Ordinary Meeting

CC02

BUSINESS PAPER

Tuesday, 27 October 2026 at 7:00 PM

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

AGENDA

ORDINARY MEETING OF GRIFFITH CITY COUNCIL
TO BE HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON
TUESDAY, 27 OCTOBER 2026 AT 7:00 PM

MEETING NOTICE

Notice is hereby given that an Ordinary Meeting of Council will be held in the Griffith City Council Chambers on **Tuesday, 27 October 2026.**

In accordance with Griffith City Council's Code of Meeting Practice and as permitted under the Local Government Act 1993, this meeting will be livestreamed via Facebook and a person's image and / or voice may be broadcast.

A recording of the livestream will be published on Council's website for at least 12 months after the meeting or for the balance of the Council term, whichever is the longer period.

Attendance at a Council meeting is to be taken as consent by a person to their image and / or voice being livestreamed.

All speakers should refrain from making any defamatory comments or releasing any personal information about another individual without their consent.

Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings – all liability will rest with the individual who made the comments.

No other recording by a video camera, still camera or any other electronic device capable of webcasting or recording is permitted without the prior approval of Council.

General Manager's Report

CC02 p3 TfNSW Resurfacing Banna Avenue

Scott Grant

GENERAL MANAGER

TITLE **TfNSW Resurfacing Banna Avenue**

FROM **Phil King, Director Infrastructure and Operations**

TRIM REF **26/128283**

SUMMARY

Transport for NSW (TfNSW) are planning an extensive asphalt program across the Griffith LGA in early 2027. One of the projects is 40mm resurfacing of Banna Avenue. It is proposed to make the most of this opportunity and partner with TfNSW to include all the road surface, both travel lanes and parking lanes in Banna Avenue.

RECOMMENDATION

Council allocate $1.5m from the reseals budget to resurfacing Banna Avenue in conjunction with TfNSW.

REPORT

TfNSW are proposing night works in Banna Avenue and they will use the following method:

- Mill and replace top 40mm of existing pavement (40mm not 50mm to ensure granular base material not exposed).
- Funding includes up to 1000m2 of heavy patching in failed areas (mostly in roundabout lanes and related approaches).
- Heavy Patch works proposed: Mill 200mm and replaced with 2 layers of 80mm AC20/EME2, and finish with 40mm wearing course.

TfNSW Scope ***includes***: travel lanes, painted medians, turning bays, shoulders, bus bays, U-turn bays, and roundabout lanes.

TfNSW Scope ***excludes***: parking lanes, approaches to roundabouts, central parking medians.

See image 1 below showing the proposed extent of work.

