

MINUTES OF THE ORDINARY MEETING OF THE HAY SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS LACHLAN STREET HAY AT 1.00PM ON 23rd September 2025

PRESENT: Councillors: Cr G Chapman, Cr L Garner, Cr W Miller, Cr C Oataway (Chair), Cr J Perry, Cr P Porter, Cr M Quinn, Cr D Tapper, General Manager David Webb, Deputy General Manager – Mark Dowling.

Request to attend by Audio Visual Link: Nil

Apology: Nil

This meeting was live streamed, and audio recorded.

Address to Council: Nil

Confirmation of Minutes

25- 122 Resolved that the minutes of the Ordinary Meeting of Council held 26th August 2025 be confirmed.

(Perry/Quinn)

Declaration of Interest:

- Cr Oataway – Item M2 – Non-pecuniary as a Board Member of Haydays
- Cr Quinn – Item M2 - Pecuniary as an employee of Haydays

Mayoral Report

M1 Mayoral Report

That Council notes the information provided in the report.

As both Mayor and Deputy Mayor provided Declaration of Interest for Item M2, an election of a chair was required. Two nominations were received, being Cr Perry and Cr Garner. Cr Perry was elected chair on vote count 6-2.

Crs Oataway and Quinn vacated the chambers during this item. Cr Perry assumed role of Chair.

M2 Mayoral Minute

25-123 Resolved that Council:

- (i) Writes to the Prime Minister, The Hon Anthony Albanese, the Federal Minister for Aged Care, The Hon Mark Butler, the Minister for Aged Care and Seniors of Australia, The Hon Sam Rae, the Federal Minister for Regional Development, Local Government and Territories, The Hon Kristy McBain, the Shadow Minister for Health and Aged Care, The Hon Anne Ruston, and the NSW Premier, The Hon Chris Minns, to make immediate funding for rural aged care compliance and upgrades a national priority.

- (ii) Requests an immediate meeting with our Federal Member, Sussan Ley, to ensure this matter is taken to Canberra without delay.
- (iii) Advocates to NSW Country Mayors Association to lead a coordinated campaign including case studies from other councils and collecting quantitative evidence that demonstrate the scale and urgency of the crisis in aged care service sustainability in rural and regional NSW; and develops a joint advocacy strategy to collectively lobby the Federal Government for a coordinated and adequately resourced national response.
- (iv) Writes to the Aged Care Quality and Safety Commissioner formally requesting that the Commissioner undertake an investigation into the governance, administration, and overall management practices of Haydays Retirement Hostel over the past twenty (20) years with a view to improve the future operation of the facility.

(Porter/Garner)

Cr Oatway resumed Chair of the meeting.

Delegate Report: Nil

Cr Geoff Chapman Notice of Motion - Support for the National Carp Strategy

25- 124 Resolved that Council:

- a) Supports, in principle, the Murray Darling Association's urgent call for the Federal Government to fund and implement the National Carp Control Plan and its recommendations.
- b) Writes to the Minister for Agriculture, Fisheries and Forestry, the Hon Julie Collins MP, with a copy to be sent to the MDA for their records.

(Chapman/Porter)

General Manager's Reports

Action Plan Report

The report was received and noted.

C1 Development Applications for 15th August 2025 to 10thSeptember 2025

That Council notes the list of Development Applications for 15th August 2025 to 10th September 2025.

C2 DA2025-14 – Refurbishment of Service Station at 164-170 Lachlan St, Hay

25-125 Resolved that DA2025-14 for Demolition of ancillary buildings and awning, refurbishment of existing showroom building, installation of a new underground petroleum storage system, new fuel canopy and construction and use of a service station complete with a convenience store and drive through coffee and hot food outlet at 164-170 Lachlan St, Hay (Lot 2 DP 413386) be approved with the following conditions:

1. Compliance with Consent:

The Development being completed in accordance with plans and specifications stamped by Council being Plans:

- Statement of Environmental Effects and Addendum by Badaoui Group Pty Ltd for 164-174 Lachlan St, Hay
- Fire Safety Certificate dated 23/12/24 by Michael Badaoui for 164-174 Lachlan St, Hay
- Plans – Job No. HAY-STN, Dwg No's DA001, DA002 DA003, DA004, DA005, DA006, DA007 dated March 2025 (issue A), AND Dwg No. DA008 (Issue C), DA008 (Issue D), DA008 (Issue E) dated Sept-2025 by Badaoui Group for Hay Station, 164-174 Lachlan St, Hay.

