



**UNDER SEPARATE COVER
ATTACHMENTS**

**ORDINARY MEETING
11 JUNE 2024**

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Office of the General Manager

DELIVERY PROGRAM 2022-2026, INCORPORATING THE OPERATIONAL PLAN 2024-25, LONG TERM FINANCIAL PLAN 2024-2034, AND FEES AND CHARGES 2024-25

DPOP 2024-25 Council Adoption (Under Separate Cover)

Meeting Date: 11 June 2024

Attachment No: 1

Number of Pages: 124

DELIVERY PROGRAM 2022-2026 Operational Plan 2024-25

maitland
city council

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Maitland Local Government Area. Council pays respect to all Aboriginal Elders, past, present and future with a spiritual connection to these lands.





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Welcome

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Street Eats at Wirraway Park, Thornton



MESSAGE FROM OUR MAYOR

Welcome to the final year of our Delivery Program 2022-2026 and Operational Plan 2024-25. This is our commitment to the community about what we will deliver during the term in office and our response to the priorities identified by you in Maitland +10.

I'm proud to present a strongly aligned plan with our shared vision for Maitland, as captured in Maitland +10. The plan guides the projects, actions and services Council will provide in 2024-25, as we work together to make Maitland an even greater place to live.

Council's operations are diverse from events and activations, development assessment and compliance to facilities and sport and recreation – the work of Council impacts our residents daily, often without anyone realising.

This Operational Plan will see a range of new projects underway, from new and upgraded sports facilities, improved parks and playgrounds to an expanded shared pathway network. Our focus on renewing and replacing ageing facilities, roads and drainage will continue, as well as construction of new assets in our growing new suburbs.

Investment will occur right across our city with key highlights including:

- Improvements to Maitland Vale and Melville Ford Road
- Commencement of Chisholm sportsground
- Delivery of upgrades to Max McMahon Oval, Rutherford
- Design and construct of Melville Ford Bridge replacement, Melville
- Progressing Walka Water Works remediation, Oakhampton
- Development of Maitland Aquatic Centre Masterplan
- Continue the on demand bulky waste management service
- Complete Cooks Square Park amenities/changerooms
- Roy Jordan playground and skate park, Gillieston Heights.

The Thornton Road network continues to be a key focus, with more investments occurring in 2024-25. We will continue to advocate for broader State funded solutions, a range of new intersections and road upgrades.

Beyond our investment in our Infrastructure Program across the city, we are continuing our focus on our Customer Driven Transformation Program, putting our customers first in designing and delivering our services and experience, using digital technology and offline opportunities to make engagement with us easy.

We are continuing to make changes to the way we manage waste. We are preparing for the food and garden organics waste collection services in 2025 and progressing the staged delivery of the Maitland Resource Recovery Facility, all to meet our goal of waste minimisation into the future.

Our Delivery Program and Operational Plan is our commitment to you, the people of Maitland, by demonstrating a clear plan to deliver projects to make our city an even better place to live.

MESSAGE FROM OUR GENERAL MANAGER

Welcome to Maitland City Council's Delivery Program 2022-2026 and Operational Plan 2024-25.

As a Council, we are proud to present this plan which details the actions, services and projects Council will undertake to continue shaping Maitland into a place we can be truly proud of.

In delivering this plan, our focus will remain on providing valued services and infrastructure to our community. During 2024-25 we will invest \$216 million into our city, delivering these key services and infrastructure that will bring our community's vision to life.

Our \$60 million Infrastructure Program continues to deliver essential projects for the benefit of our community. Highlights include the continued upgrade of the Raymond Terrace Road, Melville Ford Bridge replacement design, Chisholm sportsground design and construction, Max McMahon Oval amenities upgrades and Maitland Vale Road improvements.

We continue to follow the roadmap provided in Maitland +10, our Community Strategic Plan, by delivering on initiatives and actions set out in existing strategies and plans, including our Environmental Sustainability Strategy, Destination Management Plan, Local Housing Strategy, Rural Lands Strategy and Digital and Customer Experience Strategy.

Our city remains one of Australia's fastest growing inland cities, boasting an annual growth rate consistently exceeding 2.4 per cent. Every year, we warmly welcome approximately 2,000 new residents, contributing to a projected population of at least 144,550 by 2041. Such high growth presents our council with distinctive challenges, including increased demand for essential services and infrastructure to accommodate our expanding community.

With this in mind, we place significant emphasis on advancing both financial sustainability and resilience. This strategic direction enables Council to effectively manage these pressures while upholding essential service levels and infrastructure standards. In the forthcoming years, we are committed to confronting the challenges and seeking solutions to ensure our continued financial sustainability. It's imperative to be transparent about the necessity for additional revenue to sustain existing services and service levels as our community expands.

Following our recent structure review and successfully completing the recruitment process for our new executive leadership team, all endeavours have been made to create greater alignment with our future direction while also ensuring our organisation's resources are coordinated in a way that best delivers services to our community.

I extend my gratitude to the entire Maitland City Council workforce for their invaluable contributions to creating this plan and their commitment to its implementation. We are incredibly fortunate to have a workforce so committed and I'm thrilled to embark on this journey with our new executive leadership team.

Together we are committed to fostering a culture of trust and embracing change as we work towards delivering on our community's vision.



Welcome



Our Maitland

- 10 | Our vision
- 11 | Our guiding principles
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Soundswell, Morpeth

OUR VISION

We are a proud and changing community, celebrating our heritage and future potential. Our housing choices are diverse, with education and job opportunities for all. We have everything we need close to home, from parks to sports and culture. The iconic Hunter River shapes our landscape, bringing both opportunities and challenges. We aim to live sustainably, restoring our natural environment and reducing waste where we can. Our leaders are always listening, and let the community know about decisions made. Together, we make Maitland.



OUR GUIDING PRINCIPLES

Our Guiding Principles help guide us to live and breathe customer centric behaviours that our customers value. We embrace these principles in everything we do, whether we're planning a new road, designing a new policy or interacting directly with our community.

We will:



MAKE THINGS EASY

Do the hard work to make things intuitive for everyone.



BE WELCOMING

Care for everyone as people, not tasks or numbers.



BE OPEN MINDED

Listen to each other and work together to find solutions.

Our Maitland



KEEP YOUR PROMISES

Follow through on your commitments to everyone.



LOOK OUT FOR ME

Thoughtfully anticipate what will make our days go smoother.



Maitland Administration Centre

OUR CITY



Located in the lower Hunter region of New South Wales, Maitland is a 90 minute freeway drive to Sydney and 30 minutes to the vineyards, Newcastle and Port Stephens, with the airport, shipping terminals and freight rail access. You won't find a better place than Maitland.



396km² Area

228 persons/km²
Population density

93,616
Estimated population in 2023

144,550
Projected population by 2041

The Wonnarua people are the traditional land owners and custodians of the Maitland area and their lands extend throughout the Hunter Valley. A Dreamtime story explains how the hills and rivers in the Hunter Valley were created by a spirit called Baiame. Neighbouring nations to Wonnarua include Geawegal, Worimi, Awabakal, Gamilaroi, Wiradjuri, Darkinjung and Birpai.

Maitland is one of the oldest regional centres in Australia, built on the banks of the Hunter River, and a key centre in the Hunter Region. The city provides a diverse mix of iconic heritage sites, historic villages and town centres. The river and floodplains provide a distinctive mix of rural, agricultural, residential and commercial lands.

Over 93,000 residents live within the town centres, new and growing suburbs and quiet rural areas spread over the 396 square kilometres of the city limits. We welcome around 2,000 new people each year, and we expect the population to grow with an additional 54,800 residents between 2021 (from 89,750) and 2024 (to 144,500), representing a forecasted population growth of 61 per cent over the next 20 years.

ANNUAL GROWTH

MAITLAND **2.4%**

NSW **1.0%**

FORECAST POPULATION GROWTH OVER THE NEXT 20 YEARS

MAITLAND **61.1%**

NSW **20.9%**

Our city is one of the fastest growing inland cities in Australia with an annual growth rate consistently above 2.4 per cent.

Source data: Planning NSW population projections, Census data 2021 and Remplan data 2023.

OUR COMMUNITY

	MAITLAND	NSW
Median age	36	39
Families	25,243	2,135,964
Aboriginal and Torres Strait Islander	▲ 7.5%	3.4%
People with disability	▲ 6.7%	5.8%
Born overseas	▼ 13.1%	34.6%
Population over 65	▼ 15.6%	17.7%
Speak a language other than English at home	▼ 9.4%	32.4%

Our Maitland

OUR HOUSING

	MAITLAND	NSW
Average people per household	▲ 2.7	2.6
Renting	▼ 29.8%	32.6%
Owned with mortgage	▲ 39.1%	32.5%
Owned outright	▼ 28.0%	31.5%
Single detached dwelling	▲ 87.3%	65.6%
Average number of bedrooms per dwelling	▲ 3.4	3.1
Median monthly mortgage repayment	▼ \$1,829	\$2,167
Median weekly rental cost	▼ \$370	\$420

OUR ECONOMY

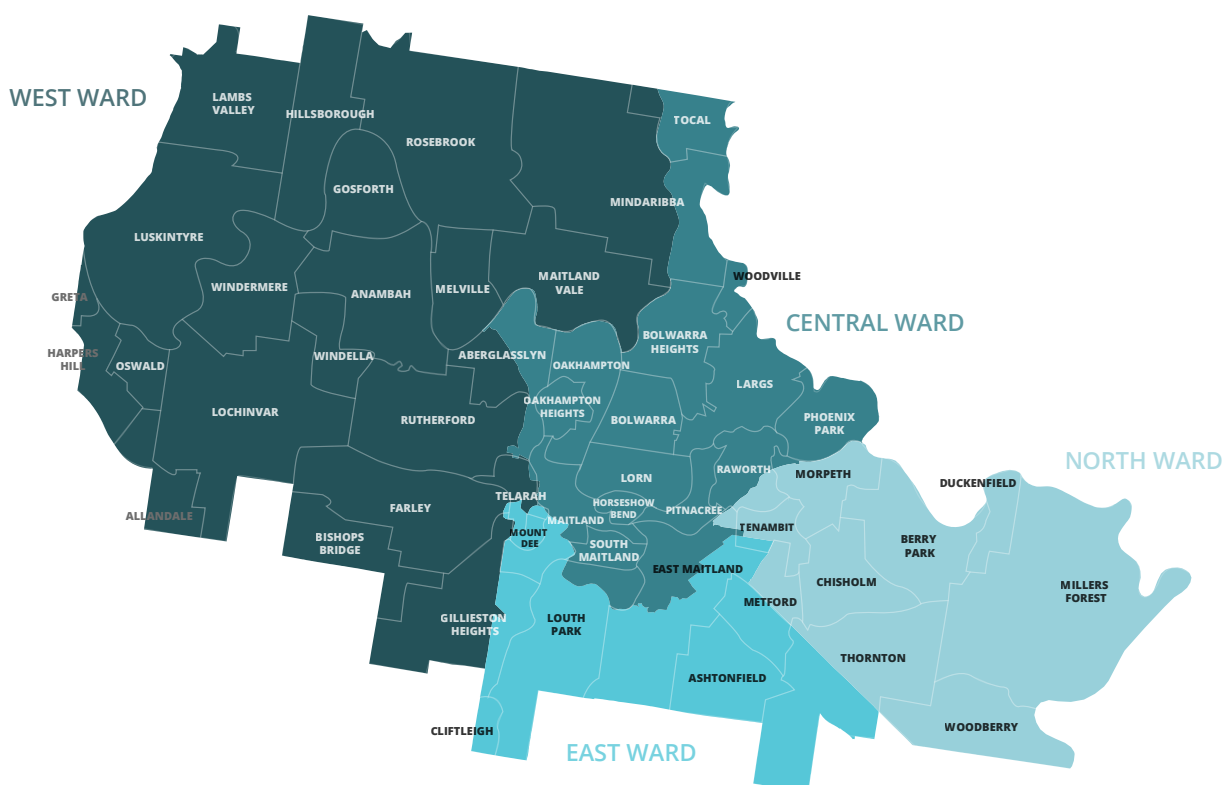
	MAITLAND	NSW
Economic output	\$13.9bn	\$1574bn
Active trading business	5,740	877,545
People in the labour force	▲ 64.0%	58.7%
Unemployment rate	▼ 4.7%	4.9%
Gross regional product	\$6.8bn	\$777.3bn
Median weekly household income	▼ \$1,766	\$1,829

OUR COUNCIL

OUR ELECTED COUNCIL

Maitland City Council has a popularly elected Mayor and 12 Councillors elected by residents in four wards: North, West, Central and East. The wards have recently been changed ahead of the 2024 election.

Elected in December 2021, Council now has the highest representation of female council members in its history.



Mayor
Philip Penfold

First elected to Council in 2008, Mayor Philip Penfold was born and raised in Maitland.

He studied at Maitland Boys High School and Rutherford Technology High School, played soccer with Rutherford Football and the Maitland Magpies, and discovered a passion for martial arts.

During a stint living in the United States, where he saw first hand the positive impact of community working together, Philip was inspired to run for Council, citing a desire to have a seat at the table and make a difference.

Philip is a Justice of the Peace and has a career background in banking and finance. He is an eager contributor to his community and an advocate for causes such as support for people in crisis.

His priorities include sound fiscal management, increased focus on sporting and recreation infrastructure, and road improvements that reduce traffic congestion.

NORTH WARD



Deputy Mayor
Mitchell Griffin



Councillor
Robert Aitchison



Councillor
Mike Yarrington

Our Maitland

EAST WARD



Councillor
Peter Garnham



Councillor
Kanchan Ranadive



Councillor
Ben Whiting

CENTRAL WARD



Councillor
Loretta Baker



Councillor
Bill Hackney



Councillor
Sally Halliday

WEST WARD



Councillor
Stephanie Fisher

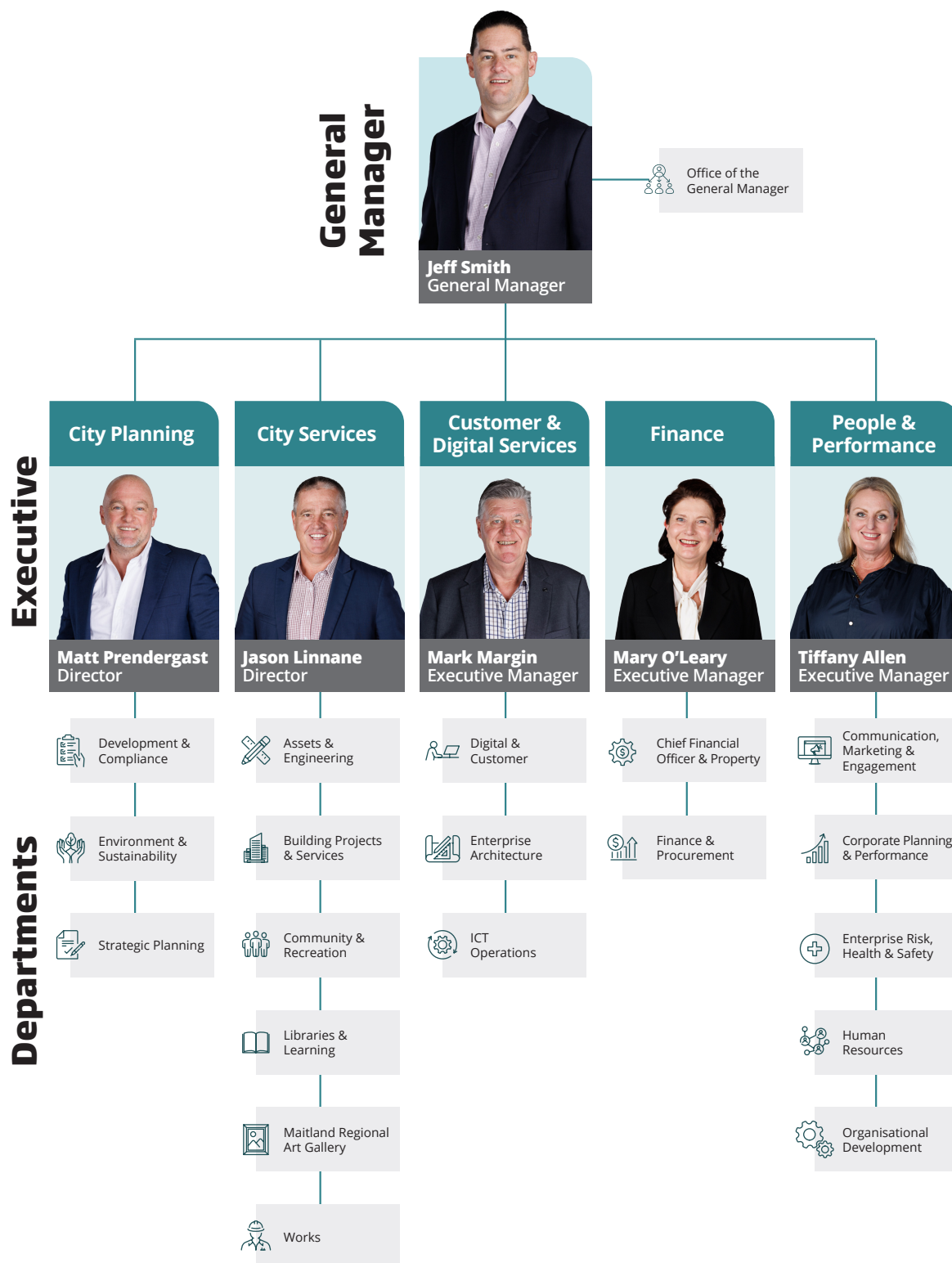


Councillor
Kristy Flannery



Councillor
Ben Mitchell

OUR ORGANISATION



OUR PEOPLE

As an employer, we pride ourselves on providing opportunities for staff to be part of a high performing, dynamic and progressive team and establish fulfilling careers. Our people come from diverse backgrounds and professions, creating a dynamic workforce. We are highly motivated and focused on providing a positive customer experience as we work towards delivering the outcomes set by our community.



571
Employees



62%
Indoor staff



48%
Are female



41
Average
employee age



38%
Outdoor staff



52%
Are male



17%
Average staff
turnover

Above data accurate as at June 2023

Our Maitland



Maitland Park

OUR SERVICES



Asset management and planning



Finance and property



Aquatic centres



Flood management



Building projects and services



Governance and leadership



City and visitor economy



Land use planning



City events and activation



Libraries and learning



Community engagement



Maitland Regional Art Gallery



Community planning and development



Major venues and facilities



Corporate strategy



Marketing and communication



Customer experience



Parks and open spaces



Development and compliance



People and culture



Digital information and security services



Risk, safety and wellbeing



Emergency management



Roads and transport infrastructure



Environmental management



Waste management



Our Maitland

Maitland Administration Centre

OUR STAKEHOLDERS

We have diverse stakeholders and engage with them in many ways, depending on their needs. Community and stakeholder engagement are integral parts of our service, and we strive to keep our community informed of all the work we are delivering and the services we provide.



Community



Employees



Customers



Community groups and volunteers



Government



Partners

WHY OUR STAKEHOLDERS ARE IMPORTANT TO MAITLAND

Provide knowledge, cultural experiences, resources, engagement and feedback.

Provide valuable knowledge, skills and labour essential to our operations.

Provide us with feedback and use our services and products.

Build trust with local communities through services, planning and contribution to developing strategies, plans and programs.

Provide funding opportunities, guidance with regulations and legislation, services, planning direction and networks.

Provide shared knowledge, networks, cultural experiences and economies of scale.

WHY WE ARE IMPORTANT TO OUR STAKEHOLDERS

Provide civic leadership, services, facilities, partnership and representation.

Provide employment, benefits, training, career development opportunities, flexible and supportive work arrangements.

Provide products and services of good value and quality.

Provide support and partnerships.

Provide local strategies, partnerships and networks.

Provide advocacy, leadership, cultural vibrancy and resources in line with policy and legislation.

MAITLAND ENGAGES WITH THIS GROUP VIA

Website, social media, publications, community forums, community events, community funding, Council offices.

Intranet (ERIC), weekly newsletters, quarterly and fortnightly updates.

Customer Experience Team, face to face, phone, email, live chat, customer experience and satisfaction measures, follow ups, website, publications, factsheets.

Advisory committees, workshops, focus groups, emails, meetings.

Formal meetings, briefings and networking meetings, correspondence and events, legislative reporting and meetings.

Contract management, account management relationships, networking meetings and regular engagement through site visits.



Ratepayers



Business



Media



Visitors



Suppliers

Our Maitland

WHY OUR STAKEHOLDERS ARE IMPORTANT TO MAITLAND

Provide funding for local services and infrastructure, provide guidance, values, engagement and feedback.

Build capacity, create vibrance and drive our city's economy.

Build and protect reputation and raise awareness of events, services and facilities.

Provide economic benefits by visiting, shopping and studying, generating employment opportunities and financial viability.

Provide good value and quality products and services.

WHY WE ARE IMPORTANT TO OUR STAKEHOLDERS

Generate sustainable growth and returns to the community.

Provide opportunities for business and promote activities to enhance businesses.

Provide updates on current and upcoming services and project delivery, facilitate access to data, information and news on governance and community.

Provide products, services, facilities and events.

Provide fair access to business opportunities in line with policy and legislation.

MAITLAND ENGAGES WITH THIS GROUP VIA

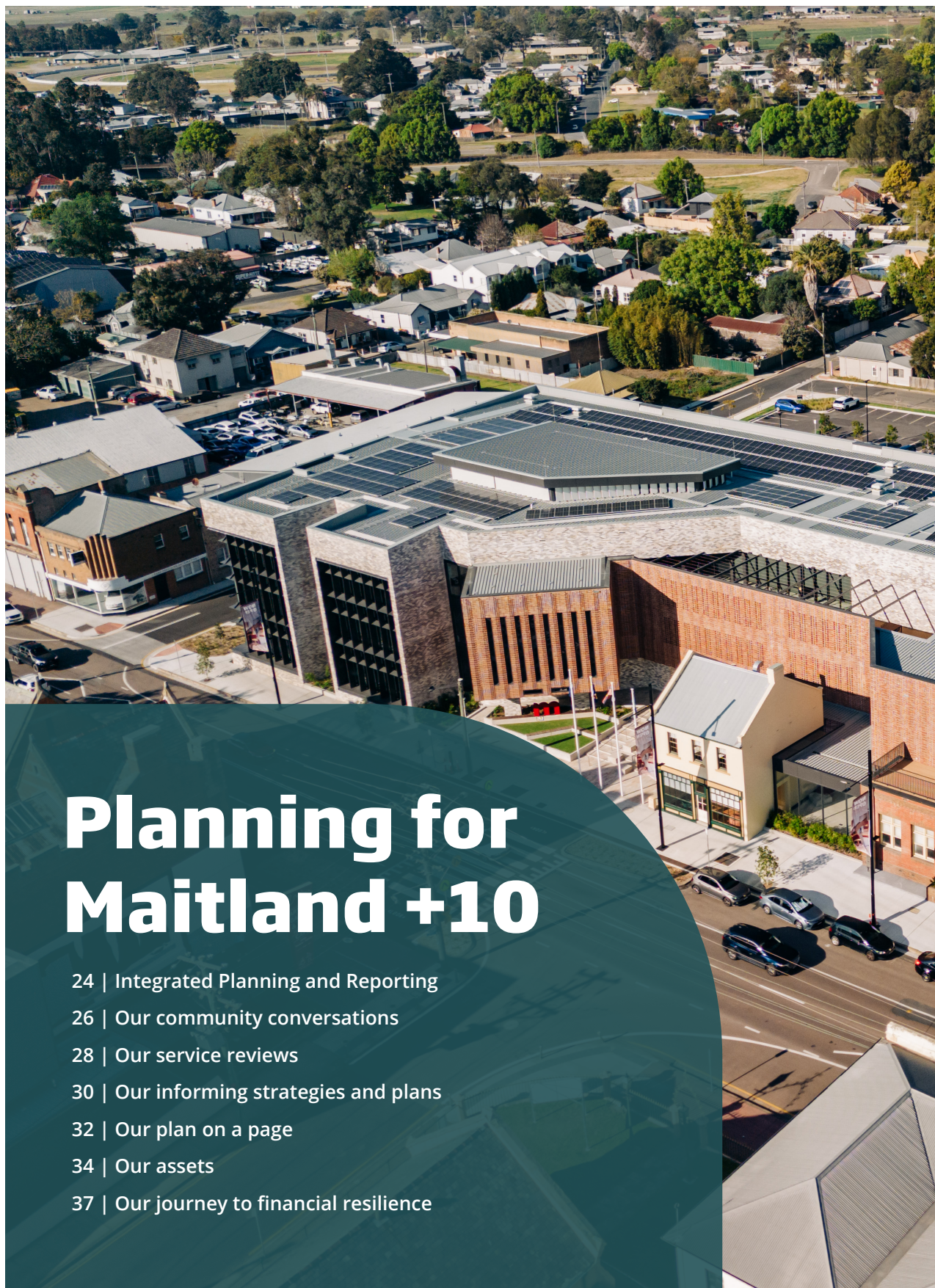
Rates notices, community meetings, surveys, On the Move and other publications, social media, website and annual report.

Focus groups and workshops, direct liaison, publications, website, newsletters, social media, annual report and surveys.

Media releases, briefings, interviews, direct liaison and social media.

Website, social media and other published information, and the Visitor Information Centre.

Contract management and account management relationships.



Planning for Maitland +10

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Maitland Town Hall

INTEGRATED PLANNING AND REPORTING (IPR)

IPR FRAMEWORK

Legislated by the *Local Government Act 1993*, the IPR framework allows NSW councils to draw their plans together, understand how they interact and inform each other, and get maximum benefit from their efforts by planning holistically for the community's future.

Under the IPR framework, councils must adequately address the quadruple bottom line – social, economic, environmental and civic leadership. Planning and reporting within the IPR framework enables us to:

- integrate the community's vision and priorities into strategies and plans
- support our community and stakeholders to play an active role in shaping the future of their community
- plan resources to support delivering our vision and priorities
- maintain accountability and transparency through regular reporting.

We uphold the guiding principles of the IPR framework, designed for local governments to plan for long term sustainability and report transparently. By bringing together plans and resources, we aim to provide the best possible value to our community.

We are also committed to applying the social justice principles of equity, access, participation and rights, with the aim of decreasing or eliminating inequity, promoting inclusiveness of diversity, and establishing environments that are supportive of all people. The four principles of social justice are:

- **Equity** – resources are allocated according to need with the aim of achieving more equal outcomes, particularly for those with greater needs or barriers to access
- **Access** – people have fair access to services, resources and opportunities to improve their quality of life
- **Participation** – people can fully participate in community life and genuinely influence decisions that affect their lives
- **Rights** – human rights are universal and everyone has the right to be treated with respect, equality and dignity. Human rights are the basic freedoms and protections that people are entitled to, including economic, social, cultural and political rights.





MAITLAND +10

Our community's vision

Maitland +10 is the highest level plan that Maitland prepares. Its purpose is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these. Maitland +10 guides all other Maitland strategies and plans.



DELIVERY PROGRAM

Our commitment of delivery to the community

The Delivery Program is Council's commitment to the community about what will be delivered during the term in office, outlining the principal activities to be undertaken to achieve the priorities in Maitland +10.

OPERATIONAL PLAN

Our plan for action

The Operational Plan is our action plan to deliver. Our Operational Plan is prepared each year and identifies the projects, activities and actions we will deliver to achieve the commitments in the Delivery Program.



RESOURCING STRATEGY

Our resources to deliver Maitland +10

Our Resourcing Strategy shows how Council will resource its priorities. This includes three components:

- **Finances** – long term financial planning
- **People** – workforce management planning
- **Assets** – asset management planning



REPORTING TO OUR COMMUNITY

Our accountability to the community

Delivery indicators and operational measures will help us understand how well we are performing. They also support evidence based decision making to inform other stages in our planning cycle.

- **Community indicators** – measures the wellbeing of our city and community.
- **Delivery indicators** – measures the high level impact of our service delivery on our city and community.
- **Operational measures** – measures the impact of our programs and services.

We use a variety of reporting documents to outline our progress in achieving the actions of the Operational Plan, our Delivery Program objectives and the community outcomes from Maitland +10, including:

- Six monthly progress report
- Annual report
- State of the City report



OUR COMMUNITY CONVERSATIONS

Maitland +10 was developed through an extensive engagement process undertaken throughout 2020-21.

The focus of this process was to listen to the needs and aspirations of our community to determine our future priorities based on our strengths, challenges and opportunities and to have our community involved in shaping the vision and outcomes outlined in Maitland +10.

To inform the development of Maitland +10 we:



**Listened to over
2,645 people**



**Had engagement reach of
54,277 people**

We are committed to ongoing and honest conversations with our community through engagement activities shaped by the social justice principles of equity, access, participation and rights, and best practice engagement.

In 2022, we developed the Communication and Engagement Strategy, our roadmap for creating and maintaining positive relationships and effective engagement with our community. Since the adoption of our Delivery Program 2022-2026 and Operational Plan 2022-23 in June 2022, we have engaged with our community with more than 77 engagement opportunities.

The feedback and engagement we receive plays a vital role in shaping our plans for the future.

More than



**13,393
responses**



**77
activities**



**47
projects**

WHAT PEOPLE LOVE ABOUT MAITLAND

**Mix of country
and city
lifestyles**



**Close to
family**



**Maitland is central
to everything**



**Good diversity
of business
and cultural
opportunities**



**Historical
area**



**We love our parks and
recreational spaces**



**Maitland has
everything
you need**



**Close proximity to
the river and
open space**



**Good sense of
community**



COMMUNITY SATISFACTION SURVEY

One of the ways we engage with our community is through a citywide community survey, conducted every two years, the last one completed in 2022.

The survey revealed the top priority for our community was road and traffic management; more specifically, ensuring our roads and infrastructure match the growth of our LGA. This was identified as a key driver of satisfaction but also a key area of concern for Maitland residents.

It was also revealed that satisfaction with Council's level of communication with the community had a substantial impact on overall satisfaction with the performance of Council, meaning every interaction is an opportunity to improve satisfaction.

96%

rated their quality of life living in the Maitland LGA as good to excellent


35/45

services/facilities received a satisfaction score of 80% or more



What's most important?



Roads



Honesty/transparency



Long term planning



Creating a beautiful city and keeping our public spaces clean

Key drivers of overall satisfaction



Honesty/transparency



Leadership enabling the community to move forward



Opportunities to have a say



Financial management

Planning for +10


91%

of residents were at least somewhat satisfied with council's performance over the 12 months prior



10%
very
satisfied



47%
satisfied



34%
somewhat
satisfied



7%
not very
satisfied



2%
not at all
satisfied

OUR SERVICE REVIEWS

We strive to provide quality and inclusive services to our community. To achieve this, we continually assess ways to improve how services and projects are delivered and ensure they are delivered cost effectively, efficiently and sustainably.

Service review is a structured and systematic review of activities that make up a service area of Council. These reviews are vital processes to ensure our services are:

- **Appropriate** – services meet the current and future community needs and wants
- **Effective** – deliver targeted, better quality services in new ways
- **Efficient** – improves resource use and redirects savings to finance new or improved services
- **Quality** – provides services and assets to a standard guided by our community.

Our service review framework supports a continuous and process improvement culture, showing our commitment to delivering our services better and aligns with the Integrated Planning and Reporting (IPR) requirements of service reviews.

Our new service review approach supports Council to:

- drive commitment to continuous improvement
- identify opportunities for improvement and innovative solutions
- integrate the improvements into our daily operations and planning
- establish productivity and efficiency through service based analysis
- align service levels with community expectations and legislative requirements whilst balancing our resources.

Council will undertake the following service reviews in 2024-25:

- Events
- Visitor Information Centre
- Executive Leadership Team priorities

Building upon our service review framework, our Customer Driven Transformation program commenced in 2021 with a vision to deliver consistently great service regardless of how customers choose to interact with us.

The program draws together two pivotal plans; our Customer Experience Plan and Digital Transformation Strategy and Roadmap. The Customer Driven Transformation Strategy strives to:

- put our customers first in designing and delivering of our services and experiences
- using digital technologies and offline opportunities to make engagement with us easy
- empower our staff to deliver services in an efficient way by providing them with data and digital technologies to get things done.

The program has completed a range of significant milestones, with the review of services with high customer impact such as bins, facility bookings, rates, roads, footpaths and driveways. Taking a human centered design approach to these reviews, we have directly involved customers in designing how they prefer to interact with our services.

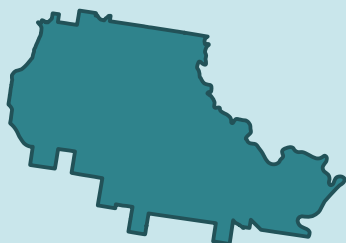


Planning for +10

Christmas Movie Night

OUR INFORMING STRATEGIES AND PLANS

HOW MAITLAND +10 FITS IN WITH OTHER STRATEGIES AND PLANS



DELIVERING AT A LOCAL LEVEL

Includes: local roads, parks, drainage, waste, libraries, events, community development and facilities

Local Strategic Planning Statement 2040+

Environmental Sustainability Strategy (2023-2030)

Disability Inclusion Action Plan (2023-2026)

Communication and Engagement Strategy (2022-2026)

Destination Management Plan (2020-2030)

Hunter Estuary Coastal Zone Management Plan (2017)

Customer Experience Plan (2019)

Digital Transformation Strategy and Roadmap (2021)

Local Housing Strategy 2041

Rural Lands Strategy 2041



DELIVERING AT THE REGIONAL LEVEL

Includes: regional planning, health and wellbeing, water catchment management

Hunter Regional Economic Development Strategy Update 2023

Hunter Regional Plan 2041

Greater Newcastle Metropolitan Plan 2036

Greater Newcastle Future Transport Plan 2056

Regional Water Strategy 2020

Hunter Joint Organisations Strategy (2022-2026)

Health District Plan Regional (2022-2032)



DELIVERING AT THE STATE LEVEL	DELIVERING AT THE NATIONAL LEVEL	DELIVERING AT A GLOBAL LEVEL
Includes: health, care (aged, child, disability), transport, education, employment, police	Includes: defence, immigration, taxation, communications, trade	Includes: environmental and social issues, political, health or economic crises
NSW Disability Inclusion Plan (2020-2024)	Australian Modern Manufacturing Strategy 2020	United Nations Sustainable Development Goals (SDGs)
Future Transport Strategy 2056	National Agreement on Closing the Gap 2020	Paris Climate Agreement
Net Zero Plan 2020-2030	Australia's Biodiversity and Conservation Strategy (2010-2030)	
	National Digital Economy Strategy 2030	
	Infrastructure Australia Strategy (2021-2025)	
	National Climate Resilience and Adaptation Strategy (2021-2025)	
	National Waste Policy and Action Plan 2019	

OUR PLAN ON A PAGE



1. LET'S CONNECT WITH EACH OTHER

1.1 To stay friendly, happy and proud as our city grows

Make our neighbourhoods great with spaces, activities and programs that connect us through participating in local arts, cultural and library activities and programs. We want to feel safe wherever we are, anytime of day or night.

1.2 To easily get to where we want to go

We will plan to meet the need of those using our roads and make it safe and easy to get around the city, no matter how we choose to travel.

1.3 To acknowledge First Nations peoples and their stewardship of the land within our city

Recognise and respect our First Nations peoples and their connection with the land and waterways for thousands of years.

1.4 To be healthy and active with access to local services and facilities

Ensure the community and health services and facilities we need are available as our population grows and changes. Expand and enhance formal education opportunities from preschool to post graduate and provide facilities that enable us to participate in recreational and sports activities, no matter our background, ability or age.

1.5 To celebrate what makes our city unique, our history, our people and our river

Understand and acknowledge the rich culture of our people and recognise the importance of our heritage buildings and precincts and embrace the Hunter River as an iconic part of our city.



2. LET'S CREATE OPPORTUNITIES

2.1 To shop and work locally

Access what we need in our local neighbourhoods and attract new and innovative industries and opportunities.

2.2 To afford the house we want in the neighbourhood we like

Access different housing options in new and old suburbs, villages and townships, manage growth sustainably while respecting our rural amenity and character.

2.3 To have Central Maitland as the vibrant heart of our city

Make Central Maitland the place to visit that is contemporary, vibrant and full of experiences.

2.4 To show off our city

Showcase our iconic attractions and experiences while promoting major facilities to attract events and activities and retain and promote our unique rural landscapes, farms and food markets.





3. LET'S LIVE SUSTAINABLY

3.1 To love and look after our great outdoors

Tread lightly while enjoying our areas of bushland and open spaces, protect our native plants and animals and improve the quality of our waterways and wetlands.

3.2 To reduce our reliance on non renewable natural resources

Learn how to positively contribute to our environmental wellbeing, at home and as a community.

3.3 To be ready in case of more hot days, storms and floods

Understand climate risks and our impacts and take action against these.

3.4 To reduce our waste

Limit the amount of waste we create and send to landfill.



4. LET'S ACHIEVE TOGETHER

4.1 To build trusted services

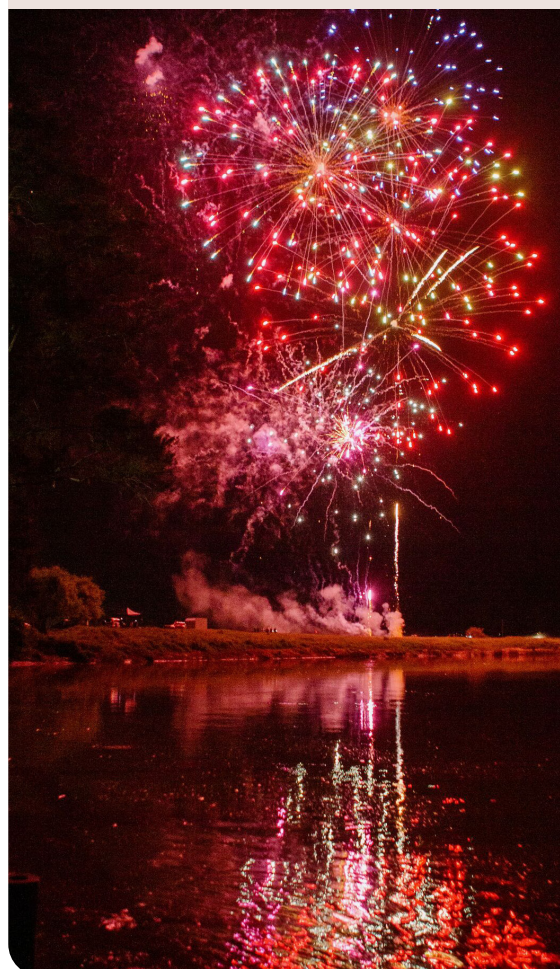
We build trusted services through transparent decision making informed by meaningful consultation and engagement.

4.2 To foster an engaged workforce

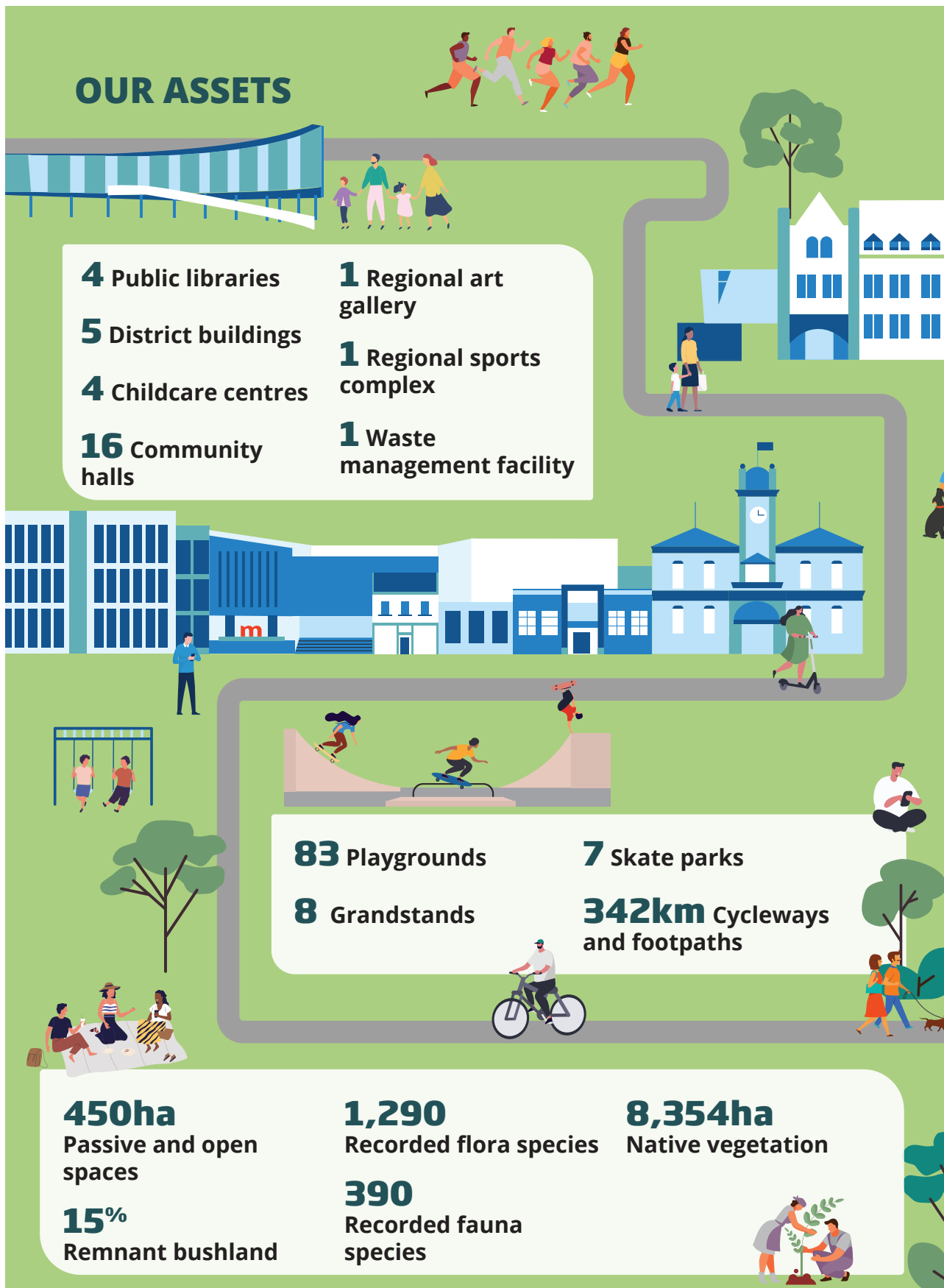
We foster an engaged workforce committed to development and growth, ensuring the wellbeing of our people.

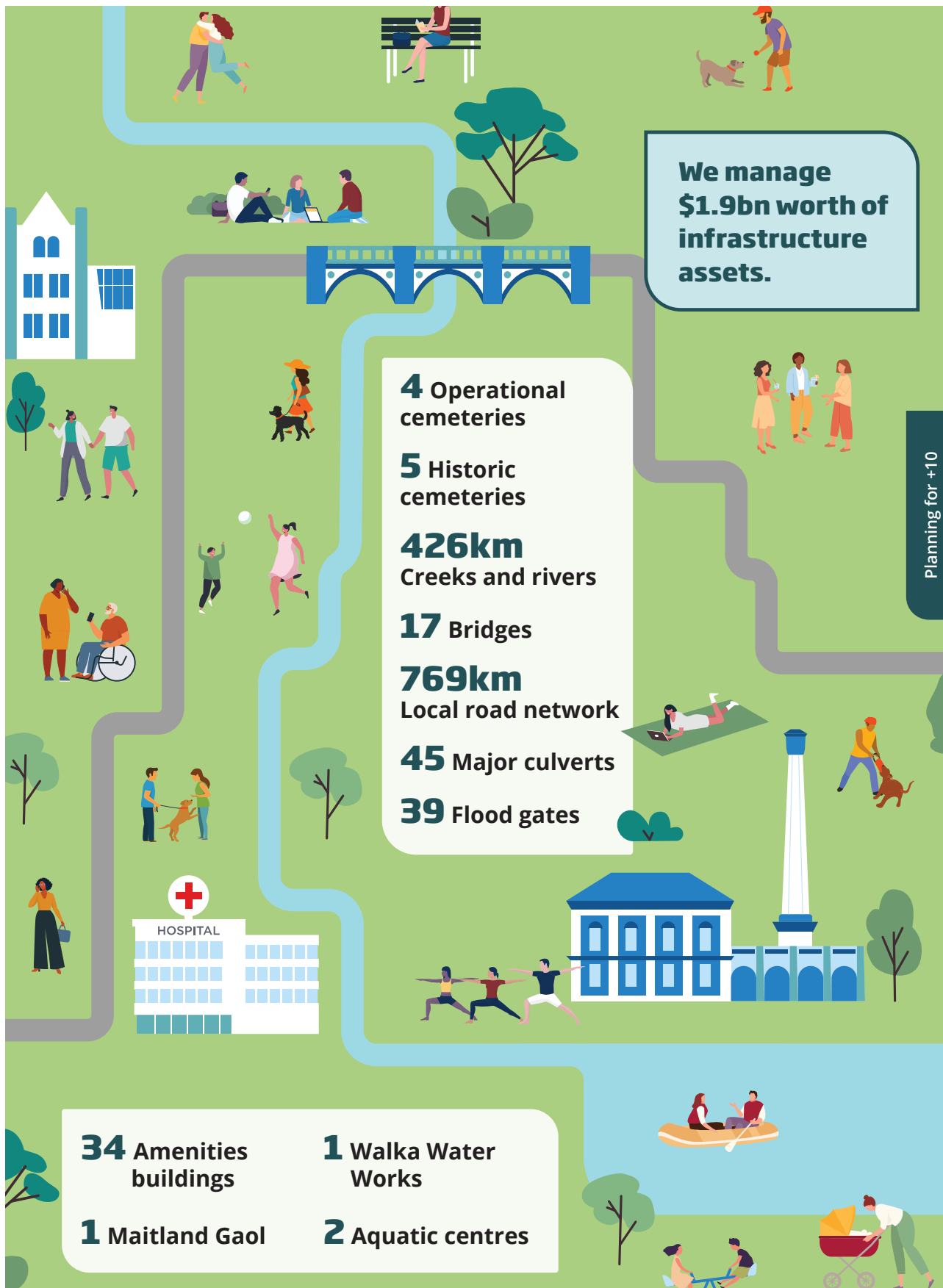
4.3 To create a resilient future

We create a resilient future through informed planning, leveraging innovation, technology and data to foster change.



Planning for +10







Your High Street, The Artful Intersection

OUR JOURNEY TO FINANCIAL RESILIENCE

Maitland City Council is on a journey towards not just financial sustainability but ongoing resilience for our organisation and our community. We are at the next phase in our journey committed to not just managing finances but navigating the economic challenges we face while we continue to deliver essential services to our community, build trust and ensure wellbeing.

Maitland welcomes around 2,000 new residents into our community each year which equates to approximately 2.4 per cent growth annually. Such high growth presents our council with some very distinct challenges, including increased demand for essential services and infrastructure to accommodate the expanding community. The recent growth has also seen around 1,000 new dwellings built each year.

Our current financial position reflects the challenges we face as we strive to balance the demands of our population growth with responsible financial management.

Our Long Term Financial Plan emphasises the importance of achieving a surplus operating budget while upholding our commitment to delivering essential services and infrastructure development. Addressing this challenge demands a strategic approach to effectively manage these pressures while upholding the service levels and infrastructure standards required and expected by our community.

Since 2010, the Independent Pricing and Regulatory Tribunal (IPART) has set the rate peg for councils across NSW. The current rate peg for Maitland was designated at five per cent in November 2023. This rate peg restricts the extent to which councils can raise revenue from rates annually, reinforcing the importance of adhering to responsible financial practices. Despite the limitations imposed by the rate peg, we remain committed to ensuring the sustainable delivery of essential services and infrastructure development for our expanding community.

To initiate this journey successfully, we recognise the importance of continuously assessing our service levels and ensuring responsible budgeting, resource allocation, innovation and embedding a culture of improvement. We recognise that we're just at the beginning of this stage of our journey however we remain committed to sustaining affordability for our residents while supporting prosperity and wellbeing.

The challenges also highlight the increased significance of generating revenue and requires exploring alternative income sources and optimising our existing resources. Diverse revenue, beyond rates, presents challenges for regional councils. While some councils possess the resources to develop additional non-rate revenue streams, such as income from parking facilities or commercial properties, many councils, particularly those in rural and regional areas, lack similar opportunities to generate revenue. Through diligent management and a proactive approach, we aspire to achieve sustainable support for our community's growth and development.

Accessing grants plays a crucial role in bolstering our financial resilience and ensuring the realisation of essential initiatives for the community's benefit. Our unwavering commitment to securing grant funding for capital and operational projects remains a key focus. These initiatives, enabled by successful grant contributions from Federal and State Governments, are pivotal for enhancing community wellbeing and lifestyle.

Through strategic planning, responsible financial management and a dedication to delivering our essential services, we remain committed to building financial resilience for the prosperity and wellbeing of the Maitland community.



Delivering Maitland +10

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- 58 | Theme 2: Let's create opportunities
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- 70 | Theme 4: Let's achieve together

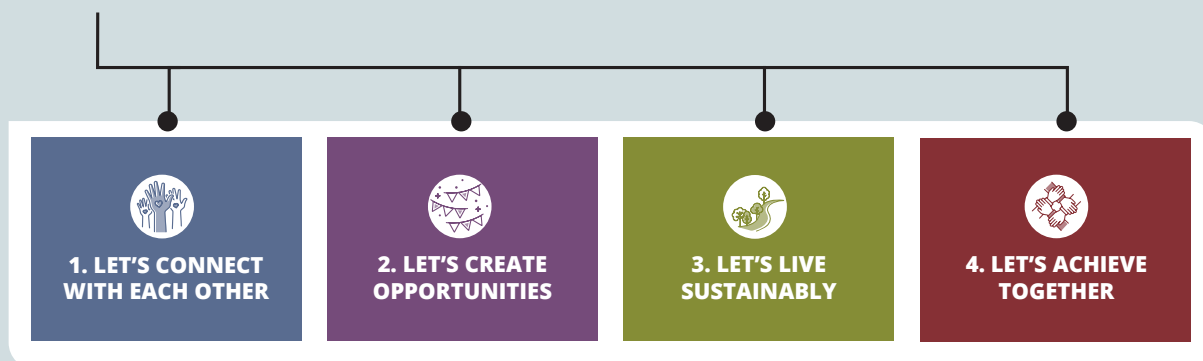


Maitland City Library

HOW TO READ THIS DOCUMENT

OUR COMMUNITY'S VISION

Our reporting documents including our Delivery Program and Operational Plan, are presented in the four themes of our Maitland +10.



OUR COMMITMENT OF DELIVERY TO THE COMMUNITY

These pages showcase how we will achieve our community outcomes, listing our informing strategies, services and indicators that help deliver the commitments outlined in our four year Delivery Program.

1. LET'S CONNECT WITH EACH OTHER

What our community wants:

- To stay friendly, happy and proud as our city grows.
- To easily get to where we want to go.
- To acknowledge First Nations peoples and their stewardship of the land within our city.
- To be healthy and active with access to local services and facilities.
- To celebrate what makes our city unique - our history, our people and our river.

INFORMING STRATEGIES
The following strategies have been developed to provide more specific and detailed guidance on the objectives of Let's Connect With Each Other. These include:

- Local Strategic Planning Statement
- Local Housing Strategy 2041
- Rural Lands Strategy 2021-2041

SERVICES HELPING DELIVER OUR OUTCOME

- Aquatic centres
- Asset management and planning
- Building projects and services
- Community planning and development
- Libraries and learning
- Parks and open spaces
- Roads and transport infrastructure

TOTAL FUNDING FOR 2024-25

KEY INITIATIVES

- Design of Melville Ford Bridge replacement
- Development of Maitland Aquatic Centre Masterplan
- Cooks Square Park amenities upgrade stage 2
- Major Chisholm and Thornton Road network improvements

DELIVERY INDICATORS
Delivery indicators show the high level impact of our service delivery on our city and community. We use these indicators to track progress and performance against our delivery program and to guide our decision making.

A Community Satisfaction Survey score greater than three indicates a higher number of satisfied respondents than the dissatisfied respondents. Scores greater than 3.5 indicate high satisfaction within the community. Maitland aims for community satisfaction levels above three.

DELIVERY INDICATOR	BASELINE
Community satisfaction with feeling welcome or connected in the community	New*
Community satisfaction with Maitland's community spaces, neighbourhoods and facilities being welcoming to all	New*
Community satisfaction with community and cultural programs	New*
Community satisfaction with accessibility of public transport	3.5
Community satisfaction with provision or number of pathways in your neighbourhood	3.41
Community satisfaction with accessibility of public spaces, facilities and programs	New*
Community satisfaction with heritage conservation	New*
Number of projects completed that improve accessibility for sports and recreation facilities	New*

OUR PLAN FOR ACTION

These pages showcase the actions we will undertake within our Operational Plan for the financial year 2024-25 that help deliver our Delivery Program objectives.

OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to connect with each other to deliver the following objectives and actions and measures.

Community Outcome

Delivery Program Objective

Operational Plan

1.1 TO STAY HAPPY, FRIENDLY AND PROUD AS OUR CITY GROWS

Make our neighbourhoods great with spaces, activities and programs that connect us through participating in local arts, cultural and library activities and programs. We want to feel safe wherever we are, anytime of day or night.

1.1.1 Welcome new residents and foster community connection

Actions	Strategy	Responsibility
1.1.1.1 Continue to engage and build connections with our multicultural community		Community & Recreation
1.1.1.2 Continue to welcome people to the city through our new resident initiatives		Strategic Planning

OUR ACCOUNTABILITY TO THE COMMUNITY

These pages showcase our services, the funding required to deliver them and the measures we use to help us understand how well we are performing.

To promote readability and accessibility, abbreviations and technical terminology have been kept to a minimum. The abbreviations and key terms used are explained below in plain English.



Increasing



Decreasing

This document will reference the *Local Government Act 1993* as Act.

Compared to previous data

Tables within this report use the following:

- \$k for thousand dollars
- \$m for million dollars
- \$bn for billion dollars
- NA for not applicable
- TBA for to be advised
- New* denotes where this data has not been collected in the past therefore baseline data will be collected this year.

Delivering +10



Let's connect with each other

Aquatic centres

Responsibility - Manager Community and Recreation

Our aquatic centres service offers year round access to our aquatic facilities, programs and services, ensuring health and wellbeing among residents, visitors and the community. Operating seven days a week, we manage two aquatic centres with indoor and outdoor pools. Providing a safe, inclusive and enjoyable environment for individuals of all ages and abilities to engage in aquatic activities, learn essential water safety skills and foster a sense of community.

SERVICE ELEMENTS:

- Aquatic Centre operations
- Aquatic Centre events and programs

OPERATIONAL BUDGET:

\$1,728,425	\$3,398,910	-\$1,670,485
Income	Expenditure	Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Visitation at aquatic centres	202,214	Increase
Efficiency	Cost per visitation	\$8.26	New*
Effectiveness	Level of satisfaction with our aquatic centres	4.08	Maintain

Asset management and planning

Responsibility - Manager Assets and Engineering

Our asset management and planning service facilitates informed decision making for Council regarding infrastructure investment, maintenance and upgrades. We oversee approximately \$1.9 billion in infrastructure assets across various classes, including roads, footpaths, drainage, buildings and recreational facilities. Prioritising safety, sustainability and cost effectiveness, we ensure efficient delivery of essential services.

SERVICE ELEMENTS:

- Asset planning
- Transport infrastructure and planning
- Civil design and projects
- Plant and equipment
- Subdivision and development engineering
- Flooding and drainage

OPERATIONAL BUDGET:

\$1,175,863	\$6,759,690	-\$5,583,827
Income	Expenditure	Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Value of assets managed	\$1.9bn	Maintain
Efficiency	Asset maintenance ratio	161.9%	>100%
Effectiveness	Percentage of asset within a satisfactory condition	89.3%	Maintain

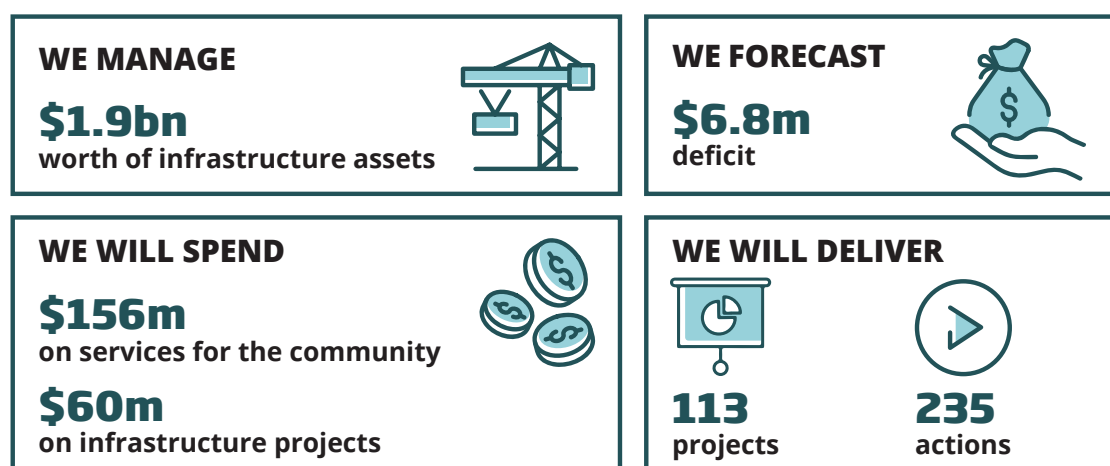
OUR OPERATIONAL PLAN 2024-25 SUMMARY

This year, we plan to spend \$156 million to provide services and facilities to more than 93,000 residents.

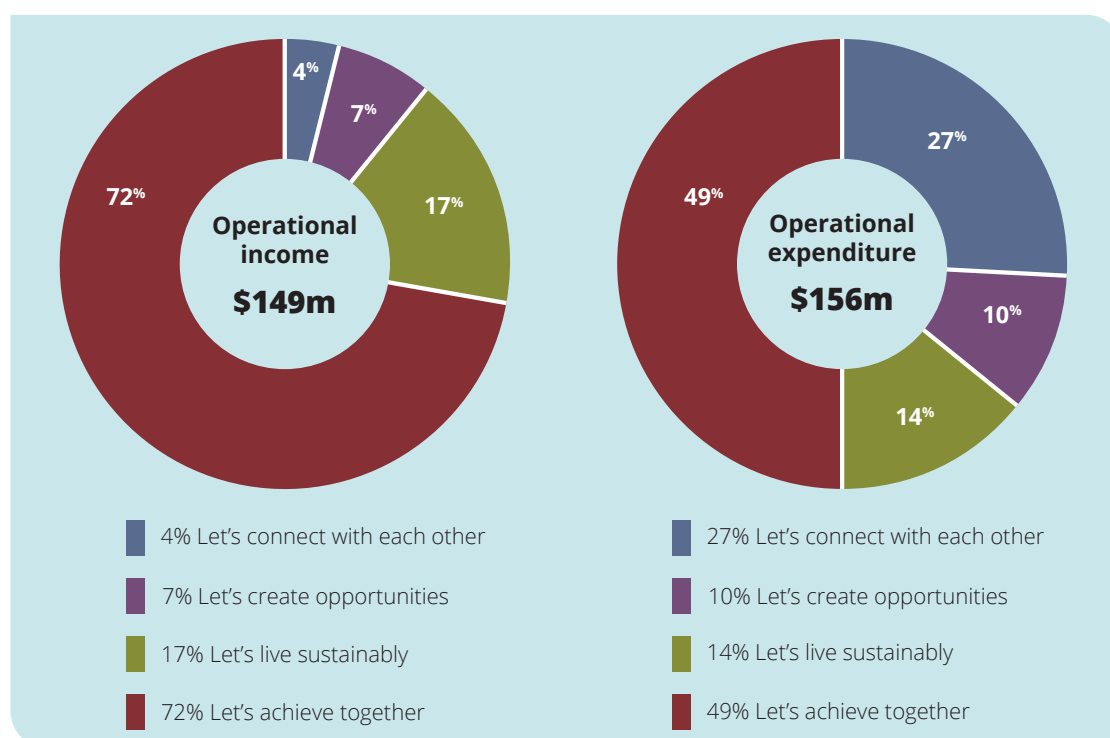
We will manage \$1.9 billion of assets, including roads, bridges, drains, halls, recreation and leisure facilities, libraries and parks to benefit the local and visiting community.

We generate income to fund services and facilities via rates on property, government grants, interest on investments and user charges.

Council spends this income on various activities, including construction, maintenance, wages, grants to the community, and other services like libraries, pools, art gallery programs and waste facilities.



A snapshot of our operating budget for 2024-25 against the four themes of Maitland +10 is provided below.



INCOME

Council rates are our primary funding source for the activities we undertake. In 2024-25, income from rates and annual charges will contribute \$114 million or 76 per cent. Council supplements rate revenue with grants and user fees to provide services, facilities and projects for the community. The *Local Government Act 1993* requires Council to deliver certain services while we provide other services and programs to meet community needs or expectations.

This year, our main source of operational and capital income, other than rates, is expected to be from grants and contributions of \$55 million or 29 per cent (including capital grants of \$42 million). We are expecting to receive \$42 million in capital grants that will support our infrastructure program, hence this number is not contained in the below operational income graph.

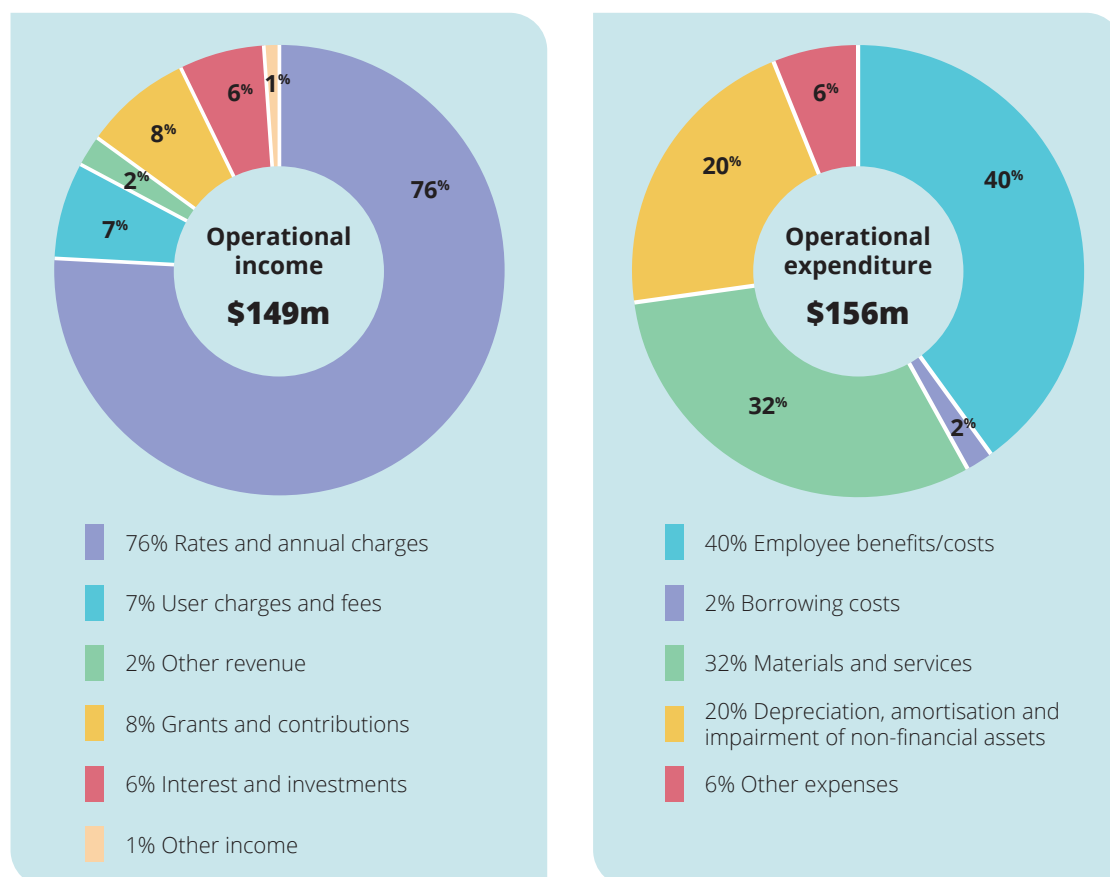
EXPENDITURE

During the financial year, we plan to spend \$156 million to deliver our services to the community through community and cultural facilities, including libraries, Maitland Regional Art Gallery, community centres, waste management, parks, recreation and sporting facilities and pools.

OPERATING RESULT

Council has budgeted \$156 million for essential services and facilities, exceeding projected income by \$6.8 million. A negative operating performance indicates that operational expenses surpass operational revenues, resulting in a financial deficit. In essence, for the reporting period in question, the council's day-to-day activities are not generating sufficient income to cover ongoing costs. This can be attributed to some specific one time expenses that will not be present in future years. These one time initiatives will help build future resilience, thereby contributing to a more balanced operational budget in the long term.

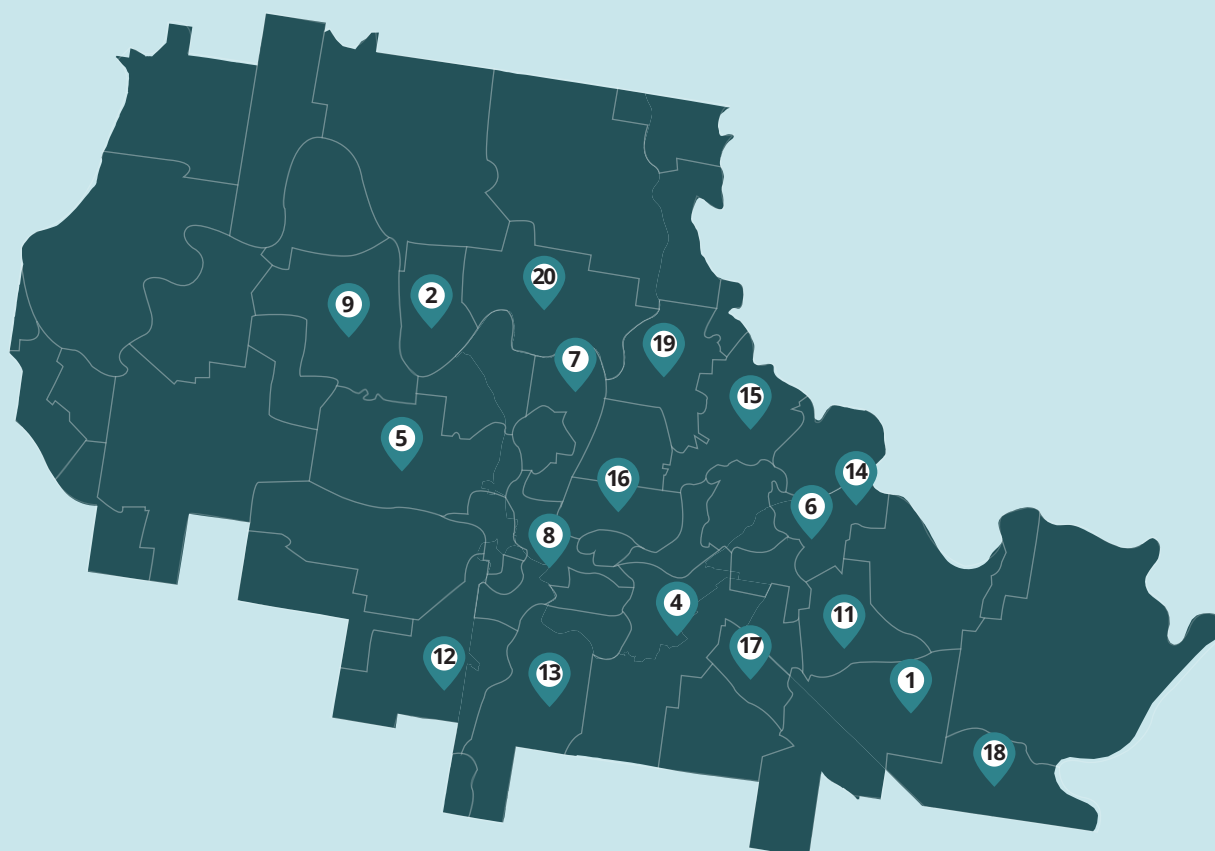
We recognise the importance of continuously assessing our service levels and ensuring responsible budgeting, resource allocation, innovative and embedding a culture of improvement.



OUR KEY PROJECT HIGHLIGHTS

The following shows some of our key project highlights that Council will be working on between July 2024 and June 2025.

3 10 Citywide



MAJOR PROJECTS OVER THE COUNCIL TERM

- Morpeth to Walka Water Works shared pathway stages
- Community centres at Tenambit and Chisholm
- Chisholm and Lochinvar sportsgrounds planning
- Thornton intersections and road upgrades
- Melville Ford Bridge replacement
- Walka Water Works remediation
- Staged upgrades at Maitland Resource Recovery Facility
- Remediation of former Anambah landfill
- Roy Jordan Oval skate park and playspace
- Harold Gregson Reserve*
- Maitland Administration Centre*
- Redevelopment of the Maitland Town Hall*
- Introduction of the bulky waste collection service*
- Customer Digital Transformation program

*completed projects

- | | |
|--|--|
| 1 Haussman Drive upgrades | 11 Athletics infrastructure improvements at Allan and Don Lawrence Field |
| 2 Melville Ford Bridge replacement | 12 Deliver an inclusive play space and skate park in Roy Jordan Oval |
| 3 Citywide stormwater CCTV survey | 13 Convert closed road to a cycleway at Dagworth Road |
| 4 Cooks Square Park amenities and changerooms stage 2 | 14 Renewal of courtyard and amenities and stables construction at Morpeth Museum |
| 5 Max McMahon Oval upgrades | 15 Turf upgrade at Ernie Jurd Oval |
| 6 Deliver Stage 2B of a shared pathway route from Walka Water Works to Morpeth | 16 Play equipment replacement at Keith Smith Reserve |
| 7 Walka Water Works site remediation | 17 Floodlighting improvements at Fieldsend Oval |
| 8 Shared pathway and facility lighting installation at Maitland Park | 18 Floodlighting upgrades at Fred Harvey Oval |
| 9 Implement and manage remediation action plan for the former Anambah landfill | 19 Play equipment replacement at Hunterglen Drive Park |
| 10 Chisholm sportsground | 20 Maitland Vale Road improvements |

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1. LET'S CONNECT WITH EACH OTHER

What our community wants:

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SERVICES HELPING DELIVER OUR OUTCOME



Aquatic centres



Asset management and planning



Building projects and services



Community planning and development



Libraries and learning

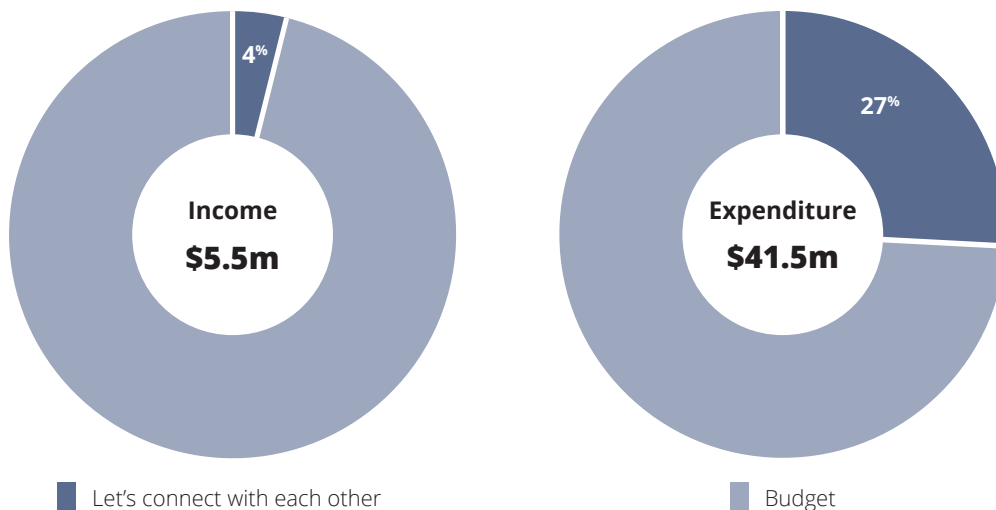


Parks and open spaces



Roads and transport infrastructure

TOTAL FUNDING FOR 2024-25



KEY INITIATIVES



Design of Melville Ford Bridge replacement



Development of Maitland Aquatic Centre Masterplan



Cooks Square Park amenities upgrade stage 2



Major Chisholm and Thornton Road network improvements

Delivering +10

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New* denotes where this data has not been collected in the past therefore baseline data will be collected this year.

OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to connect with each other to deliver the following objectives and actions and measures.

Community Outcome **Delivery Program Objective** **Operational Plan**

Strategy: This action is supporting the delivery of a strategy or plan, otherwise it supports the delivery of our business as usual services.

1.1 TO STAY HAPPY, FRIENDLY AND PROUD AS OUR CITY GROWS

Make our neighbourhoods great with spaces, activities and programs that connect us through participating in local arts, cultural and library activities and programs. We want to feel safe wherever we are, anytime of day or night.

1.1.1 Welcome new residents and foster community connection

Actions		Strategy	Responsibility
1.1.1.1	Continue to engage and build connections with our multicultural community		Community & Recreation
1.1.1.2	Continue to welcome people to the city through our new resident initiatives		Strategic Planning

1.1.2 Provide inclusive spaces where people can access services, and participate in a wide range of recreation, cultural and social activities

Actions		Strategy	Responsibility
1.1.2.1	Implement Woodberry, Metford, Telarah and Rutherford Neighbourhood Plan actions in collaboration with internal and external stakeholders	✓	Community & Recreation
1.1.2.2	Convene an Access and Inclusion Working Group within Council, made up of employees across departments to oversee the DIAP implementation	✓	
1.1.2.3	Review the Maitland Access and Inclusion Reference Group (AIRG) and promote awareness among staff and community members	✓	
1.1.2.4	Implement the actions of the Disability Inclusion Action Plan 2023-2026 (DIAP)	✓	
1.1.2.5	Develop a Community Infrastructure Strategy (CIS)	✓	
1.1.2.6	Develop a site plan and project initiation brief (PIB) for Sophia Waters	✓	
1.1.2.7	Develop a site plan for a Thornton North Community Centre and Library and investigate relocation of adjacent netball courts	✓	
1.1.2.8	Develop and deliver a memorial garden, using donated WW1 commemorative stones, at Judd Greedy Commemorative Garden, Gillieston Heights		
1.1.2.9	Undertake a site investigation study for future aquatic centres	✓	
1.1.2.10	Implement initiatives to increase usage and availability of our community centres		
1.1.2.11	Implement initiatives to increase usage of community spaces in the Maitland Town Hall		

1.1.2.12	Develop concept plans and costings to complete identified priority sports venues of Largs Oval Sportsground, Roy Jordan Sportsground, Beryl Humble Sportsground & Lochinvar Sports Complex, for funding opportunities	✓	Community & Recreation
1.1.2.13	Facilitate the establishment of community gardens within the Maitland LGA		
1.1.2.14	Deliver programmed maintenance and improvements across prioritised assets		Building Projects & Services

1.1.3 Improve the appearance and presentation of the city, supporting a sense of community pride

Actions	Strategy	Responsibility
1.1.3.1	Complete the installation of branded signage for the city	Building Projects & Services
1.1.3.2	Deliver a citywide graffiti removal program in partnership with Rotary	
1.1.3.3	Maintain New England Highway medians and verges under agreement with Transport for NSW	Works

1.1.4 Deliver vibrant and valued community events and programs

Actions	Strategy	Responsibility
1.1.4.1	Investigate new opportunities and continue to deliver neighbourhood events and place activation activities across our suburbs	Community & Recreation
1.1.4.2	Engage with our community to develop community programs	

1.1.5 Commence construction of new multipurpose centres at Thornton, Tenambit and Chisholm

Actions	Strategy	Responsibility
1.1.5.1	Commence delivery of a new multipurpose centre at Tenambit	Building Projects & Services
1.1.5.2	Commence delivery of a new multipurpose centre at Chisholm	

1.1.6 Enhance library facilities, content and collections to maximise opportunities for community connection and learning

Actions	Strategy	Responsibility
1.1.6.1	Create and deliver member and community promotional campaigns to increase participation with Maitland Libraries	Libraries & Learning
1.1.6.2	Deliver library service and physical space improvements to remove inclusion barriers	
1.1.6.3	Deliver new access initiatives through collection enhancements and member experiences	
1.1.6.4	Deliver online resources and access to collections and technologies through Maitland Libraries	
1.1.6.5	Manage library buildings and spaces, including meeting room hire	

1.1.7 Deliver contemporary and engaging art exhibitions and cultural programs to our community and visitors through Maitland Regional Art Gallery

Actions		Strategy	Responsibility
1.1.7.1	Identify potential additional streams of revenue for the Maitland Regional Art Gallery while continuing to reduce reliance on rate income		Maitland Regional Art Gallery
1.1.7.2	Provide a range of inclusive and accessible cultural and educational programs and partnerships that engage local artists, youth, students, First Nations, multicultural and disabled communities	✓	
1.1.7.3	Store and display the city's collection of art, including increasing the availability of online content through asset digitisation		
1.1.7.4	Provide opportunities to connect with and enjoy local, national and international artists, through a program of exhibitions, creative workshops and artistic programs		
1.1.7.5	Increase community engagement with the gallery through memberships, volunteering or engagement with online content		

1.1.8 Design and manage our public spaces to ensure people feel safe

Actions		Strategy	Responsibility
1.1.8.1	Increase the perception of safety through supporting increased night time place activation	✓	Community & Recreation

1.2 TO EASILY GET TO WHERE WE WANT TO GO

We will plan to meet the need of those using our roads and make it safe and easy to get around the city, no matter how we choose to travel.

