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**ORDINARY MEETING OF GRIFFITH CITY COUNCIL  
HELD IN GRIFFITH CITY COUNCIL CHAMBERS ON  
TUESDAY, 9 APRIL 2024 COMMENCING AT 7:00 PM**

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**PRESENT**

The Mayor, Doug Curran in the Chair; Councillors, Glen Andreazza, Shari Blumer, Simon Croce, Jenny Ellis, Manjit Singh Lally, Melissa Marin, Anne Napoli, Christine Stead, Chris Sutton, Laurie Testoni and Dino Zappacosta

**STAFF**

Acting General Manager & Director Economic & Organisational Development, Shireen Donaldson, Director Utilities, Graham Gordon, Director Sustainable Development, Bruce Gibbs, Works Manager – Construction, Shree Shrestha and Minute Taker, Joanne Bollen

**MEDIA**

Allan Wilson, The Area News

**1 COUNCIL ACKNOWLEDGEMENTS**

The Meeting opened with Councillor Anne Napoli reading the Opening Affirmation and the Acknowledgement of Country.

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

24/094

**RESOLVED** on the motion of Councillors Glen Andreazza and Jenny Ellis that apologies be received from General Manager, Brett Stonestreet, Director Infrastructure & Operations, Phil King and Acting Director Business, Cultural, Financial Services, Max Turner, and a leave of absence granted.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

### **3 CONFIRMATION OF MINUTES**

24/095

**RESOLVED** on the motion of Councillors Christine Stead and Laurie Testoni that the minutes of the Ordinary Meeting of Council held in Griffith City Council Chambers on 26 March 2024, having first been circulated amongst all members of Council, be confirmed.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

### **4 BUSINESS ARISING**

#### **Notice of Motion**

Councillor Christine Stead enquired if staff had contacted the Multicultural Council of Griffith to advise them of the Council resolution regarding Council's support for a six month rental at the Griffith Community Centre. Director Donaldson advised that she contacted them the day following the Council Meeting.

### **5 DECLARATIONS OF INTEREST**

#### **Pecuniary Interests**

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

Councillor Laurie Testoni

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling  
Reason – A family member and business associate has a business next to the property in question.

#### **Significant Non-Pecuniary Interests**

There were no significant non-pecuniary interests declared.

#### **Less Than Significant Non-Pecuniary Interests**

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

Councillor Dino Zappacosta

CL01 DA 280/2023 – Three (3) Lot Large Lot Residential Subdivision  
Reason – I have spoken to the applicant.

Councillor Christine Stead

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling Reason – I have spoken to Mr Alan Bennett regarding the DA 105/2023.

Councillor Melissa Marin

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling Reason – One of the objectors has made contact with me.

Councillor Dino Zappacosta

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling Reason – I own several businesses in Hanwood.

Councillor Glen Andreazza

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling Reason – I have been contacted by a resident from Hanwood regarding this DA.

Councillor Anne Napoli

CL03 DA 105/2023 Section 8.2 Review of Determination – Refusal of Secondary Dwelling Reason – I have received emails from rate payers in regards to this DA.

## **6 PRESENTATIONS**

Nil

## **7 MAYORAL MINUTES**

Nil

## **8 GENERAL MANAGER'S REPORT**

### **CL01 DA 280/2023 - THREE (3) LOT LARGE LOT RESIDENTIAL SUBDIVISION**

24/096

**RESOLVED** on the motion of Councillors Glen Andreazza and Christine Stead that the meeting suspend standing orders to allow Anthony Violi to address Council.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

24/097

**RESOLVED** on the motion of Councillors Christine Stead and Laurie Testoni that the meeting resume standing orders.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

24/098

**RESOLVED** on the motion of Councillors Christine Stead and Shari Blumer that:

- (a) Council, as the consent authority pursuant to Section 4.16(1)(a) of the Environmental Planning & Assessment Act 1979 grant consent to permit a three (3) Lot Torrens Title subdivision at 236 Boorga Road Lake Wyangan subject to conditions, including those set out provided in Attachment A, as well as the removal of the buffer on Lot 16.
- (b) Development Application 280/2023 be delegated to the Director of Sustainable Development for the preparation and issue of the Notice of Determination.

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

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

## **CL02 DA 281/2023 - THREE (3) LOT LARGE LOT RESIDENTIAL SUBDIVISION**

24/099

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

- (a) Council, as the consent authority pursuant to Section 4.16(1)(a) of the Environmental Planning & Assessment Act 1979 grant consent to permit a three (3) Lot Torrens Title

subdivision, at Lot 4 DP 1281086 Boorga Road Lake Wyangan subject to conditions, including those set out provided in Attachment A.

- (b) Development Application 281/2023 be delegated to the Director of Sustainable Development for the preparation and issue of the Notice of Determination.

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

For	Against
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Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

**The division was declared PASSED by 12 votes to 0.**

*Councillor Laurie Testoni left the room having declared a Pecuniary Conflict of Interest, the time being 7:18pm.*

**CL03 DA 105/2023 - SECTION 8.2 REVIEW OF DETERMINATION - REFUSAL OF SECONDARY DWELLING**

24/100

**RESOLVED** on the motion of Councillors Christine Stead and Glen Andreazza that the meeting suspend standing orders to allow Christopher Essex, Gregory Salvestro and Allan Bennett to address Council.