Reason: To confirm the details of the application as submitted by the applicant and as approved by Council.

2. Legislative Compliance:

The development must be in accordance with the relevant provisions and Regulations of the Local Government Act 1993, the Protection of the Environment Operations Act 1997, the Roads Act 1993, the National Construction Code ("NCC") and all other applicable legislation.

Reason: To comply with relevant legislation.

3. Signage:

Site signage shall apply and must be erected on the site in a prominent, visible position for the duration of the construction.

- Stating that unauthorised entry to the site is not permitted;
- Showing the name of the builder or another person responsible for the site and a telephone number at which the builder or other persons can be contacted outside working hours; and
- The name, address and telephone contact of the Principal Certifying Authority for the work.

Any structures erected to meet the requirements of this condition must be removed when it is no longer required for the purposes for which it was erected.

Reason: To meet the minimum requirements of the Environmental Planning and Assessment Regulation.

4. Construction Certificate

A Construction Certificate must be submitted to and approved by a nominated Certifier prior to any building works taking place on the subject site. The Construction Certificate must be lodged via the NSW Planning Portal. The Construction Certificate must include:

- a full Services Plan.
- An Operational Noise Management Plan
- A Lighting Plan

Reason: To comply with the Environmental Planning and Assessment Act 1979.

5. Critical Stage Inspections:

A person who is carrying out, or in charge of carrying out the work, must notify Council with 24 hours notice when the relevant inspections are required below:

- a) Pier pads prior to pouring concrete;
- b) All footing excavations, with steel in position, before concrete is poured;
- c) All concrete floors and raft slabs, with steel and damp proof membrane in position before concrete is poured;
- d) Sewer drains before being covered;
- e) Bearers and floor joists before flooring is laid;
- f) Wall and roof framing before being lined;
- g) Insulation of walls, roof, floor, ceilings, soffits, service pipes, ducts and chimney flue dampers;
- h) Wet area flashings after internal linings are installed;
- i) Stormwater drains/connections before backfilling;
- j) Fire-rated wall and ceiling framing;
- k) Sound transmission measures;
- l) Final inspection on completion of the works, and BEFORE any occupation.

Reason: The need for Council to ensure that works have been carried out in accordance with the approved plans, specifications and the relevant legislation/standards.

6. Siting and floor levels

The applicant is responsible to ensure that the building is sited on the allotment and constructed to the design levels approved by Council as specified on the approved site plan. Floor levels to be minimum 500mm above the 1% AER.

Reason: To ensure no encroachments occur onto neighbouring properties/road reserves and no changes are made to the approved siting of the property; and protection against flood.

7. Variations:

No alteration to approved plans and specifications is allowed unless separately approved by Council.

Reason: To ensure the designs meet regulations and standards, and are in line with Council policies.

8. Easements:

The applicant is required to ensure that any easements registered over the title to the land are complied with.

Reason: Compliance with Legal documents.

9. Essential fire safety measures

In granting this consent, Council requires the essential fire safety measures, as determined by the Principal Certifier upon assessment of the Construction Certificate, to be installed and maintained to comply with the requirements of the Building Code of Australia. Prior to the issue of an Occupation Certificate the owner must cause the Council to be given a fire safety certificate. The fire safety certificate must state in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated:

- a) The measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so; and

- b) As at the date of the assessment the measure was found to be capable of functioning at a standard not less than required by the Schedule attached to the Construction Certificate.

