition of arts-related contributions and events within the community. OFFICER RECOMMENDATION: Include a statement that "Award categories are intended to be mutually distinct and that nominations will be assessed against category-specific criteria to minimise duplication between categories."

• Preservation of Award Integrity: Any amendments maintain the integrity, uniqueness, neutrality and broad community focus of the Australia Day Awards program. • Support for Alternative Amendment: Remove wording relating to “culture”.	
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OPTIONS

OPTION 1

As per the Recommendation

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

The Australia Day Policy guides how Australia Day is used to recognise outstanding community service in Griffith.

FINANCIAL IMPLICATIONS AND RISK

There is an allocated budget for Australia Day.

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

Australia Day, while immensely popular can also create community divisions.

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

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

WHS / HR IMPLICATIONS AND RISK

Moderate Low Risk: First aid treatment.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 4.2 Encourage an inclusive community that celebrates social and cultural diversity.

CONSULTATION

Senior Management Team

ATTACHMENTS

- (a) Revised (September 2026) Draft (GOV-CP-401) Australia Day Awards Policy - Public Policy (under separate cover) 
- (b) Submission 1 - Objection (under separate cover) 
- (c) Submission 2 - Objection (under separate cover) 
- (d) Submission 3 - Objection (under separate cover) 
- (e) Submission 4 - Objection (under separate cover) 

CLAUSE **CL08**

TITLE **Suspension of Alcohol Prohibited Area & Alcohol-Free Zone Restrictions - Kooyoo Mall 23 October 2026 - Long Table Event**

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

TRIM REF **26/113774**

SUMMARY

It is requested that the Alcohol Prohibited Area & Alcohol-Free Zone restrictions on Kooyoo Mall 23 October 2026 be suspended from 5.00pm to 10.00pm on Friday 23 October 2026 to allow for a “Long Table Event”.

This event is being coordinated by Tony Santolin for Pink Up Griffith. Council has previously suspended Alcohol Prohibited Area and Alcohol-Free Zone restrictions for the Kooyoo Mall.

RECOMMENDATION

Council suspend the Alcohol-Free Zone and Alcohol Prohibited Area restrictions on Kooyoo Mall from 5.00pm – 10.00pm on Friday 23 October 2026 for the Long Table 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 **Investment Report - July 2026**

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

TRIM REF **26/113886**

SUMMARY

This report details Council's investment portfolio, performance and compliance position for July 2026, the first month reported under the Treasury Policy on Investments FS-CP-303.

Three variances against Appendix B of the Policy are reported — exposure below A under clause 4.2, and the 24 and 36 month maturity limits under clause 5. Each arises from a grandfathered holding that complied with the policy in force when placed, and Council determined their treatment by resolution 26/236 of 25 August 2026. The clause 4.1 rating tests, not applied in June, are applied here and add the Bendigo and Adelaide Bank note to the Schedule. Appendix B as a whole has been referred to the Senior Management Team for review.

RECOMMENDATION

- (a) The report be noted by Council**
- (b) That Council note that the determinations made by resolution 26/236 of 25 August 2026 continue to apply to each holding in the Schedule of Grandfathered Holdings, and note the addition to that Schedule of the Bendigo and Adelaide Bank floating rate note, which complied with the minimum credit rating requirements in force when it was placed and requires no further determination of Council.**

REPORT

In accordance with clause 212 of the Local Government (General) Regulation 2021, I certify that the investments detailed in the attached schedules have been made in accordance with section 625 of the Local Government Act 1993, its Regulations, and Council's Treasury Policy on Investments FS-CP-303 adopted 9 July 2026, subject to the variances and grandfathered holdings disclosed below.



Matthew Hansen, Responsible Accounting Officer

Compliance with limits — summary

Compliance with the limits in Appendix B is tested monthly, as required by clause 6 of that Schedule. Nineteen tests are reported: the eighteen limits in Appendix B and the liquidity requirement at clause 4.3 of Appendix A. Sixteen are met or are not applicable. Three are variances, and each is expressly permitted by resolution 26/236 of 25 August 2026. Each test is set out individually at Attachment (c).

Area	Tests	Status	Position at 31 July 2026
Counterparty limits — clause 3.2	4	Compliant	Largest single exposure is Rabobank at 27.40% against a 30% limit
Investment type limits — clause 3.1	4	Compliant	All four investment types are within their limits
Minimum credit ratings — clause 4.1	4	Compliant	All placements made under the current Schedule comply. Grandfathered holdings met the requirements applicable when placed
Credit rating bands — clause 4.2	3	Permitted variance	Exposure below A, including unrated, is 8.09% against a nil limit. Expressly permitted by resolution 26/236 (2a)
Maturity limits — clause 5	3	Permitted variance	26.11% beyond 24 months against 25%, and 14.17% beyond 36 months against 10%. Retention to maturity approved by resolution 26/236 (2c). The holding beyond 60 months is approved by resolution 26/236 (2b)
Liquidity — Appendix A clause 4.3	1	Compliant	\$40,415,666, being 45.98% of the portfolio, is at call or matures within 90 days

Green indicates that every test in the area is met. Amber indicates a variance that Council has expressly permitted or approved. Red would indicate a variance that is not authorised; there are none at 31 July 2026. The status word is shown in each cell so that the table does not rely on colour alone.

Credit ratings used in the clause 4.1 and 4.2 tests are long term Standard & Poor's ratings.

Variances

The variances against the Revision 13 limits at 31 July 2026 are:

Variance	Held	Limit	Treatment
Rated below A, including unrated	8.09%	Nil without resolution	Expressly permitted — resolution 26/236 (2a)
Maturing beyond 24 months	26.11%	25%	Resolves by run-off — resolution 26/236 (2c)
Maturing beyond 36 months	14.17%	10%	Retained to maturity — resolution 26/236 (2c)
Single holding beyond 60 months	1.88%	Council approval	Approved — resolution 26/236 (2b)

Schedule of Grandfathered Holdings

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

Council made that determination by resolution 26/236 of 25 August 2026, expressly permitting the holdings rated below A under clause 4.2, approving the holding with a term

exceeding 60 months under clause 5, and approving retention to maturity of the holdings causing the portfolio maturity limits to be exceeded.

Holding	Value (\$)	Maturity	Non-conformance	Clause
AMP Bank term deposit	\$2,000,000	05/06/2027	Rated below A	App B 4.2
BankVic term deposit	\$2,000,000	12/03/2027	Rated below A	App B 4.2
Newcastle Greater Mutual FRN	\$1,401,148	23/01/2031	Rated below A	App B 4.2
Perpetual Credit Income Fund	\$1,210,108	Open-ended	Unrated	App B 4.2
Maitland Mutual FRN	\$503,460	15/05/2028	Unrated	App B 4.2
Bendigo and Adelaide Bank FRN	\$803,104	08/05/2027	Rated below the AA / Aa3 minimum for fixed interest securities	App B 4.1
NSW Treasury Corporation bond	\$1,652,160	08/03/2033	Term exceeds 60 months	App B 5

The Bendigo and Adelaide Bank floating rate note has been added to the Schedule. The minimum credit rating tests at clause 4.1 were not performed in the June 2026 report and should have been. The note is rated A-, which is within the A band permitted by clause 4.2, but below the AA / Aa3 minimum that clause 4.1 sets for fixed interest securities. It complied with the requirements in force when it was placed, so it is grandfathered on the same basis as the other holdings in the Schedule and requires no further determination of Council.

The remaining holdings are unchanged from the Schedule considered on 25 August 2026; movements in value reflect revaluation of the floating rate notes and the pooled fund, not new placements.

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

Treatment and run-off

Early divestment attracts an interest rate adjustment and would crystallise a loss against limits that are prudential risk controls rather than statutory requirements. Divestment is not recommended, and clause 4.3 of Appendix B does not require it.

The remediation approach is to hold each holding to maturity and to make no placement that adds to the exposure.

Portfolio position

Total investments at 31 July 2026 were \$87,893,924, with \$29,503,162 held in the trading bank account and associated balances, giving total cash and investments of \$117,397,086.