1.2.1 Better align land use and transport planning to move toward the region's target of 15 minute neighbourhoods with access to housing, jobs, services and transport

Actions		Strategy	Responsibility
1.2.1.1	Participate in long term transport planning that supports the delivery of state and regional plans	✓	Assets & Engineering
1.2.1.2	Advocate to and engage with Transport for NSW on the long term management of city roads and road related infrastructure		

1.2.2 Work with the State Government to fund the timely maintenance and/or delivery of essential State infrastructure across the City and its urban release areas

Actions		Strategy	Responsibility
1.2.2.1	Continue to work with Transport for NSW to address the increasing traffic congestion along the New England Highway corridor	✓	Assets & Engineering
1.2.2.2	Work with Transport for NSW and other stakeholders to develop a Place Plan for Maitland LGA, focusing on the Eastern, Western and Central Precincts		
1.2.2.3	Represent community needs to the NSW Government in relation to funding and partnering for improvements to Raymond Terrace Road the corridor through Thornton linking Weakleys Drive and Raymond Terrace Road		Office of the General Manager

1.2.3 Develop and promote Council's long term program for road and related infrastructure, construction and maintenance			
Actions		Strategy	Responsibility
1.2.3.1	Promote Council's Infrastructure Program and major infrastructure projects via the web and other mediums to increase community awareness	✓	Communication, Marketing & Engagement
1.2.4 Make our roads safer through the timely delivery of road maintenance and safety programs			
Actions		Strategy	Responsibility
1.2.4.1	Deliver a road safety program, in accordance with funding provided by the State Government's Local Government Road Safety Program		Assets & Engineering
1.2.4.2	Review and update the Road Safety Action Plan	✓	
1.2.4.3	Progress construction of the Raymond Terrace and Government Road intersection upgrade at Thornton, in accordance with Council's works program and part funding received by the State Government Restart NSW program		Works
1.2.4.4	Deliver pump house control access road at Oakhampton Heights		
1.2.4.5	Deliver traffic facilities, such as pedestrian refuges and line marking, to support road user safety		
1.2.4.6	Deliver major road maintenance and construction programmed works at Luskintyre, Duckenfield, Gillieston Heights, Maitland Vale, Rutherford and Thornton		
1.2.4.7	Deliver citywide programmed urban and rural road maintenance, rehabilitation, resurfacing and renewal works		
1.2.4.8	Continue to progress the delivery of programmed improvements to the Thornton Road network		
1.2.4.9	Deliver programmed bridge and culvert maintenance and inspection works		
1.2.5 Continue to advocate for more and improved public transport services including stops and service frequency in areas of identified residential and economic growth			
Actions		Strategy	Responsibility
1.2.5.1	Advocate for more reliable, frequent and connected public transport services	✓	Assets & Engineering
1.2.6 Resolve parking and accessibility challenges in key community and recreation precincts			
Actions		Strategy	Responsibility
1.2.6.1	Deliver programmed car park maintenance and construction works	✓	Works
1.2.7 Replace the bridge at Melville Ford to improve access for residents			
Actions		Strategy	Responsibility
1.2.7.1	Remove and replace Melville Ford Bridge with a raised deck	✓	Works

1.3 TO ACKNOWLEDGE FIRST NATIONS PEOPLES AND THEIR STEWARDSHIP OF THE LAND WITHIN OUR CITY

Recognise and respect our First Nations peoples and their connection with the land and waterways for thousands of years.

1.3.1 Acknowledge and improve engagement with our indigenous community, the caretakers of the land, who have been looking after both land and waterways for thousands of years

Actions		Strategy	Responsibility
1.3.1.1	Continue to draw on information, guidance and strategic advice through a revised and representative Aboriginal Reference Group on matters relating to Aboriginal community, culture and heritage	✓	Community & Recreation
1.3.1.2	Engage with our Aboriginal community to progress the development and implementation of a Reflect Reconciliation Action Plan	✓	
1.3.1.3	Support the delivery of NAIDOC Week celebrations		

1.4 TO BE HEALTHY AND ACTIVE WITH ACCESS TO LOCAL SERVICES AND FACILITIES

Ensure the community and health services and facilities we need are available as our population grows and changes. Expand and enhance formal education opportunities from preschool to post graduate and provide facilities that enable us to participate in recreational and sports activities, no matter our background, ability or age.

1.4.1 Deliver Council's community health responsibilities

Actions		Strategy	Responsibility
1.4.1.1	Provide four free immunisation clinics each month for children up to four years of age, in line with the NSW immunisation schedule	✓	Environment & Sustainability
1.4.1.2	Investigate, enforce and educate the community on local laws, policies and guidelines as they refer to food safety and hygiene		Development & Compliance

1.4.2 Provide continued and improved cemetery services

Actions		Strategy	Responsibility
1.4.2.1	Prepare a project plan and cost estimates for the digitisation of cemetery records and headstones		Enterprise Architecture
1.4.2.2	Manage cemetery enquiries and the administration of cemetery records		
1.4.2.3	Identify and implement a prioritised program for the replacement and maintenance of cemetery fencing across the city, as required	✓	Building Projects & Services
1.4.2.4	Facilitate burials and ash interments at the city's four operational cemeteries		

1.4.3 Manage community assets in line with agreed levels of service as captured in asset management plans, policy and strategy

Actions		Strategy	Responsibility
1.4.3.1	Develop asset lifecycle plans for high priority assets	✓	Assets & Engineering
1.4.3.2	Review Council's asset planning suite of documents in line with our Asset Management Policy	✓	
1.4.3.3	Deliver the plant replacement program		
1.4.3.4	Develop a plan of management for community land, including Crown Land sites		Community & Recreation

1.4.4 Progress the delivery of improvements to Cooks Square Park

Actions		Strategy	Responsibility
1.4.4.1	Upgrade amenities and changerooms to provide gender inclusivity and accessibility, at Cooks Square Park, East Maitland, in accordance with funding provided by the State Government Stronger Country Communities Fund	✓	Building Projects & Services

1.4.5 Provide play spaces across the city to accommodate all age and ability groups

Actions		Strategy	Responsibility
1.4.5.1	Deliver programmed play space works across the city	✓	Works
1.4.5.2	Deliver an inclusive play space and skate park in Roy Jordan Oval, Gillieston Heights, in accordance with funding provided by the State Government's Places to Play Program	✓	

1.4.6 Construct, maintain and manage inclusive sport and recreation facilities across the city

Actions		Strategy	Responsibility
1.4.6.1	Commence delivery of the Chisholm sportsground	✓	Building Projects & Services
1.4.6.2	Commence delivery of the Max McMahon Oval building and facilities in Rutherford	✓	
1.4.6.3	Maintain and improve the quality of sportsground playing surfaces, lighting and facilities	✓	Works
1.4.6.4	Provide access to a range of community sporting and recreation facilities that support various sporting pursuits, through scheduled bookings for sporting clubs, schools and other parties		Community & Recreation
1.4.6.5	Manage the booking and use of the Maitland Regional Sports Complex, including the Maitland Regional Sportsground and Maitland Regional Athletics Centre grounds and function rooms		

1.4.7 Plan and build more shared pathways that connect sites and centres via walking and riding, both within the Maitland local government area and regionally

Actions		Strategy	Responsibility
1.4.7.1	Continue to work with Transport for NSW on shared path link from Hillgate Drive to Settlers Boulevard on Raymond Terrace Road		Assets & Engineering
1.4.7.2	Develop a concept plan identifying a shared pathway route across the city including Rutherford to Walka Water Works, Walka Water Works to Central Maitland, Maitland to Morpeth and identify funding to deliver the section from Walka to Central Maitland	✓	
1.4.7.3	Deliver Stage 2B of a shared pathway route from Walka Water Works to Morpeth, linking Steamer Street to Queens Wharf Road via Morpeth Road, in accordance with funding provided by the State Government's Resources for Regions Fund	✓	
1.4.7.4	Continue the delivery of improved shared pathway connections between Chisholm and Thornton, including construction of a shared pathway between Hillgate Drive and Allan and Don Lawrence Field, Thornton	✓	
1.4.7.5	Review and update the Pedestrian Access and Mobility Plan together with Maitland Bicycle Plan	✓	
1.4.7.6	Deliver programmed pathway maintenance works		Works

1.4.8 Operate Council's aquatics service in line with community needs

Actions		Strategy	Responsibility
1.4.8.1	Operate community pools in compliance with NSW Health, Royal Life Saving NSW and Workplace Health and Safety requirement		Community & Recreation
1.4.8.2	Deliver a range of inclusive and accessible aquatics programs, including learn to swim, swim and survive, and fitness and squad programs		

1.4.9 Plan for the long term management and improvement of the Maitland Park precinct

Actions		Strategy	Responsibility
1.4.9.1	Commence the design and delivery for the Maitland Park Cricket Net Complex and identify funding sources	✓	Community & Recreation
1.4.9.2	Review and update the Plan of Management (PoM) for Maitland Park		
1.4.9.3	Install shared pathway and facility lighting around Maitland Park and commence placement of flood lighting on the outer fields in accordance with funding provided by the State Government Stronger Country Communities Fund		Works

1.4.10 Work in partnership with the State Government to remediate and improve the Walka Water Works Precinct

Actions		Strategy	Responsibility
1.4.10.1	Deliver Walka Water Works site remediation as funded by Crown Lands	✓	Building Projects & Services

1.4.11 Progress the delivery of the Maitland Aquatics Masterplan, including new and inclusive amenities			
Actions		Strategy	Responsibility
1.4.11.1	Finalise Maitland Aquatic Strategy	✓	Community & Recreation
1.4.11.2	Development of Maitland Aquatic Centre Master Plan	✓	

1.4.12 Plan for and facilitate the development of an expanded health precinct at the East Maitland catalyst area			
Actions		Strategy	Responsibility
1.4.12.1	Work in partnership with State Agencies to finalise the East Maitland Structure Plan and Infrastructure Needs Analysis	✓	Strategic Planning

1.4.13 Advocate for the provision of education facilities and services that meet current and anticipated community growth			
Actions		Strategy	Responsibility
1.4.13.1	Deliver engaging programming to foster literacy development and lifelong learning opportunities	✓	Libraries & Learning

1.5 TO CELEBRATE WHAT MAKES OUR CITY UNIQUE - OUR HISTORY, OUR PEOPLE AND OUR RIVER

Understand and acknowledge the rich culture of our people and recognise the importance of our heritage buildings and precincts and embrace the Hunter River as an iconic part of our city.

1.5.1 Curate and promote our unique history through our collections, museums and experiences			
Actions		Strategy	Responsibility
1.5.1.1	Promote our unique history to attract visitors and investment		Strategic Planning
1.5.1.2	Continue to deliver projects from the Maitland Heritage Interpretation Master Plan, including plans for post markers and shopfront projections	✓	Community & Recreation

1.5.2 Support the recording of stories and development of new narratives about Maitland's identity			
Actions		Strategy	Responsibility
1.5.2.1	Deliver actions from the Open Minds Open Museums plan	✓	Libraries & Learning
1.5.2.2	Commemorate the 70th anniversary of the 1955 Maitland Flood		Community & Recreation

1.5.3 Support a modern approach to the interpretation of our city's built heritage through development controls and incentives			
Actions		Strategy	Responsibility
1.5.3.1	Administer the Maitland Heritage Group		Strategic Planning
1.5.3.2	Conserve the city's heritage items through a heritage incentive program, providing matching funding for works approved within the guidelines of the Local Heritage Fund, and a heritage works grant program to undertake restoration, interpretation and improvement		
1.5.3.3	Continue implementation of the Central Maitland Heritage Interpretation Plan	✓	
1.5.3.4	Prepare a citywide Cemetery Heritage Interpretation Plan		
1.5.3.5	Promote the heritage of Maitland through publications		
1.5.4 Manage Council's heritage assets, including our buildings and cemeteries, in line with community expectations			
Actions		Strategy	Responsibility
1.5.4.1	Deliver improvement and restoration works at Morpeth Museum	✓	Building Projects & Services
1.5.5 Improve facilities at the Steamfest Rally Ground			
Actions		Strategy	Responsibility
1.5.5.1	Continue to support the delivery of Steamfest and support of the Steamfest working group		Community & Recreation



Delivering +10

Morpeth Bridge



2. LET'S CREATE OPPORTUNITIES

What our community wants:

- 2.1 To shop and work locally.
- 2.2 To afford the house in the neighbourhood we like.
- 2.3 To have Central Maitland as the vibrant heart of our city.
- 2.4 To show off our city.

INFORMING STRATEGIES

The following strategies have been developed to provide more specific and detailed guidance on the objectives of Let's Create Opportunities. These include:



- Economic Development Strategy
- Employment Lands Strategy

SERVICES HELPING DELIVER OUR OUTCOME



City and visitor economy



City events and activation



Development and compliance



Land use planning

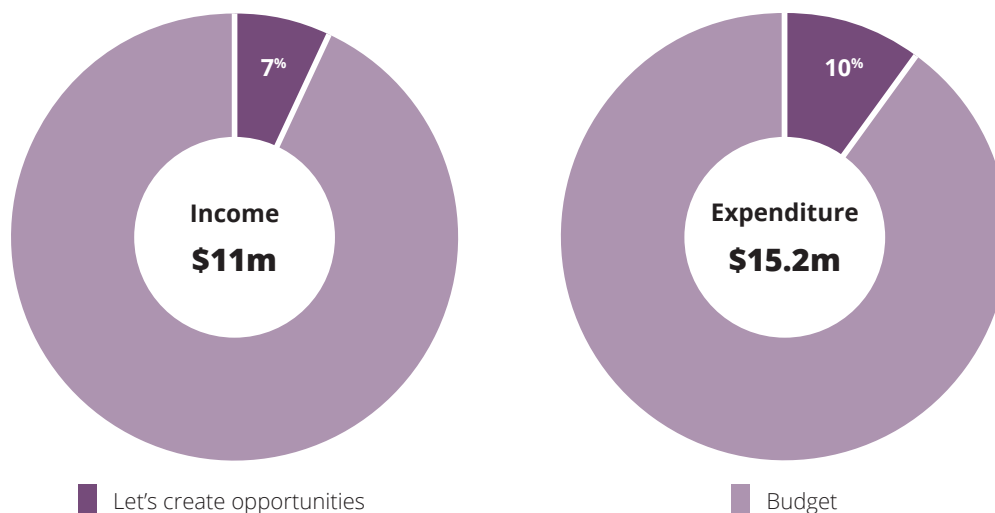


Maitland Regional Art Gallery



Major venues and facilities

TOTAL FUNDING FOR 2024-25



KEY INITIATIVES



Develop an Economic Development Strategy



Commence an Employment Lands Strategy



Review Local Strategic Planning Statement



Deliver our flagship events

Delivering +10

DELIVERY INDICATORS

Delivery indicators show the high level impact of our service delivery on our city and community.

We use these indicators to track progress and performance against our delivery program and to guide our decision making.

A Community Satisfaction Survey score greater than three indicates a higher number of satisfied respondents than the dissatisfied respondents. Scores greater than 3.5 indicate high satisfaction within the community. Maitland aims for community satisfaction levels above three.

DELIVERY INDICATOR	BASELINE
Community satisfaction with promotion of the city	3.64
Community satisfaction with business community development and tourism	New*
Community satisfaction with meaningful employment opportunities across LGA	3.41
Community satisfaction with availability of diverse housing options	New*
Community satisfaction with the Levee lifestyle precinct	3.9
Number of attendees at flagship events	130,000
Number of active businesses in Maitland	5,740
Number of major events at our major venues	New*

New* denotes where this data has not been collected in the past therefore baseline data will be collected this year.

OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to connect with each other to deliver the following objectives and actions and measures.

 **Community Outcome**

 **Delivery Program Objective**

 **Operational Plan**

Strategy: This action is supporting the delivery of a strategy or plan, otherwise it supports the delivery of our business as usual services.

2.1 TO SHOP AND WORK LOCALLY

Access what we need in our local neighbourhoods and attract new and innovative industries and opportunities.

2.1.1 Review existing Development Contribution Plans (7.11) in line with State Government changes, to allow for improvements to local facilities and services required within areas of urban and commercial growth

Actions		Strategy	Responsibility
2.1.1.1	Negotiate and facilitate planning agreements including Works In Kind agreements		Strategic Planning
2.1.1.2	Prepare, administer and update Development Contribution Plans	✓	
2.1.1.3	Prioritise and facilitate delivery of infrastructure identified in Council's repealed and current S7.11 Contributions Plans using funds held in Council's S7.11 Reserve, and where appropriate, facilitate grant readiness	✓	

2.1.2 Plan for employment land to support projected growth

Actions		Strategy	Responsibility
2.1.2.1	Develop an Employment Lands Strategy for exhibition that identifies how and where employment lands will be provided across the city	✓	Strategic Planning

2.1.3 Complete and implement a new approach to economic development

Actions		Strategy	Responsibility
2.1.3.1	Develop a City Economy Strategy to support economic and social growth	✓	Strategic Planning

2.2 TO AFFORD THE HOUSE IN THE NEIGHBOURHOOD WE LIKE

Access different housing options in new and old suburbs, villages and townships, manage growth sustainably while respecting our rural amenity and character.

2.2.1 Implement a Local Housing Strategy that identifies how and where housing will be provided across the city

Actions		Strategy	Responsibility
2.2.1.1	Facilitate the Local Urban Development Program to monitor the supply of residential and employment land across the city	✓	Strategic Planning
2.2.1.2	Implement the actions of the Local Housing Strategy and the Rural Land Strategy	✓	

2.2.2 Manage guidelines for appropriate design and construction of major subdivisions			
Actions		Strategy	Responsibility
2.2.2.1	Commence development of Urban Design Guidelines to improve outcomes for Special Precincts and Urban Release Areas	✓	Strategic Planning
2.2.2.2	Deliver civil infrastructure projects that support the development of Urban Release Areas		Assets & Engineering
2.2.2.3	Provide advice on development applications for transport and drainage standards		
2.2.2.4	Assess developer works in new subdivisions to ensure compliance with approved plans		

2.2.3 Deliver development assessment approach that supports development in new and established areas			
Actions		Strategy	Responsibility
2.2.3.1	Assess scoping and planning proposals against the adopted Planning Framework, and refer these for determination by the state government as required		Strategic Planning
2.2.3.2	Provide heritage, development contributions, urban design, and strategic planning advice on development applications and work programs and to the community, and engage with planning reforms of the State and Federal Governments		
2.2.3.3	Provide advice and receive and assess planning applications, including the provision of electronic lodgement and processing, and the issuing of planning property certificates		Development & Compliance
2.2.3.4	Receive and assess construction certificates, including mandatory inspections, fire safety, on site sewage and issuing of relevant certificates		
2.2.3.5	Prepare a contaminated land information system		Environment & Sustainability
2.2.3.6	Provide environmental impact advice on development and rezoning applications		

2.2.4 Review the city's Development Control Plan and Local Environmental Plan			
Actions		Strategy	Responsibility
2.2.4.1	Facilitate a rolling review of the Maitland Local Environmental Plan and Maitland Development Control Plan	✓	Strategic Planning

2.2.5 Update city's planning and engineering policies and guidelines to ensure a contemporary legislated framework to guide development activities			
Actions		Strategy	Responsibility
2.2.5.1	Commence and complete a review of Council's Manual of Engineering Standards which sets the engineering guidelines and drawings for major subdivision testing and construction	✓	Assets & Engineering
2.2.5.2	Commence a review of the Local Strategic Planning Statement	✓	Strategic Planning

2.3 TO HAVE CENTRAL MAITLAND AS THE VIBRANT HEART OF OUR CITY

Make Central Maitland the place to visit that is contemporary, vibrant and full of experiences.

2.3.1 Continue to promote and market the business and shopping opportunities within Central Maitland

Actions		Strategy	Responsibility
2.3.1.1	Support the delivery of a range of events and public programs in Central Maitland, including night time events	✓	Community & Recreation
2.3.1.2	Develop guidelines for the use of the public spaces within The Levee		
2.3.1.3	Deliver a marketing and activity plan for The Levee which delivers marketing campaigns, promotions and activities		Communication, Marketing & Engagement

2.3.2 Continue to deliver infrastructure improvements in Central Maitland

Actions		Strategy	Responsibility
2.3.2.1	Deliver the Central Maitland Sports Precinct signage	✓	Building Projects & Services

2.3.3 Deliver car parking improvements in Central Maitland

Actions		Strategy	Responsibility
2.3.3.1	Improve the number of and accessibility of car parking in Central Maitland	✓	Assets & Engineering

2.4 TO SHOW OFF OUR CITY

Showcase our iconic attractions and experiences while promoting major facilities to attract events and activities and retain and promote our unique rural landscapes, farms and food markets.

2.4.1 Deliver flagship events and place activation programs

Actions		Strategy	Responsibility
2.4.1.1	Deliver an annual program of events	✓	Community & Recreation
2.4.1.2	Plan and deliver expanded Riverlights Multicultural Festival in line with the Multicultural NSW Funding		

2.4.2 Progress the implementation of the Maitland Destination Management Plan

Actions		Strategy	Responsibility
2.4.2.1	Facilitate accommodation development opportunities to increase the supply of visitor accommodation	✓	Strategic Planning
2.4.2.2	Implement the outcomes of the visitor information services review and continue to provide a visitor information service		

2.4.3 Progress the delivery of Maitland Gaol Development Plan			
Actions		Strategy	Responsibility
2.4.3.1	Progress application for the works of the Maitland Gaol through to DA submission	✓	Community & Recreation
2.4.4 Operate Maitland Gaol as an iconic tourism destination, driven by its unique heritage and innovative experiences			
Actions		Strategy	Responsibility
2.4.4.1	Present findings from the Maitland Gaol assessment to guide plans for the future use of the site	✓	Community & Recreation
2.4.5 Support visitor experience at Morpeth			
Actions		Strategy	Responsibility
2.4.5.1	Partner with the 'It Must be Morpeth' Business Association to establish Morpeth as a priority destination hub in line with the Destination Management Plan	✓	Strategic Planning
2.4.6 Support opportunities for agritourism across the city, including access to local and seasonal produce and farm gate experiences			
Actions		Strategy	Responsibility
2.4.6.1	Identify education, planning and promotional pathways for agritourism and deliver actions to develop and grow the industry	✓	Strategic Planning
2.4.7 Attract major events and increase utilisation of major venues including the Maitland Regional Sports Complex, Maitland Regional Art Gallery and Maitland Town Hall			
Actions		Strategy	Responsibility
2.4.7.1	Review Council's annual flagship event program		Community & Recreation
2.4.7.2	Attract significant national and regional sporting and cultural events		
2.4.7.3	Provide guidance and opportunities for external event organisers to host events		



3. LET'S LIVE SUSTAINABLY

What our community wants:

- 3.1 To love and look after our outdoors.
- 3.2 To reduce our reliance on non-renewable natural resources.
- 3.3 To be ready for more hot days, storms and floods.
- 3.4 To reduce our waste.

INFORMING STRATEGIES

The following strategy has been developed to provide more specific and detailed guidance on the objectives of Let's Live Sustainably.



- **Environmental Sustainability Strategy**

SERVICES HELPING DELIVER OUR OUTCOME



Emergency management

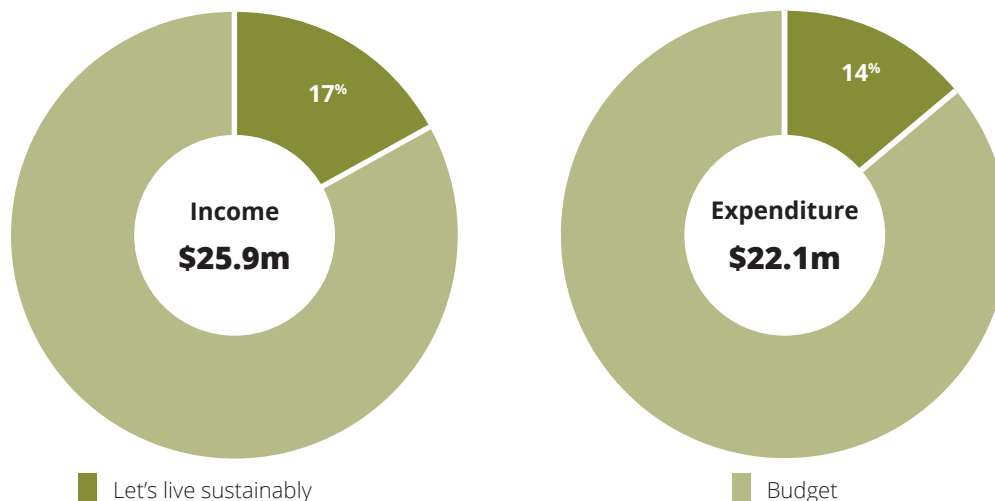


Environmental management



Waste management

TOTAL FUNDING FOR 2024-25



KEY INITIATIVES



Continue the on demand bulky waste management service



Deliver tree planting at strategic locations across the city



Continue the RecycleSmart collection program



Hunter River Estuary and Coastal Management Plan

Delivering +10

DELIVERY INDICATORS

Delivery indicators show the high level impact of our service delivery on our city and community.

We use these indicators to track progress and performance against our delivery program and to guide our decision making.

A Community Satisfaction Survey score greater than three indicates a higher number of satisfied respondents than the dissatisfied respondents. Scores greater than 3.5 indicate high satisfaction within the community. Maitland aims for community satisfaction levels above three.

DELIVERY INDICATOR	BASELINE
Hectares of native vegetation in the LGA	8,534 ha
Water quality along the river and in the catchments	New*
Water usage in Council facilities	106,829 kL**
Number of EV or hybrid vehicles in council fleet	27 hybrid vehicles
Canopy cover percentage in residential areas	15.6%
CO2 emissions from councils operations per year (50% by 2030)	9,313 tonnes CO2**
Level of community preparedness for natural hazards (prepared or very prepared)	3.71
Waste diversion from landfill	38%

New* denotes where this data has not been collected in the past therefore baseline data will be collected this year.

** data is from 2019-20

OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to connect with each other to deliver the following objectives and actions and measures.

Community Outcome

Delivery Program Objective

Operational Plan

Strategy: This action is supporting the delivery of a strategy or plan, otherwise it supports the delivery of our business as usual services.

3.1 TO LOVE AND LOOK AFTER OUR OUTDOORS

Tread lightly while enjoying our areas of bushland and open spaces, protect our native plants and animals and improve the quality of our waterways and wetlands.

3.1.1 Promote opportunities to access public bushland and open space across the city

Actions	Strategy	Responsibility
3.1.1.1 Continue opportunities for the community to be involved in Landcare on public land and conservation projects	✓	Environment & Sustainability

3.1.2 Retain areas of bushland and open space, including wildlife corridors

Actions	Strategy	Responsibility
3.1.2.1 Investigate mechanisms to facilitate restoration outcomes through the Biodiversity Offset Scheme and the opportunity to establish environmental stewardship sites	✓	Environment & Sustainability
3.1.2.2 Undertake citywide wildlife corridor fauna surveys and prepare plans and guidance for corridor improvement	✓	

3.1.3 Manage revegetation and the control of weeds and invasive animals in public natural spaces

Actions	Strategy	Responsibility
3.1.3.1 Maintain priority weeds on public and private land, to manage their negative impact on our environment		Works
3.1.3.2 Provide care for seized, lost and abandoned pets and animals through Maitland Animal Management Facility		Development & Compliance

3.1.4 Improve the management of stormwater to protect homes, improve water quality and mitigate water wastage

Actions	Strategy	Responsibility
3.1.4.1 Deliver tree planting at strategic locations across the city	✓	Environment & Sustainability
3.1.4.2 Look after our wetlands and lagoons by monitoring water quality, and implementing signage to advise on appropriate site usage		
3.1.4.3 Deliver programmed drainage works to improve their ability to deal with localised flooding events		Works

3.1.5 Partner with relevant parties to protect, enhance, maintain and restore river and wetland health and amenity through the development and delivery of a Hunter River Estuary Coastal Management Plan

Actions	Strategy	Responsibility
3.1.5.1 Deliver a Hunter River education project, 'Vibrant River', in accordance with funding provided by the State Government Coastal and Estuary Grants Program	✓	Environment & Sustainability

3.2 TO REDUCE OUR RELIANCE ON NON-RENEWABLE NATURAL RESOURCES

Learn how to positively contribute to our environmental wellbeing, at home and as a community.

3.2.1 Provide opportunities to participate in environmental learning activities and programs

Actions	Strategy	Responsibility
3.2.1.1 Deliver a Green Communities program of information and events, including our school programs and environmental youth forum	✓	Environment & Sustainability
3.2.1.2 Deliver Landcare program in accordance with Council's Landcare Policy	✓	

3.2.2 Implement solutions that reduce our reliance on non-renewable natural resources

Actions	Strategy	Responsibility
3.2.2.1 Identify water and energy initiatives for Council assets	✓	Environment & Sustainability
3.2.2.2 Monitor energy use at our facilities, and install building and lighting upgrades as identified to maximise use of renewable energy	✓	Building Projects & Services

3.2.3 Develop a remediation action plan for former landfill sites

Actions	Strategy	Responsibility
3.2.3.1 Implement and manage remediation action plan for the former Anambah landfill		Environment & Sustainability

3.3 TO BE READY FOR MORE HOT DAYS, STORMS AND FLOODS

Understand climate risks and our impacts and take action against these.

3.3.1 Address urban heat island effects through increased tree planting and retention across the city

Actions	Strategy	Responsibility
3.3.1.1 Work with the community to restore and improve the integrity of local ecosystems in accordance with funding provided by the NSW Environmental Trust including the Flying fox home base project at Earthcare Park, Tenambit		Environment & Sustainability
3.3.1.2 Develop and implement a comprehensive Biodiversity Offset Policy	✓	
3.3.1.3 Encourage community involvement in environmental initiatives, through seedling giveaways and tree planting events	✓	
3.3.1.4 Develop strategic initiatives to support increased tree canopy cover and reduce urban heat across selected Council managed lands	✓	
3.3.1.5 Increase street tree planting on roadsides and community spaces	✓	Works

Delivering +10

3.3.2 Support the State Government's commitment to the reduction of greenhouse gas emissions and use of fossil fuel

Actions		Strategy	Responsibility
3.3.2.1	Monitor water and energy use at select Council sites, and develop and implement site specific water and energy efficiency programs where high use is detected	✓	Environment & Sustainability
3.3.2.2	Participate in the development of a Hunter Regional Electric Vehicle (EV) charging regional strategy with the Hunter JO and Hunter Councils and develop a local approach to its implementation	✓	

3.3.3 Participate in partnerships and seek grant funding to achieve climate change action

Actions		Strategy	Responsibility
3.3.3.1	Develop local climate resilience policy for locations affected by heat, fire and flooding	✓	Environment & Sustainability
3.3.3.2	Take a regional approach to environmental sustainability, working with other Hunter councils on projects to increase our environmental resilience		

3.3.4 Ensure Council is appropriately managing the risk to current and future residents on land impacted by flooding

Actions		Strategy	Responsibility
3.3.4.1	Revise the Maitland Floodplain Risk Management Study and Plan for the whole of Maitland LGA in accordance with the NSW floodplain risk management process, pending the availability of funding	✓	Environment & Sustainability
3.3.4.2	Improve the availability of flood mapping data for the Maitland community		
3.3.4.3	Install flood warning signage on major evacuation routes		Works

3.4 TO REDUCE OUR WASTE

Limit the amount of waste we create and send to landfill.

3.4.1 Support the State Government's commitment to diversion of waste from landfill

Actions		Strategy	Responsibility
3.4.1.1	Reduce the amount of waste produced at Council events		Community & Recreation
3.4.1.2	Develop technical guidance and monitoring tools to support the use of circular economy enabled goods and services	✓	Environment & Sustainability
3.4.1.3	Provide community recycling and reuse education, workshops and programs	✓	
3.4.1.4	Continue the RecycleSmart collection program to increase recycling of problem wastes	✓	

3.4.2 Deliver a sustainable waste management collection and disposal service			
Actions		Strategy	Responsibility
3.4.2.1	Commence a review for the long term use of the tip face and remediation of the Maitland Resource Recovery Facility landfill	✓	Environment & Sustainability
3.4.2.2	Develop an Asset Management Plan for Waste Services	✓	Assets & Engineering
3.4.2.3	Provide additional resource recovery options at our waste and recycling centres	✓	Environment & Sustainability
3.4.2.4	Operate the Maitland Resource Recovery Facility		
3.4.2.5	Provide general waste, organics and recycling collection services		
3.4.2.6	Deliver an on demand bulky waste management service and engage the community on the correct use of this service		
3.4.3 Increase focus on eliminating litter and illegal dumping			
Actions		Strategy	Responsibility
3.4.3.1	Collect waste and investigate illegal dumping activities, at the same time educating our community on alternatives for getting rid of problem waste, like mattresses, tyres and furniture	✓	Environment & Sustainability
3.4.4 Complete construction of the Mount Vincent Waste Transfer Station			
Actions		Strategy	Responsibility
3.4.4.1	Progress the staged delivery of the Waste Management Centre upgrade	✓	Environment & Sustainability
3.4.5 Implement waste service changes, including the introduction of Food Organics and Garden Organics (FOGO) collection			
Actions		Strategy	Responsibility
3.4.5.1	Deliver a community education program to introduce the Food Organics Garden Organics service	✓	Environment & Sustainability
3.4.5.2	Roll out kitchen caddies and liners to all residential premises in preparation for the food organics service	✓	



4. LET'S ACHIEVE TOGETHER

What our community wants:

- 4.1 To build trusted services.
- 4.2 To foster an engaged workforce.
- 4.3 To create a resilient future.





INFORMING STRATEGIES

The following strategies have been developed to provide more specific and detailed guidance on the objectives of Let's Achieve Together. These include:

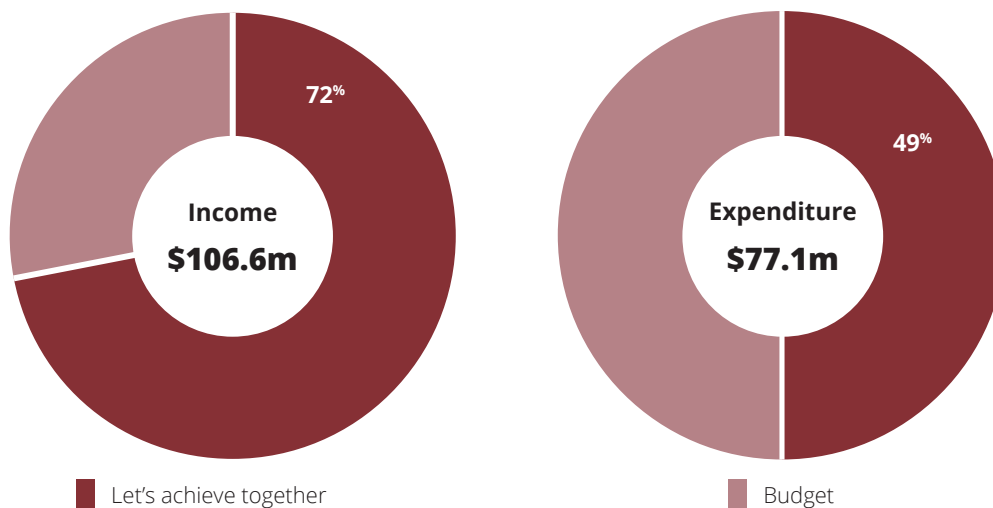


- **Communication and Engagement Strategy 2022**
- **Resourcing Maitland +10 including our Long Term Financial Plan 2023-2032, Workforce Management Plan 2022-2026, Asset Management Strategy 2022-2032 and Asset Management Plans 2022**

SERVICES HELPING DELIVER OUR OUTCOME

-  Community engagement
-  Corporate strategy
-  Customer experience
-  Digital information and security services
-  Finance and property
-  Governance and leadership
-  Marketing and communication
-  People and culture
-  Risk, safety and wellbeing

TOTAL FUNDING FOR 2024-25



KEY INITIATIVES



Implement an Enterprise Resource Management system



Develop a new Community Strategic Plan



Embedding our new approach to risk and improvement



Delivering a Councillor Induction program

Delivering +10

DELIVERY INDICATORS

Delivery indicators show the high level impact of our service delivery on our city and community.

We use these indicators to track progress and performance against our delivery program and to guide our decision making.

A Community Satisfaction Survey score greater than three indicates a higher number of satisfied respondents than the dissatisfied respondents. Scores greater than 3.5 indicate high satisfaction within the community. Maitland aims for community satisfaction levels above three.

DELIVERY INDICATOR	BASELINE
Community satisfaction with opportunities to have their say on Council's planning	3.2
Number of community engagement activities and participants	83 activities, 11,053 participants
Overall emotional wellbeing of staff - percentage of respondents feeling supported in their wellbeing	65%
Overall employee engagement score - percentage of respondents indicating they are engaged	74%
All 6 Financial Performance Ratios met	4 out of 6
Number of staff participating in professional development opportunities	New*
Number of service reviews completed	New*
Number of technology efficiency improvements	New*

New* denotes where this data has not been collected in the past therefore baseline data will be collected this year.

OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to connect with each other to deliver the following objectives and actions and measures.

Community Outcome **Delivery Program Objective** **Operational Plan**

Strategy: This action is supporting the delivery of a strategy or plan, otherwise it supports the delivery of our business as usual services.

4.1 TO BUILD TRUSTED SERVICES

We build trusted services through transparent decision making informed by meaningful consultation and engagement.

4.1.1 Meaningful consultation and engagement

Actions		Strategy	Responsibility
4.1.1.1	Continue to develop an online engagement space to support our ongoing conversation with the community	✓	Communication, Marketing & Engagement
4.1.1.2	Actively engage with hard to reach groups to increase involvement in Council's decision making	✓	
4.1.1.3	Review Council's Communication and Engagement Strategy	✓	
4.1.1.4	Develop and implement a program of activities and promotions for Local Government Week		Office of the General Manager

4.1.2 Trusted customer experience

Actions		Strategy	Responsibility
4.1.2.1	Proactively share clear, consistent, accessible and relevant information, leading to an understanding of our actions and decisions by celebrating the success of Council and the community through sharing positive stories across communication channels	✓	Communication, Marketing & Engagement
4.1.2.2	Continue to deliver the 10 service model concepts identified in the Customer Experience Plan	✓	Digital & Customer
4.1.2.3	Operate Council's Customer Experience Team	✓	
4.1.2.4	Continue to redesign our customer service interactions based on feedback received from our staff and customers that will generate efficiencies, increase productivity and improve customer interactions with Council and their experience across the city	✓	
4.1.2.5	Continue to progress the programs of work identified within Council's Digital Capability and Capacity Strategy and Roadmap, under the Customer Driven Transformation Program, to improve customer experience	✓	
4.1.2.6	Deliver and enhance digital services that enable self service and are user friendly, consistent, accessible, intuitive and easy for customers to use	✓	
4.1.2.7	Continue to progressively rollout new and improved services through the MyCouncil self service portal	✓	

4.1.3 Transparent decision making		
Actions	Strategy	Responsibility
4.1.3.1 Complete a review of Council committees		Office of the General Manager
4.1.3.2 Support meetings of Council through legislative advice, production of agendas and minutes and administrative support		
4.1.3.3 Administer Councillor Expenses and Facilities Policy		
4.1.3.4 Appropriately manage the investment of funds in accordance with legislative requirements		Finance & Procurement
4.1.3.5 Manage the receipt and expenditure of funding in line with legislated requirements		
4.1.3.6 Complete annual financial statement and audit processes in line with legislated requirements		Chief Financial Officer & Property
4.1.3.7 Review Council's community and operational land and buildings for potential disposal including exploring the merits of establishing an Asset Disposal and Acquisition Committee		
4.1.3.8 Control and manage Council owned properties to ensure effective use of the assets		
4.1.3.9 Provide accurate and current advice on all property matters to stakeholders and have a strategic view on properties for acquisition and/or disposal		
4.1.3.10 Celebrate our achievements with open and accountable reporting to our community on our projects and services outlined in the Delivery Program		Corporate Planning & Performance
4.1.3.11 Ensure a consistent approach and management of legal risk across the organisation		Enterprise Risk, Health & Safety
4.1.3.12 Embed an Enterprise Risk Management Framework including assurance planning		
4.1.3.13 Maintain an internal audit function delivering four internal audits per year		

Delivering +10

4.2 TO FOSTER AN ENGAGED WORKFORCE

We foster an engaged workforce committed to development and growth, ensuring the wellbeing of our people.

4.2.1 Excellence in leadership		
Actions	Strategy	Responsibility
4.2.1.1 Investigate options for a new Leadership Development Program for leaders at all levels that also fosters emerging leaders as part of Council's succession planning	✓	Organisational Development
4.2.1.2 Implement programs on mental health and wellbeing to minimise psychosocial risks and ensure staff feel safe in our workplace	✓	Enterprise Risk, Health & Safety
4.2.1.3 Develop program of induction for councillors about roles and responsibilities including code of conduct, planning responsibilities, IPR, financial and more		Corporate Planning & Performance

4.2.1.4	Provide opportunities for councillors to develop their local government knowledge, experience and skills via a professional development and learning program		Office of the General Manager
4.2.1.5	Engage with, and advocate to, our regional, state and federal politicians and departments to identify and deliver opportunities to deliver our Community Strategic Plan		
4.2.1.6	Continue to represent the views of stakeholders at relevant forums		

4.2.2 Collaborative organisation

Actions		Strategy	Responsibility
4.2.2.1	Investigate, enforce and educate the community on local laws, policies and guidelines, including food safety, swimming pools, parking, animal control, illegal dumping, development compliance, beauty services and abandoned vehicles		Development & Compliance
4.2.2.2	Deliver Council's Section 356 Community Grants Program, including sponsorships, annual community grants, commemorative and recognised days and high achievers		Community & Recreation
4.2.2.3	Promote Council's health and wellbeing programs to maximise staff awareness and engagement with programs provided to support improved health outcomes	✓	Enterprise Risk, Health & Safety
4.2.2.4	Join member councils at the Hunter Joint Organisation to deliver a regional approach to planning for our economic, environmental and social future		Office of the General Manager
4.2.2.5	Prepare and deliver a corporate volunteer policy and framework, and recognition of service		Human Resources
4.2.2.6	Deliver a program of business development functions, initiatives, trader networking and education programs to support business development and attraction		Strategic Planning

4.2.3 Development and growth of our people

Actions		Strategy	Responsibility
4.2.3.1	Empower and build staff capacity across the organisation in grant application and management		Corporate Planning & Performance
4.2.3.2	Refine our attraction, selection and retention methods to enhance customer experience, streamline operations and incorporate forward thinking sourcing strategies to meet future skill needs within the Council	✓	Human Resources
4.2.3.3	Review induction and onboarding programs for new and promoted employees	✓	
4.2.3.4	Review Council's competency framework including leadership roles with a focus on core capabilities	✓	Organisational Development
4.2.3.5	Implement a Learning Management System (LMS) to ensure our workforce have the core capabilities required to enable Council to deliver on our commitments to the community	✓	
4.2.3.6	Review Council's performance development and review system	✓	

4.3 TO CREATE A RESILIENT FUTURE

We create a resilient future through informed planning, leveraging innovation, technology and data to foster change.

4.3.1 Leverage technology and data			
Actions		Strategy	Responsibility
4.3.1.1	Provide technology and equipment that supports workplace efficiency and effectiveness to improve customer experience	✓	ICT Operations
4.3.1.2	Design and implement secure, adaptable IT solutions that support the delivery of Council's strategic outcomes	✓	Enterprise Architecture
4.3.1.3	Deliver the program of works for the Growing Cultural and Community Spaces portfolio under the Customer Driven Transformation	✓	Digital & Customer
4.3.1.4	Deliver the program of works for the Intelligent Asset Management portfolio under the Customer Driven Transformation	✓	
4.3.1.5	Deliver the program of works for the Sustainable Future portfolio under the Customer Driven Transformation	✓	
4.3.1.6	Deliver the program of works for the Connected Workforce portfolio under the Customer Driven Transformation	✓	
4.3.1.7	Deliver the program of works for the Business Performance Stewardship portfolio under the Customer Driven Transformation	✓	
4.3.1.8	Deliver the program of works for the Customer Experience portfolio under the Customer Driven Transformation	✓	Enterprise Risk, Health & Safety
4.3.1.9	Continued review and enhancement of Council's WHS Management systems to enable staff to easily meet their WHS responsibilities through intuitive and accessible systems	✓	

4.3.2 Informed planning			
Actions		Strategy	Responsibility
4.3.2.1	Deliver Council services within available financial resources and in compliance with local government performance benchmarks		Chief Financial Officer & Property
4.3.2.2	Align Council's strategic priorities to appropriate state and federal government funding opportunities to provide prioritised new infrastructure, programs or events for the city		Corporate Planning & Performance
4.3.2.3	Deliver a revitalised Community Strategic Plan that aligns with our strategic framework and ensure that both staff and newly elected councillors are aware of its priorities		
4.3.2.4	Develop Council's Delivery Program and Operational Plan by applying an integrated and collaborative approach that aligns the priorities of Maitland +10		
4.3.2.5	Work with Lower Hunter councils and stakeholders to revise the Hunter Estuary and Coastal Zone Management Plan	✓	Environment & Sustainability
4.3.2.6	Assist our community to prepare for, respond to and recover from emergency events through joining with key agencies to develop and maintain emergency plans		Works

Delivering +10

4.3.3 Culture of improvement and innovation			
Actions		Strategy	Responsibility
4.3.3.1	Manage Council's Audit, Risk and Improvement Committee in accordance with regulations		Enterprise Risk, Health & Safety
4.3.3.2	Undertake a consolidation of Council's brands		Communication, Marketing & Engagement
4.3.3.3	Use Council's Service Review Framework to implement a continuous improvement program to increase efficiencies in our service delivery		Corporate Planning & Performance



Delivering +10



Supporting Maitland +10

- 80 | Our services
- 96 | Our budget
- 99 | Our Infrastructure Program
- 107 | Resourcing Maitland +10
- 110 | Our revenue policy
- 117 | Our fees and charges



Burton Automotive Hunter Valley Steamfest

OUR SERVICES

Our services are crucial to help Council deliver on key outcomes to the community and are vital for ensuring we are open and transparent in our reporting and decision making. We strive to provide quality and inclusive services to our community.

SERVICE DEFINITIONS AND INDICATORS

- **Services** - are the various activities, functions and facilities we provide for our community, employees and other organisations. The purpose of these services is typically to deliver community outcomes and/or facilitate the operations of the organisation.
- **Service elements** - are a group of activities or tasks that are performed to deliver Council services effectively.
- **Workload** - shows the amount of service delivered.
- **Efficiency** - how well the service resources are utilised (time, money, materials)
- **Effectiveness** - how well its meeting its purpose of the service

Note: the data shown throughout this section is from 2022-23 unless otherwise specified.

New*: means targets will be set after 12 months of data collection.



Let's connect with each other



Aquatic centres

Responsibility - Manager Community and Recreation

Our aquatic centres service offers year round access to our aquatic facilities, programs and services, ensuring health and wellbeing among residents, visitors and the community. Operating seven days a week, we manage two aquatic centres with indoor and outdoor pools. Providing a safe, inclusive and enjoyable environment for individuals of all ages and abilities to engage in aquatic activities, learn essential water safety skills and foster a sense of community.

SERVICE ELEMENTS:

- Aquatic Centre operations
- Aquatic Centre events and programs

OPERATIONAL BUDGET:

\$1,728,425

Income

\$3,398,910

Expenditure

-\$1,670,485

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Visitation at aquatic centres	202,214	Increase
Efficiency	Cost of service per visit	\$8.26	New*
Effectiveness	Level of satisfaction with our aquatic centres	4.08	Maintain



Asset management and planning

Responsibility - Manager Assets and Engineering

Our asset management and planning service facilitates informed decision making for Council regarding infrastructure investment, maintenance and upgrades. We oversee approximately \$1.9 billion in infrastructure assets across various classes, including roads, footpaths, drainage, buildings, and recreational facilities. Prioritising safety, sustainability and cost effectiveness, we ensure efficient delivery of essential services.

SERVICE ELEMENTS:

- Asset planning
- Transport infrastructure and planning
- Civil design and projects
- Plant and equipment
- Subdivision and development engineering
- Flooding and drainage

OPERATIONAL BUDGET:

\$1,175,863

Income

\$6,699,690

Expenditure

-\$5,523,827

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Value of assets managed	\$1.9bn	Maintain
Efficiency	Asset maintenance ratio	161.9%	>100%
Effectiveness	Percentage of asset within a satisfactory condition	89.3%	Maintain



Building projects and services

Responsibility - Manager Building Projects and Services

Our building projects and services encompass planning, design and construction of new buildings, facilities and infrastructure, to meet the evolving needs of our community. We provide specialised technical services on engineering matters related to development, recreational facilities, flooding, drainage, transport, traffic, road safety and road infrastructure, ensuring the sustainable growth and enhancement of our local area.

SERVICE ELEMENTS:

- Building services
- Building delivery
- Building design
- Cemeteries

OPERATIONAL BUDGET:

\$0

Income

\$4,639,478

Expenditure

-\$4,639,478

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of new building infrastructure projects initiated	New*	New*
Efficiency	Percentage of building infrastructure projects completed within budget to total projects initiated	New*	New*
Effectiveness	Percentage of building infrastructure projects completed on schedule	New*	New*

Supporting +10



Community planning and development

Responsibility - Manager Community and Recreation

Our community planning and development service collaborates with the community and partners to foster a connected, inclusive, and empowered community. We facilitate community planning to meet current and future community needs, ensuring a sustainable community.

SERVICE ELEMENTS:

- Community planning
- Community grants program
- Community health
- Community partnerships
- Community programs

OPERATIONAL BUDGET:

\$0

Income

\$1,088,496

Expenditure

-\$1,088,496

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Deliver two week long community celebrations	Two	Maintain
Efficiency	Value of capacity build with community grants	\$108,000	Increase
Effectiveness	Community satisfaction with provision of services and opportunities for young people, older people, other hard to reach groups	3.36	Maintain



Libraries and learning

Responsibility - Manager Libraries and Learning

Our libraries and learning service connect our community to information, knowledge, and ideas. We support lifelong learning and literacy through diverse programs, events and collections, including the promotion and care of our community's heritage. We provide access and support to technology to meet evolving digital literacy needs and provide spaces for people to meet, relax, share and be inspired.

SERVICE ELEMENTS:

- Library spaces and places (operations)
- Technologies and inclusion
- Connected communities
- Community heritage

OPERATIONAL BUDGET:

\$386,062

Income

\$2,898,001

Expenditure

-\$2,511,939

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of visitors to Libraries and library website	343,610	Increase
Efficiency	Cost of service per visitor	\$7.31	Decrease
Effectiveness	Community satisfaction with library service	4.22	Maintain



Parks and open spaces

Responsibility - Manager Works

Our parks and open spaces service oversees the management and planning of various open spaces, including parks, playgrounds, skate parks and recreational facilities. With a focus on enhancing our connection to nature and promoting an active lifestyle, we aim to provide accessible and well maintained spaces for community. Our responsibilities include the maintenance of trees, weed control and the provision of amenities for recreational activities. We manage 83 playgrounds, seven skate parks, eight grandstands and 450 hectares of open spaces.

SERVICE ELEMENTS:

- Park and open space maintenance
- Tree management
- Passive and active recreation planning
- Sportsground management
- Weed management

OPERATIONAL BUDGET:

\$349,916

Income

\$7,923,240

Expenditure

-\$7,573,324

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Hectares of passive and open space maintained	450ha	Maintain
Efficiency	Percentage of open space and recreational assets within a satisfactory condition	96.7%	Maintain
Effectiveness	Community satisfaction with our parks and sports facilities	3.75, 3.86	Maintain



Roads and transport infrastructure

Responsibility - Manager Works

Our roads and transport infrastructure service is responsible for the construction, rehabilitation and maintenance of Council's road network, car parks, footpaths, cycleways, bridges, culverts, structures, retaining walls, guardrails and drainage systems. We ensure these assets are safe, accessible and efficient to meet current and future community needs. We manage 17 bridges, 769km of local roads, 45 major culverts and 39 flood gates.

SERVICE ELEMENTS:

- Road maintenance
- Traffic facilities
- Road corridor management
- Bridge and large culverts maintenance
- Shared pathways and footpaths
- Major road construction
- Car parks
- Kerb and guttering
- Drainage and flood infrastructure

OPERATIONAL BUDGET:

\$1,907,390

Income

\$15,800,445

Expenditure

-\$13,893,055

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of kms of road maintained	769km	New
Efficiency	Percentage of roads within a satisfactory condition	97.8%	New
Effectiveness	Community satisfaction with maintenance of local roads	2.58	Maintain

Supporting +10



Let's create opportunities



City and visitor economy

Responsibility - Manager Strategic Planning

Our city and visitor economy service strategically drives economic development initiatives to establish Maitland as an attractive hub for residents, businesses and visitors alike. We collaborate with industry partners to stimulate sustainable economic growth, employment generation and resilience and enhance Maitland's appeal as a vibrant destination.

SERVICE ELEMENTS:

- Investment attraction and retention
- Place making
- Walka Water Works
- Business engagement and development
- Destination development

OPERATIONAL BUDGET:

\$6,000

Income

\$855,168

Expenditure

-\$849,168

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of business events held	3	4
Efficiency	Number of active businesses in Maitland	5,740	Increase
Effectiveness	Average spend per visit (domestic)	\$187	Increase



City events and activation

Responsibility - Manager Community and Recreation

Our city events and activation service delivers a range of community events, place activation initiatives, and activities to enhance Maitland's identity, reputation, and visitor economy. Through celebrations of culture, history, local producers, and more, we foster opportunities for community connection and contribution, enriching our city.

SERVICE ELEMENTS:

- Flagship events
- Events development and attraction
- Central Maitland public programs
- Community and civic events
- Place activation

OPERATIONAL BUDGET:

\$671,865

Income

\$2,550,996

Expenditure

-\$1,879,131

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number attendees at flagship events	130,000	Increase
Efficiency	Net cost of service per attendee	\$14.45	New*
Effectiveness	Community satisfaction with events and place activation	3.93	Maintain



Development and compliance

Responsibility - Manager Development and Compliance

Our development and compliance service undertakes the assessment and determination of development applications, construction certificates, complying development, building and subdivision certificates. We ensure alignment with state, regional and local planning policies, guiding and facilitating sustainable growth while considering social, economic and environmental factors. Additionally, we monitor and enforce compliance, addressing non-compliance relating to development, public health and the environment. Education and community awareness programs are integral to our efforts.

SERVICE ELEMENTS:

- Development
- Compliance
- Maitland Animal Management Facility
- Fire safety
- Environmental health
- Rangers

OPERATIONAL BUDGET:

\$4,158,324

Income

\$6,484,614

Expenditure

-\$2,326,290

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of development applications assessed	1,189 (DAs lodged)	Maintain
Efficiency	Maintain net median determination time for DAs under Premier's target	30 days	< 40 days
Effectiveness	Community satisfaction with the processing of development applications	3.19	Increase



Land use planning

Responsibility - Manager Strategic Planning

Our land use planning service considers federal, state, regional and local environmental legislation and policies to provide comprehensive land use planning solutions. Our services include precinct planning, preparation and assessment of planning proposals, local environmental plans and development control plans. We also prioritise heritage management, planning studies and the management of developer contributions and planning certificates. We manage an average income of \$16 million per year in developer contributions. By integrating community needs and infrastructure planning, we ensure that Maitland evolves in a sustainable manner, balancing the preservation of our built and natural environment.

SERVICE ELEMENTS:

- Strategic planning
- Floodplain management
- Heritage conservation
- Development contributions

OPERATIONAL BUDGET:

\$496,000

Income

\$1,458,326

Expenditure

-\$962,326

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of planning proposals under assessment	New*	New*
Efficiency	Percentage of planning proposals meeting DPHI timeframes	New*	New*
Effectiveness	Community satisfaction with long term planning	3.1	Maintain

Supporting +10



Maitland Regional Art Gallery

Responsibility - Gallery Director

Our Maitland Regional Art Gallery (MRAG) service delivers innovative and engaging art exhibitions and dynamic cultural programs with an entrenched sense of pride and connection to our rich cultural heritage. We foster an atmosphere of creativity, learning and idea exchange. Our service encompasses managing and preserving our diverse art collection, ensuring its accessibility and longevity for present and future generations.

SERVICE ELEMENTS:

- Gallery operations
- Collection management and conservation
- Cultural programs and creative learning

OPERATIONAL BUDGET:

\$466,588

Income

\$1,715,554

Expenditure

-\$1,248,966

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Visitation at Maitland Regional Art Gallery	61,900	Increase
Efficiency	Frequency of activities, exhibitions and programs	New*	Increase
Effectiveness	Community satisfaction with the Maitland Regional Art Gallery	4.38	Maintain



Major venues and facilities

Responsibility - Manager Community and Recreation

Our major venues and facilities service manages the operation, effective management and continuous development of key venues and facilities. We ensure these spaces are optimally utilised to foster community connections, economic growth and cultural enrichment. Our service is dedicated to enhancing accessibility and inclusivity across all major venues and facilities.

SERVICE ELEMENTS:

- Community centre operations
- Sporting and recreation facility operations
- Walka Water Works
- Maitland Administration Centre and Town Hall operations
- Maitland Gaol

OPERATIONAL BUDGET:

\$933,006

Income

\$2,471,080

Expenditure

-\$1,538,074

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Hours of usage for major venues and facilities	New*	New*
Efficiency	Resource utilisation ratio (total available hours/booked hours)	New*	New*
Effectiveness	Community satisfaction with major venues and facilities	4.12	Maintain



Supporting +10

Soundswell, Morpeth



Let's live sustainably



Emergency management

Responsibility - Emergency Management Coordinator

Our emergency management service ensures readiness across prevention, preparedness, response, and recovery phases. We empower the community through training, coordinate swift responses during crises and facilitate comprehensive recovery efforts to build resilience.

SERVICE ELEMENTS:

- Emergency management

OPERATIONAL BUDGET:

\$55,120

Income

\$1,782,807

Expenditure

-\$1,727,687

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of meetings, workshops or opportunities to support preparedness, resilience and recovery	10	Maintain
Efficiency	Number of agencies attending meetings, workshops and excercises for emergency preparedness	12	Maintain
Effectiveness	Community satisfaction with emergency and disaster management response	3.71	Maintain



Environmental management

Responsibility - Manager Environment and Sustainability

Our environment and sustainability service collaborates with the community to protect and enhance the local environment. We support resilience to natural hazards and changing climate through environmental monitoring, tree planting programs and sustainability initiatives.

SERVICE ELEMENTS:

- Biodiversity
- Sustainability strategy and planning
- Sustainability education
- Contamination
- Responsible consumption
- Natural asset management

OPERATIONAL BUDGET:

\$117,135

Income

\$1,577,971

Expenditure

-\$1,460,836

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of seedlings planted on public land	5029	Increase
Efficiency	Number of collaborative projects or partnerships	2	New*
Effectiveness	Community satisfaction with environmental awareness education programs	3.33	Maintain



Floodplain and estuary management

Responsibility - Manager Environment and Sustainability

Our floodplain and estuary management service supports management of local floodplains and waterways in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic wellbeing of our community. Together with the NSW state government and the community we manage flood risk through the NSW flood risk management framework and develop and implement coastal management programs to improve the health of the tidal part of our river system.

SERVICE ELEMENTS:

- Waterway health
- Natural hazards and changing climate (resilience)
- Floodplain management
- Estuary management

OPERATIONAL BUDGET:

\$234,000

Income

\$629,000

Expenditure

-\$395,000

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of actions completed from Coastal Management Programs and Flood Risk Management Plan	New*	New*
Efficiency	Number of collaborative projects or partnerships	2	New*
Effectiveness	Community level of preparedness to deal with natural hazards in the Maitland area	3.87	Maintain



Waste management

Responsibility - Manager Environment and Sustainability

Our waste management service provides waste collection for households, including kerbside pickup of general waste, recyclables and organics. We manage contracts for organics collections, oversee recycling operations and handle bulky waste services. Additionally, we run education and awareness programs for the community regarding waste management.

SERVICE ELEMENTS:

- Waste collection
- Waste education
- Waste facilities

OPERATIONAL BUDGET:

\$25,838,997

Income

\$20,348,858

Expenditure

\$5,490,139

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Tonnes of waste collected at kerbside - general, organics and recyclable	General: 24,871 Organics: 10,330 Recyclable: 5,182	Maintain
Efficiency	Waste diversion from landfill rate	38%	Increase
Effectiveness	Community satisfaction with waste, recycling and garden organics services	3.90	Maintain

Supporting +10



Let's achieve together

These services are internal services that are crucial for the effective function and support of community initiatives and programs.



Community engagement

Responsibility - Manager Communications, Marketing and Engagement

Our community engagement service fosters effective communication and collaboration between our community and staff. We prioritise meaningful, informed, and genuine engagement to ensure that community perspectives are integral to Council decision making and problem solving processes. By fostering open dialogue and transparency, we aim to build trust and confidence in Council among residents and stakeholders.

SERVICE ELEMENTS:

- Engagement

OPERATIONAL BUDGET:

\$0

Income

\$194,479

Expenditure

-\$194,479

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of community engagement activities organised	83	Maintain
Efficiency	Number of participants in community engagement activities	11,053	Increase
Effectiveness	Community satisfaction in having your say on council decisions	3.16	Increase



Corporate strategy

Responsibility - Manager Corporate Planning and Performance

Our corporate strategy service fosters collaboration and consistency in strategic planning. With a unified vision, program and plan, we work across departments to develop and maintain Council's strategic planning framework. Our efforts ensure alignment, promote continuous improvement and facilitate data driven decision making processes. By leveraging comprehensive reporting, we empower informed and effective service delivery, driving the Council towards its overarching goals and objectives.

SERVICE ELEMENTS:

- Strategic and corporate planning
- Performance reporting
- Service reviews
- Grant management

OPERATIONAL BUDGET:

\$0

Income

\$492,266

Expenditure

-\$492,266

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of reports and plans prepared	30	Maintain
Efficiency	Ratio of output achieved compared to the input resources expended	6	New
Effectiveness	Community satisfaction with the long term planning	3.10	Increase



Customer experience

Responsibility - Digital and Customer Program Manager

Our customer experience service provides a contemporary, customer centric approach to meet the evolving needs of the community. Through various channels such as digital, voice and face to face interactions, we ensure accessibility and convenience for residents engaging with us. This includes providing essential touchpoints through our customer service centre, call centre and online platforms, facilitating effective and positive experiences for customers while resolving inquiries efficiently. We also lead initiatives and allocate resources to strengthen the culture of customer centric service delivery within the organisation.

SERVICE ELEMENTS:

- Customer experience
- Service design
- User experience

OPERATIONAL BUDGET:

\$0

Income

\$1,608,085

Expenditure

-\$1,608,085

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Total number of digital customer interactions including MyCouncil, online chat and website.	New*	Increase
Efficiency	Resolution within service level	72%	Increase
Effectiveness	Customer Satisfaction score for handling customer requests	New*	4 out of 5



Digital information and security services

Responsibility - Manager ICT Operations and Manager Enterprise Architecture

Our digital information and security services provide strategic planning, design and management of our information and communication technology (ICT) infrastructure and systems. Our aim is to ensure alignment with business goals and optimise operations, enhance efficiency and facilitate continuous improvement. Through strategies and proactive management, we strive to safeguard digital assets, enhance cybersecurity measures and promote innovation in digital technologies to support council's objectives.

SERVICE ELEMENTS:

- ICT infrastructure
- Business solutions
- Information management
- Geographic Information System
- Enterprise architecture and planning
- Digital transformation

OPERATIONAL BUDGET:

\$1,530

Income

\$10,058,518

Expenditure

-\$10,056,988

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of innovation projects launched to leverage emerging technologies to drive business growth	13	3
Efficiency	Achieve IT cost reduction through rationalisation, consolidation, and optimisation of existing applications and platforms	New*	Decrease
Effectiveness	Stakeholder satisfaction with IT services	4.84	4.5 out of 5

Supporting +10



Finance and property

Responsibility - Manager Finance and Procurement, Chief Financial Officer

Our finance and property service is responsible for managing our corporate finances, including revenue, expenditure and procurement activities. We ensure the accurate and timely provision of financial reporting to both internal and external stakeholders, including statutory returns and management reporting. Additionally, our service oversees the efficient and effective utilisation of council owned land and buildings. We provide the community with property advice and information related to Council owned land and buildings. We also offer property advice for strategic and operational activities of Council.

SERVICE ELEMENTS:

- Financial management
- Expenditure
- Budgeting and statutory reporting
- Revenue
- Procurement
- Property management

OPERATIONAL BUDGET:

\$109,142,293

Income

\$15,850,074

Expenditure

\$93,292,219

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of Rates assessments (RA) and average employees paid per pay period (EM) and number of invoices paid (IN)	RA: 152k EM: 644 IN: 25k	Maintain
Efficiency	Percentage of invoices and payroll processed within the specified timeframe	100%	100%
Effectiveness	Lodgement of financial statements to OLG by due date	Met	Met



Governance and leadership

Responsibility - Office of the General Manager

Our governance and leadership service supports Council to fulfill its civic and regulatory obligations regarding governance, leadership, operations and our community. We manage delegated authorities and coordinate complaint handling process. We inspire trust and confidence among elected officials, organisational leaders and community, while championing, collaboration and effective communication to navigate challenges, drive innovation and realise shared aspirations for a trusted, engaged and resilient future.

SERVICE ELEMENTS:

- Civic services
- General Manager's office
- Executive leaders
- Governance
- Stakeholder relationship
- Councillors

OPERATIONAL BUDGET:

\$40,000

Income

\$10,324,699

Expenditure

-\$10,284,699

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of Council resolutions	377	Maintain
Efficiency	Percentage of Council resolutions completed	New*	New*
Effectiveness	Community confidence with its commitments and obligations in the future	New*	New*



Marketing and communication

Responsibility - Manager Communications, Marketing and Engagement

Our marketing and communication service oversees brand management, marketing, communications and graphic design for Council. Internally, we engage and align employees with organisational priorities and achievements. Externally, we inform and educate our community about council services, responsibilities and decisions, fostering transparency and positive relationships.

SERVICE ELEMENTS:

- Marketing
- Communication
- Graphic design

OPERATIONAL BUDGET:

\$0

Income

\$1,879,468

Expenditure

-\$1,879,468

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of media releases and social media posts	2,515	New*
Efficiency	Audience reach across all social media platforms	New*	Increase
Effectiveness	Community satisfaction in promoting pride in the community	3.64	Maintain



People and culture

Responsibility - Manager Human Resources, Manager Organisational Development

Our people and culture service strives to attract and cultivate an engaged workforce that is skilled, collaborative and customer focused. We are dedicated to supporting workforce effectiveness and efficiency, fostering a culture of engagement, development and growth. Our goal is to ensure the wellbeing of our people while aligning with the council's objectives and values.

SERVICE ELEMENTS:

- Staff attraction and retention
- Resourcing
- Organisational development

OPERATIONAL BUDGET:

\$65,000

Income

\$2,937,262

Expenditure

-\$2,872,262

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	The number of corporate training activities undertaken by employees	986	Increase
Efficiency	Average time taken to fill vacant positions	66	Decrease
Effectiveness	Overall employee engagement score percentage of respondents indicating they are engaged	74%	Increase

Supporting +10



Risk, safety and wellbeing

Responsibility - Manager Enterprise Risk, Health and Safety

Our risk, safety and wellbeing service is committed to ensuring a safe and healthy environment for all. Managing our risk ensures the council proactively identifies, assesses, and mitigates risks to maintain the continuity and quality of our services. We manage the health and wellbeing of our staff through comprehensive processes, including Workers Compensation management, Return to Work programs and proactive initiatives. Our goal is to foster a culture of safety and wellness where employees feel supported and empowered to thrive in their roles while maintaining their physical and mental health.

SERVICE ELEMENTS:

- Workplace health and safety
- Workplace injury management
- Health and wellbeing
- Legal
- Corporate risk
- Internal audit

OPERATIONAL BUDGET:

\$130,000

Income

\$3,908,138

Expenditure

-\$3,778,138

Net result of service

HOW WILL WE MEASURE PERFORMANCE:

TYPE MEASURE	MEASURE	BASELINE	TARGET
Workload	Number of WHS initiatives implemented	New*	New*
Efficiency	Average time to resolution of safety issues	New*	New*
Effectiveness	Overall emotional wellbeing of staff engagement survey	65%	Increase



Sami Bayly, Maitland City Library

Supporting +10

OUR BUDGET

During 2024-25 Council has budgeted a spend of \$156 million on the delivery of services and \$60 million on our Infrastructure Program.

Council delivers a number of key services including libraries, cemeteries, community and recreation facilities, roads, footpaths, cycleways, waste management and town planning. We also manage an asset portfolio that has a replacement value of \$1.9 billion.

The budget has been prepared in line with our long term financial plan, and clearly shows our financial position for the 2024-25 financial year and supports the delivery of our actions and projects.

OUR SPENDING – 2024-25

Discretionary vs. non-discretionary

While Council's budget for 2024-25 shows total revenue of \$191 million (including \$42m in capital grants and contributions), there are a range of costs that Council must pay that take up a significant proportion of the budget. These items are considered non discretionary and include:

- Payments for State Government waste levy of \$7.5 million
- Loan repayments of \$11.4 million (including interest of \$2.5 million)
- Employee and councillor costs of more than \$62.3 million, inclusive of commitments to cover service delivery
- Developer contributions linked to future related projects of more than \$14.9 million
- Expenditure of grant and levy funding for their specific purpose of over \$27.3 million.

KEY BUDGET CHANGES

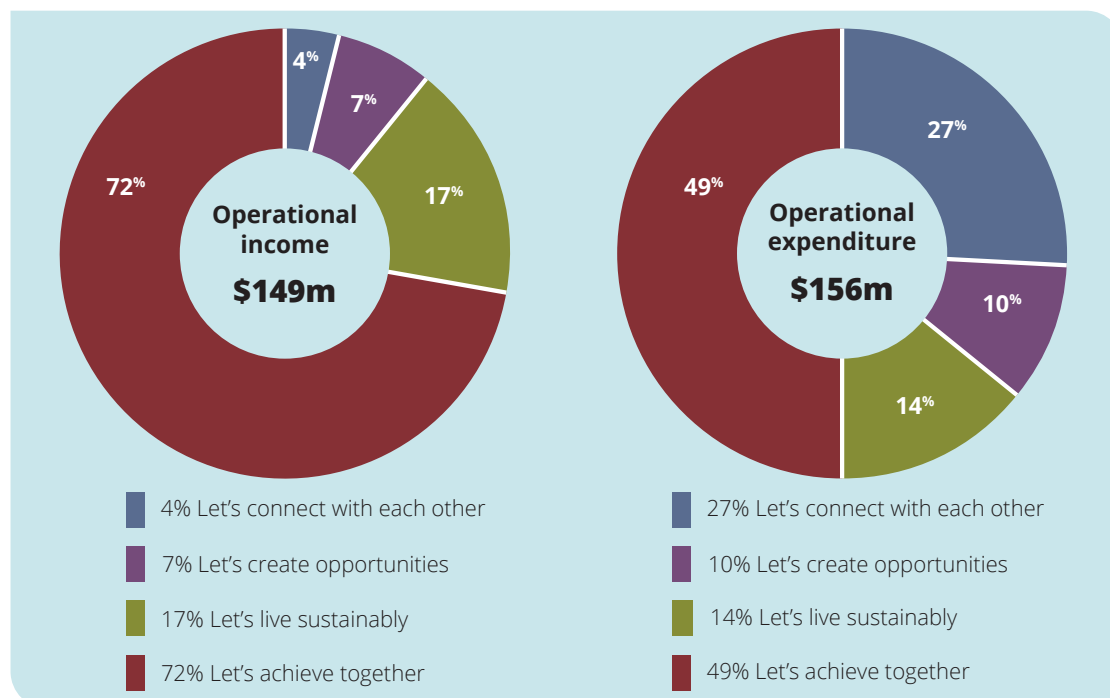
ITEM	2023-24 \$'000	2024-25 \$'000	CHANGE \$'000
Income			
Rates income	84,327	90,101	5,774 ▲
Financial Assistance Grant	7,700	8,800	1,100 ▲
Interest and investment revenue	8,189	8,425	236 ▲
Domestic waste management service charge	20,782	22,004	1,222 ▲
Expenditure			
Wages and salaries	53,324	55,720	2,396 ▲
Workers compensation premium	1,400	1,200	-200 ▼
Maintenance costs	18,177	21,062	2,885 ▲
Street lighting costs	2,800	2,898	98 ▲
Superannuation costs	4,600	5,400	800 ▲
Waste disposal costs	20,673	21,846	1,173 ▲

PROJECTED INCOME STATEMENT

	DELIVERY PROGRAM			
	Actuals	Original budget	Operational Plan	Forecast
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
Income from continuing operations				
Rates and annual charges	99,709	106,796	113,721	120,515
User charges and fees	10,230	9,214	10,086	10,679
Interest and investment revenue	7,152	8,189	8,844	8,935
Other revenue	3,025	2,736	2,689	2,770
Grants and contributions - operating	19,368	10,474	12,536	12,849
Grants and contributions - capital	75,356	15,174	42,191	25,182
Other income	1,091	1,085	1,243	1,280
Total income from continuing operations	215,931	153,668	191,310	182,210
Expenses from continuing operations				
Employee costs	53,138	59,324	62,320	65,595
Borrowing costs	2,474	2,491	2,527	2,708
Materials and services	50,165	41,703	49,678	50,901
Depreciation and amortisation	29,869	27,334	31,952	32,132
Other expenses	8,270	8,884	9,447	9,730
Net loss from disposal of assets	3,785	0	0	0
Total expenses from continuing operations	147,701	139,736	155,924	161,066
Operating result - Surplus / (Deficit)	68,230	13,932	35,386	21,144
Operating result before grants and contributions provided for capital purposes	(7,126)	(1,242)	(6,805)	(4,038)

Supporting +10

FUNDING BY MAITLAND +10 THEMES



THEMES	Operational Plan	Forecast
	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
Income		
Let's connect with each other	5,528	6,509
Let's create opportunities	11,038	11,258
Let's live sustainably	25,904	27,728
Let's achieve together	106,649	111,533
Total income	149,119	157,028
Expenditure		
Let's connect with each other	41,570	44,075
Let's create opportunities	15,198	15,732
Let's live sustainably	22,069	24,761
Let's achieve together	77,087	76,498
Total expenditure	155,924	161,066
Net Program Surplus/(Deficit)	(6,805)	(4,038)

OUR INFRASTRUCTURE PROGRAM

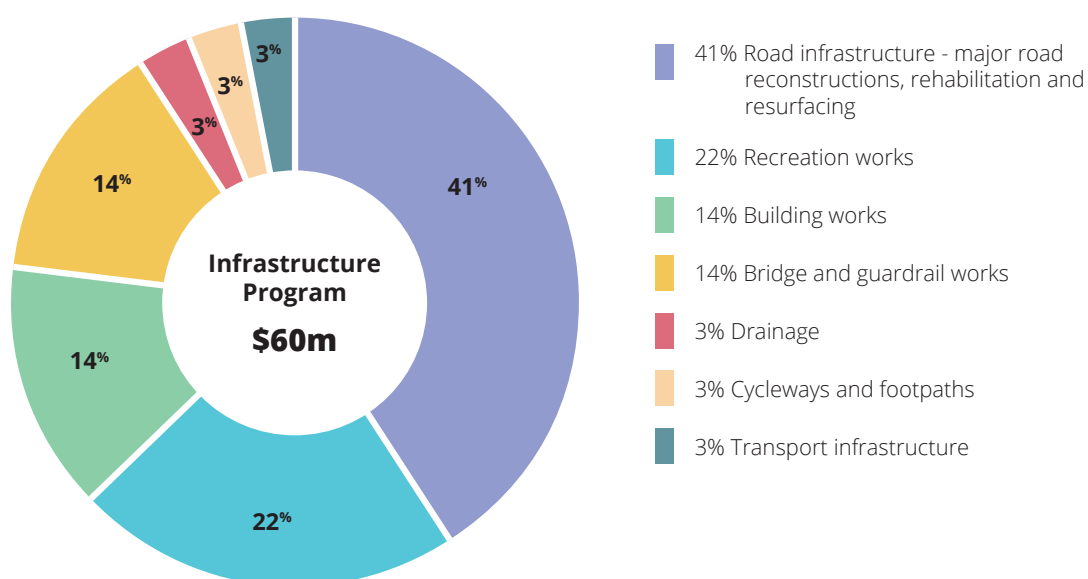
We plan to invest \$60 million in our Infrastructure Program for 2024-25 and our Delivery Program see us invest a further \$34 million in our Infrastructure Program for 2025-26.

SUMMARY OF WORKS FOR THE DELIVERY PROGRAM

	Operational Plan	Forecast
WORKS SUMMARY	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
Road infrastructure - major road reconstructions, rehabilitation and resurfacing	24,817	17,346
Recreation works	13,150	6,739
Building works	8,144	4,442
Bridge and guardrail works	8,503	250
Drainage	1,916	2,160
Cycleways and footpaths	1,790	750
Transport infrastructure	1,581	1,824
Summary totals	59,901	33,511

OUR PLAN FOR 2024-25

We plan to invest \$60 million in our Infrastructure Program for 2024-25.



Supporting +10

OUR PLAN FOR 2024-25

We plan to invest \$60 million in our Infrastructure Program for 2024-25.

