Ordinary Meeting

Tuesday, 13 October 2026

ATTACHMENTS UNDER SEPARATE COVER

CL01 **DA 149/2026 - Multi Dwelling Development and Demolition**

CL02 **Proposed New Fee Category - Contractor Waste Deliveries for Mixed Waste**

ATTACHMENTS UNDER SEPARATE COVER

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Attachment B – Conditions of Consent

Administrative Conditions

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

(1) Approved Development

Development consent has been granted for multi-dwelling development including the construction of two (2) dwellings, front fence and carport and demolition of garage at Lot 12 Sec 51 DP 758476, 5 Hillston Street GRIFFITH.

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

The development must be implemented in accordance with Development Application No. 149/2026(1) accepted by Council on 29 July 2026 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
Existing Site Plan – No. 01A (Garage Demolition plan)	24 July 2026 26/90767	Sherene Blumer
Proposed site plan – No. 10	17 August 2026 26/100741	Sherene Blumer
East & West Elevations – No. 05A	24 July 2026 26/90766	Sherene Blumer
North & South Elevations – No. 06A	24 July 2026 26/90766	Sherene Blumer
Proposed Elevations East & West Overall – No. 07A	24 July 2026 26/90763	Sherene Blumer

Document	Date Accepted by Council	Prepared or Drawn By
Statement of Environmental Effects	24 July 2026 26/90758	MIA Plan
Basix Certificate - Units 2 & 3 No. 1857523M	24 July 2026 26/90764	Certified Energy
Summary Commitments Table	24 July 2026 26/90761	Certified Energy
NatHERS Certificate No. #HR-QBYGGH-01	24 July 2026 26/90760	Jamie Bonnefin Certified Energy

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

(2) Construction Certificate (Building Works)

In accordance with the provisions of Part 6, Divisions 6.2 and 6.3 of the Environmental Planning and Assessment Act, 1979 a person must not carry out building works, including associated excavation works (as applicable) until such time as:

(a) A *Construction Certificate* has been obtained from either Griffith City Council or an *Accredited Certifier* holding the appropriate accreditation under the Building Professions Act, 2005;

(b) A *Principal Certifier* has been appointed; and

(c) The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the erection of the building.

Note 1: Griffith City Council can issue your *Construction Certificate* and be appointed as your *Principal Certifier* for the development to undertake inspections and ensure compliance with development consent and relevant building regulations. For further details contact Council on 1300 176 077.

Note 2: Should the plans submitted with the Construction Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

(3) Provision of Services

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

(4) Lapsing of Consent

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

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

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

(5) Damage to Council property

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

(6) Existing Services

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

(7) Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

(8) Carport not to be enclosed

The carport is not to be enclosed.

(9) National Construction Code

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

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

(10) Aboriginal Heritage

No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974.

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

(a) Not further harm the object(s).
(b) Immediately cease all work at the particular location.
(c) Secure the area so as to avoid further harm to the Aboriginal object(s).
(d) Notify the NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object and its location.
(e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to heritage NSW before work may continue.

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

(11) Other Cultural Heritage

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

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

(12) Front Fence Location and Design

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

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

(13) Property Number

The proposed dwellings have been allocated the following street addresses:

Existing Dwelling – 5 Hillston Street
Proposed Unit 2 – 5A Hillston Street
Proposed Unit 3 – 5B Hillston Street

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

Prior to the issue of a Construction Certificate

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

(14) Section 7.12 Development Contributions

In accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and Council's Development Contribution Plan 2010, this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted Section 7.12 Contributions Plan 2026. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be xxx (xxx of the proposed cost of carrying out the development). In accordance with Council's Section 7.12 Contributions Plan 2026, the contribution amount is to be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), calculated from the date of the original determination to the date of payment.

The contribution must be paid in full **prior to the issue of a Construction Certificate**. Applicants are advised to contact Council to confirm the final amount payable. Payment will only be accepted by cash, credit card, or electronic funds transfer (EFT), including direct deposit.

(15) Section 64 Water Supply, Sewerage and Drainage Contributions

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

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Amount per tenement	Number of tenements	Amount to be paid
Water supply	**$ 9,828.00**	**1.4 ET**	**$13.759.20**
Sewerage	**$ 6,889.00**	**1.75 ET**	**$12,055.75**
Total			**$25,814.95**

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

The contribution is to be paid **prior to the issue of the Construction Certificate**.

Applicants are advised to contact Council to confirm the final amount payable. Payment will only be accepted by cash, credit card, or electronic funds transfer (EFT), including direct deposit.

NOTE: The contribution is exclusive of the fees for the connection of water services to the individual allotments.

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

(16) Payment of building and construction industry long service levy

Prior to the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

(17) S138 Roads Act

Prior to the issue of a Construction Certificate, a Section 138 Roads Act application, including payment of fees, shall be lodged with Griffith City Council, as the Roads Authority for any works required within a public road. These works may include but are not limited to:

a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
b) Road opening for utilities and stormwater (including stormwater connection to Council Infrastructure).
c) Road Occupancy or road closures

All works shall be carried out with the Roads Act approval, the development consent including the stamped plans and Griffith City Council specifications.

Note 1: Approvals may also be required from the Transport for NSW for classified roads.

Note 2: The application is to be made prior to the issue of the Construction Certificate but does not have to be approved by the Roads Authority prior to the issue of that certificate.

(18) Internal Sewer Main

A private service sewer main, within the bounds of the development, is to be constructed to provide a point of connection for each of the proposed units. The private service sewer main is to connect to Council's existing sewer main via a new sewer manhole installed on Council's sewer main. All internal sewer infrastructure required to service the proposed units are to be connected to the private service sewer main. Each of the proposed units are to connect to the private service sewer main with one (1) sewer junction per two (2) dwellings.

The design for pipelines, as well as manholes and other associated components normally associated with sewerage main installations are to be in accordance with the standards prescribed in Council's *Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014.* Details and designs are to be submitted to Council and approved by Council's Engineers **prior to the issue of a Construction Certificate.**

(19) Stormwater Drainage

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

(20) Onsite detention

Stormwater detention is to be created onsite for all events up to and including the 1% AEP event. The maximum developed discharge is restricted to a maximum of 65 litres per second per hectare for the proposed development as approved by this Development Application. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards,* Council's *Onsite Detention Policy (CS-CP-404) and* Council's *Stormwater Drainage & Disposal Policy (CS-CP-310)* are to be submitted to Council for approval **prior to the issue of a Construction Certificate.**

A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant is to sign

(21) Floor Levels

Floor levels of habitable rooms are subject to Council's Buildings - Floor Heights Policy. Design drawings with details of floor levels are to be submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(22) Landscape Plan

Prior to the issue of the Construction Certificate, a detailed landscaping plan shall be designed for the proposed development. An electronic copy of the plan is to be submitted to and approved by Council.

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

(a) Identification of all trees to be retained, removed or transplanted
(b) The location of all existing and proposed tree and shrub species
(c) Screening vegetation on the eastern boundary
(d) Height and spread of selected species at maturity
(f) Irrigation measures
(g) The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development.

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

(23) Privacy of Adjoining Development

To prevent overlooking and light spill into the habitable rooms and private open space of the adjoining dwelling at 3 Hillston Street, the existing boundary fence between the properties shall be increased to a minimum height of 1.8 metres. In addition, a 300 mm high lattice or similar privacy screening device shall be installed above the fence for the section located between the two existing dwellings, extending for a length of approximately 26 metres. The screening shall be maintained in good condition at all times.

Details of shall be provided **prior to the issue of the Construction Certificate.**

Prior to Commencement of Works

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

(24) Protection of adjoining areas

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

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

(25) Notification of Commencement

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

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

(26) Signs on site

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

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

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

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

(27) Home Building Act requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —

(a) In the case of work for which a principal contractor is required to be appointed:
    (i) the name and licence number of the principal contractor, and
    (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
(b) In the case of work to be done by an owner-builder:
    (i) the name of the owner-builder, and
    (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

(28) Traffic Management Plan (TMP)

A Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval **prior to the commencement of work** within Council's road reserve. The TMP must comply with the requirements of Transport for New South Wales' Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).

The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the works. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

(29) Construction Management Plan (CMP)

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

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

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

(30) Building over sewer

The proposed development includes a structure that covers a length greater than ten (10) metres over Council's gravity sewer main. In accordance with Council's *Buildings – Construction Near Water & Sewerage Assets Policy (CS-CP-316)* the existing vitrified clay sewer main under the proposed structure (Unit 3) is to be renewed with 150mm uPVC pipe. Sewer manholes are to be installed on the sewer main either side of the proposed structure. Prior to the issue of a Construction Approval (Civil Works), detailed design drawings of the new sewer main and manholes are to be submitted to Council for approval. Drawings are to be completed in accordance with Council's *Engineering Guidelines-Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014.*

It is the responsibility of the developer to arrange for Council's sewer main to be accurately located onsite. This can be achieved by making a formal application to Council's Water and Sewer Department through Council's Customer Service Department.

(31) Accessway levels

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

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

(32) Sedimentation and Erosion Controls

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

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

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

(33) Section 68 of the Local Government Act 1993 Application

Prior to the commencement of works on Council's sewer main, potable water main or stormwater drainage system, a Section 68 application in accordance with the Local Government Act 1993 is to be obtained through Council by submitting an application via the NSW Planning Portal and linking it to the Development Application or Construction Certificate application. The application is to include design drawings and details that comply with Council's *Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014, Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*. All works associated with the sewer, stormwater or potable water works are to be completed at the expense of the applicant.

(34) Plumbing and Drainage Inspections

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

The following inspections are required to be carried out.

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

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

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

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

Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning 1300 176 077 to arrange for an inspection to be carried out.

During Construction

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

(35) No obstruction of public way

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

(36) Shoring and adequacy of adjoining property (if applicable)

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

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

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

(37) Maintenance of site

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

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

Copies of receipts stating the following must be provided to the consent authority on request:
(a) the place to which waste materials were transported,
(b) the name of the contractor transporting the materials,
(c) the quantity of materials transported off-site and recycled or disposed of.

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

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

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

(38) Toilet Facilities

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

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

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

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

(39) SafeWork NSW

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

(40) Required documentation

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

(41) Access location

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

(42) Kerb Adaptors

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

(43) Survey of Building Location

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

(44) Hours of Work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

7.00am to 6.00pm on Monday to Saturday.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

(45) Sedimentation and Erosion Controls

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

Prior to the issue of the Occupation Certificate

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

(46) BASIX

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

(47) Landscaping

Prior to the issue of the Occupation Certificate, the landscaping area shown on the approved plan submitted via the Construction Certificate application shall be landscaped and maintained to the satisfaction of Council at all times.

(48) Accessway construction

Prior to the issue of an Occupation Certificate, a concrete vehicular crossing is to be constructed between the property boundary and road carriageway off Hillston Street. Accessway and layback construction for the proposed development is to be completed in accordance with the approved plan and Council's *Engineering Guidelines – Subdivisions and Development Standards*.

(49) Internal driveways

Prior to the issue of an Occupation Certificate the internal driveway to the proposed multi-dwelling housing development is to be constructed of concrete in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* and *Council's Residential Development Control Plan 2020.*

(50) Submission of Survey of Building Location

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

(51) Drainage Diagram

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

(52) S138 Roads Act Approval

Prior to the issue of an Occupation Certificate, the Principle Certifying Authority shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Griffith City Council.

(53) Section 68 of the Local Government Act 1993 Final Certificate of Completion

Prior to the issue of an Occupation Certificate, a Section 68 of the Local Government Act 1993 Final Compliance Certificate is to be issued by Council at the completion of the works on Council's sewer main, potable water main and stormwater drainage system.

(54) Internal Sewer Main

Prior to the issue of an Occupation Certificate, a private service sewer main, within the bounds of the development, is to be constructed to provide a point of connection for each of the proposed units. The private service sewer main is to connect to Council's existing sewer main via a new sewer manhole installed on Council's sewer main. All internal sewer infrastructure required to service the proposed units are to be connected to the private service sewer main. Each of the proposed units are to connect to the private service main with one (1) sewer junction per two (2) dwellings. All works shall be in accordance with the standards prescribed in Council's *Engineering Guidelines – Subdivision and Development Standards and the Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014.*

(55) Works As Executed (WAE) Drawings

Works As Executed plans for approved civil works are to be submitted to Council upon completion of the development **prior to the issue of an Occupation Certificate.** Works As Executed plans are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards.*

(56) Maintenance bond

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

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

(57) Installation of stormwater infrastructure

Prior to the issue of an Occupation Certificate, stormwater infrastructure and the onsite detention system are to be installed in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards*, Council's *Onsite Detention Policy (CS-CP-404),* and Council's *Stormwater Drainage & Disposal Policy (CS-CP- 310)*.

(58) Sealing of parking and manoeuvring areas

Prior to the issue of an Occupation Certificate all car parking and vehicular manoeuvring areas associated with the proposed development are to be constructed of concrete in accordance with Council's Residential Development Control Plan 2020.

(59) Off-Street Parking

Prior to the issue of the Occupation Certificate six (6) parking spaces each of dimensions 2.6 metres x 5.5 metres in accordance with Council's *Development Control Plan No. 20 Off-street Parking Policy*. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).

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

(60) Privacy of Adjoining Development

Prior to the issue of the Occupation Certificate, privacy screening shall be provided along the common boundary with 3 Hillston Street to prevent direct overlooking and light spill into the adjoining dwelling's habitable rooms and private open space. The screening shall consist of a boundary fence with a minimum height of 1.8 metres and an additional 300 mm high lattice or equivalent screening topper for the section between the existing dwellings (approximately 26 metres in length).

Demolition Management

Demolition must be carried out in accordance with the following conditions.

(61) Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*, and with the *Code of Practice: Demolition Work* by SafeWork NSW. The code is available for download from the SafeWork NSW website.

(62) Demolition Management Plan

Demolition is to be carried out in accordance with a demolition management plan. This is to be submitted to the Principal Certifier prior to the commencement of works.

(63) Neighbour Notification

The person with the benefit of the development consent must give at least 2 days' notice in writing, of their intention to commence demolition work authorised by the consent, to the occupier of each dwelling that is on a lot with an adjoining boundary.

(64) Impact on adjoining buildings

In consideration of the proximity of the site's adjoining buildings:
a) Safe access and egress from adjoining buildings is to be maintained at all times for the duration of the demolition work.
b) No demolition activity is to cause damage to or adversely affect the structural integrity of adjoining buildings. Consideration should be given to the use of shoring and underpinning and to changes in the soil conditions as a result of demolition and appropriate action taken.
c) The effect of vibration and concussion on adjoining buildings and their occupants is to be minimised by selection of appropriate demolition methods and equipment.

(65) Demolition Waste

At the completion of the demolition of the buildings, all demolition waste is to be removed from the site and the site is to be rehabilitated and revegetated and/or erosion and sedimentation controls to be installed and maintained until vegetation is sufficiently established to reduce the risk of sediment leaving the site or the site is redeveloped.

(66) Receipts

Copies of receipts stating the following must be given to the principal certifying authority:
(a) the place to which waste materials were transported,
(b) the name of the contractor transporting the materials,
(c) the quantity of materials transported off-site and recycled or disposed of.

(67) Completion of works

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

(68) Asbestos Removal

All asbestos removal is to be carried out in accordance with the *How to Safely Remove Asbestos: Code of Practice*. The code is available for download from the SafeWork NSW website.

(69) Development involving bonded asbestos material and friable asbestos material

Work involving bonded asbestos removal work of an area of more than 10 square metres or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2017*.

The person having the benefit of the development consent must provide Council with a copy of a signed contract with such a person before any demolition commences,

a) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
b) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the Council a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(70) Asbestos – Tip Receipts

Documentary evidence in the form of tip receipts from an approved Waste Management Facility shall be obtained demonstrating the appropriate disposal of the asbestos waste. Tip receipts shall be provided to Council at the completion of demolition works and prior to any further works on the site.

(71) Asbestos – Notification of Neighbours

Fourteen (14) days prior to the commencement of any demolition works involving asbestos, all immediate neighbours shall be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and provided to Council.

(72) Asbestos – Statement

No later than seven (7) days prior to the demolition of any building or structure, a written statement must be provided to Council indicating whether the building or structure contains asbestos or material containing asbestos and, if so, the following must be provided:

a) A hazardous substances audit report prepared by a competent and appropriately qualified person in compliance with AS2601-2001; and
b) A hazardous substances management plan prepared by a competent and appropriately qualified person in compliance with AS2601-2001.

(73) Validation Statement

A Validation Statement that the land is cleaned and cleared of contaminants shall be furnished to the Principal Certifier from a suitably qualified professional, within 28 days of the completion of works.

On-Going Requirements

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

(74) Accessible water meter

The water meter servicing the subject allotment is to be kept free of any obstructions and is to be located outside the fenced area to ensure that the meter is accessible to Council officers at all times.

(75) Maintenance of the onsite detention system

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

(76) Ongoing access to site

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

a. The turning path of the largest sized vehicle to access the site is to be clear of obstructions at all times.
b. All vehicles are strictly required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.
c. All vehiculaxxxr loading and unloading is to be carried out within the site to prevent interference with the use of the public road by vehicles and pedestrians.
d. Vehicles accessing the development are to be limited to standard passenger (B99) vehicles as specified in *Austroads Design Vehicles and Turning Path Templates Guide 2013*.

(77) Access maintenance

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

(78) Parking maintenance

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

(79) Letter Boxes

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

(80) Garbage Bins

Each unit shall be provided with approved garbage bins (general waste and recycling) and storage areas shall be provided at the rear of each unit for these waste receptacles.

(81) Clothes Drying Areas

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

Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2021*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

(1) Before You Dig

If excavating, it is recommended you go to Before You Dig Australia at www.byda.com.au and lodge a free enquiry that helps keep people safe and protect underground infrastructure.

(2) Water applications

Water meter connections, disconnections, relocation, or resizing require a Section 68 approval in accordance with the Local Government Act 1993. A Section 68 application is to be made to Council by submitting an application via the NSW Planning Portal and linking it to the Development Application or Construction Certificate application. Connections which are required to be 25mm or greater to serve the needs of the development, shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

(3) Essential Energy

(a) The applicant must consider and apply only those requirements relevant to the site and proposed development.

(b) Any changes to the proposed development may introduce potential safety risks; accordingly, consultation with Essential Energy is recommended to obtain further advice via the NSW Planning Portal.

(c) All existing easements and encumbrances in favour of Essential Energy (or its predecessors), as noted on the land title, must be maintained and complied with.

(d) All works undertaken in proximity to electricity infrastructure must be carried out in accordance with the latest ***ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.***

(e) Prior to undertaking any excavation works, an enquiry must be lodged via **Before You Dig Australia (BYDA)** in accordance with Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*: Before You Dig Australia (BYDA). Applicants should also note that both overhead and underground assets are identified within **Look Up and Live**.

(f) All works near powerlines must comply with **SafeWork NSW** safety obligations and clearance requirements; if clearances cannot be maintained, submit a **Request for Safety Advice** (refer to **SafeWork NSW, the Working Near Overhead Powerlines Code of Practice** and **CEOP8041 - Work Near Essential Energy's Underground Assets**).

(g) The applicant is advised that, where existing services are present, an Accredited Service Provider (ASP Level 2 Electrical Contractor) must be engaged to assess and, if required, bring the installation into compliance with AS/NZS 3000 and the NSW Service and Installation Rules

(h) If the proposal includes a subdivision, an easement is to be created to accommodate any existing electrical infrastructure. The easement must be established in accordance with Essential Energy's standard terms current at the time of registration of the plan of subdivision.

(i) All Torrens lots must have access and frontage to a public road as per NSW Service and Installation rules. This is to allow for the provision of power/services to the new development, a right of carriageway can not to be used for the provision of power/services to any part of the new development.

(j) For subdivision developments, a Notification of Arrangement (confirming satisfactory electricity supply arrangements) must be obtained from Essential Energy for all proposed lots prior to the release of the Subdivision Certificate. The applicant is responsible for applying for supply and for all associated fees and contributions. For further guidance, refer to **Land Developments.**

(k) Where a proposed pool is located in close proximity to Essential Energy infrastructure and does not meet the requirements of the **Developments near Essential Energy's Infrastructure Guidelines** the applicant must engage a suitably qualified Level 3 Accredited Service Provider (ASP) / Electrical Engineer to undertake a safety and blowout clearance assessment along with an earthing study to ensure compliance with this document and also **ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.** Once finalised, the applicant should submit a **Network Encroachment Form** via Essential Energy's website and provide all supporting documentation necessary to enable assessment by the Encroachments team.

(l) Where new roads and / or driveways are proposed as part of the development, they must be designed and constructed in accordance with Section 7 of the ***ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure.***

(m) Where the proposed development's projected electricity demand exceeds standard supply capacity, network and/or supply augmentations may be required, including the possible installation of a padmount substation within your development. Early engagement via **Essential Energy's Connection Portal** is required to confirm network requirements. Where augmentation works are necessary, these must be undertaken by an **Accredited Service Provider**. For further guidance, refer to **Connecting to the Network**.