Approximately 83.48% is externally restricted, 11.74% internally restricted and 4.79% unrestricted, updated for July movements.

The Pendal Short Term Income Securities Fund, the Perpetual Credit Income Fund and the account reported as the UBS Cash Management Trust are the three components of a single portfolio held through LGT Wealth Management, \$1,298,551 or 1.48% of investments, of which the Perpetual fund is 93%. All three are grandfathered under the previous Ministerial Investment Order and will be reviewed during 2026/27.

By surplus fund category under Appendix A clause 2.2:

- Operating Liquidity: \$4,408,326 (5.02%), being the at-call cash accounts and the TCorp Short Term Income Fund;
- Short to Medium-Term Restricted: \$62,248,048 (70.82%); and
- Long-Term Strategic and Reserve: \$21,237,550 (24.16%), being the TCorp growth funds and holdings maturing beyond three years.

Clause 3.2 of Appendix A requires the surplus fund category to be recorded for each investment at placement. That work is in progress, using the classification recorded against each reserve in the Master Reserve Register; until it is complete the categories above are mapped at portfolio level.

Maturity profile

The maturity profile of the portfolio at 31 July 2026, reported in accordance with clause 7.1 of Appendix A, is:

Term to maturity	Amount	Percentage of portfolio
At call	\$14,405,576	16.39%
Maturing within 90 days	\$26,010,089	29.59%
91 days to 12 months	\$16,914,983	19.24%
12 to 24 months	\$7,612,868	8.66%
24 to 36 months	\$10,500,000	11.95%
36 to 60 months	\$10,798,247	12.29%
Greater than 60 months	\$1,652,160	1.88%
Total	\$87,893,924	100.00%

Funds at call or maturing within 90 days were \$40,415,666, being 45.98% of the portfolio. Clause 4.3 of Appendix A sets the liquidity requirement by reference to forecast cash requirements rather than a fixed percentage. The Responsible Accounting Officer has assessed available liquidity as sufficient to meet Council's forecast cash requirements. Work is underway to strengthen the measurement of forecast cash requirements, and the basis of this assessment will improve as Council's financial model develops.

Investment income against budget

Net investment income recognised for the year to 31 July 2026 was \$437,968 against an annual budget of \$2,924,000, being 14.98% of budget at a point 8.33% through the year. Income is \$188,313 ahead of the phased year to date budget of \$249,655. Interest and coupon payments received totalled \$308,006 and non-cash revaluation movements a further \$37,951

The variance is largely a timing matter arising from the recognition of interest on term deposits, and further monitoring is required before any budget variation is proposed; Council forecasts investment income conservatively as a matter of policy.

Performance against benchmark

Performance benchmarks are applied by investment category under clause 2 of Appendix B. The position at 31 July 2026 is:

Category (Appendix B clause 2)	Benchmark	Benchmark at 31 July 2026	Portfolio position
2.1 Cash and at-call investments	RBA Official Cash Rate	4.35%	18.10% of portfolio; weighted average contracted rate 4.75%
2.2 Term deposits up to 12 months	90 day BBSW	4.50%	27.97% of portfolio; weighted average contracted rate 5.06%
2.3 Term deposits 12 to 24 months	180 day BBSW	4.83%	6.26% of portfolio; weighted average contracted rate 5.37%
2.4 TCorp Cash, Enhanced Cash and Income facilities	90 day BBSW, net of fees	4.50%	Short Term Income Fund 4.91% of portfolio; year to date fund return 0.43%
2.5 Government and semi-government securities	90 day BBSW plus margin	4.50% plus margin	4.45% of portfolio. More information required to track against benchmark
Holdings for which Appendix B clause 2 sets no benchmark			
Term deposits beyond 24 months	None	—	16.50% of portfolio; weighted average contracted rate 4.76%
ADI floating rate notes	None	—	10.44% of portfolio; weighted average contracted rate 5.22%
TCorp Long Term and Medium-Term Growth Funds	None	—	10.00% of portfolio; year to date returns -0.25% and -0.08%
Non-TCorp pooled funds	None	—	1.38% of portfolio; Perpetual Credit Income Fund

The rates shown in the final column are weighted average contracted rates, not returns net of fees.

Appendix B clause 2 sets no benchmark for 38.32% of the portfolio, being term deposits beyond 24 months, ADI floating rate notes, the TCorp Long Term and Medium Term Growth Funds, and non-TCorp pooled funds. That gap has been referred to the Senior Management Team and is not capable of resolution within this report.

At a portfolio level the return for July was 0.39%, equivalent to 4.68% annualised including revaluation movements and 4.17% annualised on interest and coupons alone. The rolling twelve month return to 31 July 2026 was 4.77%.

Movement since prior month

Average funds invested rose from \$82,671,194 in June to \$88,681,850 in July. The Rabobank 30 day term deposit matured on 29 July 2026, recognising \$24,786 in interest, and was not rolled over at that maturity.

Emerging risks

Clause 4.4 of the Policy requires investment risks to be reported monthly, noting any risk assessed as Medium or above under Council's Risk Management Framework RM-GU-301. Risks are assessed on a residual basis, combining the consequence descriptors at clause 2.5.1 of the Framework with the likelihood ratings in the risk matrix at clause 2.5.2. All five risks below are Medium or above and are therefore reported.

Risk	Consequence	Likelihood	Residual rating	Treatment
Continued reporting of Appendix B variances until the last grandfathered holding matures in March 2033	Minor — policy breach has no impact, Council having determined the treatment	Almost certain	M3 Medium	Monitor and review.
Counterparty concentration limits placement capacity for maturing funds	Moderate — minor financial loss over \$10,000 to \$1 million	Possible	M3 Medium	Monitor and review.
Reinvestment of maturing funds at lower rates as the cash rate falls	Moderate — minor financial loss over \$10,000 to \$1 million	Likely	M3 Medium	Monitor and review.
Non-cash revaluation movements on the TCorp growth funds	Moderate — minor financial loss over \$10,000 to \$1 million	Likely	M3 Medium	Retained by informed decision under clause 2.7 of RM-GU-301. Council does not intend to divest at cyclical lows

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Any other Resolution of Council.

POLICY IMPLICATIONS

Investments have been made in accordance with the Treasury Policy on Investments FS-CP-303 and the Ministerial Investment Order issued under section 625 of the Local Government Act 1993, subject to the variances disclosed under Compliance with limits above. Council's delegation to invest, under clause 5 of the Policy, is exercised within the limits of the Policy and the Investment Strategy.

The variances are caused by grandfathered holdings, each of which complied with the policy in force when placed and each of which is the subject of a determination of Council under resolution 26/236 of 25 August 2026.

Compliance with each limit in Appendix B has been tested and is reported in the table under Compliance with limits above, supported by Attachment (c).

FINANCIAL IMPLICATIONS AND RISK

Council holds a mix of growth and fixed income investments. Growth assets are exposed to market volatility and may incur non-cash valuation movements that affect reported results. These are held as Long-Term Strategic and Reserve Funds under Appendix A clause 2.2, and Council does not intend to divest at cyclical lows and thereby crystallise losses.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Section 625 of the Local Government Act 1993; clause 212 of the Local Government (General) Regulation 2021; the current Ministerial Investment Order; Treasury Policy on Investments FS-CP-303, including Appendix A (Investment Strategy) and Appendix B (Investment Benchmarks and Limits).

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

Finance Manager

A separate paper on the operation of Appendix B will be referred to the Senior Management Team.

ATTACHMENTS

- (a) Investment Report - July 2026 - Schedule of Investments (under separate cover) 
- (b) Investment Report - July 2026 - Detailed Test Schedule (under separate cover) 

- (c) Investment Report - July 2026 - Returns Analysis (under separate cover) 
- (d) Investment Report - July 2026 - TCorp Monthly Economic Report (under separate cover) 

CLAUSE CL10**TITLE New Statewide Community Participation Plan for Planning Matters****FROM Joe Rizzo, Director Sustainable Development****TRIM REF 26/106529**

SUMMARY

From 1 September 2026 all planning authorities including Councils must use the Statewide Community Participation Plan as required by the Environmental Planning and Assessment Act 1979. This means that Council's existing Community Participation Plan will no longer apply.