ROAD INFRASTRUCTURE - \$24,817,430

MAJOR ROAD RECONSTRUCTIONS		\$11,476,000	
Suburb	Project description	Grant	Sec 7.11
Duckenfield	Duckenfield Road, progressive rehabilitation near Eales Bridge		✓
Gillieston Heights	Cartwright Street, Heyes Street and Fanning Street	✓	
Luskintyre	Luskintyre Road, progressive north from Knockfin Road	✓	✓
Lambs Valley	Maitland Vale Road	✓	
Rutherford	Queen Street, John Street to Aberglasslyn Road		
Thornton	Haussman Drive		✓

ROAD REHABILITATION		\$10,072,430	
Suburb	Project description	Grant	Sec 7.11
Allandale	Allandale Road, progressive from New England Highway works		
Anambah	Anambah Road, various sections		✓
Berry Park	Duckenfield Road, Eales Bridge to Middle Bridge		✓
Bolwarra Heights	Lang Drive, progressive from Darfield Close		✓
Duckenfield	Duckenfield Road, progressive		
East Maitland	Bruce Street, Quarry Road to Bray Street		
East Maitland	Bruce Street, Quarry Street to Alliance Street		
East Maitland	Fieldsend Street, Brunswick Street to Middleton Drive		✓
East Maitland	Glebe Street, George Street to George Street		
East Maitland	Lawes Street, Victoria Street to High Street		
East Maitland	Lawes Street, Victoria Street to Hunter Street		
East Maitland	Lawes Street, Banks Street to number 40		✓
East Maitland	Lawes Street, Brunswick Street to Victoria Street		
East Maitland	Turton Street, reseal		
East Maitland	Martin Close, Stronach Avenue to end		
East Maitland	Brisbane Street, from William Street to Banks Street		✓
East Maitland	Fitzroy Street, Riley Street to Old Newcastle Road		✓
East Maitland	Riley Street, Melbourne Street to Fitzroy Street		✓

ROAD REHABILITATION		\$10,072,430	
Suburb	Project description	Grant	Sec 7.11
East Maitland	Victoria Street, Lawes Street to railway station carpark		✓
Largs	Largs Avenue, Cedrela Street to Ernie Jurd Oval		
Lochinvar	Luskintyre Road, various sections		✓
Lochinvar	Windermere Road, various sections		✓
Rutherford	Anambah Road	✓	
Rutherford	Barnett Street to Liddell Street to Broughton Street		
Rutherford	Broughton Street, Fairfax Street to Weblands Street		
Rutherford	Liddell Avenue, Fairfax Street to end		
Rutherford	Tabor Close, Garwood Street to end		
Rutherford	Verona Close, Brigantine Street to end		
Rutherford	Peter Street, Avery Street to number 17		
South Maitland	Trappaud Road, Louth Park Road to Pender Road		✓
Thornton	Taylor Avenue, Sharp Street to Buckingham Close		✓
Various	Citywide advanced rehabilitation investigations		
Various	Citywide advanced water main relocation works		
Woodberry	Kingfisher Lane shops		✓

ROAD RESURFACING		\$3,269,000	
Suburb	Project description	Grant	Sec 7.11
Ashtonfield	Malay Street, reseal Pacific Crescent to Lord Howe Drive		
East Maitland	Morton Street, resurface		
East Maitland	Mt Vincent Road, reseal - Wilton Drive to number 300	✓	✓
Rutherford	Aberglasslyn Road, New England Highway to Second Avenue		✓
Rutherford	Peter Street, Avery Street to number 17		
Telarah	Gillies Street, between Walter Street and Brooks Street		✓
Various	Citywide road rejuvenation program		✓
Various	Citywide road reseal program	✓	

RECREATION WORKS - \$13,149,600

RECREATION WORKS		\$13,149,600	
Suburb	Project description	Grant	Sec 7.11
Bolwarra Heights	Hunterglen, play equipment replacement		
Chisholm	Chisholm sportsground	✓	✓
East Maitland	Cooks Square Park, sports floodlighting upgrades		
East Maitland	Maitland Goal Redevelopment	✓	
Gillieston Heights	Judd Greedy Park, play equipment replacement		
Largs	Ernie Jurd Oval, playground replacement		
Largs	Ernie Jurd Oval, turf upgrade		
Lorn	Keith Smith Reserve, play equipment replacement		
Lorn	Nillo Street, Lorn Park carpark		✓
Maitland	Maitland Park, furniture renewal		
Maitland	Maitland Aquatics Centre - site masterplanning and amenities concept design		✓
Metford	Chelmsford Drive Oval - playground replacement		✓
Metford	Fieldsend Oval, floodlighting upgrades		
Oakhampton	Walka Water Works, redevelopment	✓	
Telarah	Hartcher Oval, fence replacement around sporting complex		
Thornton	Allan and Don Lawrence Field, athletics infrastructure improvements		
Thornton	Allan and Don Lawrence Field, floodlighting upgrades		
Various	Shade sail replacements, Tom Lantry/Rutherford Community Centre/Cooney Park		
Woodberry	Fred Harvey Oval, floodlighting upgrades		

BUILDING ASSETS - \$8,143,900

BUILDING WORKS		\$8,143,900	
Suburb	Project description	Grant	Sec 7.11
Central Maitland	Federation Centre - Compliance Upgrades		
Central Maitland	Senior Citizen Centre Maitland - Fire system, ceiling tiles renewal		
Citywide	Citywide Building Component Renewal-Fire Safety Project		
Citywide	Structures Emergency Maintenance		
East Maitland	Cooks Square Park, amenities	✓	

East Maitland	Transfer Station Stage 2 Construction		
Lochinvar	Porter Place, new toilet block		
Maitland	Administration Centre, demolition		
Maitland	Maitland Regional Art Gallery, power efficiency upgrades		
Maitland	Maitland Regional Art Gallery, underground power		
Maitland	Maitland Aquatic Centre, site master planning and amenities concepts		
Maitland	Maitland Aquatic Centre, splash pad renewal		
Maitland	Maitland Aquatic Centre, 50 metre pool remediation		
Morpeth	Morpeth Museum, renewal of courtyard and amenities and stables construction		
Rutherford	Max McMahon Oval, new amenities construction	✓	
Tenambit	Tenambit Sports Centre, gender inclusive changerooms		
Various	Citywide furniture renewal		

BRIDGE AND GUARDRAIL WORK - \$8,503,008

BRIDGE AND GUARDRAIL WORK		\$8,503,008	
Suburb	Project description	Grant	Sec 7.11
Bishops Bridge	Bishops Bridge		
Lambs Valley, Hillsbrough & Rosebrook	Major culvert and bridge projects		
Maitland	Victoria Bridge		
Luskintyre	Melville Ford Bridge	✓	
Various	Major culvert and bridge inspections		
Various	Bridge and guardrail element renewal		

DRAINAGE - \$1,916,000

DRAINAGE		\$1,916,000	
Suburb	Project description	Grant	Sec 7.11
East Maitland	Alliance Street, install stormwater line		
East Maitland	Pierce Street, install stormwater line		
East Maitland	Two Mile Creek near Chifley Street, embankment stabilisation and access construction		
Various	Shipley Drive, Mustang Drive, Churchill Crescent drainage upgrades for Industrial Catchment Year 1		
Various	Citywide stormwater CCTV survey		

CYCLEWAYS AND FOOTPATHS - \$1,789,884

TRANSPORT INFRASTRUCTURE		\$2,910,884	
Suburb	Project description	Grant	Sec 7.11
Louth Park	Dagworth Road, convert closed road to a cycleway		
Maitland	Church Street, west side, north from Ken Tumban Drive footpath reconstruction		
Oakhampton to Maitland	Walka to Maitland cycleway design		
Rutherford	West Mall, eastern side footpath reconstruction		
Rutherford	Gillies Street, Young Street and Verge Street new footpath construction		
Thornton	Government Road, Blakewell Road to Ingrid Close new footpath construction		
Thornton	Shared Pathway Extension – Government Road	✓	
Thornton	Shared Pathway – Hillgate Drive to Allan and Don Lawrence Field	✓	

TRANSPORT INFRASTRUCTURE - \$1,581,000

TRANSPORT INFRASTRUCTURE		\$1,581,000	
Suburb	Project description	Grant	Sec 7.11
East Maitland	Pedestrian Access Management Plan and investigations		
East Maitland	High Street carpark renewal between Lawes Street and Day Street		
Gillieston Heights	Heyes Street offstreet parking, traffic and road safety projects	✓	
Various	Bus shelter refurbishment and litter bins		
Various	Installation of bus shelters		
Various	Linemarking, various locations		
Various	Prescribed traffic control devices through traffic committee		
Various	Streetlighting projects		
Various	Signage projects		
Woodberry	Lark Street carpark renewal at Noel Unicomb Community Hall		
Woodberry	Lawson Avenue carpark renewal at Fred Harvey Sporting Complex		

See the appendix for definitions of each works program.



Maitland Riverlights

Supporting +10



Maitland Park

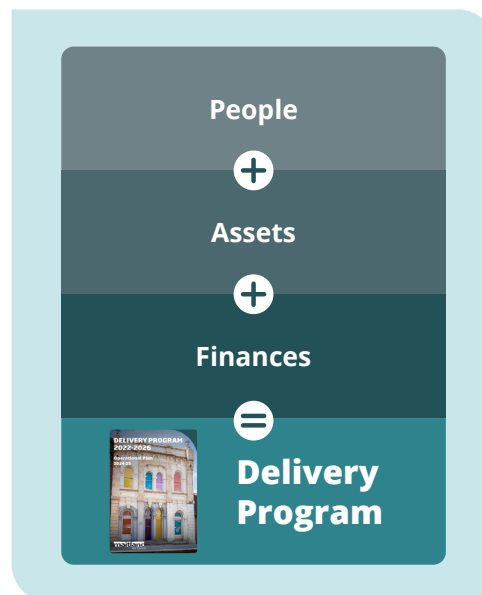
RESOURCING MAITLAND +10

To deliver on the commitments laid out in the Delivery Program and Operational Plan, as well as the longer term goals of Maitland +10, Council must responsibly resource itself, to ensure it has both capable people and well managed finances and assets.

Our Resourcing Strategy is an integral part of the IPR framework and resourcing Maitland +10, providing a clear picture on how we plan to resource delivery. Our resourcing strategy is transparent, with clear accountability for delivery, bringing together Maitland's interrelated plans in relation to resources. These plans facilitate how to best manage our assets and infrastructure, plan for replacement and ensure adequate funding and skills are available for service delivery and operations.

Our Resourcing Strategy consists of:

- Our people – workforce management plan
- Our assets – asset management planning
- Our finances – long term financial plan



OUR PEOPLE

Our workforce management plan outlines our workforce priorities and actions for the next four years (2022-2026). It aims to ensure our people can deliver the commitments and priorities detailed in Maitland +10.

We developed this plan in 2022 through consultation with key stakeholders, analysis of internal and external workforce data, and consideration of the opportunities and challenges we face locally, nationally and internationally.

The workforce management plan highlights the importance of both workforce planning and engagement by having a direct and significant impact on how we deliver services to the community.

Its key priorities are to:

- 1. Foster an engaged workforce that is skilled, collaborative and focused on our customers.**
- 2. Support workforce efficiency and effectiveness.**
- 3. Provide an environment of safety and wellbeing.**

Our workforce management plan is a guiding document within the overarching IPR framework, and outlines how we aim to recruit, train, manage and develop our people, through actions supporting our strategic directions for Maitland and our organisation.

OUR ASSETS

We manage around \$1.9 billion in infrastructure assets. This includes roads, footpaths and cycleways, drainage, bridges and major culverts, buildings, aquatic facilities, recreational assets, land, works depots, plant and equipment.

In 2022, we undertook a comprehensive review, not just of our 10 year Asset Management Policy but also the associated management plans and strategies that apply to our various types of assets.

This ensured we can continue to provide community infrastructure at an agreed level of service and in a financially sustainable way, as guided by Maitland +10.

The process of asset management planning considers assets that are critical for growth, and the cost of building, maintaining and replacing these, including resources, timeframes and capabilities.

The delivery of infrastructure is supported by an annual program of works contributions made by developers, which can be funds or physical infrastructure, grant funding and loans.

Over the past 10 years, our approach has been focused on maintaining and incrementally improving assets over time, while providing key major infrastructure improvements via grant funding, developer contributions and loan borrowing.

As we grow, our five current Development Contribution Plans have identified over \$350 million in infrastructure required by new residents, ranging from roads, drainage and shared pathways to sports facilities, parks and playgrounds.

These plans are a legislated requirement whereby developers contribute to the infrastructure that supports growth. It is important to note that contributions are received over extended periods of time as land is released for development. Details of works funded by developer contributions can be found on our website.

OUR FINANCES

The Long Term Financial Plan is a 10 year forecast, providing a decision making tool that allows Council to test our ability to support attainment of the aspirations set out in Maitland +10, our community's long term vision for the future of the city.

The plan enables us to assess the impacts of our continued greenfield population, services and asset portfolio growth against financial realities. The plan is prepared in accordance with the Integrated Planning and Reporting framework, legislated by the *Local Government Act 1993*, and guides the development of Council's Delivery Program and Operational Plan, and how these will be resourced and funded. It examines the financial realities of both maintaining existing and new assets and services to a fast growing population over time, and aims to provide a mechanism through which Council can consider and address its long term financial sustainability challenges.

The plan provides:

- Council's indicative future financial position based on delivering service levels as outlined in our Delivery Program and Asset Management Strategy and Plans
- projected costs of long term strategic decisions to inform debate and decision making over the period
- a tool to assist Council to determine the financial sustainability of both current and projected future service levels
- a method to determine the risks of embarking on future strategic directions
- a capability for Council and the community to test scenarios of different policies and service levels
- a mechanism to test the sensitivity and robustness of key assumptions underpinning a range of strategic planning options
- a vital contribution to the development of Council's Asset Management Strategy and Plans
- projected income and expenditure, balance sheet and cash flow statement
- methods of monitoring financial performance.



Maitland Park

Supporting +10

OUR REVENUE POLICY

Our Revenue Policy is prepared annually in accordance with Section 404 of the *Local Government Act 1993*.

The Revenue Policy includes the following statements for the year 2024-25:

- a statement of Council's pricing policy with respect to the goods and services provided
- a statement with respect to each ordinary rate and each special rate proposed to be levied
- a statement with respect to each charge proposed to be levied
- a statement of the types of fees proposed to be charged by Council and the amounts of each fee
- a statement of the amounts or rates proposed to be charged for carrying out by Council of work on private land
- a statement of the amounts of any proposed borrowings, the sources from which they are proposed to be borrowed and how they are proposed to be secured
- a statement containing a detailed estimate of Council's income and expenditure.

FACTORS INFLUENCING REVENUE AND PRICING POLICY

The following factors will influence Council's proposed revenue and pricing policy for providing goods, services and facilities.

Community service obligations

Council's community service obligation is a fundamental consideration when determining a pricing policy for community services and facilities. Council's community service obligation is reflected in the proposed pricing structure for the hire and use of services and facilities such as the Maitland Town Hall, community centres, Maitland Visitor Centre, public swimming pools, libraries, Maitland Regional Art Gallery, parks, gardens, sporting and recreation fields and facilities.

Full cost recovery

The principle of full cost recovery is the recovery of all direct and indirect costs involved in providing a service.

User pays

The User Pays principle involves pricing the provision of goods, services and facilities, which requires the user/ consumer to pay the actual cost of the service provided. Full, partial or zero cost recovery describes how the aggregate level of revenue derived from a service relates to its fully absorbed or 'true cost'. Council's motivation for service involvement guides the pricing policy applied to a particular service. The following table notes each circumstance by which Council is involved in a service and describes the pricing principle or basis.

MOTIVE	PRICING PRINCIPLE
Public goods and the exclusion principle	Council services may be provided free of charge in those circumstances where it is impossible or impractical to exclude users who for various reasons do not have the ability to pay.
Externalities	Fees may be discounted to a level below the cost of a service where the production or consumption of the service generates external benefits to the community (hence creating a community service obligation), provided the cost of the discount does not exceed the estimated benefit.
Merit goods	Fees may be discounted to a level below the cost of a service if full cost recovery would prevent or discourage its consumption and the service is regarded as having particular merit to the welfare and wellbeing of the community (hence creating a community service obligation), provided the cost of the discount does not exceed the estimated benefit.
Neutral monopoly	Where Council has a monopoly over the production of a good or service, prices should be set at a level to fully recover costs unless there are explicit community service obligations or equity objectives.

REVENUE SOURCES

The *Local Government Act 1993* largely determines Council's revenue streams. These streams include rates, fees and charges for particular services, grants and subsidies from higher levels of government, loans taken up by Council, income from interest on invested funds, and occasional revenue from the sale of unwanted assets or business activities. Either directly or indirectly, almost all these revenue streams are regulated in some way. However, all are important to Council, particularly in the context of their capacity to generate additional revenue for increased service or new services.

OUR RATING STRUCTURE

The current rating structure contains the four primary categories of ordinary rate, being:

1. Farmland has two subcategories, being:

- Farmland high intensity
- Farmland low intensity

The rating structure for each of the farmland subcategories is based on a combination of a base amount and an ad valorem (amount in the dollar) component. The level of the base amount has been set to achieve 10% of total rate income of each farmland subcategory, with the ad valorem component raising 90 per cent of the total income from each subcategory.

2. Residential has two subcategories, being:

- Residential non urban
- Residential urban

The rating structure for each of the residential subcategories is based on a combination of a base amount and an ad valorem component. The level of the base amount for the residential non urban subcategory has been set to achieve 10 per cent of total rate income of that subcategory, with the ad valorem component raising 90 per cent of the total income from that subcategory. The level of the base amount for the Residential urban subcategory has been set to achieve 35 per cent of total rate income of that subcategory, with the ad valorem component raising 65 per cent of the total income from that subcategory.

3. Mining has no subcategories.

The rating structure for the mining category is based wholly on an ad valorem component.

4. Business has no subcategories.

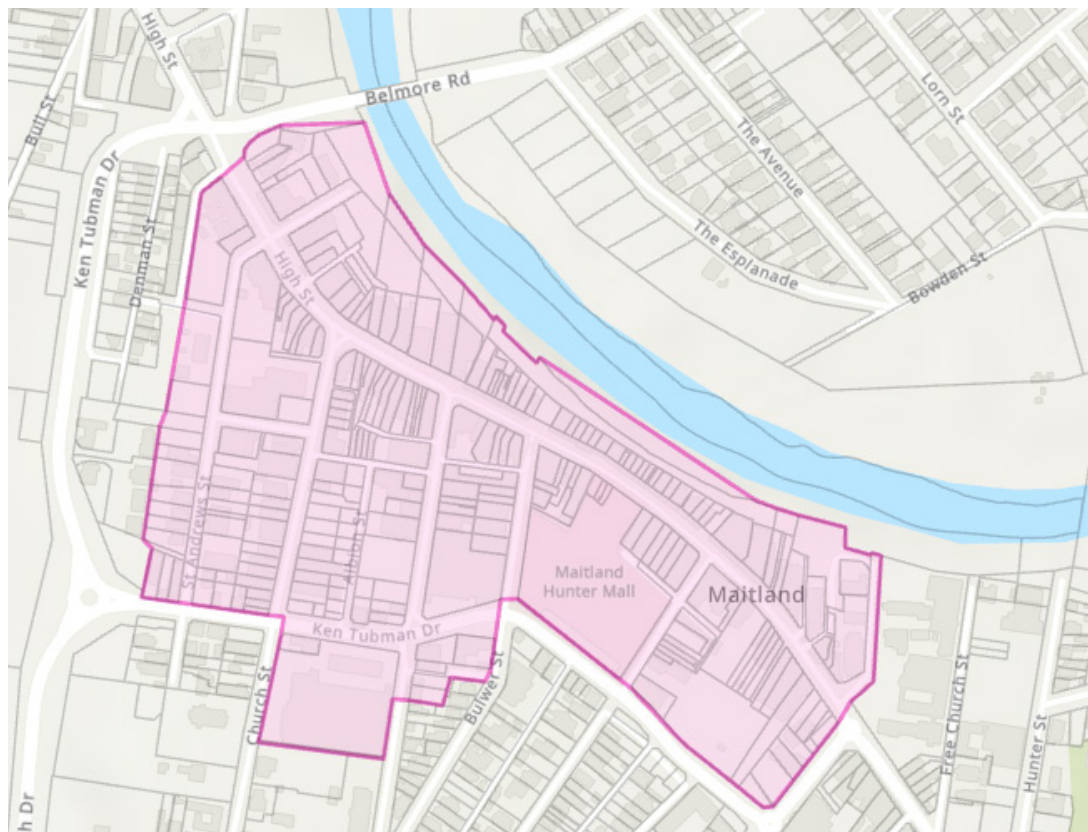
The rating structure for the business category is based wholly on an ad valorem component. Land has been categorised for rating purposes in accordance with Sections 515 to 519 of the *Local Government Act 1993*.

STATEMENT OF RATING FOR 2024-25 - 5%

RATE TYPE	CATEGORY	SUB CATEGORY	AD VALOREM RATE IN \$ VALUE	BASE CHARGE	BASE CHARGE %	ESTIMATED RATE YIELD \$
Ordinary	Farmland	High intensity	0.002179	434.59	10	2,314,690
Ordinary	Farmland	Low intensity	0.002092	311.36	10	467,061
Ordinary	Residential	Non urban	0.003615	286.24	10	5,192,350
Ordinary	Residential	Urban	0.002890	667.13	35	64,688,491
Ordinary	Mining	N/A	0.107757	0	0	496,760
Ordinary	Business	Ordinary	0.013200	0	0	17,089,866
Special	CBD	See note	0.005426	0	0	529,680

Note: The CBD rate is levied for the purpose of promoting the Maitland City Centre.

MAITLAND CBD RATE MAP



HUNTER LOCAL LANDS SERVICES

Council includes on its rate notice a catchment contribution collected on behalf of Hunter Local Land Services (HLLS).

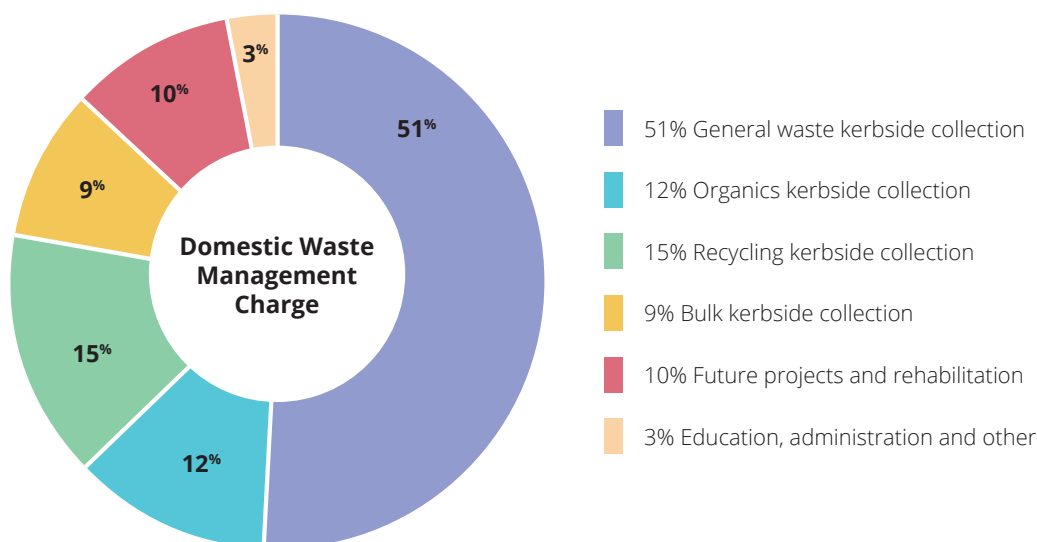
The authority sets the rate in the dollar in June each year after receiving Ministerial approval. Catchment contributions are collected under the *Local Land Services Act 2013*, and are passed on to HLLS.

All rateable land with a value exceeding \$300 within the defined catchment area is subject to the contribution.

CHARGES

Domestic waste management service

- Council provides a weekly domestic waste management service and biweekly recycling and garden organics collection service.
- An annual charge for the use of this service is applied under Section 496 of the *Local Government Act 1993*.
- The amount of that charge during the year commencing 1 July 2024 to the 30 June 2025 for each parcel of rateable land for which the service is available will be:
 - Vacant land \$52.70 (estimated yield = \$98,150)
 - Occupied land \$590.75 for each dwelling on that land (estimated yield = \$21,906,192).
- Under Section 543(3) of the *Local Government Act 1993* the charge be named the 'Domestic Waste Management Service Charge'.



Commercial waste management service

- Council provides a weekly commercial waste management service to all occupied rateable properties categorised as Business and who have not entered into a contractual agreement for a trade waste collection service from a private contractor.
- An annual charge for the use of this service is applied under Section 502 of the *Local Government Act 1993*.
- The amount of that charge during the year commencing 1 July 2024 to 30 June 2025 will be \$764.00 per bin for that year (estimated yield of \$1,163,250).
- Under Section 543(3) of the *Local Government Act 1993* the charge be named the Commercial Waste Management Service.

INTEREST ON OVERDUE RATES AND CHARGES

Interest payable on overdue rates and charges for the period 1 July 2024 to 30 June 2025 (inclusive) is yet to be announced by the Office of Local Government.

STORMWATER MANAGEMENT CHARGE

Council applies an annual charge for stormwater management services under Section 496A of the *Local Government Act 1993* and clauses 125A and 125AA of the *Local Government (General) Regulation 2005*. The amount of that charge during the year commencing 1 July 2024 to 30 June 2025 for eligible properties be as follows:

Under Section 543(3) of the *Local Government Act 1993* the charge be named the Stormwater Management Services Charge.

CATEGORY	AREA RANGE (M2)	CHARGE
Residential	N/A	\$25
Residential Strata Unit	N/A	\$12.50
Business Strata Unit	N/A	\$5
Business	0 - 700	\$25
Business	701 - 2,000	\$75
Business	2,001 - 10,000	\$100
Business	10,001 - 50,000	\$200
Business	Over 50,000	\$250

STORMWATER MANAGEMENT PROPOSED ALLOCATION 2024-25

URBAN DRAINAGE TYPE	STORMWATER MANAGEMENT ACTIVITY	STORMWATER SERVICE OUTCOME
Pits, conduits pipes and culverts	Maintenance: inspection, monitoring and cleaning	Additional to existing service level that manages both water quantity and quality
Open channels/ drains	Maintenance: inspection, monitoring and cleaning	Additional to existing service level that manages both water quantity and quality
Council flood gates	Maintenance: annual inspection, testing and operational maintenance	Additional to existing service level that manages both water quantity and quality
Detention basins	Maintenance: silt and debris removal and water quality control	Additional to existing service level that manages both water quantity and quality (non-riparian)
Gross pollutant traps/trash racks	Maintenance: clear, clean and maintain	Additional to existing service level that manages both water quantity and quality (non-riparian)
Total drainage works		\$1,916,000

APPROVED FEES FOR SERVICE

Section 608 of the *Local Government Act 1993* states that Council may charge and recover an approved fee for any service it provides, other than a service provided, or proposed to be provided on an annual basis for which it is authorised or required to make an annual charge under Section 496 or 501 of the *Act*.

Section 609 of the *Act* provides that when determining the approved fee, Council must take into account the following factors:

- cost of the Council providing the service
- price suggested for that service by any relevant industry body or in any schedule of charges published, from time to time, by the Office of Local Government
- importance of service to the community
- any factors specified in the regulations under the *Act*.

A schedule of proposed fees and charges has been prepared by Council, which identifies the type and amount of fees approved by Council for services provided in the 2024-25 financial year. Copies of the fees and charges policy statement are available upon request from Council.

A Goods and Services Tax (GST) has been applied against the fees and charges that are subject to GST.

PRIVATE WORKS

Council will, from time to time, carry out, by agreement with the owner or occupier of private land, any work that may be lawfully carried out on the land in accordance with Section 67 of the *Local Government Act 1993*.

Private work is undertaken based on a charge representing full cost recovery of the work carried out plus a margin for profit. The profit margin is dependent on and subject to market forces applying at the time.

EXTERNAL BORROWINGS

Council will borrow \$6 million from an approved financial institution in 2024-25 for the purposes nominated below. Amounts borrowed will be secured by a mortgage over the income of Council.

NORMAL PROPOSED PROJECTS	AMOUNT PROPOSED TO BE BORROWED
Infrastructure construction	\$6,000,000
Total	\$6,000,000



Your High Street, The Artful Intersection

OUR FEES AND CHARGES

Established categories for fee waiving or reduction (under Council Policy provisions)

Under Section 610E of the *Local Government Act 1993*, Council may waive or reduce fees in accordance with the following provisions:

- A council may waive payment of, or reduce, a fee (whether expressed as an actual or a maximum amount) in a particular case if the council is satisfied that the case falls within a category of hardship or any other category in respect of which the council has determined payment should be so waived or reduced.
- However, a council must not determine a category of cases under this section until it has given public notice of the proposed category in the same way as it is required to give public notice of the amount of a proposed fee under section 610F (2) or (3).

Council has determined that on application, fees may be waived or reduced in the following categories:

- **Hardship** – evidence must be provided that the payment of the fee or charge will cause and impose significant financial hardship on the applicant due to their particular circumstance.
- **Charity** – where the applicant demonstrates that they are a registered charity and the service they are providing will supply a significant charitable service to the community.
- **Community benefit** – where an applicant can demonstrate significant community benefit, a fee or charge may be reduced or waived at Council's discretion.
- **Illness or death** – where an applicant can demonstrate serious illness, serious accident or death of a customer's immediate family member.

Applicants must provide all relevant information demonstrating eligibility for a fee reduction or waiver to Council for assessment in accordance with the fee waiving categories.

FEES AND CHARGES

Details of our fees and charges can be found in [Our fees and charges document](#).



Appendix

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122 | Sources of income definitions



Maitland Riverlights

GLOSSARY

AIRG: Access and Inclusion Reference Group

CCTV: Closed Circuit Television

COMMUNITY INDICATORS: measures the wellbeing of our city and community

COMMUNITY LAND: Land classified as community land must be kept for use by the general community. All community land must be regulated by a Plan of Management, which may apply to one or more areas of land

COMMUNITY SATISFACTION SURVEY: rates residents satisfaction with Council services and facilities, and their attitudes towards a range of community issues. Conducted every two years, the information provides Council with a baseline to assess their performance

CROWN LAND: Crown Land is land that is owned by State Government but managed on its behalf by Council

DA: Development application

DELIVERY PROGRAM: A strategic document with a minimum four year outlook, which outlines the key strategies the organisation will undertake to achieve its desired outcomes

DELIVERY INDICATORS: measures the high level impact of our service delivery on our city and community

DELIVERY PROGRAM INDICATOR: Objective evidence on the extent of, or progress towards, achievement of a desired outcome

DIAP: Disability Inclusion Action Plan

EP&A Act: Environmental Planning and Assessment Act

FINANCIAL YEAR: The financial year refers to the period from 1 July to 30 June

GST: Goods and Services Tax

IPART: Independent Pricing and Regulatory Tribunal

IPR: Integrated Planning and Reporting

LGA: Local Government Area

Maitland+10 COMMUNITY STRATEGIC PLAN (CSP): This integrated Community Strategic Plan (CSP) provides clear strategic direction for the long term, and identifies the main priorities, aspirations and future vision of the community

MRAG: Maitland Regional Art Gallery

OPERATIONAL INDICATORS: measures the impact of our programs and services

OPERATIONAL PLAN: A document with a one year outlook that outlines the key activities to be undertaken to achieve the desired outcomes set out in the Community Strategic Plan

PARTNERING: A structured approach to working together with other parties to achieve a mutually beneficial outcome

PERFORMANCE: The results of activities and progress in achieving the desired outcomes over a given period of time

PAMP: Pedestrian Access Mobility Plan

RATE PEG: The percentage limit by which a council may increase the total income it will receive from rates. The percentage is set each year by the NSW Minister for Local Government

RISK MANAGEMENT: A discipline for developing appropriate procedures to reduce the possibility of adverse effects from future events

SUSTAINABLE DEVELOPMENT: Development that meets the needs of the present generation without compromising the capacity of future generations to meet their needs

TARGET: A goal to be reached by a specific date which may be higher than the forecasted performance. It aims to continually improve performance

WHS: Workplace Health and Safety

INFRASTRUCTURE PROGRAM DEFINITIONS

MAJOR ROAD CONSTRUCTION: Refers to roads where the pavement is approaching the end of its lifespan, rendering rehabilitation impractical, as well as roads in need of upgrades to meet appropriate standards.

ROAD REHABILITATION: This work renews roads by fixing their surfaces, correcting any deformities, and making the pavement stronger. It's done when a simple reseal is no longer feasible and the road has reached a certain level of wear. It costs much less than completely rebuilding the road and is the preferred choice if possible. Council uses a pavement management system to assist in road management.

ROAD RESURFACING: This work covers cracks and prevents water from entering the pavement. Timing is critical and typically the treatment is applied before noticeable pavement deterioration. Council uses a pavement management system to assist in road management.

BUILDING WORKS – CONSTRUCTION AND RENEWALS: Developed from condition assessments and conservation management plans for buildings. The program includes work on the physical structure, fit out, operations, health, safety and security.

RECREATION WORKS: These include major repairs, rehabilitation or replacement of recreation facilities and supporting infrastructure. Projects include playground equipment, fencing, floodlights, amenities and playing surfaces.

BRIDGE AND GUARDRAIL WORK: The bridge works program is determined from an inspection and testing regime to minimise structural deterioration and improve the overall condition of the existing bridge stock. Typical activities include major repairs, rehabilitation, and replacement of components such as guardrails, girders, joints and decks. In addition, Council bridges are gradually being upgraded or replaced when required.

DRAINAGE: The drainage program is designed to improve drainage systems by modifying, repairing, and replacing drainage infrastructure. Catchment studies, condition assessments and customer requests determine the works and also improves environmental issues such as detention and water quality. The program is complemented by routine maintenance and the stormwater management charge.

FOOTPATH CONSTRUCTION: Involves building footpaths in older areas where current standards now require them. Projects are typically identified and prioritised based on factors like usage, connectivity, safety, and demonstrated need.

FOOTPATH RENEWALS: Based on an adopted risk management protocol, the footpath/cycleway network is surveyed for defects. We use broad range of remediation techniques, from minor adjustments to full replacement. Reactive footpath repairs are also performed under routine maintenance allocations.

CYCLEWAY WORKS: These are centred around the Maitland Bike Plan (2014) and aim to establish a hierarchy of routes to connect major destinations, such as urban centres, schools and transport hubs to ensure cycleways are efficient and safe.

TRANSPORT INFRASTRUCTURE:

- **Traffic Facilities** – This includes pedestrian facilities, bus shelters, stops and furniture, line marking, traffic control devices, road safety projects, street lighting, etc.
- **Access Priority Program** - Targets access inequities throughout the LGA. The program is developed from the recommendations in Council's Pedestrian Access Mobility Plan (PAMP), requests to Council from customers and councillors, consideration of the Disability Inclusion Action Plan (DIAP) and other works programs.
- **Car Park Renewals** - Allocates funding to extend the life of public car parks throughout the Maitland LGA. Improvements to car parks may be included in works such as a stronger wearing surface, additional drainage, and footpath access.

SOURCES OF INCOME DEFINITIONS

Rates represent the primary source of income for Council, contributing the largest share of our total revenue. The Independent Pricing and Regulatory Tribunal (IPART) determines the annual increase in the total rates that a council can collect.

FEES AND CHARGES: Fees and charges are set on a user pays basis and allow for partial recovery of the cost of providing the service, rather than full recovery. The Revenue Policy, contained within this plan, ensures fees and charges do not result in unreasonable cost subsidising by the wider community. If the fee or charge provides additional income, this is used to provide services for the wider community.

GRANTS AND CONTRIBUTIONS: We receive both from the Federal and State governments, which helps to fund a range of services and major capital projects, including environmental projects, community service programs, road safety programs, public library operations and road construction and other infrastructure works. While the provision of grants is at the discretion of other levels of government, for us they are a key source of income, and we are active in pursuing opportunities to obtain funding to support the delivery of projects.

BORROWINGS: Long term borrowing is a useful tool for funding major new assets. By spreading the debt over a longer period, it ensures assets provide a benefit to residents now and into the future.

INVESTMENTS: At any point in time, we can hold a significant amount of cash received from grant monies, contributions to works paid by developers, and general income from rates, fees and charges. Income from investments can vary significantly due to economic climate, interest rate fluctuations and expenditure against commitments.

ASSET SALES: Our significant asset base includes infrastructure, property, plant and equipment. Any asset that is sold generates revenue from the sale and reduces the maintenance cost associated with continued ownership.

COMMERCIAL ACTIVITIES: Commercial activities are limited to the generation of rental and lease income from property, merchandise sales and some tourism offerings. Any involvement in other activities that could generate sustainable income would be canvassed for community support and undertake a merit based risk assessment to assess the impact on public resources.

DEVELOPMENT CONTRIBUTION PLANS:

Development contributions are paid by property developers to assist in the provision of infrastructure and facilities in newly developed areas, as well as address the needs of these new residents in the broader functioning of the city. A portion of our annual Infrastructure Program is funded by development contributions, and we often need to hold these funds until we collect a sufficient amount to enable the delivery of works.

RESERVES: At any given time, Council will hold funds in 'reserves' that have been established for a specific purpose. Currently, Council has reserves established for transfer station construction, waste site rehabilitation, employee leave entitlements, workers compensation, developer contributions tied to future projects, information technology, asset maintenance and economic development. While held in reserve, these funds do generate interest which can be returned to the reserve (if required) or used as revenue.

EXPENDITURE: Our expenditure is regulated by the *Local Government Act 1993* and focuses on the delivery of services, cost of goods, loans for new assets and depreciation.

EMPLOYEE COSTS: These are the greatest expense for most councils and provide for wages, salaries, leave entitlements, superannuation, workers compensation, fringe benefits and payroll tax.

BORROWING COSTS: Borrowing costs cover the repayment of loans taken out to fund new assets.

MATERIALS AND SERVICES: Raw materials such as sand and concrete, contractor and consultancy costs, audit services and legal fees are included in this expense.

DEPRECIATION AND AMORTISATION: Depreciation reduces the book value of assets as a result of wear and tear or age, with assets having to be replaced or renewed once they reach the end of their useful life. Amortisation is similar to depreciation in that it lowers the book value over time, however it is applied to intangible assets.



Australia Day, Maitland Park



maitland
city council

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Office of the General Manager

DELIVERY PROGRAM 2022-2026, INCORPORATING THE OPERATIONAL PLAN 2024-25, LONG TERM FINANCIAL PLAN 2024-2034, AND FEES AND CHARGES 2024- 25

Fees and Charges 2024-25 Council Adoption (Under Separate Cover)

Meeting Date: 11 June 2024

Attachment No: 2

Number of Pages: 92

DRAFT FEES AND CHARGES 2024-25



maitland
city council



Maitland Regional Sports Complex

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CUSTOMER AND DIGITAL SERVICES

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
ACCESS TO COUNCIL INFORMATION				
STATUTORY FEES: Access to records by a natural person				
Regarding their own personal/health affairs	Under the Privacy and Personal Information Protection Act 1998 and the Health Records and Information Privacy Act 2002.			
Application fee		\$30	\$0	\$30
Processing charge (per hour after first 20 hours)		\$30	\$0	\$30
All other requests	Under the Government Information (Public Access) Act 2009.			
Application fee	Under the Government Information (Public Access) Act 2009.	\$30	\$0	\$30
Processing charge (per hour after first hour)		\$30	\$0	\$30
Internal review (application fee)	Applicants have a right to request a review if they are not satisfied with the outcome.	\$40	\$0	\$40
CUSTOMER SERVICE				
PHOTOCOPYING/PRINTING	The fee is the same for the Admin Building, CSC, VIC and Library.			
Per black & white sheet (A4)		\$0.19	\$0.02	\$0.21
Per colour sheet (A4)		\$0.77	\$0.08	\$0.85
Per black & white sheet (A3)		\$0.38	\$0.04	\$0.42
Per colour sheet (A3)		\$1.15	\$0.11	\$1.26
CEMETERY CHARGES				
Burial plot		\$1290.66	\$129.07	\$1419.73
Application for burial permit interment (per application)*		\$430.04	\$0	\$430.04
Application for interment of ashes (in burial plot per application)*		\$337.04	\$0	\$337.04
Purchase of niche in columbarium		\$764.62	\$76.46	\$841.09
Interment of ashes in the columbarium (including purchase of the plaque & surround)*		\$722.22	\$0	\$722.22
Application to reopen grave (per application)		\$274.04	\$27.40	\$301.44
Application to erect tomb or monument		\$215.58	\$0	\$215.58
Additional inscription to headstone		\$118.82	\$11.88	\$130.70
Replacement of plaque and surround		\$527	\$52.70	\$579.70

*Note: no charge applies for destitute persons or children 0-2 years, reduced charge applies for children 2-12 years

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Transfer the interment right (per application)	\$118.82	\$0	\$118.82
	Licence application fee	\$138.94	\$0	\$138.94
Exhumation fee	Prior approval must be provided by NSW Department of Health.	\$645.82	\$64.58	\$710.40
	Special requirements (e.g. moving ashes per hour)	\$172.48	\$17.25	\$189.72
	Miscellaneous publications	\$28.74	\$2.87	\$31.62
MAPS/DOCUMENTS				
GIS MAPS				
A0 bond paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$57.97	\$5.80	\$63.77
A1 bond paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$48.48	\$4.85	\$53.33
A2 bond paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$43.21	\$4.32	\$47.54
	GIS - provision of data layers (extraction and supply) - per hour or part thereof	\$90.91	\$9.09	\$100
A3 bond paper/A4 bond paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$39	\$3.90	\$42.90

OFFICE OF THE GENERAL MANAGER

Service area	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
ADMINISTRATION - MISCELLANEOUS			
Policy manual of Council - (can be downloaded free from Council's website)	\$247.69	\$0	\$247.69
Copying of Council meeting agenda (annual charge) - (can be downloaded free from Council's website)	\$354.52	\$35.45	\$389.98
Delegations register	\$110.67	\$0	\$110.67

Service area	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Council meeting code (section 364(2)) - (can be downloaded free from Council's website)	\$31.62	\$0	\$31.62
Election recount - recount of individual ward votes	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.	\$0	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.
Election recount - recount of Mayoral votes	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.	\$0	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.
Copy of all ward map (consolidated)	\$65.16	\$6.52	\$71.67

CITY SERVICES

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
PRIVATE PIPELINE APPLICATIONS				
Private pipeline applications (per application)		\$318.18	\$31.82	\$350
ROAD, FOOTPATH AND DRIVEWAY RESTORATION				
Footpath				
Asphalt (per m ²)		\$409.09	\$40.91	\$450
Pavers (per m ² plus cost of pavers)		\$431.82	\$43.18	\$475
Concrete (per m ²)		\$409.09	\$40.91	\$450
Grass/earth		\$181.82	\$18.18	\$200

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Bitumen (per m ²)	\$386.36	\$38.64	\$425
Driveways				
	Asphalt (per m ²)	\$409.09	\$40.91	\$450
	Pavers (per m ² plus cost of pavers)	\$431.82	\$43.18	\$475
	Concrete domestic (per m ²)	\$477.27	\$47.73	\$525
	Concrete commercial (per m ²)	\$522.73	\$52.27	\$575
	Bitumen (per m ²)	\$386.36	\$38.64	\$425
Roads				
	Bitumen (per m ²)	\$386.36	\$38.64	\$425
	Asphalt (per m ²)	\$409.09	\$40.91	\$450
	Concrete (per m ²)	\$772.73	\$77.27	\$850
	Gravel or earth (per m ²)	\$290.91	\$29.09	\$320
	Pavers (per m ² plus cost of pavers)	\$818.18	\$81.82	\$900
	Remove & reconsolidate trench (per m ²)	\$772.73	\$77.27	\$850
The Levee (Mall)				
	0 - 3m ² (per m ²)	\$6136.36	\$613.64	\$6750
	4 - 6m ² (per m ²)	\$4727.27	\$472.73	\$5200
	7 - 9m ² (per m ²)	\$4227.27	\$422.73	\$4650
	10 - 12m ² (per m ²)	\$3840.91	\$384.09	\$4225
Over 12m ²	Price on approach (POA).	POA	\$0	POA
Restoration of kerb and gutter				
Stone (per lineal metre)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity.	\$2272.73	\$227.27	\$2500
Non notification fee	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity.	\$318.18	\$31.82	\$350
Inspection fee for road restoration by other utilities (two inspections)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity.	\$318.18	\$31.82	\$350
Concrete (per lineal metre)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity.	\$500	\$50	\$550

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
ROAD CLOSURES, TRAFFIC INFORMATION, FOOTPATH CLOSURES, HOARDINGS & TEMPORARY ROAD LEASE				
Road Management and Usage				
Permanent road closures - preliminary investigation fee (non refundable)		\$254.55	\$25.45	\$280
Permanent road closures of Council roads - full application fee	Applicant to pay all costs. \$140 initial administration fee. \$800 initial advertisement fee.	Full cost recovery	\$0	Full cost recovery
Lease of unused public roads (excluding Crown roads) - application fee	Applicant to pay all costs. Minimum charge of \$350.	Calculated fee	\$0	Calculated fee
Footpath dining application fee	Applications for outdoor dining in the Maitland local government area to be made through Service NSW. No Council application fee applies to outdoor dining.	\$0	\$0	\$0
Rent occupation charge per chair (annual fee)	No Council rental occupation charge applies to tables and chairs for outdoor dining.	\$0	\$0	\$0
Traffic Information Service				
Supply of existing traffic information per hour or part thereof	Maximum five survey sites. Only applicable to existing Council surveyed data if available.	\$45.45	\$4.55	\$50
Traffic Management: Events				
Temporary road closures (for each closure associated with events)	Includes traffic and transport assessment, reporting to local traffic committee and Council. (Application required for Class 1 & 2 events 4 months prior to event date, Class 3 which requires 6 weeks).	\$450	\$0	\$450
Plus advertising fee (temporary road closure)		\$363.64	\$36.36	\$400
Plus advertising fee (temporary road closure)		\$363.64	\$36.36	\$400
Traffic Management: Works and other activities				
Installation of regulatory signage for works zone		\$127.27	\$12.73	\$140
Application for works zone (road occupancy) - application fee	\$140 minimum charge. Plus investigation (\$70 per hour or part thereof).	Calculated fee	\$0	Calculated fee
Occupation fee - footpath / road (greater than one day) - \$300 / week		\$300	\$0	\$300

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Works zone - traffic management checking and acceptance or amendment	\$140 minimum charge. Plus investigation (\$70 per hour or part thereof).	Calculated Fee	\$0	Calculated Fee
Advertising fee (temporary road closure or traffic control on major roads)	Application required 14 days min prior to closure.	\$363.64	\$36.36	\$400
Skip bin on road reserve (application fee)	Skip bin on road reserve application fee \$140 + \$200 / week or part thereof. If traffic management required additional fees are applicable.	\$127.27	\$12.73	\$140
Swing or hoist goods; expose article (S68 Local Government Act)		\$127.27	\$12.73	\$140
Monthly inspection of approved hoarding and/or works zone		\$127.27	\$12.73	\$140
Repairs or reinstatement of road reserve following works zone or hoarding occupancy		Full cost recovery	\$0	Full cost recovery
Application for permit scheme parking fee		\$127.27	\$12.73	\$140
Hoarding and scaffolding erection fee (per application)	\$140 minimum charge. Plus investigation (\$100 per hour or part thereof). Note: additional fee for traffic management and swinging or hoisting goods may be required.	Calculated fee	\$0	Calculated fee
Street Lighting				
Augmentation to existing street light such conversion due to light spill or similar	Applicant to pay all costs. \$150 initial administration fee. Estimated costs approximately \$850 for single light retrofitting associated with third party utility works fees and charges.	Full cost recovery	\$0	Full cost recovery
Traffic Management: Heavy Vehicle Access				
Heavy vehicle access permit - Council investigation over & above desktop assessment (per hour or part thereof) [via NHVR]		\$68.18	\$6.82	\$75
Vehicle route assessment (B-doubles, HML, OSOM etc) (application fee)		\$763.64	\$76.36	\$840
Heavy vehicle access permit - Council desktop assessment only (application fee) [not via NHVR]	\$75 minimum charge. Plus investigation [not via NHVR] (\$75 per hour or part thereof).	Full cost recovery	\$0	Full cost recovery

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
CIVIL WORKS FEES FOR SUBDIVISION & DEVELOPMENT				
DEVELOPER WORKS - PUBLIC LAND (ROADS ACT, LG ACT)				
Design assessment & works inspection are carried out under a Roads Act approval				
Industrial, commercial, urban and rural residential (with K&G) per metre (\$2100 minimum)		\$66.20	\$0	\$66.20
Rural residential (without K&G) per metre, and part road construction (\$2100 minimum)		\$44.44	\$0	\$44.44
Additional inspections/special projects - per hour (1 hr minimum)		\$163.64	\$16.36	\$180
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - not part of road construction (\$1550 minimum)		\$32.20	\$0	\$32.20
WORK BONDS - (ROADS ACT, LG ACT, EP&A)				
Outstanding works bond		Determined cost of works	\$0	Determined cost of works
Bond release fee - per bond or partial release/swap (note additional inspection fees may apply)	Works under \$10,000.	\$709.09	\$70.91	\$780
Bond release fee - per bond or partial (note additional inspection fees may apply)	Works over \$10,000.	\$958.18	\$95.82	\$1054
SUBDIVISION & DEVELOPMENT EP&A ACT				
Subdivision Works Certificate - Council				
In NSW the provision of these services is generally contestable with private certifiers apart from where certain building constructions have been gazetted as only being certifiable by councils. Where that category is not contestable, it should be interpreted to mean potentially contestable. That is, even if there is no private certifier practicing in your council area, GST should be charged for the issuing of these certificates.				
Industrial, commercial, urban and rural residential (with K&G) per metre (\$1050 minimum + GST)		\$12	\$1.20	\$13.20
Rural road without K&G and part road construction per metre (\$1050 minimum + GST)		\$8.58	\$0.86	\$9.44
Landscaping design - per design stage (street tree)		\$450.46	\$45.05	\$495.50
Drainage basin -per basin design (\$1050 minimum)		\$545.46	\$54.55	\$600

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Roundabouts - additional 50% of urban rate per metre along each radial leg up to works limit	50% of new road rate	\$6	\$0.60	\$6.60
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - not part of road construction (\$775 minimum + GST)		\$9.82	\$0.98	\$10.80
Bulk earthworks application only (per lot/700m2 average minimum \$1050)		\$15.36	\$1.54	\$16.90
On site detention system - private residential (\$775 minimum)		\$287.46	\$28.75	\$316.20
On site detention system - industrial private commercial (\$775 minimum)	Minor Public items outside of large basins	\$383.28	\$38.33	\$421.60
Public minor water quality/stormwater items - rain gardens, bio-pits/systems, special structural pits, etc (per item) (\$775 minimum)		\$383.28	\$38.33	\$421.60
Construction Certificate - from Accredited Certifier				
Principal Certifying Authority - subdivision inspections (works)				
Industrial, commercial, urban & rural residential (with K&G) per metre (\$1000 minimum)		\$48.18	\$4.82	\$53
Rural road without K&G and part road construction per metre (\$1000 minimum)		\$31.82	\$3.18	\$35
Roundabouts - additional 50% of urban rate/m along each radial leg up to works limit		\$24.09	\$2.41	\$26.50
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - not part of road construction (\$775 + GST minimum)		\$18.18	\$1.82	\$20
Bulk earthworks application only per lot - maximum 700sqm average (\$1050 minimum)		\$61.36	\$6.14	\$67.50
Amend plans (per hr) - EPA, Roads Act, LG Act (min \$775)		\$230	\$23	\$253
Miscellaneous Engineering Fees				
Reinspection fee minimum 1 hour EPA, Roads Act, LG Act (\$180/hr)		Calculated fee	\$0	Calculated fee
Basins		\$1160	\$0	\$1160
Stormwater structures - rain gardens, bio, treatment pits, special structural pits, etc (per item)		\$421.60	\$0	\$421.60
Landscape components - street trees, parks, vegetation buffers (per item)		\$1160	\$0	\$1160

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Plan/report check fee per hour (minimum 1 hour per item)	e.g. Pavement reports, management plans (traffic, construction, etc) reports to Local Traffic Committee & others.	\$253	\$0	\$253
OWNER'S CONTRIBUTION TO WORKS				
Footpath paving - owners contribution to works per m2	To be applied in accordance with Council's policy.	\$204.55	\$20.45	\$225
Kerb and gutter - owners contribution to works - per metre	To be applied in accordance with Council's policy.	\$250	\$25	\$275
PRIVATE WORKS				
ADDITIONAL FEES TO APPLICATION FOR PRIVATE WORKS				
Design for driveway or footpaths per property				
Assessment for the conversion of drainage pit	Minimum fee \$150 + GST (The Director - City Services has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf).	Calculated fee	\$0	Calculated fee
Design for the relocation of a drainage pit	Minimum fee \$150 + GST (The Director - City Services has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf).	Calculated fee	\$0	Calculated fee
Single driveway (limited to footpath area)	Minimum fee \$150 + GST (The Director - City Services has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf).	Calculated fee	\$0	Calculated fee
SUNDRY WORKS CONTRIBUTION TO WORKS				
Sundry works: Works that are not restoration works				
Dish crossing - standard length (3.9 metre overall)		\$2272.73	\$227.27	\$2500
Dish crossing - extensions (per lineal metre)		\$636.36	\$63.64	\$700
The Levee (Mall) restorations - minimum trench width of 1 metre for all Levee restoration works (per m ²)		\$6136.36	\$613.64	\$6750

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Driveway strips (per m ²)	\$477.27	\$47.73	\$525
	Driveway slabs (per m ²)	\$477.27	\$47.73	\$525
	Footpath paving (per m ²)	\$477.27	\$47.73	\$525
	Gutter bridge crossing	\$3181.82	\$318.18	\$3500
	Other sundry works	Actual Cost plus 15% + GST	\$0	Actual Cost plus 15% + GST
When the following works are done at the owner's request, in conjunction with adjoining Council works in progress, rates will apply as follows:				
	Driveway strips (per m ²)	\$409.09	\$40.91	\$450
	Infill to driveway strips (per m ²)	\$386.36	\$38.64	\$425
	Driveway slabs (concrete) (per m ²)	\$409.09	\$40.91	\$450
	Footpath paving (per m ²)	\$409.09	\$40.91	\$450
Private Works Application Fee				
	Stormwater outlet, gardens (per application)	\$150	\$0	\$150
	Additional formwork/pre-pour inspection (per application)	\$160	\$0	\$160
	Street tree planting for driveways or compensatory planting	\$681.82	\$68.18	\$750
	Tree works on public land application	\$136.36	\$13.64	\$150
Council to undertake tree works on public land	Priced on approach.	POA	\$0	POA
	Driveways, footpaths, retaining walls, drainage pits (per application)	\$400	\$0	\$400
NOXIOUS PLANT CONTROL				
	Noxious weed certificate (per certificate)	\$200	\$0	\$200
PARKS AND SPORTSGROUNDS				
Seasonal Community User Natural Turf Field Hire		Fees indicated are for Grade A Fields - discounts applied to Grade B (20%) and Grade C (30%) Fields accordingly. Field Grades to be assessed annually.		
Rectangular field - full size football/ rugby league/ rugby union/ hockey	Per hour (including access to available amenities, excluding floodlight costs).	\$10.91	\$1.09	\$12
Rectangular field - small size (including touch/ oztag)	Per hour (including access to amenities, excluding floodlights).	\$6.36	\$0.64	\$7

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Large oval/ diamond (AFL/ cricket/baseball)	Per hour (including access to amenities, excluding flood light costs).	\$13.64	\$1.36	\$15
Casual Community User Natural Turf Field Hire		Fees indicated are for Grade A fields - discounts are applied to Grade B (20%) and Grade C (30%) fields accordingly. Minimum booking of 2 hours.		
Rectangular field - full size football/rugby league/rugby union/hockey		\$19.09	\$1.91	\$21
Rectangular field - small size (including touch/oztag)		\$11.14	\$1.11	\$12.25
Large oval/diamond (AFL/cricket/baseball)		\$23.86	\$2.39	\$26.25
Seasonal Community User Premier Hire				
Rectangular field - full size football/ rugby league/ rugby union	Per hour (including access to available toilets, excluding floodlight costs).	\$18.18	\$1.82	\$20
Sports Lighting				
Fields with lighting control system	Actual costs as per usage.	FCR + GST	\$0	FCR + GST
Fields without lighting control systems	Per hour for bookings after 5pm in Winter (April to September).	\$1.82	\$0.18	\$2
Cricket Practice Nets (including ground hire, excludes fee for floodlight usage)				
Synthetic/concrete per set of nets per night per hour	Floodlighting costs will be apportioned back to the individual club/ user group.	\$5.46	\$0.55	\$6
Turf per set of nets per hour	Floodlighting costs will be apportioned back to the individual club/ user group.	\$3.64	\$0.36	\$4
Synthetic/concrete per set of nets per season	Floodlighting costs will be apportioned back to the individual club/ user group.	\$303.64	\$30.36	\$334
Turf per set of nets per season	Floodlighting costs will be apportioned back to the individual club/ user group.	\$136.36	\$13.64	\$150
Croquet (Excludes Fee for Floodlight Usage)				
Rate per hour	Floodlighting costs will be apportioned back to the individual club/ user group.	\$4.55	\$0.45	\$5
BMX (Excludes Fee for Floodlight Usage)				
Rate per hour	Floodlighting costs will be apportioned back to the individual club/ user group.	\$9.09	\$0.91	\$10

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Remote Car Club (Excludes Fee for Floodlight Usage)				
Rate per hour	Floodlighting costs will be apportioned back to the individual club/ user group.	\$5.46	\$0.55	\$6
Personal Trainers, Commercial Fitness Groups (Trainers to have \$20 million Public Liability Insurance)				
Licence for six months - January to June or July to December (non-refundable)		\$439.09	\$43.91	\$483
Licence for 12 months - January to December (non-refundable)		\$660.91	\$66.09	\$727
Netball (per court; Excludes Floodlighting)				
Netball Association (per court)				
Seasonal - rate per hour		\$4.55	\$0.46	\$5
Casual - rate per hour	Minimum booking of 2 hours per session.	\$9.09	\$0.91	\$10
Tennis (commercial use subject to separate negotiation)				
Daytime - off peak per hour	Monday - Friday 8am - 4pm and Sunday.	\$12.72	\$1.28	\$14
Night time peak (includes lights) per hour	Monday - Friday 4pm-11pm and Saturday.	\$15.45	\$1.55	\$17
Fees for Special Events, Clinics, Skate Park Events (maximum 8 hours per day or as negotiated)				
Commercial event 0-49 - rate per hour		\$100	\$10	\$110
Commercial event 50-99 - rate per hour		\$121.82	\$12.18	\$134
Commercial events 100-499 people - rate per hour		\$143.64	\$14.36	\$158
Commercial events 500-1000 people - rate per hour		\$275.46	\$27.55	\$303
Commercial event >1000		By negotiation	\$0	By negotiation
Commercial event bond		\$644	\$0	\$644
Non-profit community events Under 200 people - rate per hour		\$121.82	\$12.18	\$134
Non-profit community events 200-500 people - rate per hour		\$176.36	\$17.64	\$194
Non-profit community events 500-1000 people - rate per hour		\$217.27	\$21.73	\$239
Non-profit community events > 1000		By negotiation	\$0	By negotiation
Community event bond		\$292	\$0	\$292

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Circus per day	\$1527.27	\$152.73	\$1680
	Security bond for circus events to cover damage or repairs	\$2600	\$0	\$2600
Booking without Amusements (excluding events, commercial operators, ceremonies, weddings) up to 4 hours				
	Maitland Park and other reserves	\$72.73	\$7.27	\$80
Ceremonies, Photography, Amusements, Jumping Castles (up to 4 hours per booking)				
	Maitland Park and other reserves	\$200.91	\$20.09	\$221
	Booking with amusements, jumping castles (Maitland Park and other reserves)	\$129.09	\$12.91	\$142
	Commercial photography	\$200.91	\$20.09	\$221
Parks - Open Space (including unnamed reserves)		Rate per hour (excludes event bookings where bump in & bump out equipment required) Maximum number of attendees 20 then refer to event fees.		
No amenities, no services	Rate per hour.	\$6.36	\$0.64	\$7
Amenities and services	Rate per hour.	\$8.18	\$0.82	\$9
Non-standard hire fee	Fees to be determined based on assessment of application and type of hire.	POA	\$0	POA
Bonds for all Sportsgrounds including Regional				
	Bond - low impact	\$500	\$0	\$500
	Bond - medium impact	\$1000	\$0	\$1000
	Bond - high impact	\$2000	\$0	\$2000
Other fees and charges for all Sportsground including Regional Venues				
Breach of Sponsorship Signage Policy	Charge per sign.	\$54.55	\$5.45	\$60
	Key deposits (refundable upon return of key)	\$181.82	\$18.18	\$200
Key/lock replacement	If facility required to be rekeyed - full cost recovery (FCR).	FCR + GST	\$0	FCR + GST
Damage to parks and ovals	All venues - full cost recovery.	FCR + GST	\$0	FCR + GST
Damage to amenities including equipment	All venues - full cost recovery.	FCR + GST	\$0	FCR + GST
Goal posts - installation and removal per field	Club requests outside of season changeover - full cost recovery.	FCR + GST	\$0	FCR + GST

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Cleaning as per contractor charges	Full cost recovery.	FCR + GST	\$0	FCR + GST
Use of sportsground out of season, without approval/licence, closed or in wet weather, breach of Terms and Conditions of Use	Per offence. 1st offence (plus full cost recovery of damage following ground assessment).	\$318.18	\$31.82	\$350
Use of sportsground out of season, without approval/licence, closed or in wet weather, breach of Terms and Conditions of Use	Per offence. 2nd offence (plus full cost recovery of damage following ground assessment).	\$590.91	\$59.09	\$650
Use of sportsground out of season, without approval/licence, closed or in wet weather, breach of Terms and Conditions of use	Per offence. 3rd offence (plus full cost recovery of damage following ground assessment).	\$1090.91	\$109.09	\$1200
Penalty fee for unapproved works	Works on grounds or buildings without an authorised permit to carry out works. This is for all recreational venues.	\$1050	\$105	\$1155
Line Marking (One off additional and out of season)				
All sporting codes	Hourly rate - full cost recovery.	FCR + GST	\$0	FCR + GST
Booking Cancellation Fee				
Booking cancellation fee sporting and non sporting use	Refer to applicable conditions of hire.	POA	\$0	POA
MAITLAND REGIONAL ATHLETICS CENTRE - Regional facility				
Hourly venue hire - whole site	Exclusive use of entire facility (excludes canteen) and hire of core athletic equipment - minimum booking 2 hours per session.	\$136.36	\$13.64	\$150
Hourly venue hire - restricted site	Exclusive use of facility (excludes change rooms, meeting room 2, canteen) and hire of core equipment - minimum booking 2 hours per session.	\$45.45	\$4.55	\$50

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Hourly track and field hire	Hourly (public amenities only, basic field equipment only) - minimum booking 2 hours.	\$81.82	\$8.18	\$90
Training - single entry	Hourly	\$5.46	\$0.55	\$6
Individual entry - adult (6 month pass)	Available for restricted hours only (via turnstiles).	\$127.27	\$12.73	\$140
Individual entry - child/concession (6 month pass)	Available for restricted hours only (via turnstiles).	\$95.45	\$9.55	\$105
Individual entry - adult (20 visit pass)	Available for restricted hours only (via turnstiles).	\$90.91	\$9.09	\$100
Individual entry - child/concession (20 visit pass)	Available for restricted hours only (via turnstiles).	\$68.18	\$6.82	\$75
Spectator		Free	\$0	Free
Commercial coach's licence	Individual entry pass required.	\$272.73	\$27.27	\$300
Fee for timing belt kits		POA	\$0	POA
Timing gates and operator	Per event.	\$318.18	\$31.82	\$350
Hire of centre and facilities as requested for National, State elite sporting events	Price on application. Fees to be determined based on assessment of application.	POA	\$0	POA
Commercial hire	Fees to be determined based on assessment of application.	POA	\$0	POA
Office desk hire	Per season. Hire of one desk space in a shared office (excludes storage, IT equipment).	\$737.27	\$73.73	\$811
Office desk hire	Per month. Hire of one desk space in a shared office (excludes storage, IT equipment).	\$147.27	\$14.73	\$162
Storage fees for athletics clubs only				
Annual	Per m2	\$11.82	\$1.18	\$13
Seasonal	Per m2	\$6.36	\$0.64	\$7

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Additional areas to hire that are excluded from the above fees				
Canteen hire - season (athletic club only)	Per season for club nights only.	\$567.27	\$56.73	\$624
Canteen hire - hourly	Per bookings.	\$40	\$4	\$44
Canteen hire - daily	Daily.	\$154.55	\$15.45	\$170
Floodlighting - per booking	Per booking.	\$15.46	\$1.55	\$17
Athletics equipment hire	(Full list of equipment available for individual hire).	POA	\$0	POA
Function room - daily Use	(Includes amenities, kitchenette).	\$330.91	\$33.09	\$364
Function room - hourly	(Includes amenities, kitchenette).	\$46.36	\$4.64	\$51
Function room when room divider installed	(Fee when room is split into two smaller rooms)	1/2 Function Room Fee	\$0	1/2 Function Room Fee
MAITLAND REGIONAL SPORTSGROUND - Regional Facility				
Seasonal Use - Community Users Minimum fee per session - 2 hours				
Hire of sports field playing surface and changerooms	Per hour.	\$36.36	\$3.64	\$40
Casual Use - Community Users Minimum fee per session - 2 hours				
Hire of sports field playing surface only	Per hour.	\$45.45	\$4.55	\$50
Hire of change rooms (per 2 sheds), briefing room and strap room	Per hour.	\$27.27	\$2.73	\$30
Casual Use - Professional and non-local Users Minimum fee per session - 2 hours				
Hire of sports field playing surface only	Per hour.	\$81.82	\$8.18	\$90
Hire of change rooms (per 2 sheds), briefing room and strap room	Per hour.	\$45.45	\$4.55	\$50

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Commercial hire of sports field playing surface only	Fees to be determined based on assessment of application. POA.	POA	\$0	POA
Hire of sports field and facilities as requested for elite sporting events	Fees to be determined based on assessment of application. POA.	POA	\$0	POA
Canteen hire fees				
Canteen hire	Home games during a season (up to 10 maximum).	\$581.82	\$58.18	\$640
Canteen hire	Hourly use.	\$40.91	\$4.09	\$45
Floodlights fees				
With lighting control system	Actual costs as per usage. Full cost recovery.	FCR + GST	\$0	FCR + GST
Without lighting control system	Per hour for bookings after 5pm in winter (Apr-Sep).	\$2	\$0.20	\$2.20
Function room fees and charges				
Function room hire	Home games during a season (up to 10 maximum).	\$1058.18	\$105.82	\$1164
Function room hire	Hourly use	\$47.27	\$4.73	\$52
COMMUNITY SERVICE				
Master Locksmith Access Key (MLAK)				
Service providers and schools		\$15	\$1.50	\$16.50
Individuals with Disability Pension Card		\$0	\$0	\$0
COMMUNITY HALLS				
Council delegate authority to the General Manager to provide subsidies for pre-existing regular not-for-profit hirers of community hall facilities to ensure fee increases are capped at 10% per annum.				
BRUCE STREET COMMUNITY HALL - AUDITORIUM / HALL				
Standard off peak rate		\$21	\$2.10	\$23.10
Standard peak rate		\$38.18	\$3.82	\$42
Community off peak rate		\$15.27	\$1.53	\$16.80
Community peak rate		\$22.91	\$2.29	\$25.20
GILLIESTON HEIGHTS COMMUNITY HUB				
Auditorium/Hall				
Standard off peak rate		\$42	\$4.20	\$46.20
Standard peak rate		\$76.36	\$7.64	\$84

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Community off peak rate	\$30.55	\$3.05	\$33.60
	Community peak rate	\$45.82	\$4.58	\$50.40
Activity Room 2				
	Standard off peak rate	\$38.50	\$3.85	\$42.35
	Standard peak rate	\$70	\$7	\$77
	Community off peak rate	\$28	\$2.80	\$30.80
	Community peak rate	\$42	\$4.20	\$46.20
Meeting Room 1 (Health)				
	Standard off peak rate	\$17.50	\$1.75	\$19.25
	Standard peak rate	\$31.82	\$3.18	\$35
	Community off peak rate	\$12.73	\$1.27	\$14
	Community peak rate	\$19.09	\$1.91	\$21
Meeting Room 2				
	Standard off peak rate	\$24.50	\$2.45	\$26.95
	Standard peak rate	\$44.54	\$4.45	\$49
	Community off peak rate	\$17.82	\$1.78	\$19.60
	Community peak rate	\$26.73	\$2.67	\$29.40
Storage Room				
	Yearly storage room hire fee	\$500	\$50	\$550
	Monthly storage fee	\$50	\$5	\$55
MAITLAND NETBALL CLUBHOUSE MEETING ROOM				
	Standard off peak rate	\$24	\$2.40	\$26.40
	Standard peak rate	\$43.64	\$4.36	\$48
	Community off peak rate	\$17.45	\$1.75	\$19.20
	Community peak rate	\$26.18	\$2.62	\$28.80
MCKEACHIES MEETING ROOM				
	Standard off peak rate	\$15.75	\$1.58	\$17.35
	Standard peak rate	\$28.64	\$2.86	\$31.50
	Community off peak rate	\$11.46	\$1.15	\$12.60
	Community peak rate	\$17.18	\$1.72	\$18.90

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
METFORD COMMUNITY HALL - AUDITOROIIUM / HALL				
	Standard off peak rate	\$18	\$1.80	\$19.80
	Standard peak rate	\$32.73	\$3.27	\$36
	Community off peak rate	\$13.27	\$1.33	\$14.60
	Community peak rate	\$19.64	\$1.96	\$21.60
MORPETH MUSEUM				
	Individual entry (adult)	\$1.85	\$0	\$1.85
	Individual entry (accompanied child)	Free	\$0	Free
	Group school (participatory)	\$1.85	\$0	\$1.85
Group entries	Per person.	\$1.85	\$0	\$1.85
Group entries - inclusions (talk + walk map etc.)	Per person.	\$2.75	\$0	\$2.75
Group entries - am tea (large groups)	Per person.	\$5.45	\$0	\$5.45
Group entries - am tea (small groups)	Per person.	\$7.30	\$0	\$7.30
Group entries - am tea and walk (small groups)	Per person.	\$10.95	\$0	\$10.95
Group entries - walk	Per person.	\$7.30	\$0	\$7.30
Group entries - guided coach tour (Morpeth)	Per person. Minimum charge for 20 people.	\$4.55	\$0	\$4.55
Group entries - guided coach tour (district 1.5 hour)	Per person. Minimum charge for 20 people.	\$5.45	\$0	\$5.45
Group entries - am tea + guided coach tour (Morpeth)	Per person. Minimum charge for 20 people.	\$7.30	\$0	\$7.30
Group entries - am tea + guided coach tour (district)	Per person. Minimum charge for 20 people.	\$9.10	\$0	\$9.10
MORPETH SCHOOL OF ARTS - AUDITOROIIUM / HALL				
	Standard off peak rate	\$18	\$1.80	\$19.80
	Standard peak rate	\$32.73	\$3.27	\$36
	Community off peak rate	\$13.09	\$1.31	\$14.40
	Community peak rate	\$19.64	\$1.96	\$21.60

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
NOEL UNICOMB COMMUNITY HALL (WOODBERRY)				
Auditorium/hall				
	Standard off peak rate	\$24	\$2.40	\$26.40
	Standard peak rate	\$43.64	\$4.36	\$48
	Community off peak rate	\$17.45	\$1.75	\$19.20
	Community peak rate	\$26.18	\$2.62	\$28.80
Meeting Rooms (1 and 2)				
	Standard off peak rate	\$10	\$1	\$11
	Standard peak rate	\$18.18	\$1.82	\$20
	Community off peak rate	\$7.27	\$0.73	\$8
	Community peak rate	\$10.91	\$1.09	\$12
PAT HUGHES COMMUNITY HALL (THORNTON) - AUDITORIUM/HALL				
	Standard off peak rate	\$31.50	\$3.15	\$34.65
	Standard peak rate	\$57.27	\$5.73	\$63
	Community off peak rate	\$22.91	\$2.29	\$25.20
	Community peak rate	\$34.36	\$3.44	\$37.80
RUTHERFORD COMMUNITY CENTRE				
The Bullen Room				
	Standard off peak rate	\$24	\$2.40	\$26.40
	Standard peak rate	\$43.64	\$4.36	\$48
	Community off peak rate	\$17.45	\$1.75	\$19.20
	Community peak rate	\$26.18	\$2.62	\$28.80
Elphick Room				
	Standard off peak rate	\$24	\$2.40	\$26.40
	Standard peak rate	\$43.64	\$4.36	\$48
	Community off peak rate	\$17.45	\$1.75	\$19.20
	Community peak rate	\$26.18	\$2.62	\$28.80
Ted Cahill Room, Meeting Room 1, Meeting Room 2				
	Standard off peak rate	\$10	\$1	\$11
	Standard peak rate	\$18.18	\$1.82	\$20
	Community off peak rate	\$7.27	\$0.73	\$8

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Community peak rate	\$10.91	\$1.09	\$12
Kitchen				
	Kitchen hire only - hourly	\$19.16	\$1.92	\$21.08
SHAMROCK HILL MULTI-PURPOSE CENTRE - AUDITORIUM / HALL				
	Standard off peak rate	\$16	\$1.60	\$17.60
	Standard peak rate	\$29.09	\$2.91	\$32
	Community off peak rate	\$11.64	\$1.16	\$12.80
	Community peak rate	\$17.46	\$1.75	\$19.20
SOMERSET PARK MEETING ROOM				
	Standard off peak rate	\$24	\$2.40	\$26.40
	Standard peak rate	\$43.64	\$4.36	\$48
	Community off peak rate	\$17.45	\$1.75	\$19.20
	Community peak rate	\$26.18	\$2.62	\$28.80
TENAMBIT COMMUNITY HALL				
	Standard rate - weekday - hourly	\$19	\$1.90	\$20.90
	Standard rate - weekend - hourly	\$48	\$4.80	\$52.80
	Community rate - weekday - hourly	\$18	\$1.80	\$19.80
	Community rate - weekend - hourly	\$30	\$3.00	\$33.00
THE WOODBERRY FAMILY CENTRE				
Multipurpose Function Room				
	Standard off peak rate	\$16.80	\$1.68	\$18.50
	Standard peak rate	\$30.54	\$3.05	\$33.60
	Community off peak rate	\$12.22	\$1.22	\$13.45
	Community peak rate	\$18.33	\$1.83	\$20.15
Meeting Room 2				
	Standard off peak rate	\$16	\$1.60	\$17.60
	Standard peak rate	\$29.09	\$2.91	\$32
	Community off peak rate	\$11.64	\$1.16	\$12.80
	Community peak rate	\$17.45	\$1.75	\$19.20

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Consultants Meeting Room				
	Standard off peak rate	\$10	\$1	\$11
	Standard peak rate	\$18.18	\$1.82	\$20
	Community off peak rate	\$7.27	\$0.73	\$8
	Community peak rate	\$10.91	\$1.09	\$12
TOWN HALL				
Auditorium				
	Standard off peak rate	\$98	\$9.80	\$107.80
	Standard peak rate	\$178.18	\$17.82	\$196
	Community off peak rate	\$71.27	\$7.13	\$78.40
	Community peak rate	\$106.91	\$10.69	\$117.60
Maitland Room				
	Standard off peak rate	\$42	\$4.20	\$46.20
	Standard peak rate	\$76.36	\$7.64	\$84
	Community off peak rate	\$30.55	\$3.05	\$33.60
	Community peak rate	\$45.82	\$4.58	\$50.40
Heritage Room, Paterson Room, Hunter Room and Committee Room				
	Standard off peak rate	\$21	\$2.10	\$23.10
	Standard peak rate	\$38.18	\$3.82	\$42
	Community off peak rate	\$15.27	\$1.53	\$16.80
	Community peak rate	\$22.91	\$2.29	\$25.20
Kitchen				
Kitchen - flat rate	As approved Management Model with Council.	\$89.09	\$8.91	\$98
Commercial operator	As approved Management Model with Council.	As per agreed charges with Council	\$0	As per agreed charges with Council
Green Room				
	Standard off peak rate	\$42	\$4.20	\$46.20
	Standard peak rate	\$76.36	\$7.64	\$84
	Community off peak rate	\$30.55	\$3.06	\$33.60
	Community peak rate	\$45.82	\$4.58	\$50.40

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Sunken Foyer				
	Standard off peak rate	\$42	\$4.20	\$46.20
	Standard peak rate	\$76.36	\$7.64	\$84
	Community off peak rate	\$30.55	\$3.06	\$33.60
	Community peak rate	\$45.82	\$4.58	\$50.40
Evans Room				
	Standard off peak rate	\$77	\$7.70	\$84.70
	Standard peak rate	\$140	\$14	\$154
	Community off peak rate	\$56	\$5.60	\$61.60
	Community peak rate	\$84	\$8.40	\$92.40
Town Hall - Bond Fees				
	Bond low risk	\$200	\$0	\$200
	Bond medium risk	\$500	\$0	\$500
	Bond high risk	\$1000	\$0	\$1000
Special Event, Hire of all bookable spaces				
	Special event, hire of all bookable spaces per hour	POA	\$0	POA
Community Hall - Bond Fees				
	Bond low risk	\$200	\$0	\$200
	Bond medium risk	\$500	\$0	\$500
	Bond high risk	\$1000	\$0	\$1000
LIBRARY				
	Lost book	Cost of replacement	\$0	Cost of replacement
	Microfilm printout (per page)	\$0.18	\$0.02	\$0.20
Photocopying and computer printouts				
	Print out per black and white page A3	\$0.36	\$0.04	\$0.40
	Print out per colour A4 page	\$0.73	\$0.07	\$0.80
	Print out per colour A3 page	\$1.18	\$0.12	\$1.30
	Print out per black and white A4 page	\$0.18	\$0.02	\$0.20