(n) A full list of suitably qualified Level 1, Level 2 & Level 3 Accredited Service Providers (ASP's) / Electrical Engineers is available at **Accredited Service Providers.**

Attachment D – Other Council Approvals and Consents

Section 68 Local Government Act 1993 Approvals

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

nil

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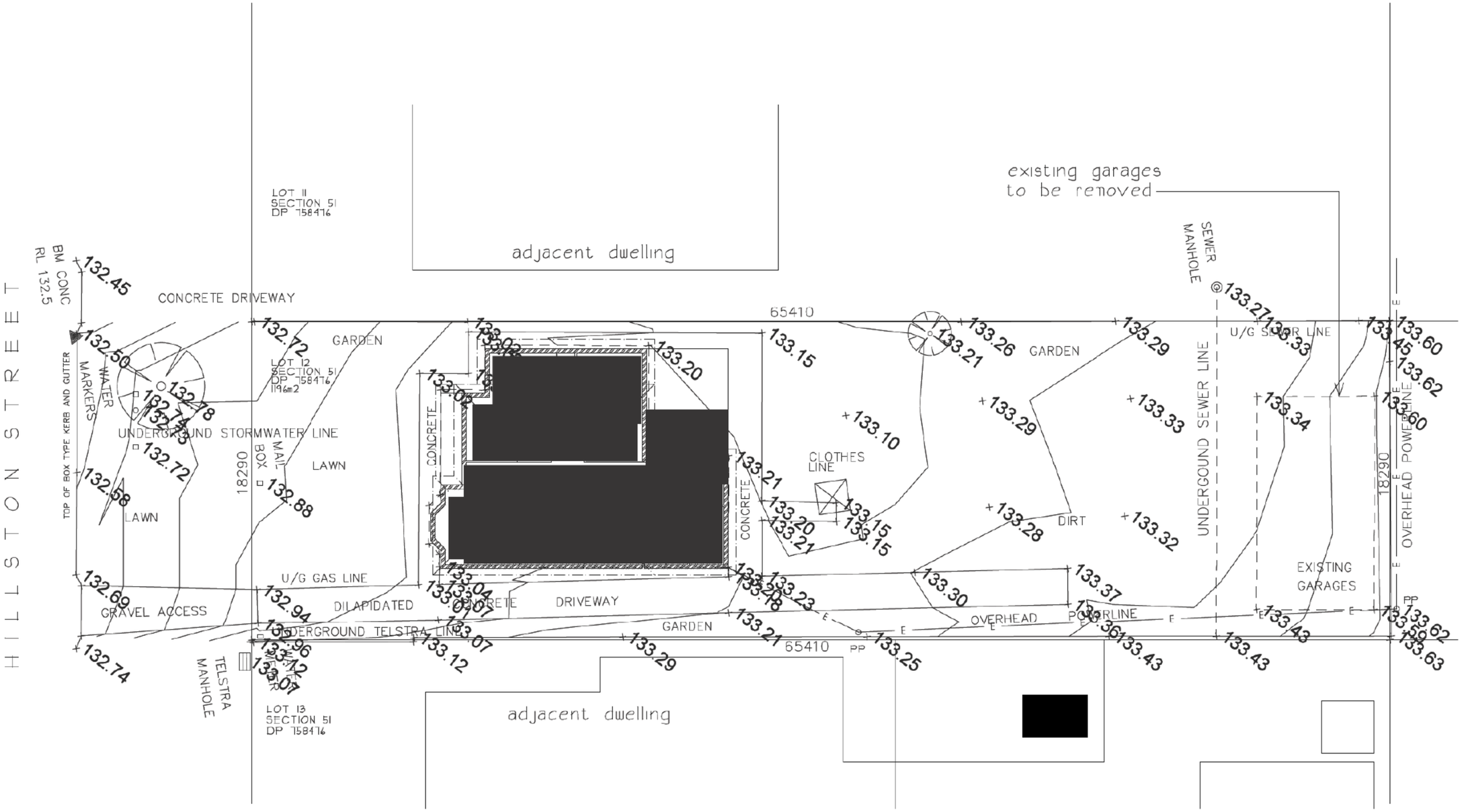

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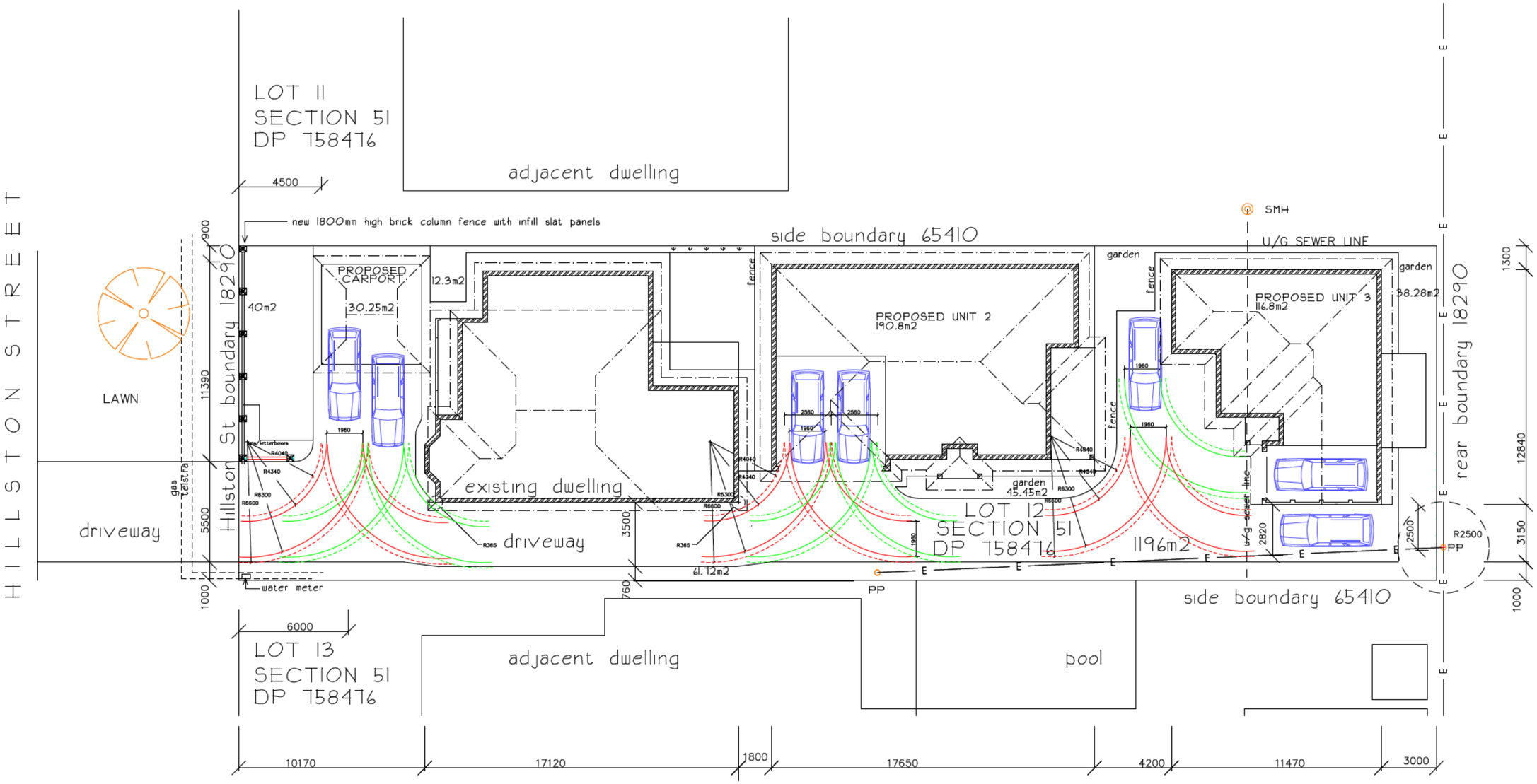
	A	ROOM NAMES ADDED	23/7	PROPOSED NEW DWELLINGS	SHERENE BLUMER			
				LOCATION	12 WHITTON STREET GRIFFITH NSW 2680 PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sherene@blumer.net.au			
				5 HILLSTON STREET GRIFFITH NSW 2680				
				CLIENT				
				TAKSHVEER CHUGHA				
				DRAWING	SCALE	DATE	DRAWN	NUMBER
				EXISTING SITE PLAN	1:200@A3	23 JUL 2026	SB	01A



EXISTING DWELLING FLOOR AREA = 185m2
NEW 3 BED dwelling = 190.8m2-UNIT 2
NEW 2 BED DWELLING = 116.8m2-UNIT 3
NEW CARPORT = 30.25m2

LANDSCAPE AREA = 197.8m2 = 16.5%
FSR 0.43:1
DRIVEWAY & TURNING = 293.5m2

182.8m2 paths around dwellings
existing rear shed to be removed

90mm PVC stormwater line to connect into existing stormwater line and to Civil Engineering design

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NO.	AMENDMENT	DATE

Radius 6.3 m
AUSTROADS B99
PASSENGER VEHICLE (5.2 x 1.96 m)

PROJECT	PROPOSED NEW DWELLINGS
LOCATION	5 HILLSTON STREET GRIFFITH NSW 2680
CLIENT	TAKSHVEER CHUGHA
DRAWING	PROPOSED SITE PLAN ishowing turning circles

DESIGN & DOCUMENTATION BY
SHERENE BLUMER
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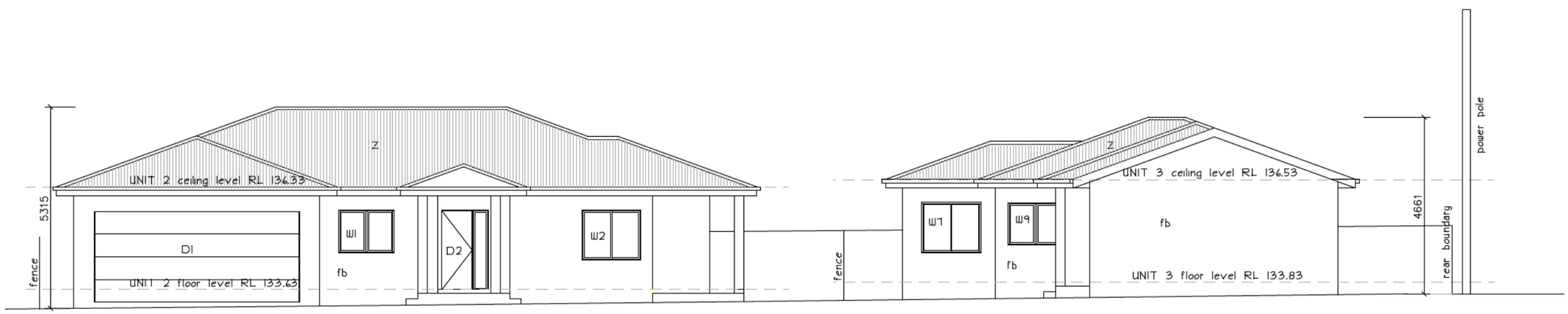
MOBILE: 0438 295862
E-MAIL: sherene@blumer.net.au

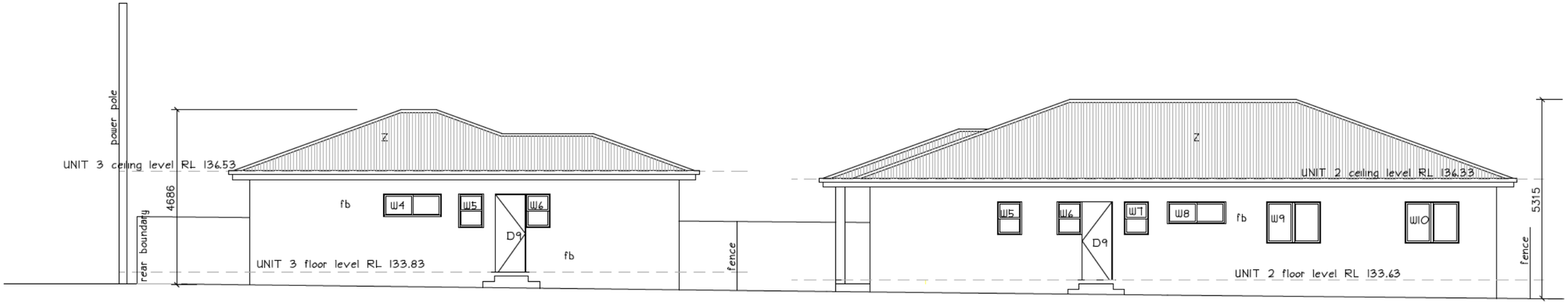
SCALE	DATE	DRAWN	NUMBER
1:200@A3	11 AUG 2026	SB	10



UNIT 2 EAST ELEVATION

U/G SEWER LINE

UNIT 3 EAST ELEVATION



UNIT 3 WEST ELEVATION

U/G SEWER LINE

UNIT 2 WEST ELEVATION

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NO.	AMENDMENT	DATE
A	OVERALL HEIGHTS ADDED	23/7

LEGEND

cpt	carpet
ct	ceramic tile
db	downpipe
c	concrete
●	smoke detector
Z	metal roof sheeting
fb	face brick
pb	plasterboard

PROJECT: PROPOSED NEW DWELLINGS

LOCATION: 5 HILLSTON STREET GRIFFITH NSW 2680

CLIENT: TAKSHVEER CHUGHA

DRAWING: PROPOSED ELEVATIONS NORTH & SOUTH

DESIGN & DOCUMENTATION BY
SHERENE BLUMER
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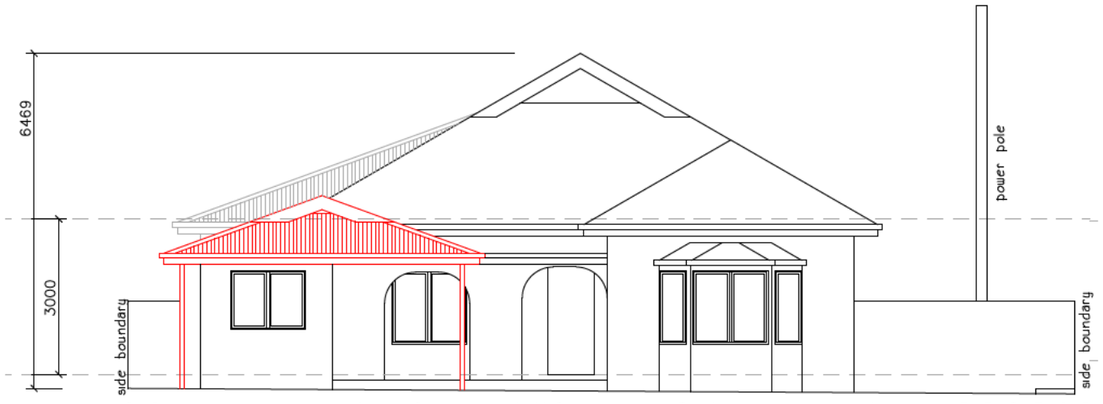
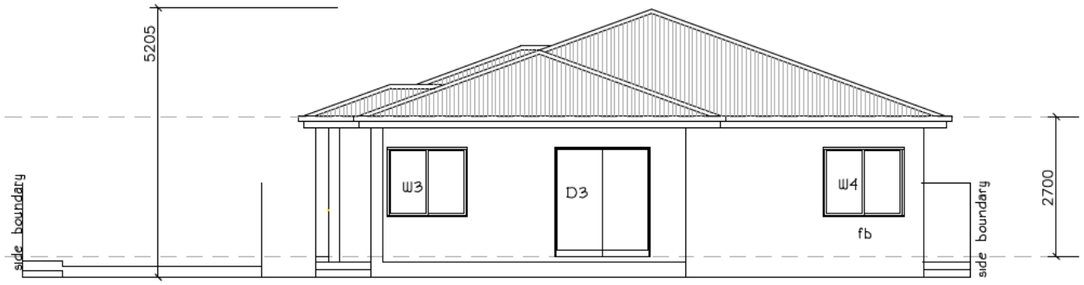
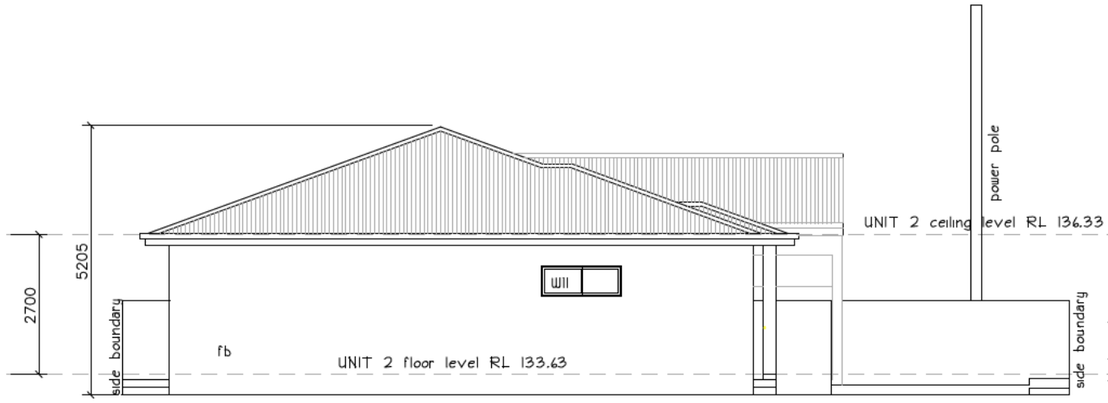
SCALE	DATE	DRAWN	NUMBER
1:100@A3	23 JUL 2026	SB	05A



SOUTH ELEVATION- EXISTING DWELLING WITH PROPOSED CARPORT



NORTH ELEVATION- UNIT 2



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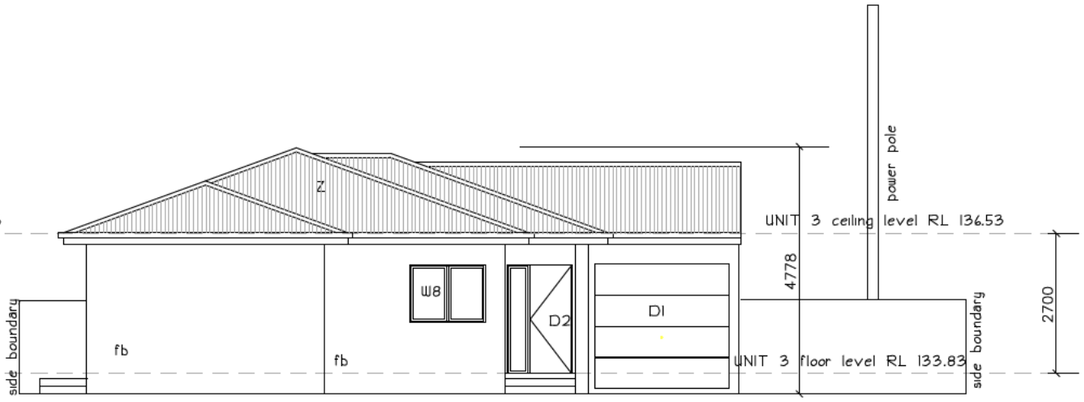

SOUTH ELEVATION- UNIT 3

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NO.	AMENDMENT	DATE
A	OVERALL HEIGHTS ADDED	23/7

LEGEND

cpt	carpet
ct	ceramic tile
dp	downpipe
c	concrete
●	smoke detector
Z	metal roof sheeting
fb	face brick
pb	plasterboard

PROJECT: PROPOSED NEW DWELLINGS

LOCATION: 5 HILLSTON STREET GRIFFITH NSW 2680

CLIENT: TAKSHVEER CHUGHA

DRAWING: PROPOSED ELEVATIONS NORTH & SOUTH

DESIGN & DOCUMENTATION BY
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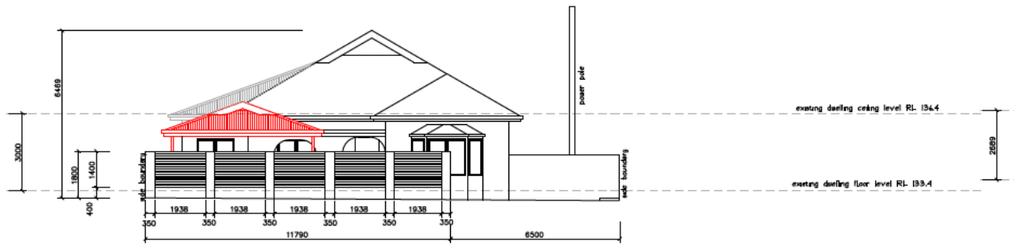
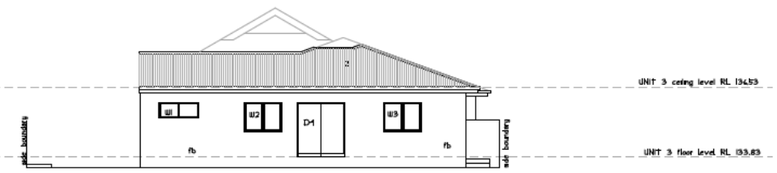
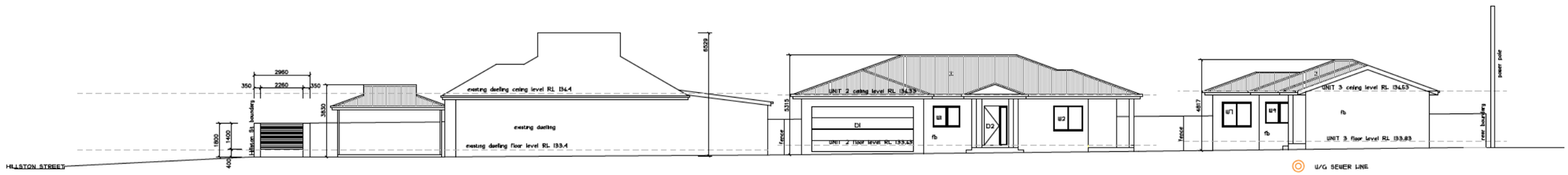


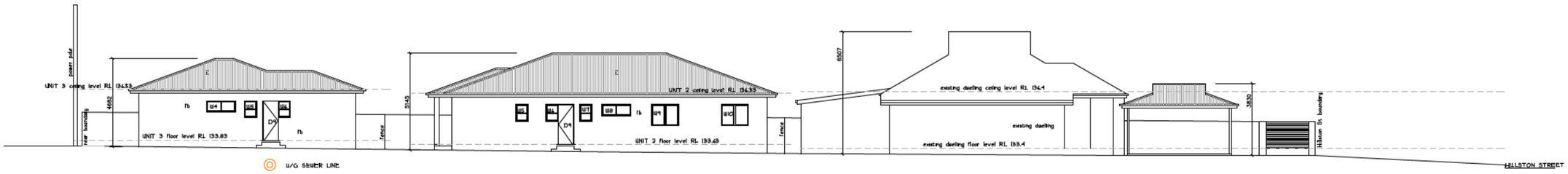
SOUTH ELEVATION- EXISTING DWELLING WITH PROPOSED CARPORT and FRONT FENCE



NORTH ELEVATION- UNIT 3 WITH UNITS BEHIND



EAST ELEVATION



WEST ELEVATION

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LEGEND

cpt	carpet
ct	ceramic tile
dp	downpipe
c	concrete
●	smoke detector
Z	metal roof sheeting
fb	face brick
pb	plasterboard

PROJECT: PROPOSED NEW DWELLINGS

LOCATION: 5 HILLSTON STREET GRIFFITH NSW 2680

CLIENT: TAKSHVEER CHUGHA

DRAWING: PROPOSED ELEVATIONS EAST & WEST OVERALL

DESIGN & DOCUMENTATION BY
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SCALE	DATE	DRAWN	NUMBER
1:200@A3	23 JUL 2026	SB	07A

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Statement of Environmental Effects

Proposed Multi Dwelling Development

Lot 12 Section 51 DP 758476

5 Hillston Street, Griffith

Title: Statement of Environmental Effects, Proposed Dual Occupancy Development, Lot 12 Section 51 DP 758476, 5 Hillston Street, Griffith

Prepared by:
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GRIFFITH NSW 2680

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Prepared for:
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1. Summary

This Statement of Environmental Effects has been prepared to accompany a development application for the construction of two additional detached dwellings at 5 Hillston Street, Griffith on behalf of the landowners, Chugha Property Pty Ltd.