Reason: *To comply with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

10. Water supply work, sewerage work and stormwater drainage work

Water supply work or sewerage work which is plumbing and drainage work within the meaning of the *Plumbing and Drainage Act 2011* must comply with that Act and the regulations under that Act. Any water supply work or sewerage work which is not plumbing and drainage work under that Act, and any stormwater drainage work, must comply with the Plumbing Code of Australia.

The applicant needs to submit a design for the water supply, sewer and stormwater prior to construction commencing.

Any enhancement or on-site systems to accommodate services for the development is at the applicants cost.

Reason: *Council and Statutory requirement of Local Government (General) Regulation 2021.*

11. Noise control

The emission of noise associated with the use of the premises including the operation of any mechanical plant and equipment must comply with all standards outlined in the Noise Policy for Industry 2017 (NSW EPA) & A Guide to the Noise Policy for Industry (NSW EPA).

arrange for an acoustic investigation to be carried out by an accredited acoustic engineer and implement those measures to reduce noise to acceptable levels. Additional ongoing mitigations will be required to be installed and maintained for the life of the development.

An Operational Noise Management Plan must be submitted as part of the Construction Certificate.

Reason: *To protect the amenity of the area and to comply with the Protection of the Environment Operations Act 1997 and Noise Policy for Industry 2017.*

12. Amenity protection

The approved development must not adversely affect the amenity and environment of the neighbourhood in any way including:

- i. The appearance of any buildings, works or materials used.
- ii. The parking or movement of motor vehicles.
- iii. The transporting of materials or goods to or from the site.
- iv. Noise, air and water discharges from the site.
- v. Electrical interference.
- vi. The storage and handling of garbage, fuels, chemicals, pesticides, gasses, waste products or other materials.
- vii. Emissions or discharges into the surrounding environment including, from wastewater, sediment, dust, vibration, odours or other harmful products.

Hours of operation are (in line with additional information provided) to be:

- Monday - Friday : 5:30am – 10pm
- Saturday, Sunday and Public Holiday : 6am – 9pm
- Deliveries : 7am-9pm

Note: The Applicant must notify, at the earliest opportunity, Hay Shire Council of any incident which has caused, or threatens to cause, material harm to the environment. For any other incident associated with the development, the Applicant must notify Hay Shire Council as soon as practicable after the Applicant becomes aware of the incident. Within 7 days of the date of the incident, the Applicant must provide Hay Shire Council with a detailed report on the incident, and such further reports as may be requested.

Reason: To protect the amenity of the adjoining area.

13. Storage or Hazardous Goods

Dangerous and hazardous goods shall be stored in accordance with SafeWork NSW requirements, dependent on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.

Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and SafeWork NSW.

Reason: To ensure such operations do not interfere with use of the adjoining roadway and/or footpath.

14. Liquid Spills

Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.

Reason: To ensure no amenity impacts occur as a result of the development.

15. Storage of Waste Oil

The premises shall contain adequate holding facilities for the reception of waste oil and a contract for the recycling of this oil shall be provided to Council.

Reason: To ensure the development occurs as assessed by Council.

16. Occupation Certificate:

Prior to the commencement of the use and/or occupation of the subject development, a satisfactory Final Inspection and Occupation Certificate must be issued by a Principal Certifying Authority. An Occupation Certificate must be applied for via the Planning Portal, select your development and apply for a "Related Certificate".

Reason: Ensure all conditions of the development are met and the building/development is safe for use.

17. Lapsing of Consent

This consent is limited to a period of 5 years from the date of the Notice of Determination, unless the works associated with the development have physically commenced.

Reason: To ensure compliance with the Environmental Planning & Assessment Act 1979.

18. Vehicular Crossing

- Heavy vehicular crossings are required with detailed design extent of new crossing is to be from and including kerb to property boundary.
- Driveway Crossings: All driveway crossings to use a minimum of 32MPa concrete and be constructed to a standard that at a minimum meets the requirements of the Hay Shire Councils Heavy Duty Vehicle Crossing Details at the time. All vehicular crossings shall be constructed at full expense of the applicant.