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Library Meeting Rooms				
Study room hire				
Hourly rate		\$10.91	\$1.09	\$12
Meeting room hire - Community Groups/Charities				
Hourly rate		\$13.64	\$1.36	\$15
Meeting room hire - Other				
Hourly rate		\$22.73	\$2.27	\$25
Tea coffee set-up for Maitland Library Meeting Room only (includes tea, coffee, water)	Standard fee per booking.	\$9.09	\$0.91	\$10
Images				
Digital				
jpeg or tiff (400ppi) - for personal use		\$15	\$1.50	\$16.50
jpeg or tiff (400ppi) - for commercial use		\$95.46	\$9.55	\$105
Other				
Library programs (per person)		Recommended retail price + GST	\$0	Recommended retail price + GST
Library merchandise		Recommended retail price + GST	\$0	Recommended retail price + GST
Promotional material		Recommended retail price + GST	\$0	Recommended retail price + GST
Inter library loans - plus charges incurred from lending libraries		\$5.45	\$0.55	\$6
Exam supervision (per hour)	Minimum charge 2 hours, plus any applicable room hire fees.	\$50	\$5	\$55
Consignment sales (commission)		Up to 25% + GST	\$0	Up to 25% + GST
MAITLAND REGIONAL ART GALLERY				
Venue Hire				
Security bond		\$250	\$0	\$250
Monday to Friday	Base hourly rate, minimum of three hours.	\$254.55	\$25.45	\$280

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Saturday	Base hourly rate, minimum of three hours.	\$318.18	\$31.82	\$350
Sunday	Base hourly rate, minimum of three hours.	\$363.64	\$36.36	\$400
Workshop room hire				
Corporate or Private Workshop Room Hire				
Security bond		\$150	\$0	\$150
Base hourly rate	Subject to availability.	\$45.50	\$4.50	\$50.00
Community workshop room hire				
Security bond		\$100	\$0	\$100
Materials used		Cost plus 40%	\$0	Cost plus 40%
Base hourly rate	Subject to availability. Long term hire is subject to project proposal and approval by the Gallery Director. Proposals to be submitted by the applicant.	\$22.73	\$2.27	\$25.00
Garden hire				
Security bond		\$250	\$0	\$250
Monday to Friday		\$254.55	\$25.45	\$280
Saturday		\$318.18	\$31.82	\$350
Sunday		\$363.64	\$36.36	\$400
Maitland Regional Art Gallery Membership				
Advertising fee - MRAG Members Magazine (ARTEL) magazine.	Fee to advertise in MRAG Members Magazine (ARTEL). Subject to approval by Gallery Director.	\$287.46	\$28.75	\$316.20

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
1yr Membership				
Individual	1 year individual membership.	\$31.82	\$3.18	\$35
Family	1 year family membership. The definition of 'family' for MRAGM purposes, is any two (2) people over 18 living at the same address and up to three (3) dependant children. Childrens' date of birth must be supplied. Children who turn 18 whilst being a current member under a family membership will be allowed to remain under the family membership until their 19th birthday.	\$59.09	\$5.91	\$65
Concession - individual	1 year individual concession membership. The definition of individual concession for MRAGM purposes, is any one of the following: 1) any persons under 18, 2) any person studying full time with a valid Australian Student ID or, 3) any person with a valid Pension Card. ID cards must be sighted, or a photocopy provided.	\$27.27	\$2.73	\$30
Business	1 year business membership. Business memberships must be in a registered business name. Business' must nominate two primary cardholders; these cardholders will be eligible to receive the 10% discount in the Gallery Shop. No other employees may claim the Gallery Shop discount unless they hold a separate membership in their name. Business memberships are eligible to receive a 10% discount on venue hire fees (excludes catering), for a single event in each fiscal membership year.	\$86.36	\$8.64	\$95

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
3yr Membership				
Individual	3 year individual membership.	\$81.82	\$8.18	\$90
Family	3 year family membership. The definition of 'family' for MRAGM purposes, is any two (2) people over 18 living at the same address and up to three (3) dependant children. Childrens' date of birth must be supplied. Children who turn 18 whilst being a current member under a family membership will be allowed to remain under the family membership until their 19th birthday.	\$145.45	\$14.55	\$160
Concession - individual	3 year individual concession membership. The definition of individual concession for MRAGM purposes, is any one of the following: 1) any persons under 18, 2) any person studying full time with a valid Australian Student ID or, 3) any person with a valid Pension Card. ID cards must be sighted, or a photocopy provided.	\$63.64	\$6.36	\$70
Business	3 year business membership. Business memberships must be in a registered business name. Business' must nominate two primary cardholders; these cardholders will be eligible to receive the 10% discount in the Gallery Shop. No other employees may claim the Gallery Shop discount unless they hold a separate membership in their name. Business memberships are eligible to receive a 10% discount on venue hire fees (excludes catering), for a single event in each fiscal membership year.	\$190.91	\$19.09	\$210

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Gallery Shop				
Gallery shop stock - merchandise and consignment	Minimum commission of 40% of the RRP (excluding GST). Maitland City Council reserves the right to establish individual contracts with suppliers		\$0	Minimum commission of 40% of the RRP (excluding GST). Maitland City Council reserves the right to establish individual contracts with suppliers
Exhibition merchandise	Catalogues and merchandise will comply with the price structure outlined in exhibition agreement. Where RRP is not already defined a minimum commission of 40% (excluding GST) off the RRP will be applied		\$0	Catalogues and merchandise will comply with the price structure outlined in exhibition agreement. Where RRP is not already defined a minimum commission of 40% (excluding GST) off the RRP will be applied
Postage	Full cost recovery + GST		\$0	Full cost recovery + GST
Event and admission fees				
Admission fees		Entry to the gallery is free unless a major ticketed exhibition is scheduled with ticket prices outlined as a guide below		
MRAG members		\$9.09	\$0.91	\$10
Adults		\$13.64	\$1.36	\$15
Family (two adults, up to three children)		\$31.82	\$3.18	\$35
Concession or child (5-17yrs)		\$9.09	\$0.91	\$10
Children under five		Free	\$0	Free

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Bus group tour bookings	Per person.	\$9.09	\$0.91	\$10
School/Education	Per student.	\$9.09	\$0.19	\$10
Ticketed Events				
Ticketed events		Full cost recovery + GST unless funded by third party contribution/s	\$0	Full cost recovery + GST unless funded by third party contribution/s
Meeting Room Hire				
Community meeting room hire	Per hour.	\$21.08	\$2.11	\$23.19
Corporate or Private meeting room hire	Per hour.	\$36.89	\$3.69	\$40.58
Other services				
Commission for sale of art objects		The sale of art objects within exhibitions will comply with the price structure outlined in the exhibition agreement. Minimum commission of 25% of the RRP (excluding GST).	\$0	The sale of art objects within exhibitions will comply with the price structure outlined in the exhibition agreement. Minimum commission of 25% of the RRP (excluding GST).
Corporate art loan fee	Subject to availability and compliance with loan agreement, MRAG will loan artworks to corporations and organisations.	15% of valuation + installation costs	\$0	15% of valuation + installation costs
Corporate loan fee administration cost	Selection of works, loan documentation preparation, renewal loan doc preparation, management of installation and transport.	\$335.36	\$33.54	\$368.90
Image reproduction	Image reproduction / photography fee \$150 per item.	\$158.10	\$0	\$158.10

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
MRAG initiated touring exhibition fees				
Workshops (unless funded by 3rd party contributions)	Subject to variation due to grants, artwork & artist involved.	Tutor fee + materials + administration costs (where applicable).	\$0	Tutor fee + materials + administration costs (where applicable).
Installation and deinstallation services (hourly rate)	Artwork preparation and display	\$189.72	\$0	\$189.72
Graphic design services (hourly rate) Monday - Friday		\$172.48	\$17.25	\$189.72
Loan preparation service fee 1-5 items	Loan preparation service fee 1-5 items Option to waive for small institutions and community gallery director to approve	\$295.12	\$0	\$295.12
Loan preparation service fee 6 or more items	Loan preparation service fee 6 or more items Fee may be waived for small institutional or community galleries	\$600.78	\$0	\$600.78
SWIMMING POOLS				
POOL ADMISSION - SINGLE ENTRY				
Adult - single entry		\$5.91	\$0.59	\$6.50
Child - single entry (under 18 years)		\$5	\$0.50	\$5.50
Child - single entry (under 4 years old with paying adult)		Free	\$0	Free
School - single entry (under supervisors control)		\$4.09	\$0.41	\$4.50
Concession - single entry	Senior, Pension, Concession and Student card holders.	\$4.09	\$0.41	\$4.50
Corporate - single entry (individual)	Corporate rate applies to persons who are financial members of a corporate fitness club with an agreement with Maitland City Council.	\$5	\$0.50	\$5.50
Family - single entry		\$16.36	\$1.64	\$18
Family concession - single entry	Senior, Pension, Concession and Student card holders.	\$14.55	\$1.45	\$16
Carer - single entry	Carer card holders.	Free	\$0	Free
Spectators - single entry		\$2.91	\$0.29	\$3.20

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
POOL MEMBERSHIPS				
Unlimited entry at Maitland and East Maitland Aquatic Centres in accordance with membership duration - (Pool Memberships cannot be exchanged, refunded or transferred. Refer to Pool Membership Terms and Conditions on purchase of any Pool Membership)				
	3 month paid in full - adult	\$136.36	\$13.64	\$150
	3 month paid in full - child	\$109.09	\$10.91	\$120
	3 month paid in full - concession	\$89.09	\$8.91	\$98
	3 month paid in full - family	\$227.27	\$22.73	\$250
	3 month paid in full - family concession	\$204.55	\$20.45	\$225
	6 month paid in full - adult	\$254.54	\$25.45	\$280
	6 month paid in full - child	\$209.09	\$20.91	\$230
	6 month paid in full - concession	\$163.64	\$16.36	\$180
	6 month paid in full - family	\$436.36	\$43.64	\$480
	6 month paid in full - family concession	\$400	\$40	\$440
	12 month paid in full - adult	\$472.73	\$47.27	\$520
	12 month paid in full - child	\$390.91	\$39.09	\$430
	12 month paid in full - concession	\$300	\$30	\$330
	12 month paid in full - family	\$654.55	\$65.45	\$720
	12 month paid in full - family concession	\$590.91	\$59.09	\$650
DIRECT DEBIT MEMBERSHIP				
Adult - direct debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership.	\$9.36	\$0.94	\$10.30
Concession - direct debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership.	\$5.91	\$0.59	\$6.50
Family - direct debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership.	\$13.18	\$1.32	\$14.50
Family concession - direct debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership.	\$11.46	\$1.15	\$12.60
Gold medal recipient	Winners at State Age and National Aged Championships (Gold Medal Membership to be issued by Maitland City Council and valid for 12 months from title win).	Free	\$0	Free
Swim club instructors	Club instructors, coaches & officials as approved by Maitland City Council.	Free	\$0	Free

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
POOL ADMISSION - VISIT PASS				
Adult - 20 visit pass		\$113.64	\$11.36	\$125
Concession - 20 visit pass		\$76.36	\$7.64	\$84
Child - 20 visit pass (4yrs to 18yrs)		\$94.55	\$9.45	\$104
AQUA FITNESS - SINGLE ADMISSION				
Aqua fitness - single entry	Includes pool admission.	\$13.64	\$1.36	\$15
Aqua fitness - single entry - concession	Includes pool admission.	\$10.91	\$1.09	\$12
Aqua fitness - pool member single entry		\$8.18	\$0.82	\$9
Aqua fitness - pool member concession single entry		\$7.27	\$0.73	\$8
Aqua fitness - schools single entry	Minimum 20 participants.	\$5	\$0.50	\$5.50
Aqua fitness - pool member corporate single entry	Corporate rate applies to persons who are financial members of a corporate fitness club with an agreement with Maitland City Council.	\$7.27	\$0.73	\$8
AQUA FITNESS - VISIT PASS				
Aqua fitness - 10 visit pass	Includes pool admission.	\$122.73	\$12.27	\$135
Aqua fitness - concession 10 visit pass	Includes pool admission.	\$98.18	\$9.82	\$108
Aqua fitness - pool member 10 visit pass	Includes pool admission.	\$73.64	\$7.36	\$81
Aqua fitness - corporate member 10 visit pass	Includes pool admission.	\$65.45	\$6.55	\$72
AQUA FITNESS + POOL ENTRY - DIRECT DEBIT				
Aqua fitness + pool entry - adult direct debit membership	Weekly fee. Unlimited access to aqua fitness and pool entry. Charged weekly. Available on direct debit only. 30 days written notice to cancel the membership.	\$22.27	\$2.23	\$24.50
Aqua fitness + pool entry - concession direct debit membership	Weekly fee. Unlimited access to aqua fitness and pool entry. Charged weekly. Available on direct debit only. 30 days written notice to cancel the membership.	\$18.64	\$1.86	\$20.50

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
LEARN TO SWIM				
Learn to swim - adult - private 15 minutes (per person per lesson)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$30.50	\$0	\$30.50
Learn to swim - child - private 15 minutes (per person per lesson)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$28.50	\$0	\$28.50
Learn to swim - child - private 30 minutes (per person per lesson)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$46.50	\$0	\$46.50
Learn to swim - child - private 30 minutes (2 persons per lesson)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$23.50	\$0	\$23.50
Learn to swim - child - group lesson (per person per lesson)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$18	\$0	\$18

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Learn to swim - child - access and inclusion (up to 15 minutes)	Learn to swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the learn to swim program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$21.50	\$0	\$21.50
Learn to swim - school - group lesson (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act).	\$11	\$0	\$11
Learn to swim - other programs	Price on application.	Calculated fee to be determined	\$0	Calculated fee to be determined
SQUADS				
Squads - development	Weekly direct debit.	\$23.64	\$2.36	\$26
Squad - development (casual)	Per visit.	\$14.55	\$1.45	\$16
Squads - bronze	Weekly direct debit.	\$25.45	\$2.55	\$28
Family squad	Weekly direct debit.	\$59.09	\$5.91	\$65
Squads - bronze (casual)	Per visit.	\$14.55	\$1.45	\$16
Squads - silver	Weekly direct debit.	\$32.73	\$3.27	\$36
Squads - gold	Weekly direct debit.	\$41.82	\$4.18	\$46
Squads - open	Weekly direct debit.	\$41.82	\$4.18	\$46
Squads - fitness	Weekly direct debit.	\$23.64	\$2.36	\$26
CARNIVAL, CLUB AND EVENT HIRE				
During standard opening hours.				
Carnival and event hire - 50 metre outdoor pool	Hire of 50 metre outdoor pool for school carnivals, competitions and events.	\$163.64	\$16.36	\$180
Carnival and event hire - outdoor program pool	Hire of outdoor program pool for school carnivals, competitions and events.	\$54.55	\$5.45	\$60
Carnival and event hire - splash pad per hour	Hire of splash pad for school carnivals, competitions and events.	\$54.55	\$5.45	\$60

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Carnival and event hire - 25 metre indoor pool	Hire of 25 metre indoor pool for school carnivals, competitions and events.	\$163.64	\$16.36	\$180
Carnival participant - single entry		\$4.09	\$0.41	\$4.50
Triathlon club hire fee	Up to 12 bookings (excludes entry).	\$263.64	\$26.36	\$290
Triathlon participant - single entry fee	During event only.	\$4.09	\$0.41	\$4.50
Swim club hire fee	12 months (excludes entry).	\$263.64	\$26.36	\$290
Swim club participant - single entry	Club night only.	\$4.09	\$0.41	\$4.50
Lane hire	Fee per lane per hour - booking form must be completed and confirmed prior to arrival. Maximum of 10 people per lane. Lane bookings are subject to availability and Maitland City Council booking terms & conditions.	\$29.09	\$2.91	\$32
Hire - starter	Per day.	\$13.18	\$1.32	\$14.50
HIRE				
Hire - P.A.	Per day.	\$13.18	\$1.32	\$14.50
Hire - marque (each)	Per day.	\$13.18	\$1.32	\$14.50
Meeting room - hire per hour (capacity 15)		\$23.64	\$2.36	\$26
OTHER FEES				
Booking cancellation fee	Any booking with less than 24 hours notice will be charge the cancellation fee, unless the booking is rescheduled at the time of cancellation.	\$163.64	\$16.36	\$180
Membership card/fob replacement fee		\$5	\$0.50	\$5.50
Cleaning and damage	For all carnival bookings (If pool and surrounds are damaged or not left in a clean and tidy state then a fee will be charged to make good).	\$163.64	\$16.36	\$180
EVENTS				
Marketing - cooperative partnerships, advertising, website participation, consumer shows/brochures and material - calculated on level of participation		% of cost + GST	\$0	% of cost + GST
Participation - sponsorship, amusement contract, stall sites, marketing partner - calculated on level/space participation		% of cost + GST	\$0	% of cost + GST

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Mobile Food in Public Places - Street Eats				
	Street vending	\$336.36	\$33.64	\$370
	Cluster group vending	\$460	\$46	\$506
	Street vending and cluster group vending	\$690.91	\$69.09	\$760

PEOPLE AND PERFORMANCE

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
MARKETING AND COMMUNICATIONS				
Internet/email printing access				
	Print out per black and white A4 page	\$0.24	\$0.02	\$0.27
	Print out per colour A4 page	\$0.81	\$0.08	\$0.89
	Print out per black and white A3 page	\$0.43	\$0.04	\$0.48
	Print out per colour A3 page	\$1	\$0.10	\$1.10

FINANCE SERVICES

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
RATING INFORMATION				
RATING CHARGES (with 5.0% rate increase)				
Residential Rate - Urban				
	Plus base charge	\$667.13	\$0	\$667.13
	Per dollar of land value	\$0.002890	\$0	\$0.002890
Residential Rate - Non Urban				
	Plus base charge	\$286.24	\$0	\$286.24
	Per dollar of land value	\$0.003615	\$0	\$0.003615
Farmland Rate - High Intensity				
	Plus base charge	\$434.59	\$0	\$434.59
	Per dollar of land value	\$0.002179	\$0	\$0.002179

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Farmland Rate - Low Intensity				
	Plus base charge	\$311.36	\$0	\$311.36
	Per dollar of land value	\$0.002092	\$0	\$0.002092
Business Rate - Ordinary				
	Plus base charge	\$0	\$0	\$0
	Per dollar of land value	\$0.013200	\$0	\$0.013200
Mining Rate				
	Plus base charge	\$0	\$0	\$0
	Per dollar of land value	\$0.107757	\$0	\$0.107757
CBD Rate (Special Rate)				
	Per dollar of land value	\$0.005426	\$0	\$0.005426
Interest				
	Interest on overdue rates	Interest payable on overdue rates and charges for the period 1 July 2024 to 30 June 2025 is to be 10.5% per annum	\$0	Interest payable on overdue rates and charges for the period 1 July 2024 to 30 June 2025 is to be 10.5% per annum
Rebates				
	Statutory pensioner rebate	50% of the rate levied to a maximum of \$250	\$0	50% of the rate levied to a maximum of \$250
Mall Rate (Special Rate)				
	Per dollar of land value	\$0	\$0	\$0
Hunter Catchment Levy				
	Per dollar of land value	Collected on behalf of Hunter Local Land Services (HLLS). Based on land value, levied on all rateable properties.	\$0	\$0.0000629

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
STORMWATER MANAGEMENT SERVICES CHARGE				
Category - area range (m2) Annual fee applicable to urban land categorised as residential or business for rating purposes, excluding vacant land.				
Residential strata unit (per unit (area n/a))		\$12.50	\$0	\$12.50
Business strata unit (per unit (area n/a))		\$5	\$0	\$5
Business (0 - 700)		\$25	\$0	\$25
Business (701 - 2,000)		\$75	\$0	\$75
Business (2,001 - 10,000)		\$100	\$0	\$100
Business (10,001 - 50,000)		\$200	\$0	\$200
Business (Over 50,000 m2)		\$250	\$0	\$250
Residential (per property (area n/a))		\$25	\$0	\$25
WASTE MANAGEMENT CHARGES				
These fees are the same as on the domestic waste collection page				
Domestic Waste				
Domestic waste management base charge for vacant land (annual fee)		\$52.70	\$0	\$52.70
Domestic waste management service charge (annual fee)	Three bin service and collection, and bulky waste service	\$590.75	\$0	\$590.75
Additional domestic general waste bin (annual fee)	1 x general waste bin and collection	\$411	\$0	\$411
Additional domestic recycling bin (annual fee)	1 x recycling bin and collection	\$100.13	\$0	\$100.13
Additional domestic garden organics bin (annual fee)	1 x garden organics bin and collection	\$73.78	\$0	\$73.78
Connection to domestic waste management service (per connection)	Provision of one set of domestic waste bins (1 x general waste bin, 1 x recycling bin and 1 x garden organics bin). Bins remain the property of Maitland City Council.	\$92	\$0	\$92

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Connection to additional domestic general waste service (per connection)	Provision of one additional general waste service (bin remains the property of Maitland City Council).	\$39	\$0	\$39
Connection to additional domestic recycling or garden organics waste service (per connection)	Provision of one recycling bin or one garden organics bin (bin remains property of the Contractor).	\$39	\$0	\$39
Change in domestic recycling bin size (per change)	Bin remains property of the Contractor.	\$39	\$0	\$39
Commercial Waste				
Commercial waste management service charge (annual fee)	General waste bin service and collection.	\$764	\$0	\$764
Charity waste management service charge (annual fee)	General waste bin service and collection. For eligible organisations on application and approval.	\$459.54	\$0	\$459.54
Commercial recycling bin (annual fee)	1 x recycling bin and collection.	\$100.13	\$0	\$100.13
Commercial garden organics bin (annual fee)	1 x garden organics bin and collection.	\$73.78	\$0	\$73.78
Connection to commercial general waste service (per connection)	Provision of one commercial general waste bin. Bin remains the property of Maitland City Council.	\$92	\$0	\$92
Connection to commercial recycling or garden organics service (per connection)	Provision of one commercial recycling bin or one commercial garden organics bin. Bin remains the property of the Contractor.	\$39	\$0	\$39
Kerbside waste collection				
Kerbside waste collection		Fully absorbed cost divided by the number of customers	\$0	Fully absorbed cost divided by the number of customers

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
RATES AND ADMINISTRATION				
Section 603 certificate (fee set by Office of Local Government)				
	Urgent Section 603 certificate	\$200	\$0	\$200
	Section 603 certificate	\$100	\$0	\$100
Sundry Debtor				
	Court costs and associated fees on outstanding sundry debtor accounts	As advised by debt recovery agency	\$0	As advised by debt recovery agency
	Credit reference check fee	As advised by credit reference agency +GST	\$0	As advised by credit reference agency +GST
	Admin fee to set up sundry debtor 30 day account	\$109.09	\$10.91	\$120
	Sundry debtor loan advance interest	2% above the interest rate on the most recent Council loan drawdown + GST	\$0	2% above the interest rate on the most recent Council loan drawdown + GST
Section 611 charges				
	Charge for telecommunication carriers under Section 611 of the Local Government Act - (per km for all cable components)	\$500	\$50	\$550
	Charge for gas distribution income/sales	Per individual contracts	\$0	Per individual contracts
Rating Information and Enquiry Fees				
	Inspection of valuation records by applicant (per hour or part thereof)	\$41.82	\$4.18	\$46
	Search conducted by Council (per hour or part thereof)	\$41.82	\$4.18	\$46
	Reprinting rate notices (per notice)	\$5	\$0.50	\$5.50
	Letter - Possessory Title Application (per letter)	\$86.36	\$8.64	\$95
	Information given in writing	\$27.27	\$2.73	\$30
	Bank guarantee fee	\$45.46	\$4.55	\$50
Dishonoured cheque				
	Admin fee for processing dishonoured cheque/direct debit	\$20	\$2	\$22
	Dishonour fee (amount charged by financial institution or agent)	FCR	\$0	FCR

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
PROPERTY				
	Inhouse licence/lease processing application fee	\$90.91	\$9.09	\$100
	Short term licence fee - Contractor - per week	\$290.91	\$29.09	\$320
	Short term licence fee - Resident - per month	\$90.91	\$9.09	\$100
Section 88G Certificate	This certificate determines whether there are any outstanding monies payable to Council as a result of a positive covenant that affects the title of the property.	\$45.46	\$4.55	\$50
	Council property register (can be downloaded free from Council's website)	\$249.12	\$24.91	\$274.04
	Certificate under Section 54 of the Local Government Act - classification of public land (application fee)	\$50.59	\$0	\$50.59

CITY PLANNING

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
DEVELOPMENT APPLICATION AND SUBDIVISION FEES				
Scale of fees - Development				
Item 2.1 - What is the fee for a development application?				
Development application for development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost of development				
Estimated cost of development (clause 251 of the Environmental Planning & Assessment Regulation 2021 details what should be included in determining the genuine cost estimate)				
	Up to \$5,000	\$143	\$0	\$143
	\$5001 to \$50000	\$220 plus an additional \$3 for each \$1000 (or part of \$1000) of the estimated cost	\$0	\$220 plus an additional \$3 for each \$1000 (or part of \$1000) of the estimated cost

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
\$50001 to \$250000		\$458 plus an additional \$3.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$50000	\$0	\$458 plus an additional \$3.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$50000
\$250001 to \$500000		\$1,510 plus an additional \$2.34 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000	\$0	\$1,510 plus an additional \$2.34 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000
\$500001 to \$1000000		\$2,273 plus an additional \$1.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000	\$0	\$2,273 plus an additional \$1.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000
\$1000001 to \$10000000		\$3,405 plus an additional \$1.19 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000	\$0	\$3,405 plus an additional \$1.19 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000
Greater than \$10,000,000		\$20,699 plus an additional \$1.19 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000	\$0	\$20,699 plus an additional \$1.19 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Development application lodged by or on behalf of Council - if an independent consultant is required to conduct any part of the assessment, the cost is to be paid by the Applicant/Council.	In addition to standard development application fees.	FCR	\$0	FCR
Item 2.2 - Sign Application		\$370 plus \$93 for each advertisement in excess of one or the fee calculated in accordance with the scaled fee whichever is greater	\$0	\$370 plus \$93 for each advertisement in excess of one or the fee calculated in accordance with the scaled fee whichever is greater
Item 2.3 Dwelling houses				
Development involving the erection of a dwelling house with an estimated construction cost of \$100,000 or less		\$592	\$0	\$592
Subdivision				
Item 2.4 Subdivision (other than strata subdivision)				
(i) with new public road				
Base fee (includes first affected lot(s))		\$865	\$0	\$865
Per additional lot created		\$65	\$0	\$65
Item 2.5 without new public road				
Base fee (includes first affected lot(s))		\$430	\$0	\$430
Per additional lot created		\$53	\$0	\$53
Item 2.6 Strata Subdivision				
Base fee (includes first affected lot(s))		\$430	\$0	\$430
Per additional lot created		\$65	\$0	\$65

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Item 2.7 Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building.				
Development that does not involve the erection of a building, the carrying out of work, the subdivision of land or the demolition of a building or work	Includes but not limited to change of use (where no physical works are proposed), first use etc.	\$370	\$0	\$370
Tree Applications				
Application to remove or prune tree/s		\$127 (for up to 3 trees) plus \$28 per additional tree	\$0	\$127 (for up to 3 trees) plus \$28 per additional tree
CI 266 Planning Reform contributions from development application fees				
This section applies to a development application with an estimated cost of more than \$50,000 that involves - the erection of a building, the carrying out of a work or the demolition of a work or a building. The consent authority must set aside an amount from the fee paid for the development application for payment to the Planning Secretary for planning reform services	Where: P represents the amount to be set aside, expressed in dollars rounded down to the nearest dollar, and E represents the estimated cost of the development, expressed in dollars rounded up to the nearest thousand dollars.	$P = (E \times 0064) - 5$	\$0	$P = (E \times 0064) - 5$

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Item 3.1 & 3.2 - Integrated Development Requiring Concurrence				
Integrated development/ requiring concurrence	An additional fee of \$176 is payable to each approval body for development that requires concurrence under the Act or an environmental planning instrument and each approval body in respect of an application for integrated development.	An additional fee of \$183 per integrated referral is payable for development that requires concurrence or is integrated development.	\$0	An additional fee of \$183 per integrated referral is payable for development that requires concurrence or is integrated development.
Item 3.3 Designated Development				
Designated development		An additional fee of \$1,197 is payable for designated development.	\$0	An additional fee of \$1,197 is payable for designated development.
Item 3.4 Residential Apartment Development				
Residential apartment development	An additional fee payable for applications that are referred to a design review panel.	\$3,905	\$0	\$3,905
Additional fee for referral of a residential apartment development to an Urban Design Panel. Applies to all development applications and modification application.	Application through Port Stephen's Council, refer to Port Stephen's Council 2024/25 Fees and Charges.	\$0	\$0	\$0
Additional fee for referral of other development to an Urban Design Panel. Applies to all development applications and modification application.	Application through Port Stephen's Council, refer to Port Stephen's Council 2024/25 Fees and Charges.	\$0	\$0	\$0

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Additional fee for review of all types of development to an Urban Design Panel prior to DA lodgement. Applies to all development applications and modification application.	Application through Port Stephen's Council, refer to Port Stephen's Council 2024/25 Fees and Charges.	\$0	\$0	\$0
Notification / Advertising Fees - Development requiring advertising				
Item 3.5 designated development (maximum fee)		\$2,890	\$0	\$2,890
Item 3.6 nominated integrated development, threatened species development or Class 1 aquaculture development (maximum fee)		\$1,438	\$0	\$1,438
Item 3.7 prohibited development (maximum fee)		\$1,438	\$0	\$1,438
Item 3.8 Giving notice for other development for which a community participation plan requires notice to be given.	Applicable to any development application or application to modify a development under s4.55 required to be advertised in accordance with the Community Participation Plan, other than development identified in item 3.5, 3.6 or 3.7.	\$1,438	\$0	\$1,438
Notification in accordance with Community Participation Plan See additional fees above in modifications section	Applicable to any development application or application to modify a development under s4.55 required to be notified in accordance with the Community Participation Plan, other than development identified in (i), (ii) or (iii).	\$220	\$0	\$220
Fees for modification of development consent (Other than State significant development)				
Item 4.1 - Modification application under the Act, Section 4.55(1)		\$92	\$0	\$92
Item 4.1 - Modification application under the Act, Section 4.55(1) to correct an administrative error of council	Section 455(1) application where Council acknowledged it was an administrative error. Note: does not exclude the required planning portal fee.	\$0	\$0	\$0
Item 4.2 - Modification application under the Act, section 4.55(1A), or section 4.56(1) that involves in the consent authority's opinion, minimal environmental impact.		\$839 or 50% of DA fee whichever is the lesser	\$0	\$839 or 50% of DA fee whichever is the lesser

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Item 4.3 - Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original fee was less than \$100	50% of the original application	\$0	50% of the original application
	Item 4.4 - Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original application was \$100 or more and involved the erection of a dwelling house with an estimated cost of \$100,000 or less	\$247	\$0	\$247
	Item 4.5 - Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original fee was \$100 or more, other than specified in item 4.3 or 4.4	Calculated in accordance with the scaled fee as set out in the table below	\$0	Calculated in accordance with the scaled fee as set out in the table below
Estimated cost of development in relation to Item 4.5				
Up to \$5,000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(2) or 4.56(1) of the Act.	\$73	\$0	\$73
\$5001 to \$250000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(2) or 4.56(1) of the Act.	\$110 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost	\$0	\$110 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost
\$250001 to \$500000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(2) or 4.56(1) of the Act.	\$652 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds of \$250000.	\$0	\$652 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds of \$250000.
\$500001 to \$1000000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(1) or 4.56(1) of the Act.	\$928 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000.	\$0	\$928 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000.

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
\$1000001 to \$10000000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(2) or 4.56(1) of the Act.	\$1,285 plus an additional \$0.40 for each \$1000 by which the estimated cost \$1000000.	\$0	\$1,285 plus an additional \$0.40 for each \$1000 by which the estimated cost \$1000000.
Greater than \$10,000,000	Plus an additional amount of not more than \$665 if notice of the application is required to be given under section 4.55(2) or 4.56(1) of the Act.	\$6,167 plus an additional \$0.27 for each \$1000 by which the estimated development cost, including GST exceeds \$10,000,000	\$0	\$6,167 plus an additional \$0.27 for each \$1000 by which the estimated development cost, including GST exceeds \$10,000,000
Item 4.6 - Additional fee for modification application if notice is required to be given under the Act, Section 4.55(2) or 4.56(1).		\$866	\$0	\$866
Item 4.7 - Additional fee for modification application that is accompanied by statement of qualified designer.		\$990	\$0	\$990
Item 4.8 Additional fee for modification application that is referred to design panel for advice.		\$3905	\$0	\$3905
Item 4.9 - Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW Planning Portal		\$45	\$0	\$45
Additional fee for the minor amendment or variation to a development application or modification application by an applicant pursuant to Clause 37 or Clause 113 of the EP&A Regulation 2021		50% of the original DA fee with a minimum charge of \$400	\$0	50% of the original DA fee with a minimum charge of \$400
Additional fee for the major amendment or variation to a development application or modification application by an applicant pursuant to Clause 37 or Clause 113 of the EP&A Regulation 2021.		50% of the original DA fee with a minimum charge of \$400	\$0	50% of the original DA fee with a minimum charge of \$400

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Item 7 - Fees for reviews and appeals				
Item 7.1 - Application for review under the Act, Section 8.3	That relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building.	50% fee for original development application	\$0	50% fee for original development application
Item 7.2 - Application for review under the Act, Section 8.3	That relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less.	\$247	\$0	\$247
Item 7.3 - Application for review under the Act, Section 8.3	That relates to a development application, not referred to in Item 7.1 and 7.2 for development with an estimated cost of -	Calculated in accordance with the scaled fee as set out in the table below	\$0	Calculated in accordance with the scaled fee as set out in the table below
Estimated cost of development in relation to Item 7.3				
Up to \$5,000	Plus an additional amount of not more than \$620 if notice of the application is required to be given under section 8.2 of the Act.	\$72	\$0	\$72
\$5001 to \$250000	Plus an additional amount of not more than \$620 if notice of the application is required to be given under section 8.2 of the Act.	\$111 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost	\$0	\$111 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost
\$250001 to \$500000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$652 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000	\$0	\$652 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000
\$500001 to \$1000000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$928 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000	\$0	\$928 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
\$1000001 to \$10000000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$1285 plus an additional \$0.40 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000	\$0	\$1285 plus an additional \$0.40 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000
More than \$10,000,000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$6167 plus an additional \$0.27 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000	\$0	\$6167 plus an additional \$0.27 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000
<p>Item 7.3A - Application for review under the Act, section 8.3 that relates to a development application for development, not referred to in item 7.1, 7.2 or 7.3, with an estimated development cost, including GST of</p> <p>Estimated cost of development in relation to Item 7.3A</p>				
Up to \$5,000	Plus an additional amount of not more than \$620 if notice of the application is required to be given under section 8.2 of the Act.	\$72	\$0	\$72
\$5001 to \$250000	Plus an additional amount of not more than \$620 if notice of the application is required to be given under section 8.2 of the Act.	\$111 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost	\$0	\$111 plus an additional \$1.50 for each \$1000 (or part of \$1000) of the estimated cost

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
\$250001 to \$500000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$117 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000	\$0	\$117 plus an additional \$0.85 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250000
\$500001 to \$1000000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$927 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000	\$0	\$927 plus an additional \$0.50 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500000
\$1000001 to \$10000000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$1285 plus an additional \$0.40 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000	\$0	\$1285 plus an additional \$0.40 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1000000
More than \$10,000,000	Plus an additional amount of not more than \$725 if notice of the application is required to be given under section 8.2 of the Act.	\$6167 plus an additional \$0.27 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000	\$0	\$6167 plus an additional \$0.27 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10000000
Item 7.4 What is the fee for review of decision to reject a development application	For review of decision to reject and not determine a development application under the Act, Section 8.2(1)(c) if the estimated cost of development is -			
If the estimated cost of development is less than \$100,000		\$72	\$0	\$72
If the estimated cost of the development is \$100,000 or more and less than or equal to \$1,000,000		\$195	\$0	\$195
If the estimated cost of the development is more than \$1,000,000		\$325	\$0	\$325

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Item 7.5 Fee for an appeal against determination of modification application under the Act, Section 8.9				
Appeal by applicant - modifications of development consent	50% fee that was payable for the application of the subject of the appeal.		\$0	50% fee that was payable for the application of the subject of the appeal.
Item 7.6 Review of determine under the Act, Section 8.3 on the NSW Planning Portal		\$5	\$0	\$5
Item 7.7 Notice of application for review of a determination under the Act, section 8.3		\$807	\$0	\$807
Refund of Development Application Fees				
Written notification received prior to initial investigations	75% of the fee for the development application		\$0	75% of the fee for the development application
Written notification received following initial investigations but prior to substantial commencement of an assessment report	50% of the fee for the development application		\$0	50% of the fee for the development application
Written notification received following substantial commencement of an assessment report but prior to preparing a determination	25% of the fee for the development assessment		\$0	25% of the fee for the development assessment
Written notification received following preparation of a determination	0% of the fee for the development application		\$0	0% of the fee for the development application
Long Service Payments Levy				
A levy payment is required if the cost of works exceeds \$250,000	0.25% of the cost of the building and construction work		\$0	0.25% of the cost of the building and construction work
Archiving Fee				
(Applicable to all Development Applications and Applications to Modify a Development Consent under s4.55)		\$115.45	\$11.55	\$127

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
CERTIFICATES AND INSPECTIONS FOR DEVELOPMENT AND BUILDING				
Appointment of Council as Principal Certifying Authority				
Construction Certificates for Building Works - Council:				
	Construction works with a value up to \$5,000	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$9 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$9 per \$1,000 or part thereof
	Construction works with a value from \$5,001 - \$100,000	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$7.50 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$7.50 per \$1,000 or part thereof
	Construction works with a value from \$100,001 - \$500,000	Minimum fee \$300 plus \$1.50 per \$1,000 or part thereof Maximum fee \$500 plus \$3.75 per \$1,000 or part thereof	\$0	Minimum fee \$300 plus \$1.50 per \$1,000 or part thereof Maximum fee \$500 plus \$3.75 per \$1,000 or part thereof
	Construction works with a value from \$500,001 - \$1,000,000	Minimum fee \$500 plus \$1.50 per \$1,000 or part thereof Maximum fee \$750 plus \$2.50 per \$1,000 or part thereof	\$0	Minimum fee \$500 plus \$1.50 per \$1,000 or part thereof Maximum fee \$750 plus \$2.50 per \$1,000 or part thereof
	Construction works with a value over \$1,000,000	\$2000 plus as per quotation. Staff time per hour plus cost of resources required	\$0	\$2000 plus as per quotation. Staff time per hour plus cost of resources required

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Building alterations (internal) to bulky goods premises, commercial premises, premises for light industry or a warehouse or distribution Centre under the NSW Codes SEPP	The cost is the contract price, or if there is no contract, the cost of the proposed building as determined by Council.	See scale of fees (including inspection fees) applicable to Construction Certificate applications.	\$0	See scale of fees (including inspection fees) applicable to Construction Certificate applications.
Construction certificate modifications Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment, e.g. change frame construction from metal to timber. Determination of what constitutes a minor amendment is at the discretion of Council. Major amendments comprise all modifications that are not considered minor adjustments.				
Minor modification of construction certificate (Section 24 EPA (DCFS) Regulation 2021)		\$158.18	\$15.82	\$174
Modification of construction certificate (Section 24 EPA (DCFS) Regulation 2021) (other than minor)		50% of the original construction certificate fee or \$150 whichever is greater.	\$0	50% of the original construction certificate fee or \$150 whichever is greater.
Complying Development Certificates - Council:				
Amendment/reissue of complying development certificate documents.		\$105.45	\$10.55	\$116
Complying development certificate with a value up to \$5,000		Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$9 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$9 per \$1,000 or part thereof
Complying development certificate with a value from \$5,001 - \$50,000		Minimum fee \$155 plus \$2.50 per \$1,000 or part thereof Maximum fee \$200 plus \$7.50 per \$1,000 or part thereof	\$0	Minimum fee \$155 plus \$2.50 per \$1,000 or part thereof Maximum fee \$200 plus \$7.50 per \$1,000 or part thereof

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Complying development certificate with a value \$50,001 - \$400,000	Minimum fee \$230 plus \$2.50 per \$1,000 or part thereof Maximum fee \$330 plus \$5.50 per \$1,000 or part thereof	\$0	Minimum fee \$230 plus \$2.50 per \$1,000 or part thereof Maximum fee \$330 plus \$5.50 per \$1,000 or part thereof
	Complying development certificate with a value \$400,001 - \$1,000,000	Minimum fee \$600 plus \$1.50 per \$1,000 or part thereof Maximum fee \$1,500 plus \$3 per \$1,000 or part thereof	\$0	Minimum fee \$600 plus \$1.50 per \$1,000 or part thereof Maximum fee \$1,500 plus \$3 per \$1,000 or part thereof
	Complying development certificate with a value over \$1,000,000	Minimum fee \$2,100 plus as per quotation (staff time per hour plus cost of resources required)	\$0	Minimum fee \$2,100 plus as per quotation (staff time per hour plus cost of resources required)
Refund for withdrawal of construction certificate				
	Application is withdrawn before site investigations are made	80% of fee may be refunded on request of the applicant	\$0	80% of fee may be refunded on request of the applicant
	Application is withdrawn prior to a BCA compliance audit being commenced	40% of fees may be refunded on request of the applicant	\$0	40% of fees may be refunded on request of the applicant
	Application is withdrawn after the BCA compliance audit has been commenced but before the certificate is issued	5% of fee may be refunded on request of the applicant	\$0	5% of fee may be refunded on request of the applicant

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Modification of Complying Development Certificate				
Complying development certificate modifications. Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment e.g. determination of what constitutes a minor amendment is at the discretion of Council. Major amendments comprise all modifications that are not considered minor amendments.				
Minor Modification under Section 4.30		\$158	\$0	\$158
Modification under Section 4.30 (other than minor)		50% of original Complying Development Certificate fee	\$0	50% of original Complying Development Certificate fee
Withdrawal of Complying Development Application				
Application is withdrawn before site investigations are made		80% of fee may be refunded on request of the applicant	\$0	80% of fee may be refunded on request of the applicant
Application is withdrawn prior to preparation of an assessment/compliance audit being commenced		40% of fees may be refunded on request of the applicant	\$0	40% of fees may be refunded on request of the applicant
Application is withdrawn after the assessment/compliance audit has been completed, but before the certificate is issued		5% of fee may be refunded on request of the applicant	\$0	5% of fee may be refunded on request of the applicant
Occupation Certificates				
The fee payable for an occupation certificate is calculated in accordance with the following:				
Cost up to and including \$50,000	Per building.	\$135	\$0	\$135
Cost \$50,001 to \$100,000	Per building.	\$185	\$0	\$185
Cost \$100,001 to \$250,000	Per building.	\$240	\$0	\$240
Cost \$250,001 to \$500,000	Per building.	\$265	\$0	\$265
Cost \$500,001 to \$1,000,000	Per building.	\$290	\$0	\$290
Cost 1,000,001 and over	Per building.	\$345	\$0	\$345
Interim OC for all above	Per building.	As per final	\$0	As per final

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
OC for change of building use only	Per building.	\$235	\$0	\$235
Subdivision Certificates				
Release/vary/modify restriction on title		\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council
Endorse new restriction, covenant, easement of the like		\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council
Termination of strata plan		\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$380 plus \$140 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council
Subdivision certificates - Council - including strata subdivision		\$180 per lot created. Min fee \$360	\$0	\$180 per lot created. Min fee \$360
Submission of additional information where required by conditions of development consent and not lodged at time of subdivision certificate application		\$200	\$0	\$200
Allocation of house numbers				
Residential/commercial lots		\$34 per number including strata plus GST	\$0	\$34 per number including strata plus GST
Rural/ industrial lots		\$45.50 per number including strata plus GST	\$0	\$45.50 per number including strata plus GST

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Road Naming				
	1-5 roads	\$790.50	\$0	\$790.50
	6-10 roads	\$1054	\$0	\$1054
	11-15 roads	\$1581	\$0	\$1581
	15 or more	POA	\$0	POA
Item 9.4 Submitting a Certificate on the NSW Planning portal.				
	Item 9.4 submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, building information certificate, or complying development certificate on the NSW planning portal	\$45	\$0	\$45
Building Inspection Fees and Charges				
Critical stage inspections are those inspections that are required to be conducted by the Principal Certifying Authority (PCA) throughout the construction phase of a development in order for the PCA to issue an Occupation Certificate at the completion of the works. Each and every critical stage inspection MUST be carried out, however, in certain circumstances and where appropriate, some inspections may be conducted concurrently. Where inspections are conducted concurrently only one (1) inspection fee is applicable. The following table is intended as a guide only and additional inspections or re-inspections and fees may be required by Council at any stage in order for Council to issue the Occupation Certificate.				
Other fees				
	Bushfire (BAL) certificate where Council is the certifier	\$185	\$0	\$185
	Bushfire (BAL) certificate where Council is not the certifier	\$320	\$0	\$320
	Compliance certificate	\$200/hr or part thereof	\$0	\$200/hr or part thereof
	Additional fee to prepare and make a referral to NSW Fire Brigades as per Section 27 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021	Minimum fee \$800 plus as per quotation (staff time per hour plus cost of resources required including the amount of the invoice received from Fire & Rescue NSW)	\$0	Minimum fee \$800 plus as per quotation (staff time per hour plus cost of resources required including the amount of the invoice received from Fire & Rescue NSW)

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Change of PCA		Minimum fee \$300 plus as per quotation (staff time per hour plus cost of resources required to assess the application information) Inspections, occupation certificates, archiving fee etc are charged at the relevant rate within the fees and charges document in force at the time of application	\$0	Minimum fee \$300 plus as per quotation (staff time per hour plus cost of resources required to assess the application information) Inspections, occupation certificates, archiving fee etc are charged at the relevant rate within the fees and charges document in force at the time of application
Council Building Surveying or Planning Professional Officer providing consultant services	Per hour or part thereof including travel time if applicable. Registration level of certifier required is determined by Council.	Registered Certifier - Unrestricted/ Restricted all classes \$200 - Restricted (1 and 10)/ Building Inspector \$165 Planning Officer - Senior Planner/ Principal \$200 - Planner \$165	\$0	Registered Certifier - Unrestricted/ Restricted all classes \$200 - Restricted (1 and 10)/ Building Inspector \$165 Planning Officer - Senior Planner/ Principal \$200 - Planner \$165

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Fees for Critical Stage Inspections				
Building inspection - critical stage inspections. Required inspections and critical stage inspections will be done concurrently if possible and viable. Additional inspections may be required and must be paid for prior to inspection being done or may be invoiced at discretion of Council.				
		Minimum fee \$130 Maximum fee \$300 Single inspection only	0	Minimum fee \$130 Maximum fee \$300 Single inspection only
For critical post approval stage inspection				
		Additional fee on top of the inspection fee (per unit) \$200	0	Additional fee on top of the inspection fee (per unit) \$200
Out of normal hours inspections				
Commercial and Industrial - critical stage inspections. Required inspections and critical stage inspections will be done concurrently if possible and viable. Additional inspections may be required and must be paid for prior to inspection being done or may be invoiced at discretion of Council.				
		Minimum fee \$150 Maximum fee \$450	0	Minimum fee \$150 Maximum fee \$450
Industrial/Commercial Development up to \$10,000.				
		Additional fee on top of the inspection fee (per unit) \$200	0	Additional fee on top of the inspection fee (per unit) \$200
Out of normal hours inspections.				
BUILDING & DEVELOPMENT INFORMATION				
Application under s68 of the Local Govt Act 1993				
Fee for minor amendment to design		\$160	\$0	\$160
Application to install a manufactured home, moveable dwelling, or associated structure on land	Per structure.	\$530	\$0	\$530
(Where not covered by a specific fee under this schedule)		\$106	\$0	\$106
Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility		\$465	\$0	\$465
Operate a system of sewage management		\$170	\$0	\$170

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Objection under section 82 of the Local Government Act	\$264	\$0	\$264
Flood Information				
	Provision of information regarding development standards for flood control lots, including as per General and Rural Housing Codes for the purposes of a Complying Development Certificate	\$290.91	\$29.09	\$320
Property information				
General written information requiring research & written reply (no site inspection)	Per hour or part thereof.	\$140.91	\$14.09	\$155
General written information requiring research, written reply & site inspection	Per hour or part thereof.	\$301.82	\$30.18	\$332
Development/ building history enquiry fee, including purchase of records from archives	Per hour or part thereof.	\$115.45	\$11.55	\$127
Dwelling entitlement search		\$140.91	\$14.09	\$155
Provide written professional/technical advice on development proposal where a pre-DA Meeting is not required. Where the enquiry takes longer than 2 hours, to be charged at an hourly rate of \$150 incl GST		\$290.91	\$29.09	\$320
Fire Safety (buildings)				
Annual admin fee	Submission of Annual Fire Safety Statements (AFSS) to council is requirement of legislation.	\$50 plus \$50 per fire safety measure	\$0	\$50 plus \$50 per fire safety measure
Fire Safety Certification Audit	Includes inspection and all associated investigations.	\$240/hr min 1 hr	\$0	\$240/hr min 1 hr
Fire safety inspection fee (charged as an hourly rate)	Where work to prepare a fire safety schedule (or the like) involves extensive research.	\$175	\$0	\$175
Referral of plans and specifications to the NSW Fire Brigade for an alternative solution to meet Category 2 Fire Safety Provisions		\$295.46	\$29.55	\$325

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Fire Safety officer professional services				
	Preparation of fire safety schedules, requested inspections, consideration of fire safety measures compliance and the like	\$185 per hour or part thereof (min charge 1hr)	\$0	\$185 per hour or part thereof (min charge 1hr)
Outstanding notices				
	Section 735A - Local Government Act	\$130	\$0	\$130
Pre-lodgement Advisory Service				
	Development up to 10 dwellings or up to 10 lots or up to \$1 million with minutes	\$627.27	\$62.73	\$690
	Development over 10 dwellings or over 10 lots or over \$1 million with minutes	\$818.18	\$81.82	\$900
Statistical Information				
	Preparation/production of reports (per hour or part thereof)	\$71.82	\$7.18	\$79
SECTION 6.23 CERTIFICATES - BUILDING CERTIFICATES				
Standard application fee Class 1 and 10 (BCA defined)				
	Class 1 and 10 Building	\$320	\$0	\$320
Standard application fee Class 2-9 (BCA defined)				
	Not exceeding 200m2 (per building)	\$320	\$0	\$320
	Exceeding 2,000m2	\$1200 plus \$75 per additional 1000m2 or part thereof	\$0	\$1200 plus \$75 per additional 1000m2 or part thereof
	Exceeding 200m2 but not exceeding 2,000m2	\$300 plus an additional \$0.50/m2 over 200m2 (per building)	\$0	\$300 plus an additional \$0.50/m2 over 200m2 (per building)
	Part of building with that part exiting of an external wall only or does not otherwise have a floor area	\$320	\$0	\$320
	Reinspection fee (per inspection)	\$130	\$0	\$130
Building information certificate fee for unauthorised development				
Class 1 and 10 (BCA defined)- Maximum DA and CC fee applicable to the development based on the cost of works as determined by council including additional fees as highlighted in the note below where applicable. Note: Where initial assessment reveals that the certificate cannot be issued and additional assessment is required, that time will be estimated at \$120/ hr. Payment is required prior to determination of the certificate.				

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Class 2 - 9 (BCA defined)- Maximum DA and CC fee applicable to the development based on the cost of works as determined by council, including additional fees as highlighted in the note below where applicable. Note: Where initial assessment reveals that the certificate cannot be issued and additional assessment is required, that time will be estimated at \$185/ hr. Payment is required prior to determination of the certificate.				
	Copy of building information certificate (per certificate)	\$50	\$0	\$50
SECTION 10.7 CERTIFICATES - PLANNING CERTIFICATE				
s10.7 Certificates EPA Act (1979)				
	Item 9.7 Section 10.7(2) - statutory fees	\$69	\$0	\$69
	Item 9.8 Section 10.7(5) - statutory fees (additional fee - issued in conjunction with Section 10.7(2) certificate)	\$105	\$0	\$105
	Section 10.7(2) - parcelled assessments (in excess of six (6) lots)	\$264	\$0	\$264
	Section 10.7(5) - parcelled assessments (in excess of six (6) lots)	\$655	\$0	\$655
s10.7 Urgent Fees				
Section 10.7(2) - urgent fees	Urgent fee applications issued within 48 hours or additional urgent fee will be refunded.	\$95	\$0	\$95
Section 10.7(5) - Urgent fees (additional fee - issued in conjunction with Section 10.7(2) urgent certificate)	Urgent fee applications issued within 48 hours or additional urgent fee will be refunded.	\$141	\$0	\$141
s10.7 Urgent Fees - Parcelled assessments				
Section 10.7(2) - parcelled assessments - urgent fees (in excess of six (6) lots)	Urgent fee applications issued within 48 hours.	\$522	\$0	\$522
Section 10.7(5) - parcelled assessments - urgent fees (in excess of six (6) lots)	Urgent fee applications issued within 48 hours.	\$1310	\$0	\$1310

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
PREPARATION OF LEPS AND DCPS (REZONING)				
Specialist Studies/Local Environmental Studies				
Preparation of Place Plans and Strategies, and other strategic planning policies or strategies to support development.	Full recovery of the total cost of specialist reports and Strategic Planning resources, including GST on the specialist reports, and an additional 20% of the report's value for project management. Details to be determined via a fee agreement with the proponent.	Calculated Fee	\$0	Calculated Fee
Studies required to support a strategic plan or planning proposal	Full recovery of the total cost of specialist reports, including GST, and an additional 20% of the report's value for project management.	Calculated Fee	\$0	Calculated Fee
Engagement of a specialist to review a study or report supporting a strategic plan or planning proposal.	Full recovery of the total cost of specialist reports, including GST, and an additional 20% of the report's value for project management.	Calculated Fee	\$0	Calculated Fee
Development Control Plans and Precinct Plans				
Preparation or review of Standard DCP amendment (Stage 1) - Preparation/ Review	Minimum fee of \$32,112.17 or full cost recovery. Stage 1 fees associated with the preparation or review of a Standard DCP amendment including preparing or reviewing the DCP. Payable prior to work commencing.	\$32112.17	\$0	\$32112.17
Preparation or review of Complex DCP amendment (Stage 1) - preparation/review	Minimum fee of \$74,100 or full cost recovery. Stage 1 fees associated with the preparation or review of a Complex DCP amendment including preparing or reviewing the DCP. Payable prior to work commencing.	\$74100	\$0	\$74100
Preparation or review of Standard DCP amendment (Stage 2) - exhibition and finalisation	Minimum fee of \$25,351.71 or full cost recovery. Stage 2 fees associated with the preparation or review of a Standard DCP including exhibition and finalisation. Payable prior to commencement of exhibition.	\$25351.71	\$0	\$25351.71
Preparation or review of Complex DCP amendment (Stage 2) - exhibition and finalisation	Minimum fee of \$58,500 or full cost recovery. Stage 2 fees associated with the preparation or review of a Complex DCP including exhibition and finalisation. Payable prior to commencement of exhibition.	\$58500	\$0	\$58500

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Additional Fees				
Request for consideration of a site within the Local Urban Development Program	Preliminary site constraint and infrastructure analysis for prioritisation of a site with the Local Urban Development Program.	\$10,000	\$0	\$10,000
Re-exhibition of Local Environmental Plan amendment, Development Control Plan or Precinct Plan	Minimum fee of \$7,919.60 plus full-cost recovery or planning advice plus GST on report.	\$7,919.60	\$0	\$7,919.60
Reclassification of Council Owned Land (Stage 1) - preparation of Planning Proposal	\$37,295, or full recovery of total cost for Stage 1 of the reclassification of Council owned land, including preparation of a planning proposal. Payable on lodgement.	\$37,295	\$0	\$37,295
Public hearing for amendment to Maitland Local Environmental Plan	\$9,000, or full recovery of total cost of the facilitator of the public hearing, any associated reports, and room hire, including GST, and an additional 20% of the total value for project management.	\$9,000	\$0	\$9,000
Reclassification of Council Owned Land (Stage 2) - public exhibition and finalisation	\$48,480, or full recovery of total cost for Stage 2 of the reclassification of Council owned land, including exhibition, public hearing, and finalisation. Payable prior to exhibition and/or public hearing.	\$48,480	\$0	\$48,480
Rezoning				
Heritage enquiries requiring a written response	Minimum fee of \$850, or full cost recovery if enquiry requires more than four (4) hours.	\$850	\$0	\$850
Strategic Planning enquiries requiring a written response	Minimum fee of \$850, or full cost recovery if enquiry requires more than four (4) hours.	\$850	\$0	\$850
Rezoning enquiries requiring research and written reply	Minimum fee of \$566.50 or full cost recovery.	Calculated fee	\$0	Calculated fee
Maitland Local Environmental Plan 2011:				
A4 written document	This information is available electronically and free of charge on Council's website.	\$113.99	\$0	\$113.99

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
A3 map booklet	This information is available electronically and free of charge on Council's website.	\$455.96	\$0	\$455.96
A3 map booklet - A4 written document	This information is available electronically and free of charge on Council's website.	\$510.24	\$0	\$510.24
Planning policies or strategies				
Development Control Plans - Entire Document (paper copy)	This information is available electronically and free of charge on Council's website.	\$374.54	\$0	\$374.54
Strategic Planning Studies (paper copy)	This information is available electronically and free of charge on Council's website.	\$113.99	\$0	\$113.99
Development Control Plans (paper copy)	This information is available electronically and free of charge on Council's website.	\$66.93	\$0	\$66.93
Amendments to the Maitland Local Environmental Plan (Identified in a Council Endorsed Strategy)				
Scoping Proposal and Prelodgement Process	Fee for assessment of a Scoping Proposal.	\$15,000	\$0	\$15,000
Rezoning Concept Meeting	\$1,500 - Meeting as per LEP Making Guidelines, includes minutes and confirmation of planning proposal category	\$1,500	\$0	\$1,500
Planning Proposal developed in conjunction with a Place Strategy	Full recovery of any costs, including studies and staff resources required in excess of the preparation of the associated Place Strategy.	Calculated Fee	\$0	Calculated Fee
Category II (Stage 2): Small site planning proposal, where there are a small number of issues and a limited local impact and no supporting studies. These proposals may include a minor extension to a zone boundary, or an single Additional Permitted Use.	Stage 2 fees for a Category II Planning Proposal. Includes from exhibition to finalisation. Payable prior to exhibition.	\$34,110	\$0	\$34,110

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Category II (Stage 1): Small site planning proposal, where there are a small number of issues and a limited local impact and no supporting studies. These proposals may include a minor extension to a zone boundary, or an single Additional Permitted Use.	Stage 1 fees for a Category II Planning Proposal. Includes from lodgement to Council report for Gateway request. Payable on lodgement.	\$27,971.25	\$0	\$27,971.25
Category III (Stage 2): Larger, more complex planning proposals with a number of issues affecting the local area and supported by studies. These proposals will often require consultation with a limited number of government agencies, as well as targeted community consultation.	Stage 2 fees for a Category III Planning Proposal. Includes from exhibition to finalisation. Payable prior to exhibition.	\$45,480	\$0	\$45,480
Category III (Stage 1): Larger, more complex planning proposals with a number of issues affecting the local area and supported by studies. These proposals will often require consultation with a limited number of government agencies, as well as targeted community consultation.	Stage 1 fees for a Category III Planning Proposal. Includes from lodgement to Council report for Gateway request. Payable on lodgement.	\$37,295	\$0	\$37,295

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Category IV (Stage 2): Complex planning proposals, which may be large holdings, or constrained smaller sites with a range of complex issues such as flooding, biodiversity, or transport. These proposals would require consultation with a wide range of government agencies, the wider community (including public meetings) and affected landowners.	Stage 2 fees for a Category IV Planning Proposal. Includes from exhibition to finalisation. Payable prior to exhibition.	\$90,960	\$0	\$90,960
Category IV (Stage 1): Complex planning proposals, which may be large holdings, or constrained smaller sites with a range of complex issues such as flooding, biodiversity, or transport. These proposals would require consultation with a wide range of government agencies, the wider community (including public meetings) and affected landowners.	Stage 1 fees for a Category IV Planning Proposal. Includes from lodgement to Council report for Gateway request. Payable on lodgement.	\$74,590	\$0	\$74,590

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Local Infrastructure Plans				
Works In Kind Agreement	Full recovery of the total cost of supporting studies, legal fees, and staff resources for the preparation of the Works in Kind Agreement, including GST, and an additional 20% of the project's value for project management.	Calculated fee	\$0	Calculated fee
Voluntary Planning Agreement	Full recovery of the total cost of supporting studies, legal fees, and staff resources for the preparation of the Voluntary Planning Agreement, including GST, and an additional 20% of the project's value for project management.	Calculated fee	\$0	Calculated fee
Development Contributions Plan	Full recovery of the total cost of supporting studies, legal fees, and staff resources for the preparation of the development contribution plan, including GST, and an additional 20% of the project's value for project management.	Calculated fee	\$0	Calculated fee
POUNDING, IMPOUNDING AND ANIMAL CONTROL				
Registration of dog / cat - lifetime registration	Charged in accordance with Companion Animals Act and Regulations - subject to change.			
Dog - not desexed by 6 months of age	Fees set by NSW Government - to be advised at a later date (except if kept by recognised breeder for breeding purposes).	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$252	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$252

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Dog - not desexed and kept by a recognised breeder for breeding purposes	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$75	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$75
Dog - desexed by 6 months of age	Fees set by NSW Government - (except one owned by an eligible pensioner).	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$75	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$75

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Dog - desexed by 6 months of age and owned by eligible pensioner	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$32	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$32
Dog - desexed sold by pound or shelter	Fees set by NSW Government	\$0	\$0	\$0
Dog not desexed or desexed after 6 months of age (and not kept by a recognised breeder)	<p>Note: The additional fee is not payable:</p> <ul style="list-style-type: none"> - if, before the dog reaches 6 months of age, a veterinary practitioner has specified in writing that: - the dog should not be desexed until it reaches the age specified by the veterinary practitioner (fee applies after that age is reached), or - desexing the dog at any time of its life would constitute a serious health risk to the dog, or - in the case of a dog that is desexed after reaching 6 months of age and sold to the owner by a rehoming organisation. <p>Fees set by NSW Government</p>	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$252	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$252
Trained seeing eye or hearing dogs		\$0	\$0	\$0

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Cat - desexed or not desexed (if not desexed an annual permit is required)	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$65	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$65
Cat - desexed and owned by eligible pensioner	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$32	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$32
Cat - desexed and sold by pound or shelter	Fees set by NSW Government.	\$0	\$0	\$0

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Cat - not desexed and kept by a recognised breeder for breeding purposes	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$65	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$65
Cat - not desexed by 4 months of age (in addition to the one-off lifetime registration fee)	Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$92	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$92

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Declared dangerous dog or restricted dog (in addition to the one-off lifetime registration fee). This applies to dogs that are already registered.	Applies to declared dangerous dog or dog declared to be a restricted breed or restricted by birth. Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$221	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$221
Late fee	If the registration fee for a dog or cat has not been paid 28 days after the date on which the animal is required to be registered. Fees set by NSW Government.	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$21	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$21

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Impounding animals (dogs/cats)				
Transportation fee		Actual cost incurred + 20% for service, admin & sundry expenses (minimum fee of \$42 per animal)	\$0	Actual cost incurred + 20% for service, admin & sundry expenses (minimum fee of \$42 per animal)
Walking fee (per hour)		\$53	\$0	\$53
Sustenance (per animal per day)		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Advertising		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Service of notice of owner		\$90	\$0	\$90
Veterinary care		Actual cost incurred	\$0	Actual cost incurred
Charge or loss for abandoning animals and trespassing animals		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Other impounded items				
Class 1 (personal items) – storage (per day)	Small or medium-sized things. Examples include baggage or personal recreational equipment such as bicycles or kayaks.	\$10 per day + \$85 administrative fee	\$0	\$10 per day + \$85 administrative fee
Class 2 (sharing service) - storage (per day)	Items available for the use of the public at large, whether on payment of a fee or other benefit, including as part of a 'sharing service'. Examples are shopping trolleys and share e-scooters.	\$110	\$0	\$110

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Class 2 (sharing service) - transportation of item to place of storage	Items available for the use of the public at large, whether on payment of a fee or other benefit, including as part of a 'sharing service'. Examples are shopping trolleys and share e-scooters.	Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Class 3 (vehicle) - storage (per day)	Motor vehicles, which have the same meaning as that of the Road Transport Act 2013, and include caravans, boat trailers or other trailers. (Application can be made to Council requesting waiver of fee due to hardship).	\$60 per day + \$85 administration fee	\$0	\$60 per day + \$85 administration fee
Service of notice/administration fee		\$90	\$0	\$90
Class 3 (vehicle) - transportation of item to place of storage	Motor vehicles, which have the same meaning as that of the Road Transport Act 2013, and include caravans, boat trailers or other trailers. (Application can be made to Council requesting waiver of fee due to hardship).	Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
COMPLIANCE (ENVIRONMENTAL HEALTH AND DEVELOPMENT SURVEILLANCE)				
Manufactured home estate / caravan park / camping ground - approval to operate				
Approval to operate (Local Government Act)	Approval valid for maximum of 5 years subject to ongoing satisfactory operating conditions.	\$334 plus \$6.50 per site	\$0	\$334 plus \$6.50 per site
Approval to operate (renewal)		\$169 plus \$5 per site	\$0	\$169 plus \$5 per site
Inspection		\$280	\$0	\$280
Reinspection		\$280	\$0	\$280
Certificate of completion for Manufactured Home in a Manufactured Home Estate		\$350	\$0	\$350
Application to install a manufactured home, moveable dwelling or associated structure on land (68(a) Local Govt Act) (not including inspection)		\$550	\$0	\$550
Boarding houses				
Inspection		\$334	\$0	\$334
Reinspection		\$169	\$0	\$169
Clothing / charity bins				
Application (per bin)	Approval valid for maximum of 5 years.	\$132	\$0	\$132

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Inspection	Inspection fee only applies to bins located on public property, or on private property where Council has to intervene.	\$158	\$0	\$158
Food Business: (includes: fixed premises, temporary events and food vans)				
Annual administration fees (Food Act) (medium - more than 5 but not more than 50 FTE food handlers)	Note: FTE means full time equivalent; food handler means a person who directly engages in the handling of food for a food business.	\$800	\$0	\$800
Annual administration fees (Food Act) (large - more than 50 FTE food handlers)		\$3500	\$0	\$3500
Annual administration fee (Food Act) (small - up to 5 FTE food handlers)		\$390	\$0	\$390
Inspection		\$190	\$0	\$190
Temporary / mobile food premises (medium or high risk food businesses only)		\$190	\$0	\$190
Reinspection		\$190	\$0	\$190
Prepurchase inspection		\$402.73	\$40.27	\$443
Legionella control - regulated air handling systems (Public Health Act)				
Notification	New premises or change of business owner details (applies to premises as a whole).	\$126	\$0	\$126
Annual administration fee		\$132 per system	\$0	\$132 per system
Inspection		\$206	\$0	\$206
Mortuaries:				
Inspection		\$184	\$0	\$184
Reinspection		\$184	\$0	\$184
Post Approval Regulation of On Site Sewage Management (OSSM / Septic Tank) for applications to install / alter a Septic Tank please refer to Development Application Fees.				
Annual admin charge for all OSSM systems		\$85	\$0	\$85
Approval to operate inspection		\$0	\$0	\$0
Compliance re-inspection		\$137	\$0	\$137
Prepurchase inspection		\$294.54	\$29.45	\$324

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Skin penetration				
Notification fee	For new business or change of owners details.	\$100	\$0	\$100
Premises inspection		\$200	\$0	\$200
Reinspection		\$137	\$0	\$137
Underground Petroleum Storage Systems				
Administration fee		\$137	\$0	\$137
Underground Petroleum Storage System - Inspection		\$274	\$0	\$274
Underground Petroleum Storage System - Re-inspection		\$190	\$0	\$190
Swimming Pool Barriers (Swimming Pool Act)				
Inspection	CI 19 Swimming Pool Regulations 2018 - max'm fee \$150. Where joint inspections for public health and pool barriers are done at the same premises at the same time then the total fee will be reduced by one third e.g. (2 x \$125 = \$250 would be reduced to \$166.66)	\$150	\$0	\$150
Registration Fee		\$9.09	\$0.91	\$10
Reinspection (for each reinspection)	CI 19 Swimming Pool Regulation 2018 - Max'm \$100 per any or all re-inspections. Where joint inspections for public health and pool barriers are done at the same premises at the same time then the total fee will be reduced by one third e.g. (2 x \$125 = \$250 would be reduced to \$166.66).	\$100	\$0	\$100
Application for exemption	CI 13 Swimming Pools Regulation 2018 - max'm fee \$250. Section 22 of Swimming Pools Act 1992.	\$265	\$0	\$265
Resuscitation charts for swimming pools		\$27.27	\$2.73	\$30
Swimming Pool/Spa - public/commercial (Public Health Act)				
Notification fee	New Business or change of ownership details.	\$110	\$0	\$110
Inspection		\$200	\$0	\$200
Reinspection		\$137	\$0	\$137

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Compliance cost notices				
Environmental Planning and Assessment Act	Notice of intention Order	Minimum charge of \$330 Where the works take longer than 3 hours, to be charged at a hourly rate of \$110 (Orders - no maximum; Notice of Intention - maximum \$750)	\$0	Minimum charge of \$330 Where the works take longer than 3 hours, to be charged at a hourly rate of \$110 (Orders - no maximum; Notice of Intention - maximum \$750)
Food Act	CI 11 Food Regs 2015 - \$330 is the prescribed fee that a person may be required to pay. Improvement notice.	\$330	\$0	\$330
Protection of the Environment Operations Act	Clean-up notice. Prevention notice. Prohibition order.	\$605 AND Cost recovery of all or any reasonable costs and expenses subject to limitations (Part 4.5 POEO Act)	\$0	\$605 AND Cost recovery of all or any reasonable costs and expenses subject to limitations (Part 4.5 POEO Act)
Public Health Act - all except regulated systems	CI 97 Public Health Regulation 2012 - \$270. Improvement notices Prohibition orders.	\$270	\$0	\$270
Public Health Act - Regulated systems	CI 97 Public Health Regulation 2012 - \$560. Improvement notices and Prohibition orders for premises where there is a Regulated System.	\$560	\$0	\$560
281C Compliance cost notices not to include certain costs and expenses				
(1) For the purposes of section 121CA (5) (c) of the Act, a compliance cost notice must not require the payment of the following:				
b) any costs or expenses relating to the preparation or serving of the notice				
a) any costs or expenses relating to an investigation that lead to the giving of an order to which the notice relates				

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Rangers monitoring of parking on private and strata property				
Rangers monitoring of parking on private and strata property	Minimum 30 minutes.	\$85 per hour (exc GST)	\$0	\$85 per hour (exc GST)
SPECIAL EVENTS				
Application for special events (If the event is being held on a Council oval, the money is payable to the Oval Boards (not Council) for site hire. Applications to waive fees will be considered in accordance with Section 612 of the Local Government Act 1993)		\$160.74	\$0	\$160.74
General waste event bin disposal (per bin lift)	Disposal cost per bin lift for general waste event bins.	\$18	\$0	\$18
General waste event bins - delivery and collection	For up to 10 bins	\$160.00	\$0.00	\$160.00
General waste event bins - delivery and collection	For each bin over 10 (per bin)	\$7.00	\$0.00	\$7.00
Recycling event bin - delivery, collection and processing	Per bin	\$35.00	\$0.00	\$35.00
DOMESTIC WASTE COLLECTION				
Domestic Waste				
Domestic waste management service charge (annual fee)	Three bin service and collection and bulky waste service.	\$590.75	\$0	\$590.75
Domestic waste management base charge for vacant land - (annual fee)		\$52.70	\$0	\$52.70
Additional domestic general waste bin (annual fee)	1 x general waste bin and collection.	\$411	\$0	\$411
Additional domestic recycling bin (annual fee)	1 x recycling bin and collection.	\$100.13	\$0	\$100.13
Additional domestic garden organics bin (annual fee)	1 x garden organics bin and collection.	\$73.78	\$0	\$73.78

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Connection to domestic waste management service (per connection)	Provision of one set of domestic waste bins (1 x general waste bin, 1 x recycling bin and 1 x garden organics bin). Bins remain the property of Maitland City Council.	\$92	\$0	\$92
Connection to additional domestic general waste service (per connection)	Provision of one additional general waste service (bin remains the property of Maitland City Council).	\$39	\$0	\$39
Connection to additional domestic recycling or garden organics waste service (per connection)	Provision of one recycling bin or one garden organics bin. Bin remains property of Contractor.	\$39	\$0	\$39
Change in domestic recycling bin size (per change)	Bin remains property of Contractor.	\$39	\$0	\$39
Commercial Waste				
Commercial waste management service charge (annual fee)	General waste bin service and collection.	\$764	\$0	\$764
Charity waste management service charge (annual fee)	General waste bin service and collection - For eligible organisations on application and approval.	\$459.54	\$0	\$459.54
Commercial recycling bin (annual fee)	1 x recycling bin and collection.	\$100.13	\$0	\$100.13
Charity mixed waste (first 20 tonnes per year)	For eligible organisations on application and approval.	\$0	\$0	\$0
Commercial garden organics bin (annual fee)	1 x garden organics bin and collection.	\$73.78	\$0	\$73.78
Connection to Commercial waste service (per connection)	Provision of one commercial waste bin. Bin remains the property of Maitland City Council.	\$92	\$0	\$92
Connection to Commercial recycling service or greenwaste service (per connection)	Provision of one commercial recycling bin or one commercial garden organics bin. Bin remains the property of the Contractor.	\$39	\$0	\$39

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Kerbside waste collection				
	Kerbside waste collection	fully absorbed cost divided by the number of customers	\$0	fully absorbed cost divided by the number of customers
ENVIRONMENTAL SUSTAINABILITY				
Administration				
	Environmental studies, plans and reports - Paper copy, USB or CD	\$67	\$0	\$67
	Environmental studies, plans and report - electronic file transfer	\$0	\$0	\$0
Environmental data entry or modelling (\$/hour)	Data entry or modelling undertaken by or on behalf of Council. Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$134.14	\$13.41	\$147.56
Sustainable Living				
Electric vehicle charging (\$/kWh)	Variable fee per kilowatt hour dependent on charger speed.	\$0.40	\$0	\$0.40
Green Communities programs/ events/training/ merchandise - fee per person per program or event	Sustainability programs / events / merchandise are offered periodically throughout the year as per the annual Green Communities Program. On occasion we are required to recoup the costs of the program, event or merchandise.	Calculated fee	\$0	Calculated fee
Environmentally sustainable residential dwelling consultation (\$/ hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Natural Environment and Resilience				
Advice to consultants on flooding information (\$/ hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Advice to consultants on biodiversity (\$/ hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190