RECOMMENDATION

Council note the report.

REPORT

The Environmental Planning and Assessment Act 1979 requires planning authorities to provide opportunities for the community to participate in planning decisions. To support a consistent approach across New South Wales, the NSW Government has introduced a Statewide Community Participation Plan (CPP) that sets out when and how community consultation must occur for planning matters.

From 1 September 2026, the Statewide Community Participation Plan will apply across NSW and will replace Council's existing Community Participation Plan.

The new CPP establishes minimum exhibition requirements and allows councils to determine local engagement methods through their engagement strategies. Where a development application is publicly exhibited or notified in accordance with the CPP any submissions received from neighbouring landowners or the wider community during the exhibition period must be considered by Council as part of the assessment process. For development types excluded from public exhibition under the CPP, Council is not required to consider comments received as formal submissions.

Where a Development Application is required to be notified, Griffith City Council will notify adjoining landowners of development applications requiring exhibition through written notification, publish applications on Council's DA Tracker website, and may use additional methods such as social media, public notices, on-site signage or community information sessions were warranted by the scale, nature or public interest of the proposal.

Table 6 within the Statewide Community Participation Plan (Attachment A) details a list of developments which are subject to mandatory exemption from statutory public exhibition requirements. Council cannot reintroduce a separate local exhibition regime for development types that the Statewide CPP has determined are excluded from exhibition.

Council will continue to be responsible for determining the methods used to engage with their communities through its Community Engagement Strategy prepared under the Local Government Act 1993. This strategy outlines the tools, techniques and approaches used to engage residents and stakeholders, recognising that engagement methods should reflect the unique characteristics, needs and preferences of each community.

Council will review its Community Engagement Strategy in the coming months to ensure it aligns with the new Statewide framework and continues to provide a clear and effective approach to engaging the Griffith community on matters affecting the local area.

OPTIONS

Council note the report.

POLICY IMPLICATIONS

Not Applicable

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

- (a) Community Participation Plan - from 1 Sep 2026 (under separate cover) 

CLAUSE CL11**TITLE** Financial Assistance Grants 2026-27**FROM** Matthew Hansen, Director Business, Cultural & Financial Services**TRIM REF** 26/108658

SUMMARY

This report advises Council of the difference between the Financial Assistance Grant income adopted in the 2026/27 budget and the income now expected, explains how the grant paid in advance has been invested, and sets out how management proposes to treat the additional income.

Council's 2026-27 Financial Assistance Grant is \$497,401 higher than last year and \$493,997 higher than budgeted once the additional instalments and investment income are counted. The funds are secure, invested to mature as they are needed, and fully available to deliver the 2026/27 program. The reported operating result will understate Council's performance because of the timing of the advance payment, and this will be explained in reporting to Council and to the Audit, Risk and Improvement Committee. Management recommends the additional income be held as contingency pending greater certainty about 2027-28.

RECOMMENDATION

- (a) Council note the correspondence from the NSW Local Government Grants Commission dated 24 August 2026 and the accompanying 2026-27 Financial Assistance Grants Advice to Councils, tabled as attachments to this report at the Commission's request.
- (b) Council receive and note the report on the 2026-27 Financial Assistance Grant, the investment of the grant paid in advance, and the resulting additional income of \$493,997.

REPORT

Council has previously been advised that the Commonwealth paid the majority of Council's 2026-27 Financial Assistance Grant in advance in June 2026, and that these funds were transferred to reserve at 30 June 2026 to be drawn down across 2026/27. That treatment was reflected in the adopted 2026/27 budget.

Two matters have since been confirmed. The NSW Local Government Grants Commission issued Council's 2026-27 estimated entitlement on 24 August 2026, and the amount actually received in advance has been verified against the investment placed on 29 June 2026. Both are higher than the figures assumed when the budget was adopted.

Confirmed grant entitlement

Financial Assistance Grant	2025-26 final \$	2026-27 estimate \$
General purpose component	5,875,507	6,270,824

Financial Assistance Grant	2025-26 final \$	2026-27 estimate \$
Local roads component	2,257,945	2,360,029
Total entitlement (an increase of 6.1%)	8,133,452	8,630,853

The 2026-27 entitlement is \$8,630,853, an increase of \$497,401 or 6.1% on the 2025-26 final entitlement. Of this, \$6,776,668 was received in advance in June 2026 and \$1,854,185 remains payable in four quarterly instalments during 2026/27.

Budgeted income compared with expected income

The adopted budget assumed a full entitlement of approximately \$7.86 million, being the basis on which the Commonwealth calculated the June advance at that time. The Commission subsequently finalised the estimate at \$8.63 million. Because the advance had already been fixed, the whole of that increase falls into the quarterly instalments payable this year.

Income source	Adopted budget \$	Revised \$	Variance \$
FA Grant — local roads component	462,637	483,670	21,033
FA Grant — general purpose component	1,108,736	1,425,943	317,207
Sub-total — Financial Assistance Grant	1,571,373	1,909,613	338,240
Investment income on the grant advance	Nil	155,757	155,757
Total additional income	—	—	493,997

Investment income requires particular explanation

The \$800,000 budgeted for investment income was calculated on the assumption that the grant would be paid in the normal quarterly pattern — that is, on a portfolio that did not include a grant reserve. When the advance payment became known, the grant income budget was amended but the investment income budget was not. The \$155,757 earned on the reserve is therefore entirely additional to budget.

For completeness, Council would still have earned some interest on grant funds under a normal payment pattern — in the order of \$48,000. The genuine financial benefit of receiving the funds early and investing them is therefore closer to \$108,000. The larger figure of \$155,757 is nonetheless the correct budget variance and is the amount that will be reported.

Investment of the grant paid in advance

The full advance of \$6,776,668 was invested on 29 June 2026 as a single 30-day term deposit at 4.45%. On maturity on 29 July 2026, one quarter was redeemed to fund immediate operations, and the balance was placed in three term deposits of \$1,694,167 each, at 90, 180 and 270 days.

This structure is known as a laddering strategy. Rather than holding the funds in an at-call account at a lower rate or locking the whole amount away for a single long term, the deposits are staggered so that each one matures at approximately the point Council needs the money. Council earns the higher rates available on longer terms without ever being short of funds.

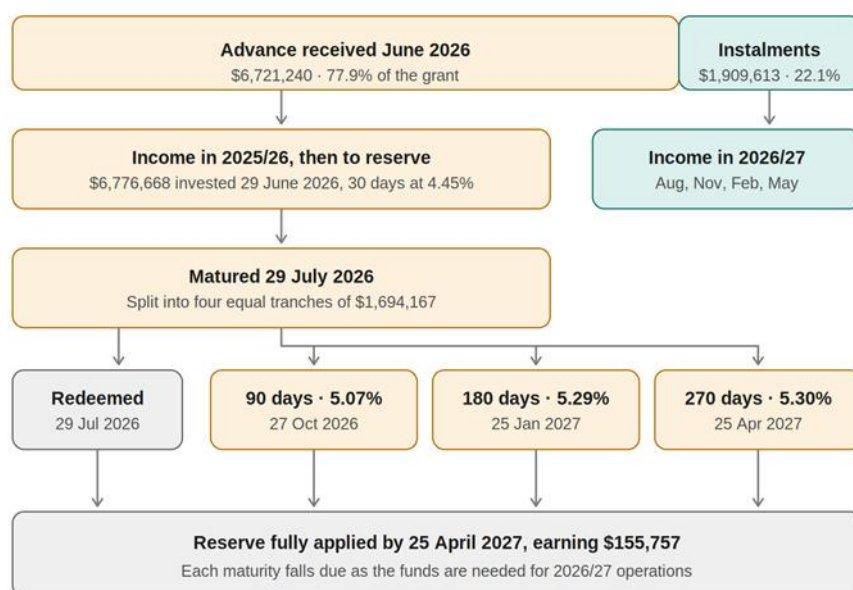


Figure 1 — Treatment and investment of the 2026-27 Financial Assistance Grant.