Reason: To ensure driveway crossings meet Council requirements.

- Driveway Crossing maintenance: The driveway crossings are to be maintained to the satisfaction of the Council for the life of the development at no cost to Council.

Reason: To ensure access and egress is maintained to a high standard

- A application under Section 138, The Roads Act 1993 must be applied for all vehicular crossings and Council approval received prior to the issue of the construction certificate.
- The heavy vehicle driveway and layback vehicular gutter crossing specifications for the property shall be provided to Council's Engineer prior to construction.

19. Vehicle Access

- Vehicular access to the site is to be provided at the applicant's expense and to the satisfaction of Council's Engineer. This will include the road network leading to the site with appropriate designs submitted to and approved by Council prior to the issue of the Construction Certificate.

20. Waste

- All waste streams must be separated and paid as applicable as per the Hay Shire Council Revenue Policy
- All extracted materials must be acceptable as general land fill and any contamination detected must be remediated on site or removed to an authorized disposal location. Evidence must be provided to Council of all excavated materials testing every 50m³.

Reason: To ensure the materials being disposed at the Hay Recycling and Waste Centre are within regulatory compliance

21. Kerb & Gutter

- Full length of kerb and gutter in Lachlan Street between vehicle crossings must be replaced at the applicant's cost.

22. Stormwater

- The stormwater drainage from the development is to be connected directly into Council's stormwater system, or alternatively to an approved stormwater retention system approved by the Council Engineer. Contact should be made with Council prior to making the connection.

Reason: To ensure the effective control of stormwater to Council's infrastructure.

- Stormwater Connection: All stormwater from roofing and hardstand areas must be carried to the street by pipe to a new stormwater pit, located over Council's stormwater main at the applicants cost and Council approval.

Reason: To ensure adequate disposal of stormwater from the site.

- Proposed developments treatment of stormwater from refuelling area.

23. Sewer

- Sewerage Connection: All connections to or alteration to any sewerage lines must be carried out by a Licensed Plumber/Drainer. A sewerage with as-executed diagram is provided to Council on completion.

Reason: To ensure a minimum standard of workmanship in relation to any sewer and drainage activity.

- Visual inspection by a Council officer of existing sewer connection prior to construction is required.

24. Water

- Existing filtered water connection on property. If any additional water connections are needed than a Section 68 application is required to be lodged with Hay Shire Council with the relevant fees applicable.

25. No obstruction of road reserve permitted

The road reserve must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. All activities including loading/unloading of vehicles associated with this development must be undertaken within the subject site.

Reason: To protect the amenity of the area.

26. Inspections – Plumbing & Drainage Work

An inspection must be undertaken by Council prior to the covering of the works specified below:

- a. sanitary plumbing and drainage
- b. water supply plumbing
- c. completion of all plumbing and drainage works.
- d. All stormwater drainage works

Please note that Council requires a minimum of 24 hours' notice to undertake the inspection.

27. Aboriginal Cultural 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(s) are discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the Proponent must:
 - o Not further harm the object(s);
 - o Immediately cease all work at the particular location;
 - o Secure the area to avoid further harm to the Aboriginal object(s);

- o Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location;
 - o 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 (AHIP) must be prepared and submitted to Heritage NSW before work may continue.
 - If skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

It is the responsibility of the Proponent to ensure the development is consistent with the [Due diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales](#). All reasonable precautions must be taken to prevent damage to Aboriginal objects.

Reason: *To protect Aboriginal heritage and to ensure compliance with the [National Parks and Wildlife Act 1974](#).*

28. Erosion and sedimentation controls

Erosion and sedimentation controls must be installed and maintained on site in accordance with the approved plan for the duration of construction works. Erosion and sediment controls must be installed in accordance with the document entitled: "Erosion and Sediment Control – A Resource Guide for Local Councils".