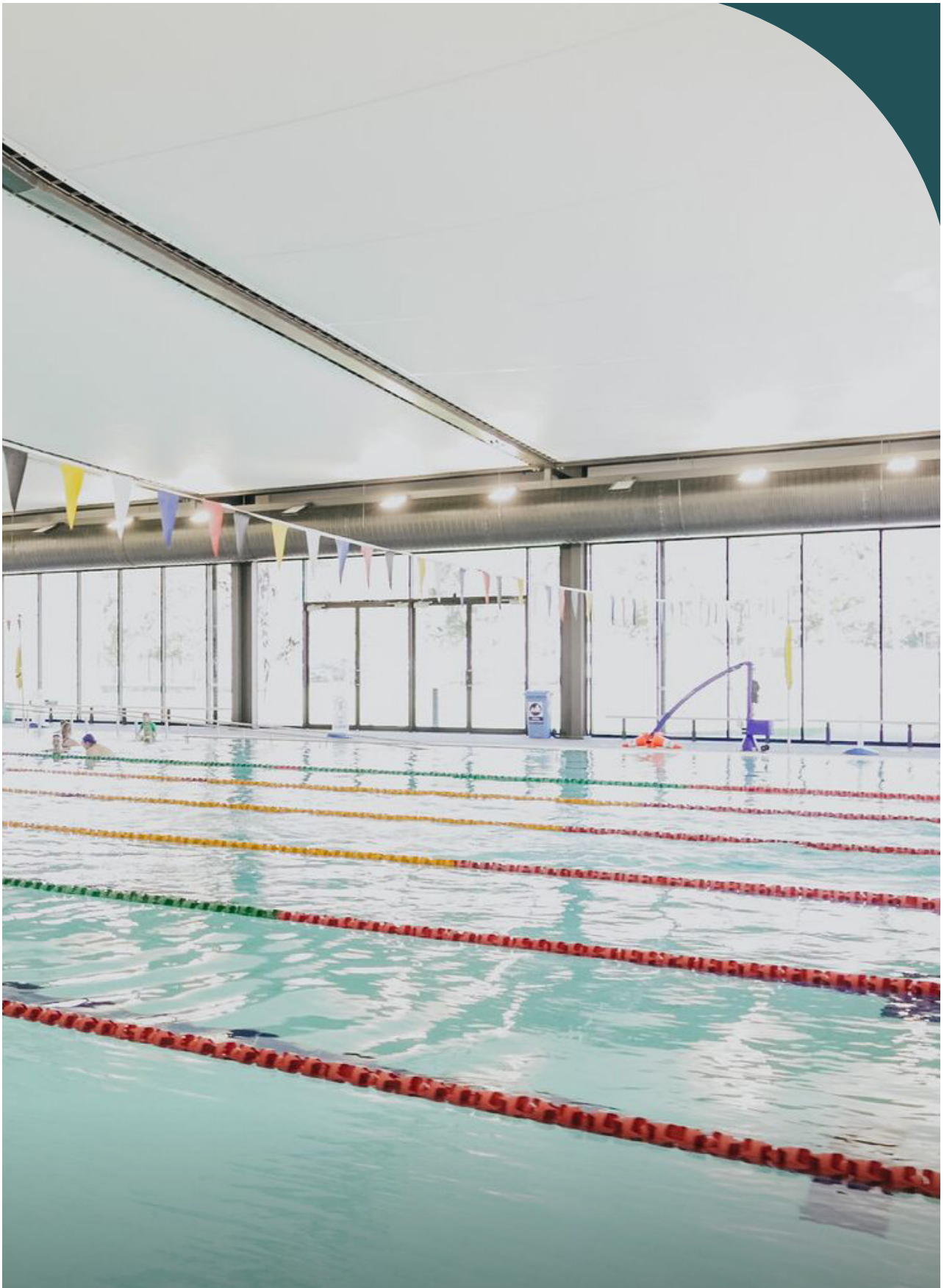
Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Advice to consultants on contamination (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Advice to consultants on climate change mitigation and adaptation (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Advice to consultants on estuary management (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Advice to consultants on water quality in natural systems (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
Advice to consultants on environmental management (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$172.73	\$17.27	\$190
WASTE MANAGEMENT CENTRE				
WASTE/RECYCLING TYPE				
Domestic Waste				
Mixed domestic waste (per tonne)		\$406.36	\$40.64	\$447
Demolition and construction waste				
Mixed demolition and construction waste (per tonne)		\$406.36	\$40.64	\$447
Asbestos (per tonne)		\$528.18	\$52.82	\$581
Concrete, bricks, roof tiles (concrete or terracotta) - uncontaminated (per tonne)		\$254.88	\$25.49	\$280.36
Virgin excavated natural material – certified (VENM) (per tonne)		\$166.72	\$16.67	\$183.39
Virgin excavated natural material – certified (VENM) in excess of operational requirements		\$406.36	\$40.64	\$447
Soil - clean and uncontaminated (per tonne)		\$191.64	\$19.16	\$210.80
Commercial Waste				
Mixed commercial waste (per tonne)		\$406.36	\$40.64	\$447

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Special waste (dead animals, large tyres and track treads, dusty waste, odorous waste, difficult to compact waste) (per tonne)	\$528.18	\$52.82	\$581
	Commercial polystyrene (per tonne)	\$1818.18	\$181.82	\$2000
Vegetation & Timber				
	Garden vegetation (per tonne)	\$191.64	\$19.16	\$210.80
Recyclables				
Electronic waste	Less than 60 kg.	\$0	\$0	\$0
Electronic waste	60kg or greater.	\$191.64	\$19.16	\$210.80
General recyclables (cardboard, paper, bottles, cans, plastics, waste oil)	Less than 60kg. Approximately one 240 litre wheelie bin.	\$0	\$0	\$0
Vehicle batteries		\$0	\$0	\$0
Metal items	White goods, ferrous and non-ferrous metal items.	\$0	\$0	\$0
Problem waste - paint, smoke detectors, batteries, fluorescent lights, gas bottles, engine oil and cooking oil	Household quantities.	\$0	\$0	\$0
Fridges, freezers and air con units	Fee per unit for any items that contain refrigerant gas.	\$14.38	\$1.44	\$15.81
General recyclables (Cardboard, paper, bottles, cans and plastic)	60kg or greater.	\$191.64	\$19.16	\$210.80
Mattress (per unit)		\$40.24	\$4.02	\$44.27
Other				
Small tyre - bike or car (per tyre)	Up to 600 mm in diameter.	\$10.16	\$1.02	\$11.18
Small tyre on rim - bike or car (per tyre)	Up to 600mm in diameter.	\$32.09	\$3.21	\$35.30
Medium tyre (per tyre)	601 to 800 mm in diameter.	\$46.47	\$4.65	\$51.12
Weighbridge docket (per vehicle)		\$43.12	\$4.31	\$47.43

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
Minimum fee for mixed waste	For quantities up to 20kg.	\$8.14	\$0.81	\$8.95
Minimum fee for vegetation	For quantities up to 20kg.	\$3.84	\$0.38	\$4.22
FILMING APPLICATION FEES				
Ultra low: no more than 10 crew, no disruption is caused to the Council's stakeholders, retailers or motorists or other events in the vicinity of the activities; activities are contained to footways or public open space areas only; public safety is always maintained on location during the conduct of filming activities; vehicles associated with the conduct of filming activities are legally parked at all times and not driven onto footways, parks or plaza areas		\$0	\$0	\$0
Low: 11-25 crew; no more than 4 trucks/vans; no construction; minimal equipment/lighting; small or no unit base required; 1-2 locations		\$0-\$150 inc GST	\$0	\$0-\$150 inc GST
Medium: 26-50 crew; no more than 10 trucks; some construction; equipment used for example, dolly, trucks, medium sized cranes, jibs; unit base required; no more than 4 locations		\$0-\$300 incl GST	\$0	\$0-\$300 incl GST
High: >50 crew; >10 trucks; significant construction; extensive equipment; large unit base required; > 4 locations		\$0-\$500 inc GST	\$0	\$0-\$500 inc GST
Ultra low impact application fee		\$0	\$0	\$0
Film application fee		\$45.45	\$4.55	\$50
Urgent film application fee (within 48 hours of filming)		\$90.91	\$9.09	\$100
Location research/site inspection/supervision (per hour)		\$72.73	\$7.27	\$80
Site preparation (per hour)		\$72.73	\$7.27	\$80
Urgent location research/site inspection/supervision (per hour)		\$136.36	\$13.64	\$150
Urgent site preparation(per hour)		\$136.36	\$13.64	\$150
Note: Full cost recovery for any works to be completed to make sure the site is returned to original condition are at the filming companies costs				
Traffic Management				
Fee and Charges to be as per adopted fees for Traffic Management: Work and other Activities				
Venue Hire Fees				
Existing venue fees will be applicable as per Maitland City Council's schedule of fees				
Souvenirs				
Consignment sales (commission)		Up to 25% + GST	\$0	Up to 25% + GST

Service area	Description	2024/2025 Fee Amount Exc. GST	GST	2024/2025 Fee Amount Inc. GST
	Consignment sales (community/not for profit groups) - commission	5% + GST	\$0	5% + GST
	Postage of saleable items - postage of merchandise items sold through the Visitor Information Centre	FCR + GST	\$0	FCR + GST
	Direct sales (retail mark-up)	Up to 100% + GST	\$0	Up to 100% + GST
Signage				
	Council determined maintenance - per large sign	FCR + 20% administration fee + GST	\$0	FCR + 20% administration fee + GST
	Replacement fee - per finger board	FCR + \$25 + 10% GST	\$0	FCR + \$25 + 10% GST
	Banner pole usage	Banner pole usage fees will be determined on a cost recovery basis for each applicant	\$0	Banner pole usage fees will be determined on a cost recovery basis for each applicant
	Tourist, services and information signs - per sign	FCR + 10% administration fee + GST	\$0	FCR + 10% administration fee + GST







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City Planning

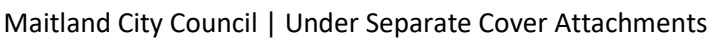
**DA2023/413 FOR THREE (3) INTO FIVE (5)
LOT TORRENS TITLE SUBDIVISION,
CONSTRUCTION OF A DETACHED
DWELLING, 14 MULTI DWELLING HOUSING
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FOUR (4) STAGES AT 23A AND 29 ROBERT
STREET AND 4 FLORAL CLOSE, TENAMBIT**

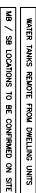
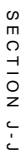
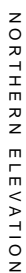
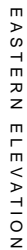
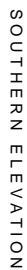
**Development Plans (Under Separate
Cover)**

Meeting Date: 11 June 2024

Attachment No: 2

Number of Pages: 14





MATHEMATICS		MATHEMATICS	
DATE	REMARKS	DATE	REMARKS
21/01/23	1	21/01/23	4
21/01/23	2	21/01/23	5
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21/01/23	4	21/01/23	7
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21/01/23	77	21/01/23	80
21/01/23	78	21/01/23	81
21/01/23	79	21/01/23	82

DESIGNED BY
urbanliving
PO Box 661 Midland 16701-2529 • tel: 505 522 4841 • E: info@urbanlivingusa.com
Beverly Baker, Director, DEVELOPMENT & ADMINISTRATION

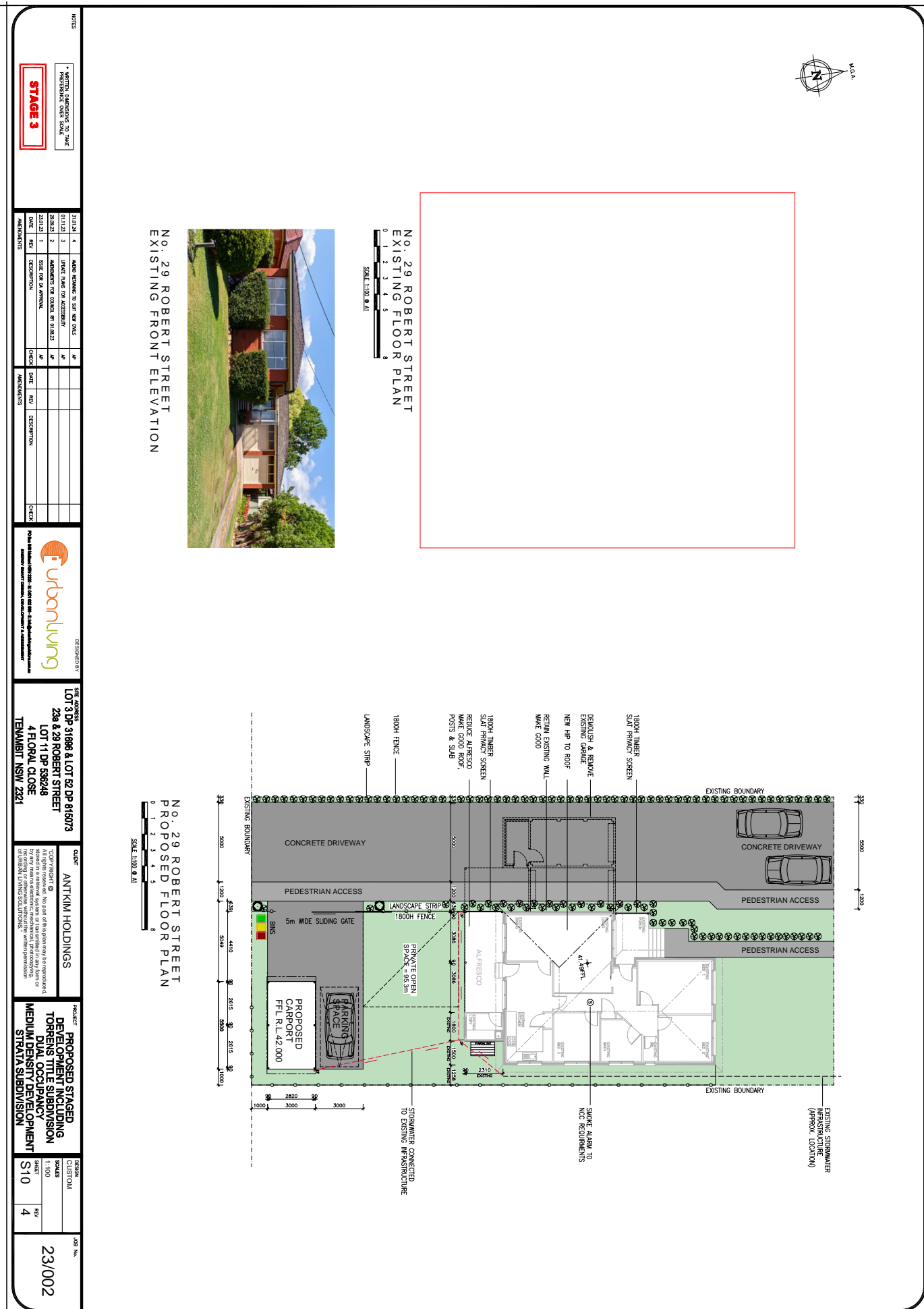
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 LOT 3 DP 316986 & LOT 52 DP 815073
 23a & 29 ROBERT STREET
 LOT 11 DP 536248
 4 FLORAL CLOSE
 TENAMBIT NSW 2321

CLIENT
ANTKIM HOLDINGS

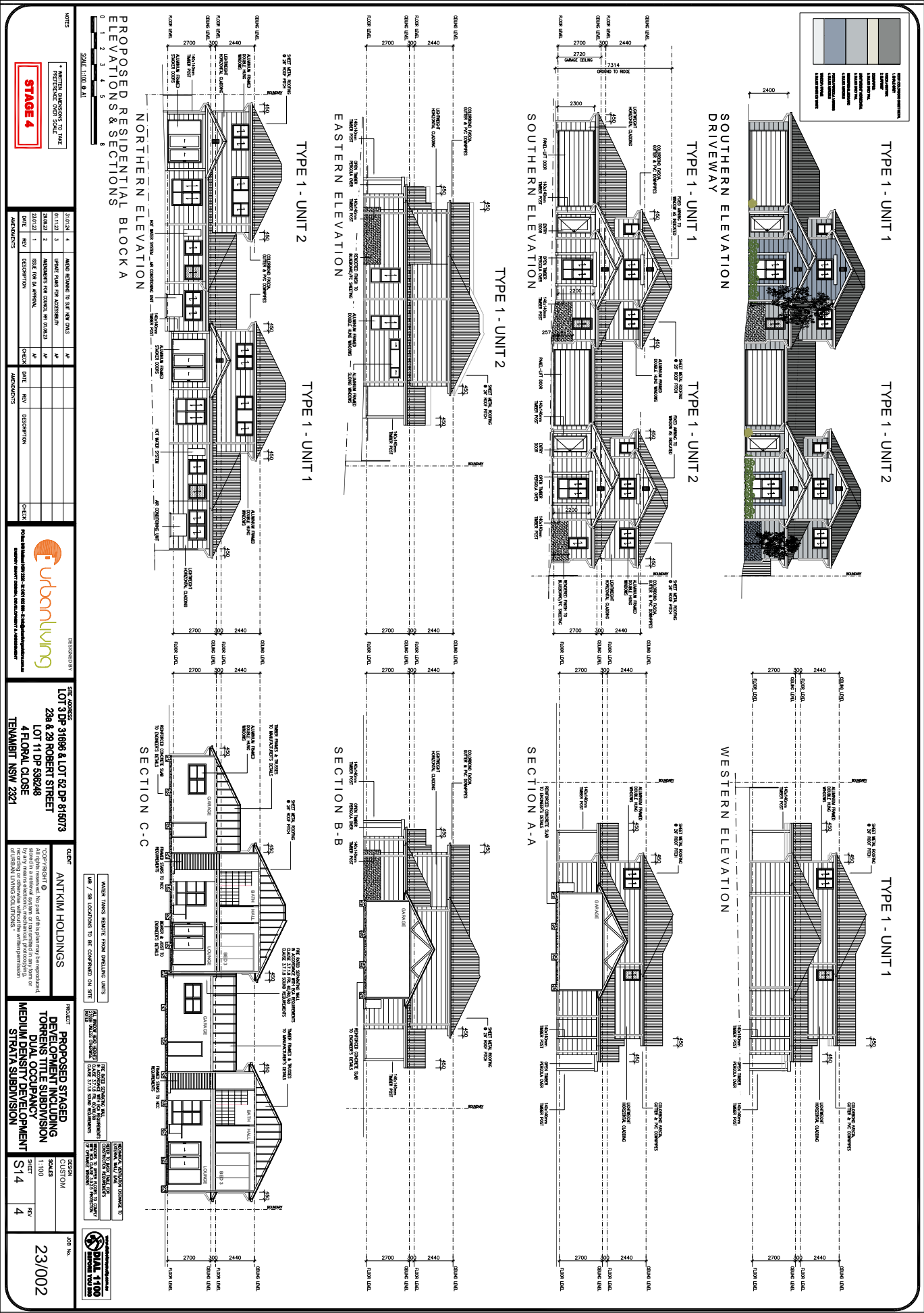
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DEVELOPMENT INCLUDING
TORENS TITLE SUBDIVISION
DUAL OCCUPANCY
MEDIUM DENSITY DEVELOPMENT
STRATA SUBDIVISION

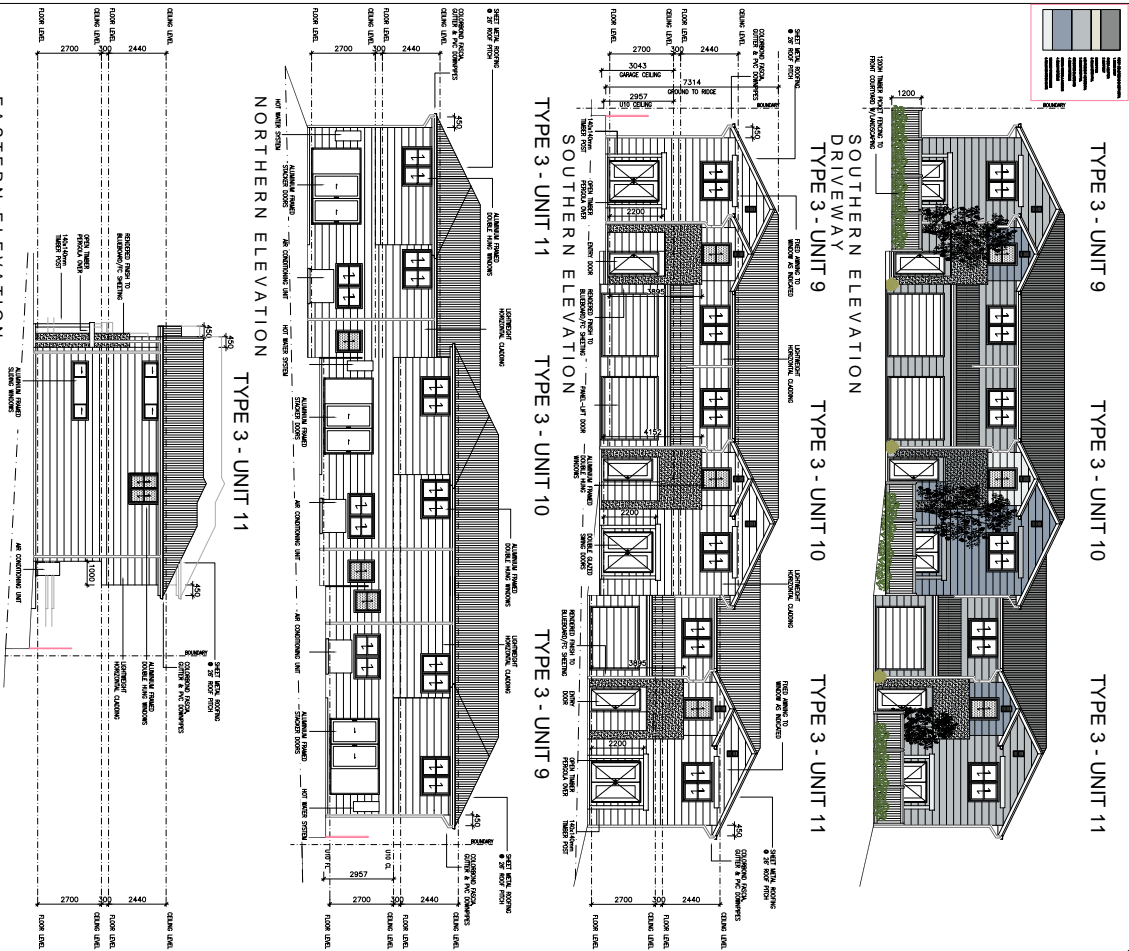
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SCALES	1:100
SHEET	S07
REV	4

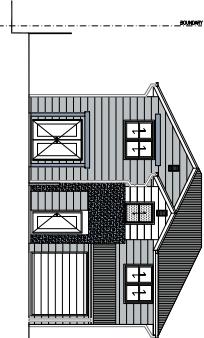
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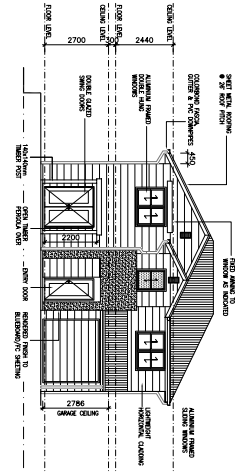
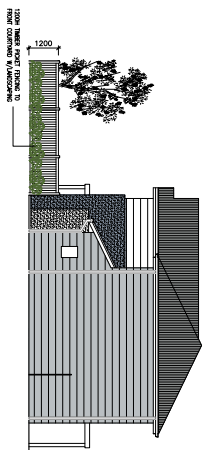




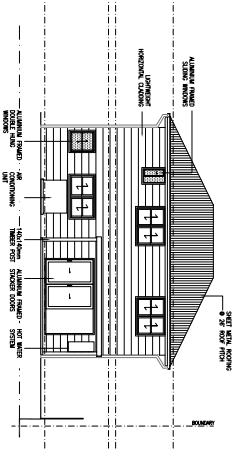
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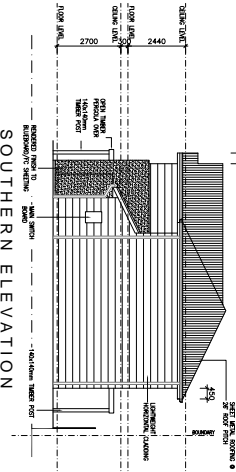
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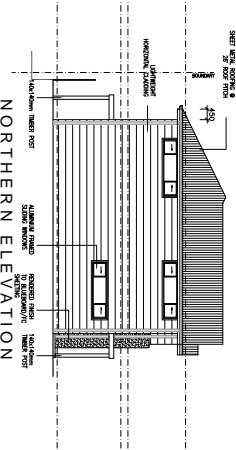
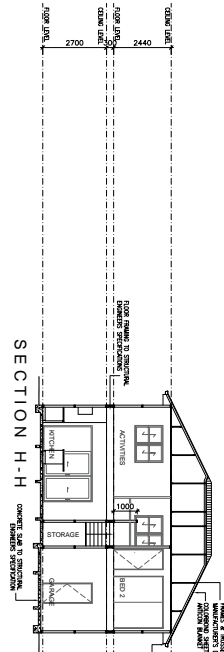
WESTERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

NORTHERN ELEVATION^{SMILING}SECTION H-H
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ENGINEERS SPECIFICATION[illegible]

STAGE 4		ADJUDICATION		ADJUDICATION		NOTES
DATE	NO	DESCRIPTION	DATE	NO	DESCRIPTION	
21-01-19	1	ARMED RESPONSE TO STOP AND CHECK				<ul style="list-style-type: none"> WORTHY DOMESTICS TO MAKE THE INCIDENT CASE STABLE
01-11-13	3	UPON DATE FOR ACCESSIBILITY				
20-08-21	2	ADJUDICATION FOR CRIME RE 01-04-21				
22-01-23	1	STOPPED FOR IN APPOINTMENT				



SITE ADDRESS
 LOT 3 DP 31886 & LOT 52 DP 81
 23a & 29 ROBERT STREET
 LOT 11 DP 536248
 4 FLORAL CLOSE
 TENAMBIT NSW 2321

CUSTOMER
ANTKIM HOLDINGS

**PROPOSED STAGED
DEVELOPMENT INCLUDING
TORRENS TITLE SUBDIVISION
DUAL OCCUPANCY
MEDIUM DENSITY DEVELOPMENT
STRATA SUBDIVISION**

DESIGN CUSTOM	COALES	100	SHEET S26	REV 4
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23/002

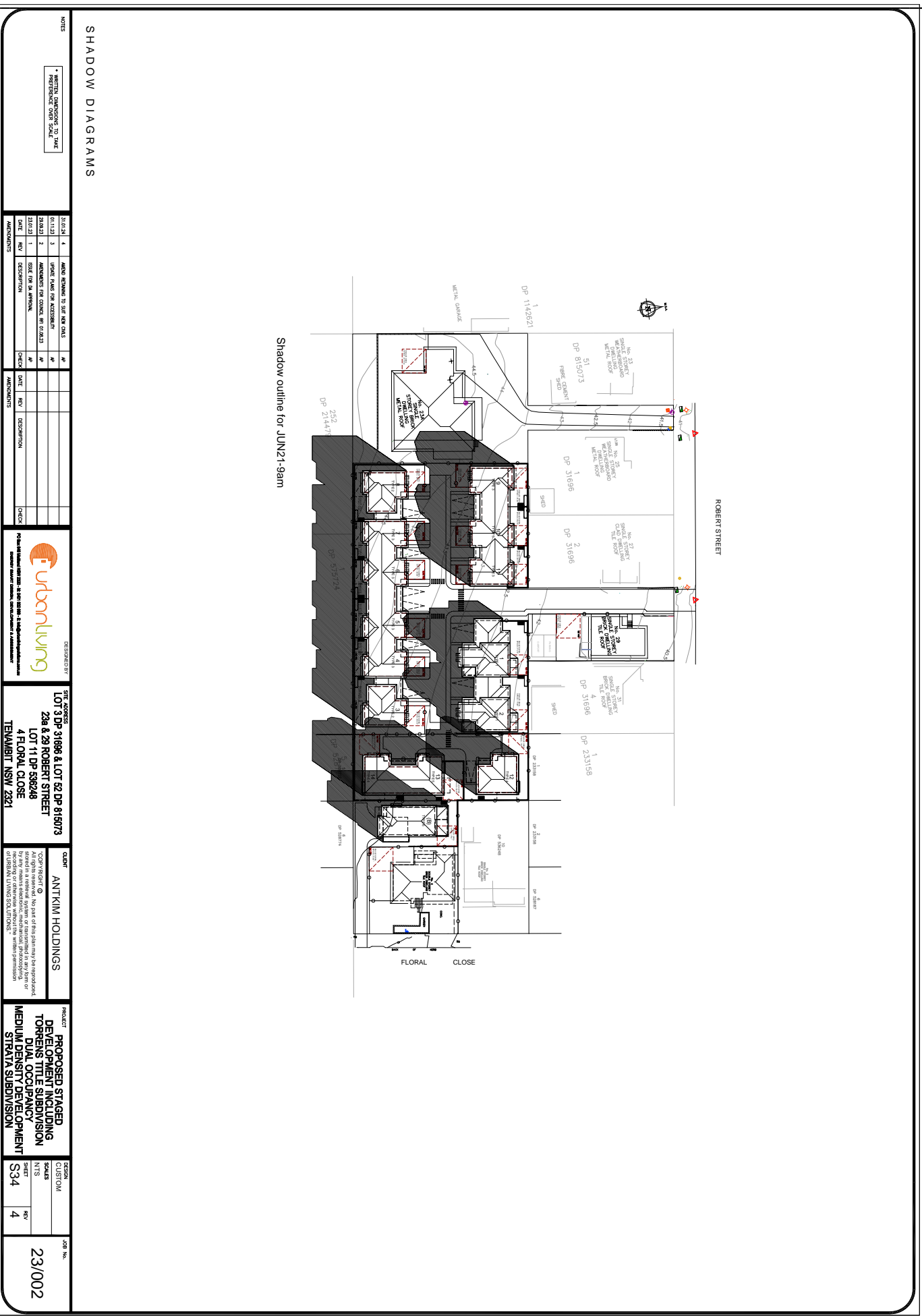
The figure contains architectural drawings for a proposed residential block, divided into two main sections: 'PROPOSED RESIDENTIAL BLOCK D ELEVATIONS & SECTIONS' and 'PROPOSED STAGED DENSIFICATION SUBDIVISION'.

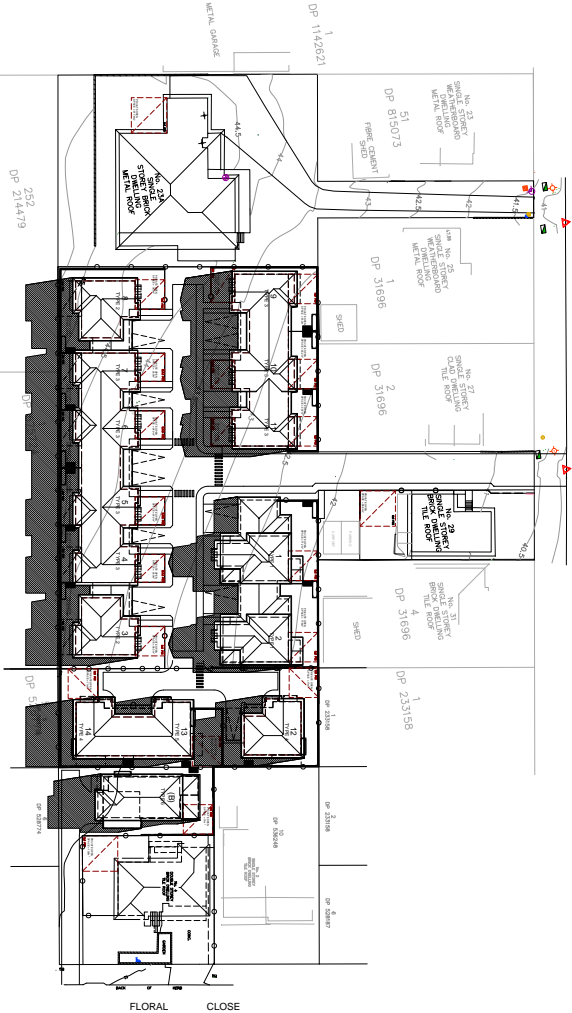
Top Section: Proposed Residential Block D ELEVATIONS & SECTIONS

- Elevations:** Western Elevation, Eastern Elevation, Northern Elevation, and Southern Elevation. Each elevation shows a multi-story building with various window types, doors, and rooflines. Dimensions are provided for each elevation.
- Sections:** Section I-I, showing a cross-section of the building with floor levels, roof levels, and structural details.
- Legend:** A legend for the elevations, including symbols for windows, doors, and roof types.
- Notes:** A list of notes and specifications for the drawings.
- Scale:** Scale 1:100.

Bottom Section: Proposed Staged Densification Subdivision

- Site Plan:** A site plan showing the layout of the subdivision, including the proposed staged densification area.
- Legend:** A legend for the site plan, including symbols for buildings, roads, and other features.
- Notes:** A list of notes and specifications for the site plan.
- Scale:** Scale 1:100.

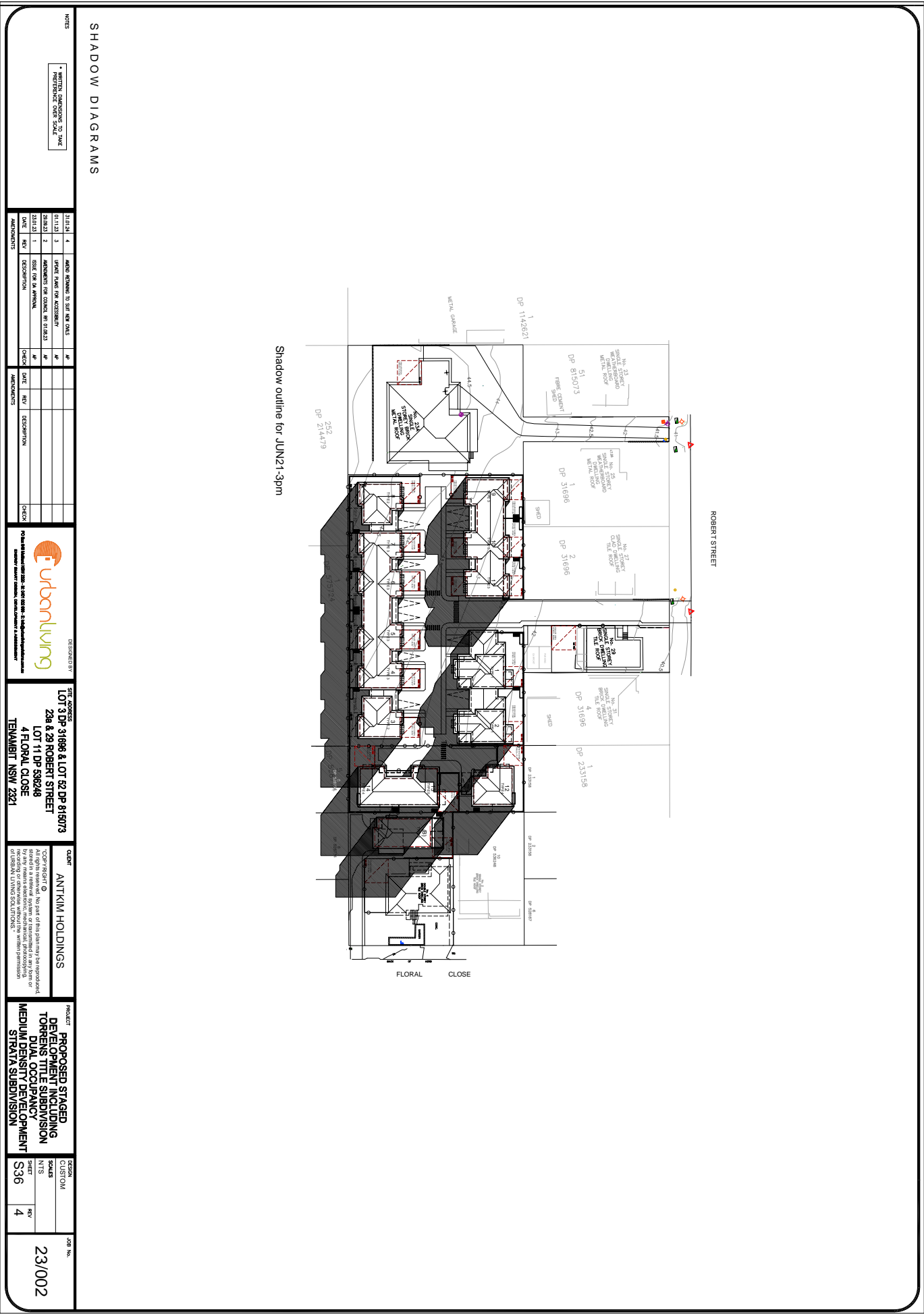




Shadow outline for JUN21-12NOON

SHADOW DIAGRAMS

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City Planning

**DA2023/413 FOR THREE (3) INTO FIVE (5)
LOT TORRENS TITLE SUBDIVISION,
CONSTRUCTION OF A DETACHED
DWELLING, 14 MULTI DWELLING HOUSING
UNITS AND STRATA SUBDIVISION OVER
FOUR (4) STAGES AT 23A AND 29 ROBERT
STREET AND 4 FLORAL CLOSE, TENAMBIT**

**Assessment Report (Under Separate
Cover)**

Meeting Date: 11 June 2024

Attachment No: 3

Number of Pages: 47

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Version 1: Comprehensive

Application No:	DA/2023/413
Proposal:	Three (3) into Five (5) Lot Torrens Title Subdivision, Single Two Storey Dwelling, Multi Dwelling Housing and One (1) into Fourteen (14) Lot Strata Subdivision in Four Stages including a 4.6 variation to the minimum lot size
Address:	23A Robert Street TENAMBIT NSW 2323, 29 Robert Street TENAMBIT NSW 2323, 4 Floral Close TENAMBIT NSW 2323
Lot & DP No:	52/815073, 3/31696, 11/536248
Property No:	23962 23965 15306
Applicant:	Antkim Holdings Pty Ltd
Owner:	Antkim Holdings Pty Ltd
Author:	Jessica Stockham

INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2023/413 proposing Three (3) into Five (5) Lot Torrens Title Subdivision, Multi Dwelling Housing and One (1) into Fourteen (14) Lot Strata Subdivision. The assessment will provide consideration of the proposal under the Environmental Planning and Assessment Act 1979, the Maitland Local Environmental Plan 2011, the Maitland Development Control Plan 2011 and any other relevant legislation, guidelines and policies of the Council.

Description of Proposed Development

The proposal involves three (3) into five (5) Lot Torrens Title Subdivision, Single Two Storey Dwelling, Multi Dwelling Housing and one (1) into fourteen (14) lot strata subdivision as follows:



Figure 1: Overall proposed development.

- Construction of Multi Dwelling Housing with 14 dwellings within five residential blocks consisting of:

Residential Block A

- Unit 1 and Unit 2 – both a 'type 1' design: two storey, attached double garage, combined kitchen/dining/lounge room, laundry, powder room, 4 bedrooms, two bathrooms and alfresco area.

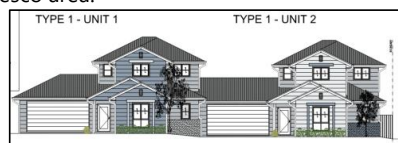


Figure 2: Unit 1 and 2 frontage.

Residential Block B

- Unit 3 and Unit 8 – both a 'type 2' design: two storey, attached double garage, combined kitchen/dining/lounge room, laundry, powder room, two bedrooms, two bathrooms and activities room (which could be converted to a bedroom) with walk-in-linen room.
- Unit 4, 5, 6 and 7 – all a 'type 3' design: two storey, attached single garage, combined kitchen/dining/lounge room, laundry, powder room, two bedrooms, two bathrooms activities room (which could be converted to a bedroom) with walk-in-linen room.



Figure 3: Units 3-8 frontage

Residential Block C (3 type 3)

- Unit 9, 10 and 11– all a 'type 3' design: two storey, attached single garage, combined kitchen/dining/lounge room, laundry, powder room, two bedrooms, activities room (which could be converted to a bedroom) with walk-in-linen room and two bathrooms.

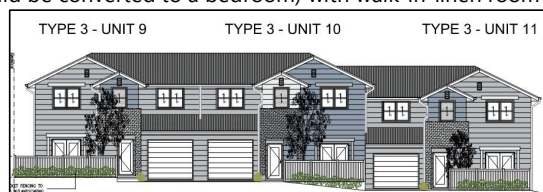


Figure 4: Units 9-11 frontage

Residential Block D

- Unit 12 – a 'type 4' design: two storey, attached single garage, combined kitchen/dining/lounge room, laundry, powder room, two bedrooms, activities room (which could be converted to a bedroom) and two bathrooms.
- Unit 13 and 14 – both a 'type 5' design: two storey, attached single garage, combined kitchen/dining/lounge room, laundry, powder room, two bedrooms, activities room and two bathrooms.



Figure 5: Units 12-14 frontage

- | Proposed Lot Number | Proposed Lot Size |
|---------------------|---|
| 21 (battle axe lot) | 1655.5m ² |
| 22 | 3978.3m ² (3,739.5m ² excl. handle) |
| 23 | 430m ² |
| 12 (battle axe lot) | 391.6m ² (304.2m ² excl. handle) |
| 11 | 486.2m ² |
| Total Area | 6,941.6m² |

Boundary adjustment between Lot 52 DP 815073 (23A Robert Street) and Lot 11 DP 536248 (4 Floral Close) to create proposed Lot 1 (previous 4 Floral) – 877.8m2 and Lot 2 - 5397m2 (previous 23A Robert).

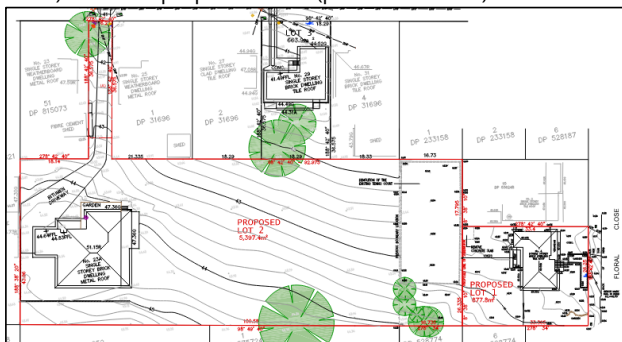


Figure 6: Stage One extract

Stage 2:

The erection of a dwelling house and Torrens title subdivision of proposed Lot 1 (previous 4 Floral). Proposed lots being Lot 11 – 486.2 and Lot 12 – 391.6m² (excluding access handle 304.2m²).

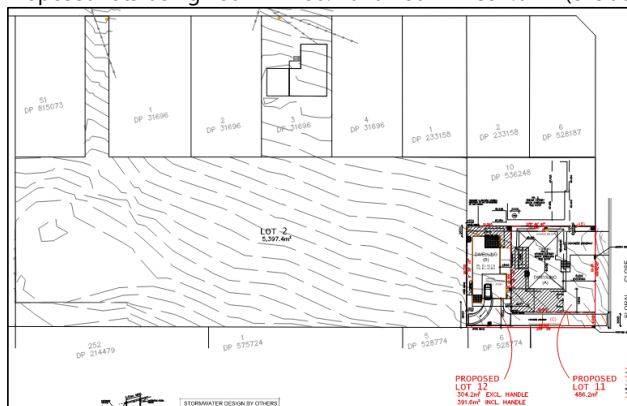


Figure 7: Stage 2 extract

Stage 3:

The subdivision and boundary adjustment of proposed Lot 2 (previous 23A Robert) and Lot 3 DP 31696 (29 Robert Street) to create Lot 21 – 1,655.5m² (previous 23A Robert), Lot 22 and Lot 23. A boundary adjustment is proposed between Lot 22 – 3, 978.3m² (excluding access handle 3,739.5m²) and Lot 23 – 430m² (previous 29 Robert).

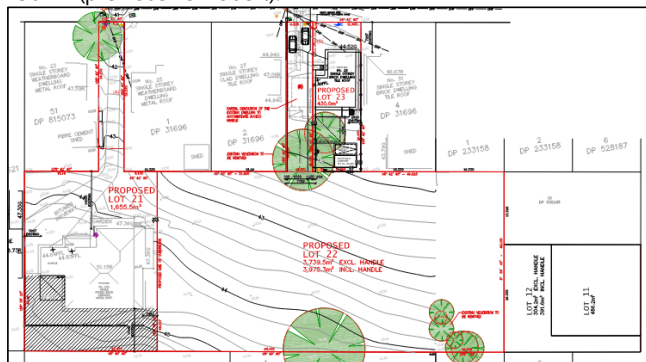


Figure 8: Stage 3 extract

Stage 4

Includes the erection of fourteen (14) units and strata subdivision on proposed Lot 22.

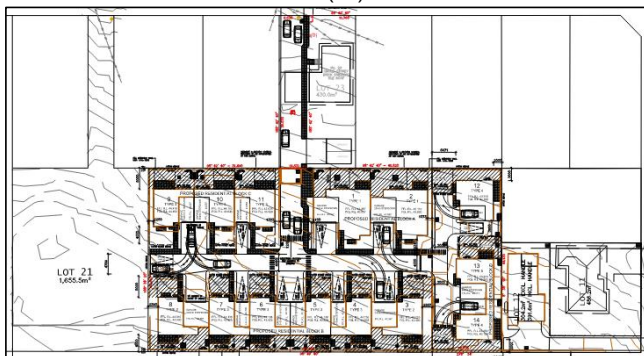


Figure 9: Stage 4 extract

A number of matters were raised in the initial information request (dated 1/8/2023), including by not limited to; compliance with C.10 Subdivision and D.7 Tenambit Locality Plan of the Maitland Development Control Plan 2011) (DCP), the stormwater overflow path, earthworks, traffic management, Clause 4.1A of the Maitland Local Environmental Plan 2011 (LEP), car parking, solar access, landscaping, site coverage and site access. On the 18 February 2024, the applicant has provided additional planning justification and minimal change to the proposed design. On this basis, Council officers are seeking to determine the application with the information at hand.

Description of the Land on which the proposal is to be carried out.

The legal description of the land on which the development is to be carried out is Lot 52 DP 815073, Lot 3 DP 31696, Lot 11 DP 536248, 23A & 29 Robert Street and 4 Floral Close TENAMBIT.

23A Robert Street has an area of 4,658m² and contains an existing single brick dwelling (4 bedrooms) which is access via an existing access handle from Robert Street (shown below).



Figure 10: 23A Robert Street aerial view

29 Robert Street has an area of 663.9m² and contains an existing single storey brick dwelling (3 bedrooms) which has direct frontage to Robert Street (shown below).



Figure 11: 29 Robert Street aerial view

4 Floral Close has an area of 1,612m² and contains a two-storey existing brick dwelling (4 bedrooms) and tennis court at the rear of the site (shown below).



Figure 12: 4 Floral Close aerial view



Figure 13: Aerial Map

For surrounding development context, the adjoining site 21 Robert Street obtained consent for 'Medium Density Housing (construction of five (5) two storey strata titled units) two (2) lot torrens title subdivision and demolition of existing sheds' (DA07/2071) which was approved 27th February 2008 (noting two modifications have been issued, the most recent determined 12th June 2009). This application was issued with the requirement for a future public road to conform with the Maitland City Wide Development Control Plan Chapter Tenambit. A restriction as to user under Section 88b of the Conveyancing Act was placed on the 88b instrument requiring "No hard landscaping and fencing improvements to be located within the future road reserve area". The lots were subsequently subdivided on the 31st of August 2009 with this restriction on the use of land. DA12-2235 for a single storey dwelling was approved 25 September 2012 which ensured the proposal did not conflict with this easement (image shown below):



Figure 14: Aerial view showing easement on adjoining property

Figure 15: 21A Robert Street Tenambit with easement located at the rear of the site

A site inspection was undertaken on the 17 May 2024, images are shown below:



Figure 16: 4 Floral Close Tenambit



Figure 17: The half road constructed beside 4 Floral Close



Figure 18: 29 Robert Street Tenambit



Figure 19: Location of the access driveway for the proposed multi-dwelling development (the garage is to be demolished under an approved CDC application)



Figure 20: Existing development to the north of the multi-dwelling proposal



Figure 21: The existing dwelling located on 23A Robert Street looking south-east where the multi-dwelling housing is proposed



Figure 22: 23A Robert Street looking east where the multi-dwelling housing is proposed

PREVIOUS DEVELOPMENT HISTORY

The table below provides a consent history and background context that is a relevant consideration in the assessment of the application.

CDC 2023/116 - Alterations & Additions to existing Dwelling and Demolition.

Approved 28/2/2023.

Key issues - The partial demolition of the existing dwelling and construction of new carport and driveway for 29 Robert Street Tenambit under this CDC application

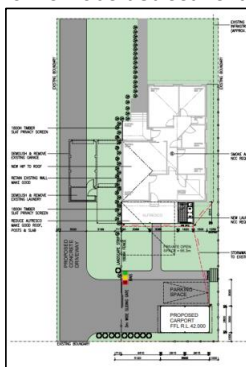


Figure 23: Development plans for CDC 2023/116

DA2022/659 - Demolition, Multi Dwelling Housing (11 Dwellings), Two (2) into Three (3) Lot Torrens Title Subdivision, Strata Subdivision, Alterations and Additions to an Existing Dwelling House

Withdrawn - The applicant was unable to provide the requested information in a timely manner as such the applicant was asked to withdraw the application and relodge once all information available.

DA2019/929 – Torrens Title Subdivision Two Lots

Approved 16/03/2020

Key Issues - Proposed the subdivision of 23A Tenambit (as shown below):

Lot 521 – 1,113.79m² with existing dwelling house and associated infrastructure;

Lot 522 – 2,480.96m² currently vacant;

721.58m² – to be dedicated as public road.

It also proposed to construct the dwelling house (4 bedrooms) and detached garage on proposed Lot 522.

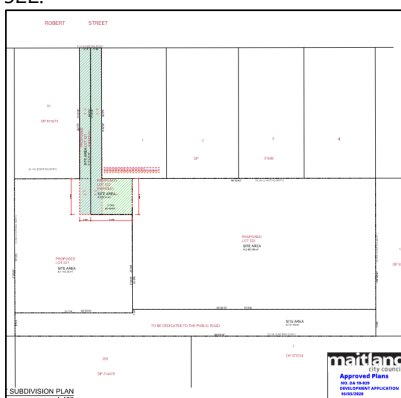


Figure 24: DA2019/929 development plans

DA94/219 - Erection of 12 Units (single storey)

Refused 27/02/1995

Key Issues – This development application was on the same subject site. The development proposed a driveway access similarly to what is proposed in this application. A number of objections received. The application was refused for the following reasons:

- The proposed driveway access is considered inadequate and inappropriate for twelve units and traffic volumes expected to be generated by the development.
- The proposed driveway access would be an adverse impact on the amenity of neighbouring residents.
- Approval of the application would not be in the public interest.

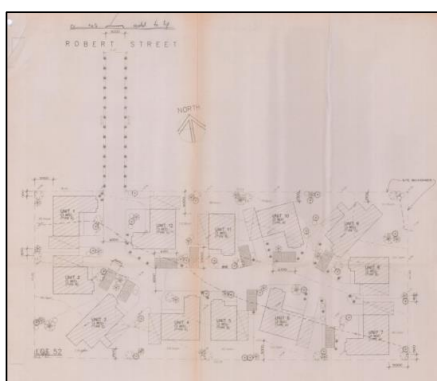


Figure 25 – DA94/219 Development Plans

PLANNING ASSESSMENT - 4.15(1) matters for consideration

Development Type -

The proposal is categorised as *local development*, under the Environmental Planning and Assessment Act 1979 (EPA Act).

Contributions -

The proposal attracts a contribution of \$104,598 under Council's current adopted Section 7.11 Plan

Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument

State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

The proposed development achieves compliance with the minimum requirements of BASIX and is therefore considered satisfactory. Subject to approval, a standard condition will be recommended for imposition to ensure BASIX commitments are fulfilled.

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP)

Chapter 4 – Remediation of Land

This policy requires consideration to be given to previous uses on site and whether the site needs to be remediated for future uses. Clause 4.6(1) of the SEPP (Resilience and Hazards) 2021 requires that where land is contaminated, the determining authority must be satisfied that the land is suitable in its contaminated state or will be suitable after remediation for the purpose for which the development is proposed.

The applicant has submitted a "Preliminary Site Investigation" (prepared by Hunter Environmental Consulting dated 23/11/2022). The report concluded no gross contamination has been identified which would constrain the site for the proposed residential development. The proposal meets the requirements of this SEPP.

Maitland Local Environmental Plan 2011

The subject land is zoned R1 General Residential under the Maitland Local Environmental Plan 2011 (LEP). The proposed development is defined as Dwelling House and Multi Dwelling Housing under the LEP which are a type of development permissible with consent. The objectives of the R1 Zone are to provide a variety of housing types and densities, provide for the housing needs of the community and enable other land uses that provide facilities or services to meet the day to day needs of residents. The proposed development appears to provide for a variety of housing typology.

The following clauses of the Maitland LEP 2011 are relevant to the assessment of the proposal:

Clause 2.6 – Subdivision – consent requirements

Development consent is sought for the subdivision of land.

Clause 2.7 – Demolition requires development consent

Development consent is sought for demolition works.

Clause 4.1 – Minimum subdivision lot size

The minimum lot size for the subject land is 450m². The proposal does not comply with this clause and seeks to rely on Clause 4.1A and Clause 4.6 as detailed below.

Clause 4.1A – Exceptions to minimum lot sizes in Zone R1

The proposal relies on Maitland LEP Clause 4.1A Exemptions to minimum lots sizes, to create an undersized lot containing the existing dwelling. Clause 4.1A (3) states:

- (3) Despite clause 4.1, consent may be granted to development on land to which this clause applies if the development includes both of the following—*
- a) the subdivision of land into 2 or more lots equal to or greater than 300 square metres,*
 - b) the erection of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision.*

The development outcome being:

Stage	Proposed Lot Number	Proposed Lot Size
2	11	486.2m ²
2	12 (battle axe lot)	391.6m ² (304.2m ² excl. handle)
3	21 (battle axe lot)	1655.5m ²
3	22	3978.3m ² (3,739.5m ² excl. handle)
3	23	430m ²

The proposal relies of Clause 4.1A for Stages 2 and 3:

- Stage 2 includes the subdivision and erection of a dwelling house on Lot 12 (391.6m²), this stage complies with Clause 4.1A.
- Stage 3 proposes a subdivision and boundary adjustment to create Lot 23 (430m²) which contains an existing dwelling house and Lot 22 – 3, 978.3m² which is a vacant lot. This portion of the proposal does not comply with Clause 4.1A as the proposal includes multi dwelling house which is not included in the provisions of this clause. The applicant has therefore lodged a Clause 4.6 'Exceptions to development standards' as the approval pathway.

Clause 4.6 – Exceptions to development standards

The development application includes a written request to vary a development standard in the MLEP in accordance with Clause 4.6 'Exceptions to development standards'. Clause 4.6 seeks to provide an appropriate degree of flexibility in applying certain development standards to particular development, and better outcomes for development by allowing flexibility in particular circumstances.

The relevant development standard and the extent of the proposed variation is:

Development Standard	Proposed Variation	Extent of Variation (%)
Clause 4.1 Minimum Subdivision Lot Size	20m ²	4.4%

In determining whether or not to support a variation to the LEP development standard Council is required to be satisfied that:

Clause 4.6(3)(a) requires the application to justify the contravention of the development standard by demonstrating that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the contravention of the development standard.

The Clause 4.6 Application states:

1. Compliance with the development standard is unreasonable or unnecessary

In terms of the minimum lot size objectives:

- *A dwelling currently exists on the site and will be retained. The existing dwelling and the site will comply with the performance criteria and design controls contained within Chapter C.8 Residential Design of Maitland DCP 2011 including private open space and car parking requirements.*
- *The site is not located in a Heritage Conservation Area.*
- *The site is located in an existing residential area and a minor variation to the minimum lot size will not be obvious along the streetscape of Robert Street Tenambit. The proposal will have no impact on surrounding properties.*

In terms of the zone objectives:

- *The proposal for subdivision and the retention of the existing dwelling on site will contribute to housing needs of the community.*
- *The proposal will allow the adjoining land at the rear to be developed for housing further adding to housing stock in the area.*
- *The proposal will provide a variety of housing types and densities.*
- *The proposal will provide infill housing in areas where there is demand for smaller dwellings. The actions contained within the Local Housing Strategy to meet housing demand within established areas is met with this proposal.*
- *The development is located in convenient distances to public transport and in close proximity to schools, commercial services and areas providing employment opportunities. Public transport is provided nearby. Facilities, such as Tenambit Sports Centre are provided within convenient walking distance to the site. Pedestrian facilities in the area are excellent. The area is relatively flat.*
- *The proposal is very minor in nature.*
- *The proposal is compatible within the established residential area and built form of the neighbouring site.*

In terms of the aims of the Maitland Local Environmental Plan 2011:

- *Creating a site that is liveable, well connected, accessible and sustainable.*
- *Provides housing with a range of housing choices that is well connected and accessible;*
- *Creates a site that will contribute to the housing needs of the community.*

- *Given the high level of compliance with the aims of the Maitland LEP, the objectives of Clause 4.1 Minimum lot size and the Land Zone objectives, the proposal to vary the development standard is recommended to be supported. The proposal is a minor variation to the minimum lot size with no impact on adjoining properties in terms of sunlight, privacy and views. The proposal meets the performance criteria and design controls contained within Chapter C.8 Residential Design of Maitland DCP 2011 including private open space and car parking requirement.*

Due to the minor variation to the minimum lot size, being only 4.4%, strict compliance with the development standard would be considered unreasonable and unnecessary in this instance as the proposal meets Council's residential design requirements contained within Maitland DCP 2011. The variation will result in a better design outcome than a development that complies with the minimum lot sizes imposed in Clause 4.1 of the Maitland LEP 2011. The proposed location of the rear boundary is "in line" with the adjoining land.

The proposal will not negatively impact on the amenity of the neighbourhood and the variation to the minimum lot size is a better development and design outcome for this site.

Strict compliance with Clause 4.1 of Maitland LEP 2011 is therefore considered unreasonable and unnecessary in the circumstances of this case.

Clause 4.6(3)(b) requires an application to justify the contravention of the development standard(s) by demonstrating that there are sufficient environmental planning grounds to justify contravening the development standard.

The Clause 4.6 Application states:

2. There are sufficient environmental planning grounds to justify the contravention of the development standard.

The site is mapped on the Lot Size Map pursuant to Maitland LEP 2011 as containing a minimum lot size of 450m². The proposal seeks consent for a minimum lot size of 430m² representing a 4.4% variation.

The variation in this case is considered acceptable as the variation sought is minor and will result in a better design outcome than a development that complies with the minimum lot size.

The proposal meets the performance criteria and design controls of Chapter C.8 Residential Design of Maitland DCP 2011 including private open space and car parking requirements.

The proposal allows the existing building on site to be retained and used for ongoing residential use. The existing building will be afforded a high standard of amenity.

The proposed development will not look out of context in this residential environment and is compatible with the surrounding area and adjoining buildings. The proposal will not cause adverse visual impacts in the area.

Clause 4.6 – Council Assessment of request to vary development standard

The applicant has submitted an application in accordance with the requirements outlined in Clause 4.6 of the MLEP. The submission argues that the proposed development is in keeping with the objectives of the Clause and that while the minimum lot size for the site is reduced, strict compliance is unnecessary as the objectives of the standard are achieved.

The applicant argues the variation to the development stand will enable a better outcome for the development by allow flexibility to the minimum lot size imposed in the Maitland LEP 2011 and will result in a better urban design outcome. The justification for this variation heavily relies on the development meeting the performance criteria and design controls in the Maitland Development Control Plan 2011 (DCP).

Clause 4.1 'Minimum subdivision lot size' has the following relevant objectives:

(a) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,

As proposed, the development does not comply with several controls under Chapter C.8 Residential Design and Chapter D.7 Tenambit of the Maitland Development Control Plan 2011. Variations to the design guidelines include (but not limited to) side setbacks, building heights, minimum private open spaces dimensions, landscaping, access driveway/car parking/ vehicle manoeuvring as well as stormwater requirements.

CONCLUSION

The proposal does not provide a development that is suitable for its purpose and consistent with relevant development controls in accordance with Clause 4.1 of the MLEP. The proposal in its current form has not adequately demonstrated it can provide access, parking, landscaping, solar access and the provision of services in accordance with relevant development controls. Flexibility to Clause 4.1 will not provide a positive utilisation of the land nor will it enable to coordinated approach to development in the locality. The Clause 4.6 request is not supported in this instance.

Clause 4.3 – Height of Buildings

The site is not mapped on the Height of Buildings Map. Therefore, there are no statutory height of buildings restrictions that are applicable to this proposal. Refer to DCP discussion on building height.

Clause 7.1 – Acid Sulfate Soils

The development site has been identified as "Class 5" within the Acid Sulphate Soils (ASS) Map, where although no ASS are expected within the site, proposed works may have an effect on any ASS within the adjacent lots. However, it is considered that the proposed works are not likely to lower the water table by 1 metre and as such will not have any impact on adjacent ASS area.

Clause 7.2 – Earthworks

The proposed development includes earthworks (cut and fill) to grade the site with approximately 790m³ of cut volume and fill volume to be moved and balanced on the site. Consequently, a number of retaining walls are proposed on site with a maximum height of 1.5m.

Council's Senior Project Architect has reviewed these plans and raise concerns with the northwest corner of the site Unit 9's POS which has an RL of 1.3m above the existing ground level to the north (refer landscape plan page 2 of 6). The civil drawings show a maximum 1m retaining wall height, however this does not correlate with the site levels on the landscape plan. When a 1.8m fence is added on top of the retaining wall, the resultant sheer wall is over 3m in height. This will create an undesirable impact on the neighbouring residential properties and is not considered an acceptable design solution.

Appropriate conditions relating to soil and sediment controls, shoring of adjoining infrastructure and buildings, and appropriate disposal of materials could be conditioned as required, however the likely amenity impacts of the proposed development and the detrimental impact on the adjoining properties is considered contrary to the objectives of this clause and as such cannot be supported.

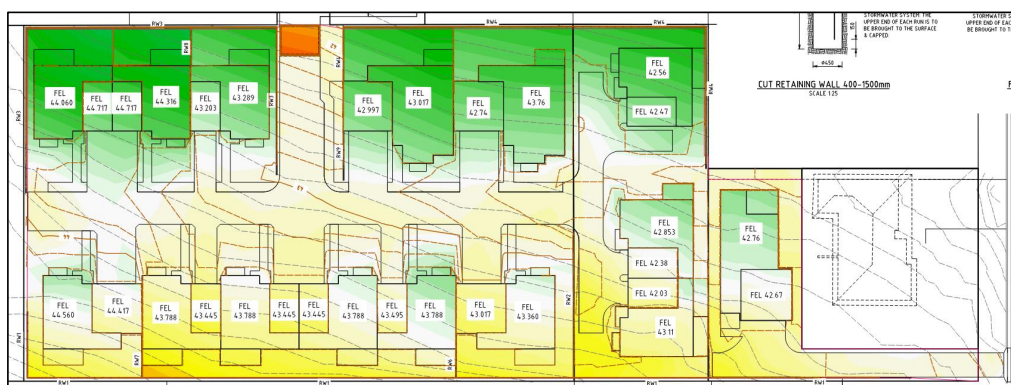


Figure 25: Proposed cut and fill across the site showing retaining walls across the site

Section 4.15(1)(a)(ii) - Any draft environmental planning instrument that is or has been placed on public exhibition

There are no draft environmental planning instruments applicable to this proposal. Furthermore, there are no applicable Draft EPIs with regard to the MLEP 2011.

Section 4.15(1)(a)(iii) - Any development control plan

Maitland Development Control Plan 2011 (DCP)

The following chapters of the Maitland DCP are relevant to the assessment of the proposal:

A.4 – Community Participation

The proposal was publically notified/advertised for a period of 14 days in accordance with accordance with this section of the DCP.

B.2 – Domestic Stormwater

The application identifies that all roof stormwater will be directed into rainwater tanks and then directed to Robert Street via the access handle. The BASIX Certificate requires a minimum 1,500L water tank for each dwelling. The proposal also includes an underground detention tank within the internal driveway proposed to be directed to Robert Street via the access handle. Unit 12 -14 proposes a grated pit and pipe system under the internal driveway with overflow to be directed through a proposed stormwater easement at the rear of Lot 12 and 11 to Floral Close which has not been indicated on the submitted plans.

In accordance with MOES, for large development sites (more than 3000m²) it is required to provide a OSD system to control discharge to pre-development flow rates for the whole site. The post development runoff is to be determined based on the post development impervious area for all storm durations for the 5-year,20 year, and the 100-year ARI storm events. The OSD system must be designed to restrict these flows to the calculated pre-development discharge rates. Council's Development Engineer does not support the proposal to provide rainwater tanks for onsite detention in Lot 22 as it does not comply with Council Manual of Engineering standards (MOES). The applicant has provided stormwater plans that does not comply with Council policy and is not supported in its current form.

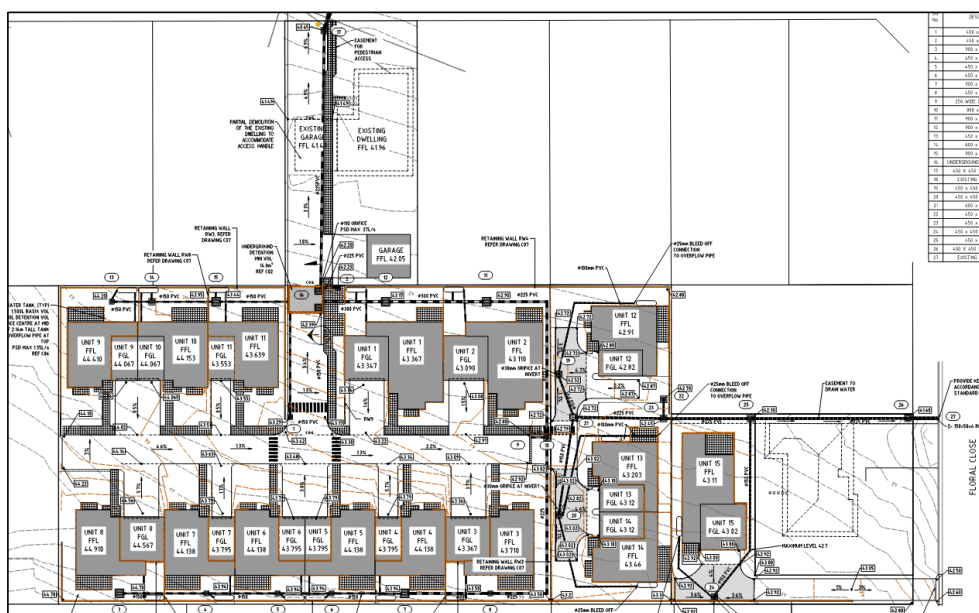


Figure 26: Proposed stormwater plan

B.5 – Tree and Vegetation Management

The applicant proposes the removal of approximately eight trees (8). The applicant submitted additional information, demonstrating that the proposal has not exceeded the Biodiversity Offset Scheme (BOS) threshold. Additionally, the applicant argues that the proposed landscape plan will provide for replacement planting and in this instance the impact of the proposed development is considered acceptable.

The submitted plans show clearing of eight existing mature trees and includes the proposal to plant three (3) Coastal Banksia's (height at maturity (HaM) being 12-15m) and two Sweeper Waterhouseia (HaM being 8-10m) with the rest of the larger tree species being deciduous species to maximise solar access to the dwellings and open space areas.

Concern was raised with the applicant regarding the conflict between the proposed landscaping and stormwater plans. The subsequent plans do not show any change to the species proposed over the stormwater pipes at the rear of the units or provided any consideration to the root zones required to achieve the tree heights at maturity as detailed in the landscape plans. The applicant has not provided sufficient information demonstrating the proposal has implemented the mitigation hierarchy of "avoid, minimise, offset" when considering the clearing of vegetation nor has the submitted plans demonstrated it enhances bushland and the tree canopy.

Trees					
APA	Acer palmatum	Japanese Maple (Variable small deciduous garden tree)	45L	3x50x50x1800	5-7.0M 6
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	45L	3x50x50x1800	12-15.0M 3
BAK	Banksia myrtifolia	Grey Myrtle (Native tree in deep soil)	75L	3x50x50x1800	4-8.0M 2
CCI	Callistemon citrinus	Crimson Bottlebrush (Indigenous small tree)	45L	3x50x50x1800	4-8.0M 2
ER	Elaeocarpus reticulatus	Blueberry Ash (Indigenous small tree)	45L	3x50x50x1800	6-8.0M 5
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	45L	2x50x50x1800	10-12.0M 7
SYF	Waterhouseia floribunda Sweeper	Sweeper Waterhouseia (Robined @ 10M/23)	45L	3x38x38x1800	8-10.0M 2
Shrubs / screening plants					
CLJ	Callistemon 'Little Jet'	Little Jet Bottlebrush (flowering native ideal for hedging)	300mm	nil	0.8-1.4M 33
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M 4
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM 41
SNN	Syzygium 'Straight & Narrow'	Ornamental Pear (very narrow and vertical screen)	300mm	hedged to req. height	3-5.0M 64
Groundcovers/Climbers					
GPR	Grevillea 'Poinrida Royal Mantle'	Grevillea Groundcover (native low groundcover)	200mm	nil	0.2M 20
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M 40
Ornamental grasses/strappy leaved plants					
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M 20
DIG	Dielys 'Robinsoniana'	Wild Iris	200mm	nil	0.8M 8
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	200mm	nil	0.4M 240

Figure 27: Landscape species proposed on the site

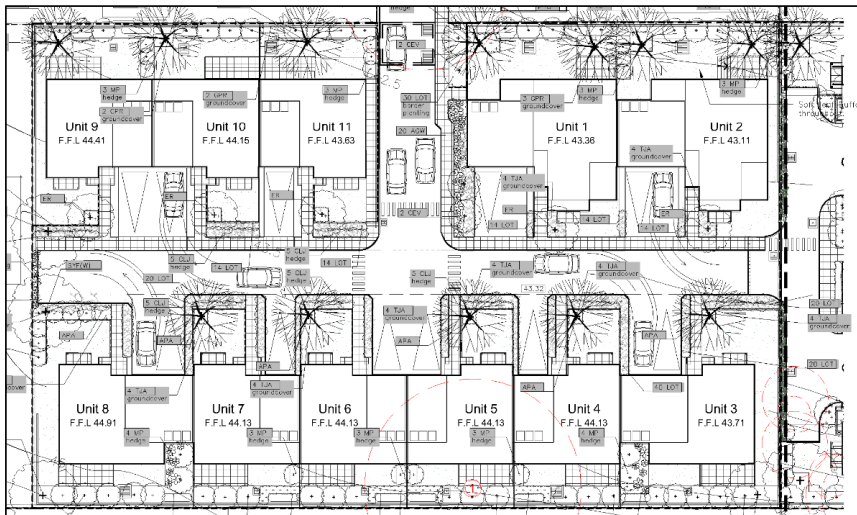


Figure 28: Landscape plan for Units 1 -11

B.6 Waste Not – Site Waste Minimisation and Management

A Site Waste Minimisation and Management Plan (SWMMMP) was submitted outlining the construction of the new development and detailing the construction waste will be disposed of in an environmentally safe manner.

Once occupied, each unit proposes to locate the waste bins within the garage of each unit. The proposal does not demonstrate how the bins can be manoeuvred around a parked vehicle in both the garage and visitor space nor where the bins will be located for servicing/collection. It is likely the bins will be positioned in the front yard for ease of unit and movement. There is no alternative location for the bins that would not create an adverse impact on the neighbouring units in terms of odour, noise and appearance.

Councils Waste Officer stated inadequate street frontage is available for the collection of bins on the street kerb. The applicant has nominated a private waste contractor to collect waste from each unit. The waste vehicle proposed for the site is a 5.8 tonne Tare, 10.1 gross with a wheelbase of 3.4 metres with an overall length of 6.3 metres. The truck is a rear load vehicle that can service bins up to 1.100m³ in size. The submitted vehicle manoeuvring plan does not demonstrate how this truck can enter and exit in a forward direction to service the bins within the site. The plans do not nominate a collection point for each bin. Collection could occur in the entry driveway with bins presented along the side of the driveway, however this would require a bin presentation area with increased width to allow for bin lifts. The driveway would also need to be constructed to industrial grade to allow entry of the collection vehicle.

The proposal in its current form has not demonstrated it can achieve effective waste minimisation and management once the units are occupied.

C.1 Accessible Living

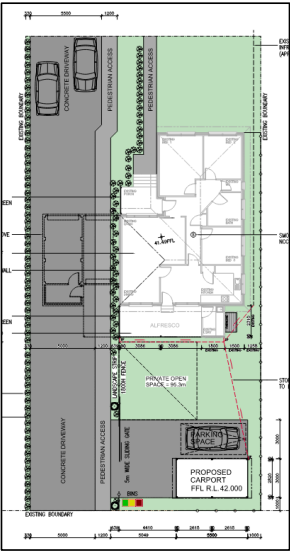
The proposal shows Unit 1 and 2 are intended to be adaptable housing. The applicant has provided an Access Report (prepared by Accessed dated 9/11/2023) which concludes at this early stage of design, the proposal complies with relevant legislation.

Council's Recreation Planner noted the accessibility report indicates that the requirement for adaptable housing is 1 Unit. Units 1 and 2 are intended to be adaptable. The access report does not indicate that the Units are two (2) storeys as per the other 14 units. The report does not appear to consider lift or Chair Lifter in the stairwell. Access to the upper level of the dwellings (Unit 1 and 2) is yet to be demonstrated.

C.8 – Residential Design

DCP Section	Requirement	Complies	Comment
2.0 Design Criteria			
2 Site Analysis & Site Context	Site analysis to be undertaken outlining existing opportunities and constraints.	Partially complies	<p>The applicant has provided a site analysis which shows site levels, existing buildings and vegetation.</p> <p>Contextual analysis shows the site is surrounded by low density residential development. In considering site selection the site medium density development should be located a maximum of 400m from commercially zoned land, school and transport node. The subject site is located 850m to Tenambit shops, 350m to a bus stop and 500m to the Primary school.</p>
3. Development Incorporating Existing Dwellings	The dwelling is to be treated as if it were a new dwelling in the same redevelopment and should meet all performance criteria and design controls.	Partially complies	The proposal includes the retention of 20 Robert Street (known as Lot 23 under this application). The recent CDC2023/116 for "Alterations & Additions to existing Dwelling and Demolition" included the partial demolition of the existing dwelling and construction of new carport and driveway for 29 Robert Street Tenambit. Lot 11 (4 Floral Close) is also proposed to be retained under this application. The dwellings are assessed as new dwellings and further assessment of the dwellings are provided below.
4. Bulk Earthworks & Retaining Walls	Bulk earthworks plan to be submitted with application. Extent of cut and fill restricted to 600mm for the purposes of retaining fill and 900mm for the purposes of retaining cut.	No	<p>A Bulk Earthworks Plan was submitted with the application showing cut and fill with generally a balance across the site. A 100mm topsoil strip is provided which includes a 5m³ of import fill.</p> <p>Earthworks levels are 350mm below finished surface level and provided for concrete slabs, driveways and landscaping.</p> <p>Retaining walls are proposed on the site in the following configuration:</p> <ul style="list-style-type: none"> • Along the entire northern boundary of the site (RW3 and RW4, 1.5m and 1.3m fill). • Along the entire length of the southern boundary (RW1, 1.05m fill). • Between Unit 8 and 7 (RW7, 800mm cut). • Between Unit 3 and Unit 4 (RW6, 550mm fill). • Between Unit 3 and Unit 14 (RW2, 600mm fill) • Between Unit 10 and 11 (RW8, 600mm cut).

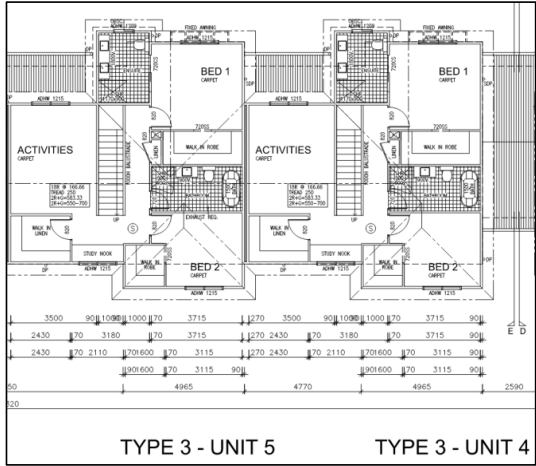
			<ul style="list-style-type: none"> Between Unit 1 and the access driveway (RW9, 450mm fill). <p>The DCP states retaining wall (for the purposes of retaining fill) that are proposed either on or in close proximity to a boundary then the maximum extent of fill shall be 600mm. The proposal does not comply with this requirement with RW4, 3 and 1 each propose 1.3m, 1.5m and 1.05m of fill respectively.</p> <p>Additionally, Council's Senior Project Architect has reviewed these plans and raised concerns with the northwest corner of the site Unit 9's POS RL is 1.3m above the existing ground level to the north (refer landscape plan page 2 of 6). The Civil drawings show a maximum 1m retaining wall height, however this does not correlate with the site levels on the landscape plan. When a 1.8m fence is added on top of the retaining wall, the resultant sheer wall is over 3m in height. This will create an overbearing relationship with the existing residential properties and is not considered an acceptable design solution. Noting this, concern is raised the development will result in earthworks considered not of a suitable scale to enable sound development.</p>
5. Street Building Setbacks	The building line setbacks of 5m apply. For corner blocks, primary frontage is to be 5 metres and 3 metres to a secondary frontage. For Detached Dual occupancy, the above applies to the dwelling facing the street, with the second dwelling having a minimum of 4 metres. No garage or carport is to be located closer than 6.0m to the principle frontage and no closer than 5.5m to the secondary frontage.	Yes	Access to both sites are via access handles (battleaxe lot). Lot 23 and Lot 11 retains each principal street frontage. The proposed carports for Lot 23 are located at the rear of the site complying with this provision.