The subject site is zoned *R1 General Residential* and is within the master planned health precinct. The subject site is legally known as Lot 12 Section 51 DP 758476 and contains an existing dwelling which is to be retained. The property is serviced by all essential services. It is noted that it is proposed to build over Council's sewer assets, and pre-lodgement discussions regarding this are included in this SEE. Approval from Essential Energy has been obtained for encroaching within an easement.

The proposal achieves compliance with all applicable controls specified in the Griffith Residential Development Control Plan 2020 relating to multi dwelling developments. An assessment of the potential impacts of the proposed development is covered in this Statement of Environmental Effects and concludes that the subject site is suitable for the proposed development. The proposal is considered to achieve the relevant provisions of the Griffith Local Environmental Plan 2014 and the *Environmental Planning and Assessment Act 1979*.

This Statement of Environmental Effects has been made with reference to the following documents:

Document	Prepared by
Architectural Drawing set	Sherene Blumer
Basix Certificates	Certified Energy
NatHERS Certificates	Certified Energy
Essential Energy Consent	Essential Energy
Cost estimate report	Grewal Homes
GCC Pre-lodgment advice, building over sewer	

2. Strategic Context

2.1 Site Location & Description

The subject site is located on Hillston Street in the Jubilee Precinct as specified by the GRDCP2020 and the site is also located within the Health Precinct Master Planned area. The property is legally known Lot 12 Section 51 DP 758476, 5 Hillston Street, Griffith. The subject lot has a site area of 1195m^2 and contains an existing dwelling (to be retained) and an outbuilding (to be removed). Vehicle access to the site is presently from Hillston Street and this access will continue to be utilised. Surrounding landuses include predominately single residental dwellings with some examples of dual and multiple occupancy development. The future indicative development opportunities for this area as per the Health Precinct Master Plan is suggested to be medium density living and accommodation.

Figure 1: Subject Site.

Figure 2: Aerial image of the site & locality.

2.2 Background

Pre-lodgement discussions were held with Council's Engineers in regards to the proposed development and the existing condition of the sewer main which extends through the lot, and options for building near this infrastructure. It was advised that the main would need to be replaced due age and condition, and that it could be built over would result in the upgrade of the sewer from boundary to boundary. Additionally, the footings would have to be designed in a way so that no force is exerted on the sewer main.

2.3 Griffith Local Strategic Planning Statement: Growing Griffith to 2045

The Griffith LSPS outlines the land use planning vision for the growth and development of Griffith over the next 25 years and identifies the strategic framework to achieve the gaols and assist in decision making and direction. The proposed development promotes Planning Priority 1 – *increase urban density and housing affordability*. The proposal is therefore supportive of the vision for the growth of Griffith.

2.4 Griffith Housing Strategy 2025

The *Griffith Housing Strategy 2025* identifies that Griffith is growing, and so is the need for more homes: *The city has a strong supply of zoned and master planned land ready now for more than 2,560 new homes. But despite this capacity, housing delivery is not keeping pace with demand. Delays in construction, high development costs, infrastructure constraints, and inefficiencies in the NSW planning system to achieve Local Environmental Plan (LEP) amendments and rezonings are slowing supply. These issues are contributing to a persistent shortage of homes, pushing up prices and rents, and making it harder for residents – particularly renters, essential workers, and low-income households to find affordable homes.* The Griffith Local Housing Strategy 2025 specifies four key priorities, with the following Priorities and Objectives specifically in line with the proposal:

- Priority 1 – Increase housing supply and affordability
  - Objective 1.1 – Encourage medium- and higher-density housing

    Encouraging medium- and higher-density housing in well-located, walkable areas increases housing choice and affordability, makes better use of existing infrastructure, and supports vibrant, mixed communities close to jobs, services, and public transport. Focusing growth within established areas also reduces pressure on greenfield sites and promotes more sustainable, cost-effective urban development.
  - Objective 1.2 – Encourage incremental growth in established residential areas

    Encouraging incremental growth in established residential areas supports housing affordability, increases supply through adaptable options like granny flats and tiny homes, and makes better use of existing infrastructure – while respecting local character and helping to limit urban sprawl.

- Priority 4 – Encourage housing that is well-located, well-designed and locally appropriate
  - Objective 4.3 – Promote infill development in established urban areas

    Promoting infill development within Griffith's urban areas meets housing demand while protecting the environment. By unlocking underutilised land for diverse housing options, it optimises existing infrastructure, reduces costs, and supports affordable housing in well-connected areas near jobs, transport, and services. This approach fosters sustainable, compact growth and improves city liveability.

2.5 Griffith Health Precinct Master Plan

The Griffith Health Precinct Master Plan was developed to guide future development, drive investment, and to support health services, amongst other health related purposes. The subject site is identified as Zone A1 an opportunity zone, for use as 2-3 storey independent living village.

Figure 3: Extract from the Health Precinct Master Plan.

2.6 Overview of the Proposal

	Details
Overview	Proposed dual occupancy resulting in a multi-dwelling (3 dwellings) residential development at the site
LGA	Griffith City Council
Property	Lot 12 Section 51 DP 758476
Address	5 Hillston Street Griffith NSW 2680
Surrounding Land Uses	Residential, Health Precinct
Local Environmental Plan	Griffith Local Environmental Plan 2014
Land Zoning	R1 General Residential
Development description	Proposed construction of a dual occupancy, resulting in a *multi dwelling development*
Permissibility	Permitted in the zone with consent.
FSR	0.4:1
Landscaping	16.5%
Capital Investment Value	$ 463 600
BCA Class	1a, 10a

3. Proposed Development

3.1 Development Details

The proposal is to construct a detached dual occupancy in addition to the existing dwelling, which will result in 3 dwwellings on site (*multi dwelling development*). The proposal includes the following specifics:

- Removal of existing sheds at the rear of the site.
- Retention of the existing dwelling
- Replacement of the existing sewer main and concrete encasement.
- Construction of 2 detached dwellings and new internal driveway.
- New carport at the front setback.
- 1800mm high front fence.

Proposed Unit 2

Proposed unit 2 will be located behind the existing dwelling which fronts Hillston Street. Unit 2 will have a floor area of 190.8m^2, 3 bedrooms, an attached double car garage and 15.8m of PPOS available in addition to law and garden areas.

Proposed Unit 3

Proposed unit 3 will be located behind Unit 2. Unit 3 will have a floor area of 116.8m^2, 2 bedrooms, an attached single car garage and 15m of PPOS available in addition to law and garden areas. A turning area is available to enable reversing onsite from the garage.

Proposed Carport & Front Fence

A 30.25m^2 carport is proposed within the front setback, to be setback 4.5m from the front boundary and 900mm from the side boundary with a height of 3m. The carport will be an open structure and proposed to ensure an undercover car space is available onsite for the existing dwelling. The front fence is to be 1800mm high and will be brick coloumn with infil slat panels. This fence will provide privacy to the site and screening of the carport from veiw from the street.

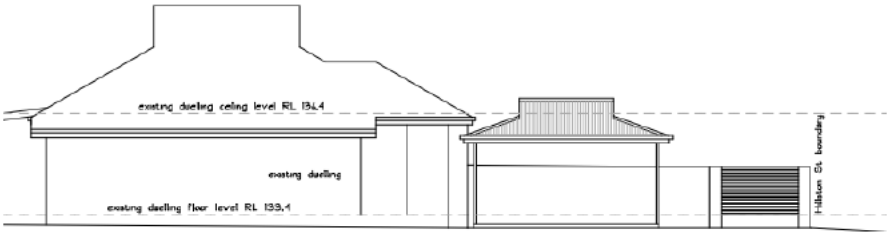


Figure 4: Side elevation of carport and fence, west aspect.

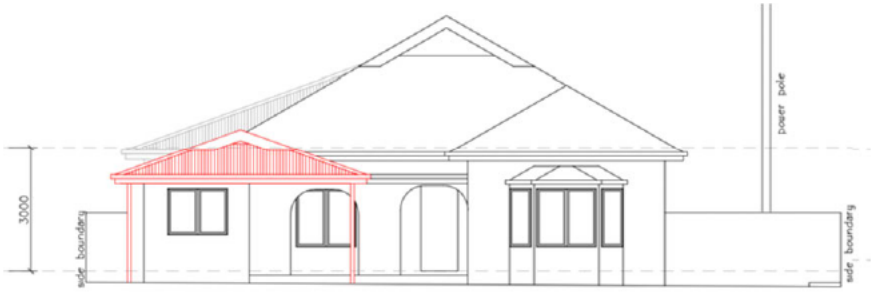


Figure 5: Front elevation without fencing, view from Hillson Street (south aspect).

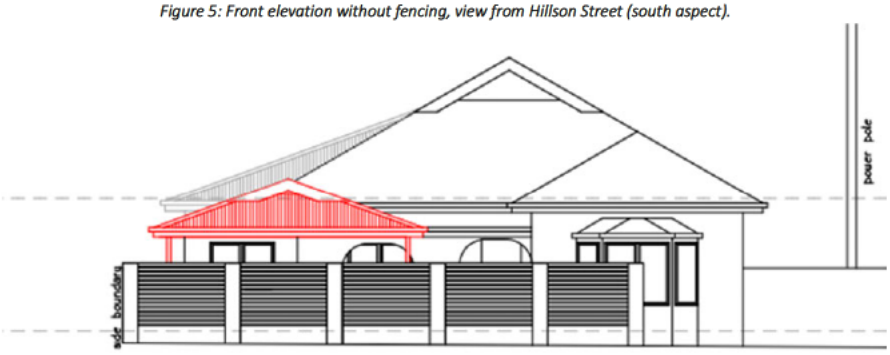


Figure 6: Front elevation with proposed fencing, view from Hillson Street (south aspect).

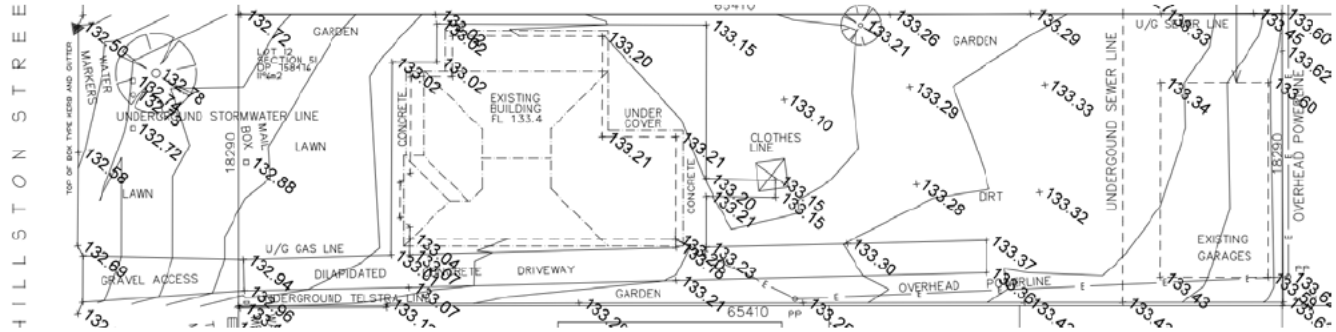


Figure 7: Existing site plan.

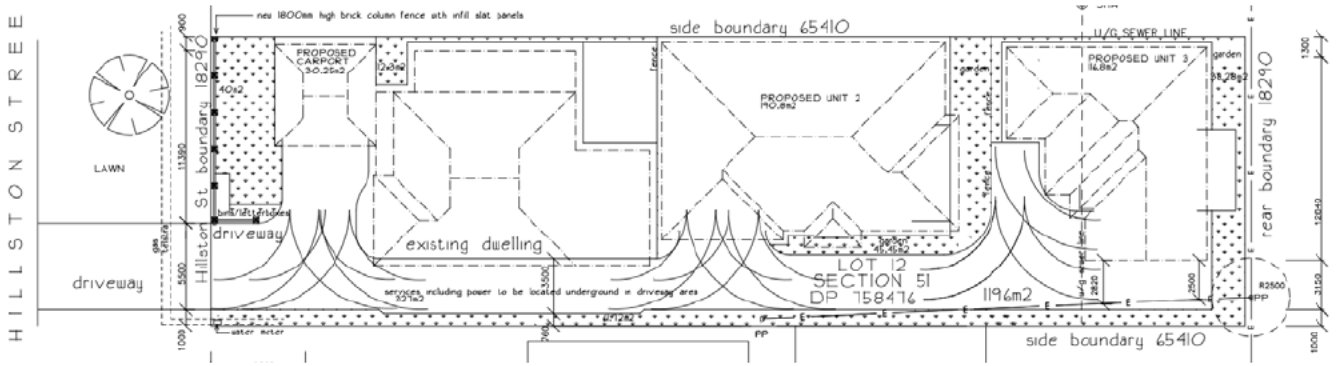


Figure 8: Proposed site plan

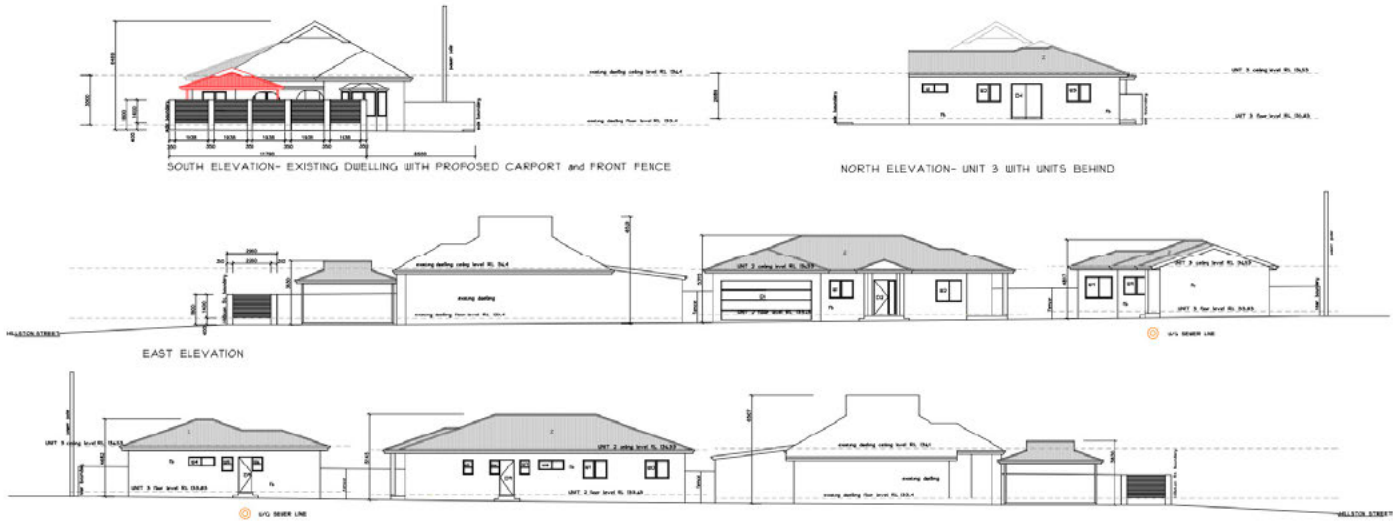


Figure 9: South, East and West elevations with site section.

4. Statutory Framework

This section provides an assessment of the proposal against the relevant planning legislation as prescribed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

Section 1.3 – Objects of the Act

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
(c) to promote the orderly and economic use and development of land,
(d) to promote the delivery and maintenance of affordable housing,
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
(g) to promote good design and amenity of the built environment,
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
(j) to provide increased opportunity for community participation in environmental planning and assessment.

Commentary: The proposal is not contrary to the objectives of the EP&A Act, the proposal is considered to be orderly and economic use and development of land.

4.2 Griffith Local Environmental Plan 2014

A thorough review of the GLEP 2014 has been undertaken. An assessment of the proposal for compliance with the requirements of the relevant parts of the LEP has been provided below.

Land use zoning

The subject land is zoned R1 General Residential under the provisions of the GLEP2014.

Figure 10: Zoning layer from NSW Planning Potral Spatial Viewer.

Objectives of Zone R1 General Residential

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To facilitate development of social and community infrastructure to meet the needs of future residents.*
- *To allow people to carry out a reasonable range of activities from their homes, if such activities do not adversely affect the living environment of neighbours.*

Comment: The proposal consistent with the zone objectives, particularly: *provide for the housing needs of the community, provide for a variety of housing types and densities.*

Clause 1.2 – Aims of the Plan

(1) This Plan aims to make local environmental planning provisions for land in Griffith in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
(2) The particular aims of this Plan are as follows—
(a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,
(b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,

(c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,
(d) to manage and protect areas of environmental significance,
(e) to recognise the historical development of the area and to preserve heritage items associated with it.

Comment: The proposal is not contradictory to the aims of the GLEP2014 it promotes residential uses within existing precincts related to those uses.

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size
(1) The objectives of this clause are as follows—
(a) to provide a minimum lot size for the subdivision of land,
(b) to ensure that subdivision does not unreasonably impact on the natural and environmental values of the area and will not lead to fragmentation of natural areas,
(c) to protect the productive capacity of agricultural land,
(d) to prevent the fragmentation of rural lands,
(e) to encourage a diversity of lot sizes, housing forms and densities in residential zones.
(2) 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.
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Comment: The minimum lot size for this precinct is 500m^2. Clause 4.1A Exceptions to minimum subdivision lot sizes for certain residential development would allow lot sizes of 400 square metres. Subdivision is not proposed as part of this application due to site constraints for servicing. However, strata subdivision may be proposed at a later date.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage Conservation
(1) Objectives The objectives of this clause are as follows—
(a) to conserve the environmental heritage of Griffith,
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
(c) to conserve archaeological sites,
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Comment: The site is not listed as a heritage item, in a conservation area, nor is it near an item of significance.

Clause 5.21 Flood planning
(1) 1) The objectives of this clause are as follows—
(a) to minimise the flood risk to life and property associated with the use of land,

(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—
(a) is compatible with the flood function and behaviour on the land, and
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—
(a) the impact of the development on projected changes to flood behaviour as a result of climate change,
(b) the intended design and scale of buildings resulting from the development,
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.

Comment: The site and locality is subject to the Griffith CBD Overland Flow Flood Study. The site does not appear affected as flood prone for the 1 % AEP flood event.

Part 7 Additional local provisions

Clause 7.1 – Earthworks
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
(2) Development consent is required for earthworks unless—
(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—
(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
(b) the effect of the development on the likely future use or redevelopment of the land,
(c) the quality of the fill or the soil to be excavated, or both,
(d) the effect of the development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,
(f) the likelihood of disturbing relics,
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Comment: Earthworks which relate to installation of infrastructure and construction work is proposed.

Clause 7.3 – Terrestrial Biodiversity
(1) The objective of this clause is to maintain terrestrial biodiversity by—
(a) protecting native fauna and flora, and
(b) protecting the ecological processes necessary for their continued existence, and
(c) encouraging the conservation and recovery of native fauna and flora and their habitats.
(2) This clause applies to land identified as "Biodiversity" on the Terrestrial Biodiversity Map.

Comment: The site is not identified as having significance as per the terrestrial biodiversity map.

Clause 7.10 – Essential Services
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—
(a) the supply of water,
(b) the supply of electricity,
(c) the disposal and management of sewage,
(d) stormwater drainage or on-site conservation,
(e) suitable vehicular access.

Comment:

a. **the supply of water:** Potable water is presently available in the road reserve of Hillston Street. Internal lines will be directed through the driveway to connect each dwelling. An additional water meter will be installed.
b. **the supply of electricity:** Electricity is available to the site. Electrical infrastructure is located overhead through the site with an existing power pole onsite. A referral from Essential Energy permitting an encroachment within the easement is granted and a copy included with this application.
c. **the disposal and management of sewage:** Councils sewer system services the site. As per previous discussions with Councils engineers, the existing main which runs through the site will be replaced and encased in concrete to allow Unit 3 to be built over the infrastructure. Internal lines will be directed through the driveway to connect each dwelling.
d. **stormwater drainage or on-site conservation:** Stormwater will be directed to the street collection system in Hillston Street. Post consent, Onsite detention can be designed to cater for the increase in hard surfaces onsite.
e. **suitable vehicular access**: The existing access will be utilised for the entry/exit point to the site.

State Environmental Planning Policies (SEPP's)

4.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This proposed development is not considered to be listed in Schedule 3 of SEPP (Infrastructure) 2007. A referral of this application to Transport of NSW (TfNSW) is not considered to be required. The proposed development is not considered to warrant preparation of either a Traffic Impact Study or a Traffic Impact Statement.

Part 3 Development Controls, Division 5 Electricity transmission or distribution, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Electrical infrastructure is located overhead through the site. A referral from Essential Energy permitting an encroachment within the easement is granted and a copy included with this application.

4.3.2 State Environmental Planning Policy (Sustainable Buildings) 2021

A valid Basix Certificate and NatHERS certificate has been provided for each proposed dwelling.