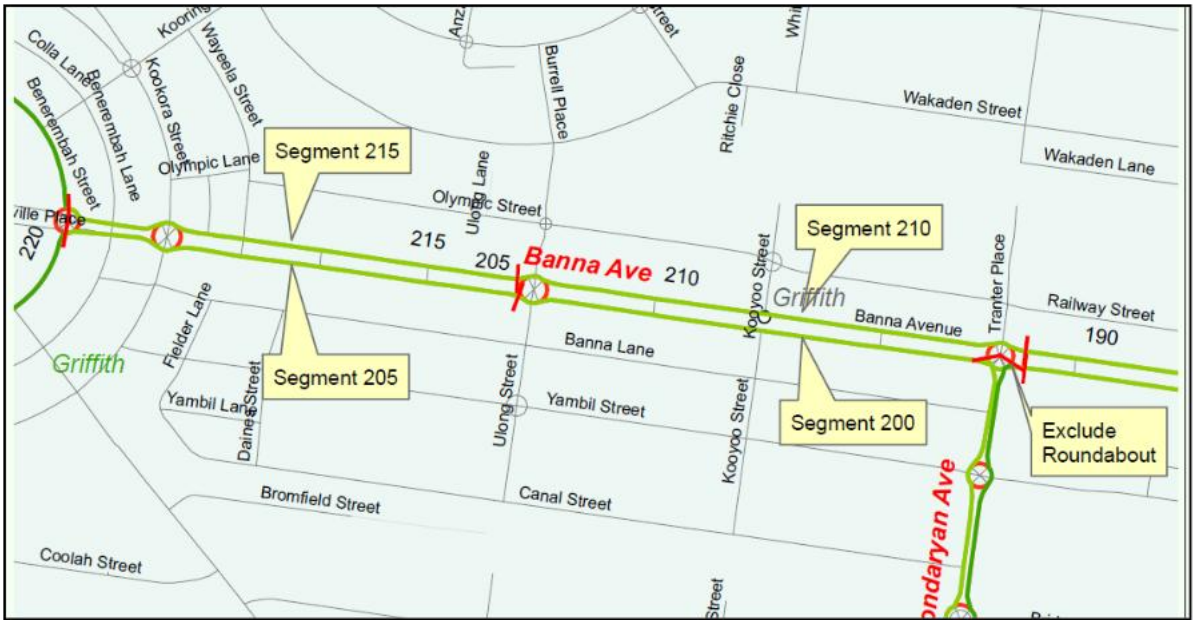

Image 1: TfNSW Scope of Works

The excluded areas that Council are responsible for are presented in Table 1 below.

Table 1: Area of pavement that Council is responsible for in Banna Avenue

Segment	Area m²
Benerembah to Kookora	1,122
Kookora to Wayeela	877
Wayeela to Ulong	4,670
Ulong to Kooyoo	3,698
Kooyoo to Jondaryan	3,909
TOTAL	**14,276m²**

These areas in Table 1 include the central car parking spaces and the parking spaces on the shoulder on Banna Avenue between Benerembah Street and Jondaryan Avenue.

The TfNSW assessment of the Banna Avenue pavement has indicated that the worst areas of the pavement are the parking bays on the shoulders where there has been heat damage and oxidization occur to the surface. These defects are the responsibility of Council.

This opportunity to engage with TfNSW is effectively a once in an asset lifetime opportunity to rehabilitate the surface of Banna Avenue from kerb to kerb. If Council did not take up the opportunity only the travel lane will be completed by TfNSW and the parking area would remain in their current state.

Image 2: TfNSW Scope of works – shown in yellow excluding Council's Road.

Council assets

There are a number of Council asset factors that are required to be considered prior to proceeding with the proposed resealing works. Council's Utilities department have identified a watermain running the length of Banna Avenue that requires replacement, kerb and gutter works are required prior to resurfacing, and preparatory work will be required work on the existing tree surrounds.

Water Main

The watermain replacement proposed for Banna Avenue will not be ready prior to the resurfacing in early 2027. Council's Utilities directorate have identified there are a number of unknowns with the renewal of the existing watermain and it would be wise to not rush the watermain replacement project to meet the TfNSW deadline. The new watermain could be relocated to either the footpath, or into the road. Additionally, there are numerous other underground utilities to be avoided by the water main and service lines.

The decision to proceed with the resurfacing project is recommenced with the knowledge that the water main project will follow a year or so later, only after the watermain design has been determined.

Kerb & Gutter

There is a length of approximately 80m of Kerb and Gutter adjacent to Memorial Park that will require replacement prior to resurfacing Banna Avenue. The kerb has been impacted by tree roots and has also tilted back. The existing lip does not match the road surface level preventing water from draining to the kerb from the road surface. There are other locations that will require kerb replacement to ensure that water will flow from the road surface into the kerb and along the kerb to the drain. It is estimated that there is likely to be an additional 40m of kerb on the full length of Banna Avenue that could require replacement prior to the new surface being laid.

The decision to proceed with the resurfacing project is recommenced with an allocation from the proposed budget to also remove and replace unsatisfactory kerb and gutter.

Street Tree Surrounds

There are 55 trees in Banna Avenue centre medians that are solely surrounded by the road bitumen. Many of these trees have timber garden edging that has significantly deteriorated, and the asset is at the 'end of life'. It is proposed to remove all of the existing garden edging and prepare the edges to be milled out and removed. In discussion with Council's Urban Design team, it is proposed to lay the new asphalt wearing surface closer to the trees on a

consistent alignment to allow the future installation of tree surrounds. Each edge around the trees will be rolled into the natural surface.

The decision to proceed with the resurfacing project is recommended with an allocation from the proposed budget to remove and not replace the tree surrounds. There is a future project to upgrade the tree surrounds within the Banna Avenue parking areas.