6. Side & Rear Setbacks	The side and rear setbacks are to be minimum 1m for the single storey dwellings and an additional 0.3m per metre of wall height over 3m	No	<p>The access driveway to Lot 22 is gun-barrel style alongside Lot 23. The existing dwelling on proposed Lot 23 will have a side setback of less than 900mm which does not comply with the requirements of this clause.</p>  <p><i>Figure 29: Proposed Lot 23</i></p> <p>Flexibility is provided for buildings within urban zones under this clause only when there will be no significant impact on privacy, use of private open space and solar access to adjoining properties. Access to the 14 attached units are via a driveway immediately adjacent to the existing raised porch and alfresco area on Lot 23. These spaces will be subject to the movement of up to 21 vehicles (18 resident cars and 3 visitor cars) at all hours. The proposed means of access to Lot 22 will reduce the amenity of Lot 23, Lot 21 and 27 Robert Street in terms of visual privacy treatments and is considered to significantly compromise the privacy of the neighbouring dwellings and their private open space.</p> <p>A number of variations are sought across the site for setbacks. Unit 9 proposes a 1.2m side setback which represents a 54.5% variation on the required setback (2.58m). Lot 12 proposes a 1.3m and 1m side setbacks which represents a 54% variation of the required setback (2.16m). Unit 12, 13 and 14 propose a 2m which is a 7.5% variation (requiring a 2.16m setback).</p> <p>The applicant has not provided sufficient justification addressing these variations. Given there are significant impacts on privacy, use of private open space and solar access to adjoining properties as well as dwellings within the site, the variations are considered unacceptable in this instance.</p>
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7. Site Coverage & Unbuilt Areas	Maximum site coverage should be 60% for multi-dwelling (2 or less).	No	<p>The following site coverage is proposed for each lot:</p> <table><tr><th>Proposed Lot Number</th><th>DCP Maximum Site Coverage</th><th>Proposed Site Coverage</th></tr><tr><td>21</td><td>60</td><td>50%</td></tr><tr><td>22</td><td>70 – area 2,663.11m2</td><td>66%</td></tr><tr><td>23</td><td>60</td><td>53%</td></tr><tr><td>12</td><td>60</td><td>66%</td></tr><tr><td>11</td><td>60</td><td>52%</td></tr></table> <p>It is noted however the multi-dwelling development is satisfying this requirement through the counting of small 200-300mm strips of planting beds, which are not feasible, will not be viable, and will become hard paving in the future.</p> <p>The variation to this requirement is on proposed Lot 12 which proposes a 6% exceedance. The applicant argues that the variation is acceptable as other matters such as open space, solar access, carparking and landscaping is compliant. An assessment against these matters are addressed throughout this report.</p>	Proposed Lot Number	DCP Maximum Site Coverage	Proposed Site Coverage	21	60	50%	22	70 – area 2,663.11m2	66%	23	60	53%	12	60	66%	11	60	52%
Proposed Lot Number	DCP Maximum Site Coverage	Proposed Site Coverage																			
21	60	50%																			
22	70 – area 2,663.11m2	66%																			
23	60	53%																			
12	60	66%																			
11	60	52%																			
8. Building Height, Bulk & Scale	Maximum building height 8.5m.	No – minor variation	<p>The proposal includes the following building heights from the ground plane to the maximum height of the roof:</p> <p>Unit 1 – 7.54m Unit 2 – 7.45m Unit 3 – 7.59m Unit 4 – 7.7m Unit 5 – 7.59m Unit 6 – 7.33m Unit 7 – 7.34m Unit 8 – 7.57m Unit 9 – 8.6m Unit 10 – 8.3m Unit 11 – 7.6m Unit 12 -7.48m Unit 13 – 7.2m Unit 14 – 8m Lot 12 – 7.5m</p> <p>Only Unit 9 exceeds the 8.5m building height due to the slope of the site and filling required. This is a minor variation of 0.1m which is supported in this instance.</p>																		

9. External Appearance	Ensure good design in character with area of high architectural standard.	Yes	<p>The units are well articulated and modulated. It is noted the rear façades are the most uniform, but they are broken up by the overhanging bedroom and the indented garage rear wall.</p> <p>The common areas are treated like a street with the front doors clear. Low fences delineate private spaces but still allow overlooking of common areas and the habitable rooms look out onto common areas.</p> <p>Garage spacing for Units 3-11 have the front door and garage side by side, additionally garages for Units 9 and 10, Units 5 and 6 and Units 13 and 14 are located side-by-side and not staggered as this provision encourages to reduce the visual impact of garages in the communal areas internal to the development site.</p> <p>When considering the land uses surrounding the site, they are primarily single dwelling houses. The number of units per square metre proposed is significantly higher than the surrounding dwelling houses however the zoning does permit medium density housing subject to consent.</p>
10. Open Space	Given orientation of lot to the south, Private Open Space (POS) areas are required of minimum 60m ² , with minimum dimensions of 6m x 6m. Cross falls should be less than 2%.	No	<p>The following open space dimensions are proposed:</p> <p>Unit 1 – 66m² in rear yard and north facing Unit 2 – 66m² in rear yard and north facing Unit 3 – 32m² in front yard north facing Unit 4 – 22m² in front yard north facing Unit 5 – 21.9m² in front yard north facing Unit 6 – 22m² in front yard north facing Unit 7 – 22.8m² in front yard north facing Unit 8 – 32m² in front yard north facing Unit 9 – 46.7m² in rear yard and north facing Unit 10 – 42m² in rear yard and north facing Unit 11 – 48m² in rear yard and north facing Unit 12 – 57m² side yard and north facing Unit 13 – 51m² side yard and north facing Unit 14 – 55m² side yard and south facing</p> <p>Lot 11 – 100m² Lot 12 – 57m² Lot 21 – 120m² Lot 23 – 81m² however is accessed through the kitchen and accessed via outdoor stairs.</p> <p>The applicant argues that the principal area of private open space for Units 3 -8 has been split to be located in both the front yard and rear yard of the proposed units. This solution is not considered an appropriate outcome in providing a comfortable year-round usable outdoor space.</p>

			<p>When assessing the front POS areas of Unit 3 – 8, none provide the minimum requirement area (35m² 5m x 5m) or provide adequate screening for privacy. Only 62% of the required area is provided with a 1.2m picket fence and 700mm width for shrubs/screening plants the space from the internal driveway. When considering the rear POS area, it is also deficient and because of its south facing position is overshadowed throughout most of the day in winter making it difficult to grow plants and dry clothes.</p> <p>No communal open space (COS) is provided (although the DCP requirement for COS is 15 units).</p>
12. Accessible and Adaptable Housing	Between 10 – 15 dwellings 1 dwelling should be adaptable.	Yes	<p>The applicant proposes Units 1 and 2 as providing accessible facilities on the ground floor of each unit. The floor plans shows circulation spaces in each space.</p> <p>It is noted the doorway from the garage into the house requires a 20mm threshold ramp and the accessible parking space requires a 3m x 5.5m area. The proposal complies with this requirement.</p> <p>The plans do not show an accessible path to the clothesline between the laundry and clothesline. This however could easily be rectified.</p>
13. Landscape Design	Landscape plan to be submitted with the proposal including an appropriate landscape scheme.	Partially complies	<p>All existing mature trees are proposed for removal; however, an Arborist report is not included in the application to support their removal.</p> <p>The proposed landscape plan is generic, in that it includes 'indicative' species, and a generic description of where types of plants may be planted. This does not provide any certainty of a satisfactory outcome. Non-native species are proposed, including, but not limited to Agapanthus which is considered a pest species in areas adjacent to native bushland.</p> <p>All significant deep soil areas are within strata lot boundaries, where they are subject to the care, skill, and want of the future owner, meaning it is difficult to provide certainty that they can provide any significant canopy cover.</p> <p>The access driveway from Robert Street provides a 330mm landscape buffer between it and the western boundary. Minimal setback is proposed between the access driveway and between Unit 9 and 8 show the driveway terminates with a narrow garden bed and only understorey plantings which are not considered of an appropriate scale relative to the width of the driveway and building bulk. Additionally, the landscape plan does not show the proposed communal lighting.</p>

14. Fencing & Walls	Fencing compatible with character of area provided to maintain privacy	No	The landscape plan shows a 1.8m colorbond fence to the perimeter of the strata development. The fencing for the front POS areas for Units 3- 11 proposes a 1.2m picket fence. This design is not considered sufficient in providing both a visual and acoustic privacy for these spaces and does not provide a clear delineation from the communal space.
15. Driveway Access & Car Parking	<p>Driveways minimum of 2.7m wide and minimum grade 4:1 (H:V).</p> <p>Driveways shall be located no closer than 900mm from any side boundary for the full depth of the building line.</p> <p>To comply with Council's Manual of Engineering Standards. One (1) covered car parking space provided for each 2 bedroom dwelling. Minimum single garage widths of 3.5m in width by 5.5m in length.</p> <p>One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part hereof.</p>	No	<p>The access driveway proposes a straight 'gun barrel' driveway arrangement 57m long which is not supported. The driveway is located 330mm from the western boundary and a 640mm between the dwelling on Lot 23. The DCP requires 1m from any side boundary for the full depth to provide landscaping of suitable scale to ensure sightlines and minimise the expanse of hard surfaces and visual impacts.</p> <p>Unit 3 and 8 propose a two bedroom, attached double garage and activities room (which could be converted to a bedroom). Lot 11 proposes four bedrooms and double garage. These dwellings comply with carparking requirements.</p> <p>Units 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 propose an attached single garage for two bedrooms and an activities room (which could be converted to a bedroom). On the basis that the activities room could easily be converted into another bedroom, the 10 Units does not comply with the parking controls with 10 spaces deficient for the proposal.</p>  <p>Figure 30: Proposed floor plan showing the activity room</p>

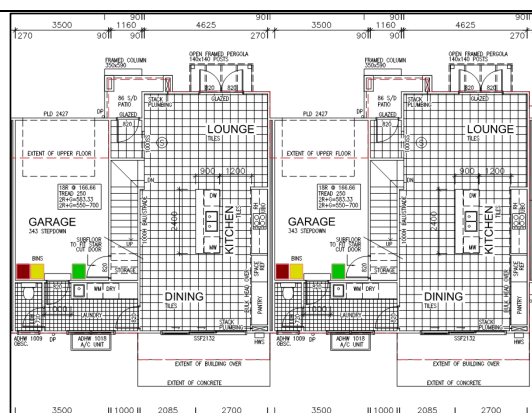


Figure 31: Proposed floor plan showing garaging

The DCP specifically states tandem (or stack) parking is permissible only where the garage for the dwelling has a direct frontage/address to a street. In this instance, the vehicle space on the driveway in front of the garage/carport cannot be calculated as part of the parking requirement for those units and cannot be counted as a visitor space either.

Under the DCP, one visitor space for the first three dwellings and one space for every five dwellings thereafter is required. While the plans show the required 3 visitor spaces; insufficient information has been provided to demonstrate vehicle manoeuvring from each garage and/or visitor parking space. The development relies on no parking out the front of the unit garages, however it appears that there will potentially be conflict between reversing cars from the garages and visitor spaces.

Overall, it remains unclear how vehicles, larger delivery vehicles and waste vehicles will suitably manoeuvre into and out of the site.

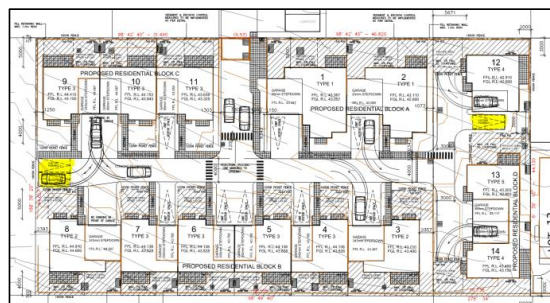
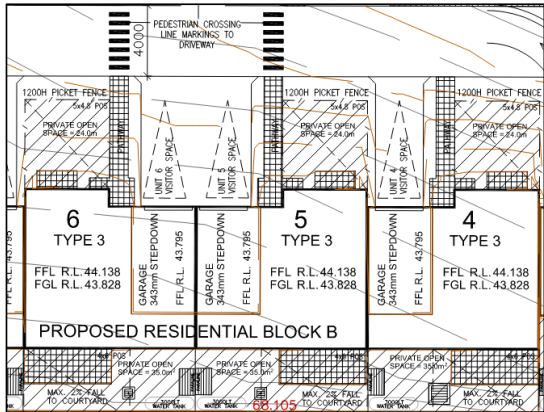
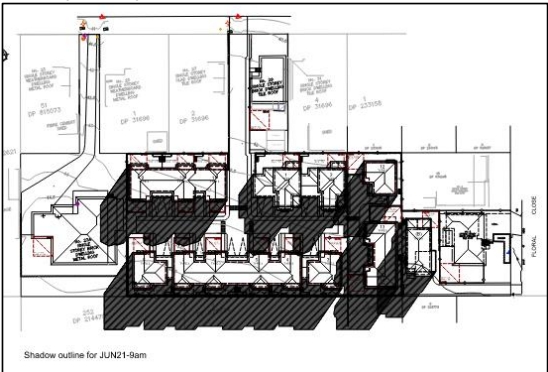
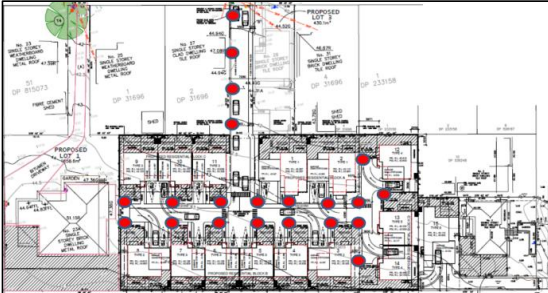


Figure 32: Visitor parking locations

16. Visual & Acoustic Privacy	Visual and acoustic privacy of adjoining properties should be maintained.	No	<p>The principal area of private open space for Units 3 -8 is proposed to be split in both the front yard and rear yard of each unit. This solution is not considered an appropriate outcome in providing a comfortable year-round usable outdoor space. The front POS areas of Unit 3 - 8, do not meet the minimum requirement area or provide adequate screening for privacy, with only 62% of the required area is provided. It is proposed to only screen this area with a 1.2m high picket fence leaving only a 700mm width for screening plants from the internal driveway. This is not considered private or sufficient for the purposes of minimising overlooking from public and communal spaces in the site (see Figure below).</p>  <p><i>Figure 33: Private open space plan</i></p> <p>The access driveway is immediately adjacent to the raised porch of the remainder of Lot 23, which will be subject to the movement of up to 21 vehicles (18 resident cars and 3 visitor cars) at all hours.</p> <p>Some privacy measures may have to be considered where upper levels look into neighbours' yards. The activity rooms for unit 3 - 8 will have opportunities for overlooking into the POS areas.</p>
17. Water & Energy Conservation	BASIX certificate to be lodged complying with SEPP Basix requirements.	Partially complies	<p>Front doors of units are clearly indicated and include roofed patio areas to provide amenity and shelter to homeowners and visitors. Although garage doors are in line with front doors, the patio areas will help the garage doors recede, so they are not dominant from communal areas.</p> <p>Units 3 - 8 (the southern row) do not have compliant sunlight to their principal area of private open space, and the additional area of POS is located at the front of the unit, enclosed with a 1.2m high fence, which is not considered 'private'.</p>

			<p>Dwelling layouts are rational and appropriately sized. The attached side walls help to minimise undesirable outcomes such as windows facing side boundaries, windows that face each other and side setbacks which will be hard to maintain.</p> <p>Overshadowing to the south will be an issue for neighbours which may impact on their future development potential (as shown below).</p>  <p>Shadow outline for JUN21-9am</p> <p><i>Figure 34: Shadowing diagram</i></p>
18. Stormwater Management	Stormwater plan required that complies with Council's Manual of Engineering Standards	No	<p>Council's Development Engineer has raised concerns with the On-Site Detention and its non-compliance with Council's Manual of Engineering standards (MOES). For large development sites (more than 3000m²) an OSD system is required to control discharge to pre-development flow rates for the whole site.</p>
19. Security, Site Facilities & Services	Dwellings provided with entry to street boundary, obscured garbage storage areas, clothes lines and mail boxes in appropriate locations.	Partially complies	<p>A CPTED Assessment (prepared by James Marshall & Co dated November 2023) was submitted with the application detailing recommended design elements such as signage and landscaping amendments. A lighting plan is included showing where low intensity lighting should be placed in communal areas.</p>  <p><i>Figure 35: Proposed lighting plan</i></p> <p>The bins are proposed in each garage, which do not fit with the garage dimensions and internal doors. The Units are proposed to be serviced by a private garbage vehicle;</p>

			however, the bin collection location has not been nominated or identified on the plans. It is unclear whether a waste vehicle can service the site by entering and exiting in a forward direction.
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C.10 Subdivision

DCP Section	Requirement	Complies	Comment
Design Elements			
EC.1 Flora and Fauna	Design subdivision layout to avoid significant stands of vegetation.	No	All existing mature trees are proposed for removal; however, an Arborist report is not included in the application to support their removal.
EC.2 Heritage and Archaeology	To protect heritage items, buildings with heritage significance and Conservation Areas	Yes	The proposal does not affect any heritage listed item.
EC.3 Hazards	All new residential lots are to be wholly above Council's adopted flood standard. The development must comply with the NSW Planning for Bushfire Protection Guidelines.	Yes	The proposed land is not flood affected, bushfire prone or a known landslip area.
DC.1 Lot size and dimensions	All new lots are of a size and shape suitable for their future use. Matters for consideration, in addition to any minimum lot sizes that may apply, are the need to allow for solar access, on-site effluent disposal (if permitted), access and parking, location of ancillary buildings such as garages and sheds, vegetation retention and soil conditions.	No	The proposal includes a variation to the 450m ² minimum lot size. Given the number of DCP variations, the proposal has not adequately demonstrated each dwelling can provide access, parking, landscaping, solar access and the provision of services in accordance with Council policy.
DC.2 Solar Access and Energy Efficiency	To maximise the number of dwelling allotments which have good solar access and which therefore optimise the design performance of energy smart homes, and to reduce reliance on private car use through adequate links to and provisions of, public	Partial	Lot 22 is of an area large enough to provide solar access, allow flexibility in the siting of future buildings to take advantage of a northern orientation. The number and scale of units has impacted on each dwellings ability to maximise solar access. The orientation of units 3 – 8 (the southern row) however has reduced the unit's ability to optimise their

	transport, pedestrian and cycleway routes.		performance and maximise solar access.
DC.3 Drainage, Water Quality & Soil Erosion	To retard the flow of water, above natural volumes, into the natural drainage system and mitigate impacts from stormwater runoff.	No	Council's Development Engineer has raised concerns with the On-Site Detention and its non-compliance with Council's Manual of Engineering standards (MOES). For large development sites (more than 3000m ²) an OSD system is required to control discharge to pre-development flow rates for the whole site.
DC.4 Landscape, Streetscape & Visual Impact	To create, maintain and enhance streetscape and minimise visual impact of subdivision proposals.	No	<p>The proposed landscape plan is generic, in that it includes 'indicative' species, and a generic description of where types of plants may be planted. This does not provide any certainty of a satisfactory outcome. Non-native species are proposed, including, but not limited to Agapanthus which is considered a pest species in areas adjacent to native bushland.</p> <p>All significant deep soil areas are within strata lot boundaries, where they are subject to the care, skill, and want of the future owner.</p>
DC.5 Effluent Disposal	All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints.	Yes	A condition requiring the lots to be connected to reticulated sewer and water can be provided should the application received a favourable determination.
DC.6 Roads & Access, Pedestrian & Cycleways	To provide acceptable levels of access, safety and convenience for all road users, including pedestrians and cyclists	No	<p>Council's Development Engineer raised the following concerns with the proposed development:</p> <ul style="list-style-type: none"> It is noted that there is no adequate space in the kerbside on Robert Road for garbage bins (for 15 units) Hence, it is required to facilitate internal garbage collection. However, the applicant has not demonstrated how garbage collection is to be undertaken

			<p>within the site including truck manoeuvring.</p> <ul style="list-style-type: none"> • A concept plan which shows the visitor parking spaces and vehicle maneuvering has been provided by the applicant. However, there is a concern about vehicle maneuvering within site when all the visitor spaces are full. • The proposed development is not consistent with the Tenambit locality plan (D.7) given in the Council DCP. In accordance with Tenambit locality plan, a public road connecting Floral Close and Bradbury Street running through the southern part of the subject site is required to be facilitated.
DC.7 Crime Prevention – Safer By Design	To ensure that Council does not approve subdivisions that create or exacerbate crime risk or community fear.	Yes	A CPTED Assessment (prepared by James Marshall & Co dated November 2023) was submitted with the application detailing recommended design elements such as signage and landscaping amendments. A lighting plan is included showing where low intensity lighting should be placed in communal areas.
DC.8 Site Filling	To ensure the environmental impact of site fill is properly assessed.	Yes	The works do not include fill of more than 2m in depth.
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)	To provide appropriate utility services to all new lots in an efficient, coordinated and cost-effective manner	Yes	Should the application receive a favourable determination, a condition will be placed on the consent requiring the lots to be connected to reticulated sewer and water.
IC.1 – Entry Features	Entry features will only be permitted in conjunction with residential subdivisions of 50 lots or more.	N/A	An entry feature is not proposed with this application.
IC.3 – House/Lot numbering	Council supplies a number for all new urban and rural lots created and has an adopted policy in this regard. A fee applies for this service.	Yes	Should the application receive a favourable determination, applicable fees would be paid at subdivision certificate stage.

C.11 Vehicular Access and Car Parking

The development features a 5.5m wide access 'bullet' driveway, running 61m from the northern (front) boundary to the southern (rear) boundary. All garages front the access drive. No turning bay is proposed within the site and it is assumed that the dead end on the western boundary can be used to enable forward ingress/egress from the site. The replacement garage for Lot 23 (29 Roberts Street) is accessed via the new driveway.

Units 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 propose an attached single garage for two bedrooms and an activities room (which could be converted to a bedroom). On the basis that the activities room could easily be converted into another bedroom, the 10 Units does not comply with the parking controls with 10 spaces deficient for the proposal.

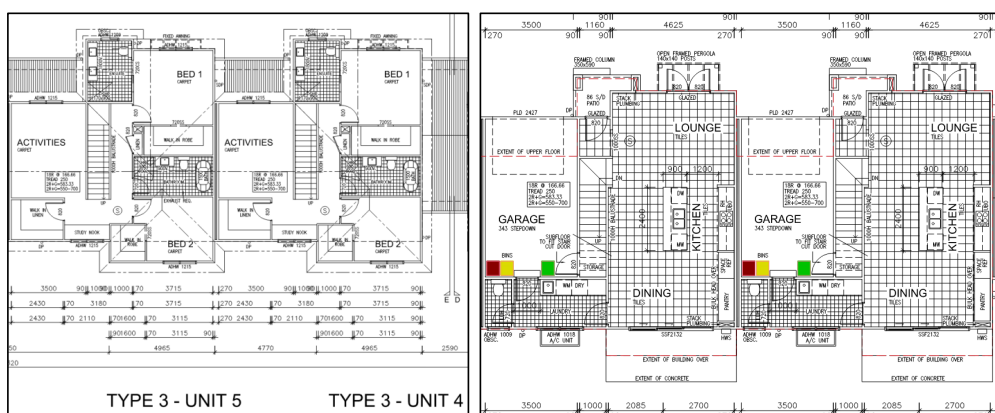


Figure 36: Proposed floor plan showing garaging and activity room

The DCP requires one visitor space for the first three dwellings and one space for every five dwellings thereafter or part hereof. The plans show 3 visitor spaces, however two spaces conflict with the vehicle manoeuvring on the site (as shown in yellow below). Two of these spaces will likely be required to provide vehicles the ability to enter and exit the site in a forward direction. On this basis, only 1 useable visitor spaces is provided.

Overall, the proposal is deficient 12 spaces and it is unclear how larger delivery vehicles and waste vehicles will manoeuvre into and out of the site.

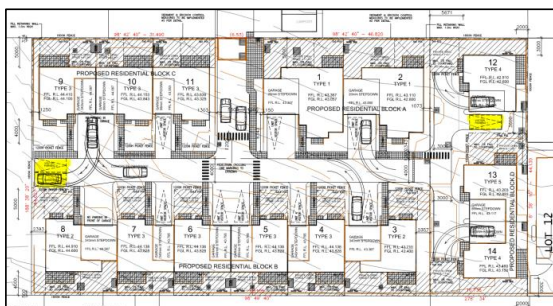


Figure 37: Proposed visitor spaces highlighted in yellow

C.12 Crime Prevention through Environmental Design

A CPTED Assessment (prepared by James Marshall & Co dated November 2023) was submitted with the application detailing recommended design elements such as signage and landscaping amendments. A lighting plan is included showing where low intensity lighting should be placed in communal areas.

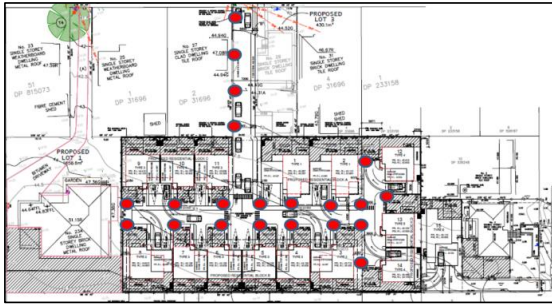


Figure 38: Proposed lighting plan

D.7 Tenambit

The proposal in its current form does not comply with the design requirements as outlined under Chapter D.7 Tenambit which states development in this locality will ultimately result in the through connection of Bradbury Street and Floral Close. Accordingly, the proposed development should be amended to ensure consistency with the Tenambit Locality Plan.

The intent of this clause is to provide orderly redevelopment of the original larger lot subdivision plan, ensuring adequate vehicular and pedestrian access and movement, good amenity, and appropriate density within the context. Previous development in this vicinity has complied with the above requirement, resulting in that site being burdened by an easement for the future connecting road.

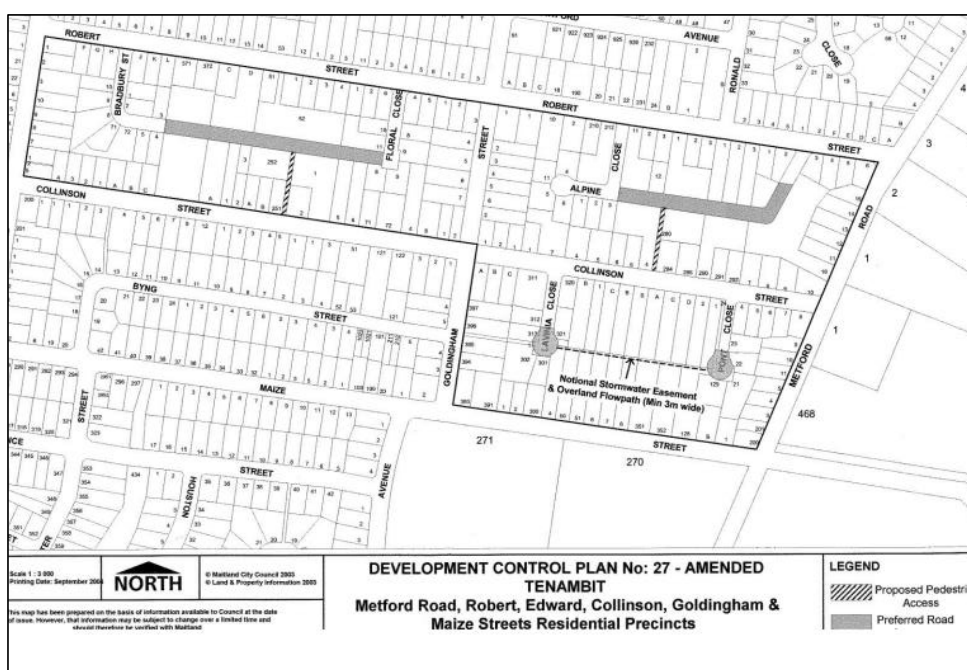


Figure 39: DCP D.7 Tenambit Locality Plan

On review of advice previously given, a previous Development Coordinator (dated 23 March 2017) stated: "... not supportive of moving away from the DCP requirement for the future road at this stage. No. 21 A actually has a restriction on the title to accommodate the future road and we have done several consents over recent times that allow for the dedication and/or half width construction of the road – this has been the consistent approach to date and there is no planning ground to vary the DCP at this stage. I would suggest that there is a medium density outcome that can be achieved between the two property owners which still accommodates the requirements of the DCP." The following draft plan was issued to the interested party for consideration.



Figure 40: Suggested development advice issued from Council

The future through connection included in the DCP is disregarded in this application on the basis that it is 'legally unenforceable'. The applicant provided a Traffic and Parking Assessment (prepared by Intersect Traffic dated February 2024) states *"The development has demonstrated that suitable legal access can be provided to the development off Robert Road therefore there is no reason to construct the road connection between Floral Close and Bradbury Street shown in Section D7 of the Maitland DCP. As traffic volumes in the area are low there is no need to provide the road to improve the efficiency and effectiveness of the road network therefore there is no reason to construct the road and increase Council's future road maintenance liabilities. Therefore, Council should support the development as a variation to Section D7 of its DCP"*.

Additionally, the applicant provided legal advice which referred to the legality of imposing a condition that requires either dedication of a road or creation of a right of carriageway, but the advice does not explore Council's ability to refuse the development on the basis it is not compliant with the DCP.

It should be noted that previous development in this vicinity has complied with the above requirement, resulting in that site being burdened by an easement for the future connecting road (DA/2012/2235 for 21A Robert Street which includes an easement at the rear for construction of the proposed street).

This issue – refusal of a proposed subdivision that is inconsistent with the DCP – was recently considered by the Land and Environment Court in *Tomasic v Port Stephens Council* [2021] NSWLEC 56 ("Tomasic"). In summary, the Court upheld the Council's refusal to approve a subdivision that did not comply with the Port Stephens DCP. Council's Legal Counsel took the view that the same principles can be applied in this matter, with the result that Council is entitled to consider the Tenambit DA's inconsistency with Maitland DCP ('MDCP') in determining whether to approve or refuse the application.

The Court held that the DA should be refused and stated [at 180] "the applicants need to prepare a different subdivision layout to address the shortcomings and the adverse effects of the current subdivision layout".

Based on the above, the connection of Bradbury Street to Floral Close should be implemented to enable a better/alternative access to the site. While it is acknowledged the through connection of Floral Close and Bradbury Street will only be possible when all landowners with properties between the termination of these streets are prepared to co-operate in making part of their land available for road/drainage construction, there is still the ability to create a medium density outcome which still accommodates the requirements of this DCP Chapter.

The proposal in its current form is not supported on the basis of its inconsistency and inability to facilitate development on the land in a coordinated, efficient and logical manner.

Section 4.15(1)(a)(iiia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There are no planning agreements, or draft planning agreements.

Section 4.15 (1)(a)(iv) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations prescribed under Section 92 of the Environmental Planning and Assessment Regulation 2000 which apply to this proposal.

Section 4.15 (1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The following table identifies and discusses the relevant matters for consideration in relation to environmental, social and economic impacts associated with the proposal.

Matters for Consideration	Comments
Context and setting	The proposed development is located within an established residential area. The proposal is permissible with consent. The development will have a significant impact on the existing neighbourhood amenity. The proposal will occupy a large parcel of land which is currently vacant. The proposed development will create additional noise, will increase traffic in the locality thereby changing the neighbourhood amenity.
Access, transport and traffic	Access to the development site is to be via an access corridor approximately 5 metres wide extending from Robert Street and running 61 metres between 29 Robert Street and 27 Robert Street. The use of this driveway may however have implications for the amenity of those landowners who directly adjoin it.
Water/Soils	Insufficient information has been provided on how the proposal complies with Council's Manual of Engineering standards (MOES) and the On-Site Detention requirements.
Waste	The proposal has not demonstrated how the bins can be manoeuvred around a parked vehicle in both the garage and visitor space nor where the bins will be located for servicing/collection. There is no alternative location for the bins that would not create an adverse impact on the neighbouring units in terms of odour, noise and appearance. It is likely the residents will store the bins at the front of each unit. The proposal in its current form has not demonstrated it can achieve effective waste minimisation and management once the units are occupied.
Noise and vibration	Noise and vibration impacts will be limited to the construction period, will be temporary and during working hours. The access driveway will be 5 metres wide. The location of the driveway is very close to the immediately adjoining houses (residence 27 and 29 Robert Street). It is acknowledged these neighbours will be impacted in some way by the noise from traffic.
Cumulative impacts	<p>Council's DCP (Locality Plan Tenambit) proposes a through road from Bradbury to Floral. The non-compliance with the DCP results in the impacts from the development being concentrated on the two properties adjacent to the proposed access-road location, rather than being shared over all landowners surrounding the interior of the block.</p> <p>The proposed layout does not adequately consider traffic, servicing, amenity, density, landscaping, privacy and does not provide for the logical development of land within the established residential area of Tenambit.</p> <p>Noting an easement 'restriction to user' was placed on 21A Robert Street for a width of 7.6m along the rear of the site (for a future road once the lot was subsequently developed. This was undertaken in 2009). Also note a half road is constructed at the front of 7 Floral Close.</p> <p>It would be unreasonable to support the variation to this DCP which has been consistently applied by council and should have a greater weight than a DCP which has only been selectively applied.</p>

Section 4.15 (1)(c) - The suitability of the site for the development

The subject site is located within an established residential area. The subject land is generally suitable for the construction of units in terms of its large rectangular configuration. The subject land is not flood liable. However, the proposal is not consistent with Chapter D.7 Tenambit which has been consistently applied by Council and non-compliance would bring about an inappropriate planning solution, especially an outcome which conflicts with other policy outcomes adopted at a State, regional or local level, will be given less weight than a development control plan which provides a sensible planning outcome consistent with other policies.

Both the Hunter Regional Plan 2041 and the Local Housing Strategy 2041 outline a direction to increase infill housing opportunities, which is facilitated by the connection of Bradbury St to Floral Close. Removal of the DCP requirement would be inconsistent with both the local and regional planning framework.

Section 4.15 (1)(d) - Any submissions made in accordance with this Act or the regulations**Public Submissions**

The proposal was publically notified/advertised for a period of 14 days in accordance with the Environmental Planning and Assessment Act 1979 and the Maitland Development Control Plan 2011.

A total of five submissions were received during the exhibition period. Five (5) submissions raised objection to the proposal. A summary of the submissions is provided in the following table:

Review of Submissions		
Submission No.	Issue	Comment
1	a. No objection as long as the applicant constructs a 2.4m colorbond fence along 23A Robert Street and 29 Robert Street at applicant's full expense.	a. The landscape plan details fencing a 1.8 metre fence to the perimeter of the site.
2	b. Overdevelopment c. Traffic impacts/ additional traffic movements in the street. d. Concern on the provision of services along the driveway, fire and ambulance/emergency accessibility e. Waste management, bin servicing concerns. f. Visitor parking g. Drainage concerns – proposes to drain uphill to Robert Street. Will have a cumulative impact on drainage during rain events.	b. A number of variations to the DCP are requested under this application, which generally indicates the proposal is not suitable for the site and is an overdevelopment. c. Council's Development Engineer has acknowledged that while a concept plan which shows the visitor parking spaces and vehicle manoeuvring, it has not demonstrated how vehicles can manoeuvre within site when all the visitor spaces are full. d. The access driveway will be 5 metres wide which is the minimum width allowed by Council. Despite satisfying Council's standards the location of the driveway and services along this access is very close to the immediately adjoining houses. It is unclear how larger delivery vehicles or waste vehicles will manoeuvre into and out of the site. It is not considered reasonable that such developments have their driveways designed for vehicles the size of fire engines etc. as it would lead to the provision of large expanses of hard

		<p>paved areas and fewer landscaping opportunities. It does however need to be ensured that driveway areas have adequate effective width. The development is considered adequate in this respect.</p> <p>e. The proposal has not demonstrated how the bins can be manoeuvred around a parked vehicle in both the garage and visitor space nor where the bins will be located for servicing/collection. There is no alternative location for the bins that would not create an adverse impact on the neighbouring units in terms of odour, noise and appearance. The proposal in its current form has not demonstrated it can achieve effective waste minimisation and management once the units are occupied.</p> <p>f. The DCP requires one visitor space for the first three dwellings and one space for every five dwellings thereafter or part hereof. The plans show 3 visitor spaces, however two spaces will likely conflict with the vehicle manoeuvring on the site. These spaces are required to ensure vehicles will exit the site in a forward direction. The proposal is considered deficient in parking spaces.</p> <p>g. Council's Development Engineer has raised concerns with the On-Site Detention and its non-compliance with Council's Manual of Engineering standards (MOES). This matter remains outstanding. It is essential that any new development does not create any drainage problems for neighbouring properties.</p>
3	<p>h. Heat Island Impacts - hard stand and concrete will increase temperatures in the site and surrounds.</p> <p>i. Overshadowing</p> <p>j. Safety concerns with children and T shaped driveway design – no communal open space is provided for the residents. Additionally, safety concerns on fire and ambulance accessibility into the site.</p>	<p>h. State Environmental Planning Policy (Sustainable Buildings) 2022 sets out sustainability targets for residential buildings in NSW. The proposed development achieves compliance with the minimum requirements of BASIX and is therefore considered satisfactory. Subject to approval, a standard condition will be recommended for imposition to ensure BASIX commitments are fulfilled.</p> <p>i. Units 3 – 8 (the southern row) have issues of overshadowing over part of the area of private open space, additionally overshadowing to the southern neighbours is acknowledged.</p> <p>j. No communal open space is provided, although the threshold for this is 15 units under the DCP. See submission response 2D.</p>
4	k. Non-compliance with DCP D.7 Tenambit Chapter by allowing a	k. See planners' assessment under DCP D.7 Tenambit.

	through connection of Bradbury Street and Floral Close.	
5	<ul style="list-style-type: none"> l. Non-compliance with DCP D.7 Tenambit Chapter m. Inconsistency with character of the area, housing density and scale of development in the locality. n. Privacy concerns, visual and noise impacts. o. Depreciation of property values. p. Stormwater concerns. 	<ul style="list-style-type: none"> l. See planners' response under submission 4k. under DCP D.7 Tenambit. m. Contextual analysis shows the site is surrounded by low density residential development. In considering site selection the site should be 400m from commercially zoned land, school and transport node. The subject site is located 850m to Tenambit shops, 350m to a bus stop and 500m to the Primary school. n. Access to the 14 attached units are via a driveway immediately adjacent to the raised porch and alfresco area on Lot 23. The proposed means of access to Lot 22 will reduce the amenity of Lot 23, Lot 21 and 27 Robert Street in terms of visual privacy treatments and is considered to significantly compromise the privacy of the neighbouring dwellings and their private open space. o. Property value impacts is not a relevant planning matter for consideration as outlined under Section 4.15 of the Environmental Planning and Assessment Act 1979. p. See planners' response under submission 2G.

Government Agency Submissions

Comments with respect to the proposal have been provided by the following government agencies as summarised in the following table:

Government Agency Submissions (Comments)		
Responding Agency	Section/Act under which comments are required	Summary of Comments
Ausgrid	Clause 2.48 'within 5m of an exposed overhead electricity power line' under the State Environmental Planning Policy (Transport and Infrastructure) 2021	Response outlined standard guidelines for electricity connection and supply in proximity to existing network assets.

Section 4.15(1)(e) - The public interest

The proposal is not considered in the public interest for the following reasons:

- The future through connection included in the DCP is disregarded in this application on the basis that it is 'legally unenforceable'. The intent of this DCP is to provide orderly redevelopment of the original larger lot subdivision plan, ensuring adequate vehicular and pedestrian access and movement, good amenity, and appropriate density within the context. The proposal does not provide for logical development of land.
- Previous development in this vicinity has complied with the DCP access requirement, resulting a site being burdened by an easement for the future connecting road (DA/2012/2235 for 21A Robert Street which includes an easement at the rear for construction of the proposed street as well as DA/2019/929 subdivision of 23A Robert Street with a portion of land to be dedicated as a public road). A DCP which has been consistently applied by Council should be given significantly greater weight.
- The proposed design does not adequately consider or address traffic, servicing, amenity, density, landscaping and privacy.
- Council's Strategic Team advised removal of the DCP requirement is inconsistent with the Local Housing Strategy and the Hunter Regional Plan which seeks an increase of infill housing opportunities, which is facilitated by the connection of Bradbury Street to Floral Close.

Overall, the development proposes an inefficient use of the land. The application has demonstrated amenity impacts will likely arise as detailed in this report and the proposed development is likely to result in environmental, social and economic impacts. The proposed development is therefore not considered to be in the public interest.

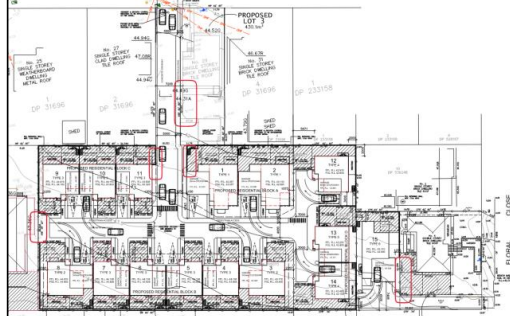
OTHER APPROVALS

The proposal does not require the Council to grant consent under legislation outside of the Environmental Planning and Assessment Act, 1979.

REFERRALS

Referral Officer	Comments	Summary
<u>Building Surveyor</u>	Standard conditions proposed with the addition of a custom condition relating to the boundary setback for the existing dwelling at 29 Robert as well as fire hydrant requirements.	Supported
<u>Strategic Planning</u>	Council's Strategic Team has advised removal of the DCP requirement is inconsistent with the Local Housing Strategy and the	Not supported

	Hunter Regional Plan. Both plans seek an increase of infill housing opportunities, which is facilitated by the connection of Bradbury Street to Floral Close.	
<u>Development Engineering</u>	<p>The proposal to provide rainwater tanks for on-site detention (OSD) in Lot 22 is not acceptable as it does not comply with Council Manual of Engineering standards (MOES). The site has not demonstrated an OSD system to control discharge to pre-development flow rates for the whole site.</p> <p>Noted that there is no adequate space in the kerbside on Robert Road for garbage bins (for 15 units) Hence, it is required to facilitate internal garbage collection. However, the applicant has not demonstrated how garbage collection is to be undertaken within the site including truck manoeuvring.</p> <p>A concept plan which shows the visitor parking spaces and vehicle maneuvering has been provided by the applicant. However, there is a concern about vehicle maneuvering within site when all the visitor spaces are full.</p> <p>The proposed development is not consistent with the Tenambit locality plan (D.7) given in the Council DCP. In accordance with Tenambit locality plan, a public road connecting Floral Close and Bradbury Street running through the southern part of the subject site is required to be facilitated.</p>	Not supported. Insufficient information.
<u>Waste</u>	The site provides inadequate street frontage for the collection of bins from the kerb. There have been no changes to address this. Bin storage has been identified in each garage. Collection could occur in the entry driveway with bins presented along the western side of the driveway. This would require a bin presentation area with increased width to allow for bin lifts. The driveway would also need to be constructed to industrial grade to allow entry of the collection vehicle. The plans have not demonstrated how waste collection will be facilitated on the site.	Not supported. Insufficient information.
<u>Recreation Planning</u>	The accessibility report indicates that the requirement for adaptable housing is 1 unit. Units 1 and 2 are intended to be adaptable. The report does not indicate that the Units are 2 storeys as per the other 14 units. The report does not appear to consider lift or Chair Lifter in the stairwell. Access to the upper level of the dwellings (Unit 1 and 2) is yet to be demonstrated.	Not supported. Insufficient information.
<u>Landscape Planner</u>	The CPTED addressed that the proposed development site is close to high crime risk areas and territoriality, surveillance and access control shall be re-enforced, such as the requirement of fencing and lighting design, deadlock of residential entry area. The plans should include detailed design of fencing and lighting in plans and elevations, particularly the marked-up areas below which are unclear.	Not supported. Insufficient information.

		
<p><u>Urban Design</u></p>	<p>Grade relationships north of the site - At the northwest corner of the site, Unit 9's POS RL is 1.3m above the existing ground level to the north (refer landscape plan page 2 of 6). The Civil drawings show a maximum 1m retaining wall height, however this does not correlate with the site levels on the landscape plan. When a 1.8m fence is added on top of the retaining wall, the resultant sheer wall is over 3m in height. This will create an overbearing relationship with the existing residential properties and is not supported.</p> <p>Overlooking The end units have large windows on the east and west which directly overlook POS of adjacent neighbours. This is exacerbated by the minimal setbacks from the side boundary, creating unacceptable visual privacy impacts.</p> <p>From an urban design perspective, having medium density townhouses or an apartment development accessible from the DCP road extension would provide a reasonable density (greater than existing) and would balance amenity for both existing and new residents. Greater side and rear setbacks are required when density increases from low to medium and a smaller footprint would provide greatly enhanced environmental outcomes. Residences with direct street addresses improve wayfinding, make garbage collection easier and allow co-location of private open space between residences, allowing improved amenity of those spaces, greater opportunity for tree planting and lessened overshadowing.</p> <p>Site Planning</p>	<p>Not supported. Insufficient information.</p>
	<ul style="list-style-type: none"> The future through connection included in the DCP is disregarded in this application on the basis that it is 'legally unenforceable'. The intent of this clause is to provide orderly redevelopment of the original larger lot subdivision plan, ensuring adequate vehicular and pedestrian access and movement, good amenity, and appropriate density within the context. Previous development in this vicinity has complied with the DCP, resulting in that site being burdened by an easement for the future connecting road. Refer D/2012/2235 for 21A Robert Street which includes an easement at the rear for construction of the proposed street. The non-compliance with the DCP results in the impacts from the development being concentrated 	

	<p>on the two properties adjacent to the proposed access-road location, rather than being shared over all landowners surrounding the interior of the block. The proposed layout does not adequately consider traffic, servicing, amenity, density, landscaping, privacy and is not supported from an urban design perspective.</p> <p>Site Access</p> <ul style="list-style-type: none"> • Access to the 14 attached double storey units is proposed via a driveway through No. 29 Roberts Street, which currently has a full width 2 storey dwelling fronting Roberts Street. The Statement of Environmental Effects (SoEE) notes that complying development approval has been acquired for the partial demolition of this dwelling to form the access driveway to the interior of the block. The access driveway is immediately adjacent to the raised porch of the remainder of the dwelling, which will be subject to the movement of up to 28 vehicles (15 resident cars and potentially 15 visitor cars) at all hours. The replacement garage for No. 29 Roberts Street is accessed via the new driveway, however details of an access easement are not provided. • The access driveway is 5-5.5m in width, straight "gun-barrel style" and does not comply with the DCP. A minimum of 900mm setback from adjacent boundaries is also required under the DCP. The 5.5m width is significantly larger than the predominant driveway width in the area and is out of character in the context. • The proposed means of access reduces the amenity of No. 27 and No. 29 Roberts Street and is non-compliant in terms of its width, setbacks and visual privacy treatments. The proposed accessway is inappropriate for the development of the site and is not supported from an urban design perspective. • It is unclear how vehicles will exit the site in a forward direction if all visitor spaces are taken. • It is unclear how larger delivery vehicles or emergency vehicles will manoeuvre into and out of the site. <p>Site Coverage</p> <p>The DCP requires that no more than 70% of the site is covered with 'hard' surfaces. The application is exactly at the 70% maximum and this is achieved through the counting of small 200-300mm strips of planting beds, which are not feasible, will not be viable, and will become hard paving in the future. To achieve the 70% figure, the access driveway is necessarily devoid of landscape potential, creating a 'gun-barrel' style straight driveway of hard surfaces.</p> <p>Amenity</p> <p>The southern row of units does not have compliant sunlight to their principal area of private open space, and the additional area of POS is located at the front of the unit,</p>	
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	<p>enclosed with a 1.2m high fence, which is not considered 'private'.</p> <p>Landscaping</p> <ul style="list-style-type: none"> • All existing mature trees are proposed for removal; however, an Arborist report is not included in the application to support their removal. • The proposed landscape plan is generic, in that it includes 'indicative' species, and a generic description of where types of plants may be planted. This does not provide any certainty of a satisfactory outcome and is not supported. • Non-native species are proposed, including, but not limited to Agapanthus which is considered a pest species in areas adjacent to native bushland. • All significant deep soil areas are within strata lot boundaries, where they are subject to the care, skill, and want of the future owner, meaning that they cannot be relied upon to provide significant canopy cover. All developments of this nature should include common areas with generous deep soil percentages to maintain improved potential for canopy cover. • All species should be native and appropriate for the context and location. • The landscape plan is not adequate as it does not provide any certainty of outcome. 	
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ASSESSMENT CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. The proposed development is considered not to be acceptable in terms of the relevant matters for consideration under the Act on the following grounds and is accordingly recommended for refusal:

- 1) The proposed development is inconsistent with the aims of the Maitland Local Environmental Plan 2011, as the proposal does not encourage orderly, feasible and equitable development pursuant to section 4.15(1)(a)(i) Environmental Planning and Assessment Act 1979.
- 2) Section 4.15(1)(a)(i) Environmental Planning and Assessment Act 1979. The proposal does not provide sufficient information to satisfy the Maitland Local Environmental Plan 2011 as follows:
 - a. Clause 4.6 Exceptions to development standards
- 3) The proposed development is inconsistent with the provisions of Chapter D.7 of the Maitland Development Control Plan 2011 pursuant to section 4.15(1)(a)(iii) Environmental Planning and Assessment Act 1979. Specifically, the development has not satisfactory demonstrated the development is in accordance with Chapter D.7:
 - a. The proposal does not comply with the design requirements which states development in this locality will result in the through connection of Bradbury Street and Floral Close.

- 4) The proposed development is inconsistent with the provisions of the following chapters under the Maitland Development Control Plan 2011 pursuant to section 4.15(1)(a)(iii) Environmental Planning and Assessment Act 1979. Specifically, the development has not satisfactory demonstrated the development is in accordance:
 - a. Chapter B.6 Waste Not – Site Waste Minimization and Management
 - b. Chapter C.8 Residential Design
 - i. Bulk Earthworks & Retaining Walls
 - ii. Side & Rear Setbacks
 - iii. Site Coverage & Unbuilt Areas
 - iv. Building Height, Bulk & Scale
 - v. Open Space
 - vi. Landscape Design
 - vii. Fencing & Walls
 - viii. Driveway Access & Car Parking
 - ix. Visual & Acoustic Privacy
 - x. Water & Energy Conservation
 - xi. Stormwater Management
 - xii. Security, Site Facilities & Services
- 5) The applicant has provided insufficient information to enable proper consideration of the development application in accordance with Clause 36 of the Environmental Planning and Assessment Regulation 2021. Specifically, the development has not satisfactory demonstrated the following:
 - a. Chapter B.2 Domestic Stormwater
 - b. Chapter B.5 Tree and Vegetation Management
 - c. Chapter C.1 Accessible Living
 - d. Chapter C.10 Subdivision
 - e. Chapter C.11 Vehicular Access and Car Parking
- 6) The development is not in the public interest as it is inconsistent with Council's Policies and does not facilitate urban consolidation of vacant land in a coordinated manner to ensure that no unreasonable financial burdens are placed on the developer or Council pursuant to 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.
- 7) The development is not in the public interest as it is inconsistent with Council's Policies and does not take into account the potential impacts from the proposal on adjoining properties pursuant to 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.
- 8) The site is unsuitable for the proposed development pursuant to 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.

RECOMMENDATION AND DETERMINATION

The application is recommended for refusal by the planner officer for the reasons outlined in this report.

Senior Development Planner
Jessica Stockham

City Planning

**DA2022/1332 TORRENS TITLE SUBDIVISION
(1 INTO 90 RESIDENTIAL LOTS & 1 RESIDUE
LOT), 190 WINDERMERE ROAD, LOCHINVAR**

**Development Plans (Under Separate
Cover)**

Meeting Date: 11 June 2024

Attachment No: 2

Number of Pages: 18

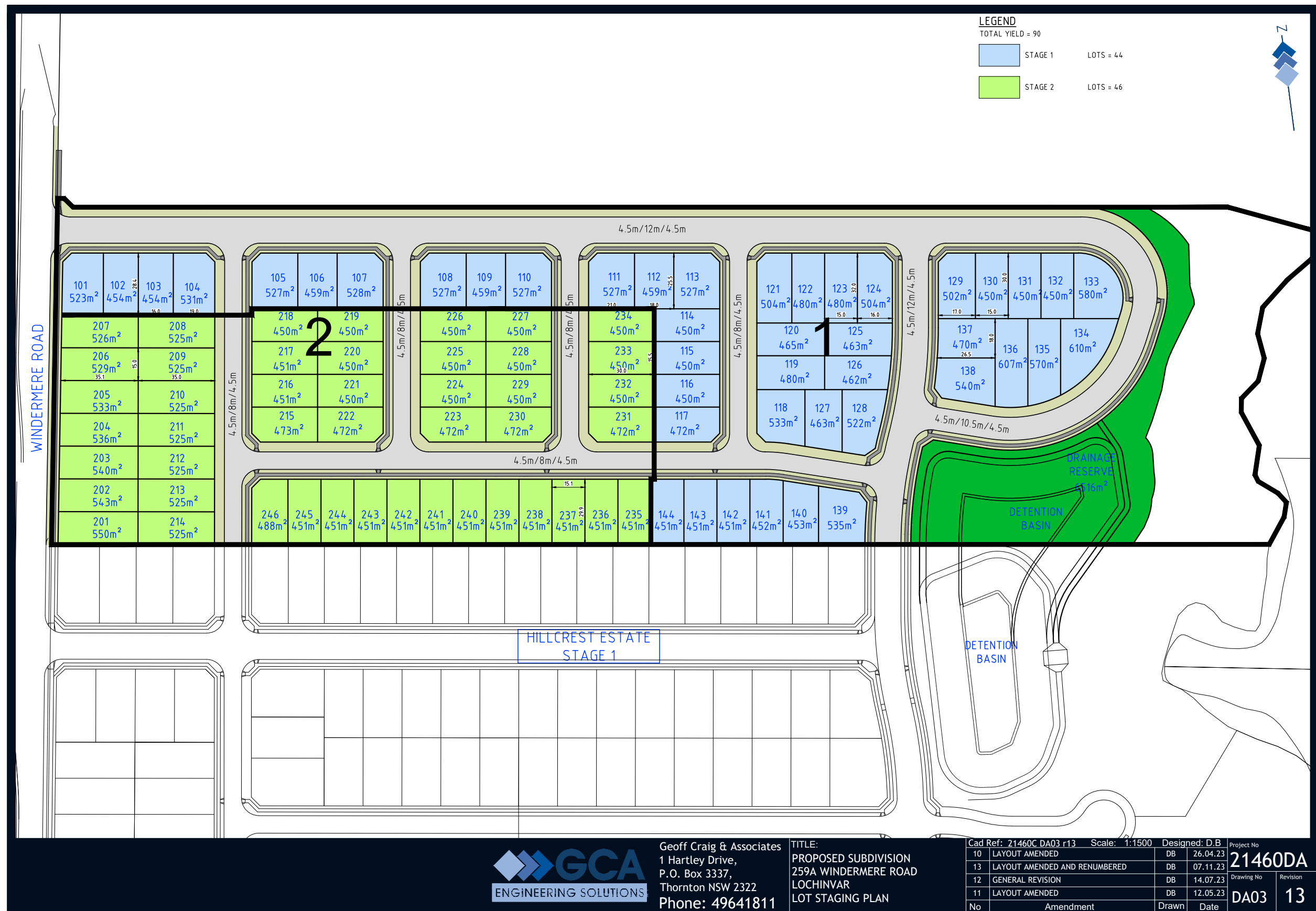


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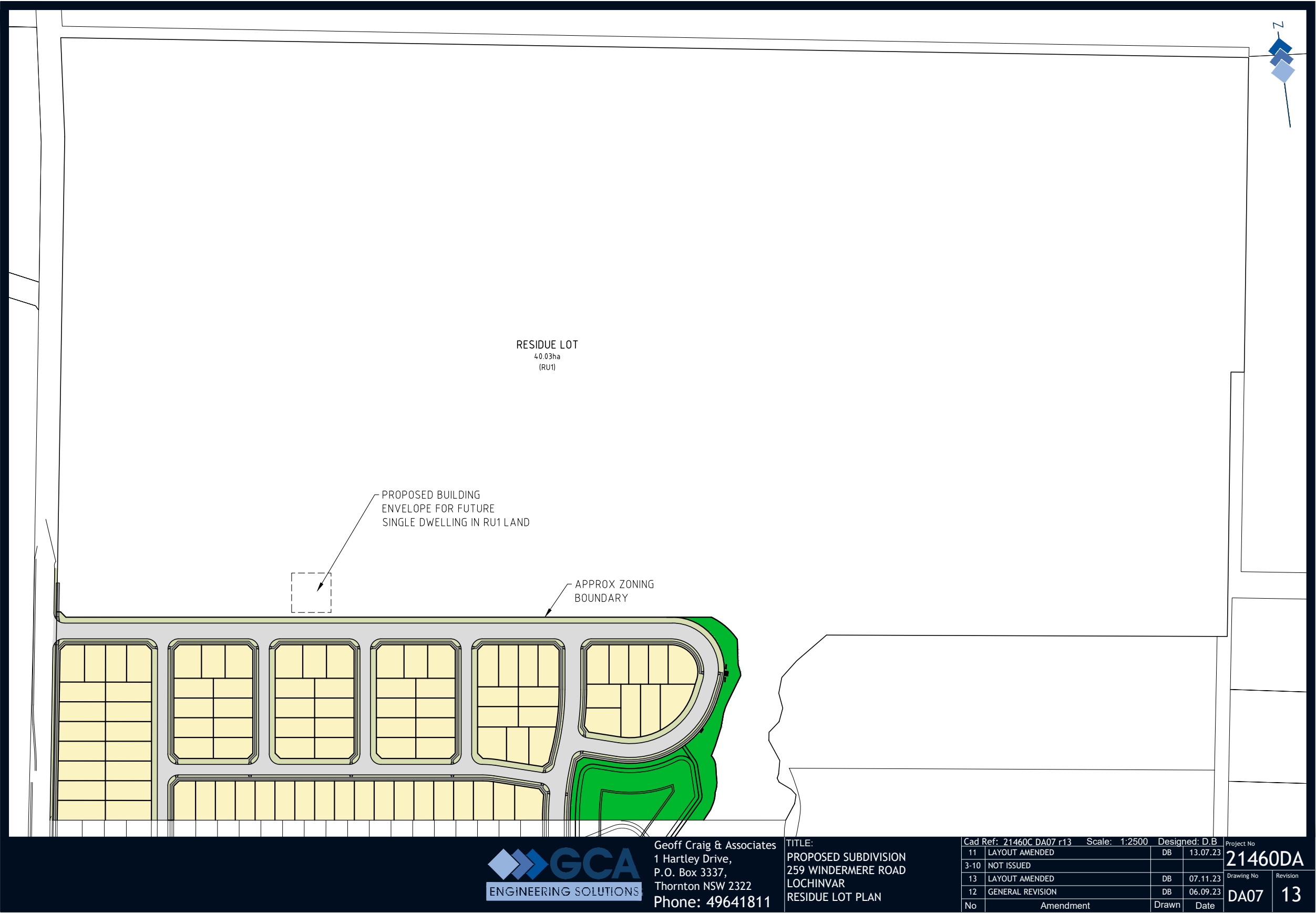
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259A WINDERMERE ROAD
LOCHINVAR
LOT SIZING PLAN

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13 LAYOUT AMENDED AND RENUMBERED	DB	07.11.23
12 GENERAL REVISION	DB	14.07.23
11 LAYOUT AMENDED	DB	12.05.23
No	Amendment	Drawn Date

Project No	21460DA
Drawing No	DA02
Revision	13







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TITLE:
PROPOSED SUBDIVISION
259 WINDERMERE ROAD
LOCHINVAR
RESIDUE LOT PLAN

Cad Ref: 21460C.DA07 r13		Scale: 1:2500		Designed: D.B	
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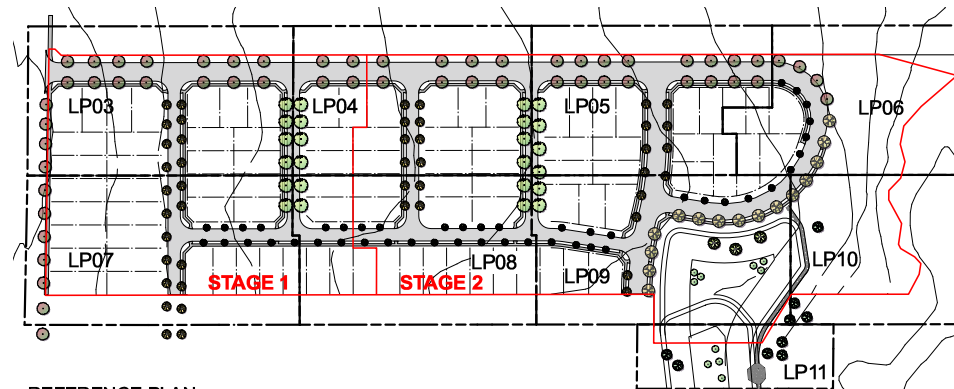
PROPOSED SUBDIVISION 259 WINDERMERE ROAD LOCHINVAR
LANDSCAPE DEVELOPMENT APPLICATION DOCUMENTATION (DA)
259 WINDERMERE ROAD, NSW.



LOCALITY PLAN
Scale: 1:5000

Source: Nearmap, 2023

0 50 100 150 200 M



REFERENCE PLAN
Scale: 1:2000

0 30 60 90 120m



Sheet No.	Drawing Title	Revision	Date
LP01	COVER SHEET	E	20/11/2023
LP02	SITE ANALYSIS PLAN	E	20/11/2023
LP03	LANDSCAPE PLAN - PART A	E	20/11/2023
LP04	LANDSCAPE PLAN - PART B	E	20/11/2023
LP05	LANDSCAPE PLAN - PART C	E	20/11/2023
LP06	LANDSCAPE PLAN - PART D	E	20/11/2023
LP07	LANDSCAPE PLAN - PART E	E	20/11/2023
LP08	LANDSCAPE PLAN - PART F	E	20/11/2023
LP09	LANDSCAPE PLAN - PART G	E	20/11/2023
LP10	LANDSCAPE PLAN - PART H	E	20/11/2023
LP11	LANDSCAPE PLAN - PART I	C	20/11/2023
LP12	THEMING PLAN	E	20/11/2023



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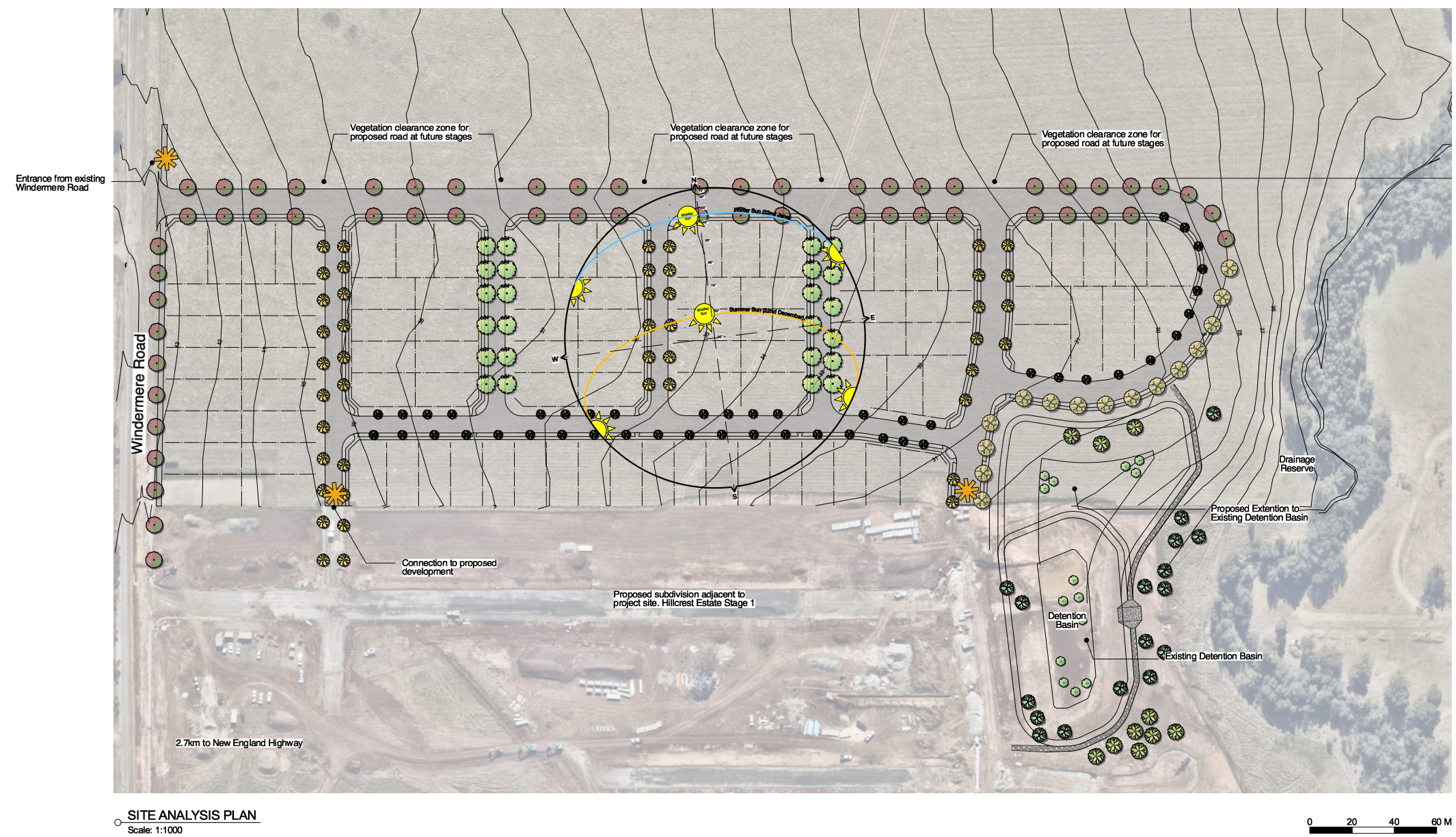
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COVER SHEET

SCALE: AS SHOWN Project No. 2148
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Drawn By: RD
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Drawing No. LP01 Rev E



SITE ANALYSIS PLAN
Scale: 1:1000



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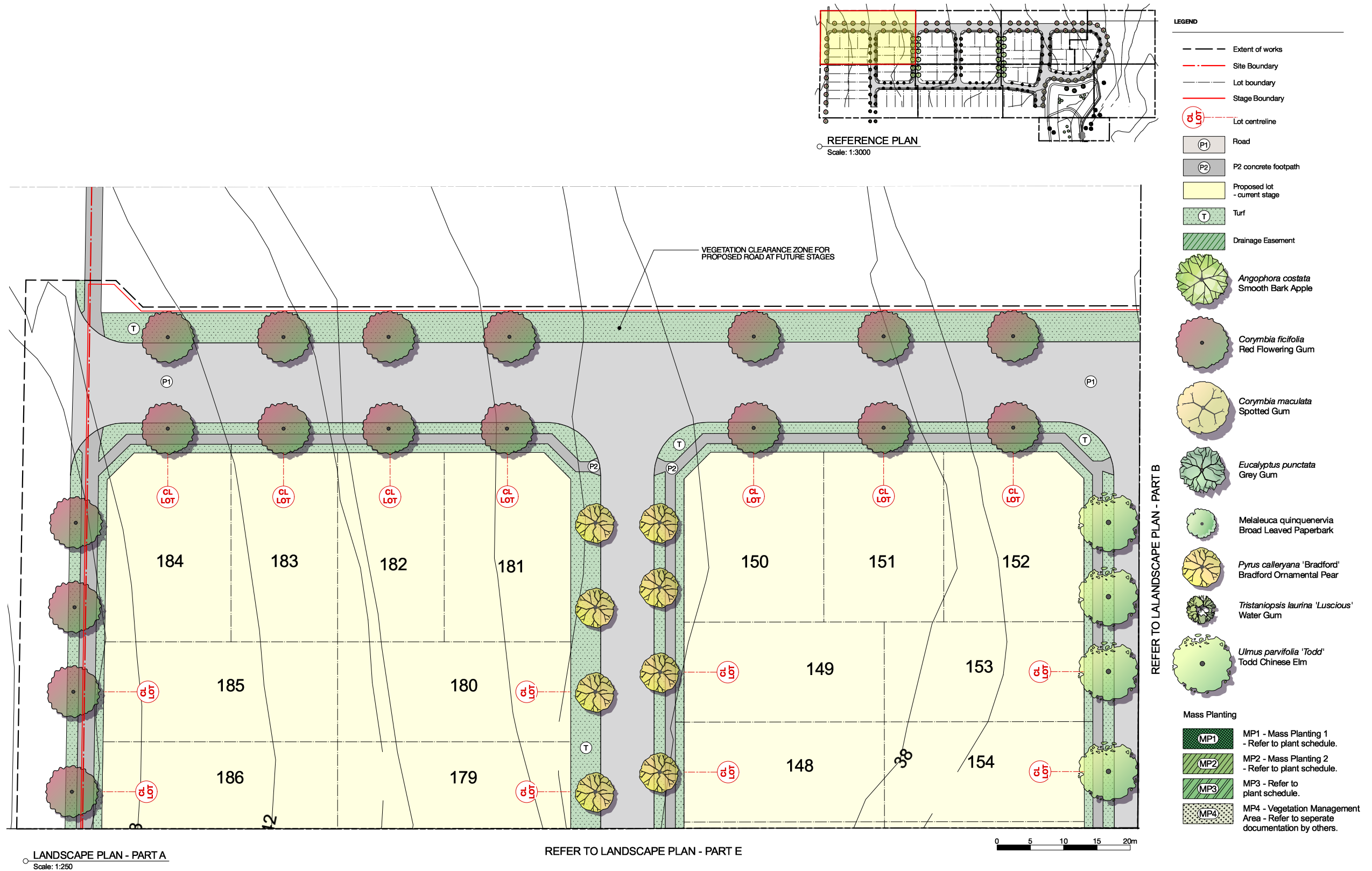
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SITE ANALYSIS PLAN			
SCALE: 1:1000	Project No. 2148	Rev. E	
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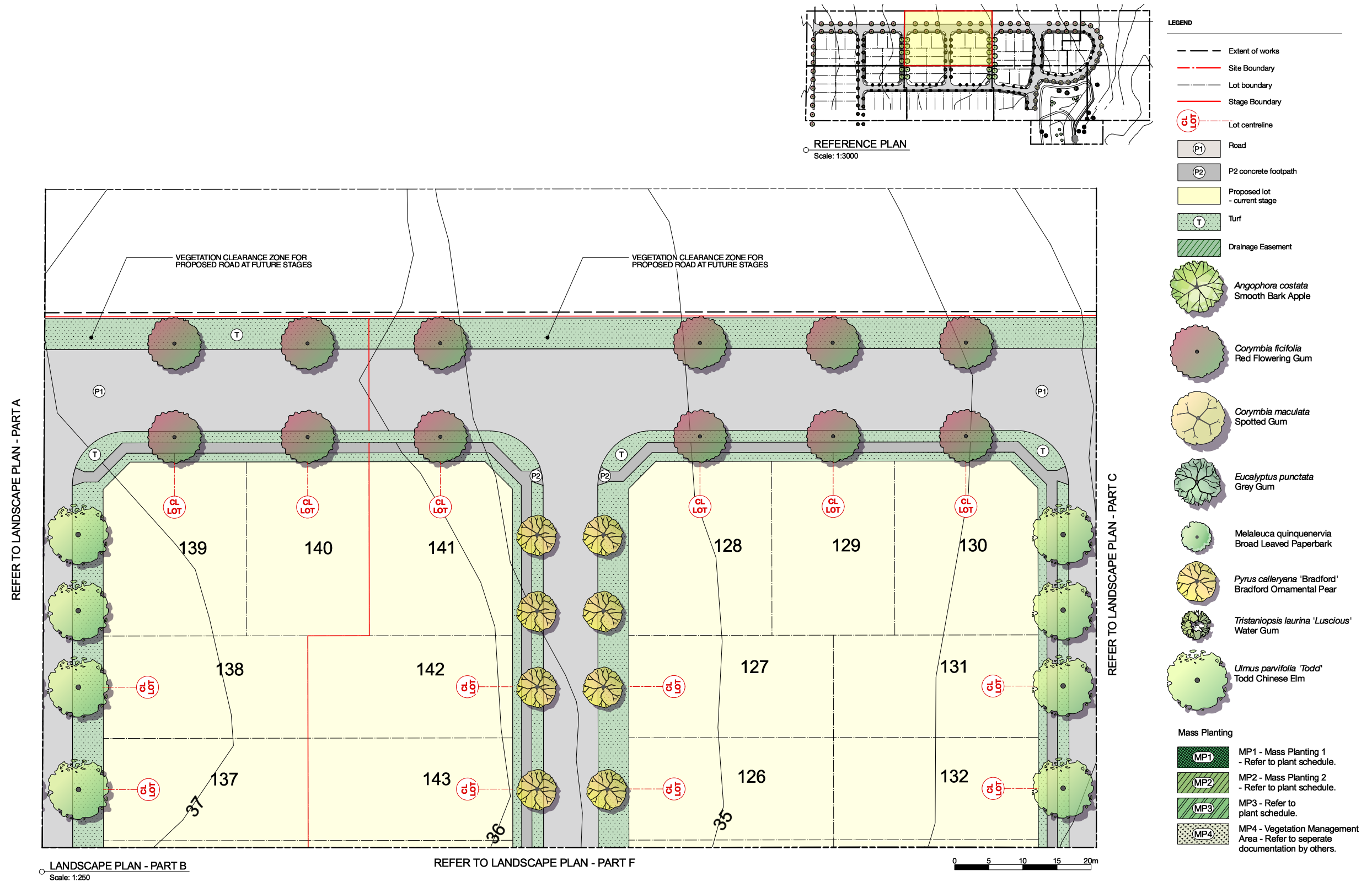
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LANDSCAPE PLAN - PART A

SCALE: 1:250 Project No. 2148
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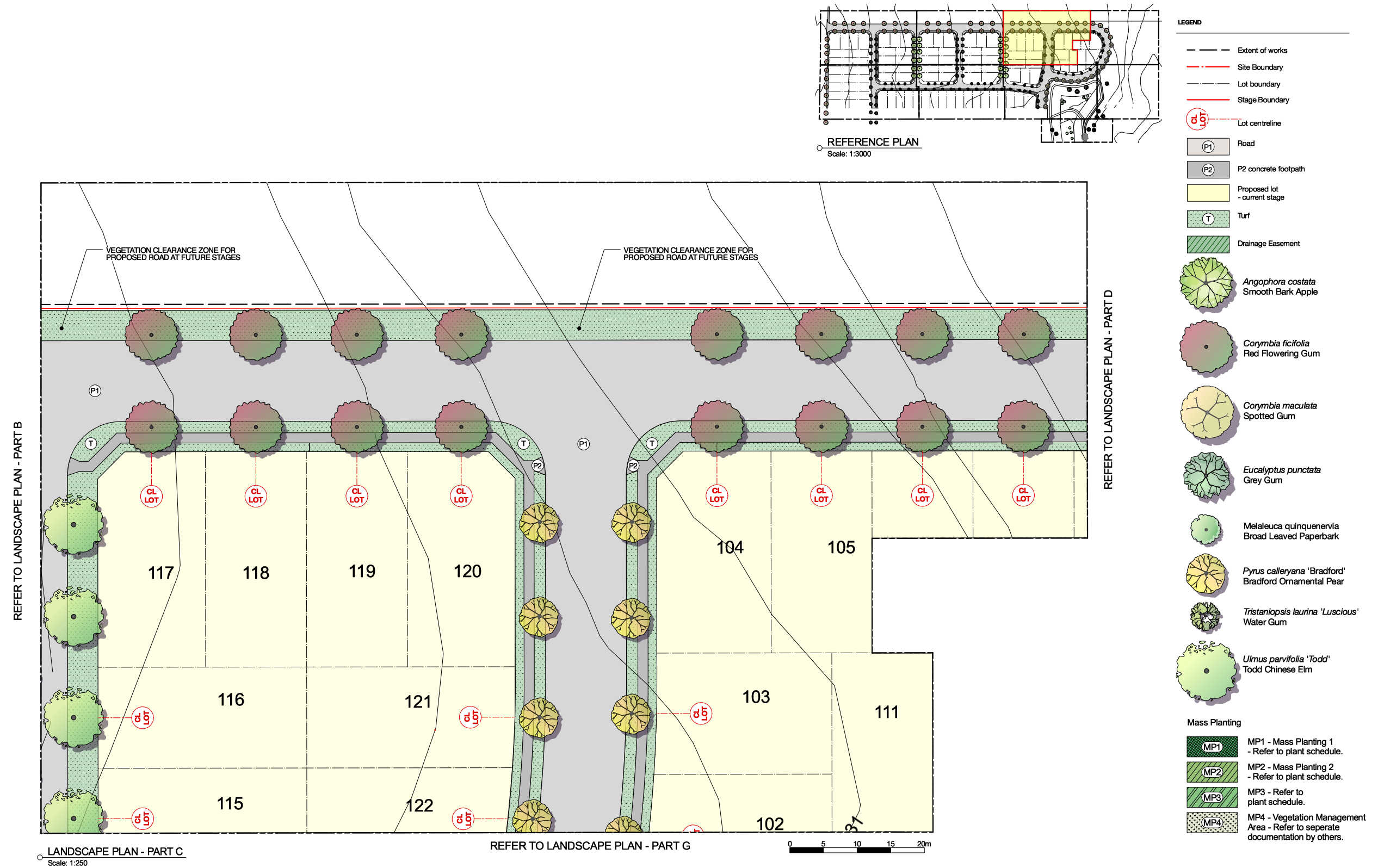
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LANDSCAPE PLAN - PART B