4.4 Development Control Plans (DCP)

4.4.1 Griffith Residential Development Control Plan 2020

The *Griffith Residential Development Control Plan 2020* applies to this proposal. An assessment of the proposed development and the objectives, aims and design requirements of the GRDCP2020 follows.

2.2 Aims and Objectives

a) To provide appropriate development control principles for the development of Griffith.
b) To encourage, facilitate and promote affordable housing in accordance with the Griffith Housing Strategy 2019.
c) Ensure high standards of residential development within Griffith.
d) Provide for a diversity of housing opportunities and residential lifestyle choices.
e) Encourage new residential development that is sympathetic to the existing streetscape and neighbourhood character of a particular locality.

Jubilee Precinct
The subject site is located in the Jubilee Precinct. The intended Future Character is listed as: *The projected future character of the area is to increase residential density through secondary dwellings and dual occupancies in rear yards and strategically placed multi dwelling housing. A low-medium density FSR has been chosen to promote increased densities while retaining landscaped areas on lots. Corner allotments should be promoted for multi-dwelling housing, terraces or manor houses. Boarding houses and co-living housing should be located at the southern extent of the precinct closer to the CBD.*

Comment: The proposed development of the site contributes to achieving the desired future character for the Jubilee Precinct by increasing residential density through dual occupancies in rear yards. The site and location are considered appropriate for the proposed development.
The specific controls and design criteria outlined in GRDCP2020 are detailed and evaluated below. It is noted that the proposal has been assessed under part 5. 5.2 non-terrace multi dwelling housing.

TABLE 1 – Compliance with Griffith Residential Development Control Plan 2020

Control Type	Clause	Control	Proposal	Compliance?
Floor Space Ratio	N/A	*Has an FSR calculation been provided for the site in accordance with section 5.3? Does the FSR meet the maximum allowed in the precinct statement?*	The maximum FSR for lots in the precinct is 0.5:1. The proposal achieves an FSR of 0.41:1	Yes
Maximum Height	N/A	*Is the dwelling below the maximum height level for the precinct?*	The dwellings are all below the 9m height limit. The height is approximately	Yes
Parking	N/A	*Has parking been provided in accordance with the rates in the precinct statement?* *3+ bedroom unit = 2 spaces + 1 visitor space per 5 units*	The proposal is for 2 additional dwellings. The overall development requires 6 spaces. 5 covered spaces are available as well as 4 tandem parking spaces. As such, the proposal meets the parking requirements of the DCP.	Yes
Precinct Statement		*Has the Applicant provided justification the development achieves the outcomes in the Precinct Statement, if applicable?*	The proposal is consistent with the desired future character for the Jubilee Precinct, including the specific controls for FSR and parking provisions.	Yes
Minimum Site Controls	5.5.2	*Is the minimum lot area 600m^2 with a width at the building line of 18m?*	The lot area and building line width exceed the minimum requirements.	Yes
Streetscape	4.3(a)	*If the dwelling is on a corner block, does it address both street frontages?*	Not a corner block.	n/a
	4.3(b)	*The primary street façade of a dwelling should address the street.*	The existing dwelling faces the street.	n/a
	4.3 (c)	*Does the proposal fit in with the scale or character of surrounding development? Or, does the development achieve the future development goals of the precinct as described in the Precinct Statement?*	The development achieves the future development goals of the precinct as described in the Precinct Statement by providing additional housing.	Yes
	4.3 (e)	*Does a window to a habitable room face the street?*	All dwellings contain windows at the front façade from habitable rooms.	Yes

	5.5.2(n)	*At least 25% of the area forward of the building line is to be landscaped.*	The front setback includes landscaping >50m^2.	Yes
	5.5.2(o)	*The MDH should be designed to suit the scale and character of the area*	The proposal is consistent with the intended scale of for multi-dwelling developments in the precinct.	Yes
	5.5.2(p)	*The dwelling forming the front building line to a road is to be designed to address the street. Blank walls with little or no articulation are to be avoided*	All dwellings have been designed to provide windows facing the street to avoid blank walls. Landscaping would also enhance visual amenity.	Yes
	5.5.2(q)	*The maximum width of garage door openings facing a primary or secondary road is 14m for lot width >25m.*	The garages do not exceed this requirement.	Yes
Building Design	4.4(a)	*Is the design generally in accordance with the precinct statement?*	The design achieves outcomes consistent with the precinct statement.	Yes
	4.4(b)	*Are blank front walls spanning 5 m without a physical change avoided?*	Walls do not exceed 5m without a physical change.	Yes
	4.4(c)	*Do the side walls visible from the street have a length of 10 m without a physical change?*	Side walls visible from the street do not exceed 10m without a physical change.	Yes
	4.4(d)	*Are windows facing the street provided in a balanced manner?*	Street facing windows are balanced and respond to the site's orientation and internal uses.	Yes
	4.4(e)	*Are the materials generally consistent with other buildings in the locality? Have the materials been shown on the plans?*	The materials are consistent with existing housing design in the locality.	Yes
	4.4(f)	*Will the proposal overshadow adjacent private open spaces or habitable rooms?*	The proposal will not impact on adjoining properties in terms of overshadowing.	Yes
	5.6.2(r)	*Must be a maximum of two storeys above ground level (existing).*	Single storey design is proposed.	
	5.5.2(s)	*Where possible, bedrooms should not to be located next to vehicular accessways, parking areas, air conditioning units or other noise sources.*	Complies.	Yes

	5.5.2(t)	*The windows of habitable rooms in dwellings on opposite sides of an accessway are to be screened by dense landscaping.*	Driveways are located at the front of the dwelling to directly access each garage.	n/a
	5.5.2(u)	*The minimum separation between two or more buildings containing a dwelling on the same lot is 1.8 m.*	The external wall of the existing dwelling and Unit 2 achieve 1.8m separation.	Yes
Height	4.5(a)	*Is the dwelling height less than 9 m?*	The existing dwelling is 6.4m. The proposed dwellings are approximately 5.3m and 4.8min height.	Yes
	4.5(b)	*Does the height of the dwelling suit the streetscape?*	Yes, they are similar to other residential designs in the locality.	Yes
	4.5(d)	*Are the proposed tree heights consistent with dwelling scale?*	Yes.	Yes
Solar Access and Energy Efficiency	4.6(a)	*Solar access must be available between the hours of 9 am and 5 pm for a minimum duration of 3 hours to any living area on the 22nd of June for each respective dwelling.*	The proposal complies with recommendations and requirements for solar access and energy efficiency.	Yes
	4.6(b-c)	*Where possible, buildings should be oriented on a north-south, east-west axis to maximise solar access to living areas. Windows should be located and shaded so as to reduce summer heat load and to permit entry of winter sunlight.*	The buildings have been designed to maximise solar access to living areas to achieve optimum winter sun and summer shading.	Yes
	4.6(d)	*Has the location of outdoor clothes drying areas been provided with access to sunlight? Or is there a suitable location for such facilities?*	Outdoor clothes drying areas have been provided.	Yes
Setbacks	4.7.1(d-e)	*d) 4.0 m for primary road frontage, 5.5 m garage setback* *e) 2.0 m for secondary road frontage, 3.5 m garage setback*	All dwellings exceed the requirements for setbacks from primary roads.	Yes
	4.7.2	*Building articulation permitted in front setbacks*	Noted and not proposed.	n/a
	4.7.3	*Side Setbacks – single storey = 0.9 m with an eave setback of 450mm*	All buildings exceed the requirements for setbacks to side boundaries.	Yes
	4.7.4	*Rear Setbacks (ground level) = 2m*	Unit 3 is setback 3m from the rear boundary.	Yes
	4.9(a-b)	*Has the development considered the location of windows, and private open space of adjacent dwellings? Has overlooking been considered?*	The location of windows and consideration of privacy have been incorporated into the design.	Yes

Visual and Acoustic Privacy			The dwellings are adequately setback from adjacent boundaries.	
	4.9(b)	*Privacy Screening requirements*	The proposal has been designed to ensure that the windows do not create privacy issues. The 1.8 m colourbond fence between the units and adjoining sites would further reduce any privacy issues.	Yes
	4.9(e)	*Does the dwelling include a balcony, if so has overlooking been considered?*	No balconies proposed.	n/a
Private Open Space	4.10(a)	*Has a minimum of 15 m^2 of PPOS been provided in a location that will receive a good amount of sunlight and with a width of a minimum of 3 m and is directly accessible from a communal living area?*	Each dwelling has a PPOS area that meets or exceeds the 15m^2 area requirement. All PPOS envelopes meet and exceed the minimum width requirement and are accessible from living areas.	Yes
	4.10(b)	*PPOS must not include driveways, turning areas, car spaces, narrow elongated curtilage areas and service areas. Screening must be provided to ensure privacy to users of the PPOS which can include fencing or planted screens.*	The PPOS does not include these areas.	Yes
Landscape Area Controls	5.5.2(v)	*Do the plans show that 15% of the site can be landscaped? A preliminary Landscape Plan must include the nature strip and a combination of tree planting, for shade, mid height shrubs, lawn and ground covers; 50% of the overall number of trees and shrubs should be species native to the region; a reticulated sprinkler system should be provided; and an ongoing maintenance plan.*	The plans indicate that areas for landscaping exceed 15%. A landscape plan and schedule has been provided which lists plants selected.	Yes
	4.11(b-c)	*Can the landscaping areas generally be planted and maintained in accordance with 4.11(b-c)?*	The proposed landscaping plan shows that various plants can be included to provide privacy and visual softening of the development.	Yes
Street Trees	4.12(a-f)	*Have street trees been proposed in accordance with 4.12 (a-f)?*	New street trees can be provided as a condition of consent, with species selected in consultation with Council.	Yes

Vehicle access and parking	5.5.2(c)	*Has at least one undercover parking space been provided in a carport or a garage?*	Each proposed dwelling has a covered parking spaces, the existing dwelling proposes a carport.	Yes
	5.5.2(d)	*Driveways must be a minimum of 3.5 m wide.*	The proposed driveways are a 3.5 m in width.	Yes
	5.5.2(e)	*Shared accessways should be used where possible.*	Shared access is proposed.	Yes
	5.5.2(g)	*Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 15 m.*	The surrounding road network is not considered to be a busy area. Vehicles can safely exit the garages, reverse on site and exit in a forward direction.	Yes
	5.5.2(h)	*Should three or more dwellings be proposed with a shared access on busy roads, the driveway is to be a minimum width of 5.5 m for the first 6 m in length*	Hillston Street is not a busy road, however the driveway is 5.5m wide for at least 6m from the driveway entry.	n/a
	5.5.2(i)	*New internal lanes or driveway requirements:* - *Are to be overlooked by windows for habitable rooms and or private open space;* - *Should terminate with trees, open space of the window of a dwelling, not a garage or parking space.* - *Should be designed to accommodate appropriate service vehicles likely to access the site; and* - *Have a maximum length of a dead-end laneway of 50 m or provide passing areas every 30 m*	The internal driveway achieves these requirements.	Yes
	5.5.2(j)	*Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one parking space remains.*	The development will not reduce any on-street parking spaces in front of the development site.	Yes
	5.5.2(k)	*Visitor parking is to be located centrally within a development containing 5 or more dwellings.*	Visitor parking is not required.	n/a
	5.5.2(l)	*Internal driveway and lanes are to have lighting designed in accordance with AS 1158.3.1.*	Noted.	Yes
	5.5.2(m)	*Footpaths are to be provided in accordance with Council's Pedestrian & Bicycle Strategy 2018 and Council's Engineering Standards: Subdivision and Development.*	The Strategy does not identify footpaths for this area.	n/a

Parking Design	Appendix 1 3.2	*Access* *a. The design of access points and internal circulation should be such that all vehicles can enter and leave the site in a forward direction.* *b. Access to or from a site must be located where it causes the least interference to vehicular and pedestrian traffic on a public road* *c. Access to loading facilities must be provided directly from a public road or lane.* *d. The number of access points from a site to any one street frontage must be limited to 1 entrance and 1 exit (or 1 combined entrance/access)* *e. n/a* *f. The potential for on-street queuing should be eliminated by the provision of sufficient standing area for vehicles entering the carpark and loading areas.* *g. Driveway exits need to be located and constructed so that there is adequate intersection sight distance to traffic on the frontage road and sight distance to pedestrians on the frontage road footpath* *h. Clear sight lines must be provided at the property line to ensure adequate visibility between vehicles on the driveway and pedestrians on the frontage road footpath.* *i. Accessways must be designed and constructed in accordance with Council's Engineering Standards: Subdivision and Development Standards.*	a. Complies . b. complies. c. No loading facilities required. d. One combined access point is proposed. e. n/a f. The site access points are not located in close proximity to an intersection. g. Street queuing is unlikely. h. Adequate intersection sight distance is provided. i. The accessways have been designed to achieve compliance with Council's *Engineering Standards: Subdivision and Development Standards*	Yes
	3.2.2	*Parking area design, dimensions and driveway/aisle widths*	Not proposed.	n/a
	3.2.3	*Vehicle stacking (tandem parking) is permitted for single dwellings and residential units where one space may be provided in front of a garage or carport for every residence or unit.*	Stacked/tandem parking is available in front of each garage and the proposed carport.	Yes
	3.2.4	*Manoeuvrability* *The minimum turning path for vehicles must be in accordance with AS2890:* *j. For all residential developments a design car turning path will be applied with a minimum design turning circle of 11.5m diameter;* *k. Reversing of a vehicle to exit a carparking space and/or parking area must not exceed 15 metres in length.*	Reversing for each unit does not exceed 15m.	Yes

	4.0 4.1	*Parking construction* *Gradients: No access way, driveway, or turning area must have a longitudinal gradient exceeding 10%.*	The proposal can achieve compliance with the gradient requirements.	Yes
	4.2	*Materials and standards for construction: All areas used for standing and manoeuvring of vehicles must be designed in accordance with Council's Engineering Standards: Subdivision and Development.*	The access and parking areas will be constructed of a hardstand finish.	Yes
Site Facilities	5.6.2(cc - dd)	*Garbage bins are to be stored in the rear yard, side setback or garage of the dwelling.* *Mailboxes must be provided in accordance with Australia Post's requirements.*	There is adequate space for the storage of bins in the side setbacks. Mailboxes can be accommodated at the site within the front setback area.	Yes
Rainwater Tanks	4.15 (a-f)	*Are rainwater tanks proposed, if so, do they meet the requirements of 4.15(a-f)? Are all BASIX requirements for rainwater tanks shown on the plans?*	No rainwater tanks proposed.	n/a
Fencing	4.16 (a-b)	*Front Fences* *Front fences higher than 1.2 m will be considered, but only where: I. The maximum height of the fence is 1.8 m;*	The proposed fence is 1.8m in height.	Yes
	4.16l	*Side and Rear Fences: location and height of side and rear fences on the plans, generally be a maximum of 1.8 m tall.*	Internal and side/rear fencing is limited to 1.8m.	Yes
Outbuildings, garages and carports	4.17	*Carport Controls* *I. Materials for carports must be sympathetic to the character of the street and design of the dwelling.* *I. Carports must be setback to the building line of an existing dwelling or at the front setback requirement for a new dwelling.* *II. Carports that are integrated into the design of the dwelling may be located forward of the building line only in areas not identified as a Character Conservation Area in Section 4.8.* *i. A 3 m setback from the front boundary must be maintained.* *Note: Integration can include replicating architectural style, use of similar building materials as the dwelling and matching existing roof pitch.*	The subject site is not identified as a Character Conservation Area, the setback exceeds 3m from the front boundary, and the carport has been integrated into the design of the existing dwelling with a similar roof pitch.	Yes

		III. Carports which have an open side elevation may be built to the side boundary.		
Stormwater	4.18	*Draft plans for the proposed and existing stormwater system in accordance with Council's Engineering Standards: Subdivision and Development. Is onsite detention required in accordance with Council's Onsite Detention Policy (CS-CP-404)?*	It is proposed to discharge stormwater to the street collection drainage system. Onsite detention is likely required for this proposal and designs can be provided post-consent.	Yes
Swimming Pools	4.19	*Refer to separate checklist*	Swimming pools not proposed.	n/a
Essential Services	4.20(a)	*Is there Electrical Infrastructure located in proximity to the site? If so, has this been considered in the development application?*	Electrical infrastructure is located overhead through the site. A referral from Essential Energy permitting an encroachment within the easement is granted and a copy included with this application.	Yes
	4.20(b)	*Are underground electrical lines proposed to the dwelling?*	Yes	Yes
	4.20l(i)	*Have connections to Council's water and sewer infrastructure been shown on plans?*	Connection to these essential services has been indicated on the DA plans.	Yes
Bushfire Risk	4.21	*Check if the site is considered bushfire prone land.*	The site is not bushfire-prone land.	n/a
Frost Control Fans	4.22	*Check if any frost control fans within 1000 m of the site.*	There are no frost control fans within 1000 m of the site.	n/a

5. Impact Assessment

This section provides an assessment of the potential impact arising from the proposal. The impact assessment is based on the matters for consideration listed in Section 4.15 of the EP&A Act.

Compatibility

The proposal is considered to be compatible within the locality and in line with future development intention of the precinct. The proposal wouldn't cause a significant loss of privacy, amenity or solar access to adjoining properties.

Access & Traffic

The subject site has frontage to Hillston Street, a two-way sealed local road. The road network is considered suitable for the increase in traffic caused by the development, including key intersections. The development will result in an increase in traffic to the site both during the construction phase and also once the dwellings are occupied. The traffic generated by the development once operational is not expected to be unreasonable for a residential area. Using the TfNSW (former RTA's) Guide to Traffic Generating Developments policy for medium density residential development of larger units and townhouses of three-bedroom or more, the proposal is likely to generate an expected additional number of vehicle movements at the site in the range of 6.5 daily movements per dwelling. Hillston Street, and the surrounding road network is considered adequate to cater for this increase in traffic.

Cultural heritage

An AHIMS search has been conducted and no Aboriginal heritage items are located at or within a 50-metre radius of the site. However, should any artefacts be found during construction, works will cease and the correct protocols followed to notify the DPE and the Local Aboriginal Land Council.

Environmentally sensitive land

After a review of the maps associated with the Griffith Local Environmental Plan 2014, the subject site is not identified on the groundwater vulnerability, riparian lands, watercourses, wetlands or terrestrial biodiversity maps.

Suitability of the Site

The subject site is considered suitable for this development for the following reasons:

- The proposal is not contradictory to the planning framework, including the EP&A Act 1979, and the relevant state environmental planning policies.
- The development has demonstrated the ability to achieve compliance with majority of Council planning policies and strategies.
- This proposal is considered to achieve majority of the aims, objectives and the purpose of the *Griffith Residential Development Control Plan 2020.*
- The site is suitably zoned and the proposal encourages the zone objectives of R1 zone.
- The site is not constrained by any hazards such as bushfire, heritage, flooding or biodiversity significance.
- The proposal is unlikely to have an unreasonable impact on the environment.

6. Conclusion

This development application seeks consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15 of the same Act. As demonstrated by the detailed assessed of the proposed development in this SEE, the proposal satisfies the intent and requirements of the relevant legislation including the EP&A Act, SEPPs, GLEP2014, DCPs and Council's Policies. The proposal is compatible with the locality and existing established land uses.

Alana McGibbon

From: [redacted]
Sent: Monday, 14 September 2026 7:54 PM
To: GCC Admin Mailbox
Subject: Objection to DA 149/2026(1) – 5 Hillston Street, Griffith

[redacted]

To the General Manager,

I am writing to lodge a formal objection to Development Application No. 149/2026(1) for the proposed multi-dwelling development at 5 Hillston Street, Griffith.

I live [redacted] Street and object to the proposal as currently designed.

[redacted] A safe, private and stable home environment is particularly important [redacted] We are concerned that increased noise, additional vehicle movements, construction disruption and loss of privacy could have a greater impact [redacted] I ask Council to give genuine consideration to this household impact when assessing the proposal.

My planning concerns are:

- **Privacy and overlooking:** Two dwellings on the site may result in windows and private open-space areas overlooking our home and yard. I ask Council to carefully assess window placement, screening, boundary setbacks and landscaping.
- **Noise and residential amenity:** The additional dwelling, outdoor areas, vehicles and associated services are likely to increase noise immediately beside our property.
- **Parking and vehicle movements:** The development will increase vehicle movements and demand for parking. Council should ensure all required parking and safe vehicle access are provided within the property without increasing pressure on Hillston Street.
- **Front fence, carport and streetscape:** The proposed structures should be assessed for bulk, setbacks, sight lines and their effect on the established character of the street.
- **Stormwater and drainage:** The additional buildings and hardstand areas may increase runoff. All stormwater must be contained and discharged without affecting our property.
- **Overdevelopment of the site:** I am concerned that two dwellings, a carport and front fence may create excessive building bulk and reduce open space, landscaping and separation from neighbouring homes.

I ask Council to refuse the application in its current form. If Council is considering approval, I request conditions requiring adequate privacy screening, compliant setbacks, on-site parking, landscaping, appropriate construction hours and a stormwater design that prevents any impact on [redacted] Street.

Please confirm that this objection has been received and added to DA 149/2026(1).