Reason: *To prevent water pollution and protect the amenity of the adjoining area, and to comply with the Protection of the Environment Operations Act 1997.*

29. Council property

Any damage or deterioration to any Council property including road reserves, or removal of any existing street trees, must be reinstated to its original condition at the Applicant's expense to the satisfaction of Council. Replacement tree(s) must be the same species and size as the one removed.

Reason: *To maintain safe access for pedestrians and to protect the amenity of the area.*

30. No pollution of waterways

The Applicant must take all necessary precautions and implement measures to prevent pollution of waterways during construction and operation of the development. Section 120 of the Protection of the Environment Operations Act 1997 it is an offence to pollute waters.

Reason: *To comply with NSW EPA requirements.*

31. Occupation Certificate

The Applicant must not allow or permit the building (or part of the building, in the case of alteration or additions) to be occupied or used, until:

- a) All conditions of this consent have been completed in full;

- b) An application for an Occupation Certificate has been completed and lodged with the Principal Certifier via the NSW Planning Portal; and
- c) The Principal Certifier has issued an Occupation Certificate.

Reason: To comply with the Environmental Planning and Assessment Act 1979.

32. Demolition Works

Demolition of existing building or structures is to be carried out in a manner so that the risk of injury to health and safety of site personnel and public persons will be minimised.

Identify and locate service supply mains – Water, Electricity and notify the controlling authority to disconnect such services prior to demolition.

All debris is to be removed from the site and disposed of at Hay Waste Depot, in the building refuse section of the garbage depot. Please note that a separate fee applies for disposal of waste at Council's waste depot. You should contact Council's Waste Service Officer for an estimate of costs in this regard.

Reason: To ensure the safety and to minimise the disruption to services through damage to same.

33. Excavation Safety

All excavations and back-filling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. The adjoining property owner is to be given seven (7) days notice.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason: Regulatory compliance.

34. Asbestos Removal

Any quantity of asbestos, whether it be stabilised or non-stabilised (loose), should be undertaken with care. Stabilised asbestos can include fibro sheets, fibro roofing, fibro water pipes, and bituminous floor tiles. If you are removing more than 10 sq. mtrs. of surface area you will need to have a specially licensed person with Workcover, authorised to undertake such work. If you are removing stabilised asbestos sheeting, roofing, etc. observe the following precautions:

- Remove entire sheets of materials without breaking the product, ie punch nail holes through rather than break the sheet, take down – don't drop.
- Thoroughly wet each sheet of the waste before removing.
- Wrap the sheeting in plastic 200 microns thick.
- When transporting, make sure the top of the trailer is taped over with plastic sheeting and secured.
- Transport to an asbestos authorised disposal area, ie Hay Waste Depot is authorised, provided prior notice has been given so that the disposal pits are specially opened up and protective gear is worn by the operator of the plant.
- When unloading do not drop on the ground but gently place into the areas as directed by the Council operator.
- Do not use power tools which expose the asbestos fibres.
- Do not scrub or water-blast any asbestos cement sheeting.

- Do not slide sheets over other sheets, as this will release fibres.
- Wear a protective mask and goggles.

Websites with additional information are at www.asbestosawareness.com.au and Council's website, www.hay.nsw.gov.au.

Reason: To minimise the risk of asbestosis and to dispose of this harmful product in a safe secure manner at an accredited disposal point.

35. Protection of Council Services

The proponent shall install suitable protection to ensure that damage to Council infrastructure does not occur during the construction phase of the development.

Any damage caused to Council's infrastructure including but not limited to footpaths, roads, drainage, kerb & gutters, laybacks or other public land shall be restored to Council's satisfaction and at the full cost of the developer. Where a dispute arises over the person(s) responsible for the damage, Council shall reserve the right to carry out work to remedy such damage(s) at the proponent's cost.

Reason: To protect Council assets.