The three deposits returned 5.07%, 5.29% and 5.30%, a weighted average of 5.26%. Holding the same funds at call would have returned approximately \$142,300, so the strategy added around \$13,400 while preserving access to the money as it falls due. The reserve is fully applied by 25 April 2027.

Impact on the 2026/27 operating result

Council should be aware that the additional income does not translate into a stronger reported operating result this year. The opposite is the case, for reasons that relate entirely to accounting treatment rather than to Council's financial position.

Financial Assistance Grants are untied, so under Australian Accounting Standards the income must be recognised when the funds are received rather than when they are spent. The \$6,776,668 received in June 2026 was therefore recognised as 2025/26 income. Placing it in reserve restricts how the cash may be used; it does not move the income into 2026/27.

The result is that 2026/27 recognises only \$1,854,185 of an \$8,630,853 grant, while the full expenditure that grant funds is incurred in 2026/27, supported by a transfer from reserve that is not counted as income. Council's reported operating result for 2026/27 will therefore be approximately \$6.78 million worse than its underlying performance, and the Operating Performance Ratio will be affected accordingly.

This is a presentation issue, not a deterioration in Council's finances. Management will report a normalised operating result alongside the statutory result so that the distortion is visible rather than left to be inferred, and will brief the Audit, Risk and Improvement Committee on the same basis.

Cash position remains the priority

The cash position, not the reported operating result, is the measure that determines what Council can actually do. That position is sound and is unaffected by the accounting treatment described above.

2026/27 cash available from the Financial Assistance Grant	\$
Held in reserve at 1 July 2026, invested in term deposits	6,776,668
Quarterly instalments (August, November, February, May)	1,909,613
Investment income earned on the reserve	155,757
Total available to fund the 2026/27 program	8,842,038

The full grant is available to fund the 2026/27 program. The reserve is invested in deposits that mature as the funds are required, the quarterly instalments provide approximately \$477,403 each quarter, and the additional \$493,997 strengthens Council's unrestricted cash rather than reducing it.

The amount held in reserve is \$55,428 higher than the advance the Commission nets off in its instalment schedule. This is because the Commonwealth calculated the advance on a slightly higher estimate of Council's entitlement than the Commission used when setting the quarterly instalments. Management has raised the matter with the Commission. It does not affect the income reported in this report, which is based on the Commission's schedule.

Council's cash-based performance measures are the area of greatest pressure under the performance ratio framework proposed by the Department of Planning, Housing and Infrastructure. Preserving cash therefore carries more weight than improving a reported result that is already distorted by grant timing.

Proposed treatment of the additional income

The change will be reflected in the next Quarterly Budget Review Statement. Management will propose that the \$438,569 be held as an unallocated budget contingency and not allocated to new projects at this stage, for the following reasons.

- Neither component is recurrent. The grant variance arises from a difference between the estimate used to calculate the June advance and the final estimate issued in August. The investment income exists only because an unusually large balance sat in reserve for part of one year, and ceases when the reserve is fully drawn down in April 2027.
- Allocating one-off income to new projects creates ongoing cost against revenue that will not be repeated.
- The Grants Commission is reviewing the allocation methodology for 2027-28 and beyond and has advised councils that there is no guarantee of an increased grant in any year, and that future advance payments should not be relied upon.
- Retaining the funds as contingency preserves Council's ability to allocate them later, once the 2027-28 position is known. Committing them now removes that flexibility.

Should Council wish to allocate the funds during the year, the contingency provides a clear and identifiable source for doing so through a subsequent quarterly review.

Alignment with the draft Reserves and Restrictions Policy

At its meeting of 8 September 2026, Council considered a draft Policy on Reserves and Restrictions for public exhibition. The draft policy introduces reserve operating charters, which set out for each reserve its purpose, how money enters and leaves it, its target balance, and how it is to be invested. A charter for the Financial Assistance Grant (Advance Payment) Reserve forms part of that suite.

The decisions taken on this year's advance were necessarily made in June 2026, before the policy framework existed. The charter nonetheless documents the approach that was applied: the reserve holds the portion of grant received in advance that relates to the

following year, it is drawn down in four instalments across that year, the balance reduces to zero by year end, and it must be fully cash-backed by actual investments at all times.

One provision of the charter is directly relevant to this report. Interest earned on the reserve is not retained within it but is credited to unrestricted general revenue. The \$155,757 of investment income is therefore general revenue available to Council, which is what allows it to be held as contingency.

Management has identified one matter to raise during the exhibition period. The charter requires investments to be structured to align with the fixed quarterly drawdown schedule, but also indicates that funds should predominantly be held at call or for terms of three months or less. Matching maturities to a drawdown schedule that runs for a full financial year necessarily requires some deposits beyond three months, as occurred this year. Management will propose that the wording be clarified so that maturity matching, and the liquidity guidance do not work against each other.

Grants Commission information tabled

The Commission has asked that its letter be tabled at a Council meeting. It is attached, together with the Advice to Councils, which sets out how Council's grant was calculated.

The general purpose component is built from a state average cost per capita for each of six expenditure functions, adjusted for measures on which Griffith is relatively disadvantaged. Council's grant reflects a population of 27,458 against a state standard of 67,121, an Aboriginal and Torres Strait Islander population of 6.6% against a state figure of 3.4%, a local road length of 1,239 kilometres against a state standard of 1,170, and land values below the state standard for both urban and non-urban properties. Griffith also attracts an isolation allowance for being outside the Greater Statistical Area and a relative disadvantage allowance of \$42,786 for unsealed roads, isolation and population decline.

The local roads component of \$2,360,029 comprises a road and population allowance of \$2,343,360 and a bridge length allowance of \$16,669, calculated on 1,239 kilometres of local roads and 144 metres of bridges.

The Commission has also advised that it is reviewing the allocation methodology to apply from 2027-28. Consultation sessions are being held in person and by webinar. The Mayor, General Manager and Director Business, Cultural and Financial Services are registered to attend the in-person session in Griffith. Given that the methodology determines a grant of this size, and that the review is directed at targeting grants to councils experiencing the greatest relative disadvantage, management will report to Council on any material change to Council's relative position.

POLICY IMPLICATIONS

Nil arising from this report. The investment of the advance was undertaken in accordance with the Local Government Act 1993 and the Minister's Investment Order. A related matter concerning Council's own investment policy limits has been separately disclosed to Council and has no effect on the figures reported here.

FINANCIAL IMPLICATIONS AND RISK

Additional operating income of \$438,569 in 2026/27, comprising \$282,812 in Financial Assistance Grant instalments and \$155,757 in investment income. Both are non-recurrent. No additional expenditure is proposed in this report.

The principal risk is that the Commonwealth again pays a substantial portion of the following year's grant in advance in June 2027, as it has done each year since 2020-21. If that occurs, approximately \$6.9 million of 2027-28 grant would be recognised as 2026/27 income and the reported result would swing from significantly understated to overstated. The adopted budget

does not assume this occurs, consistent with the Commission's advice. Management will report the position as it becomes known.

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

ATTACHMENTS

- | | | |
|-----|---|----|
| (a) | Letter from Local Government Grants Commission   | 88 |
| (b) | 2026-27 Financial Assistance Grants - Advice to Councils - Appendix A   | 92 |

Local Government Grants Commission



Reference: A1014900

Clr Doug Curran
Mayor
Griffith City Council

By email: dcurran@griffith.com.au
cc: scott.grant@griffith.nsw.gov.au
admin@griffith.nsw.gov.au

24 August 2026

Dear Clr Curran,

Thank you for your Council's engagement with the NSW Grants Commission in order to support the allocation of the Commonwealth Government's Federal Assistance Grants. As the Chair of the NSW Local Government Grants Commission's (Commission), alongside the Deputy Chair and Commissioners, we appreciate the local government sector's commitment to preserving the integrity of this important grant allocation process.