My contact details are:
[redacted]

Development Assessment Report

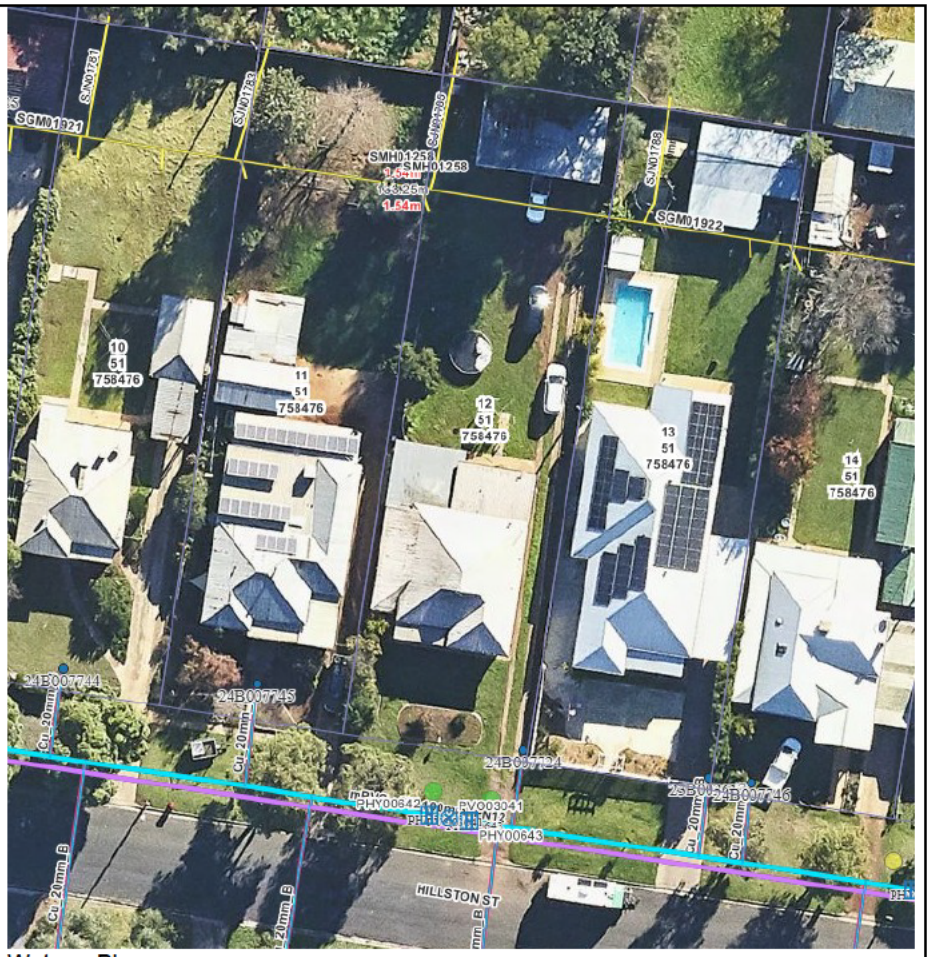
(For single residential or ancillary residential development with variations to DCP and for dual occupancy development only)

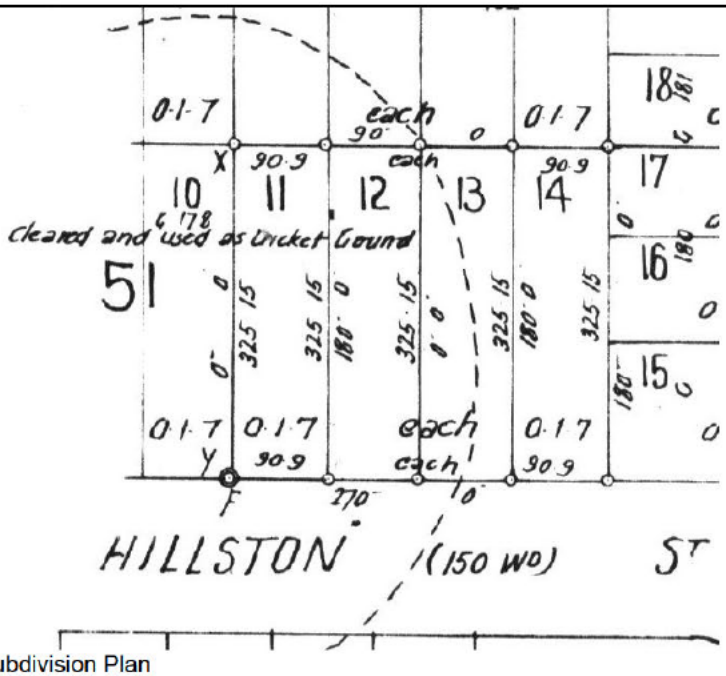
(If DA is to be refused or reported to Council for determination, DO NOT use this template – use Development Assessment Report GLEP 2014)

PART ONE: GENERAL ADMINISTRATION

DA No:	149/2026(1)
Property description:	LOT: 12 SEC: 51 DP: 758476 5 Hillston Street GRIFFITH
Description of proposed development:	Multi-Dwelling Development - Construction of two dwellings, front fence and carport and demolition of existing garage
Detailed Description of development:	Construction of two dwellings, front fence and carport and demolition of existing garage. This will result in a three (3) Multi dwelling development on the land, one being the existing weatherboard dwelling and two of new construction.
Type of development:	Local
DCP Variation – Clause & %:	***Nil.***
Applicant's details:	Chugha Property Pty Ltd 147 Clifton Boulevard GRIFFITH NSW 2680
Landowner's details:	Chugha Property Pty Ltd 147 Clifton Boulevard GRIFFITH NSW 2680
Landowner's consent:	All landowners have provided consent
Cost of works:	$463,600.00

PART TWO: SITE HISTORY

Site description & current land uses	 Water – Blue Sewer – Yellow Raw Water – Purple – Note this is not avaiable to the site as services Jubilee Oval and other council parks only. The site has an area of approximately 1,195m² and is located within the Jubilee Precinct as identified under the Griffith Residential Development Control Plan 2020 (GRDCP 2020). The land is also situated within the Health Precinct Master Planned Area, where future indicative development is envisaged to support medium-density residential living and accommodation opportunities. The site currently contains an existing single dwelling, which is to be retained, together with a detached brick and fibro garage located at the rear of the allotment. The existing garage is proposed to be demolished to facilitate the construction of the proposed rear dwelling. Three (3) small trees located within the development area will also require removal as part of the works. A gravel driveway provides access between the kerb and property boundary on Hillston Street, with a deteriorated concrete driveway located within the site. The site is relatively flat, with a gentle fall towards the Hillston Street frontage, facilitating surface water drainage in that direction. A sewer main traverses the rear

	portion of the site and has been taken into consideration in the design and siting of the proposed development. The surrounding locality is characterised predominantly by detached single dwelling houses, with some examples of dual occupancy and multi-dwelling housing developments.
Previous applications	- BA 1287 – Dwelling - BA 31/49 – Garage and Workshop - BA 104/80 – Additions to Dwelling - BA 16/83 – Carport - BA 355/83 – Addition of walls and doors to existing garage
Previous subdivisions & related properties	 Subdivision Plan
Restrictions on the title of land	None known
Easement or infrastructure affecting the land	As per site image, a sewer main traverses the land.
Existing & proposed development on adjoining land	Similar Residential Development mainly being single residential development, sheds and pool
Pre-lodgement discussions	None known
Any previous compliance or enforcement actions	None known

PART THREE: MATTERS FOR CONSIDERATION

Development Assessment Panel (DAP) meeting held on 30 July 2026

Issues identified:

- Refer to Engineers to provide conditions
- Standard residential building conditions
- S68 water, sewer & stormwater
- Survey conditions
- Demolition conditions
- Leah provided pre-lodgement advice -
- Referral to EE
- Consider Floor Space Ratio
- Carport front of building line - check integrated and acceptable?

Additional information

- Revise site plan to show external dwelling wall & eave/roof line in dotted line - side setbacks
- are unclear
- Greg to provide add info re turning paths
- Double check DCP compliance

Date requested:	31 July 2026
Details of request:	1. The site plan is to be revised to include the external wall of the dwelling as the side setbacks are unclear. 2. Amended turning path diagrams referencing Austroads Design Vehicle and Turning Path Templates (2023) with the paths of B99 Design Vehicles shown to be manoeuvring to and from each individual parking space without conflict with other vehicles. The plans shall also show the locations of walls, columns and fences and that the turning paths of the design vehicles achieve a minimum 300mm clearance between the turning vehicle envelope and those structures.
Date received:	17 August 2026

SECTION 4.15 Evaluation

Griffith Local Environmental Plan 2014	
Zoning	The subject land is zoned R1 General Residential
Zone objectives	The proposed development is consistent with zone objectives
Landuse definition	***Multi dwelling housing*** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. **Note—** Multi dwelling housing is a type of ***residential accommodation***—see the definition of that term in this Dictionary.

	residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following— (g) multi dwelling housing
Permissibility	The proposed development is permissible in the zone
Applicable clauses of the GLEP2014 that relate to the application:	
Clause 1.9A Suspension of covenants, agreements and instruments	Not required of this development.
Clause 5.21 Flood planning	Not identified within a Flood Planning area.
Clause 7.1 Earthworks	As associated with construction of the proposed development.
Clause 7.10 Essential services	*Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:* *(a) the supply of water* - Council's reticulated water supply is connected to the site. *(b) the supply of electricity* - The Essential Energy network supplies electricity to the property. The applicant has completed the pre development encroachment process. *(c) the disposal and management of sewage* – Council's reticulated sewer system is located at the rear of the site. Conditions applied regarding building over sewer. *(d) stormwater drainage or on-site conservation* – Stormwater can be directed to the street. *(e) suitable vehicular access* – The existing vehicular access will be upgraded accordingly.

State Environmental Planning Policies

The following SEPPs apply to this development:

SEPP TITLE	APPLIES	Comment / Assessment
Exempt and Complying Codes 2008	No	
Biodiversity and Conservation 2021	No	
Housing 2021	No	
Industry and Employment 2021	No	
Planning Systems 2021	Yes	*Clause 4.31 – Electricity Infrastructure* *The development is within 5m of an exposed overhead electricity power line.* Electricity is currently available to the site via Essential Energy's overhead powerlines located on the northern and eastern boundaries. The buildings have been

SEPP TITLE	APPLIES	Comment / Assessment
		setback 3.0 meters from the northern and 4.15 metres from the eastern boundary. Council referred the application to Essential Energy as the overhead lines are less than 5 m from the proposed buildings. Essential Energy provided a Referral Response on 4 August 2026. In addition to this a pre development network encroachment approval referral dated 17 April 2026 was provided to Council by the applicant. Conditions provided by Essential Energy have been placed on the draft Notice of Determination.
Primary Production	No	
Resilience and Hazards 2021	No	*Clause 4.6 – Contamination and Remediation* The proposed development comprises an infill multi dwelling development on existing residentially zoned land involving the retention of the existing dwelling, demolition of a rear garage, and construction of two additional dwellings. The site has been assessed having regard to Clause 4.6 of the State Environmental Planning Policy (Resilience and Hazards) 2021. There is no evidence on site, within the property file or via aerial photos to indicate that the land has been subject to potentially contaminating uses, and the proposed residential use is consistent with the current residential use of the site. As such, the land is considered suitable for the proposed development, and no remediation works are considered necessary. As the detached garage/shed at the rear of the site is to be demolished, relevant conditions have been placed on the consent including condition relating to asbestos removal, disposal and validation.
Resources and Energy 2021	No	
Transport and Infrastructure 2021	No	
Building Sustainability 2022 (i.e. BASIX)	Yes	A valid BASIX Certificate(s) has been completed and provided.

Draft Environmental Planning Instruments

There are no draft EPI's which apply to the proposal.

Development Control Plans

The following development control plans are applicable to the proposed development:

GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN – SINGLE DWELLING CONTROLS

Provision	Control	Proposal Outline
Floor Space Ratio	Has an FSR calculation been provided for the site in accordance with section 5.3? Does the FSR meet the maximum allowed in the precinct statement?	Compiles. Precinct Area – 3.5 Jubilee FSR – 0.5:1 Area of the land – 1195m² Area of dwellings (Unit 1) – existing – 190m2 Unit 2 - 190.8m2 Unit 3 - 116.8m2 Total footprint Area – 497.6m2 Proposed FSR – 0.41 The applicant confirms (SoEE) that the application complies with the provisions of the DCP.
Maximum Height	Is the dwelling below the maximum height level for the precinct? Has this been shown on the plans in accordance with clause 4.6?	Compiles. Maximum app. 5.31m Proposed development is below the allowed height limit of 9m
Parking	Has parking been provided in accordance with the rates in the precinct statement?	A minimum of 6 parking spaces are required under the provisions of the GRDCP, 6 spaces are provided on-site for this development. Unit 1 -3 Bd – 2 spaces Unit 2 -2 Bd – 2 spaces Unit 3 -2 Bd – 2 spaces
Precinct Statement	Has the Applicant provided justification the development achieves the outcomes in the Precinct Statement, if applicable?	The Precinct Statement provides the following guidance: *Future Character – The projected future character of the area is to increase residential density through secondary dwellings and dual occupancies in rear yards and strategically placed multi dwelling housing. A low-medium density FSR has been chosen to promote increased densities while retaining landscaped areas on lots. Corner allotments should be promoted for multi-dwelling housing, terraces or manor houses. Boarding houses and co-living housing should be located at the southern extent of the precinct closer to the*

Provision	Control	Proposal Outline
		CBD. As such, the proposed development is in keeping with the character of the precinct and achieves the outcomes outlined in the Precinct Statement
Minimum Site Controls		
5.5.2(b)	Is the minimum lot area 600m2 with a width at the building line of 18m?	Area of the land Lot - 1195m² Street frontage – 18.3m
Site analysis plan		
4.2	Has a Site Analysis Plan been submitted with the DA?	Satisfactory.
Streetscape		
4.3(a)	If the dwelling is on a corner block, does it address both street frontages?	NA
4.3(b)	The primary street façade of a dwelling should address the street and incorporate at least two of the design features: • entry feature or porch; • awnings or other features over windows; • recessing or projecting architectural elements; • open verandah; or • bay windows or similar features	The front dwelling is existing and will be retained. The new carport is of open design with a roofline to match the existing dwelling and provide visual interest.
4.3 (c)	Does the proposal fit in with the scale or character of surrounding development? Or, does the development achieve the future development goals of the Precinct as described in the Precinct Statement?	The proposal fits in with the scale and character of the surrounding development. The proposed development increases in the supply of multi-dwelling housing for the community within the hospital precinct.
4.3(d)	Is the garage a maximum of 50% of the buildings front elevation?	The proposed carport is located 4.5 metres behind the front building line, and less than 50% of the frontage of the dwelling, And each dwelling is less than 50% of the building front elevation.

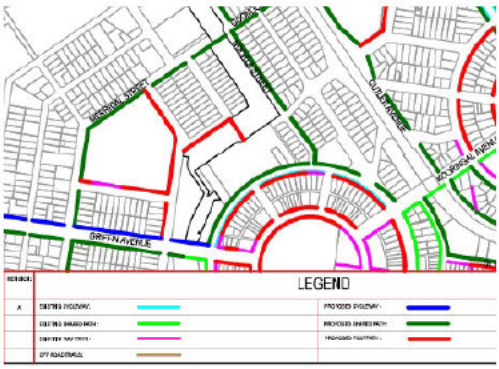
Provision	Control	Proposal Outline
		SOUTH ELEVATION- EXISTING DWELLING WITH PROPOS
4.3 (e)	Does a window to a habitable room face the street?	Existing - Windows in the one habitable room of the dwelling 1 is oriented toward the street.
5.5.2(n)	At least 15% of the area forward of the building line is to be landscaped	Complies
5.5.2(o)	The MDH should be designed to suit the scale and character of the area	The proposed dwellings are designed to suit with the scale and character of the multi-dwelling developments in the area.
5.5.2(p)	The dwelling forming the front building line to a road is to be designed to address the street. Blank walls with little or no articulation are to be avoided	The dwelling at the frontage of the site is existing and has a stepped facade. The new carport has ben designed to blend with the existing dwelling.
5.5.2(q)	The maximum width of garage door openings facing a primary or secondary road	N/A
Building Design		
4.4(a)	Is the design generally in accordance with the precinct statement?	The design is generally consistent with the provisions of the precinct statement.
4.4(b)	Are blank front walls spanning 5 m without a physical change avoided?	Satisfactory.
4.4(c)	Do the side walls visible from the street have a length of 10 m without a physical change?	NA.
4.4(d)	Are windows facing the street provided in a balanced manner?	The windows facing the street are existing and provided in a balanced manner.
4.4(e)	Are the materials generally consistent with other buildings in the locality? Have the materials been shown on the plans?	Materials including colourbond sheet roofs and glazed windows/doors and face brick walls are selected to ensure consistency with other buildings
4.4(f)	Will the proposal overshadow adjacent private open spaces or habitable rooms? (development applications for two storey dwellings should include shadow diagrams or solar study)	The proposal will have minimal impact on adjoining properties in terms of overshadowing as the dwellings are single story.
5.6.2(r)	Must be a maximum of two storeys above ground level (existing)	NA
5.5.2(s)	Where possible, bedrooms	Living areas face the proposed new driveway.

Provision	Control	Proposal Outline
	should not to be located next to vehicular accessways, parking areas, air conditioning units or other noise sources.	
5.5.2(t)	The windows of habitable rooms in dwellings on opposite sides of an accessway are to be screened by dense landscaping.	Landscaping and fencing to be conditioned on the driveway to the east.
5.5.2(u)	The minimum separation between two or more buildings containing a dwelling on the same lot is 1.8 m.	Satisfactory.
Height		
4.5(a)	Is the dwelling height less than 9 m?	Satisfactory.
4.5(b)	Does the height of the dwelling suit the streetscape?	All dwellings are single story which is consistent with the streetscape.
4.5 (c)	Development plans submitted for two storey dwellings must show Reduced Levels. (RL)	NA
4.5(d)	Are the proposed tree heights consistent with dwelling scale?	The preliminary landscaping plan submitted with the application requires additional detail. Standard conditions apply.
Solar Access and Energy Efficiency		
4.6(a)	Solar access must be available between the hours of 9 am and 5 pm for a minimum duration of 3 hours to any living area on the 22nd of June for each respective dwelling.	Living rooms of the dwellings are orientated to north and east direction and have their potential to receive adequate sunlight to living and recreational areas.
4.6(b-c)	Where possible, buildings should be oriented on a north-south, east-west axis to maximise solar access to living areas. Windows should be located and shaded so as to reduce summer heat load and to permit entry of winter sunlight.	The dwellings are oriented to the north direction to maximise solar access.
4.6(d)	Has the location of outdoor clothes drying areas been provided with access to sunlight? Or is there a suitable location for such facilities?	Outdoor clothes drying areas can be provided in suitable locations with access to sunlight.
4.6(e)	If the dwelling is two storeys, shadow diagrams or a solar study should be provided.	NA
Setbacks		
4.7.1(a-c)	**Front Setbacks** – Front setbacks must generally be 6m, however a reduced setback will be considered provided adequate justification is detailed in a Variation Request as per	Proposed development does comply with the requirement of the council with provided 6m front setback from the boundary line. Proposed carport has setback of 4.5m from the street which is assessed elsewhere.

Provision	Control	Proposal Outline
	section 1.5.	
4.7.1(d-e)	**Front Setbacks** – Corner Lots Primary: dwelling – 4 m and garages 5.5, Secondary: dwelling 2.5 m and garages 3.5 m	NA
4.7.2	Building articulation permitted in front setbacks – The building articulation zone is 1.5 m for the primary street frontage	Noted.
4.7.3(a-b)	**Side Setbacks** – single storey = 0.9 m with an eaves setback of 450mm **Side Setbacks** – two storey = 1.5 m with an eaves setback of 900mm	Western side boundary setback – 900mm – satisfactory. Eastern side boundary setback – 3.1m setback
4.7.4 (a-b)	**Rear Setbacks** – ground level = 2m and upper storeys = 3 m	Proposed development has minimum 3.00m of rear setback.
Character Conservation Areas		
4.8 (a) – (c)	This applies to specific Character Conservation Area	NA
4.8(a)	Within Character Conservation Areas, front setbacks must be the average of the nearest two dwellings within 40 metres of the boundary of the lot, plus or minus 1 m or 4.5 m, whichever is greater (See Figure 15), and	NA
4.8(b)	Garages must be setback 1 m from the required front building line.	NA
4.8(c)	Multi-dwelling development, manor houses and residential flat buildings will not be supported by Council in Character Conservation Areas.	
Visual and Acoustic Privacy		
4.9(a-b)	Has the development considered the location of windows, and private open space of adjacent dwellings? Has overlooking been considered?	The proposed landscaping and fencing offer adequate privacy to the private open spaces and living areas.
4.9(c)	b) A privacy screen must be provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that room if— I. the window faces and is less than 3m from a side or rear	The proposed landscaping and fencing offer adequate privacy to habitable rooms. This includes a new front fence.