Compliance with Government Departments

Transport for NSW

36. Access to the development for articulated heavy vehicles is denied. Appropriate signage is to be installed and maintained at the driveways to the development site to reinforce this condition to the satisfaction of the Consent Authority. The exception to this restriction is for fuel delivery vehicles operating in accordance with an approved Traffic Management Plan for fuel deliveries to the site. The Traffic Management Plan is to be to the satisfaction of Council.
37. Bowsers with High flow fittings are not permitted to be installed for the service station facility.
38. Vehicular access shall be established and maintained with one-way circulation through the site and restricted to ingress via the southern driveway and egress via the northern driveway as per the submitted plans. Appropriate signage and line marking shall be installed and maintained at the driveways and through the vehicle movement areas within the development site to enforce this.
39. For road safety reasons, all vehicle access driveways, and the internal layout of the development, shall be designed such that all vehicles are able to enter and exit the subject site in a forward direction and not be required to reverse onto the footway or roadway. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction.
40. As a minimum the proposed works within the road reserves to the 2 driveways to the Cobb Highway shall be designed, constructed and maintained as a sealed driveway to Council standards and to accommodate the swept path of a 19m semi-trailer.
41. Stormwater run-off from the subject site onto the adjoining road reserve as a result of the proposed development shall not exceed the existing level of run-off from the subject site. Suitable drainage treatment is to be implemented to deny contaminated storm water run-off from the subject site to the road reserve of the Cobb Highway.
42. All activities including, loading and unloading associated with this development are to take place within the subject site to remove interference with vehicles and pedestrian movement on public roads. Fill points for petrol and gas storage tanks are to be located so that delivery tankers can stand wholly within the site and clear of access driveways so as not to impede access to and from the subject site. A plan is to be

submitted to indicate compliance with this condition prior to release of the Construction Certificate.

43. The proposed sign and support structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
44. Any proposed sign and support structure shall not pose any risk to the safety of pedestrians or motorists. As the sign is proposed to overhang the road reserve of the Cobb Highway, a minimum clearance of 3m shall be maintained from the level of the footpath.
45. All works need to be completed at no cost to TfNSW.

Prior to the issuing of the Construction Certificate, the developer must:

46. Apply for Section 138 consent under the Roads Act, 1993 from Council for all works on the Cobb Highway.

Environment Protection Authority (EPA)

47. Any existing fuel tanks needs to be decommissioned in accordance with the **Guidelines for implementing the *Protection of the Environment Operations (Underground Petroleum Storage System) Regulation 2019***, prior to the issuing of an Occupation Certificate. Proof of this must be provided to the Council and EPA.
48. For contamination identified during any site investigation or construction works which meets the triggers in the **Guidelines for the Duty to Report Contamination**, the EPA should be notified under section 60 of the *Contaminated Land Management Act 1997*.

For

Against

*Cr G Chapman
Cr L Garner
Cr C Oataway
Cr J Perry
Cr P Porter
Cr M Quinn
Cr D Tapper*

Cr W Miller

(Perry/Quinn)

C3 Hay Alcohol Free Zones

- 25-126 Resolved** that Council does not proceed with the establishment of Alcohol-Free Zone or Alcohol Prohibited Areas at this time.

(Perry/Tapper)

C4 Companion Animal and Livestock Management Policy

- 25-127 Resolved** that Council:

- (a) Places the Draft Hay Shire Council Companion Animal and Livestock Management Policy, dated 17th September 2025 on public exhibition for a minimum of 28 days; and
- (b) A further report be brought to Council in due course.

(Perry/Miller)

C5 Final Endorsement of Council's Reflect Reconciliation Action Plan (RAP)

25-128 Resolved that Council notes the endorsement of the Reflect Reconciliation Action Plan by Reconciliation Australia, and that Council is now recognised as a member of the RAP network.

(Miller/Chapman)

C6 Draft Policies

25-129 Resolved that Council:

- a. Adopts the Australia Day Policy as presented;
- b. Adopts the **Child Safe Policy**, inclusive of the **Child Safe Code of Conduct**, as presented;
- c. Adopts the Data Management Governance Policy as presented; and
- d. Places the draft Library Policy and draft Debt Management and Hardship Policy on public exhibition for a period of no less than 28 days to allow for community feedback, and a further report be brought to Council.