For	Against
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Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Dino Zappacosta

**The division was declared PASSED by 11 votes to 0.**

24/101

**RESOLVED** on the motion of Councillors Glen Andreazza and Christine Stead that the meeting resume standing orders.

For	Against
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Councillor Doug Curran  
Councillor Glen Andreazza

Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Dino Zappacosta

**The division was declared PASSED by 11 votes to 0.**

24/102

**RESOLVED** on the motion of Councillors Christine Stead and Glen Andreazza that the meeting suspend standing orders to allow Chris Essex to address Council.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 11 votes to 0.**

24/103

**RESOLVED** on the motion of Councillors Glen Andreazza and Chris Sutton that the meeting resume standing orders.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 11 votes to 0.**

24/104

**RESOLVED** on the motion of Councillors Dino Zappacosta and Simon Croce that:

- (a) Griffith City Council approve the original Development Application, as submitted by Mr Essex, subject to inclusion of a 27,500 litre tank mitigation.

- (b) Griffith City Council address and provide a report regarding rectification of the pump in Sangster Crescent.

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

For

Against

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Dino Zappacosta

**The division was declared PASSED by 11 votes to 0.**

*Councillor Laurie Testoni returned to the meeting, the time being 7:53pm.*

#### **CL04 ADOPTION - PLAN OF MANAGEMENT - SCENIC HILL - ZONE 3 - NATURAL AREAS**

24/105

**RESOLVED** on the motion of Councillors Jenny Ellis and Simon Croce that:

- (a) Council adopts the Plan of Management – Scenic Hill - Zone 3 – Natural Areas pursuant to Section 40 of the Local Government Act 1993 and in accordance with Section 3.23(6) of the Crown Land Management Act 2016.
- (b) Council gives public notice of the adoption of the Plan of Management for Scenic Hill – Zone 3 – Natural Areas.

For

Against

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

**The division was declared PASSED by 12 votes to 0.**

#### **CL05 LICENCE AGREEMENT RENEWAL - PETER ROSSITER - CAR PARKING**

24/106

**RESOLVED** on the motion of Councillors Chris Sutton and Melissa Marin that:

- (a) Council enters into a licence agreement with Peter Rossiter for 6 car parking spaces located on Council's Road reserve adjoining 46 Willandra Avenue, Griffith for a term of 5 years (expires 31 December 2028).
- (b) Peter Rossiter to pay all applicable costs and charges associated with the preparation of the licence agreement together with Council's Administration Fee as per Council's adopted Revenue Policy.
- (c) The licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$62.00 per car space for the 2023/2024 financial year and on each anniversary thereafter the annual licence fee to be charged in accordance with Council's adopted Revenue Policy in addition to rates and charges.
- (d) Council authorises the Mayor and General Manager to execute the licence agreement on behalf of Council under the Common Seal.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

**The division was declared PASSED by 12 votes to 0.**

**CL06 LICENCE AGREEMENT RENEWAL - LEO FRANCO MOTORS PTY LTD - CAR PARKING**

24/107

**RESOLVED** on the motion of Councillors Glen Andreazza and Anne Napoli that:

- (a) Council enters into a licence agreement with Leo Franco Motors Pty Ltd for 3 car park spaces on the road reserve adjoining Lot 34 Section 3 DP 758476, Yambil Street, Griffith for a term of 5 years (expires 31 January 2029).
- (b) Leo Franco Motors Pty Ltd pay all applicable costs and charges associated with the preparation of the licence agreement together with Council's Administration Fee as per Council's adopted Revenue Policy.
- (c) The licence fee be charged in accordance with Council's adopted Revenue Policy, currently \$62.00 per car space for the 2023/2024 financial year and on each anniversary thereafter the annual licence fee to be charged in accordance with Council's adopted Revenue Policy in addition to rates and charges.
- (d) Council authorises the Mayor and General Manager to execute the licence agreement on behalf of Council under the Common Seal.

For

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer

Against



Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

**The division was declared PASSED by 12 votes to 0.**

#### **CL07 MURRAY DARLING ASSOCIATION ANNUAL CONFERENCE AND AGM 2024**

24/108

**RESOLVED** on the motion of Councillors Glen Andreazza and Dino Zappacosta that Council be represented at the 2024 Murray Darling Association Annual Conference and AGM in Tamworth from 8 – 11 July 2024 by the Mayor (or delegate) and one other Councillor Shari Blumer. Expenses to attend the Conference be paid by Council in accordance with the 'Councillors Payment of Expenses and Provision of Facilities' policy.

For

Against

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

**The division was declared PASSED by 12 votes to 0.**

#### **9 INFORMATION REPORTS**

Nil

#### **10 ADOPTION OF COMMITTEE MINUTES**

##### **MINUTES OF THE GRIFFITH PIONEER PARK MUSEUM COMMITTEE MEETING HELD ON 18 MARCH 2024**

24/109

**RESOLVED** on the motion of Councillors Laurie Testoni and Glen Andreazza that the recommendations as detailed in the Minutes of the Griffith Pioneer Park Museum Committee meeting held on 18 March 2024 be adopted.

For

Against

Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis

Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

The division was declared **PASSED** by 12 votes to 0.

#### **11 BUSINESS WITH NOTICE – RESCISSION MOTIONS**

Nil

#### **12 BUSINESS WITH NOTICE – OTHER MOTIONS**

Nil

#### **13 OUTSTANDING ACTION REPORT**

24/110

**RESOLVED** on the motion of Councillors Glen Andreazza and Manjit Singh Lally that the report be noted.

For  
Councillor Doug Curran  
Councillor Glen Andreazza  
Councillor Shari Blumer  
Councillor Simon Croce  
Councillor Jenny Ellis  
Councillor Manjit Singh Lally  
Councillor Melissa Marin  
Councillor Anne Napoli  
Councillor Christine Stead  
Councillor Chris Sutton  
Councillor Laurie Testoni  
Councillor Dino Zappacosta

Against

The division was declared **PASSED** by 12 votes to 0.

#### **14 MATTERS TO BE DEALT WITH BY CLOSED COUNCIL**

Nil

There being no further business the meeting terminated at 8:08pm.

Confirmed: .....

CHAIRPERSON