Provision	Control	Proposal Outline
	boundary and the room has a finished floor level of more than 1m above ground level (existing), or II. the window faces and is at least 3m, but not more than 6m, from a side or rear boundary and the room has a finished floor level of more than 3m above ground level (existing).	
4.9(d)	Are noise generating plant and equipment shown on the plans and located and screened away from bedrooms on adjacent properties?	Satisfactory.
4.9(e)	Does the dwelling include a balcony, if so has overlooking been considered?	NA
Private Open Space		
4.10(a)	Has a minimum of 15 m2 of PPOS been provided in a location that will receive a good amount of sunlight and with a width of a minimum of 3 m and is directly accessible from a communal living area?	Satisfactory. Each dwelling provides minimum of 15m^2 of private open space and has direct access from living areas.
4.10(b)	PPOS must not include driveways, turning areas, car spaces, narrow elongated curtilage areas and service areas. Screening must be provided to ensure privacy to users of the PPOS which can include fencing or planted screens.	Neighbouring sites can also be screened by existing and proposed fences and landscaping. A preliminary landscaping plan has been submitted with the application. Standard Conditions apply.
5.5.2(x)	POS must be provided for each dwelling in accordance with Section 4.10	Satisfactory.
Landscape Area Controls –		
4.11(b-c)	Can the landscaping areas generally be planted and maintained in accordance with 4.11(b-c)?	Satisfactory
5.5.2(v- w)	Do the plans show that 15% of the site can be landscaped? A preliminary Landscape Plan must include the nature strip and a combination of tree planting, for shade, mid height shrubs, lawn and ground covers; 50% of the overall number of trees and shrubs should be species native to the region; a reticulated sprinkler system should be provided; and an	Total area available for landscaping – 197.8m^2 -16.5%

Provision	Control	Proposal Outline
	ongoing maintenance plan.	
Street Trees		
4.12(a-f)	Have street trees been proposed in accordance with 4.12 (a-f)?	**Satisfactory.** Existing.
Vehicle access and parking		
4.13(a)	Has at least one undercover parking space been provided in a carport or a garage?	The development provides five undercover parking spaces. And one in the open. Complies
4.13(b-d)	Refer to the precinct statement for parking rates and Appendix 1 and Council's *Engineering Standards: Subdivision and Development* (as amended) for design requirements.	A minimum of 6 parking spaces are required under the provisions of the GRDCP, 3 and spaces are provided on-site for this development. Unit 1 -3 Bd – 2 spaces Unit 2 -3 Bd – 2 spaces Unit 3 -2 Bd – 2 spaces
4.13(e)	Are the internal driveways a minimum of 3.5 m wide.	The proposed internal lane way to the rear dwellings -3.5 m
5.5.2(c)	Has at least one undercover parking space been provided in a carport or a garage?	The development provides 5 undercover parking spaces, in the three garage spaces. Satisfactory
5.5.2(d)	Driveways must be a minimum of 3.5 m wide	The proposed driveway to the rear dwellings a 3.5 m in wide.
5.5.2(e)	Shared accessways should be used where possible	Complies. Shared accessway is proposed.
5.5.2(f)	Should the lot have rear lane access, parking garages must be positioned at the rear of the site	NA
5.5.2(g)	Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 15 m	Satisfactory. Street is not a busy road. Shared driveway allows vehicles to enter the site in a forward direction, and vehicles can safely exit from the garages. The length of the driveway is greater than 15 m. Turning path diagrams are submitted with the application.
5.5.2(h)	Should three or more dwellings be proposed with a shared access on busy roads, the driveway is to be a minimum width of 5.5 m for the first 6 m in length	Satisfactory. Shared 3.5m accessway is proposed with first section 5.5m wide.
5.5.2(i)	New internal lanes or driveways.	Internal lane is proposed.
5.5.2(j)	Where on street parking is	NA

Provision	Control	Proposal Outline
	currently available in front of the development, the proposed driveways are located so that at least one parking space remains.	
5.5.2(k)	Visitor parking is to be located centrally within a development containing 5 or more dwellings	NA
5.5.2(l)	Internal driveway and lanes are to have lighting designed in accordance with AS 1158.3.1	The proposed lighting is not be expected to adversely impact the safety or efficiency of the internal driveways.
5.5.2(m)	Footpaths are to be provided in accordance with Council's Pedestrian & Bicycle Strategy 2018 and Council's Engineering Standards: Subdivision and Development.	Footpath is not required along the nature strip of the site fronting Street, in accordance with Council's adopted Griffith Pedestrian & Bicycle Strategy. 
Parking Design Appendix 1 3.2 Access -	a) The design of access points and internal circulation should be such that all vehicles can enter and leave the site in a forward direction. - b)Access to or from a site must be located where it causes the least interference to vehicular and pedestrian traffic on a public road. d)The number of access points from a site to any one street frontage must be limited to 1 entrance and 1 exit (or 1 combined entrance/access) – f) The potential for on-street queuing should be eliminated by the provision of sufficient standing area for vehicles entering the carpark and loading areas. – g) Driveway exits need to be located and constructed so that	Satisfactory. Vehicles are able to enter the site in a forward direction. Turning path diagrams are submitted for the development. These are not expected to impact the safety or efficiency of the road network. Adequate intersection sight distance is provided for traffic on the frontage road. The access points are located a sufficient distance from the intersection.

Provision	Control	Proposal Outline
	there is adequate intersection sight distance to traffic on the frontage road and sight distance to pedestrians on the frontage road footpath – k) Accessways must be designed and constructed in accordance with Council's Engineering Standards: Subdivision and Development Standards.	
3.2.2	Parking area design, dimensions and driveway/aisle widths	Satisfactory.
3.2.3	Vehicle stacking (tandem parking) a) The provision of tandem parking, that is parking of a vehicle directly behind another vehicle, where access to the parking space is via the end of the space, is generally not included for the purpose of tallying car space numbers, except for: i. Single dwellings and residential units where one space may be provided in front of a garage or carport for every residence or unit; and	Not required.
3.2.4	Manoeuvrability The minimum turning path for vehicles must be in accordance with AS2890: - For all residential developments a design car turning path will be applied with a minimum design turning circle of 11.5m diameter; - Reversing of a vehicle to exit a carparking space and/or parking area must not exceed 15 metres in length.	Turning path diagrams are provided.
4.0 4.1	Parking construction Gradients: No access way, driveway, or turning area must have a longitudinal gradient exceeding 10%.	Design and construction in accordance with Council's Engineering Standards: Subdivision and Development Standards
4.2	Materials and standards for construction: All areas used for standing and manoeuvring of vehicles must be designed in accordance with Council's Engineering Standards: Subdivision and Development	The proposed driveways and parking areas will be constructed in concrete.
Site Facilities		
4.14 (a-c)	Mail boxes, garbage enclosures	Satisfactory

Provision	Control	Proposal Outline
	cloth lines and other site facilities should be integrated in to the development.	Proposed development provides well located site facilities for each dwelling.
5.6.2(y-z)	Garbage bins are to be stored in the rear yard, side setback or garage of the dwelling. Mailboxes must be provided in accordance with Australia Post's requirements.	Satisfactory All bins can be located behind the building line and not visible from the street.
Rainwater Tanks		
4.15 (a-f)	Are rainwater tanks proposed, if so, do they meet the requirements of 4.15(a-f)? Are all BASIX requirements for rainwater tanks shown on the plans?	OSD will be required
Fencing		
4.16 (a-b)	Front Fences Has a front fence been proposed? If so, review front fence requirements and ensure suitable plans including elevations have been provided.	NA Front fencing is proposed for additional security and POS.
4.16l	Side And Rear Fences • New dwellings should show the location and height of side and rear fences on the plans if they are not existing already. • Fences should generally be a maximum of 1.8 m tall with a 300 lattice above if proposed, unless adjacent to a park, reserve, laneway and channels then a height of 2.2 m is permitted. • Fencing on corner lots should be in accordance with Figure 22.	Satisfactory. The existing fences at the site are between 1.5 and 1.6 meters in height. The proposed new internal and front fences are 1.8 metres in height. Following the submission relating to privacy and light spill, the fence on the eastern boundary will require modification including an extension in height to 1.8 metres, with a lattice topper where windows between the existing dwellings are directly opposite. This will also reduce light spill from vehicles using the driveway on the eastern boundary of the site.
Outbuildings, garages and carports		
4.17		A carport is proposed at the frontage of the site. Setbacks comply and the carport has been designed to reflect the rooflines of the existing dwelling.
Stormwater		
4.18	• Is onsite detention required in accordance with Council's Onsite Detention Policy	An on-site detention system is required and conditions have been applied.

Provision	Control	Proposal Outline
	(CS-CP-404)? Has the detention system been shown on the plans, if not can this be conditioned? • Has the stormwater lines discharging to the legal point of discharge been provided on the plans?	
Swimming Pools		
4.19	Refer to separate checklist	NA
Essential Services		
4.20(a)	Is there Electrical Infrastructure located in proximity to the site? If so, has this been considered in the development application?	Overhead electrical Infrastructure is located in proximity to the site. The application has been referred to EE and an encroachment form submitted by the applicant. Conditions apply.
4.20(b)	Are underground electrical lines proposed to the dwelling?	An underground connection line will be provided to service the dwelling units.
4.20(c)(i)	Have connections to Council's water and sewer infrastructure been shown on plans?	Satisfactory
4.20(c)(ii)	If the lot cannot be connected to Council's reticulated sewer service has a land capability assessment been provided? Is the effluent disposal area located on the site plans including an area of at least 200 m^2?	NA
Bushfire Risk		
4.21	Check if the site is considered bushfire prone land.	The site is not classified as bushfire-prone land.
Frost Control Fans		
4.22	Check if any frost control fans within 1000 m of the site.	There is no frost control fan located within 1000 m of the site.

Council Policies

Community Participation Plan	Notification period: 27 August 2026 – 15 September 2026 Submissions received: yes, one (1) received See discussion inserted after this table.
Section 7.12 (94A) Contributions Plan	A contribution of is payable $4,636.00
Section 64 Developer Services Plans	Credit: 1.0 ET water and 1.0ET sewer Required: 1 x 2 bed = 0.6 ET water and 0.75 ET sewer

	2 x 3-4 bed = 0.8 ET water and 1.0 ET sewer ***Section 64:Development Services Plan 2012*** **1 Development Application Details** DA No. 149/2026 Address: 5 Hillston St **2 How Many Equivalent Tenanments?** Proposed ETs / Existing ETs Water 2.4 / 1 Sewer 2.75 / 1 Drainage 0 / 0 **Contribution Rates** **Water** Water Supply Development Servicing Plan No.1 (Nov 2012) as adjusted by the Revenue Policy 2026/2027 $ 9,828.00 **Sewer** Sewerage Development Servicing Plan No.1 (Nov 2012) as adjusted by the Revenue Policy 2026/2027 $ 6,889.00 **Drainage** Collina Drainage Developer Servicing Plan as adjusted by the Revenue Policy 2026/2027 $ 9.00 **3** **Water Development Contribution $ 13,759.20** **Sewer Development Contribution $ 12,055.75** **Stormwater Contribution $ -** **Total S64 Development Contribution $ 25,814.95**
Use of Council's Footpath	Noted.
Floor Height Policy	Conditioned accordingly.
Engineering Guidelines: Subdivision and Development Standards	Have been conditioned where applicable
Building near sewer and water assets	The building is over the sewer main and this matter has been conditioned.
Onsite Detention Policy	standard OSD conditions to be applied
Sealing of Parking & Manoeuvring Areas	Have been conditioned
Flood Liable Land Policy	Not applicable
Tree Policy	Conditioned accordingly

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.

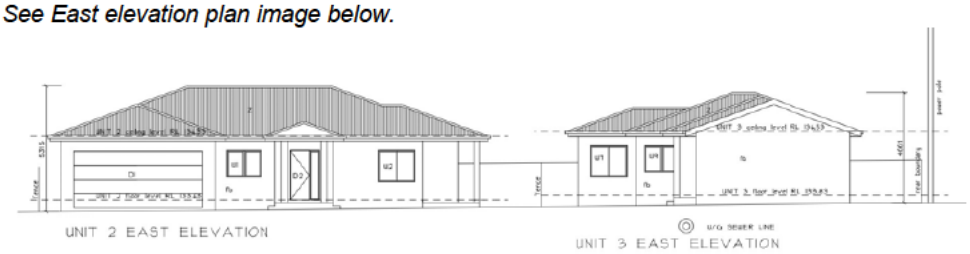
As a result of the public participation process, Council received one (1) submission in response to the notification of the development application. The details of the submission, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

Submission Matters

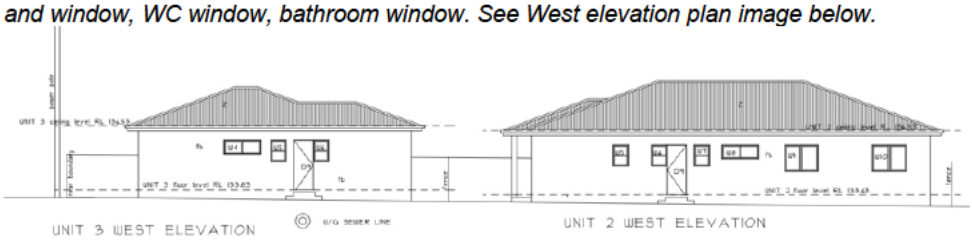
Issue 1. Privacy and overlooking:
Two dwellings on the site may result in windows and private open-space areas overlooking our home and yard. I ask Council to carefully assess window placement, screening, boundary setbacks and landscaping.

Applicants Response:
The Eastern Elevation: For Unit 2 on the eastern elevation is a kitchen window, entry door, living room, and for unit 3 there is a bedroom and kitchen window, all looking out onto shared driveway.

See East elevation plan image below.

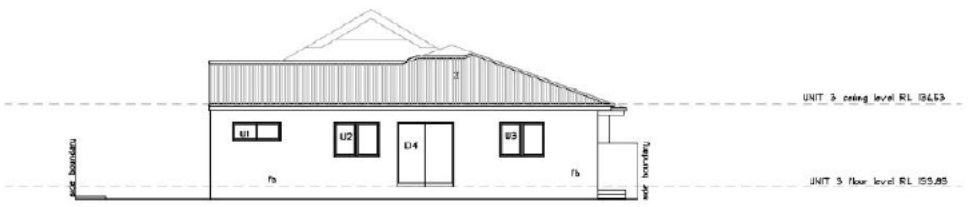


The Western elevation: For Unit 2 on the Western elevation, windows are to bedroom 2 and 3, bathroom, WC, laundry door and window, and ensuite windows. For Unit 3 there are the laundry door and window, WC window, bathroom window. See West elevation plan image below.



Elevation section through the site:

North elevation: Unit 3 has a bedroom window, sliding door and window to living room, and garage window to the northern aspect (rear boundary). See image of elevation below.



NORTH ELEVATION- UNIT 3 WITH UNITS BEHIND

Both proposed dwellings have a finished floor level of less than 1m above ground level and privacy screening is not required under the DCP provisions. Please note, a window and door schedule plan accompanies the DA and specifies the proposed window and door heights and widths.

Assessment:

The proposed dwellings are single storey and do not include any balconies or elevated outdoor living areas. The location and orientation of windows have been designed to minimise direct overlooking of adjoining properties, including between the units, with many windows facing the internal shared driveway or serving non-habitable rooms such as bathrooms, WCs and laundries.

The development complies with the privacy and setback provisions of the Statement of Environmental Effects (Public), including side and rear boundary setbacks and visual privacy controls.

The existing side and rear boundary fences are approximately 1.5 to 1.6 metres in height. The main impact will be to the existing dwelling to the east which not only directly looks onto the site, but will be impacted by additional traffic on the new driveway. As such, a 1.8 metre high boundary fence has been suggested as a draft condition of consent, with a 300mm lattice topper where light spill and privacy will be impacted. In addition, landscaping is to be provided throughout the site, which will further assist in screening views and maintaining visual privacy between neighbouring properties.

Issue 2. Noise and residential amenity:

The additional dwelling, outdoor areas, vehicles and associated services are likely to increase noise immediately beside our property.

Applicants Response:

The noise levels generated at the property are expected to be typical of that in a residential area.

Assessment:

The proposal involves a low-density residential development comprising an additional dual occupancy within an established residential area. While some increase in activity associated with an additional dual occupancy is expected, the development is consistent with the existing and planned residential character of the locality as identified within the Health Precinct Master Plan.

The proposed dwelling is designed for residential use only and is not expected to generate noise beyond that normally associated with residential occupation, vehicle movements and domestic activities. The dwellings are separated by boundary fencing and landscaped areas, which will assist in maintaining residential amenity.

Council considers that any increase in noise generated by the development will be typical of a residential environment and is not expected to result in unreasonable impacts on neighbouring properties.

Issue 3. Parking and vehicle movements:

The development will increase vehicle movements and demand for parking. Council should ensure all required parking and safe vehicle access are provided within the property without increasing pressure on Hillston Street.

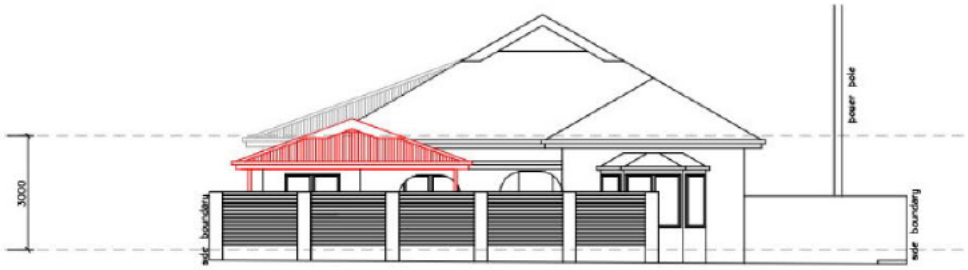
Applicants Response:
Hillston Street is a two-way sealed local road. The road network is considered suitable for the slight increase in traffic caused by the development, including key intersections. The traffic generated by the development once operational is not expected to be unreasonable for a residential area. Hillston Street, and the surrounding road network is considered adequate to cater for this increase in traffic. The development meets the numerical onsite parking requirements.

Assessment:
The proposed dual occupancy development provides the required on-site parking in accordance with Council's parking and development control requirements. Vehicle access will continue from the existing Hillston Street frontage, with upgrades to the existing access arrangement to allow two way movement and hardstand internal driveway.

The scale of the development is expected to generate only a small increase in vehicle movements, consistent with normal residential use. Sufficient on-site parking has been provided to accommodate residents and visitors, reducing the likelihood of parking demand being shifted onto Hillston Street.

Issue 4. Front fence, carport and streetscape:
The proposed structures should be assessed for bulk, setbacks, sight lines and their effect on the established character of the street.

Applicants Response: The carport has a height of 3m, is open, and not considered to be bulky, while the fence is 1.8m it is not considered bulky and will provide privacy and screening to the property.



Assessment:
The proposed front fence and carport have been assessed having regard to their bulk, scale, setbacks and relationship to the existing streetscape. The structures are ancillary to the residential use of the site and are consistent with infill development within the residential area.

Vehicle access and sight lines have been considered in the design, with the existing Hillston Street access retained and widened to 5.5 metres and adequate visibility maintained for vehicles entering and leaving the site. The proposed setbacks and siting ensure the development does not dominate the street frontage or adversely affect the character of the locality.

Council is satisfied that the proposed front fence and carport are compatible with the established residential character of Hillston Street and will not result in unacceptable streetscape impacts.

Issue 5. Stormwater and drainage:
The additional buildings and hardstand areas may increase runoff. All stormwater must be contained and discharged without affecting our property

Applicants Response:
This is likely to be included as a condition of consent requiring a stormwater system design which includes an onsite stormwater detention system to be designed, and approved by Council prior to construction.

Assessment:

The proposed development has been assessed having regard to stormwater management and site drainage requirements. While the development introduces additional roofed and hardstand areas, stormwater generated from the site will be collected and directed to the street frontage via an onsite detention system, in accordance with engineering standards. The site is relatively flat and drains towards the Hillston Street frontage. Appropriate drainage measures will be implemented to ensure stormwater is contained within the site and managed in a controlled manner, preventing adverse impacts on adjoining properties. Council is satisfied that the proposal can adequately manage stormwater runoff and is not expected to result in unreasonable drainage impacts on neighbouring land.
Issue 6. Overdevelopment of the site: I am concerned that two dwellings, a carport and front fence may create excessive building bulk and reduce open space, landscaping and separation from neighbouring homes Applicants Response: *The proposal achieves compliance with all development controls required by the Griffith Residential Development Control Plan 2020, particularly in regards to floor space ratio, maximum height, onsite parking, landscaping and private open space.* Assessment: The proposed development has been assessed against the relevant residential planning controls relating to site coverage, setbacks, landscaping and private open space. The development comprises a new dual occupancy to create a multi occupancy, on a suitably sized allotment and maintains adequate building separation, landscaped areas and outdoor living space for all dwellings. The scale and bulk of the proposed dwellings, carport and front fence are consistent with the intended residential character of the locality and do not represent an overdevelopment of the site. Appropriate setbacks are provided to adjoining boundaries, and the proposal retains opportunities for landscaping throughout the property. Council is satisfied that the development achieves an appropriate balance between built form and open space and will not result in unreasonable impacts on the amenity of neighbouring properties.

Matters prescribed by the regulations

The regulations Sections 61 (demolition), 62 (fire safety), 63 (temporary structures) and 64 (upgrade of buildings) have been considered as part of this development.

The likely impacts of the development

Consideration	Assessment
Context and Setting	The proposed development is consistent with the intended use of the locality for residential development.
Solar access, privacy and views	Solar access is available to the living areas.
Compatibility	The proposed development is considered to be compatible with the intended use of the locality for residential development.
Access Transport and Traffic	The proposed driveway will be conditioned to ensure it satisfactory construction with council's policies.
Heritage	No known heritage significance of the site or adjoining properties. The site is not within a heritage conservation area.
Site design and internal design	Suitable for its intended use

Stormwater management	All stormwater runoff from the proposed development shall be directed to Council's street system for disposal via the onsite detention system. Stormwater runoff shall not be permitted to flow over the property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created.

The suitability of the site

The subject site is zoned R1 General Residential and the permissibility of the development under Griffith Local Environmental Plan 2014 provides a broad indication that the site is suitable for the proposed development. Based on the assessment under this and other sections within this report it is considered that the site suitable for the proposed development.

The Public Interest	COMMENTS
Federal, State, Local Government interests and community interests	The health and safety of the public will not be adversely affected by the proposal. The proposal is not contrary to any Government policy.

PART FOUR: DETERMINATION

It is recommended that Development application 149/2026(1) be determined as **APPROVED**, subject to conditions of consent set out in Attachment B.

Responsible Officer / Delegated Officer **Name: Mrs J V Tarbit** **Title: Development Assessment Planner** **Date: 30 September 2026**	**Signature:** [redacted]
Peer Reviewing Officer / Delegated Officer **Name:** **Title:** **Date:**	**Signature:**

Attachment 'A': Site Inspection Pictures

Existing layback and driveway – view to Hillston Road

Frontage of existing dwelling at 5 Hillston Street (to be retained)

Site frontage looking West to 7 Hillston Street

Site frontage looking East to 3 Hillston Street

3 x stop valves and hydrants in nature strip

Eastern boundary front corner of site – water meter

Frontage of site – note drain in gutter

View of site frontage – carport to be located in this setback.

Shed/Garage at rear of site

Rear boundary fence and rear of shed. (North boundary of lot)

North Western corner of lot – overhead power.

Side of shed from northwestern corner.

Broken fibro on north western corner of site.
This will need to be removed during demolition and validation report provided.

Western boundary of the site – no privacy issues observed.

Subject site looking to 3 Hillson Street – See internal fence addition to provide privacy to the pool on the other side of fence. The boundary fence here is approx. 1.6m high.

Looking to east from subject site. This section of fence is 1.5m high. The new driveway will be located here to service the two new units at the rear. This is the section conditioned to include the 300mm lattice topper over the 1.8m high fence.