In accordance with our policy of providing information to councils about the way the Commission calculates financial assistance grants (FA Grants), please find attached a summary of Council's 2026-27 estimated FA Grants entitlement (**Appendix A**).

2026-27 Estimated entitlements

The Federal Government's FA Grants total estimated entitlement for 2026-27 is \$3.62 billion and is made up of \$2.5 billion for the general purpose component (GPC) and \$1.1 billion for the local roads component (LRC). The national estimated entitlement for 2026-27 increased by \$160 million to account for final adjustments to the Consumer Price Index (CPI) and population shares for the year.

The GPC is distributed across the states and territories on a population basis. NSW received 31.09% or \$779 million, which represents a 3.95% increase on last year's final figure.

The LRC is based on a historical formula. NSW's share of the total national road funding is 29%, or \$322 million.

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Local Government Grants Commission

**External factors impacting the GPC pool of funds in NSW**

NSW communities and councils continue to be faced with a number of challenges including devastating climate disasters. In 2025, the CPI continued to trend towards previously average levels of about 3.5% to 4%. But further fluctuations cannot be ruled out.

Council's 2026-27 FA Grants estimated entitlement, compared to the 2025-26 final entitlement is as follows:

Griffith City Council				
Year	General Purpose \$	Local Roads \$	Total \$	
2025-26 final	5,875,507	2,257,945	8,133,452	Change
2026-27 est	6,270,824	2,360,029	8,630,853	6.1%

The NSW Schedule of Payments (**Appendix B**) and the 2026-27 Fact Sheet (**Appendix C**) is also enclosed for Council's information.

Impact of advanced payments

The Commonwealth Government made an early payment of the 2026-27 estimated FA Grant entitlement. In June 2026, all councils were paid 80% of the estimated entitlement for 2026-27 in advance, as calculated at that date. This has resulted in the quarterly instalments for 2026-27 being reduced and will be paid in quarterly instalments in August 2026, November 2026, February 2027 and May 2027.

The Commission continues to be concerned about the unpredictability that the practice of advance payments creates. Long-term and annual budgeting forecasts are subject to changes, and annual financial reporting can often be skewed. Councils are advised not to rely on either the availability of future advance payments or the value of those advances if received.

Challenges in fairly distributing the GPC funds

As councils will be aware, the Commission is required to adhere to the National Principles which mandate a per capita payment based on population growth/decline. This inhibits the full application of the Horizontal Fiscal Equalisation (HFE) Principle to distribute the grants based on greatest relative need. It is also the policy of the NSW Government to explore opportunities to direct grants to communities with the greatest relative need. The Commission has had regard to these policies in allocating the grants.

Maintaining the annual negative floor on the GPC

The Commission has maintained the negative floor in 2026-27. It not sustainable to protect those councils with greatest relative advantage. The negative floor is essential to

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Local Government Grants Commission



distribute the GPC more fairly, allowing greater application of the HFE, consistent with the National Principles and NSW policy.

There is no guarantee that a council will receive an increased FA Grant each year. There are a number of changing variables, including a council's changing measure of relative disadvantage compared to the state average measure and the size of the total FA Grant pool.

Commission's review of the allocation methodology

The Commission is currently reviewing the methodology used to allocate the FA Grant for the 2027-28 financial year and subsequent years.

To support its review, the Commission will conduct a series of stakeholder consultation sessions, both in person in Sydney and Regional locations, and online via webinar. These sessions will outline the proposed methodology and provide councils with an opportunity to offer feedback.

The draft methodology has been developed in accordance with the National Principles and the State Government's Policy of targeting the Financial Assistance Grants, as far as possible, to councils experiencing the greatest relative disadvantage.

Councils are invited to register their interest in attending any of the eight in person sessions commencing early August 2026 via the following link: [NSW Local Government Grants Commission, or register for a webinar session:](#)

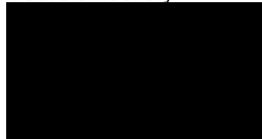
8 September 2026 – [Register here](#)

16 September 2026 – [Register here](#)

I would ask that this letter please be tabled at the next Council meeting.

If you have any questions concerning these matters, please contact the Commissions Secretariat on (02) 4428 4142 or grantscommission@olg.nsw.gov.au.

Yours sincerely



Linda Scott

Chair

Local Government Grants Commission

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Local Government Grants Commission



Enc:

- 2026-27 Council Entitlement
- 2026-27 Fact Sheet
- 2026-27 NSW Schedule of Payments

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Local Government Grants Commission 2026-27 Financial Assistance Grants

Griffith (C) Council

Appendix A

General Purpose Component

Expenditure Allowance

Expenditure Functions	State ave cost per capita
Recreation and cultural	\$274.52
Admin and governance	\$315.97
Education and community	\$70.92
Roads, bridges, footpaths and aerodromes	\$277.14
Public order, safety, health and other	\$234.42
Housing amenity	\$82.71

Recreation and cultural			Pop <SS = relative disadvantage Pop >SS = 0 ATSI <SS = 0 ATSI >SS = relative disadvantage
Disadvantage Measure	LGA measure	State Std (SS)	Weighted DF%
Population	27,458	67,121	11.5%
Aboriginal & Torres Strait Islander	6.6%	3.4%	8.1%

Admin and governance			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	27,458	67,121	32.1%

Education and community			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	27,458	67,121	30.6%

Roads, bridges, footpaths and aerodromes			
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	27,458	67,121	53.1%
Road Length	1,239	1,170	2.4%

Public order, safety, health and other			RTD <SS = 0 RTD >SS = relative disadvantage Env <SS = 0 Env >SS = relative disadvantage
Disadvantage Measure	LGA measure	State Std	Weighted DF%
Population	27,458	67,121	23.7%
Rainfall, topography and drainage index	125%	161%	0.0%
Environment (Ha of environmental lands)	406	57,330	0.0%

Housing amenity			
Disadvantage Measure	LGA Std	State Std	Weighted DF%
Population	27,458	67,121	6.6%

Isolation Allowance

Outside the Greater Statistical Area	Yes
--------------------------------------	-----

Local Government Grants Commission 2026-27 Financial Assistance Grants

Pensioner Rebate Allowance

PR <SS = relative disadvantage (+ allowance)	
PR >SS = relative advantage (- allowance)	
LGA % Pensioner Rebates (PR) Res Props:	12.7%
State Standard (SS) % PR	13.7%

Revenue Allowance

Revenue Allowance	
CV <SS = relative disadvantage (+ allowance)	
CV >SS = relative advantage (- allowance)	
No. of Urban Properties:	10,216
Standard Value Per Property:	\$772,922
Council Value (CV):	\$235,891

No. of Non-urban Properties:	1,462
Standard Value Per Property:	\$1,844,957
Council Value (CV):	\$975,340

Relative Disadvantage Allowance

Unsealed roads; Isolation; Population Decline	\$42,786
Special Submission/other adjustments	\$0
Total General Purpose Grant	\$6,270,824

Local Roads Component

Population:	27,458
Local Road Length (km):	1,239
Length of Bridges on Local Roads (m):	144
Road/Population Allowance:	\$2,343,360
Bridge Length Allowance:	\$16,669
Local Roads Total:	\$2,360,029

Total Grant	\$8,630,853
-------------	-------------

Quarterly Instalments Payable in 2026-27

	August 2026	
GPC	\$356,486	
LRC	\$120,917	\$477,403
	November 2026	
GPC	\$356,486	
LRC	\$120,917	\$477,403
	February 2027	
GPC	\$356,486	
LRC	\$120,917	\$477,403
	May 2027	
GPC	\$356,486	
LRC	\$120,917	\$477,403
	TOTAL	
GPC	\$1,425,943	
LRC	\$483,670	\$1,909,613

CLAUSE **CL12**

TITLE **2026 National General Assembly Resolutions**

FROM **Scott Grant, General Manager**

TRIM REF **26/114023**

SUMMARY

A letter has been received from Australian Local Government Association (ALGA) advising that Griffith City Council's motion was considered and resolved by delegates at the 2026 National General Assembly (NGA), a copy of the letter is attached for Council's information.