(Quinn/Perry)

C7 John Houston Memorial Swimming Pool Replacement Project

That Council notes the information provided and the actions being undertaken.

C8 Swimming Pool Management

That Council notes the information provided in the report and actions being undertaken.

C9 Monthly Financial Report – August 2025

That Council receives and notes the report provided.

C10 Circulars and other Government Correspondence

That Council notes the information provided in the report.

C11 Tourism & Economic Development August/September 2025

25-130 Resolved that Council:

That Council:

- (a) Notes the information in the report; and
- (b) Adopts the Hay Region Economic Transition Roadmap - Early Insights Paper - August 2025.

(Perry/Miller)

C12 Library Report August 2025

That Council notes the information provided in the report.

C13 Major Projects Update

That Council notes the information provided in the report and the actions being undertaken.

C14 Operations Monthly Update Report

25-131 Resolved that Council:

- (a) Notes the information provided in the report; and
- (b) Allocates \$29,000 towards hazard reduction from the current roads budget, as successful funding to be received from RFS being only \$21,000.00.

(Perry/Quinn)

Reports of Council Committees

- Hay Showground Management Committee
- ARIC

25-132 Resolved that Council notes the Committees meeting minutes, and any recommendations contained within be adopted.

(Quinn/Garner)

Closed Session

At this stage of the meeting the Mayor advised that it is proposed to move into Closed Session for consideration of the following items:

Reason for Confidentiality:

Further that in accordance with Section 10D it is considered that if the matter were discussed in an open Council meeting, it would on balance, be contrary to the public interest as its information that would if disclosed, confer a commercial advantage on person with whom the Council is conducting (or proposes to conduct) business. As such, the matter is appropriately considered in closed session under Section 10A(2)(a) of the Local Government Act 1993.

The Mayor invited representations or submissions from the public as to the reasons why the matters identified are moving into closed session.

Nil representations or submissions were received.

The Mayor advised that in accordance with Section 11(2)(a)(b) of the Local Government Act 1993, access to the correspondence and reports relating to the items considered during the course of the Closed Session will be withheld.

25-133 Resolved that the meeting be closed during the discussion of these matters.

(Perry/Quinn)

Accordingly, members of the press and public were excluded from the closed session.

IC1 - Aerodrome Licenses

25-134 Resolved that Council:

- (a) Notes the information provided in the report;
- (b) Submit proposed licence agreements to tenants of Hangars 3,4,5 and 7 for an amount of \$2/m² (as per Council's Revenue Policy)
- (c) Negotiate with Paraway Pastoral Company (or any prospective buyer of the relevant property) with Hangar 6 and the used by Council in the Southwestern corner of the Aerodrome, utilised by Council.
- (d) Submit a proposed licence agreement to the Hangar 8 tenant (where Council owns the Hangar) for an amount of \$4/m².
- (e) Submit a proposed licence agreement to tenants of Site 9 for an amount of \$2/m² (as per Council's Revenue Policy)
- (f) Create a new hangar lease area (marked as 10 in the figure to the right) and put out on EOI to prospective tenants.
- (g) Submit proposed licence agreements to tenants of Agricultural Sites 11 and 12 for an amount of \$0.50/m².
- (h) Go out on EOI for sites 13-15.
- (i) All the above will be for a period of 30 days.
- (j) A further report brought back to Council after the 30-day period.

(Tapper/Quinn)

25-134 Resolved that the meeting move out of closed session, and the resolutions closed session be made public.

(Perry/Quinn)

Open Meeting

The Mayor verbally advised the meeting of resolutions from the closed session and these resolutions are recorded without any alteration and amendment thereto.

There being no further business the meeting was terminated at 2:54pm.

Confirmed _____
Cr Carol Oataway
Mayor