As per last image.

Taken from the same view point, however this is the dwelling on the subject site (to be retained). As per the report, there are existing privacy concerns between the neighbouring dwellings, supporting the need for greater privacy via a taller fence.

Survey Responses

02 December 2024 - 24 September 2026

Have your say on the proposed new fee category - Contractor Waste fee for mixed waste

Connect Griffith

Project: Proposed new fee category — Contractor waste deliveries for mixed waste

GRANICUS

VISITORS					
117					
CONTRIBUTORS			RESPONSES		
50			54		
0 Registered	0 Unverified	50 Anonymous	0 Registered	0 Unverified	54 Anonymous

Respondent No: 1	**Responded At:** Aug 31, 2026 16:26:15 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 16:26:15 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	not answered
Q5. **Please provide your feedback**	
Reflecting MIA quikskips views	Type text here
Q6. **Upload any supporting documents**	not answered

Respondent No: 2	**Responded At:** Aug 31, 2026 16:26:31 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 16:26:31 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

Council waste fees need to be reduced to a fairer 5% increase as there is already a lot of illegal dumping

Q6. **Upload any supporting documents**	not answered

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 16:32:18 pm
Last Seen: Aug 31, 2026 16:32:18 pm
IP Address: n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

I strongly oppose the 32% increase in landfill fees. It is unreasonable and far higher than in neighbouring towns and regional cities. A 10% increase is still too much. I support a fairer 5% increase, which is far more reasonable for residents and businesses

Q6. **Upload any supporting documents**	not answered

Respondent No: 4	**Responded At:** Aug 31, 2026 16:33:25 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 16:33:25 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

fixed expenses are going through the roof please consider the general good and increase at your minimum possible percentage and only if you have to

Q6. **Upload any supporting documents**	not answered

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 16:44:42 pm
Last Seen: Aug 31, 2026 16:44:42 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

Dear Griffith City Council, Thank you for opening the "Have Your Say" consultation on the mixed-waste tipping fee at Tharbogang. I support a fairer outcome than the current proposal Council's recent decision increased the mixed-waste tipping fee by 32% from 1 July 2026. The new proposal to reduce it from $276 to $229.90 per tonne is welcome as a step back from that extreme increase, but it still leaves ratepayers and local businesses facing approximately a 10% rise on last year's rate. I urge Council to adopt a more moderate 5% increase instead. This would better reflect: - Actual inflation pressures (CPI rose around 10% between June 2023 and June 2026) - The cumulative burden of previous increases (approximately 61.3% over the past three years) - The significantly lower fees charged by neighbouring councils (roughly $156–$190 per tonne) Landfill fees directly affect the cost of waste services for homes, farms and businesses across Griffith. A lower tipping fee helps keep those service prices more affordable for our community. A 32% increase in a single year was excessive. A 10% increase after consecutive large rate rises remains too high. A 5% increase is a fairer, more sustainable path that still allows Council to meet its costs while reducing pressure on local residents and businesses. I ask Councillors to carefully consider community feedback and support a 5% increase rather than the proposed 10%. Thank you for the opportunity to comment. Kind Regards, [redacted]

Q6. **Upload any supporting documents** not answered

Respondent No: 6	**Responded At:** Aug 31, 2026 17:10:24 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 17:10:24 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

The increase is not justifiable, finances are being stretched to the limit with so many other costs of living and I fear that all you will create with these enormous increases will be for your residents to find other means to deal with their rubbish. Please don't let this be an option and instead take the sensible option of lowering the increase to make it more affordable to home owners to keep our streets clean which in turn will lead to more favourable income for the city/town via tourism and events that visitors will feel more inclined to come to.

Q6. **Upload any supporting documents** not answered

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 17:33:54 pm
Last Seen: Aug 31, 2026 17:33:54 pm
IP Address: n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	not answered
Q5. **Please provide your feedback**	Increases should be in line with CPI.
Q6. **Upload any supporting documents**	not answered

Respondent No: 8	**Responded At:** Aug 31, 2026 18:04:06 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 18:04:06 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

The council should make things EASIER for the community, NOT raising revenue for themselves !!!!

Q6. **Upload any supporting documents**	not answered

Respondent No: 9	**Responded At:** Aug 31, 2026 18:41:20 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 18:41:20 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

We support the proposed 5% tip fee increase and oppose the 32% increase. It's ridiculous.

Q6. **Upload any supporting documents**	not answered

Respondent No: 10	**Responded At:** Aug 31, 2026 18:53:10 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 18:53:10 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	not answered

Q5. **Please provide your feedback**

These increases are too large. Waste contractors will have no option to pass on to businesses and households. There is no justification in anything I have read

Q6. **Upload any supporting documents**	not answered

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 20:17:34 pm
Last Seen: Aug 31, 2026 20:17:34 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

Submission – Mixed-Waste Tipping Fee Proposal I strongly support a fairer and more sustainable approach to the proposed mixed-waste tipping fee at Tharbogang. I understand Council is proposing to reduce the current mixed-waste tipping fee from $276 to $229.90 per tonne. While this appears to be a reduction, it is important to consider the significant increase that occurred from 1 July 2026 and the cumulative impact of waste-fee increases on local residents, farmers and businesses. I support a 5% increase as a fairer and more reasonable outcome. Waste disposal costs have a direct impact on the cost of waste collection and disposal services throughout the Griffith community. Any substantial increase in landfill tipping fees ultimately flows through to households, primary producers and local businesses that are already facing increasing operating costs. A 5% increase would provide Council with additional revenue while keeping the increase more closely aligned with the economic pressures being experienced by the community. It would also help ensure Griffith remains competitive with surrounding councils, where waste disposal costs are considerably lower. I respectfully ask Councillors to carefully consider: * The significant increase already imposed on the mixed-waste tipping fee. * The cumulative effect of repeated increases over recent years. * The impact these costs have on local households, farms and businesses. * The considerably lower tipping fees available in neighbouring council areas. * The importance of keeping Griffith's waste-management costs competitive. * The broader cost-of-living and cost-of-doing-business pressures currently affecting our community. Council should consider the long-term economic impact rather than simply the immediate revenue generated from higher tipping fees. Excessive landfill charges can increase the cost of waste services, place additional pressure on businesses and households, and potentially encourage undesirable waste-management behaviours. I therefore respectfully request that Griffith City Council reconsider the proposed $229.90 per tonne fee and adopt a fairer 5% increase instead. This would provide a more balanced outcome between Council's financial requirements and the financial pressures being experienced by the Griffith community. I encourage Council and Councillors to listen to the concerns of local residents, ratepayers and businesses and ensure that waste charges remain fair, reasonable and sustainable. Please support a fairer 5%. Thank you for considering my submission.

Q6. **Upload any supporting documents** not answered

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 20:31:40 pm
Last Seen: Aug 31, 2026 20:31:40 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

The Mayor and Councillors Griffith City Council PO Box 485 Griffith NSW 2680 By email: admin@griffith.nsw.gov.au Subject: Submission – Mixed Waste Tipping Fee at Tharbogang – Support for a Fairer 5% Increase Dear Mayor and Councillors, I am writing as a [local business owner / waste service customer] of the Griffith Local Government Area regarding Council's current "Have Your Say" consultation on the mixed-waste tipping fee at the Tharbogang Waste Management Facility. I respectfully urge Council to adopt a 5% increase rather than the proposed reduction from $276.00 to $229.90 per tonne. While the proposal is presented as a reduction, it still represents approximately a 10% increase on the previous year's rate. After consecutive significant rises (totalling around 61% over three years), a further double-digit increase is not sustainable for many households, farms and local businesses. Why a 5% increase is the fairer outcome: • It more closely aligns with broader inflationary movements (CPI rose approximately 10% from mid-2023 to mid-2026). • It recognises the cumulative impact of successive large increases already imposed on the community. • Neighbouring councils charge considerably less for comparable mixed waste (typically in the $156–$190 per tonne range). Maintaining a significantly higher rate at Tharbogang places Griffith residents and businesses at a competitive disadvantage. • Landfill fees flow directly through to the prices charged by local waste service providers. A more moderate increase helps keep costs lower for homes, farms and businesses across the LGA. I am not requesting a freeze or a reduction below a reasonable level. A 5% increase would still provide Council with additional revenue for responsible landfill operations and environmental compliance while demonstrating genuine responsiveness to community feedback. A 32% increase in a single year, followed by a further 10% rise, warrants careful scrutiny. The community is now being asked for its view — I ask that Councillors give strong weight to submissions calling for a fairer and more sustainable outcome. Thank you for considering this submission. I would welcome the opportunity to discuss the matter further if that would be of assistance. Yours sincerely [redacted]

Q6. **Upload any supporting documents** not answered

Respondent No: 13	**Responded At:** Aug 31, 2026 20:55:15 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 20:55:15 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	not answered

Q5. **Please provide your feedback**

We are on a small farm and while we pay rates we do not receive any waste services, and as such are beholden to a commercial operator who will pass on any charges to us.

Q6. **Upload any supporting documents**	not answered

Respondent No: 14	**Responded At:** Aug 31, 2026 21:02:29 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 21:02:29 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

costs are crippling us rate payers and us farmers , be reasonable give us a fair go , 5 per cent increase, is above the CPI

Q6. **Upload any supporting documents**	not answered

Respondent No: 15	**Responded At:** Aug 31, 2026 21:29:08 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 21:29:08 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

Dear Mayor and Councillors, I am writing as local business owner / waste service customer] of the Griffith Local Government Area regarding Council's current "Have Your Say" consultation on the mixed-waste tipping fee at the Tharbogang Waste Management Facility. I respectfully urge Council to adopt a 5% increase rather than the proposed reduction from $276.00 to $229.90 per tonne. While the proposal is presented as a reduction, it still represents approximately a 10% increase on the previous year's rate. After consecutive significant rises (totalling around 61% over three years), a further double-digit increase is not sustainable for many households, farms and local businesses. Why a 5% increase is the fairer outcome: • It more closely aligns with broader inflationary movements (CPI rose approximately 10% from mid-2023 to mid-2026). • It recognises the cumulative impact of successive large increases already imposed on the community. • Neighbouring councils charge considerably less for comparable mixed waste (typically in the $156–$190 per tonne range). Maintaining a significantly higher rate at Tharbogang places Griffith residents and businesses at a competitive disadvantage. • Landfill fees flow directly through to the prices charged by local waste service providers. A more moderate increase helps keep costs lower for homes, farms and businesses across the LGA. I am not requesting a freeze or a reduction below a reasonable level. A 5% increase would still provide Council with additional revenue for responsible landfill operations and environmental compliance while demonstrating genuine responsiveness to community feedback. A 32% increase in a single year, followed by a further 10% rise, warrants careful scrutiny. The community is now being asked for its view — I ask that Councillors give strong weight to submissions calling for a fairer and more sustainable outcome. Thank you for considering this submission. I would welcome the opportunity to discuss the matter further if that would be of assistance. Your faithfully [redacted]

Q6. **Upload any supporting documents** not answered

Respondent No: 16	**Responded At:** Aug 31, 2026 21:35:29 pm
Login: Anonymous	**Last Seen:** Aug 31, 2026 21:35:29 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I am writing as a local resident and ratepayer to express my concern about the proposed mixed-waste tipping fee of $229.90 per tonne. While I acknowledge that the proposal represents a reduction from the current $276 per tonne, I believe it is important to consider the substantial increase that was already applied from 1 July 2026. A further increase in waste disposal costs will ultimately place additional financial pressure on local residents, families, farmers and businesses. I support a fairer 5% increase rather than the proposed 10% increase. I believe a 5% increase would provide a more reasonable balance between Council's financial requirements and the financial pressures currently facing our community. The cost of living and cost of operating a business have already increased significantly, and Council should be mindful of adding further unnecessary pressure through waste charges. I am also concerned that Griffith's tipping fees appear significantly higher than those of neighbouring councils. Council should carefully consider whether such a substantial difference is justified and whether it could affect the competitiveness and affordability of waste services in our region. A 32% increase in a single year deserves proper consideration and transparency. Before implementing another significant increase, I believe Council should clearly demonstrate the reasons for the proposed charge, the costs involved in operating the facility and how the proposed fee compares with other councils providing similar services. I respectfully ask Griffith City Council and Councillors to listen to the concerns of local residents and ratepayers and reconsider the proposed increase. I strongly support a fairer 5% increase. This would be a more reasonable, sustainable and community-focused approach while still recognising that some increase may be necessary. Thank you for considering my submission and for giving the Griffith community an opportunity to have its say. Thank you. [redacted]

Q6. **Upload any supporting documents** not answered

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Aug 31, 2026 21:41:23 pm
Last Seen: Aug 31, 2026 21:41:23 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I support a fairer increase of approximately 5% rather than the proposed 10% for the mixed-waste tipping fee. The increase from $209 to $276 per tonne from 1 July 2026 was a very significant 32% increase in one year. Although reducing the fee to $229.90 is an improvement, it would still represent a substantial increase compared with the previous fee. Higher landfill costs ultimately affect local waste businesses, farms, households and other businesses because the additional costs are likely to be passed on to customers. There is also a risk that significantly higher fees could encourage waste to be taken outside the Griffith area or contribute to illegal dumping. I understand that Council needs to recover the costs of operating, maintaining and expanding the landfill. However, the fee should also remain competitive with neighbouring councils. Council's own consultation should consider the long-term effect of pricing local waste services out of the market. I therefore ask Griffith City Council to reconsider the proposed $229.90 fee and adopt a 5% increase as a fairer and more sustainable outcome. I also encourage Council to provide clear information to local businesses and the community about the actual costs of operating and expanding the landfill, how the proposed fee has been calculated, and how future increases will be determined. Please support a fairer 5% increase for Griffith's local community and businesses.

Q6. **Upload any supporting documents** not answered

Respondent No: 18	**Responded At:** Sep 01, 2026 06:04:09 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 06:04:09 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	not answered

Q5. **Please provide your feedback**

A large increase in fees could cause more illegal dumping

Q6. **Upload any supporting documents**	not answered

Respondent No: 19	**Responded At:** Sep 01, 2026 06:24:35 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 06:24:35 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

As a resident who does not have waste removal in our Council Rates we have no option other than to either take our household waste to the tip or to pay for a skip bin. I believe that the proposed decrease is still not enough. 5% increase would be a much fairer option for those residents who have no other choice. This would be more in keeping with current CPI. Any increase over and above 5%, I believe would be targeting Businesses and Residents who are actually left with no other option causing costs to these Businesses and households well over and above and fee that other residents pay for waste removal in their rates.

Q6. **Upload any supporting documents**	not answered

Respondent No: 20	**Responded At:** Sep 01, 2026 07:19:29 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 07:19:29 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

With the cost of living being so high already this 10% price increase is ridiculous.

Q6. **Upload any supporting documents**	not answered

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Sep 01, 2026 07:24:37 am
Last Seen: Sep 01, 2026 07:24:37 am
IP Address: n/a

Q1. **Name**	Donovan Foscarini
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

An increase of 32% is difficult to justify and raises significant concerns regarding fairness and affordability. In a competitive private sector environment, a fee increase of this magnitude would likely result in the loss of customers. The impact of this increase extends beyond individual businesses, placing additional financial pressure on local enterprises that may be compelled to pass these costs on through higher prices for other essential services, ultimately affecting the broader community and local residents.

Q6. **Upload any supporting documents** not answered

Respondent No: 22	**Responded At:** Sep 01, 2026 08:20:24 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 08:20:24 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

At my school workplace we use a company to remove our waste. This reduction in fees would substanially benefit our school budget. As we are only a small school we are always looking for ways to reduce costs.

Q6. **Upload any supporting documents**	not answered

Respondent No: 23	**Responded At:** Sep 01, 2026 08:52:48 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 08:52:48 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	not answered
Q4. **Withhold the following personal information from the Business Paper**	not answered

Q5. **Please provide your feedback**

ITS BYEOND ME HOW YOU CAN JUSTIFY A 32% INCREASE WHEN THE FEE FOR WAGGA WAGGA ROSE $180. per TONE 2025/26 FINACUAL YEAR TO $190.per TONE FOR 2026/27. IF YOU WANT PEOPLE TO DO THE RIGHT THING DESPOSING OF THIER WASTE DO THE RIGHT THING AND MAKE IT AFORDABLE FOR EVERYONE. STOP AND THINK YOUR ACTIONS MAKE A DIFFERENCE TO OUR COMMUNITY

Q6. **Upload any supporting documents**	not answered

Respondent No: 24	**Responded At:** Sep 01, 2026 08:53:32 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 08:53:32 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	not answered
Q4. **Withhold the following personal information from the Business Paper**	Residential Address

Q5. **Please provide your feedback**

Would be beneficial to businesses and the general public of the community for council to drop these rates especially with cost of living crisis as the council should be supporting their community and help to reduce costs where they can.

Q6. **Upload any supporting documents**	not answered

Respondent No: 25	**Responded At:** Sep 01, 2026 09:23:49 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 09:23:49 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	[redacted]
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Name Residential Address Email Address

Q5. **Please provide your feedback**

The flow on effect of any increase, which is in any way more than the CPI, would have an effect on the building industry, and especially the residential building industry. We build a lot of new homes in the Griffith City Council area, and any substantial increase would obviously add to the cost for new homeowners and subsequently potentially stifle development, or at the very least subdue it further. Costs for new homeowners has already jumped enormously since COVID. The industry is just recovering and any further "preventable" impediments (such as the proposed hike in fees) would delay the recovery and development further in the area

Q6. **Upload any supporting documents** not answered

Respondent No: 26	**Responded At:** Sep 01, 2026 10:15:23 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 10:15:23 am
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

Would support a 5% increase only

Q6. **Upload any supporting documents** not answered

Respondent No: 27	**Responded At:** Sep 01, 2026 10:58:18 am
Login: Anonymous	**Last Seen:** Sep 01, 2026 10:58:18 am
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

The massive price increase has cause a significant increase to our build costs causing us to lose out on already signed contracts. The decrease will help the building economy be not having to send variations due to unexpected price increase like waste fees.

Q6. **Upload any supporting documents** not answered

Respondent No: 28	**Responded At:** Sep 01, 2026 15:53:31 pm
Login: Anonymous	**Last Seen:** Sep 01, 2026 15:53:31 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** not answered

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I go to the tip quite often and the tip is a disgrace. You should take a look at the Leeton tip before you raise your prices. The way you are going there will be rubbish dumped on the side of the road. I noticed some rubbish on the way to the tip on the side of the road and it is still there days after. You would think that a council worker would have the decency to pick up the rubbish as he drives past. The council need to look at themselves before they raise prices. Grass at the tip is high so you would think that someone would slash the grass to make at least presentable. I mainly dump grass clippings so I don't know why I should be charged as they breakdown over time and also green waste should be free. I think everyone in town is rather pissed off at the council.

Q6. **Upload any supporting documents** not answered

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Sep 01, 2026 19:08:32 pm
Last Seen: Sep 01, 2026 19:08:32 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

I do not agree with such a large increase council charge enough with our water, and rates Now to add rubbish to the list is ridiculous.

Q6. **Upload any supporting documents** not answered

Respondent No: 30	**Responded At:** Sep 01, 2026 20:01:46 pm
Login: Anonymous	**Last Seen:** Sep 01, 2026 20:01:46 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I want to provide feedback on Council's proposed tipping fee and strongly support reducing the increase to 5%. As a Griffith ratepayer, I am very disappointed with how this issue has been handled. As reported by Region Riverina, Council increased the mixed-waste disposal fee at Tharbogang from $209 per tonne to $276 per tonne from 1 July. That is a 32% increase in one hit. Even for households that only take an occasional trailer load to the tip, that increase is significant. For local businesses that use the landfill regularly, the impact is much greater. Those additional costs will eventually be passed on to customers, meaning households, builders, businesses, farmers and other residents will all feel the effect. What concerns me just as much as the size of the increase is the way it was introduced. A 32% increase is a major change, yet there appears to have been little meaningful consultation with the businesses and residents who would be most affected. Council regularly talks about supporting local businesses, encouraging economic development and keeping money within Griffith. It is difficult to reconcile those statements with increasing a major operating cost by 32% without properly engaging with the community beforehand. The difference between Griffith's fees and those in surrounding areas is also concerning. Region Riverina reported that mixed-waste disposal was $276 per tonne in Griffith, compared with $190 in Wagga and $156 in Leeton. That creates a strong financial incentive for businesses and major projects to take waste outside the Griffith area. Region Riverina also reported that waste from the demolition of the old Griffith Base Hospital was not disposed of at the Griffith landfill. That should be a warning sign for Council. If fees are increased too far, Council may collect more per tonne but lose overall revenue because commercial waste is taken elsewhere. It also puts local Griffith waste businesses at a disadvantage compared with operators who can access cheaper disposal options outside the area. Waste generated in Griffith should, wherever possible, be processed in Griffith. Local businesses should be able to compete for local work, and money should remain in our local economy. Council's pricing should support those outcomes, not discourage them. There is also a risk that higher disposal fees could contribute to illegal dumping. I am not suggesting that everyone will dump rubbish illegally, but it is unrealistic to pretend that price has no influence on people's behaviour. If legitimate disposal becomes too expensive, some people may look for other options. Illegal dumping then becomes another cost for Council and ratepayers to deal with. I understand that the landfill has significant costs and that users should contribute towards those costs. Council has stated that the new landfill development and rehabilitation works are expected to cost around $15 million and provide capacity for the next 40 to 50-plus years. I do not dispute that this infrastructure needs to be funded. However, I question why current residents and businesses should be hit with a 32% increase to fund infrastructure that is expected to serve the region for potentially half a century. If this is genuinely a long-term asset, its cost should be recovered in a measured and responsible way over its useful life. A 5% increase would recognise that Council's costs have risen without placing an unreasonable financial shock on local families and businesses. There also needs to be greater transparency around the $15 million figure. Before Council asks residents and businesses to pay substantially more, the community should be able to clearly understand: * What exactly the $15 million will be spent on * When that money will be spent * How much has already been collected or reserved for landfill development * How much revenue the landfill currently generates * What it actually costs Council per tonne to accept and manage mixed waste * How the original $276 per tonne fee was calculated This information should be made available to the public. The community reaction should also not be ignored. Region Riverina reported that 98% of respondents to its reader poll believed the tip fees were too high and should

be reduced. While an online poll is not a formal referendum, that level of opposition, combined with concerns raised by local businesses and Councillors, should prompt Council to reconsider its approach. I acknowledge that Council has since voted to reduce the proposed increase from 32% to 10%. That is an improvement, and I recognise the Councillors who were willing to reconsider the original decision. However, I still believe 5% would be a much fairer outcome. A 5% increase would take the fee from $209 to approximately $219.45 per tonne. It would still provide Council with additional revenue and recognise increased operating costs, but it would avoid placing such an enormous burden on local households and businesses in a single year. More broadly, I am concerned about the way local ratepayers and businesses are being treated. Local businesses employ residents, pay wages, purchase goods and services locally, sponsor community organisations and contribute significantly to Griffith's economy. They also pay rates, registrations, insurance, licences, compliance costs and many other expenses. They are not asking Council to subsidise them. They are asking Council to be reasonable. A strong local business community ultimately strengthens Council's own financial position. When local businesses grow, they employ more people, invest more money and create more economic activity. When Council makes local businesses less competitive, the wider community carries some of that cost. I strongly believe Council should reduce the tipping fee increase to 5%. It is a reasonable compromise. It recognises that Council's costs are increasing while also recognising that households and businesses are facing the same financial pressures. Council should also commit to meaningful consultation with major landfill users and the wider community before introducing significant fee changes in the future. No resident or business should be surprised by a 32% increase to an essential service without proper notice and consultation. We all want the Tharbogang landfill to remain viable for decades to come. We all want Griffith's waste industry to be sustainable. However, sustainability must also apply to the residents and businesses paying the fees. A 5% increase is fair. A 32% increase was not. I hope Council listens to the concerns of Griffith ratepayers and supports a more reasonable outcome.