RECOMMENDATION

The report be noted by Council.

REPORT

A letter has been received from Australian Local Government Association (ALGA) advising that Griffith City Council's motion was considered and resolved by delegates at the 2026 National General Assembly (NGA), a copy of the letter is attached for Council's information.

OPTIONS

Report to be noted.

POLICY IMPLICATIONS

Not Applicable

FINANCIAL IMPLICATIONS AND RISK

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

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

ENVIRONMENTAL IMPLICATIONS AND RISK

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

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

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

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

LINK TO STRATEGIC PLAN

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

CONSULTATION

Senior Management Team

ATTACHMENTS

- | | | |
|-----|--|----|
| (a) | Letter from Australian Local Government Association (ALGA) - 2026 National General Assembly Resolution 136 ↓  | 96 |
|-----|--|----|



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Deakin ACT 2600

E alga@alga.asn.au

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P 02 6122 9400

Mayor Doug Curran
Griffith City Council
PO Box 485
GRIFFITH NSW 2680

admin@griffith.nsw.gov.au

Dear Mayor,

2026 National General Assembly Resolution 136

Thank you for your council's participation in the 2026 National General Assembly of Local Government (NGA), and for agreeing for your motion to be incorporated into Strategic Motion 136 for debate by the Assembly.

I am pleased to advise you that the strategic motion was considered and resolved by delegates at the NGA. The adopted resolution is:

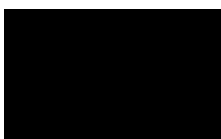
This National General Assembly calls on the Australian Government, in partnership with the Murray-Darling Basin Authority, to ensure the 2026 Murray-Darling Basin Plan Review and associated legislation appropriately models and considers the impacts of population growth, drinking water demand and climate-related reductions in flows on consumptive water requirements and water allocations for communities, irrigators, industry and the environment including water buy backs.

A letter has been sent on behalf of the National General Assembly to the Minister for Environment and Water, and the Minister for Agriculture, Fisheries and Forestry, advising them of this resolution.

Any response received will be published alongside the 2026 NGA resolutions on the [ALGA website](#).

Thank you for your council's contribution to the 2026 NGA motions process. I look forward to welcoming your council back to the Assembly in 2027.

Yours sincerely,



Mayor Matt Burnett
President
Australian Local Government Association

**LANDFILL FOGO COMMITTEE
HELD IN THE MURRAY ROOM ON
WEDNESDAY, 9 SEPTEMBER 2026 COMMENCING AT 5:00 PM**

PRESENT

Doug Curran (Chair) (Mayor, Councillor) Councillor Mark Dal Bon, Councillor Tony O'Grady, Lisa Parker (Community Representative), Susan Forner (Community Representative)

Quorum = 3

STAFF

Waste Operations Manager, John Roser, Director Utilities, Graham Gordon and Minute Secretary, Antoinette Galluzzo

Absent: Councillor Christine Stead and Wendy Borg (Community Representative)

1 APOLOGIES

RECOMMENDED on the motion of Councillor Mark Dal Bon and Lisa Parker that apologies be received from Brian Irvin (Community Representative), Cate Yates (Community Representative) and Stephen Violi (Community Representative).

2 CONFIRMATION OF MINUTES

RECOMMENDED on the motion of Councillor Mark Dal Bon and Lisa Parker that the minutes of the previous meeting held on 13 May 2026, having first been circulated amongst all members, be confirmed.

3 BUSINESS ARISING

Nil.

4 DECLARATIONS OF INTEREST

Pecuniary Interests

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

There were no pecuniary interests declared.

Significant Non-Pecuniary Interests

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

There were no significant non-pecuniary interests declared.

Less Than Significant Non-Pecuniary Interests

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

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

5 ITEMS OF BUSINESS

CL01 SURVEY RESULTS - LANDFILL TIP SHOP

The Committee reviewed the survey results regarding the establishment of a second-hand tip shop, which indicated a strong community interest and support for the concept. The Committee noted that Council currently does not have budget allocations, infrastructure, or an operational model in place to establish and manage a tip shop.

The Committee discussed seeking an Expression of Interest (EOI) from interested organisations, businesses, community groups, charities, or service providers to gauge commercial and community interest to operate the facility. The EOI process would seek information on proposed operating models, location, facility requirements, expectations, arrangements, any support required from Council, and many other details.

Action: The Committee requested that the Landfill Masterplan be presented at the next Committee meeting.

RECOMMENDED on the motion of Susan Forner and Lisa Parker that the Committee recommend Council call for an Expression of Interest for proposals in relation to a Second-hand Tip Shop.

CL02 CONTAINER DEPOSIT SCHEME (CDS) BASKET BINS

The Committee discussed a proposal to trial Container Deposit Scheme (CDS) basket bins attached to public waste bins within the CBD to provide a dedicated location for recyclable containers and to reduce the need for people to search through waste bins.

Members noted that similar basket bin initiatives have been implemented successfully in other local government areas.

Discussion included basket size, security, maintenance, and potential locations. It was noted that the baskets would be secured to existing bins and that locations could be adjusted based on usage and effectiveness during the trial period.

RECOMMENDED on the motion of Susan Forner and Councillor Mark Dal Bon that Council conduct a trial of 15 Container Deposit Scheme basket bins throughout the CBD and Yambil Street precinct.

6 OUTSTANDING ACTION REPORT

The Committee discussed the bulky waste item, highlighting issues in the past of having this service. Concerns were raised that reintroducing a bulky goods collection service could lead to increased illegal dumping, and additional operational costs across the city. The current dump for free program remains the most practical and effective approach for managing household waste and bulky items.

Mr Gordon and Mr Roser provided an update with the FOGO process, highlighting tender process is progressing.

The Committee noted the Outstanding Action Report.

7 GENERAL BUSINESS

7.1 FOGO Process

Mrs Parker expressed concerns regarding the implementation of the Food Organics and Garden Organics (FOGO) program and requested further information on the proposed process, including key timelines. She also emphasised the importance of allowing sufficient time for community education and awareness activities, as well as providing the Committee with an opportunity to review campaign materials prior to rollout.

Mayor Curran suggested that, if required, an extraordinary Committee meeting be organised to allow for detailed consideration of the FOGO implementation process.

7.2 Bins in Banna Avenue

Councillor Dal Bon asked why the bins in Banna Avenue are different to the bins in Yambil Street ? He also noted the cleanliness of the Banna Avenue bins are a concern. Mr Gordon took this on Notice.

8 NEXT MEETING

The next meeting of the Landfill FOGO Committee is to be held on Wednesday, 11 November 2026 at 5:00pm.

There being no further business the meeting terminated at 5:35pm.

TITLE Notice of Motion - Councillor Shari Blumer

FROM Shari Blumer, Councillor

TRIM REF 26/114254

SUMMARY

A Notice of Motion has been received from Councillor Shari Blumer on 15 September 2026. Please find attached.

RECOMMENDATION

That Council:

(a) Endorse the submission of the following motions to the 2026 Local Government NSW Annual Conference:

- 1. Establishment of a Water Security and Integrated Water Management Policy Chapter.**
- 2. Community-Led Water Governance in the Murray-Darling Basin.**
- 3. Integrated Catchment Management as a Foundation of Basin Reform and Regional Water Security.**
- 4. Basin-Wide Investment in Water Quality and Invasive Species Management.**

(b) Authorise the General Manager to make minor administrative or editorial amendments, provided the intent of the motions is not altered.

(c) Submit the endorsed motions and evidence of Council support to Local Government NSW by the applicable deadline.

SENIOR MANAGEMENT TEAM COMMENT

Nil.