Urban Reseal Program

Council's works team has commenced planning the FY2026-27 Reseal program. The roads proposed to be resealed are included in Attachment (a). This includes both the urban and rural reseal program. Negotiations had commenced with the contractors on Council's Road seal panel. They have been advised that the Reseal program may be redirected to Banna Avenue.

The decision to proceed with the resurfacing project is recommended with the knowledge that the planned urban reseal program will be delayed one year, and reassessed as part of the FY2027-28 Reseal program.

Method

It is expected that the proposed works will be completed as night works, although this is yet to be confirmed. There will be a large volume of millings that TfNSW will give to Council. In the past we've been able to use this material on unsealed vehicle areas, and with some compaction it makes an excellent base in a car park. For example, the parking area at Community Gardens next to Willandra Avenue was re-sheeted with this type of material a number of years ago.

OPTIONS

OPTION 1

As per the Recommendation, fund the proposed resurfacing of Banna Avenue from Council's Resealing budget and defer the proposed FY2026/27 schedule of works.

OPTION 2

Defer some other aspect of Council roads program to fund the proposed works.

OPTION 3

Not complete the proposed works

POLICY IMPLICATIONS

Council has the opportunity to engage with TfNSW and they have completed required procurement process to ensure that the contractors have been engaged appropriately for the works. TfNSW takes the risk on the delivery of the project as the proposed works are part of the existing schedule of works.

FINANCIAL IMPLICATIONS AND RISK

Based on TfNSW contractor rates (commercial in confidence) Council has estimated that $1.5m will be required to complete the preparation works and also tasks associated with milling, polymer binding and a 40mm dense grade AC.

The budget allocation for road resealing in FY2026/27 is $1.75m. Currently the program has been estimated to be $1.59m value of works. If $1.5m is allocated to the Banna Avenue

resurfacing, there will be $25,000 complete any reseals which are identified as worst condition. Attachment (b) has the list of roads that will be on the reseal list. It should be noted that this has been provided to Council's contractors for their pricing.

It is estimated that there will be preparation works required for street tree surrounds and new kerb as well. Currently, Council is constructing Kerb & Gutter at approximately $200/m. This works will be completed as part of the proposed $1.5m allocation. There will also be approximately $25,000 required in order to cover the additional works for the preparation of each tree surrounded by bitumen.

The establishment costs will be covered by TfNSW as will the Traffic control costs. Council staff will be required to attend site at some points through the work to monitor and supervise the Council component of the proposed resurfacing.

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

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Engaging with TfNSW allows for Council to benefit from the existing governance framework that has been established for the proposed works.

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

ENVIRONMENTAL IMPLICATIONS AND RISK

The proposed works have minimal environmental impact. There will be waste generated from the project in the form of millings, and these will be recycled on nominated vehicle manoeuvring areas near to the project in order to minimise transport costs.

Minor Low Risk: Minimal environmental impact handled internally.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

There is considerable reputational risk and negative community implications risk if Council does not complete the works, while TfNSW has engaged contractors to complete the resurfacing in Banna Avenue. Not doing these works will miss an opportunity that

Serious Moderate Risk: Significant adverse public/staff reaction and/or significant negative publicity. Director intervention required over one to two weeks. Limited impact on staff morale.

SERVICE DELIVERY IMPLICATIONS AND RISK

Delaying the Road Reseal Program will set the asset maintenance of the urban road one year, although it is recommended as most the proposed roads are still in a reasonable condition. In comparison the parking lanes in Banna Avenue have failed and will require patching. The opportunity to do a single continuous 40mm overlay is an excellent solution for a failed surface in the parking lane.

Serious Moderate Risk: Significant degradation of prolonged interruption of services or operations over one to two weeks. Significant impact to staff and service standards. Significant impact to contractor performance and delivery.

WHS / HR IMPLICATIONS AND RISK

There are limited risks engaging with TfNSW competent contractor.

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

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 6.2 Maintain and develop an effective transport network (airport, public roads, pathways, pedestrian access and transport corridors) for Griffith and villages.

ATTACHMENTS

(a) 2026-27 Roads Reseal Program (confidential)

(b) 2026/27 Roads Reseal Road List (confidential)