Q6. **Upload any supporting documents** not answered

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Sep 02, 2026 08:30:35 am
Last Seen: Sep 02, 2026 08:30:35 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

being on a farm paying council rates without a bin collection service quikskips provides us with a bin collection service and a tip increase is unfair

Q6. **Upload any supporting documents** not answered

Respondent No: 32	**Responded At:** Sep 02, 2026 17:28:14 pm
Login: Anonymous	**Last Seen:** Sep 02, 2026 17:28:14 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

As local rate payers and and business owners within the Griffith City Council, we plead for fairer increases and support the 5% increase as we are already trying to cope with inflation and the pressures our community is already facing. Come on Griffith City Council, your all about supporting local- how about you look after the people that look after you!! 5% is more then fair.

Q6. **Upload any supporting documents** not answered

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Sep 03, 2026 09:56:12 am
Last Seen: Sep 03, 2026 09:56:12 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

The increase of 32% will impact our business- we allow for waste disposal in our costs however the amount of 32% is unfair.

Q6. **Upload any supporting documents** not answered

Respondent No: 34	**Responded At:** Sep 05, 2026 12:11:16 pm
Login: Anonymous	**Last Seen:** Sep 05, 2026 12:11:16 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	hayden cudmore
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

Dear Council and Councillors I am a residential ratepayer and a rural ratepayer Of the Griffith City Council LGA My residential rates are $3150.88 For this I receive services • Domestic roadside waste collection • Domestic roadside recycling • Potable water supply • Public accessible sealed road access and maintenance • Urban stormwater charges • Other utility services compliance of gas and phone connection in compliance with building developmet obligations • Access to other local government public available services and parks My rural rates are $24 575.34. For this I receive • A publicly accessible gravel road, graded approximately every 12-18 months • Access to other local government publicly available services and parks For my $24 575,34 in rates, I receive no other local government services. Instead, I have to install and maintain additional infrastructure and cost for; • Domestic water supply • Garden water supply • Waste and garbage services provided by a third party at additional cost • Domestic sewage infrastructure There is plainly a disconnect between Council and ratepayers where rural ratepayers receive very little by way of services for the exorbitant rates which are levied on them. Therefore, I am outraged about the commercial waste services most recent price increase proposal at the Griffith landfill of 32% which can only be passed on to customers of Waste Service operators. Subsequently horse traded and reduced to 10% on the previous commercial waste fee on a GCC meeting whim it seems, withut a satisfactory business case explanation and remaining far in excess of CPI. Furthermore the current survey questionnaire by GCC regarding proposed Landfill fees is disingenuous at best. Framing the question as though it is a reduction is disgraceful. This places Griffith at the highest Commercial waste fees of all neighbouring Local Government Areas. For comparison; • Leeton Shire is $156 per tonne • Caratholl Shire is $75 per m2 • Murrumbidgee Shire is$196.50 per tonne • Wagga Wagga City council is $190 per tonne Indeed, Carrathool Shire has a rural ratepayer exemption form for landfill fees "Rural Tipping Charge Exemption Form" The Griffith landfill also has had the added benefit of quarrying activities which will ultimately become a new landfill site. No doubt this quarrying activity has earned GCC valuable income by way of road base sales and/or reduced opportunity cost for local roads. Is the quarrying activity a commercial operation? If not, why not? The Griffith City Council Asset Management Plan 2022-2032 provides some context for an excessive and unreasonable 32% increase for commercial waste companies. This year's increase coincides with GCC AMP to spend $7 500 000 for FY 2026/27 and 2027/28. For a two-year total of $15M whilst also proposing a 32% or 10% increase of Landfill in the first year alone Council services should always be about prudent and equitable rates for all ratepayers. The priority should always remain, roads, garbage and potable water services. While all other developments are always welcome, they are not core business. Alternatively, the new Regional Art Galley should be user pays cost recovery for those that frequent the gallery. Any increase above CPI is not reasonable and must have full context of a business plan which meets community and ratepayer expectations. A sudden 32% increase suggests there has been little or no forward planning by management. 32% and 10% is also inconsistent with CPI and GCC's own Asset Management Policy cc-cp-22 . Regards Hayden Cudmore [redacted]

Q6. **Upload any supporting documents** not answered

Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Sep 05, 2026 20:41:50 pm
Last Seen: Sep 05, 2026 20:41:50 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]t

Q3. **Email** not answered

Q4. **Withhold the following personal information from the Business Paper**
Name
Residential Address

Q5. **Please provide your feedback**

I think the change / reduction to the commercial waste charge is going to have more negative effects than positive. Current and future planning, development and upkeep of the current landfill is funded through landfill waste charge and while the commercial business owners may feel the pinch from the charge, it is outsourced through their own charges and fees, none of these businesses are wearing 100% of these charges themselves. Cutting these charges back will mean subsequent funding will need to be found elsewhere which will most likely mean future increases to waste charges via rates or entry fee's for general public and general loads.

Q6. **Upload any supporting documents** not answered

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Sep 08, 2026 11:12:10 am
Last Seen: Sep 08, 2026 11:12:10 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

In support of a fairer 5% increase.

Q6. **Upload any supporting documents**

not answered

Respondent No: 37	**Responded At:** Sep 10, 2026 10:03:50 am
Login: Anonymous	**Last Seen:** Sep 10, 2026 10:03:50 am
Email: n/a	**IP Address:** n/a

Q1. **Name**	Kathryn Ryan for Bill Arnold Pty Ltd
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

Council is to be applauded considering a lesser increase to the landfill fees, we feel strongly they have not gone far enough with this the correction. The 10% is still far in excess of the CPI and oversteps most budgets for businesses and residents alike who have not had a 10% increase in their real income. A consideration in the realm of CPI rounded would be tolerable and obviously preferable in the current climate and going forward. Many businesses and residents are already dealing with the fall out, and cost, of the current cost volatility caused by international decisions so for the City Council to add significantly to this burden would be detrimental to the long-term growth of the area. I am sure businesses and residents, appreciate that the Council also has increased costs due to the economic climate which must be addressed, however to increase any charges / fees excessively is unnecessary and ill considered.

Q6. **Upload any supporting documents** not answered

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 09:31:40 am
Last Seen: Sep 16, 2026 09:31:40 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I support Griffith City Council's proposal to reduce the contractor mixed-waste tipping fee from $276 to $229.90 per tonne. The increase to $276 per tonne this financial year was particularly steep compared with previous annual increases and has placed Griffith's waste disposal costs considerably above comparable regional councils. This can clearly be seen when comparing current regional mixed-waste charges. Wagga Wagga's 2026/27 mixed-waste disposal fee is $190 per tonne, while Leeton Shire Council's 2026/27 fee for unseparated commercial mixed waste is $161 per tonne. Leeton also lists mixed commercial and industrial waste at $156 per tonne. Even under Griffith's proposed reduced contractor rate of $229.90 per tonne, Griffith would remain approximately $40 per tonne higher than Wagga and almost $69 per tonne higher than Leeton's commercial mixed-waste rate. These landfill charges have a direct flow-on effect to the cost of commercial waste and bin services. When tipping fees rise significantly, local waste operators have little choice but to pass at least part of those additional costs on to households, farms and businesses. Reducing the eligible contractor rate from $276 to $229.90 per tonne would provide meaningful relief from the substantial increase that was introduced this year and would allow local waste-service charges to be reduced accordingly. I understand Council must consider the operating, environmental and long-term costs associated with managing its landfill facilities. However, when neighbouring regional councils are charging substantially less for comparable mixed-waste disposal, I believe it is reasonable for Council to consider the impact Griffith's fees are having on local residents and businesses. I therefore support Council introducing the proposed contractor waste category and reducing the mixed-waste tipping fee to $229.90 per tonne.

Q6. **Upload any supporting documents** not answered

Respondent No: 39
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 09:35:05 am
Last Seen: Sep 16, 2026 09:35:05 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

I am writing in support of Griffith City Council's proposal to introduce the new contractor waste category and reduce the mixed-waste tipping fee from $276 to $229.90 per tonne. As Managing Director of MIA Quikskips & MIA Quik Waste, I see directly how landfill charges affect the cost of providing waste services across Griffith and the surrounding district. The increase to $276 per tonne this year was a significant jump and created an immediate increase in the cost of servicing our customers. The size of this increase was also out of step with previous years and with charges being applied by neighbouring councils. Even at the proposed reduced rate of $229.90 per tonne, Griffith's mixed-waste disposal cost would remain comparatively high. For a local waste operator, landfill fees are one of the major costs involved in providing a bin service. When these fees rise sharply, the additional cost flows through to households, businesses and farms using those services. Likewise, when disposal charges are reduced, we are able to reflect those savings in our customer pricing. While I support the proposed reduction to $229.90 per tonne, I would ask Council to consider a further reduction so that this year's increase is limited to 5% on the previous $209 per tonne rate. This would result in a fee of approximately $219.45 per tonne. Griffith's 2025/26 mixed-waste fee was $209 per tonne. I believe a 5% annual increase would provide a more reasonable balance between Council's need to meet the costs of operating its landfill facilities and the financial impact these charges have on local residents, farms and businesses. I appreciate Council reconsidering the original $276 per tonne charge and support the introduction of the new contractor waste category. I respectfully ask Council to consider going one step further and adopting a rate of $219.45 per tonne, representing a 5% increase on last year's fee.

Q6. **Upload any supporting documents** not answered

Respondent No: 40	**Responded At:** Sep 16, 2026 14:20:21 pm
Login: Anonymous	**Last Seen:** Sep 16, 2026 14:20:21 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

Contractors are only source of waste collection. Please only raise fees in line with cpi. Regards

Q6. **Upload any supporting documents** not answered

Respondent No: 41	**Responded At:** Sep 16, 2026 14:41:38 pm
Login: Anonymous	**Last Seen:** Sep 16, 2026 14:41:38 pm
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

Hello, this will hurt many businesses and have a flow on affect to the community in already a tight financial time.

Q6. **Upload any supporting documents** not answered

Respondent No: 42
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 14:45:45 pm
Last Seen: Sep 16, 2026 14:45:45 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Email Address

Q5. **Please provide your feedback**

Keep the rates lower , rather than slug the user with another price rise , maybe council should look at running their services more like a commercial enterprise and CUT some administrative fat or being more productive with their time .

Q6. **Upload any supporting documents**

not answered

Respondent No: 43
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 15:48:45 pm
Last Seen: Sep 16, 2026 15:48:45 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

Cost of living is bad enough without council increasing fees by 30% which is totally ridiculous. 5-8% is more realistic.

Q6. **Upload any supporting documents** not answered

Respondent No: 44
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 16:23:28 pm
Last Seen: Sep 16, 2026 16:23:28 pm
IP Address: n/a

Q1. **Name**	Michelle Amaro
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

I do not support Griffith City Councils extortionate increase of the rate of contractor waste fee for mixed waste. I support only a CPI increase of 3.5% based on last years (2025) rate. Your current rate increase of 32% is completely unfair on the community who you are meant to be working for.

Q6. **Upload any supporting documents** not answered

Respondent No: 45	**Responded At:** Sep 16, 2026 16:30:48 pm
Login: Anonymous	**Last Seen:** Sep 16, 2026 16:30:48 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Peggy Carpenter
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

The waste fee should increase in line with inflation only. Many contractors are simply delivering waste on behalf of households who do not have council bin collections. These contractors will need to pass the increase on, so domestic waste disposal costs will increase more than inflation, squeezing households even more. Council rates already increase at rates exceeding inflation. Council needs to control its costs better.

Q6. **Upload any supporting documents** not answered

Respondent No: 46
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 16:42:50 pm
Last Seen: Sep 16, 2026 16:42:50 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

We don't have a roadside bin service and need to rely on a skip bin for our general household rubbish. Cost of living is already causing financial strain and now to have this ridiculous price rise on tip fees which is passed on to the consumer to have our skip bin emptied is just going to make things worse. Not sure how a price rise of this magnitude was even considered let alone passed by council.

Q6. **Upload any supporting documents** not answered

Respondent No: 47
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2026 19:51:23 pm
Last Seen: Sep 16, 2026 19:51:23 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

As a tradesman doing jobs it is unfortunate that we have to on charge the rate of a tip fee when using a skip bin to clean out a job site and it makes our customer/clients bill more expensive for something that should not even have to be that high on their bill. We need our councils support in these tough times not them making it harder for us to get a job done.

Q6. **Upload any supporting documents** not answered

Respondent No: 48
Login: Anonymous
Email: n/a

Responded At: Sep 17, 2026 08:10:09 am
Last Seen: Sep 17, 2026 08:10:09 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

Council should have a good look at how they run their organisation before it decides to just pass on an increase well above CPI. As a small business owner managing multiple price rises, staff wages, red tape, taxes whilst trying to complete a job and get paid on time is already challenging without being slugged an increase well above what I would say is extremely unfair let alone normal. I would feel it is a great privilege and responsibility to manage and be part of a council. We as rate payers fund the council and I have to question it's ability to manage our funds. We are paying more every year to council to cover rising costs and I have to question where is all this money going. Rate payers will soon have enough of what I'll call free will price hiking. I could never run my business this way, imagine if I could just simply increase my costs 30 plus percent to a customer part way into a quoted job or nearly at the end and say we'll need to increase the cost or I'm going to have to reduce what I am doing for you because I need more money, I am sure they are going to question my ability and the reasoning for this cost. Saying I need the money to manage/upgrade or implement more infrastructure to my business is not a fair answer.

Q6. **Upload any supporting documents** not answered

Respondent No: 49	**Responded At:** Sep 17, 2026 10:56:40 am
Login: Anonymous	**Last Seen:** Sep 17, 2026 10:56:40 am
Email: n/a	**IP Address:** n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

Council increased charges are unjustified On rural property with no council gabbage services we strongly object to this increase. Monthly collection by private disposal unit is our only means of disposing of our waste. Think again council or provide a better service for the rates that are paid by rural land holders.

Q6. **Upload any supporting documents** not answered

Respondent No:	50	**Responded At:**	Sep 17, 2026 16:02:49 pm
Login:	Anonymous	**Last Seen:**	Sep 17, 2026 16:02:49 pm
Email:	n/a	**IP Address:**	n/a

Q1.	**Name**	Scott Amaro
Q2.	**Residential address**	[redacted]
Q3.	**Email**	[redacted]
Q4.	**Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

I support a CPI increase of 3.5% based on last year's rate. Not a 32% increase.

Q6.	**Upload any supporting documents**	not answered

Respondent No: 51	**Responded At:** Sep 17, 2026 16:45:34 pm
Login: Anonymous	**Last Seen:** Sep 17, 2026 16:45:34 pm
Email: n/a	**IP Address:** n/a

Q1. **Name**	Melanie MALLAMACE
Q2. **Residential address**	[redacted]
Q3. **Email**	[redacted]
Q4. **Withhold the following personal information from the Business Paper**	Residential Address Email Address

Q5. **Please provide your feedback**

Please accept this proposal. I am afraid that with the cost of living, people will dump rubbish along dirt rods, in state forests etc. By managing gate rates for contractors & reducing it by 5%, customers can continue to afford fees.

Q6. **Upload any supporting documents** not answered

Respondent No: 52
Login: Anonymous
Email: n/a

Responded At: Sep 17, 2026 17:40:03 pm
Last Seen: Sep 17, 2026 17:40:03 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

I am part owner of a farm which has no garbage collection services but pay an exorbitant amount of rates. Instead of burying the household and other garbage into a pit on the farm, we have chosen to hire a monthly 1.5m3 skip bin. The cost of this monthly bin has risen dramatically from $75 to $95 recently due to the dramatically increased prices for the tip. I urge the Council to reconsider the dramatic increase in fees.

Q6. **Upload any supporting documents** not answered

Respondent No: 53
Login: Anonymous
Email: n/a

Responded At: Sep 18, 2026 09:26:11 am
Last Seen: Sep 18, 2026 09:26:11 am
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

This jump in tip fees is too excessive, this will impact employment as well as rubbish been dumped around the town creating more costs

Q6. **Upload any supporting documents** not answered

Respondent No: 54
Login: Anonymous
Email: n/a

Responded At: Sep 22, 2026 17:12:56 pm
Last Seen: Sep 22, 2026 17:12:56 pm
IP Address: n/a

Q1. **Name** [redacted]

Q2. **Residential address** [redacted]

Q3. **Email** [redacted]

Q4. **Withhold the following personal information from the Business Paper**

Name
Residential Address
Email Address

Q5. **Please provide your feedback**

We own a Carvan Park in Griffith and our waste removal costs have increased from approx $750 per month to $1000 per month. As a Tourism operator this means that we will effectively need to increase our accommodation and site charges which could possibly deter Tourists from staying in Griffith. Along with the already high fuel charges on top of increased accommodation prices, I fear that most visitors will opt to stay in another town. In doing so their dollars that they would normally spend in Griffith at restaurants, supermarkets etc.. will go elsewhere. Yours sincerely [redacted]

Q6. **Upload any supporting documents** not answered

Leanne Austin

From: [redacted]
Sent: Saturday, 5 September 2026 12:18 PM
To: GCC Admin Mailbox; Cr Doug Curran; Cr Shari Blumer; Cr Mark Dal Bon; Cr Jenny Ellis; Cr Scott Groat; Cr Anne Napoli; Cr Tony O'Grady; Cr Christine Stead; Cr Laurie Testoni
Subject: Landfill price increase

Dear Councillors

I am a residential ratepayer and a rural ratepayer Of the Griffith City Council LGA

My residential rates are $3150.88 For this I receive services
• Domestic roadside waste collection
• Domestic roadside recycling
• Potable water supply
• Public accessible sealed road access and maintenance
• Urban stormwater charges
• Other utility services compliance of gas and phone connection in compliance with building developmet obligations
• Access to other local government public available services and parks

My rural rates are $24 575.34. For this I receive
• A publicly accessible gravel road, graded approximately every 12-18 months
• Access to other local government publicly available services and parks

For my $24 575,34 in rates, I receive no other local government services. Instead, I have to install and maintain additional infrastructure and cost for;
• Domestic water supply
• Garden water supply
• Waste and garbage services provided by a third party at additional cost
• Domestic sewage infrastructure

There is plainly a disconnect between Council and ratepayers where rural ratepayers receive very little by way of services for the exorbitant rates which are levied on them. Therefore, I am outraged about the commercial waste services most recent price increase proposal at the Griffith landfill of 32% which can only be passed on to customers of Waste Service operators. Subsequently horse traded and reduced to 10% on the previous commercial waste fee on a GCC meeting whim it seems, withut a satisfactory business case explanation and remaining far in excess of CPI. Furthermore the current survey questionnaire by GCC regarding proposed Landfill fees is disingenuous at best. Framing the question as though it is a reduction is disgraceful.

This places Griffith at the highest Commercial waste fees of all neighbouring Local Government Areas. For comparison;

- Leeton Shire is $156 per tonne
- Caratholl Shire is $75 per m2
- Murrumbidgee Shire is$196.50 per tonne
- Wagga Wagga City council is $190 per tonne

Indeed, Carrathool Shire has a rural ratepayer exemption form for landfill fees “Rural Tipping Charge Exemption Form”

The Griffith landfill also has had the added benefit of quarrying activities which will ultimately become a new landfill site. No doubt this quarrying activity has earned GCC valuable income by way of road base sales and/or reduced opportunity cost for local roads. Is the quarrying activity a commercial operation? If not, why not?

The Griffith City Council Asset Management Plan 2022-2032 provides some context for an excessive and unreasonable 32% increase for commercial waste companies. This year’s increase coincides with GCC AMP to spend $7 500 000 for FY 2026/27 and 2027/28. For a two-year total of $15M whilst also proposing a 32% or 10% increase of Landfill in the first year alone
Council services should always be about prudent and equitable rates for all ratepayers. The priority should always remain, roads, garbage and potable water services. While all other developments are always welcome, they are not core business. Alternatively, the new Regional Art Galley should be user pays cost recovery for those that frequent the gallery.

Any increase above CPI is not reasonable and must have full context of a business plan which meets community and ratepayer expectations. A sudden 32% increase suggests there has been little or no forward planning by management. 32% and 10% are also inconsistent with CPI and GCC’s own Asset Management Policy cc-cp-22
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Regards
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