ATTACHMENTS

- | | | |
|-----|--|-----|
| (a) | Notice of Motion - Councillor Shari Blumer   | 101 |
| (b) | Attachment to Notice of Motion - Councillor Shari Blumer   | 103 |



Notice of Motion

[Notice of Motion](#)

Councillor's Name * Cr Shari Blumer

Date * 15-Sep-26

Time * 11:56:59 AM

Scott Grant
General Manager
Griffith City Council
GRIFFITH NSW 2680

Dear Mr Grant, I LGNSW Motions for consideration
hereby give notice of
the following Notice
of Motion for the
Council Meeting to be
held as indicated
below: *

Additional Information

Attachments SB_Griffith_City_Council_LGNSW_Water_Security... 37KB

Council Meeting 21-Sep-26

Date: *

Signature *

Shari Blumer

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

Giving notice of business to be considered at Council Meetings

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

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

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

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

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

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

Questions with notice

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

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

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

In relation to Section Na

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

Privacy Protection Notice

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

**Local Government NSW Annual Conference
2026 – Proposed Water Security Motions**

Councillor Shari Blumer, Griffith City Council

SUMMARY

This report seeks Council endorsement to submit four proposed motions to the 2026 Local Government NSW Annual Conference. The motions form an integrated water security package addressing LGNSW policy, community participation, catchment-scale planning, water quality and invasive species management.

Together, the motions recognise the essential role of local government in water management and advocate for stronger governance, investment and environmental outcomes across New South Wales and the Murray-Darling Basin.

RECOMMENDATION

That Council:

(a) Endorse the submission of the following motions to the 2026 Local Government NSW Annual Conference:

- 1. Establishment of a Water Security and Integrated Water Management Policy Chapter.**
- 2. Community-Led Water Governance in the Murray-Darling Basin.**
- 3. Integrated Catchment Management as a Foundation of Basin Reform and Regional Water Security.**
- 4. Basin-Wide Investment in Water Quality and Invasive Species Management.**

(b) Authorise the General Manager to make minor administrative or editorial amendments, provided the intent of the motions is not altered.

(c) Submit the endorsed motions and evidence of Council support to Local Government NSW by the applicable deadline.

REPORT

Background

Water security affects public health, economic development, environmental sustainability, climate resilience and the long-term viability of communities. Councils also have direct responsibilities for drinking water, sewerage, stormwater, floodplain management, environmental stewardship, land-use planning and community engagement.

The four proposed motions are intended to work as a coordinated package. The first establishes an overarching policy framework. The remaining motions address participation in decision-making, integrated catchment management, and practical investment in water quality and invasive species management.

1

Motion 1: Establishment of a Water Security and Integrated Water Management Policy Chapter

Proposes a dedicated chapter in the LGNSW Policy Platform, bringing dispersed water-related positions into one coherent framework.

Why it is important: Provides a permanent policy home for water security and strengthens statewide advocacy on infrastructure funding, public health, utilities, catchment management and industry and agricultural resilience.

Motion 2: Community-Led Water Governance in the Murray-Darling Basin

Calls for formal and ongoing representation of local government and Basin communities in Basin policy development, implementation and review.

Why it is important: Improves transparency, trust and the use of local knowledge in decisions that directly affect regional communities.

Motion 3: Integrated Catchment Management as a Foundation of Basin Reform and Regional Water Security

Seeks to embed catchment-scale planning in Basin reform and align water policy with land management, water quality, biodiversity, floodplains, drinking water security and community and industry resilience.

Why it is important: Recognises that sustainable water security requires management of the whole catchment, all water users and a stronger role for councils and communities.

Motion 4: Basin-Wide Investment in Water Quality and Invasive Species Management

Calls for coordinated action and increased investment in water quality, carp control and invasive aquatic species management.

Why it is important: Supports healthier rivers, wetlands and drinking water sources, while seeking immediate complementary carp-control measures ahead of future biocontrol decisions.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Council endorse some, but not all, of the proposed motions.

OPTION 3

Any other resolution of Council.

POLICY IMPLICATIONS

Endorsement will authorise submission of the motions for consideration at the 2026 LGNSW Annual Conference. If carried at Conference, the motions may inform future LGNSW policy positions and advocacy.

FINANCIAL IMPLICATIONS AND RISK

No material financial implications are anticipated from submitting the motions

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

The motions require evidence of Council support to accompany their submission to LGNSW.

ENVIRONMENTAL IMPLICATIONS AND RISK

The motions advocate for improved catchment health, water quality, biodiversity, invasive species management and long-term water security.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

Submitting the motions demonstrates Council leadership on water security issues affecting Griffith, regional communities and local governments across NSW.

SERVICE DELIVERY IMPLICATIONS AND RISK

Preparation and submission can be managed within existing administrative arrangements.

WHS / HR IMPLICATIONS AND RISK

Nil identified.

LINK TO STRATEGIC PLAN

This item supports Council advocacy, partnerships, sustainable water management, environmental stewardship, community resilience and regional development.

CONSULTATION

Councillors; General Manager; relevant Council officers.

ATTACHMENTS

- (a) Motion 1 – Establishment of a Water Security and Integrated Water Management Policy Chapter
- (b) Motion 2 – Community-Led Water Governance in the Murray-Darling Basin
- (c) Motion 3 – Integrated Catchment Management as a Foundation of Basin Reform and Regional Water Security
- (d) Motion 4 – Basin-Wide Investment in Water Quality and Invasive Species Management

ATTACHMENT A

Motion 1 - Establishment of a Water Security and Integrated Water Management Policy Chapter

MOTION WORDING

That Local Government NSW (LGNSW) amend its Policy Platform to establish a new standalone chapter titled "Water Security and Integrated Water Management", recognising water security as fundamental to the social, economic, environmental and public health wellbeing of NSW communities and the essential role of local government in water management.

The chapter should include policy positions on:

- *Recognition of local government as a critical provider of drinking water, sewerage, stormwater and recycled water services.*
- *Long-term investment in water security infrastructure, climate resilience, regional water security and drought preparedness.*
- *Integrated catchment management, catchment health and community-led water governance.*
- *Protection of drinking water quality, source water catchments, waterways and public health outcomes.*
- *Water policies that balance environmental, social and economic outcomes while recognising the impacts of water recovery programs on regional communities.*
- *Protection of council-owned and regional water utilities as essential public infrastructure.*
- *Increased support for water recycling, stormwater harvesting, water efficiency, circular water economy initiatives and emerging water security technologies.*
- *Improved management of river systems, water quality, biosecurity risks, invasive species and biodiversity outcomes associated with healthy catchments.*
- *Recognition of water security as a key component of climate adaptation, disaster resilience, economic development and sustainable regional communities.*

BACKGROUND NOTE

Water security is a foundational issue for communities across New South Wales and underpins economic development, public health, environmental outcomes, disaster resilience and regional sustainability. While water-related issues are addressed throughout the current LGNSW Policy Platform, there is no dedicated chapter recognising water security and integrated water management as strategic local government priorities.

The current LGNSW Policy Platform already contains positions relating to local water utilities, water infrastructure funding, stormwater management, water insecurity, drought preparedness, water quality, climate resilience, biodiversity protection, water recovery impacts, river management and regional water security. Relevant positions are spread across the Roads & Infrastructure, Rural & Regional Communities, Drought, Economic Development, Climate Change, Biodiversity and Health & Safety chapters.

A dedicated chapter would strengthen LGNSW advocacy by bringing these positions together within a coherent framework while recognising the essential role of local government in delivering water services, protecting public health, supporting regional economies, improving environmental outcomes and enhancing long-term water security and community resilience across NSW.

ATTACHMENT B

Motion 2 - Community-Led Water Governance in the Murray-Darling Basin

MOTION WORDING

That Local Government NSW (LGNSW) advocate to the Australian Government and the Murray-Darling Basin Ministerial Council for the establishment of formal community-led governance mechanisms within Murray-Darling Basin policy development, implementation and review processes, including:

- 1. Formal representation of local government and Basin communities on Basin governance and advisory bodies.*
- 2. Transparent and ongoing engagement with Basin communities in the development of water policy and program delivery.*
- 3. Stronger statutory requirements for community participation in major water management decisions.*
- 4. Recognition of local knowledge and place-based decision-making as essential components of sustainable Basin management.*

BACKGROUND NOTE

Communities across the Murray-Darling Basin are directly affected by decisions relating to water management, environmental outcomes, regional economies and community wellbeing. Many Basin communities and local governments consider current consultation and engagement arrangements inadequate and disconnected from local knowledge and lived experience.