SCALE: 1:250 Project No. 2148
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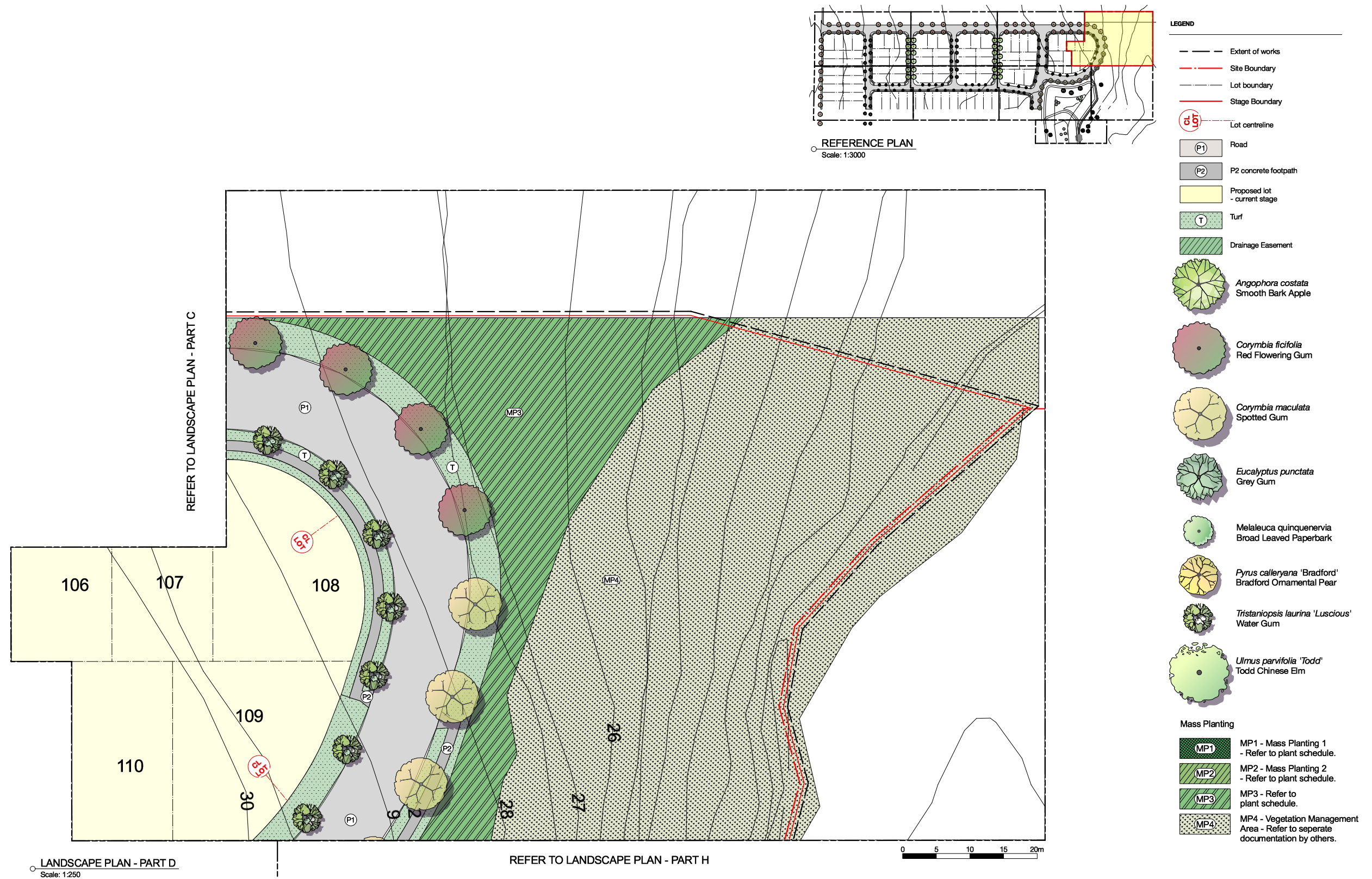
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LANDSCAPE PLAN - PART C

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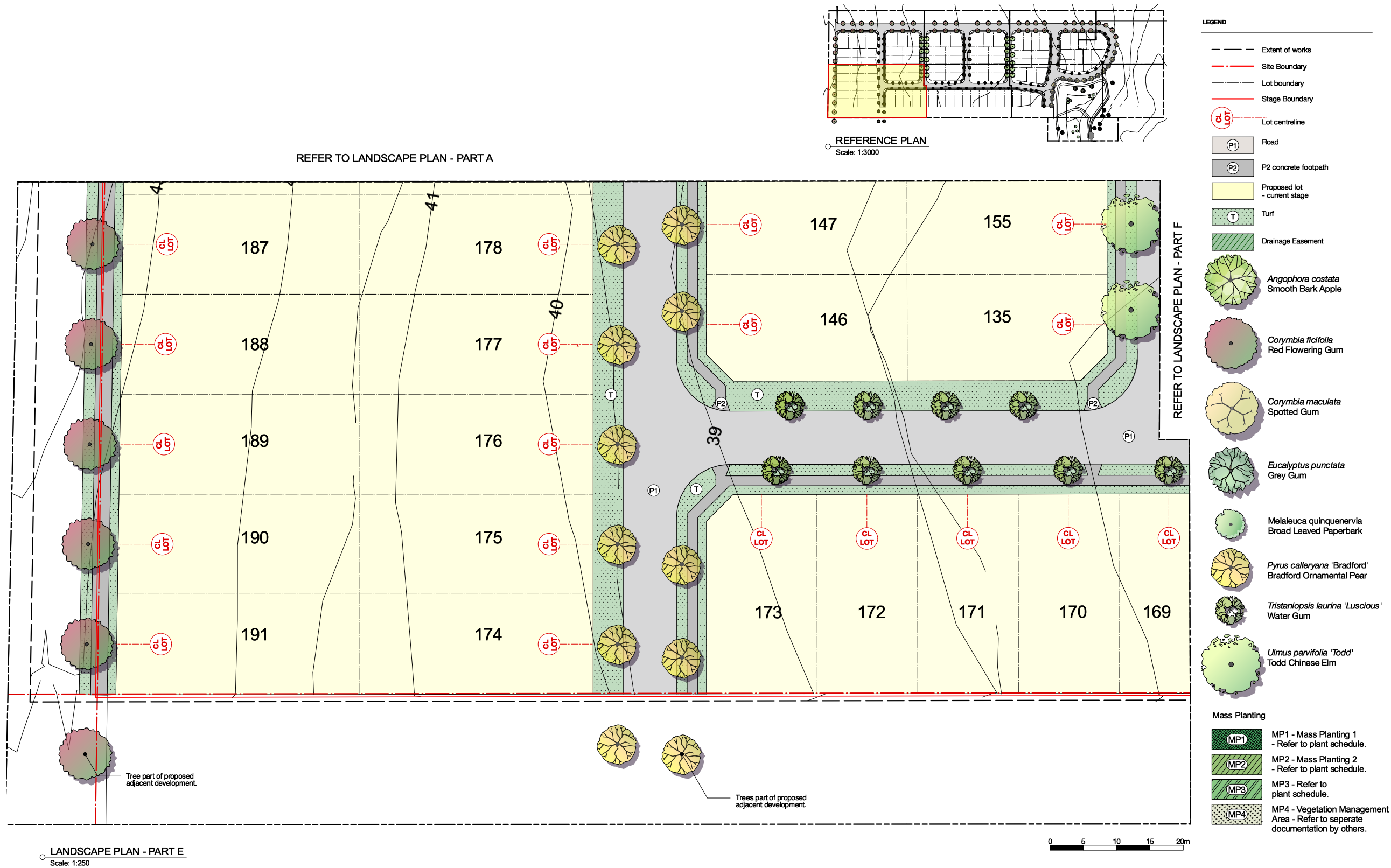
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LANDSCAPE PLAN - PART D
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LANDSCAPE PLAN - PART E

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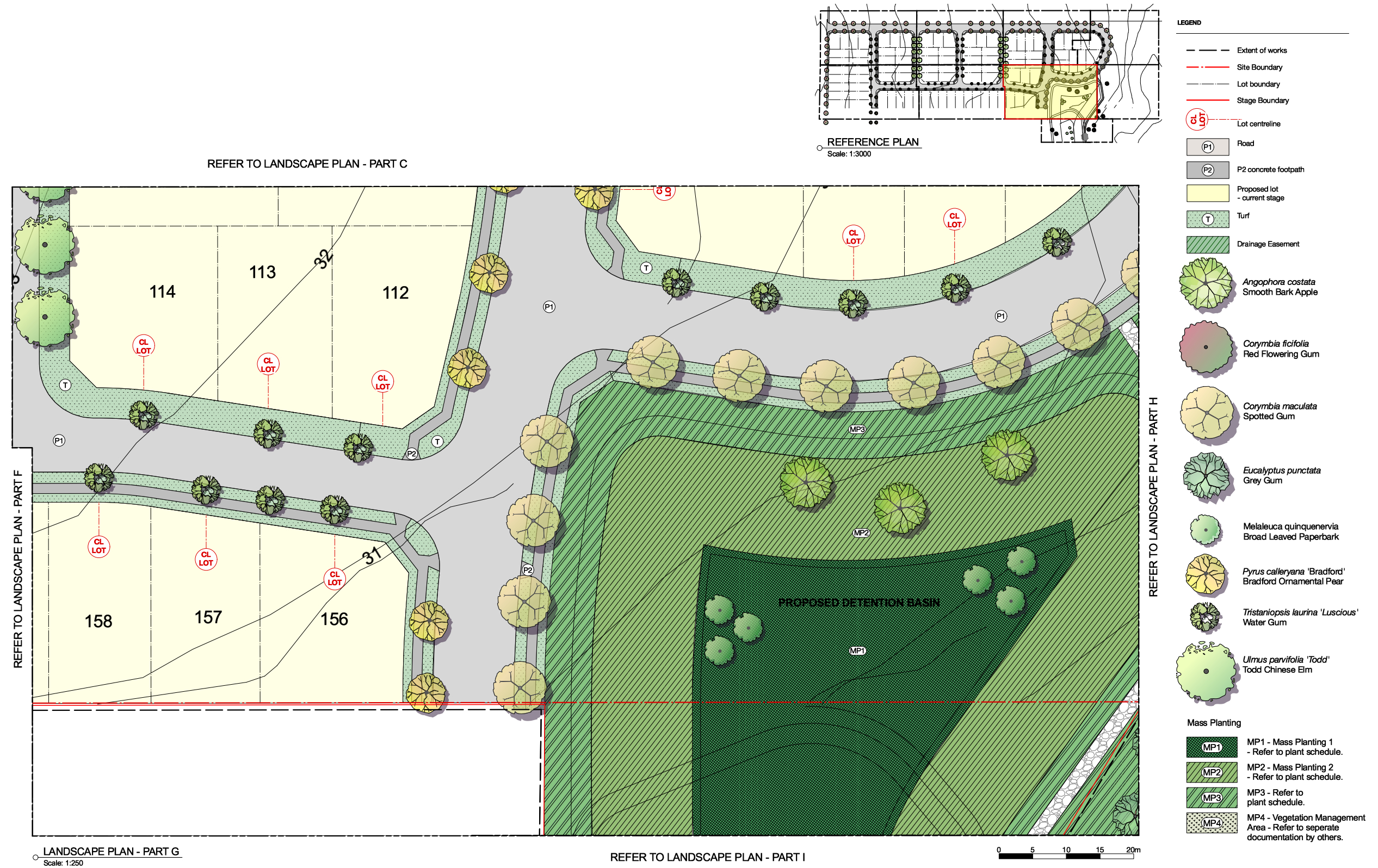
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LANDSCAPE PLAN - PART F

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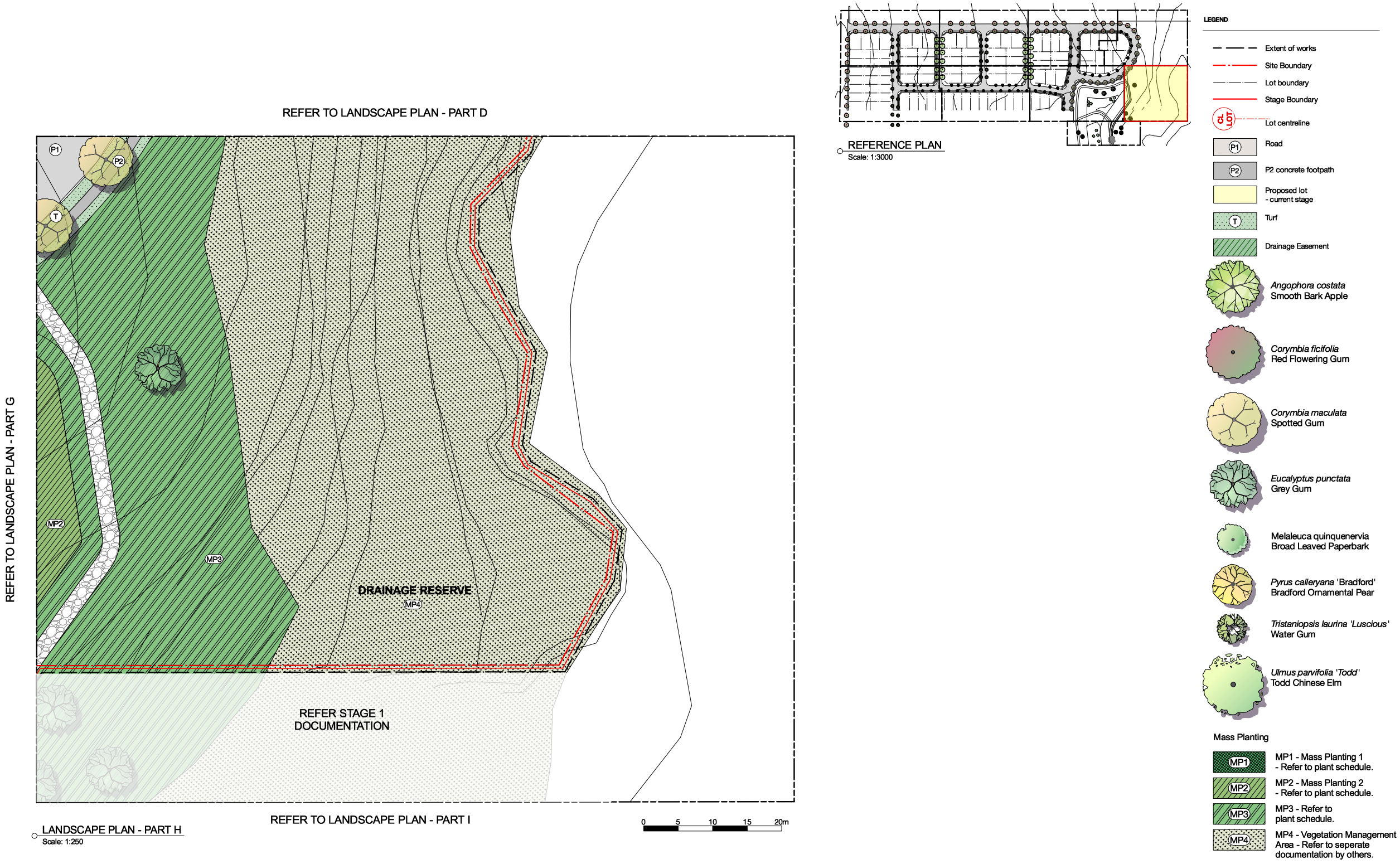
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LANDSCAPE PLAN - PART G

SCALE: 1:250 Project No. 2148
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North



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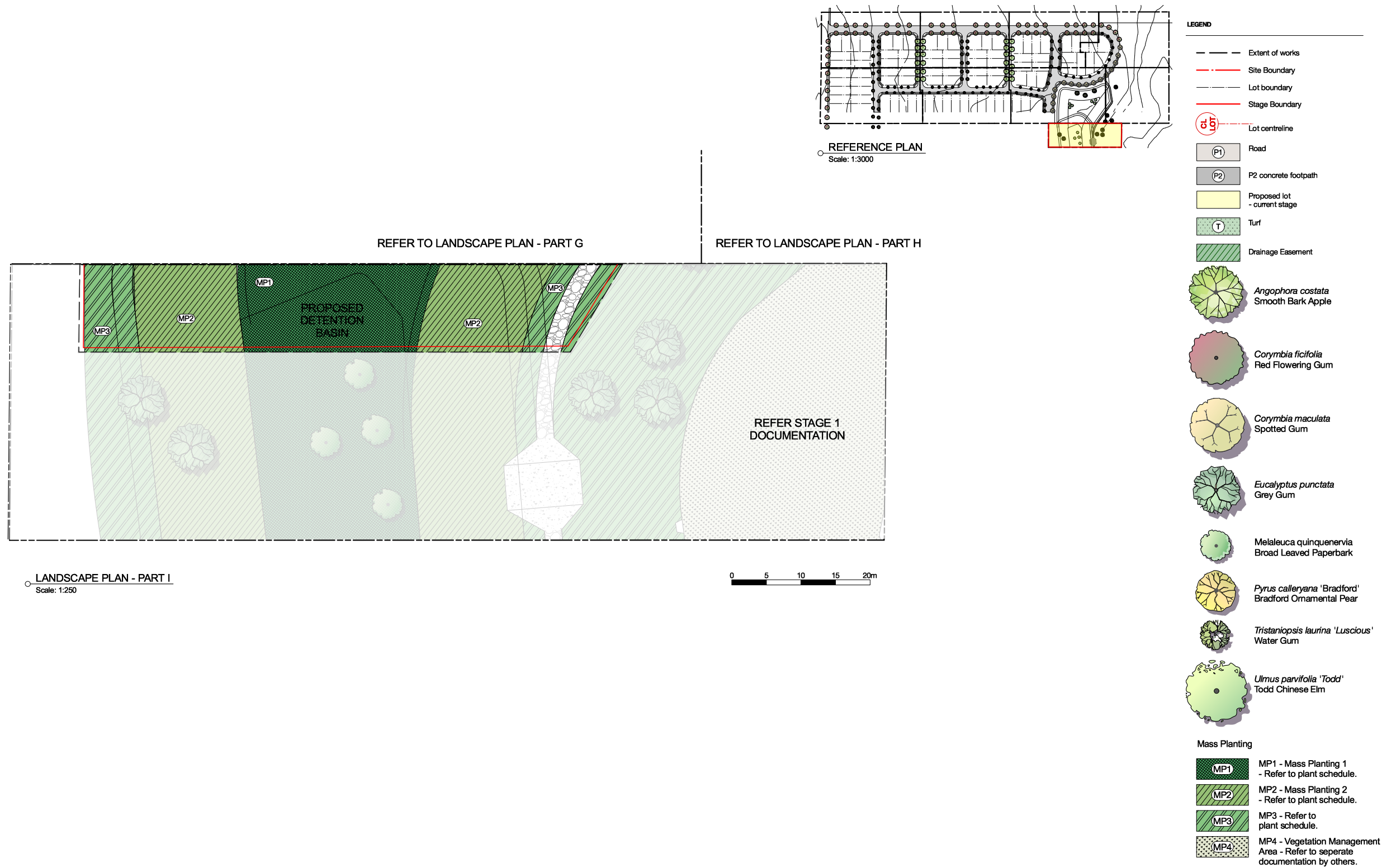
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LANDSCAPE PLAN - PART H
SCALE: 1:250
ORIGINAL DRAWING AT A1.
Drawn By: RD
Checked By: TB
Project No. 2148
Drawing No. LP10
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LANDSCAPE PLAN - PART I

SCALE: 1:250
Project No. 2148
Drawing No. LP11
Rev. C

TREES

Planting Schedule

Code	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread
Trees					
ANG cos	<i>Angophora costata</i>	Smooth Barked Apple	45 litre	12 - 15m	8 - 12m
COR fic	<i>Corymbia ficifolia</i>	Red Flowering Gum	75 litre	12 - 15m	8 - 10m
COR mac	<i>Corymbia maculata</i>	Spotted Gum	75 litre	15 - 20m	6 - 10m
EUC pun	<i>Eucalyptus punctata</i>	Grey Gum	45 litre	20 - 25m	7 - 9m
MEL qui	<i>Melaleuca quinquenervia</i>	Broad-leafed Paperbark	75 litre	10 - 15m	4 - 6m
PYR cal	<i>Pyrus calleryana</i> 'Bradford'	Bradford Flowering Pear	45 litre	9 - 12m	7 - 9m
TRI lau	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	75 litre	5 - 10m	4 - 6m
ULM tod	<i>Ulmus parvifolia</i> 'Todd'	Todd Chinese Elm	75 litre	8 - 10m	8 - 11m

MASS PLANTING

Mass Planting Schedule

Code	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Planting Rate
MP1						
CAR app	<i>Carex appressa</i>	Tall Sedge	Tubestock	0.8 - 1.0m	0.6 - 0.9m	4 Plants/sq m
ISO nod	<i>Isolepis nodosa</i>	Knobby Club-rush	Tubestock	0.6 - 0.75m	0.3 - 0.6m	4 Plants/sq m
JUN usi	<i>Juncus usitatus</i>	Common Rush	Tubestock	0.9 - 1.5m	0.6 - 0.9m	4 Plants/sq m
MP2						
DIC rep	<i>Dichondra repens</i>	Kidney Weed	Tubestock	0.0 - 0.3m	0.9 - 1.2m	4 Plants/sq m
IMP cin	<i>Imperata cylindrica</i>	Blady Grass	Tubestock	0.4 - 0.7m	0.6 - 0.9m	4 Plants/sq m
LOM lon	<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	Tubestock	0.6 - 0.9m	0.4 - 0.6m	4 Plants/sq m
MP3						
CYM ref	<i>Cymbopogon refractus</i>	Barbed Wire Grass	Tubestock	0.6 - 0.75m	0.3 - 0.6m	4 Plants/sq m
ENT str	<i>Entolasia stricta</i>	Wiry Panic	Tubestock	0.75 - 0.90m	0.3 - 0.6m	4 Plants/sq m
LOM lon	<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	Tubestock	0.6 - 0.9m	0.4 - 0.6m	4 Plants/sq m
PER lin	<i>Persoonia linearis</i>	Narrow Leaved Geebung	Tubestock	3 - 5m	0.9 - 1.2m	2 Plants/sq m
THE aus	<i>Themeda australis</i>	Kangaroo Grass	Tubestock	0.4 - 0.7m	0.3 - 0.5m	4 Plants/sq m

TREES SPECIES



Corymbia ficifolia



Corymbia maculata




Pyrus calleryana



Tristaniopsis laurina 'Luscious'



Ulmus parvifolia 'Todd'



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ARCHITECT:

ENGINEER:
NGA

CLIENT:
NewPro 27

No: A B C D E
DATE: 18/5/2022 14/10/2022 8/11/2023 17/11/2023 20/11/2023
REVISION: FOR APPROVAL FOR APPROVAL FOR APPROVAL FOR APPROVAL FOR APPROVAL

BY: CN CN RD RD RD
PROJECT:
Proposed Subdivision 259 Windermere Road Lochinvar
259 Windermere Road, Lochinvar NSW

Status: FOR APPROVAL

THEMING PLAN

SCALE: N/A
ORIGINAL DRAWING AT A1.
Drawn By: RD
Checked By: TB

Project No. 2148
Drawing No. LP12
Rev E

Approved By: DM

City Planning

DA2022/1332 TORRENS TITLE SUBDIVISION (1 INTO 90 RESIDENTIAL LOTS & 1 RESIDUE LOT), 190 WINDERMERE ROAD, LOCHINVAR

Assessment Report (Under Separate Cover)

Meeting Date: 11 June 2024

Attachment No: 3

Number of Pages: 35

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Version 1: Comprehensive

Application No:	DA/2022/1332
Proposal:	Torrens Title Subdivision (90 Lots and 1 Residue Lot)
Address:	190 Windermere Road LOCHINVAR NSW 2321
Lot & DP No:	1902/1112961
Property No:	45079
Applicant:	Perception Planning
Owner:	NewPro 27
Author:	Brian Gibson

INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2022/1332 proposing 90 Lot Torrens Title Residential Subdivision and a residue lot. The assessment will provide consideration of the proposal under the *Environmental Planning and Assessment Act 1979*, the Maitland Local Environmental Plan 2011, the Maitland Development Control Plan 2011 and any other relevant legislation, guidelines and policies of the Council.

SITE DESCRIPTION

The land on which the development is to be carried out is legally described as Lot 1902 DP 1112961 and commonly referred to as 190 Windermere Road, Lochinvar. The site is located within Lochinvar Urban Release Area (URA), in the north-west corner.

The development site has an irregular rectangular shape comprising predominately of managed grassland vegetation, with a water course (Lochinvar Creek) and riparian corridor located in the eastern half of the land. The site contains no existing building improvements and has an area of 47.690ha. Refer to Figure 1 below for an aerial view of the land.

The development site has frontage along the western boundary to Windermere Road (a two lane bitumen road), with road reserves fronting the northern boundary and part of the eastern boundary. Vehicular access is proposed to the subdivision via the construction of new roads to be accessed from Windermere Road and connections to the approved subdivision south of the subject site.

The development site contains a high point at the south-west corner of 44m AHD with a gradual slope falling eastwards toward the water course/riparian corridor. On the eastern side of the water course/riparian corridor the land rises to the south-east to a high point of 25m AHD. The water course flows south to north, from a height of 26m AHD to 17m AHD.

A portion of the site is mapped as flood prone land as per MLEP 2011 to a height of 25.86m AHD, resulting in a Flood Planning Level (FPL) of 26.36m AHD. The site is mapped as bushfire prone land (Vegetation Category 3) and has Native Vegetation (Central Hunter Riparian Forest) located in the riparian corridor, which is also mapped as Key Fish Habitat and contains Biodiversity Values. The site is also mapped as containing Acid Sulfate Soils (Class 5) The development site is not located within a mine subsidence district nor mapped as contaminated land.

No heritage items are located in the vicinity of the development however it does contain a registered Aboriginal Heritage site (AHIMS 37-6-2219).



Figure 1 Locality plan (subject lot outlined in blue) Source: ARC GIS

The subject site has a split zone of C3 Environmental Management, R1 General Residential and RU1 Primary Production as shown in Figure 2 below.

The adjoining land to the west, north and east consists of large acre rural lots with related buildings. To the south of the site is land zoned R1 consisting of residential subdivisions (approved and under construction, and new release subdivisions on which residential accommodation is being constructed) being reflective of the emerging urban growth of the Lochinvar URA. Further to the south is the New England Highway and the ribbon development that has historically existed for some time.

As discussed above, the site is within the Lochinvar URA. Council has determined a high volume of subdivision applications within the locality, including separate applications for a 237 and a 95 lot subdivision to the south of the site (DA/2020/1248 and DA/2014/2722 respectively).

Figures 3 to 7 provide photos of the site.

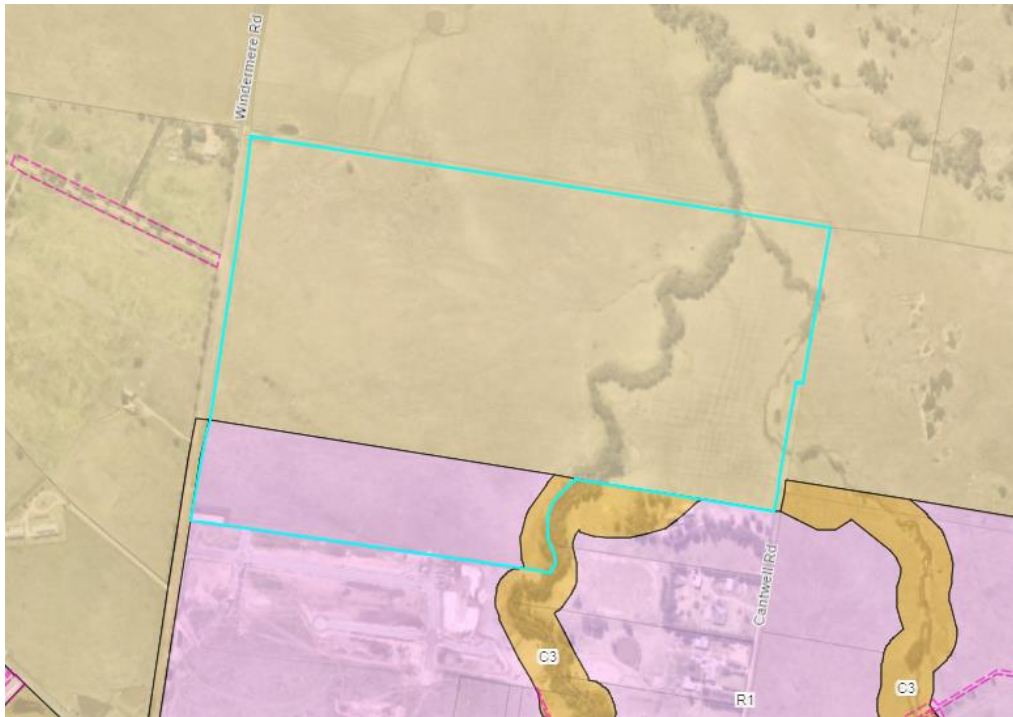


Figure 2 Zoning applicable to the subject site as per Maitland LEP 2011.



Figure 3 Looking North through from the development site towards Lambs Valley.



Figure 4 Looking Northwest from Windermere Road.



Figure 5 Looking Southeast from Windermere Road back towards Lochinvar



Figure 6 Existing vegetation in riparian corridor

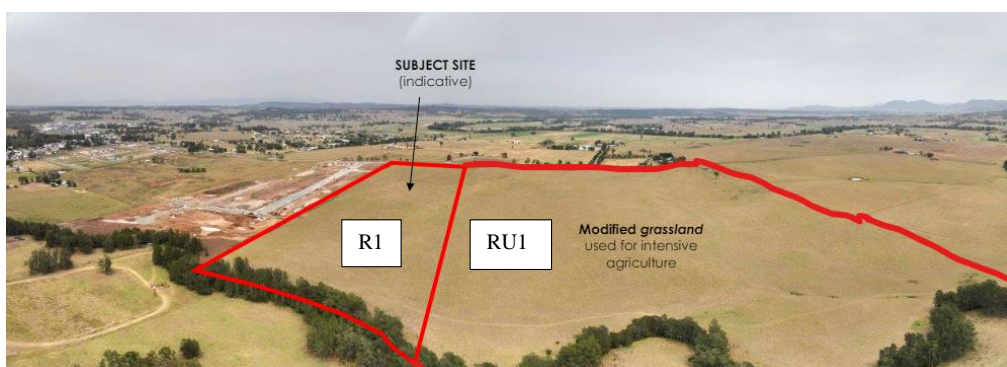


Figure 7 View west of the development site (excerpt from the Bushfire report) detailing the zone boundaries

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal seeks approval for the subdivision of one (1) lot into 90 residential lots and 1 residue lot. Specifics of the proposed subdivision are outlined below:

- 90 residential lots, varying lot sizes of 450m² to 610m² to be developed in two stages
- 1 residue lot of 40.03 hectares containing the RU1 and C3 zoned land
- Detention basin (an extension of the detention basin and drainage reserve approved under DA/2020/1248)
- Construction of eight roads. Two roads proposed to connect to an approved subdivision located to the south of the subject site, and two roads proposed to connect to Windermere Road.
- Road widening of Windermere Road for the frontage of the residential development
- Associated infrastructure and landscaping works

See Figure 8 for a plan of the proposed subdivision.



Figure 8 Proposed subdivision layout.

Proposed Staging

The subdivision is proposed to be carried out in the following stages, also refer to Figure 9 below for the staging layout:

Stages	Residential Lots	Other Lots
Stage 1	44	Detention Basin, residue lot
Stage 2	46	

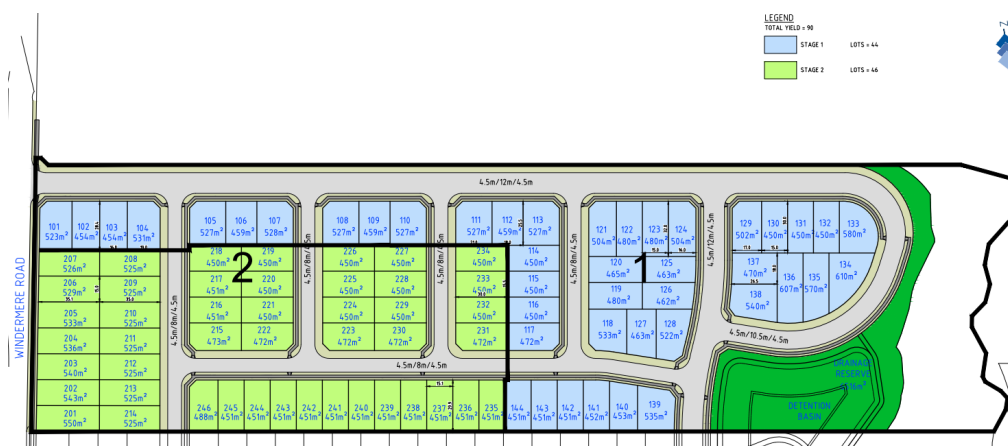


Figure 9 proposed staging plan.

PLANNING ASSESSMENT

S7.11 – Development Contributions

The proposal attracts a contribution of \$2,700,000 under Council's Section 7.11 Plan. A condition is recommended for inclusion should development consent be granted.

Consideration of Threatened Species

Council is required under Section 4.15 of the *Environmental Planning and Assessment Act 1979* to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the *NSW Biodiversity Conservation Act 2016* or under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The development application was supported with an ecological assessment report, which is assessed in further detail under section 4.15(1)(b). The report found the site to be dominated by exotic grassland with less than 2% native species cover. The native tree/shrub species occur in the riparian corridor (Lochinvar Creek) which will not be directly impacted by the proposal.

The exotic grasslands lack trees and shrubs and therefore no key habitat features such as hollows, habitat logs and stags are present. Similarly, no Preferred Koala feed trees are present onsite. No threatened flora or fauna were detected on site during site surveys.

The assessment found the vegetation community within the riparian zone to be dominated by *Casuarina glauca* (Swamp Oak) and is commensurate with two Threatened Ecological Communities:

- Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, which is listed as an Endangered Ecological Community (EEC) under the BC Act.
- Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community, which is listed as an Endangered Ecological Community (EEC) under the EPBC Act.

The EEC is located adjacent to Lochinvar Creek and will be protected by the 40m buffer for watercourses, therefore will not be impacted by the proposal. As such, the report concluded the proposal is unlikely to result in adverse impact upon threatened species or endangered ecological communities.

Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument

State Environmental Planning Policies

The following State Environmental Planning Policies (SEPP's) are relevant to the assessment of the proposal:

SEPP (Biodiversity and Conservation) 2021

Chapter 2 – Clearing vegetation in non-rural areas

The proposed development will have no direct impacts on native vegetation. The development does not propose the clearing of any vegetation other than exotic grassland species.

Chapter 4 – Koala Habitat Protection 2021

An Ecological Assessment Report, prepared by a suitably qualified consultant, was submitted with the application. The report did not identify any feed tree species contained within the subject site and as a consequence no further assessment under this SEPP is required.

SEPP (Planning Systems) 2021

Chapter 2.4 – Regionally Significant Development

The proposed development does not trigger any provisions under Clause 2.20 and Schedule 6 as its Construction Investment Value is less than \$30 million and it is not the coastal zone and therefore is not classified as 'Regional Development'.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

The Study Area does not contain areas mapped as any of the four coastal management areas listed. As such, the Coastal Management Act 2016 does not apply to this development.

Chapter 4 – Remediation of Land

A Preliminary Site Investigation (PSI) was undertaken by Stantec in relation to the site and soil conditions of the property. The report concluded that based on soil sampling and analysis that there was a low risk of soil and groundwater contamination, and the site could be made suitable for the proposed Development. The PSI identified no past or current, potentially gross contaminating activities having been undertaken on or adjacent to the site. Conditions are recommended should development consent be granted.

State Environmental Planning Policy (Transport & Infrastructure) 2021

Chapter 2 - Infrastructure

Division 5 - Electricity Transmission or Distribution, Clause 2.48 - Determination of development applications—other development

The application requires the placement of power lines underground and therefore requires the consent authority to notify the electricity supply authority (Ausgrid) and take into account any response received.

In response to the notification, Ausgrid advised the applicant of its recommendations and conditions.

Division 17 Roads & Traffic, Clause 2.122 – Traffic Generating Development

The proposed subdivision does not qualify as Traffic Generating Development by virtue of Clause 2.122 and Schedule 4 of SEPP (Infrastructure). The proposed subdivision will however largely rely on the intersection of Windermere Road and New England Highway for access for which an upgrade was conditioned under DA/2020/1248 - refer to comment under section 4.15(1)(c).

Maitland Local Environmental Plan 2011

The Maitland Local Environmental Plan 2011 applies to the site. The development site is zoned R1 General Residential, C3 Environmental Management and RU1 Primary Production under the MLEP 2011. The proposed development is defined as Torrens Title Subdivision (1 into 90 lots and 1 residue lot) under the LEP which is a type of development permitted with consent by virtue of Clause 2.6 of MLEP.

R1 General Residential

The proposed development is considered to be consistent with the objectives of the R1 zone. The proposal facilitates additional lots within the LGA that will encourage residential development to provide for the housing needs of the community. It is anticipated the development will provide for a variety of housing types and densities within the locality.

C3 Environmental Management

The subject site comprises a small portion of land zoned C3 Environmental Management. The portion of C3 land runs along Lochinvar Creek and also comprises the flood prone land on the subject site. The proposal is considered to be consistent with the objectives of the C3 zone as the development does not propose to encroach upon the C3 portion of land.

RU1 Primary Production

The proposed development is considered to be consistent with the objectives of the RU1 zone. The proposal seeks to provide a residue lot consisting of the RU1 and C3 zoned land.

The following clauses of the Maitland LEP 2011 are relevant to the assessment of the proposal:

Clause 2.6 – Subdivision – Consent Requirements

This clause permits the subdivision of land, to which the MLEP 2011 applies, with consent.

Clause 4.1 Minimum Subdivision Lot Size

The minimum lot size within the R1 General Residential zone is 450m². All proposed residential lots are above the minimum lot size.

The minimum lot sizes for the RU1 Primary Production and C3 Environmental Management zones is 40 hectares. The residue lot containing all of the RU1 and C3 land has a minimum area of 40.03 hectares thus being above the minimum lot size.

Clause 5.10 – Heritage Conservation

There are no listed European heritage items to consider in relation to the proposed development, nor are there any buildings or relics requiring further consideration.

An Aboriginal Cultural Heritage Assessment was submitted with the development application, which included consultation with the Aboriginal Community. The assessment noted one previously recorded Aboriginal cultural heritage site PAD 2 Lochinvar URA (AHIMS ID# 37-6-2219) being located within the development site.

A test excavation program carried out in August 2022 recovered a total of eighteen subsurface Aboriginal stone artefacts meaning the site is representative of the most common site type for the region – a low density artefact scatter.

The application seeks to destroy/remove the artefacts to enable the proposed development. Consequently, the application sought the General Terms of Approval (GTA's) under Section 90 of the National Parks Act, 1974. GTA's were issued by Heritage NSW – Department of Planning & Environment on 22 November 2023. Refer to comment under Aboriginal Heritage in section 4.15(1)(b) and Government Agency Submissions under Section 4.15(1)(d) of this report for further discussion.

Clause 5.21 – Flood planning

Part of the development site is identified as flood prone land in the Lochinvar Flood Study 2019. The identified flood height is 26.86m AHD, with the proposed residential lots having a minimum site level of 28.90m AHD.

Further discussion is provided in section 4.15(1)(b) in this assessment report, however having regard to the particulars of clause 5.21, the development:

- a) has no impact in terms of flood risk to life and property;
- b) has no impact on flood function and behaviour;
- c) enables safe occupation and requires no evacuation in the event of a flood noting the 2m difference between the 1 in 100 year flood level and the residential lot site levels.
- d) Having regard to other environmental considerations, refer to comment under section 4.15(1)(b).

PART 6 – URBAN RELEASE AREAS

The site is located within the Lochinvar Urban Release Area (URA). Part 6 of the MLEP 2011 applies and is discussed below.

Clause 6.1 Arrangements for designated State public infrastructure (Repealed)

At the time of lodgement this clause required Council to be in receipt of a Satisfactory Arrangement Certificate issued by the NSW Department of Planning and Environment before development consent could be issued. Satisfactory Arrangements Certificate – DA/2022/1332 – 190 Windermere Road, Lochinvar – Ref: SVPA-2022- 1734 was issued by the Department dated 22 February 2024 and

requires the developer to pay a monetary contribution towards State infrastructure prior to the issue of a Subdivision Certificate.

Note, for the Housing and Productivity (HAP) Contribution development applications lodged prior to 1 October 2023 then the contribution does not apply. As the application was lodged in December 2022 the HAP does not apply.

Clause 6.2 Public utility infrastructure

This clause requires Council to be satisfied that necessary public infrastructure is available to the development when required, in particular, reticulated systems to service proposed residential lots. Hunter Water Corporation (HWC) has issued its Notice of Formal Requirements for the proposed development dated 16 November 2022. HWC confirm that connection is available, or can be made available, to reticulated systems. A Section 50 Certificate issued by HWC will be required prior to release of any Subdivision Certificate, confirming that all lots are connected to reticulated systems.

Other public infrastructure (electricity, telecommunications) will be extended into the subdivision and confirmation that all services are available to individual lots is also required prior to the release of a Subdivision Certificate.

Clause 6.3 – Development control plan

This clause requires a Development Control Plan (DCP) to be in force that addresses the relevant matters for consideration under 6.3(3) before development consent can be issued. Chapter F.9 – Lochinvar URA DCP is in force.

Clause 7.1 – Acid Sulfate Soils

The subject site is identified as containing Class 5 ASS on the Acid Sulfate Soil Map but is not located near any higher order acid soil classifications. As such, the clause is not triggered by the proposed development.

Clause 7.2 – Earthworks

Development consent is not specifically required under this clause as the earthworks are ancillary to the proposed subdivision and will be considered in this assessment. The matters for consideration outlined in subclause (3) are addressed in section 4.15(1)(b) in this assessment report.

Subclause (3) requires a consent authority to consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

Comment: This matter has been addressed in section 4.15(1)(b) in this report respectively and considered to be satisfactory.

- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*

Comment: The subdivision is necessary to facilitate the future development of the land for residential purposes.

- (c) the quality of the fill or the soil to be excavated, or both,*

Comment: The submitted Geotechnical Report concludes that the site is suitable for residential development. Conditions will be included in the consent that any fill imported to the site must be VENM certified.

- (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*

Comment: Earthworks form part of the development of the subdivision and does not, in itself, impact on the existing and likely amenity of adjoining properties.

- (e) *the source of any fill material and the destination of any excavated material,*

Comment: Conditions will be included in the consent that any fill imported to the site must be VENM certified.

- (f) *the likelihood of disturbing relics,*

Comment: This matter has been addressed elsewhere in this report under Aboriginal archaeology.

- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

Comment: This matter has been addressed elsewhere in this report under Stormwater Management.

Section 4.15(1)(a)(i) - Any draft environmental planning instrument that is or has been placed on public exhibition

There are no draft environmental planning instruments applicable to this proposal.

Section 4.15(1)(a)(ii) - Any development control plan

Maitland Development Control Plan 2011 (MDCP)

The following chapters of the Maitland DCP 2011 are relevant to the assessment of the proposal:

Part A – Administration

Part B – Environmental Guidelines

Part C – Design Guidelines

Part F – Urban Release Areas

Part A – Administration

A.4.1 Notification

The application was notified in accordance with Clause 4.2.2(5) of Section A4 of Council's Community Participation Plan from 19 December 2022 to 6 February 2023.

Part B – Environmental Guidelines

B.3 – Hunter River Flood Plain

The development site is mapped as partially flood affected land under the MLEP 2011. The portion of land mapped as flood affected is shown below in Figure 10, being located to the east of the proposed subdivision predominantly in portion of the site zoned C3 Environmental Management and RU1 Primary Production though a small section of the R1 Residential land is also impacted as shown in Figure 11 below. The flooding runs along the bank of Lochinvar Creek to an identified flood height of 26.86m AHD which sets a flood planning level of 27.36m AHD.

Proposed Lot 133 has a minimum site level of 28.90m AHD, being approximately 2m above the maximum flood height within the development lot and 1.5m above the flood planning level. Therefore,

all proposed lots are located above the flood planning level. Further, Figure 12 below provides details of the location of the 1 in 100 year flood line relative to proposed earthworks demonstrating the development will not result in an increase in flood risk to life or property and will not alter the flow distribution or flood behaviour.

As such, the proposal is considered to be consistent having regard to the matters in part B.3 of the DCP.



Figure 10 Flood Prone Land – area of inundation shown in blue

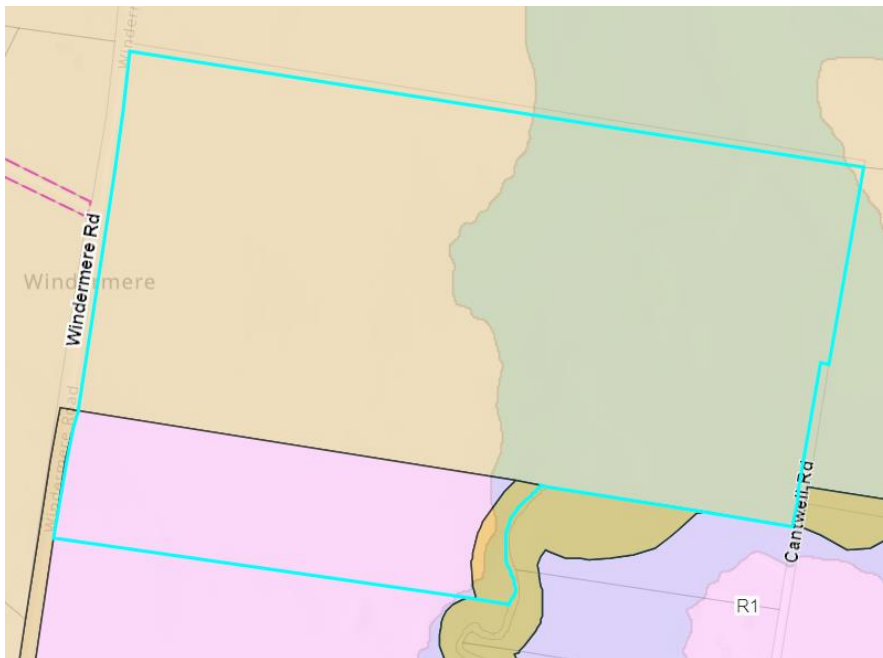


Figure 11 Flood Prone Land map overlayed with the Land Use Zone map



The subject site contains a waterway on the eastern boundary, which is identified as Lochinvar Creek being a 4th order stream at this location. The development does not propose any alterations to the existing riparian zone and has designed the development such that its layout, Asset Protection Zones, and detention basin (extension) are located outside of the riparian buffer (40m from top of bank) as shown in Figure 13 below.

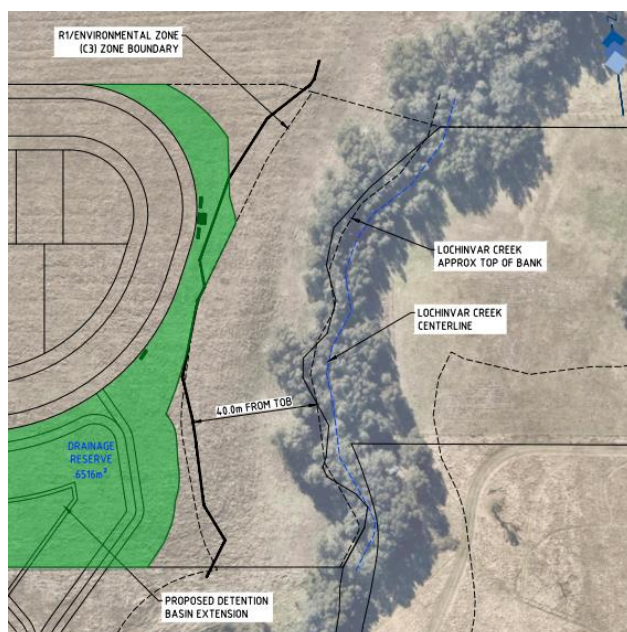


Figure 13 Plan detailing 40m riparian setback relative to proposed works

The development does not propose the removal of any vegetation within the riparian area and it is considered the development will not compromise the connectivity of riparian vegetation and habitat. Additionally, the development was referred to the Department of Planning & Environment – Water (DPE-Water) as integrated development, with general terms of approval issued for the proposal which are to be included as conditions should consent be granted.

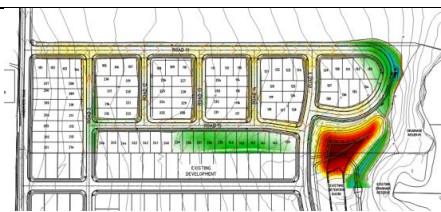
Note, refer to comment under F.9 of the DCP regarding dedication of the riparian zone/buffer.

Part C – Design Guidelines

C.-0 - Subdivision

Environmental considerations under this chapter have been addressed elsewhere in this report and are not reproduced in this section. Specific development controls relating to the Lochinvar URA are discussed under Chapter F.9 – Lochinvar URA. General development controls relating to subdivision (where relevant) are discussed below.

<i>Performance Criteria:</i>	
DC.1 – Lot Size and Dimension	
<i>Performance Criteria:</i>	
<u>General</u>	
Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimise the potential for soil erosion.	The proposed 90 lots are designed appropriately by utilizing the natural contours and existing watercourse. The road network follows the contours of the existing ground level, with the more significant earthworks relating to the construction of roads and the extension of the drainage Basin. Refer to Figure 14 below.

	 <p>Figure 14 Earthworks Plan</p>
Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.	It is not considered necessary for any screening or buffering from adjoining land uses to be provided given the design having a perimeter road and the context/character of the surrounding lots and their future development potential within the URA. The proposal has been well designed such that no fencing will be at a road interface except for corner lots
Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent.	A lot diversity report was provided with the application, noting the proposed 90 residential lots will vary from 450m ² to 610m ² . The proposed lot sizes achieve the minimum lot size for the R1 zone and are considered to be suitable for the future use of residential development.
<i>Specific Controls:</i>	
<u>Residential</u>	
A suitable building envelope with minimum dimensions of approximately 15 metres by 10 metres shall be provided behind the building line.	All lots are capable of accommodating a building envelope of this dimension.
DC.2 – Solar Access and Energy Efficiency	
<i>Performance Criteria:</i>	
80% of new lots are to have 5 star solar access, as defined by an analysis determined from the "Possible Design Solutions – Solar Access" booklet, and the remainder a 3 or 4 star rating.	The majority of lots are within the preferred orientation as presented in Figure 3 associated with DC2.1 of C10 of Part C of the DCP.
Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access.	Lot sizes range predominately between 450m ² – 610m ² , with lot widths generally exceeding 15m. The site has a gentle slope west to east which does not warrant the construction of retaining walls.
Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north.	The subdivision has been designed to comply with this control, however, the road layout is dictated through topography and drainage design.
Where a northern orientation of the long axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling.	All lots within the proposed subdivision are sufficiently wide to provide for solar access opportunities to the north.
Proposals for street planting or open space planting are to take account of the potential for shading, provision of adequate solar access to	Street tree planting has been designed with consideration to future driveway located with trees to be located in the centre of each lot.

dwelling and, if necessary, protection from winter winds.	
DC.3 – Drainage, Water Quality & Soil Erosion	See further comments under Stormwater Management in section 4.15(1)(b) in this report and specific controls in Chapter F.9 – Lochinvar URA.
DC.4 – Landscape, Streetscape & Visual Impact	<p>A landscape plan has been submitted with the subject application, which details street tree plantings to soften the proposed subdivision, and to create an emerging character within the subdivision.</p> <p>The application has also been supported by a visual impact assessment (VIA). The VIA determined the visual impact of the proposed development was relatively low given that the existing significant vegetation will be retained, and the subdivision will be softened through the use of street landscaping. Further, changes in topography and existing built form reduce visual impacts from the ground level. While the development will result in visual changes to the locality, it is recognized the site is zoned R1 and is within an URA and as such, the changes to views are consistent with the emerging character of the locality.</p>
DC.5 – Effluent Disposal	<p>The residential lots will require connection to a reticulated sewerage system, with the residue lot having the option to either connect to the system or provide an on-site wastewater management system.</p> <p>A notice of formal requirements from Hunter Water has been submitted with the application regarding connection to reticulated sewerage systems.</p>
DC.6 – Roads & Access, Pedestrians & Cycleways	
<i>Specific Controls:</i>	
Public road access is required to all new lots in Torrens Title subdivision.	Complies. All proposed lots will have suitable vehicular access to a public road.
<u>Residential Subdivisions</u>	
A network of constructed (i.e. not grass) footpaths and cycleways will be required in all residential subdivisions, located, designed and constructed in accordance with Council's Manual of Engineering Standards, and in view of streets wherever possible to allow surveillance.	<p>A network of footpaths have been designed consistent with the hierarchy established under Chapter F.9 – Lochinvar URA, which connect to .</p> <p>All internal access roads will be constructed with a minimum 8m pavement and 4.5 m road reserve to provide for footpaths and cycleways (each side) in accordance with Council Manual of Engineering Standards (MOES). Further, the development includes an upgrade to Windermere Road which will provide footpaths to connect the subdivision with development to the south.</p>
Pedestrian links between residential cul-de-sacs or other road layouts.	The proposed subdivision includes a footpath network to connect the subdivision both

	internally, and externally to Windermere Road. The footpath network is consistent with Chapter F.9 – Lochinvar URA which is discussed further in this report. The proposal has no cul-de-sac which also includes a footpath.
Particular attention should be paid to pedestrian links to schools, with regard to their width, lighting (to Australian Standard) and the appropriateness of landscaping and related safety issues.	The proposal is an infill subdivision and as such, does not have direct access to existing schools. The subdivision will however provide connectivity to Windermere Road where the existing road network can be utilized to access existing schools. Additionally, road network connections will be available to the potential school sites identified in the URA DCP.
The road, footpath and cycleway network should facilitate walking and cycling throughout neighbourhoods and provide links to schools, community facilities and other activity centres.	The development proposes a footpath network within the subdivision with connection to external pedestrian networks.
DC.7 Crime Prevention – Safer By Design	The development proposes clear sightlines between public and private spaces. The proposed drainage basin (extension) will achieve adequate passive surveillance. The landscape plan provides for street trees that will provide vegetation and shading yet allowing for surveillance. The proposed lot layout will have future development facing outwards towards public areas to provide further natural surveillance. Conditions will be included in the consent to ensure that appropriate lighting is installed within the development.
DC.8 Site Filling	The proposal includes minor filling in some portions of the site (refer to Figure 13 above). Conditions will be included in the consent that further detail of fill and materials used shall be submitted to Council prior to issue of any subdivision works certificate.
DC.9 Reticulated Services (Water/Sewer/Electricity/ Telecommunications)	Reticulated services are available to connect to the proposed subdivision. Satisfactory arrangements will be required to be provided to Council prior to issue of subdivision certificate. Inter-allotment drainage (IAD) is proposed where lots are unable to achieve stormwater drainage to the street. Conditions are recommended to ensure the IAD is appropriately registered on the 88B instrument prior to issue of subdivision certificate.
IC.1 Entry Features	The development does not propose a feature entry wall.

Part F – Urban Release Areas

F.9 Lochinvar Urban Release Area

DCP requirements are detailed in the following table:

F.9.1 Development Requirements	
F.9.1.1 STAGING AND ESSENTIAL INFRASTRUCTURE	
1) Staging of the URA should be consistent with the Lochinvar URA Staging Plan (see Figure 58). The Lochinvar URA Staging Plan is to be read in conjunction with the Lochinvar Structure Plan, the Lochinvar Section 94 Contributions Plan and the Maitland Section 94 Contributions Plan (Citywide).	Development within the URA is primarily within Stage 1, with approximately 50% of Stage 1 constructed, under construction or approved and awaiting commencement of construction. With regard to Stage 2 of the URA has progressed with two large subdivisions having been approved and constructed or under construction to the south along Windermere Road with other Stage 2 land pending the determination of live applications. The proposal is considered to be a logical progression in the URA in regard to the upgrade of services extending from the adjacent approved subdivision (which is under construction as evident in Figures 1 & 6 above. Additionally, consideration of the contributions plan has had regard to required infrastructure (item L25 to be provided under DA/2020/1248) and is considered to be a logical sequence. As such, the proposal is consistent with the URA staging.
2) The staging of the Lochinvar URA should provide for the logical development of the URA based on the cost effective provision and availability of infrastructure and servicing arrangements.	The proposed subdivision is located to the north of previously approved subdivisions on Windermere Road. The development proposes upgrades to Windermere Road for the length of the frontage of the subject lot. Servicing is available to the lot and will be provided prior to issue of subdivision certificate. Note, a condition is recommended should consent be granted restricting the release of lots until Traffic Signals have been provided at the intersection of the New England Highway and Windermere Road under DA/2020/1248.
3) Development Applications will need to consider road and drainage infrastructure connection and sequencing in accordance with threshold limitations.	The proposal includes a detention basin (extension) in the south east portion of the lot, adjacent to Lochinvar Creek. The proposed onsite stormwater management has been assessed by Council's City Services team which is satisfied that stormwater will be adequately managed onsite.
4) Development Applications will require evidence of satisfactory arrangements for essential services, including water and wastewater servicing. The release of allotments will be dependent on the satisfactory provision of reticulated water and wastewater systems.	Clause 6.2 in the MLEP2011 addresses this requirement.
5) Development Applications shall incorporate road networks, stormwater detention areas, active	See comments in 2) & 3) above.

<i>and passive recreation areas, consistent with the overall staging and intended development outcomes for the Lochinvar URA.</i>	
6) <i>Staging Sequencing</i>	The development proposes a minor variation, seeking approval for development within Stage 2 while Stage 1 is not yet complete. The proposed development is considered to be a logical progression as the upgrades to infrastructure are not significant and the environmental outcomes, in particular, flooding will have no impact downstream. Further, the proposal is in the public interest as it will provide for additional housing lots in a timely manner. The proposal is considered appropriate as it will connect with an approved subdivision adjacent to the development site's southern boundary.
7) <i>Staging Sequencing – water and sewer servicing strategies</i>	As stated above, the application seeks a minor variation to sequencing of the URA. The upgrade of water and sewer infrastructure is logical as it will connect with the subdivision immediately to the south of the development site and is orderly and efficient as it is anticipated the works will be carried out in a similar timeframe resulting in reduced impacts.
F.9.1.2 TRANSPORT & MOVEMENT	
1) <i>The overall movement hierarchy for each DA for urban development should be consistent with the Lochinvar URA Proposed Road Network (see Figure 60) and the Lochinvar URA Pedestrian & Cycleway Networks (see Figure 59).</i>	The proposed subdivision is consistent with the overall hierarchy of the URA road network. The development proposes road widening along Windermere Road which is consistent with Figure 57 of the DCP.
2) <i>The overall pedestrian and cycleway links should be consistent with Figure 57 & 59 – Lochinvar URA Pedestrian and Cycleway Networks, and the Recreation and Community Facilities Plan, which is identified in the associated Lochinvar Section 94 Contributions Plan.</i>	The development site does not have any proposed pedestrian network identified in Figures 57 & 59 of the Lochinvar URA. Throughout the subdivision however 1.5m wide pedestrian pathways which connect to Windermere Road and the wider pedestrian network to the south is provided, as well as an extension of a 2.5m wide Off Road Share Pathway along Windermere Road which is generally consistent with the DCP.
3) <i>The primary access for residential development in Stage 1 of the Lochinvar URA is to be provided off the NE Hwy, in accordance with Figure 57 – Lochinvar URA Proposed Road Network.</i>	Not applicable, the subject site is located within Stage 2 of the URA.
4) <i>Perimeter roads.</i>	A perimeter road is identified in Figure 60 of the Lochinvar URA. This proposed subdivision incorporates a minimum 8m wide perimeter road along the northern edge of the R1 zoned land which wraps around at the eastern boundary to provide an edge to the adjoining riparian zone/C3 zoned land.
5) <i>No new lot shall have direct vehicular access to the NE Hwy or Winders Lane.</i>	Not applicable, the subject lot does not have a boundary with New England Highway.

6) Subdivisions adjacent to the NE Hwy.	Not applicable, the subject site is not adjacent to New England Highway.
7) Development Applications shall consider the proximity of the nominated community facilities and recreation areas identified in the subject DCP chapter and the relevant S94 CP applying to the Lochinvar URA when designing subdivision layouts and movement linkages between adjoining sites.	The development site is not designated as containing a recreation area in the DCP or Contributions Plan. The subdivision comprises connections to the adjoining subdivision and public park(s) through the pedestrian footpath and cycleway networks.
8) Land is to be developed in walkable distances of up to 400m to a bus route, pedestrian network and local park, to promote sustainable communities.	The subdivision provides access to the nominated bus route at distances less than 400m. The majority of the subdivision is within 400m of the approved park under DA/2020/1248 via the pedestrian paths, however some lots will exceed the 400m walking distance to parks – this is unavoidable noting the approved location and the extent of R1 land to its north.
9) Development Applications shall incorporate road networks that support the overarching traffic study for the Lochinvar URA in accordance with Figures 57, 59 & 60 of this DCP.	See comments under (1) above.
10) Traffic management facilities for the Lochinvar URA are to be provided in accordance with Figure 57 – Lochinvar URA Proposed Road Network and the relevant provisions of the Lochinvar S94 CP.	The proposal is consistent with Figure 57 of the URA DCP with the proposed widening of Windermere Road achieving a minimum width of 15m as per the DCP. The development will rely on the upgrade and signalling of the intersection of NEH and Windermere Road, to be undertaken in conjunction with DA/2020/1248 (with conditions recommended to restrict the release of lots until the upgrade is complete.
11) Development Applications are to be supported by appropriate Traffic Impact Assessments (as required by RMS), in order to ensure that capacity exists in the local road network to accommodate the anticipated overall development yield for the Lochinvar URA.	A traffic impact assessment (TIA) was submitted with the application, however the application was not referred to TfNSW as it did not trigger Traffic Generating Development thresholds. The TIA determined the development will operate at an acceptable standard subject to required upgrades at Windermere Road and the intersection of New England Highway and Windermere Road. A condition will be imposed restricting the release of the first Subdivision Works Certificate until the intersection requirements under DA/2020/1248 have been completed.
12) The subdivision layout shall provide well connected and multiple route options for all modes of transport (pedestrian, cycle, bus and vehicle). The design of pedestrian, cycle and bus routes shall take precedence over vehicle routes. The provision of roads suitable for bus services shall provide for an adaptable growing network.	The proposed subdivision layout has been designed in accordance with the DCP. The subdivision is well connected to the subdivision to the south. As discussed above, the application has made provision for bus stops and accordingly has demonstrated the ability for a bus to manoeuvre into and within the subdivision.
13) Bus routes shall be provided to facilitate 400m maximum walking distance for primary routes	As discussed above, development complies with the bus stop requirements of the DCP. Further

<i>with bus stop location generally around 300m spacing.</i>	detail of bus stop locations will be determined at subdivision works certificate stage.
<i>14) Subdivision shall provide transport infrastructure such as pedestrian facilities (i.e. refuges/crossing points, footpath and cycle routes) and bus facilities (i.e. laybys, stops, shelters) for future and current school and public bus services.</i>	Transport infrastructure has been assessed by the City Services team and relevant conditions will be included.
<i>15) Public infrastructure shall be upgraded on public land as deemed necessary as a result of; the increased demand, to connect to nearby, or as listed in council documents, i.e. footpaths, road and drainage infrastructure, pedestrian and bus facilities.</i>	As discussed above, the development proposed to upgrade Windermere Road, to widen the road and create footpaths with connection to subdivisions to the south.
<i>Road Widening</i>	
<i>16) Some existing roads are subject to road widening as shown in Figure 57. Consultation with Council is required to determine relevant widths and if the subject road is identified in the Lochinvar S94 CP.</i>	The development proposes upgrades to Windermere Road including widening in accordance with Figure 57 of the Lochinvar URA.
<i>17) The following roads have pavement and verge widths that are substandard to MOES as they are retrofitting existing laneways to residential streets:</i> <ul style="list-style-type: none"> <i>Station Lane to Robert Road from NE Hwy to Christopher Road;</i> <i>Christopher Road to Gregory St from Station Lane to Robert Road.</i> 	Not applicable.
F.9.1.3 OVERALL LANDSCAPING STRATEGY	
<i>1) A series of residential neighbourhoods are to be designed throughout the URA to create a sense of identity, through distinct landscape and built form elements.</i>	The development includes landscaping with street trees. The landscape plan has been reviewed by Council's Urban Designer who has considered the design appropriate and will assist in developing a character for the subdivision.
<i>2) Landscaping will be required on land adjacent to major intersections, all collector roads, Station Lane, Northern Access roads and Southern Ring Road so as to soften the visual impact of all built elements, creating attractive streetscapes when viewed by passing traffic and pedestrians.</i>	As discussed above, a detailed landscaping plan was submitted with the application and is considered satisfactory.
<i>3) Western and Eastern approaches into Lochinvar</i>	Not applicable.
<i>4) Landscaping buffer to Freeman Drive</i>	Not applicable.
<i>5) The landscaping strategy shall provide extensive tree planning to the edge of existing riparian areas, with visual breaks where streets terminate in views to the riparian areas.</i>	The development proposes to retain the existing vegetation within the riparian area. A condition is recommended requiring the rehabilitation and maintenance of the riparian zone for a 5 year period.
<i>6) Subdivision design shall have regard to the integration of existing residences within the Lochinvar URA with any new development including, where deemed necessary, the provision of suitable landscape treatments to provide visual relief and minor separation distance between existing and future residential developments.</i>	The subject site does not adjoin any existing residences.

7) Subdivision and housing design is to take advantage of significant and attractive views overlooking the surrounding rural lands by orienting streets and locating public space to capture views.	The proposed subdivision has positioned roads and associated infrastructure in accordance with the site's topography. It is considered that the subdivision layout takes advantage of the rural views to the north and west, and the riparian corridor to the east.
<i>Flora and Fauna</i>	
8) Future subdivision design is to incorporate the areas of native vegetation.	As discussed above, the development proposes to maintain existing vegetation within the riparian area, which will provide natural filtration to the watercourse and maintain habitat connections within the locality as well as provide a scenic outlook.
9) Identification and retention of hollow bearing trees and mature trees is necessary.	No hollow bearing trees were identified on the site, nor is any vegetation (other than exotic grasses) to be removed.
10) Riparian buffers shall be maintained around identified watercourses, in accordance with relevant State Government guidelines pertaining to minimum buffer widths.	The development will retain the existing vegetation within the riparian zone. The application was referred to NRAR who issued GTAs for the development which will be included in the consent. A condition is recommended for a Vegetation Management Plan to be approved for the rehabilitation and maintenance
F.9.1.4 PASSIVE & ACTIVE RECREATIONAL AREAS	
1) The network of passive and active recreational areas should be consistent with that identified in Figure 59 and Community Facilities Plan, which is identified in the associated Lochinvar Section 94 Contributions Plan.	Not applicable, the development site is not identified in the Contributions Plan nor the Lochinvar URA as providing a public park.
2) Subdivision of land and the network of passive and active recreational areas should be consistent with that identified in Figure 59 and Community Facilities Plan, which is identified in the associated Lochinvar Section 94 Contributions Plan.	Refer to 1) above.
F.9.1.5 STORMWATER & WATER QUALITY MANAGEMENT CONTROLS	
1) The stormwater and water quality management controls shall be consistent with the principles of WSUD Targets.	The development proposes a stormwater detention basin (extension). Refer to detailed discussion below.
4) Development Applications need to ensure that post-development stormwater flows do not exceed pre-development stormwater flows.	The proposed stormwater management plan has been reviewed by Council's Infrastructure and Works team Development Engineer and considered satisfactory. See comments under section 4.15(1)(b) in this report for further detail.
5) Development Applications are to identify stormwater detention areas in accordance with the nominated locations identified in Figure 64, and supported by the flood study prepared by ADW Johnson dated September 2015. It should be noted that the locations of the stormwater detention basins form part of the wider trunk drainage network, to which developers will be	A Stormwater Drainage Strategy prepared by GCA Engineering Solutions dated 6 October 2022 was submitted with the application and reviewed by Council's City Services team. Further comment in regard to stormwater management and detention is provided in section 4.15(1)(b) of this report.

<i>required to make contributions under the Lochinvar S94 CP.</i>	
<i>6) Stormwater calculations shall be based upon the ultimate development state of the catchment. The time of concentration is the time from the most remote part of the catchment to the catchment outlet. (i.e. from the top of Greedy Creek and Lochinvar Creek to the NE Hwy).</i>	As above.
<i>7) No development can occur in the Greedy Creek or Lochinvar Creek catchments unless sufficient regional basin(s) are constructed to mitigate any impacts on Hunter Close catchment.</i>	The subject site is located adjacent to Lochinvar Creek, and is at the lowest point of the catchment contained in the Lochinvar URA. The subdivision therefore is not subject to a regional basin being at the lowest point and having regard to the Contributions Plan and Figure 64 of the Lochinvar URA.
<i>Ro-ds - swales</i>	Not applicable, no road swales are proposed.
<i>Wetlands and gullies</i>	The development has been designed to enable passive surveillance of the detention basin and riparian corridor.
<i>13) Wherever possible, existing natural drainage gullies should form part of a stormwater and runoff drainage management system. Detention basins and/or wetlands to alleviate stormwater peaks and retain pollutants can be considered on-line only for 1st and 2nd order streams.</i>	The development site has Lochinvar Creek at its eastern boundary. The Creek at this point is classified as a 4 th order stream under the Strahler stream order – accordingly the detention basin is removed from the riparian corridor/C3 zoned land. Further discussions regarding stormwater management are detailed in section 4.15(1)(b) of this report.
<i>16) Vegetation should be designed such that a generous unobstructed view of the wetland is available.</i>	Not applicable.
<i>20) Gullies intended to be left in their natural state should be assessed and, if necessary, enhanced to offset the need for maintenance.</i>	Not applicable.
<i>21) In general, grassed areas must be kept to a minimum for maintenance purposes, and wetland and gullies should offer a sense of ownership to the public.</i>	Grassed areas have been kept to a minimum located only on the verge. The riparian corridor is to be kept in private ownership, though with recommended conditions imposing the requirement to rehabilitate and maintain the corridor under a Vegetation Management Plan.
F.9.1.6 AMELIORATION OF NATURAL & ENVIRONMENTAL HAZARDS	
<i>Bushfire</i>	The development site is mapped as bushfire prone land, as Category 3 (grasslands). A Bushfire Threat Assessment has been provided and the development integrated in relation to section 100B of the <i>Rural Fires Act, 1997</i> . Refer to comment under Land Hazards in section 4.15(1)(b) and Government Agency Submissions in Section 4.15(1)(d) in relation to GTAs by the NSW Rural Fire Service of this report.

<i>Soils & Contamination</i>	A preliminary site investigation report prepared by Cardno, dated 7 October 2022. A Geotechnical Assessment prepared by Cardno dated 6 May 2024 was submitted with the application. Refer to comment in regard to the site investigation under section 4.15(1)(a)(i) and 4.15(1)(b) of this report.
<i>Flooding</i>	The subject site is mapped as partially flood prone land. Refer to comment in regard to flooding is included under Clause 5.21 – Flood Planning of the MLEP in section 4.15(1)(a)(1), Part B.3 of the DCP in section 4.15(1)(a)(iii) and in section 4.15(1)(b) of this report.
<i>5) The affected areas of those sites in the northern extent of the Lochinvar URA that are prone to inundation as a result of either (i) the 1:100 ARI plus 0.5m flood event; or (ii) localized storm event flooding from Lochinvar Creek, are not to be further development for residential purposes.</i>	The subject site is located in the northern extent of the URA, is adjacent to Lochinvar Creek and contains land mapped as flood affected. The development has its lowest site level at 28.9m AHD with an identified Flood Planning Level of 26.36m AHD, thus all proposed lots have sufficient site levels above the FPL for residential development. Refer to comment under Part B.3 of the DCP in section 4.15(1)(a)(iii) and Land Hazards in section 4.15(1)(b) of this report.
<i>6) Impacts from localised storm event flooding generated from Lochinvar Creek are to be considered as part of relevant Development Applications within the site, with reference to the overarching stormwater and flood study prepared by ADW Johnson as a basis for determining impacts from future developments in the URA.</i>	The subject site is partially mapped as flood prone land. Localised storm flooding as detailed in the Lochinvar Flood Study 2019 (WMA Water) is consistent with the LEP Flood maps in regard to the development site (see Figures (9, 10 & 11). Refer to comment under Part B.3 of the DCP in section 4.15(1)(a)(iii) and Land Hazards in section 4.15(1)(b) of this report.
<i>7) Rail Noise</i>	Not applicable.
<i>12) Rail Vibration</i>	Not applicable.
<i>14) Air Quality (rail)</i>	Not applicable.
<i>17) Noise (New England Highway)</i>	Not applicable (the development site is located more than 120m from NEH).
<i>18) Reference should be made to Figure 56 of this chapter, and the adopted Lochinvar Structure Plan 2007, in identifying key sites and visually sensitive areas within the Lochinvar URA that are of particular importance and should be considered when preparing visual impact assessments to support development applications.</i> <i>20) Land to the east of Windermere Road extending to Lochinvar Creek has been identified as a visually sensitive area and development applications for this land should address and respond to this visual sensitivity.</i>	The application was supported by a visual impact assessment which had regard to Figure 56 and controls of Part F.9 of the DCP. The development proposes to retain and rehabilitate the riparian corridor which will provide a green backdrop, as well the development has an appropriate street tree plantings along the perimeter road and the Windermere Road frontage to provide a transition between the adjoining rural lands and the residential development.
F.9.1.7 ABORIGINAL AND EUROPEAN HERITAGE	
<i>1) Development Applications shall be supported by appropriate Aboriginal Heritage Impact Studies to</i>	An Aboriginal Cultural Heritage Assessment (ACHA) prepared by Niche Environment &

determine the presence and locations of any Aboriginal artefacts or sites of significance, including methods for providing any necessary buffers within the site. When preparing an AHIS, reference shall be made to the recommendations of the Aboriginal Heritage Assessment and Management Plan completed by Mary Dallas Consulting Archaeologist Pty Ltd (dated August 2010), with specific attention paid to any Potential Archaeological Deposits identified in that assessment.	Heritage dated 26 October 2022 and an addendum dated 2 May 2023 were submitted with the application. An existing PAD site, listed as an AHIMS site 37-6-2219, was identified on the site and requires its removal/to be destroyed. As a consequence the application was integrated in relation to section 90 of the National Parks & Wildlife Act 1974. See further comments under clause 5.10(8) of MLEP in section 4.15(1)(a), under Aboriginal Heritage in section 4.15(1)(b) and Government Agency Submissions in section 4.15(1)(d) in this assessment report.
2) Development Applications shall include documented evidence of consultation with Local Aboriginal Land Councils and relevant government agencies.	The ACHA in Section 3 and Appendixes B & C addresses the consultation undertaken.
3) & 4) European Heritage	The development site does not contain any heritage listed items, heritage conservation area nor buildings or relics deemed to have significance or warrant further investigation.
F.9.1.9 KEY DEVELOPMENT SITES	
Adjoining land zoned for environmental protection	
1) Any development works within, or adjacent to the land zoned E3 Environmental Management are to ensure clearing or vegetation is minimized to the satisfaction of Council	The development does not propose the removal of any vegetation in the riparian corridor and/or the land zoned C3. A condition is recommended requiring the rehabilitation of the riparian corridor in accordance with a Vegetation Management Plan. Further, no Asset Protection Zone encroaches the riparian corridor.
2) Mechanisms are to be put in place with development to ensure the integrity and protection of established vegetation and riparian areas are proposed to be managed are to be included in all development applications affecting the E3 zone.	The application was referred to Council's Coordinator Natural Environment & Resilience, who has recommended conditions to be imposed should consent be granted including a Vegetation Management Plan for the rehabilitation of the riparian zone/C3 zoned land No vegetation is proposed to be cleared in the riparian zone. Council had sought to have the land zoned C3 dedicated to Council, noting it supports a 4 th order water course, however the applicant has not agreed to this request and Council is unable to force the requirement without appropriate provisions in a Contributions Plan. This approach is also consistent with the approved development to the south that
3) Development within residential zones must be designed and planned to ensure any Asset Protection Zones (APZs) and the like are not required or needed in the E3 Environmental Management zone.	No Asset Protection Zone encroaches the riparian corridor or C3 zoned land.

4) Any APZs must be accommodated wholly within residential zones and shall not extend into the E3 Environmental Management zone.	No Asset Protection Zone encroaches the riparian corridor or C3 zoned land.
F.9.1.12 PROVISION OF PUBLIC SERVICES & FACILITIES	
1) Each Development Application is to include suitably located public facilities and services, including provision for appropriate traffic management facilities and parking (see Key Development Sites above).	The development site has identified under Figure 60 of the Lochinvar URA: <ul style="list-style-type: none"> 8 metre perimeter road – a 12 metre perimeter road is provided at the northern edge of the R1 zoned land which wraps around at the eastern end providing a road edge to the C3 zoned land/riparian zone. Road widening to 12m wide pavement along the frontage of Windermere Road – the development provides the required road widening.
2) Public transport should be addressed in Development Applications, with consideration made for overall network connectivity and access to bus stops and the Lochinvar Railway Station.	The development facilitates public bus routes via the road widening of Windermere Road and provision of a 12m wide perimeter road.
3) Development Applications that include land in the Southern extent of the site shall account for future expansion of the Lochinvar Railway Station and the potential for a transport interchange in this part of the site.	Not applicable
4) The release of allotments will be dependent on the satisfactory provision of reticulated water and wastewater services. Development Applications will therefore require evidence of satisfactory arrangements for water and wastewater servicing.	HWC has issued its Notice of Formal Requirements for the proposed development, demonstrating the development can be supported by reticulated water and sewer.
5) Development Applications shall incorporate indicative road networks (based on Figure 55 and the overarching traffic study prepared by URaP), stormwater detention areas, active and passive recreation areas and evidence of satisfactory arrangements for essential services.	HWC has issued its Notice of Formal Requirements for the proposed development, demonstrating the development can be supported by reticulated water and sewer. Other services such as Electricity and Telecommunications will require satisfactory arrangements to be demonstrated prior to the release of any SWC.
6) Provision of community facilities and open space areas will be in accordance with the associated Lochinvar Section 94 Contributions Plan.	No community facilities or open space areas are identified at the development site under the Contributions Plan.
7) The location of a future secondary school within the site shall be located within an 800m walking distance of the transport interchange identified adjoining the Main Northern Railway Line.	The development site is not identified in Figure 55 of the Lochinvar URA as supporting a school site.

Section 4.15(1)(a)(iia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

A Planning Agreement has been entered into between the Minister for Planning and the developer for the payment of a monetary contribution towards State infrastructure when land is subdivided within

an urban release area (Planning Agreement SVPA2022-173). The Planning Agreement relates to clause 6.1 in the MLEP 2011 at time of lodgement, since repealed and replaced by the HAP. Relevant matters for consideration are addressed under discussion in this report relating to clause 6.1 of the MELP 2011.

The obligations for the developer regarding the timing for the payment of the contribution are embedded in the Agreement. Council is required to ensure that the obligations in the Agreement have been complied with before it can issue the related Subdivision Certificate and this requirement is included in the recommended schedule of conditions.