Councils throughout NSW play a critical role in supporting regional communities, economic development and environmental stewardship. Greater involvement of local government and Basin communities in governance and decision-making would improve transparency, strengthen community confidence and contribute to more balanced and enduring water policy outcomes.

Formal community-led governance arrangements would help ensure Basin reform is informed by local knowledge, place-based experience and the needs of communities directly affected by water management decisions.

ATTACHMENT C

Motion 3 - Integrated Catchment Management as a Foundation of Basin Reform and Regional Water Security

MOTION WORDING

That Local Government New South Wales (LGNSW) advocate to the Australian Government, the New South Wales (NSW) Government and the Murray-Darling Basin Ministerial Council to recognise Integrated Catchment Management as a foundational principle of future Murray-Darling Basin governance and water policy by:

- 1. Recognising Integrated Catchment Management as essential to improving long-term environmental, economic and social outcomes and water security throughout NSW and the Murray-Darling Basin.*
- 2. Embedding catchment-scale planning and management within future Basin reform processes.*
- 3. Aligning water policy with catchment health, land management, water quality, biodiversity, floodplain management, drinking water security and community resilience.*
- 4. Strengthening community-led and place-based approaches to catchment management.*
- 5. Supporting regional catchment governance arrangements that provide local government and communities with a greater role in planning, decision-making and investment prioritisation.*

BACKGROUND NOTE

Integrated Catchment Management recognises that long-term water security, environmental sustainability and community resilience depend on coordinated action across water management, land use, biodiversity, floodplain management and catchment health. Future water and Basin reform should support planning and investment at a catchment scale to achieve better environmental, social and economic outcomes.

Local government plays a critical role in managing water resources, environmental stewardship, floodplain management and community engagement. Across regional and coastal New South Wales, councils own and operate Local Water Utilities that provide essential drinking water and wastewater services. The quality, reliability and affordability of these services are directly influenced by catchment health and water security.

NSW is uniquely positioned as the only Basin State with substantial interests in both the Northern and Southern Murray-Darling Basin systems. Embedding Integrated Catchment Management as a foundation of future Basin reform would strengthen regional coordination, improve community confidence and support long-term resilience for NSW and Basin communities.

ATTACHMENT D

Motion 4 - Basin-Wide Investment in Water Quality and Invasive Species Management

MOTION WORDING

That Local Government New South Wales (LGNSW) advocate to the Australian Government, the New South Wales (NSW) Government and the Murray-Darling Basin Ministerial Council for a coordinated Basin-wide approach to water quality improvement and invasive species management by:

- 1. Supporting integrated carp and invasive aquatic species control programs across the Murray-Darling Basin.*
- 2. Increasing investment in water quality improvement programs that support healthy rivers, wetlands and drinking water security.*
- 3. Strengthening collaboration between governments, local government, First Nations communities, industry, research organisations and local communities in the management of invasive species and water quality risks.*
- 4. Supporting the development and implementation of innovative, scientifically supported invasive species control measures.*
- 5. Calling on the NSW Government to advocate for and secure increased Commonwealth investment in carp control and invasive species management programs across the Murray-Darling Basin as a matter of priority, including accelerated implementation of complementary control measures ahead of any future consideration of carp biocontrol options by Australian Agriculture Ministers.*
- 6. Recognising that healthy river systems, improved water quality and effective invasive species management are essential to long-term environmental, economic and community outcomes across NSW and the Murray-Darling Basin.*

BACKGROUND NOTE

Poor water quality and invasive species continue to have significant impacts on the health, resilience and productivity of river systems across NSW and the Murray-Darling Basin. European carp remain one of the most widespread and damaging invasive aquatic species, contributing to declining water quality, habitat degradation and ecosystem impacts while increasing management costs for governments and communities.

Local government has a direct interest in water quality through its responsibilities for environmental management, catchment health, community wellbeing and drinking water services. Council-owned Local Water Utilities rely on healthy catchments and waterways to provide safe, reliable and affordable drinking water to regional communities, businesses and industry.

A coordinated Basin-wide approach, supported by Commonwealth leadership and investment, is required to accelerate carp control, improve water quality and strengthen ecosystem resilience. Immediate investment in complementary carp management measures is needed while longer-term control options continue to be assessed.

TITLE Outstanding Action Report

TRIM REF 25/150124

RECOMMENDATION

The report be noted.

ATTACHMENTS

(a) Outstanding Action Report [!\[\]\(ee7b9fa6b20ea1406629876fa214e881_img.jpg\)](#)  111

OUTSTANDING ACTION REPORT

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
25 Aug 2026	NOTICE OF MOTION - CR SCOTT GROAT	DBCFS & DU	177510	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	08/09/2026: On public exhibition until 4pm, 25 September 2026.

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OUTSTANDING ACTION REPORT

					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.	
25 Aug 2026	CL01 VENDING VEHICLE POLICY (CS-CP-306) TRADING FEES AND CHARGES	DSD	177491	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	08/09/2026: On public exhibition until 4pm, 9 October 2026.

OUTSTANDING ACTION REPORT

					received, the Vending Vehicles Local Policy be considered as adopted by Council as at the date of the conclusion of the advertised exhibition period.	
8 April 2025	NOTICE OF MOTION - COUNCILLOR JENNY ELLIS	DBCF FM MA	158565	25/095	RESOLVED on the motion of Councillors Jenny Ellis and Tony O'Grady that Council allocate sufficient funds from the cash reserves set aside for the Regional Art Gallery project (currently at \$109K) based on quotes received for the following items and report back to Council: (a) Signage for the front of the Gallery - to be designed, manufactured, and installed. (Approximately \$5K) (b) New hanging track system - to enhance the display and functionality of exhibition spaces. (Approximately \$10K) (c) Repainting of the walls and ceiling of the whole gallery - To refreshen and cover water damaged ceilings (National average: \$60-\$100/ sqm; Gallery is 422sqm therefore up to \$42K).	2/03/2026: Gyprock repairs and painting complete – October 2025. New hanging system installed – February 2026. New sign is being designed and costed. Will require development consent. Scheduled for installation in mid-2026. 20/07/2026: Refer to Question on Notice Report.

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

Council Meeting Date	MEETING ITEM	Action Officer	CRM No.	Minute No.	Council Resolution	Additional Information
12 Aug 2025	NOTICE OF MOTION - COUNCILLOR CHRISTINE STEAD	GM	163429	25/236	RESOLVED on the motion of Councillors Christine Stead and Shari Blumer that: (a) Council request the General Manager prepare a report detailing outstanding debts owed to local contractors for the Hanwood Amenities Block. The report is to include options on how Council can assist resolving these debts after the Greenwich Voluntary Administration process. (b) Council staff review procurement processes and policies to prevent a recurrence of situations where local contractors remain unpaid for work undertaken due to a contractor's insolvency.	1/09/2025: Report to Council 9 September 2025. 12/09/2025: GM to report to Council after the finalisation of the ASIC proceedings. 7/04/2026: Other creditors are pursuing recovery however unlikely due to limited assets.
24 February 2026	CL01 GRIFFITH URBAN CROWN LAND AFFORDABLE HOUSING ACTIVATION - MASTERPLAN AND BUSINESS CASE	DBC/ 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. 14/09/2026: Meeting planned for 15 September 2026 with Executive Director of Crown

OUTSTANDING ACTION REPORT
COMPLETION BY OTHER AGENCIES PENDING

					(c) A report be brought back to Council providing updates in due course.	Lands and additional meeting with Minister Jackson scheduled on 16 September 2026.
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