Section 4.15 (1)(a)(v) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations prescribed under the Environmental Planning and Assessment Regulation 2021 that have relevance to the proposed subdivision.

Section 4.15 (1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The potential impacts of the proposal have been assessed in relation to the following key issues:

- Aboriginal Heritage
- Biodiversity
- Waste management
- Traffic and Transport
- Stormwater Management
- Land Hazards (Bushfire & Flooding)
- Earthworks & Geotechnical
- Contamination
- Public Domain & Visual Impact
- CPTED
- Social and Economic Impact
- Construction

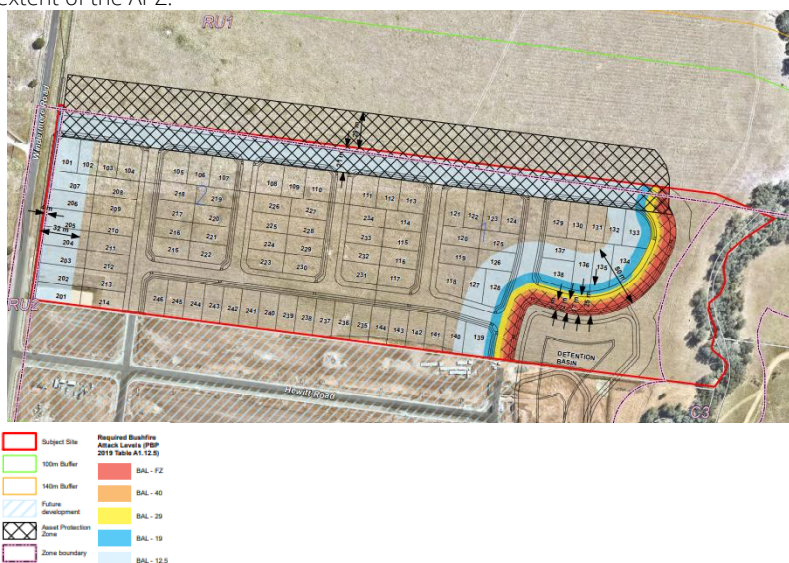
These are discussed in detail below:

Potential Impact	Comment
Aboriginal Heritage	<p>An ACHA prepared by Niche Environment & Heritage dated 26 October 2022 and an addendum dated 2 May 2023 were submitted with the application. The ACHA included public consultation, with Council also referring the application to the Mindaribba Local Aboriginal Land Council (LALC).</p> <p>An existing PAD site, listed as an AHIMS site 37-6-2219, was identified on the site and requires its removal/to be destroyed. As a consequence, the application was integrated in relation to section 90 of the National Parks & Wildlife Act 1974.</p> <p>Council received no response from its referral to the Mindaribba LALC.</p>

	See further comments under clause 5.10(8) of MLEP in section 4.15(1)(a), under Aboriginal Heritage in section 4.15(1)(b) and Government Agency Submissions in section 4.15(1)(d) in this assessment report.						
Biodiversity	<p>An Ecological Assessment Report prepared by Habitat Environmental Services dated 27 September 2022 was submitted with the application. A vegetation map from the Biodiversity report is provided below at Figure 15.</p> <p>The site identified the following:</p>  <p>Figure 4 - Vegetation Mapping</p> <p>Legend</p> <table border="0"> <tr> <td>Study Area</td> <td>Vegetation Type</td> </tr> <tr> <td>Subject Site</td> <td>Exotic Grassland (Managed)</td> </tr> <tr> <td> Boundary (R1 Zone & E3 Zone)</td> <td>Swamp Oak Forest EEC</td> </tr> </table> <p><i>Figure 15 Vegetation Map from Biodiversity report</i></p> <p>An appraisal of the site identified:</p> <ul style="list-style-type: none"> the appropriate assessment pathway under the BC Act determined the proposal does not trigger a Biodiversity Offset Scheme (BOS) entry threshold and thus an assessment of significance is only required including application of the 5-part test. with regard to the NSW Biodiversity Conservation (BC) Act 2016, the proposed development is not located within important mapped areas for threatened species or any mapped biodiversity values. The vegetation to be cleared is grassland dominated by exotic groundcover and as such, does not trigger the Biodiversity Offset Scheme. the development site contains no feed trees for koalas and therefore is not deemed core koala habitat under SEPP (Resilience & Hazards) 2021. the land is not mapped as being within the Coastal Zone under SEPP (Resilience & Hazards) 2021. the site incorporates a 4th order stream and therefore requires a 40m riparian buffer from top of bank. The development also requires GTA's from DPE-Water in relation to section 91 of the Water Management Act 2000, with 	Study Area	Vegetation Type	Subject Site	Exotic Grassland (Managed)	 Boundary (R1 Zone & E3 Zone)	Swamp Oak Forest EEC
Study Area	Vegetation Type						
Subject Site	Exotic Grassland (Managed)						
 Boundary (R1 Zone & E3 Zone)	Swamp Oak Forest EEC						

	<p>work proposed right at the limit of the 40m buffer. The site is dominated by exotic grassland with less than 2% native species cover with no native tree or shrub species occurring in the proposed work zone.</p> <ul style="list-style-type: none"> • No threatened flora or fauna were detected on site during site surveys. • Key habitat features such as hollows, habitat logs and stags are absent. • The riparian vegetation associated with Lochinvar Creek is dominated by <i>Casuarina glauca</i> (Swamp Oak) and is commensurate with two TECs: <ul style="list-style-type: none"> - Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, which is listed as an Endangered Ecological Community (EEC) under the BC Act. - Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community, which is listed as an Endangered Ecological Community (EEC) under the EPBC Act. <p>This vegetation will not be directly impacted by the proposal.</p> <p>Council's ecologist advise the Flora and Fauna Assessment Report is generally supported regarding impacts to terrestrial flora and fauna, which have been appropriately assessed in accordance with relevant legislation including the BC Act and EPBC Act. No objection is raised regarding impacts to biodiversity providing recommended conditions are included as part of any consent in order to minimise the potential indirect impact on the riparian area adjacent to the site.</p> <p>The assessment concluded that the proposal was unlikely to have a significant impact on the threatened entities assessed. General recommendations detailed within the Ecological Assessment will be included as conditions of consent. Street tree planting will provide a foraging resource for locally occurring fauna species.</p>
Waste Management	<p>The main waste streams comprise excavation material which will be reused onsite where possible including site regrading, and waste generated through construction of infrastructure.</p> <p>A Site Waste Minimisation Management Plan (SWMMP) has not been provided with the application. A condition is recommended requiring details to be provided with the CEMP prior to release of the SWC</p>
Traffic and Transport	<p>The subject application was supported with a traffic impact assessment (TIA) . The development proposes road widening of Windermere Road, in accordance with the URA DCP.</p> <p>The proposal was referred to Council's City Service's team which provided the following comments:</p> <p><i>Road Design, Traffic & Transport</i></p> <p>The applicant's traffic study prepared by SECA solution states that beyond 320 residential lots on Windermere Road will require to upgrade the existing intersection at Windermere Road and New England Highway (NEH) to traffic signal control (refer to table 2 & 3 in the Traffic Report). However, the Installation of traffic signals are within Council's Development Contribution Plan (S7.11) as to be delivered in Stage 2.</p> <p>It is considered that satisfactory operation of the intersection at NEH and Windermere Road will fail upon completion of the 26 Windermere Road (109 lots) and 48 Windermere Road (237 lots) subdivisions which were approved previously. Hence, there are no extra capacity at the existing NEH intersection for the traffic generated by this subject subdivision.</p>

	<p>The applicant has accepted a condition restricting the release of any lots from this subdivision until the signals at the intersection of NEH and Windermere Road are operating.</p> <p><i>Transport – Public and School Bus, Shared and Pedestrian Paths</i></p> <ul style="list-style-type: none"> It is proposed to construct Road 11 and Road 3 with 12 m pavement which support bus routes through the proposed subdivision. This is considered satisfactory and will be conditioned with regard to bus stops, etc. Vehicle swept path diagrams for buses and waste refuse trucks have been provided demonstrating that they can turn in and out of the intersection of Road 11 with Windermere Road and Road 11 with Road 3. The 2.5m wide off road shared pathway will be extended along the frontage of the development at Windermere Road and connecting with the path to the south. 1.5m wide pathways are provided throughout the subdivision which connect with networks approved under DA/2020/1248 to the south.
Stormwater Management	<p><i>Stormwater Management</i></p> <p>The submitted stormwater management plan incorporates the following strategy:</p> <ul style="list-style-type: none"> Capture of stormwater from lot and road areas by conventional pit and pipe networks located in the street or in inter-allotment drainage where required. Widening of the previously approved detention basin to the south-east of the Site. It is proposed to modify the previously approved bio-retention component of the previously approved basin by increasing the minimum sand filter area by 100m². All stormwater runoff will be directed to the detention basin due to local topography and drain directly to Lochinvar Creek. Post development outflows are less than or equal to predevelopment outflows for the 1EY, 10% and 1% AEP events. The development will not increase the risk or likelihood of mainstream erosion in smaller flood events or flooding in larger events. It is proposed to modify the design of the bio-retention component of the previously approved combined basin by increasing the minimum sand filter area by 100m². With the proposed augmentation, water quality modelling indicates that the proposed development will not impact the previously approved combined basin's ability to meet regional guidelines for best practise for retention of TSS, TN, TP and GP. <p>The Stormwater Plan reviewed by Council's City Services team, with the following comments provided:</p> <ul style="list-style-type: none"> DRAINS modelling for the proposal has been provided to Council for assessment. The DRAINS model is considered to be satisfactory. The development proposes inter-allotment drainage (IAD) for a number of the proposed lots. <p><i>Water Quality</i></p> <p>In accordance with the applicant's stormwater management plan, it is proposed to extend the previously approved detention basin and associated bio-retention</p>

	<p>component to treat runoff from road areas. The development also proposes the use of gross pollutant traps (GPT) to be installed upstream of the detention/bioretention basin.</p>
<p>Land Hazards (Bushfire & Flooding)</p>	<p><i>Bushfire</i></p> <p>The development site is mapped as bushfire prone land, as Category 3 (grasslands). A Bushfire Threat Assessment has been provided and the development integrated in relation to section 100B of the <i>Rural Fires Act, 1997</i>.</p> <p>GTAs have been issued by the NSW Rural Fire Service (refer to Government Agency Submissions in Section 4.15(1)(d) for details). A review of these GTA's has determined the proposed design is compliant.</p> <p>It should be noted to achieve compliance an APZ is proposed to extend onto the RU1 land north of proposed road 11. The BAL map in Figure 16 below details the extent of the APZ.</p>  <p><i>Figure 16 BAL Plan</i></p> <p>This proposal requires the imposition of a positive covenant on the residue lot for the maintenance of the APZ. The alternative is to require a revised BAL Plan increasing the BAL levels on the residential lots fronting road 11 and to seek revised GTAs from the NSW RFS.</p> <p>Whilst it is not the normal practice to allow an APZ to encroach onto adjoining land, as the land is part of the application and under the same ownership (noting the owner has indicated an intention to retain ownership and seek a planning proposal for rezoning the land to R1). A condition is recommended to ensure the imposition of a positive covenant.</p> <p>It should also be noted the required APZs do not encroach or impact the C3 zoned land/riparian zone (40m from top of bank). This is consistent with the requirements under development control 1.9 Key Development Sites – Adjoining land zoned for environmental protection in Part F.9 of the DCP.</p> <p><i>Flooding</i></p>

	<p>The subject site is partially mapped as flood affected land under the MLEP 2011. As discussed in this report, areas mapped as flood prone land will not include any residential development. The identified flood planning level is 26.36m AHD with the lowest site level for a residential lot within the subdivision being 28.90m AHD.</p> <p>The development has been designed in such a way that no earthworks encroach the flood affected areas and thus there will be no change or impact on flood behaviour.</p> <p>Having regard to the ADW and WMA flood studies for Lochinvar, the development site is located at the lowest part of the catchment and is not subject to relying on regional basins to reduce downstream impacts.</p>
Earthworks & Geotechnical	<p>A Geotechnical Assessment prepared by Cardno dated 6 May 2024 was submitted with the application. The purpose of the geotechnical investigation was to obtain information on subsurface conditions as a basis for recommendations for earthworks procedures and other geotechnical matters. The assessment included a desktop review of relevant related reports and mapping data, as well as field and laboratory investigations. The report includes recommendations for suitability of the site for urban development from a geotechnical perspective including assessment of the risk of slope instability and associated geotechnical constraints, preliminary site classification in accordance with AS2870-2011, "Residential Slabs and Footings", pavement design and construction for internal subdivision roads, and earthworks construction. The Assessment does not identify any specific constraints to development and recommends standard residential engineering and construction standards.</p>
Contamination	<p>As discussed under SEPP (Resilience & Hazards) 2021, a Preliminary Site Investigation report was submitted with the application. The report found that subject site is considered suitable for its proposed use, subject to the imposition of relevant conditions.</p>
Public Domain & Visual Impact	<p>It is considered that the proposal will result in a positive contribution to the public domain with the retention and enhancement of the riparian corridor, as well as other amenities of pedestrian path networks and street landscaping.</p> <p>Visual impact of the proposed development has been assessed under Part F.9 of the DCP in this report.</p>
CPTED	<p>The application comprises a suitable design that provides safety and passive surveillance from future dwellings within the development. It is not anticipated that the development will result in adverse impacts in regard to safety and crime prevention within the locality.</p>
Social and Economic Impact	<p>The proposal will have a positive social and economic impact through the employment at the construction phase and creation of residential lots for housing within the URA.</p>
Construction	<p>Construction impacts are expected to be short term and limited to the construction program. A condition is recommended requiring a Construction Environmental Management Plan, including a Construction Traffic Management Plan, to be submitted to and approved by Council prior to release of the SWC to managed identified impacts.</p>

Section 4.15 (1)–c) - The suitability of the site for the development

The subject site is located within the Lochinvar Urban Release Area and zoned for residential purposes. Issues relating to bushfire, aboriginal heritage, flooding and drainage have been discussed in this report. Discussions in relation to traffic generation and distributions are provided throughout this report, and the proposed road network is considered to be satisfactory subject to upgrades relating to other

development approvals (DA/2020/1248). Geotechnical issues have been addressed and are considered appropriate.

The site is considered suitable for the proposal.

Section 4.15 (1)–d) - Any submissions made in accordance with this Act or the regulations

Public Submissions

The proposal was placed on public exhibition for a minimum period of 28 days (as extended over the Christmas/New Year period) from 19 December 2022 to 6 February 2023, in accordance with Council's Community Participation Plan. No submissions were received during this period.

Government Agency Submissions

General terms of approval (GTAs) have been provided by the following government agencies on the basis that the development is classified as integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. A summary of the requirements of each government agency is provided in the following table:

Government Agency Submissions (GTAs)		
Responding Agency	Section/Act under which GTAs are provided	Summary of requirements
Department of Planning & Environment - Water (DPE – Water)	S91 of the <i>Water Management Act 2000</i>	DPE - Water issued GTAs for the amended application on 30 November 2023. Note, as required by clause 8A in Schedule 1 of the EP&A Act, the development being Nominated Integrated Development requires advertising for a minimum period of 28 days. The development application was advertised from 19 December 2022 to 6 February 2023.
Heritage NSW - Department of Planning & Environment (Heritage NSW)	Section 90 of the <i>National Parks & Wildlife Act 1974</i>	Heritage NSW issued GTAs for the proposal on 22 November 2023.
Rural Fire Service (RFS)	Section 100B of the <i>Rural Fires Act 1997</i>	The RFS issued GTAs for the proposal on 27 May 2024.

Government Agency Submissions (Advisory Comments)		
Responding Agency	Section/Act under which comments are required	Summary of Comments
Ausgrid	Clause 2.48 of the <i>State Environmental Planning Policy (Transport & Infrastructure) 2021</i>	Ausgrid provided a response (22/12/2022) to the referral which did not raise any issues with the proposed development. Ausgrid advised the applicant of its recommendations and conditions.

Section 4.15(1)(e) - The public interest

The subject site is located within the Lochinvar Urban Release Area (URA) and is identified within Stage 2 of the URA. The proposal will result in an upgrade to public infrastructure including the widening of Windermere Road. As such, it is considered that the development is in the public interest.

Hunter Regional Plan 2041/Greater Newcastle Metropolitan Plan 2036

The development is consistent with the goals and outcomes expressed in both documents as they relate to housing supply. The subdivision of land within the Lochinvar URA will release land to provide for additional housing opportunities within the Hunter Region.

ADW/WMA report

The stormwater report and stormwater design has had regard to the ADW and WMA reports for flooding at Lochinvar. The development is located at the bottom end of the catchment and therefore does not rely on any regional basins. It is not anticipated that the development will increase any flooding impacts on downstream properties.

OTHER APPROVALS

The proposal does not require the Council to grant consent under legislation outside of the *Environmental Planning and Assessment Act 1979*.

REFERRALS

The application was referred to the following internal referrals for comment.

Development Engineering

The subject application was referred to Council's Development Engineer. A number of revisions were requested by the Development Engineer, to ensure that Council had the required information to adequately assess the proposal. The final revision of the submitted documents was reviewed by the engineer and determined to be satisfactory, subject to the imposition of recommended conditions of consent.

Biodiversity

The application was referred to Council's Coordinator Natural Environment & Resilience, with no identified impacts to threatened or endangered species identified. The officer sought the dedication of the riparian corridor, being a 4th order water course, as part of the development however the applicant has advised they are unwilling to dedicate the land (and without a contributions plan requiring the dedication Council is unable to impose such a requirement).

The officer has recommended conditions of consent in regard to protecting the environment and rehabilitation of the riparian zone including the requirement for a vegetation management plan.

Urban Design

The proposal was referred to Council's Urban Designer. Comments regarding the initial proposal related to visual impact and the transition between the residential development and the rural lands,

landscaping, lot sizes and urban structure.

The revised plans were not referred, with matters addressed as part of the amended application.

Environment

The proposal was referred to Council's Environmental Health Officer regarding potential contamination of the site. The officer recommended conditions of be imposed should development consent be granted.

Waste

The proposal was referred to Council's Coordinator Waste Collections regarding the suitability of the design for the waste collection services. It was identified road widths are adequate and no issues with turning circles for collection vehicles.

ASSESSMENT CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. The proposed development is considered acceptable in terms of the relevant matters for consideration under the Act and the development application is recommended for approval.

RECOMMENDATION AND DETERMINATION

Consent be granted subject to the conditions provided in Attachment 4 of the Council report.

City Planning

**DA2022/1332 TORRENS TITLE SUBDIVISION
(1 INTO 90 RESIDENTIAL LOTS & 1 RESIDUE
LOT), 190 WINDERMERE ROAD, LOCHINVAR**

**Recommended Conditions of Consent
(Under Separate Cover)**

Meeting Date: 11 June 2024

Attachment No: 4

Number of Pages: 22

Schedule of Conditions DA/2022/1332

Reason for Conditions

The following conditions are applied to:

- Confirm and clarify the terms of Council's Approval;
- Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and
- Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment.

APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions of this consent or as shown in red colour on the plans:

Plan Ref No.	Sheet No.	Rev'n No.	Revision Date	Prepared by: (consultant)
Subdivision Plan Set				
Lot Layout Plan	DA01	13	7 November 2023	GCA Engineering Solutions
Lot Sizing Plan	DA02	13	7 November 2023	GCA Engineering Solutions
Lot Staging Plan	DA03	13	7 November 2023	GCA Engineering Solutions
Drainage Reserve Plan	DA05	13	7 November 2023	GCA Engineering Solutions
Stormwater Network Plan	DA06	13	7 November 2023	GCA Engineering Solutions
Residue Lot Plan	DA07	13	8 September 2021	GCA Engineering Solutions
Landscape Plan set				
Cover Sheet	LP01	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP03	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP04	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP05	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP06	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP07	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP08	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP09	E	20 November 2023	Moir Landscape Architects
Landscape Plan	LP10	E	20 November 2023	Moir Landscape Architects

Landscape Plan	LP11	C	20 November 2023	Moir Landscape Architects
Theming Plan	LP12	E	20 November 2023	Moir Landscape Architects
Preliminary Civil Plan set				
General Arrangement Plan	C01	3	3 November 2023	GCA Engineering Solutions
Plan Sheet (1 of 2)	C02	4	2 May 2024	GCA Engineering Solutions
Plan Sheet (2 of 2)	C03	3	7 November 2023	GCA Engineering Solutions
Road 2 Longitudinal Section	C04	3	6 November 2023	GCA Engineering Solutions
Road 2 Cross Sections (1/2)	C05	3	3 November 2023	GCA Engineering Solutions
Road 2 Cross Sections (2/2)	C06	3	3 November 2023	GCA Engineering Solutions
Road 3 Longitudinal Section	C07	3	3 November 2023	GCA Engineering Solutions
Road 3 Cross Sections (1/2)	C08	3	3 November 2023	GCA Engineering Solutions
Road 3 Cross Sections (2/2)	C09	3	3 November 2023	GCA Engineering Solutions
Road 11 Longitudinal Section (Sheet 1/3)	C10	3	3 November 2023	GCA Engineering Solutions
Road 11 Longitudinal Section (Sheet 2/3)	C11	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (1/7)	C12	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (2/7)	C13	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (3/7)	C14	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (4/7)	C15	3	3 November 2023	GCA Engineering Solutions

Road 11 Cross Sections (5/7)	C16	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (6/7)	C17	3	3 November 2023	GCA Engineering Solutions
Road 11 Cross Sections (7/7)	C17A	3	26 June 2022	GCA Engineering Solutions
Road 12 Longitudinal Section	C18	3	3 November 2023	GCA Engineering Solutions
Road 12 Cross Sections (1/2)	C19	3	3 November 2023	GCA Engineering Solutions
Road 12 Cross Sections (2/2)	C20	3	3 November 2023	GCA Engineering Solutions
Road 13 Longitudinal Section	C21	3	3 November 2023	GCA Engineering Solutions
Road 13 Cross Sections (1/2)	C22	3	3 November 2023	GCA Engineering Solutions
Road 13 Cross Sections (2/2)	C23	3	3 November 2023	GCA Engineering Solutions
Road 14 Longitudinal Section	C24	3	3 November 2023	GCA Engineering Solutions
Road 14 Cross Sections (1/2)	C25	3	3 November 2023	GCA Engineering Solutions
Road 14 Cross Sections (2/2)	C26	3	3 November 2023	GCA Engineering Solutions
Road 15 Longitudinal Section	C27	3	3 November 2023	GCA Engineering Solutions
Road 15 Cross Sections (1/3)	C28	3	3 November 2023	GCA Engineering Solutions
Road 15 Cross Sections (2/3)	C29	3	3 November 2023	GCA Engineering Solutions
Road 15 Cross Sections (3/3)	C30	3	3 November 2023	GCA Engineering Solutions
Typical Sections, Details And Notes	C31	5	7 May 2024	GCA Engineering Solutions
Earthworks Plan	C32	3	3 November 2023	GCA Engineering Solutions

Line Marking And Signage Plan	C33	3	3 November 2023	GCA Engineering Solutions
Road 11 CHR(S) Intersection Layout	C34	3	3 November 2023	GCA Engineering Solutions
Soil And Water Management Plan	C35	3	3 November 2023	GCA Engineering Solutions
Soil And Water Management Details	C36	3	3 November 2023	GCA Engineering Solutions
Basin Plan Sheet	C37	4	2 April 2024	GCA Engineering Solutions
Basin Sections	C38	4	2 April 2024	GCA Engineering Solutions
Turning Movement Plan	C39	4	2 April 2024	GCA Engineering Solutions

Documentation			
Document	Reference	Date	Prepared by: (consultant)
Bushfire Assessment Report	23116 (version 3)	29 February 2024	Bushfire Planning Australia
Aboriginal Cultural Heritage Report	7163 (version D1)	26 October 2022	Niche Environment and Heritage
Aboriginal Cultural Heritage Report - Addendum	#7163	2 May 2023	Niche Environment and Heritage
Flora and Fauna Assessment Report – 259 Windermere Road, Windermere NSW 2321	HBT0015_FFAR_V1.0	4 November 2021	Habitat Environmental Services
Stormwater Management Report	21460 (rev 2)	6 October 2022	GCA Engineering
Geotech Report	81022070-003 (rev 2)	6 May 2024	GCA Engineering

CONTRIBUTIONS & FEES

- Pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979, the Lochinvar Development Contributions Plan 2014 and the Maitland City Wide Development Contributions Plan 2016, a contribution of \$2,700,000 shall be paid to the Council.

The contribution is calculated from Council's adopted Contributions Plans in the following manner:

Facility	Per Lot	Total
	1	90
Lochinvar Recreation & Open Space	\$9,855	\$886,950
Lochinvar Community Facilities	\$3,152	\$283,680
Lochinvar Road & Traffic Facilities	\$6,899	\$620,910
Lochinvar Cycleways/Shared Paths	\$975	\$87,750
Lochinvar Stormwater Management	\$1,519	\$136,710
City Wide Aquatics	\$1,183	\$106,470
Citywide Competition Netball Courts	\$73	\$6,570
City Wide Recreation & Open Space	\$989	\$89,010
City Wide Road & Traffic Facilities	\$3,919	\$352,710
City Wide Cycleways/Shared Paths	\$699	\$62,910
Lochinvar Plan Management/Administration	\$737	\$66,330
Total Less Offsets	\$30,000	\$2,700,000

Any outstanding component of the contribution will be indexed quarterly in accordance with the provisions of the abovementioned Development Contributions Plan. Reviewed rates will apply following release of CPI indices by the Australian Bureau of Statistics for each quarter. Please refer to Council's web page for the current rates applicable.

Payment of the above amount is required prior to issue of the subdivision certificate in each stage of the development.

The above condition has been applied to ensure that:

- a) Where the proposed development results in an increased demand for public amenities and services, payment towards the cost of providing these facilities/services is made in accordance with Council's adopted contributions plan prepared in accordance with the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979.
 - b) Council's administration expenses are met with respect to the processing of the application.
3. **Prior to the issue of a Subdivision Certificate** for any construction stage, all the requirements of the State Voluntary Planning Agreement (SVPA-2022-173) for 190 Windermere Road, Lochinvar are to be complied with. Documentation is to be provided to Council with the application for the Subdivision Certificate.
Note: Section 6.15(1)(d) in the Environmental Planning and Assessment Act 1979 places a restriction on the issue of a Subdivision Certificate relating to this matter.
 4. **Prior to the issue of the Subdivision Certificate**, "house numbering" and "subdivision certificate" fees, in accordance with Council's *Schedule of Fees and Charges*, shall be paid to Council.

CERTIFICATES & REPORTS

5. **Prior to issue of the Subdivision Certificate**, original plans and/or documents of survey/title, shall be submitted to Council via the Planning Portal.
6. Prior to issue of the Subdivision Certificate, a copy of a report prepared by a geotechnical engineer shall be submitted to Council:
 - classifying each lot in accordance with Australian Standards AS 2870, and
 - verifying that compaction of any approved fill-material on the lots is in accordance with AS3798 employing “level 1” inspection and testing.
7. Prior to issue of the Subdivision Works Certificate for earthworks or road construction, application (together with a plan) shall be made, and submitted to Council, for road names. The suggested names shall offer options, which shall be supported with reasons (historical or otherwise) for the chosen names.
8. A Dilapidation Report shall be submitted to Council and the Certifying Authority prior to any works, including demolition works, commencing. The report shall be prepared by an engineer or other suitably qualified person. The report shall cover all properties and public land that adjoin the development or that could be potentially damaged by the works. The report shall include a description of the location and nature of any existing observable defects to the properties and existing public infrastructure, including a photographic record.

UTILITY SERVICES

9. Underground water, sewerage, telecommunications and electrical power services shall be reticulated for each lot in accordance with the service provider's requirements.
10. Street and pathway lighting shall be provided in accordance with the requirements of Council and the power supply authority:
 - Generally based on Australian Standard AS 1158 categories PR3 & PR4;
 - Providing lighting for the public pathways within the development; and
 - Providing “cut-off” luminaires (such as “Aeroscreen” or similar).
11. Any necessary alterations to public utility installations being at the developer's expense and to the requirements of both Council and the relevant authority.
12. **Prior to the relevant Subdivision Certificate** any utilities located within the drainage reserve (adjacent to Road 3) shall be removed and/or relocated (where appropriate) to the utility allocations in the road reserve. Confirmation from a registered surveyor shall be submitted to Council that no utilities remain within these lots. Where applicable prior approval from the relevant service authority shall be obtained.
13. Prior to issue of the Subdivision Certificate, a Compliance Certificate under Section 50 of the Hunter Water Act 1991 for this development shall be submitted to Council.
Note: Where the proponent enters into an interim arrangement with Hunter Water for the provision of temporary sewerage disposal a copy of the agreement between Hunter Water and the proponent shall also be provided to the Council prior to the issue of the Subdivision Certificate.

14. **Prior to issue of the Subdivision Certificate**, documentary evidence from the suppliers of electrical power, and communications (and including gas if applicable), confirming that satisfactory arrangements have been made for the installation of infrastructure services, shall be submitted to Council.
15. **Prior to issue of the Subdivision or Construction Certificate in connection with a development**, the developer (whether or not a constitutional corporation) is to provide evidence satisfactory to the Certifying Authority that arrangements have been made for:
- i. the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
 - and
 - ii. the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.
16. No electrical easement shall be located on Council land. Any electrical kiosks shall be located on the proposed development lots and not within land that will be dedicated to Council (including the drainage basin).

STAGING SEQUENCE

17. **Prior to release of any Subdivision Certificate**, the development shall be carried out in accordance with the numerically consecutive stages in the approved Staging Plan.

VEGETATION & LANDSCAPING

18. **Prior to the issue of the Subdivision Works Certificate for road construction**, a detailed "landscape plan", in accordance with Council's tree planting guidelines and Manual of Engineering Standards shall be submitted to Council for approval. The plan shall include:
- a) Be in accordance with the approved plan as referenced in condition 1 and designed by a suitably accredited landscape architect.
 - b) Be of a design and construction standard that minimises ongoing maintenance costs to Council and is maintainable by the Council 72 inch wide ride-on machinery.
 - c) Street trees shall have a minimum pot size of 45 Litres (desirably minimum height of 1.5m at time of planning) include details of the height and spread at maturity (of the approved species).
- Landscaping of any existing or proposed public land shall include:*
- d) A minimum 3.0m wide couch turfed strip provided along adjoining private property boundaries for boundary maintenance purposes with maximum slope of 5H:1V.
 - e) Show construction details of any fencing/bollards/barriers/lighting items approved in the landscape concept plan.

- f) Where landscaping adjoins pedestrian paths/corridors, the plants shall be positioned at least 1.0m offset to the edge of path.

Landscaping of water quality systems

- g) A robust and resilient design that can withstand the potential flooding impacts within the drainage reserve/corridors.

19. **Prior to the issue of the Subdivision Certificate** the applicant shall provide to the Council either:
- a) A copy of a 'landscape maintenance agreement' with a qualified landscape contractor to secure maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan; or
 - b) Provide a landscape maintenance bond to the Council for the maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan.

***Note:** The applicant shall provide three quotations from qualified landscape consultants for the landscape maintenance work and the amount of the bond is to be determined having regard to these quotations.*

20. **Prior to the issue of the Subdivision Certificate** all landscaping shall be undertaken in accordance with the approved landscape plan(s).
21. **Prior to commencement of works** an eradication report for noxious and environmental weeds shall be provided to, and approved by Council, by a suitably qualified professional. The report shall include the proposed drainage basin and/or creek waterways.
22. **Prior to issue of the Subdivision Certificate** (for stages 1, 2) noxious and environmental weeds shall be destroyed or removed from within the proposed drainage reserve and/or creek waterways, in accordance with the requirements of an approved eradication report. Certification shall be provided by a suitably qualified professional.

FAUNA

23. **Prior to the commencement of clearing works**, a Biodiversity Management Plan (BMP) must be prepared by a suitably qualified person in consultation with Council. The BMP may form part of a Construction Environmental Management Plan. It shall include (but not be limited to) the following minimum detail:
- Identification of trees/vegetation to be retained and proposed actions to minimise damage such as installation and maintenance of exclusion fencing where adjoining the construction boundary.
 - Protection of Retained Trees Plan - Trees that have been identified for retention shall be protected by the establishment of a protection zone (in accordance with Australian Standard AS4970-*Protection of trees in development sites*) prior to the commencement of any site works. A minimum 1.8m high barrier must be installed around the perimeter of the stated Protection Zone prior to commencement of works. The protection zone shall be maintained for the duration of works. No excavation or construction shall be carried out within the stated *Structural Root Zone* distances from the base of the trunk surface.
 - Appropriate weed control measures, including:
 - Weed management priorities and objectives.

- Location of weed-infested areas.
- Measures to prevent the spread of weeds.
- Procedures for onsite weed treatment (e.g. composting) and reuse, and/or offsite weed disposal.
- Communication strategies to improve contractor awareness of weeds and weed management.
- Machinery, plant and equipment hygiene protocol

The BMP shall be submitted to and approved by Council's Manager Environment and Sustainability prior to the issue of any Subdivision Works Certificate.

24. **Prior to issue of the subdivision works certificate**, a 5-year Vegetation Management Plan (VMP) must be developed for the riparian corridor of Lochinvar Creek (40 m from the top of bank or the boundary of the C3 zone, whichever is greater) as well as the detention basin (marked as 'MP1' and 'MP2' and 'MP3' on the Approved Landscape Plan, Rev E, dated 20 November 2023, prepared by NewPro 27). The VMP must be prepared by a qualified restoration ecologist or bush regenerator in consultation with Council. The VMP shall include (but not be limited to) the following minimum detail:

- Goals, objectives, and completion criteria
- Identification of management zones in text and on a site plan, including:
 - identification of management actions and outcomes for each management zone
 - existing vegetation condition including existing weed density
- Detailed works schedule for a minimum of five (5) years including species list, planting density, timing
- Proposed weed management strategies
- Monitoring and reporting requirements for a period of five years
- Adaptive management actions to be employed if completion criteria are not met within five years. This shall include continuation of VMP management until actions and outcomes are achieved (or a suitable alternative is approved by Council's Manager Environment and Sustainability).

The VMP shall be submitted to and approved by Council's Manager Environment and Sustainability prior to issue of any Subdivision Works Certificate.

Annual monitoring reports are to be provided to Council's Manager Environment and Sustainability for a minimum period of five (5) years.

25. Implementation of the VMP shall commence immediately upon any construction work commencing and shall be carried out in accordance with the VMP approved schedule of works.
26. Annual monitoring statements shall be provided to Council's Manager Environment and Sustainability for a minimum period of five (5) years verifying compliance with the VMP.

ARCHAEOLOGY

27. Prior to, or during construction, identification of any potential archaeological deposit likely to contain Aboriginal artefacts, shall cause construction works to cease. Application shall be made by a suitably qualified Archaeologist to the National Parks and Wildlife Service (NPWS) for an

excavation permit for Aboriginal relics. A copy of such a permit, shall be submitted to Council.

28. The development shall comply with the General Terms of Approval issued by the Department of Planning and Environment – Heritage NSW on 22 November 2023 as follows:

Approved Development

- (1) Development must be in accordance with:
- Aboriginal Cultural Heritage Assessment 259 Windermere Road, Windermere, NSW (Niche, 1 February 2023).
 - Statement of Environmental Effects Proposed Torrens Title Subdivision (1 into 96 residential lots and 1 residue lot)(Perception Planning, 2 December 2022).
 - Proposed Subdivision Plan 259A Windermere Road, Lochinvar (GCA Engineering Solutions, May 2023).

Please note that any modification of the above development that will result in impacts to Aboriginal cultural heritage must be referred to us to determine whether changes to these general terms of approval are required.

Except as amended by the following general terms of approval:

- (2) A s.90 Aboriginal Heritage Impact Permit (AHIP) for the proposed works must be sought and granted prior to the commencement of works.
- (3) The AHIP application must be accompanied by appropriate documentation and mapping as outlined in Applying for an Aboriginal Heritage Impact Permit: Guide for applicants (2011).
- (4) Consultation with the Aboriginal community undertaken as part of the AHIP application must be in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (2010).
- (5) The AHIP application must be completed with reference to the requirements of the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011).
- (6) The AHIP application must include complete records satisfying the requirements of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010).
- (7) Long term management of Aboriginal objects must be considered as part of the AHIP application.

Advice

We recommend the applicant is advised of the following matters to update the reports at the time of the AHIP application to heritage NSW:

- Archaeological Report – include scale drawn records of stratigraphy/soil profile each test unit in accordance with requirement 16 of the 'Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW' and finalise the report.
- Heritage NSW records do not identify any existing or overlapping AHIPS in the current application area. AHIP C001676 works are located south of the application area.
- The coordinates of site 37-6-2219 place it in the allotment south of the current

application area. We request the updated coordinate of the site based on the results of the field assessment is provided to AHIMS.

BATTERS AND RETAINING WALLS

29. No retaining walls are approved within existing or future dedicated public land including road reserves. All batter slopes shall comply with the 'desirable' requirements as listed in Council's Manual of Engineering Standards.
30. All recommendations contained in the Geotechnical Report No. 81022070 prepared by Cardno Engineering Services Revision 2 dated 06/05/2024 shall be incorporated into the engineering design for the subdivision. All works proposed to be undertaken shall embody the relevant recommendations of the Geotechnical Report.

ENVIRONMENTAL MANAGEMENT

31. **Prior to release of the first Construction Certificate**, a Construction Environmental Management Plan (CEMP) is to be submitted to and approved by Council. The required CEMP must outline the sequence and construction methodology and specify mitigating measures to ensure all works are carried out with minimal environmental impact in relation to project staging, waste management, noise management, dust management, traffic management and environmental management.

The CEMP shall also address material requiring disposal from the site, which requires classification in accordance with the NSW EPA (2014) Waste Classification Guidelines, or a relevant resource recovery order/exemption under Part 9, Clause 91 to 93 or the POEO (Waste) Regulation 2014. Should fill material be imported to the site, it is to be classified as Virgin Excavated Natural Material as described in the NSW EPA (2004) Waste Classification Guidelines, or meet a relevant resource recovery order/exemption.

CONTAMINATION

32. In the event of an undisclosed or unidentified contamination being found on-site or any potentially contaminating infrastructure (e.g. underground storage tanks) or soils (e.g. staining, odours, asbestos) being identified during works, a qualified and experienced consultant must inspect, review and advise on remediation or mitigation prior to further construction proceeding. Council must be notified if this occurs and must be provided with any resulting reports and recommendations.
33. If potential contamination is encountered, Site works will be ceased, and suitable environmental consultant will be engaged for assessment as per the unexpected finds protocol developed by Stantec (Preliminary Site Investigation Report, Ref 81022070-001 Appendix F 07/10/2022).
34. Any soil to be excavated and transported off Site for disposal require classification in accordance with the NSW EPA Waste Classification Guidelines.

TRAFFIC AND TRANSPORT

35. A Construction Traffic Management Plan (CTMP) is to be submitted to Council's Infrastructure Works Team for approval prior to release of the first or any Construction Certificate by the

Principal Certifying Authority. The CTMP is to be implemented prior to the commencement of works and maintained until the completion of each stage. The CTMP is to include a Vehicle Movement Plan and Traffic Control Plan. It shall be prepared with the intention of minimising impact on the operation of the road network during construction and neighbouring properties.

36. **No Subdivision Certificates for Stages 1 or 2 shall be issued** until the intersection at the New England Highway and Windermere Road is upgraded to traffic signals. The works shall be designed and constructed to completion to the satisfaction of TfNSW. Confirmation from TfNSW shall be provided to Council demonstrating that the works have been completed.
37. **Prior to the issue of the Subdivision Certificate for Stage 1** the intersection of Windermere Road and Road 11 shall be constructed providing (but not limited to):
- A s138 approval is obtained from Council prior to the commencement of works within Windermere Road.
 - CHR(S) intersections in accordance with Austroads standards.
 - The speed limit for the CHR(S) for the intersection of Windermere Road and Road 1 is 60km/hour. Hence the CHR(S) for this intersection shall be designed for the design speed of 60km/hour.
 - A flexible pavement with design-life traffic loadings in accordance with Council's Manual of Engineering Standards.
 - Vehicle turning paths for the 19m articulated vehicle.
 - 'Minor/major event' stormwater drainage for contributing catchments.
 - Lighting of the intersection in accordance with Australian Standards AS 1158.
 - Relocation of any power poles located within the intersection 'clear zone' as required prior to the relocation of the poles.
38. **Prior to the issue of the Subdivision Certificate** kerb and gutter and road construction with an asphaltic concrete wearing surface of all proposed roads, together with all necessary stormwater drainage and infrastructure facilities, shall be provided in accordance with Council's Manual of Engineering Standards.
39. **Prior to the issue of the Subdivision Works Certificate** the following road hierarchy shall apply to all roads, (including widths, pavement design and the like) in accordance with council's Manual of Engineering Standards:

Where a Geotechnical engineer determines high expansive soils with a $\geq 2.5\%$ swell (10 day soak) or poor CBR ($< 2\%$) are present within 1 metre below design subgrade, a capping layer of homogeneous select material shall be added to the pavement design and construction plans. The swell, pavement design and the select material specification shall be considered and justified against Austroads Guide to Pavement Technology (AGPT) Part 2, 4I, 8 and the RMS Supplement to AGPT2, including a 10 day soak. The adjusted pavement design shall be based on the CBR of the selected subgrade material at 'in-service moisture and density conditions' to stop premature pavement distress and to achieve the design life of the pavement. Note: A minimum, but not limited to, 300mm select material shall be added to the minimum pavement thickness for either swell and/or poor CBR.

Road type	Road description	Pavement Width (m)	Verge width (m)	Road reserve
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				widening
Primary Distributor	Windemere Road	15m total (only half road construction required of eastern side)	5.5 (east side only)	3m(east side)
Collector-Primary/ Public Bus Route	Road 3	12	4.5m	N/A
Local - Secondary	Road 2	8m	4.5m	N/A
Collector-Primary/ Public Bus Route	Road 11	12	4.5m	N/A
Local - Secondary	Road 12	8m	4.5m	N/A
Local - Access	Road 13	8m	4.5m	N/A
Local- Secondary	Road 14	8m	4.5m	N/A
Local - Secondary	Road 15	8m	4.5m	N/A

Note: where other conditions of consent require larger criteria (such as shared paths and verge) the larger provision takes precedence.

40. **Prior to the issue of the Subdivision Certificate** public bus facilities shall be provided generally at 400m spacings and providing maximum 400m walking distances from surroundings lots. The applicant is to consult with Transport for NSW, the bus service provider and Maitland City Council with regard to location(s) and in corporate recommendations arising from the consultation. The works shall include:
- Bus Stops (concrete slabs) generally adjacent to the Drainage Basin along Roads 3 and 11.
 - kerb indents provided for rural roads and narrow urban roads;
 - connecting footpaths, night time lighting, etc. are to be provided.
41. **Prior to the issue of the relevant Subdivision Certificate** the following works shall be provided within the existing road reserve(s):
- Half width road including kerb and guttering verge formation, ancillary drainage and a minimum 7.5 metres wide sealed road pavement to the centreline (full pavement depth- shall be designed for an ESA of 5×10^6) across the full frontage of the site in Windemere Road. The kerb shall be offset 7.5m from the centre of the road reserve.
 - An off road shared pedestrian/cycle path 2.5m wide, along the full frontage of the site in Windemere Road.
 - All redundant driveway crossings, driveways and/or damaged kerb and gutter are to be removed and reinstated.
 - CHR(S) intersections on Windemere Road at the intersections of Windemere Road/Road 11. The CHR(s) shall comply with the requirements of Austroads.
 - Lighting of the Windemere Road frontage in accordance with Australian Standards.
42. **Prior to the issue of the Subdivision Certificate** the following subdivision works within the private property shall be provided in accordance with Council's Manual of Engineering Standards:

- a) Internal roads, drainage, and pathways.
- b) Additional pedestrian path 1.5m wide along all other roads (generally on low side).
- c) Ancillary roadside furniture and safety devices including fencing, signage, guide posts, chevrons, directional arrows and guard rail.

43. **Prior to the issue of the relevant Subdivision Works Certificate or Roads Act Approval**, all (traffic) Regulatory line marking and signage shall be approved by **Council's Local Traffic Committee**.
Note: Please allow three months from lodgement for the LTC process. All recommendations of the committee shall be incorporated into approvals and works.
The works to be approved include:

- a) *All regulator line marking and regulatory signage.*
- b) *14m wide roads, or wider, require line marking.*
- c) *Parking restrictions shall be applied to the 10.5m wide perimeter road section of road 11 to comply with the RFS GTAs. The parking restrictions are to be applied to the outside of the road where no dwelling lots have direct frontage.*

44. **Prior to the issue of a Subdivision Certificate** temporary turning heads, relevant signage and markers for all terminating roads shall be provided. Turning heads shall comply with:

- a) 16.0m minimum radius for bush route and trunk road systems shall be provided for bush and heavy vehicles.
- b) 10.0m minimum radius shall be provided on local and minor streets in accordance with Council's Manual of Engineering Standards.

45. **Prior to issue of a Subdivision Works Certificate** any major utilities facilities, (water sewer, telecommunications items larger than individual lot scale provisions) shall be clearly shown on the construction drawings. Offsets from items such as road reserves, footpaths or retaining walls shall be shown demonstrating no impacts/encroachment into those adjoining items clear-zone requirements.

STORMWATER DRAINAGE

46. A drainage design shall be prepared by a suitably qualified and experienced drainage engineer, in accordance with Council's Manual of Engineering Standards. The major system requirements shall include, but not limited to, the following:
- a) In accordance with the approved drainage report No. 21460 Revision 2, rev date 6 October 2022 by GCA Engineering Solutions and preliminary civil plans reference No. 21460C by GCA Engineering Solutions
 - b) A major stormwater drainage system catering for discharge from contributing catchment areas in their ultimate developed state.
 - c) A stormwater detention system to reduce post-developed discharges to pre-developed discharges, for the critical storm up to and including the 1% AEP ("100 year") event.
 - d) A stormwater water quality system to collect gross pollutants, nutrients and hydrocarbons generated from the contributing catchment areas in their ultimate developed state.

- e) Where the 1%AEP event (major storm) overland flows cannot be conveyed to the proposed detention basin via an overland flow path, the pit/pipe drainage network shall be designed to cater for the 1% AEP event (100 year event) including blockages in accordance with Council's Manual of Engineering Standards and Australian Rainfall and Runoff.
47. Specific drainage requirements shall include the provision of:
- a) Provision of Q_{100} flow depths, freeboard, and velocity depth ratios shown on the construction drawings at relevant locations for overland flowpaths on road and drainage corridors.
 - b) A geotechnical report and civil engineers design shall be provided for all new basin walls including any required clay core or equivalent.
 - c) All basins shall be dry basins.
 - d) No fill shall be located within the Lochinvar Creek 1% AEP extent unless it is demonstrated that there will be no adverse impacts to the flood regime up or downstream.
 - e) The detention basin shall be located outside of the 1% AEP event.
 - f) GPTs shall not be located within the road reserves.
 - g) Interallotment drainage to internal lots as required.
48. **Prior to issue of the Subdivision Certificate**, the detention/water quality system shall be dedicated to Council at Stage 1 of the development.
49. **Prior to issue of the Subdivision Works Certificate for the detention/water quality basin**, confirmation from the NSW Dam Safety Committee shall be obtained demonstrating that the dam is not classified as a 'prescribed dam'. Any requirements of the Dam Safety Committee shall be adhered to and submitted in the Subdivision Works Certificate documentation.
50. **Prior to issue of the Subdivision Certificate for Stage 1** a Maintenance Management Plan for the stormwater detention/retention systems shall be prepared by a suitably qualified and experienced person, shall be submitted to, and accepted as satisfactory by Council.

EROSION CONTROL AND BULK EARTHWORKS

51. The site and its surrounding environs shall be protected from the effects of erosion (as water and wind borne particles) and off-site "vehicle tracking", by the application of adequate controls. Details in accordance with Council's Manual of Engineering Standards and the manual, "*Managing Urban Stormwater*" shall be submitted as part of the Subdivision Works Certificate application.
52. **Prior to the issue of a Subdivision Works Certificate for subdivision** works a Bulk Earthworks Management Plan (BEMP) is required to be submitted to Council for approval. The BEMP must include a report from a suitably qualified engineer that examines and determines:
- a) the extent of bulk earthworks require for the construction of each stage
 - b) how stockpiles will be managed during construction

- c) where stockpiles will be located for each stage and what requirements are necessary to manage the locations
- d) stock pile dimensions and stabilisation measures
- e) site haulage routes and movement for each stage
- f) how fill will be managed in the floodway during construction
- g) any specific requirements relating to the management of Acid Sulfate Soils

53. **Prior to the issue of a Subdivision Works Certificate**, a Soil and Water Management Plan shall be submitted to Council for approval, in accordance with Council's Manual of Engineering Standards and "Managing Urban Stormwater – Soils & Construction 2004 Manual. The plan is to be prepared by a suitably qualified professional detailing temporary and permanent measures to be installed. The Plan is to include an analysis of the susceptibility of soil to erosion and is to be submitted with the Engineering plans. All erosion and sediment control measures undertaken on the site are to conform to the specifications and standards contained in the relevant Manual.

CIVIL WORKS - CERTIFICATION

54. **Prior to issue of the Subdivision Works Certificate** for the road, drainage, public landscaping and civil works an engineering design shall be prepared by a suitably qualified and practising engineer, in accordance with Council's Manual of Engineering Standards (MOES), and this consent.

55. **Prior to commencement of works within an existing public road reserve:**

- a) an engineering design, in accordance with Council's Manual of Engineering Standards, shall be submitted to Council for approval
- b) consent under the Roads Act for the approved works, shall be issued by Council
- c) all relevant Council fees shall be paid
- d) a traffic control plan in accordance with the RMS publication "Traffic control at Worksites" shall be submitted to Council.

56. **Prior to issue of the Subdivision Certificate**, all necessary works required for compliance with this consent and the Subdivision Works Certificate shall be provided in accordance with Council's Manual of Engineering Standards. Confirmation of works shall include:

- a) Confirmation that the construction works have been completed.
- b) Confirmation from the road authority for any Roads Act Approval requirements.
- c) Work-as-executed drawings, utilities plans, electronic files are provided to Council.
- d) Geotechnical testing (pavement, concrete, etc) and inspection certification is provided.
- e) Geotech certification of the detention basin works (including any clay core requirements).

LAND TITLE

(Note: Lot numbers quoted in "Land Title" conditions refer to the approved plan. Any requirements for specified lots within nominated reports must be cross-referenced with the approved plan.)

57. The proposed public roads and any widening of existing road reserves, necessary to contain

works required by this consent, shall be dedicated to Council, at no cost to Council.

58. A restriction on the title of the residue lot, under Section 88B of the Conveyancing Act, shall be created to give effect to the Bushfire Asset Protection Zone as per the BAL Contour Plan prepared by Bushfire Planning Australia (Job nu. 23166). The restriction shall be maintained in perpetuity with Council as the body empowered to modify or remove it.
59. A restriction on the title of Lot 180, under Section 88B of the Conveyancing Act, shall be created to impose a building envelope of at least 250m² (with a minimum width of 12m) at 0.5m above the 1% AEP. The s88B restriction shall require all future structures and earthworks on the site to be wholly located within the building envelope. A restriction shall also be placed on Lot 180 that the vegetation within the land zoned E3 Environmental Management shall be managed in accordance with the approved Vegetation Management Plan.
60. The land containing the proposed stormwater basin and associated overland flow paths shall be dedicated to Council as drainage reserve, at no cost to Council.
61. Road widening along the full frontage Lot 1902 DP1112961 to Windemere Road for a width of 3m, shall be dedicated to Council, at no cost of Council within Stage 1.
62. The land containing the proposed stormwater basin and associated overland flow paths shall be dedicated at Stage 1 to Council as drainage reserve, at no cost to Council.
63. A restriction or covenant on the title of affected lots (generally Section 88b) under the Conveyancing Act, shall be created to give effect to:
 - a) Where public water quality or stormwater detention systems are not dedicated at the time of commissioning, a positive covenant shall be created, burdening the lot, to maintain the system in accordance with the maintenance management plan until the land is dedicated as drainage reserve.
 - b) Retaining walls on common boundaries shall have a 900mm easement to prevent excavation and for maintenance access shall be provided on the downhill lot.
64. Easements to drain water, in accordance with Council's Manual of Engineering Standards, under Section 88B of the Conveyancing Act, shall be created over pipes, overland flow paths, final discharge structures, stormwater control devices, and stormwater dispersal areas where public stormwater is not located within public land.
65. The authority empowered to release, vary or modify inter-allotment drainage easements shall be nominated as "the lots burdened and benefitted, only with the consent of "Maitland City Council".
66. The authority empowered to release, vary or modify restrictions and covenants on the use of the land required by this consent, shall be nominated as "Maitland City Council".

BUSHFIRE

67. The development shall comply with the General Terms of Approval issued by the NSW Rural Fire Service on 27 May 2024 as follows:

Asset Protection Zones

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

- (1) At the issue of a subdivision certificate and in perpetuity, the entirety of the site zoned R1 General Residential (excluding the drainage basin) is to be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an inner protection area, the following requirements apply:
 - tree canopy cover should be less than 15% at maturity;
 - trees at maturity should not touch or overhang the building;
 - lower limbs should be removed up to a height of 2m above the ground;
 - tree canopies should be separated by 2 to 5m;
 - preference should be given to smooth barked and evergreen trees;
 - large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
 - shrubs should not be located under trees;
 - shrubs should not form more than 10% ground cover; and
 - clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
 - grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
 - leaves and vegetation debris should be removed.
- (2) Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:
 - A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
 - Planting is limited in the immediate vicinity of the building;
 - Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
 - Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
 - Low flammability vegetation species are used.

Access – Public Roads

Intent of measures: to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

- (3) Public access roads must comply with the following general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:
 - subdivisions of three or more allotments have more than one access in and out of the development;
 - traffic management devices are constructed so not prohibit access by emergency services vehicles;
 - maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
 - all roads are through roads;
 - dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
 - where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
 - where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
 - one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
 - the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
 - hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
 - hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and
 - there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.
- (4) Perimeter roads must comply with the general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:
 - Are two-way sealed roads;
 - Minimum 8m carriageway width kerb to kerb;
 - Parking is provided outside of the carriageway width;
 - Hydrants are located clear of parking areas;
 - are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
 - Curves of roads have a minimum inner radius of 6m;
 - The maximum grade road is 15 degrees and average grade of not more than 10 degrees;
 - The road crossfall does not exceed 3 degrees; and
 - A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
- (5) Non-perimeter roads must comply with the general requirements of Table 5.3b of

Planning for Bush Fire Protection 2019 and the following:

- Minimum 5.5m carriageway width kerb to kerb;
- Parking is provided outside of the carriageway width;
- Hydrants are located clear of parking areas;
- Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- Curves of roads have a minimum inner radius of 6m;
- The road crossfall does not exceed 3 degrees; and
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Note: An unobstructed access needs to be ensured for fire fighting vehicles by providing a minimum carriageway width of 3.5 metres outside parking areas, if parking is considered within the 5.5 metre carriageway width for non-perimeter roads to meet Council specifications. This approach is considered appropriate for the proposed subdivision in this instance given the low bush fire risk posed by grasslands, as part of a merit based assessment.

- (6) Temporary turning heads must be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3 Vehicle turning head requirements of Planning for Bush Fire Protection 2019. The turning areas may be removed upon opening of future proposed through roads.

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

- (7) The provision of water, electricity and gas must comply the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:
- reticulated water is to be provided to the development where available;
 - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - hydrants are not located within any road carriageway;
 - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - all above-ground water service pipes are metal, including and up to any taps;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 The storage - and handling of LP Gas, the requirements of relevant

- authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not - used; and
- above-ground gas service pipes are metal, including and up to any outlets.

68. **Prior to issue of Subdivision Certificate**, the applicant shall provide certification from a suitably qualified bushfire consultant that the works comply with the General Terms of Approval issued by the NSW Rural Fire Service as detailed above.

WATERFRONT LAND

69. The development shall comply with the General Terms of Approval issued by the Department of Planning and Environment – Water on 30 November 2023 as follows:

- (1) Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment—Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
 - A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA/2022/1332 provided by Council to Department of Planning and Environment—Water.
 - B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment—Water, must be notified in writing to determine if any variations to the GTA will be required.

ADVICES

The following advices are limited in scope and should not be understood to encompass all areas of responsibility of the consent holder, relating to the development.

- A. You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- B. You are advised that, in accordance with the EP&A Act, (sec.109F) payment of the building industry Long Service Leave levy, where applicable, must be paid prior to issue of any Subdivision Works Certificate.
- C. You are advised that the issue of this development consent does not negate the responsibility of the land owner in respect to any restriction, covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.
- D. You are advised to record and notify Council in writing, of any existing damage to the street infrastructure (including landscaping) in the vicinity of proposed works associated with this consent, prior to commencement of construction. The absence of such notification signifies that

no damage exists. Where necessary repairs are carried out by Council, the owner of the development property shall be held liable for the cost of those repairs.

City Planning

**DA2022/1332 TORRENS TITLE SUBDIVISION
(1 INTO 90 RESIDENTIAL LOTS & 1 RESIDUE
LOT), 190 WINDERMERE ROAD, LOCHINVAR**

**Government Agency Submissions (Under
Separate Cover)**

Meeting Date: 11 June 2024

Attachment No: 5

Number of Pages: 15



Department of Planning, Housing and Infrastructure

SVPA2022-173

Secretary's Certificate
Satisfactory Arrangements for designated State public infrastructure
Development Application
DA/2022/1332

For the purposes of clause 6.1 *Maitland Local Environmental Plan 2011* I, Kate Speare, Director, State Infrastructure Policy and Agreements, as delegate for the Secretary of the Department of Planning and Environment, certify that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to:

Development application number:	DA/2022/1332
Address and Land Identifiers:	Part Lot 1902 DP1112961 Windemere Road, Windemere
Development application description:	Subdivision of Part Lot 1902 DP1112961 (in stages) into approximately 96 residential lots along with the creation of internal roads and stormwater drainage infrastructure, vegetation removal and associated earthworks.
Subdivision Plan at Attachment A	Yes



Director
State Infrastructure Policy and Agreements

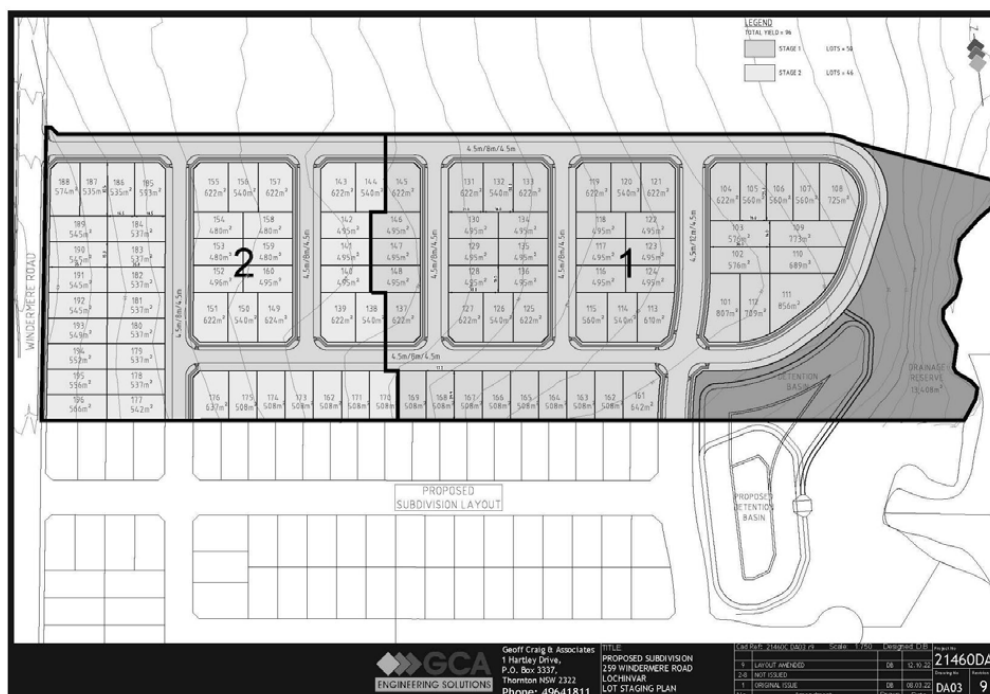
Date: 22/02/2024

(as delegate for the Secretary)

**the satisfactory arrangements certificate is being issued in relation to the above development application only.*

SVPA2022-173

Attachment A



www.dphi.nsw.gov.au



REFERENCE: Notification No. 1900118697

ATTN: Brian Gibson
Maitland City Council
PO Box 220
Maitland NSW 2320

570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

Re: DA/2022/1332 - 259 WINDERMERE ROAD WINDERMERE 2321 - One (1) into Ninety Seven (97) Lot Torrens Title Subdivision Constructed in Two Stages.

I refer to Maitland City Council development application DA/2022/1332.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

With Regard to: One (1) into Ninety Seven (97) Lot Torrens Title Subdivision Constructed in Two Stages at 259 WINDERMERE ROAD WINDERMERE 2321

Ausgrid provides the following information and conditions:-

Method of Electricity Connection

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements'.

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Vegetation

All proposed vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.

Streetlighting

The developer is to consider the impact that existing streetlighting and any future replacement streetlighting and maintenance may have on the development. Should the developer determine that any existing streetlighting may impact the development, the developer should either review the development design, particular the placement of windows, or discuss with Ausgrid the options for relocating the streetlighting. The relocating of any streetlighting will generally be at the developers cost. In many cases is not possible to relocate streetlighting due to its strategic positioning.

Proximity to Existing Network Assets**Overhead Powerlines**

There are existing overhead electricity network assets in Windermere Rd & Off Cantwell Rd.

Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The "as constructed" minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, www.ausgrid.com.au

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

Please do not hesitate to contact Jeffrey Lyons on Ph: (02) 4910 1719 (please quote our ref: Trim 2017/26/360) should you require any further information.

Regards,

Engineering Officer
Ausgrid
Ph: (02) 4910 1719



Our ref: DOC23/966700-28

Mr Brian Gibson
Maitland City Council
263 High Street
Maitland NSW 2320

Email: brian.gibson@maitland.nsw.gov.au

Letter uploaded to the NSW Planning Portal

Dear Mr Gibson

**GENERAL TERMS OF APPROVAL
INTEGRATED DEVELOPMENT APPLICATION
NATIONAL PARKS AND WILDLIFE ACT 1974**

Address: Lot 1902 DP1112961 Windermere Road, Windermere

Proposal: 1 into 97 Lot Torrens Title Subdivision Constructed in Two Stages.

IDA application no: DA: DA/2022/1332, CNR-49659, A-70033, received 10 August 2023.

This letter contains our general terms of approval for the above integrated development application for those known Aboriginal sites which would require an Aboriginal Heritage Impact Permit pursuant to s.90 of the *National Parks and Wildlife Act 1974*.

We have reviewed the Aboriginal Cultural Heritage Assessment Report, dated 1 February 2023, prepared by Niche. The report has identified that Aboriginal objects known as stone artefact site 37-6-2219 will be impacted by the proposed development.

We note the Statement of Environmental Effects (SEE) states a due diligence has been prepared and a Potential Archaeological Deposit (PAD) in the activity area would require test excavation. The ACHAR submitted presents the results of archaeological test excavation which identified a low density artefact site and therefore supersedes this commentary in the SEE.

Heritage NSW was notified that no public submissions were received in relation to the development application.

Considering the above, and in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

APPROVED DEVELOPMENT

1. Development must be in accordance with:

4 Parramatta Square Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

- a. Aboriginal Cultural Heritage Assessment 259 Windermere Road, Windermere, NSW (Niche, 1 February 2023).
- b. Statement of Environmental Effects Proposed Torrens Title Subdivision (1 into 96 residential lots and 1 residue lot) (Perception Planning, 2 December 2022).
- c. Proposed Subdivision Plan 259A Windermere Road, Lochinvar (GCA Engineering Solutions, May 2023).

Please note that any modification of the above development that will result in impacts to Aboriginal cultural heritage must be referred to us to determine whether changes to these general terms of approval are required.

EXCEPT AS AMENDED by the following general terms of approval:

2. A s.90 [Aboriginal Heritage Impact Permit \(AHIP\)](#) for the proposed works must be sought and granted prior to the commencement of works.
3. The AHIP application must be accompanied by appropriate documentation and mapping as outlined in [Applying for an Aboriginal Heritage Impact Permit: Guide for applicants](#) (2011).
4. Consultation with the Aboriginal community undertaken as part of the AHIP application must be in accordance with the [Aboriginal cultural heritage consultation requirements for proponents 2010](#) (2010).
5. The AHIP application must be completed with reference to the requirements of the [Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW](#) (2011).
6. The AHIP application must include complete records satisfying the requirements of the [Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales](#) (2010).
7. Long term management of Aboriginal objects must be considered as part of the AHIP application.

ADVICE

We recommend the applicant is advised of the following matters to update the reports at the time of the AHIP application to Heritage NSW:

- Archaeological Report – include scale drawn records of stratigraphy/soil profile each test unit in accordance with requirement 16 of the 'Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW' and finalise the report.
- Heritage NSW records do not identify any existing or overlapping AHIPs in the current application area. AHIP C0001676 works are located south of the application area.
- The coordinates of site 37-6-2219 place it in the allotment south of the current application area. We request the updated coordinate of the site based on the results of the field assessment is provided to AHIMS.

ABORIGINAL COMMUNITY CONSULTATION MUST BE MAINTAINED

Consultation with the Registered Aboriginal Parties (RAPs) must be maintained. We recommend updates on the project are provided to the RAPs every 6 months to ensure the consultation is continuous.

If you have any questions regarding these general terms of approval, please contact Lyndon Patterson, Senior Assessment Officer, at Heritage NSW, on 02 6022 0619 or Lyndon.Patterson@environment.nsw.gov.au

Yours sincerely



Manager Assessments
Heritage NSW
Department of Planning and Environment
(As Delegate under *National Parks and Wildlife Act 1974*)

Date: 22 November 2023

Department of Planning and Environment



Contact: Department of Planning and Environment-Water
Phone: 1300081047
Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2023-10094
Your ref: DA/2022/1332

30 November 2023

The General Manager
MAITLAND CITY COUNCIL
263 HIGH STREET MAITLAND 2320

Attention: Brian Gibson

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2023-10094 - Integrated Development Referral – General Terms of Approval
Dev Ref: DA/2022/1332
Description: One (1) into Ninety Seven (97) Lot Torrens Title Subdivision Constructed in Two Stages
Location: Lot 1902, DP1112961, WINDERMERE ROAD WINDERMERE 2321

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, Department of Planning and Environment-Water requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

The Department of Planning and Environment-Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:
<https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely

A large black rectangular redaction box covering the signature of the Team Leader.

**Team Leader
Licensing and Approvals
Department of Planning and Environment-Water**



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS-2023-10094
Issue date of GTA: 30 November 2023
Type of Approval: Controlled Activity
Location of work/activity: Lot 1902, DP1112961, WINDERMERE ROAD WINDERMERE 2321
Waterfront Land: Lochinvar Creek and Hillcrest Lochinvar Catchment
DA Number: DA/2022/1332
LGA: MAITLAND

The GTA issued by Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the Department of Planning and Environment-Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
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TC-G001	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
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TC-G002	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents relating to Development Application DA/2022/1332 provided by Council to Department of Planning and Environment-Water
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	B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.
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Maitland City Council
PO Box 220
MAITLAND NSW 2320

Your reference: (CNR-49659) DA/2022/1332
Our reference: DA20221215012279-CL55-3

ATTENTION: Brian Gibson

Date: Monday 27 May 2024

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
Windermere Windermere NSW 2321, 1902//DP1112961

I refer to your correspondence dated 14/05/2024 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

Asset Protection Zones

The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

1. At the issue of a subdivision certificate and in perpetuity, the entirety of the site zoned R1 General Residential (excluding the drainage basin) is to be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



- leaves and vegetation debris should be removed regularly.

2. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- a minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- planting is limited in the immediate vicinity of the building;
- planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- avoid climbing species to walls and pergolas;
- locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- low flammability vegetation species are used.

Access – Public Roads

The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

3. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:

- subdivisions of three or more allotments have more than one access in and out of the development;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; and





- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

4. Perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

5. Non-perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Note: An unobstructed access needs to be ensured for fire fighting vehicles by providing a minimum carriageway width of 3.5 metres outside parking areas, if parking is considered within the 5.5 metre carriageway width for non-perimeter roads to meet Council specifications. This approach is considered appropriate for the proposed subdivision in this instance given the low bush fire risk posed by grasslands, as part of a merit based assessment.

6. Temporary turning heads must be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3 *Vehicle turning head requirements* of *Planning for Bush Fire Protection 2019*. The turning areas may be removed upon opening of future proposed through roads.

Water and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

7. The provision of water, electricity and gas services must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are not located within any road carriageway;





- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

General Advice – Consent Authority to Note

- This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the *National Construction Code* must be subject to separate application under section 4.14 of the *Environmental Planning and Assessment Act 1979* and address the requirements of *Planning for Bush Fire Protection 2019*.
- Any reduction or variation to the requirements of the non-perimeter road condition under this BFSa is a one off based on the low level of risk related to this site.
- This advice is in response to additional information submitted and supersedes our previous advice dated 19 April 2024 .

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 19/04/2024.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,


Manager Planning & Environment Services
Built & Natural Environment





RFS



BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
Windermere Windermere NSW 2321, 1902//DP1112961
RFS Reference: DA20221215012279-CL55-3
Your Reference: (CNR-49659) DA/2022/1332

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20221215012279-CL55-2 issued on 19/04/2024 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.


Manager Planning & Environment Services
Built & Natural Environment

Monday 27 May 2024

City Planning

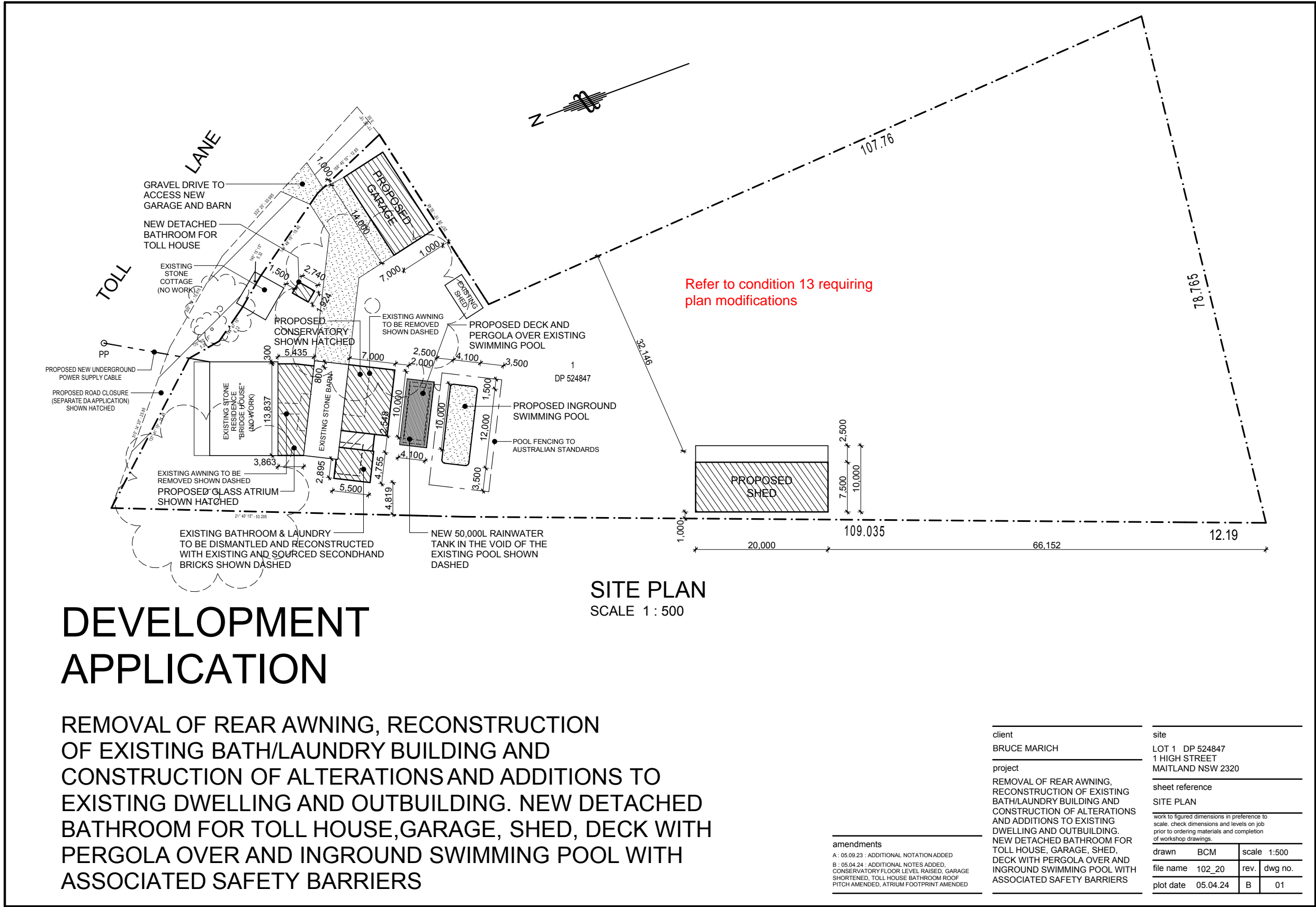
**DA2021/1434 DEMOLITION WORKS,
DWELLING ALTERATIONS AND ADDITIONS,
DETACHED GARAGE, DETACHED SHED, BED
& BREAKFAST ACCOMMODATION,
DETACHED BATHROOM, DECK WITH
PERGOLA AND INGROUND SWIMMING
POOL AT 1 HIGH STREET, MAITLAND**

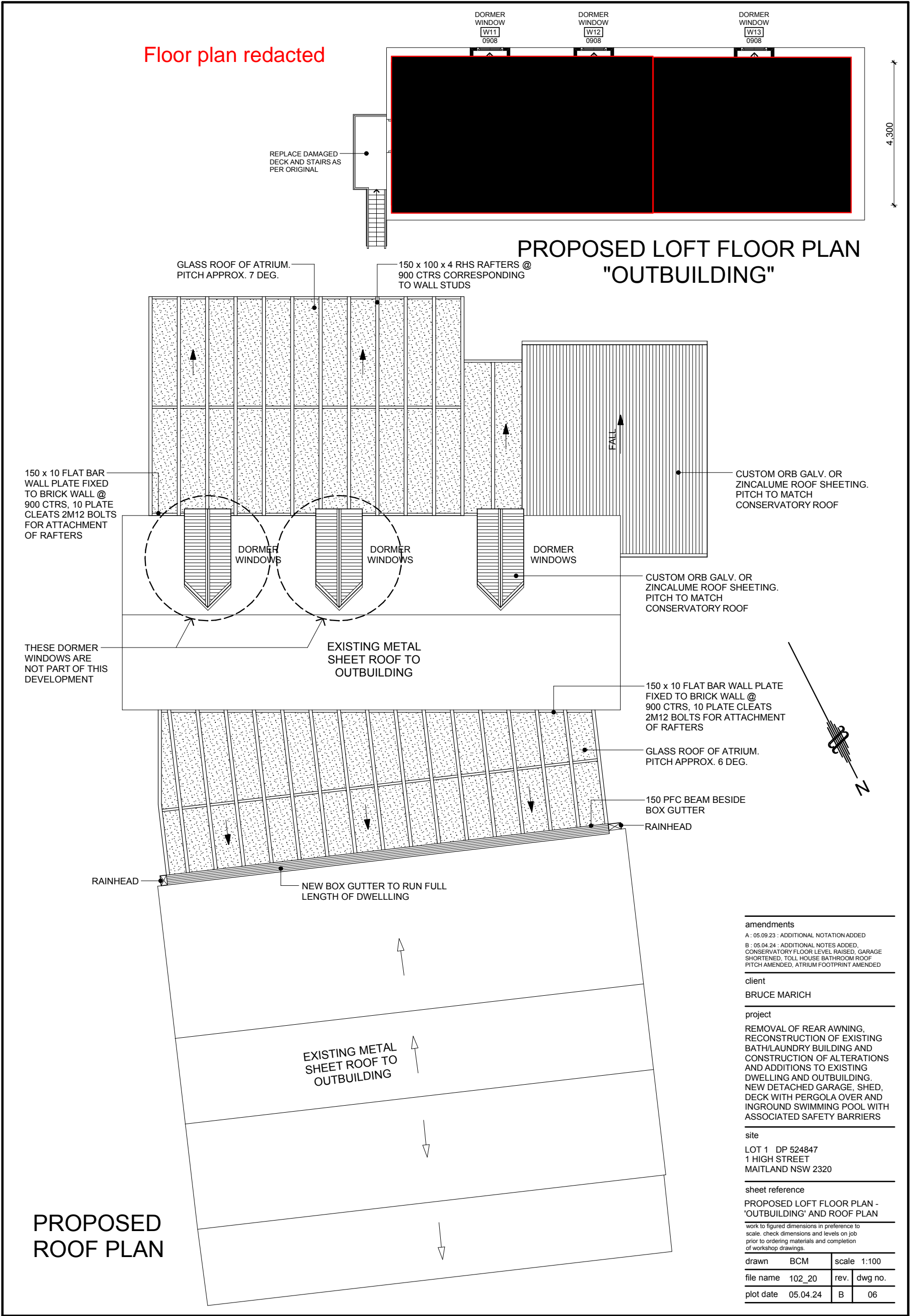
**Development Plans (Under Separate
Cover)**

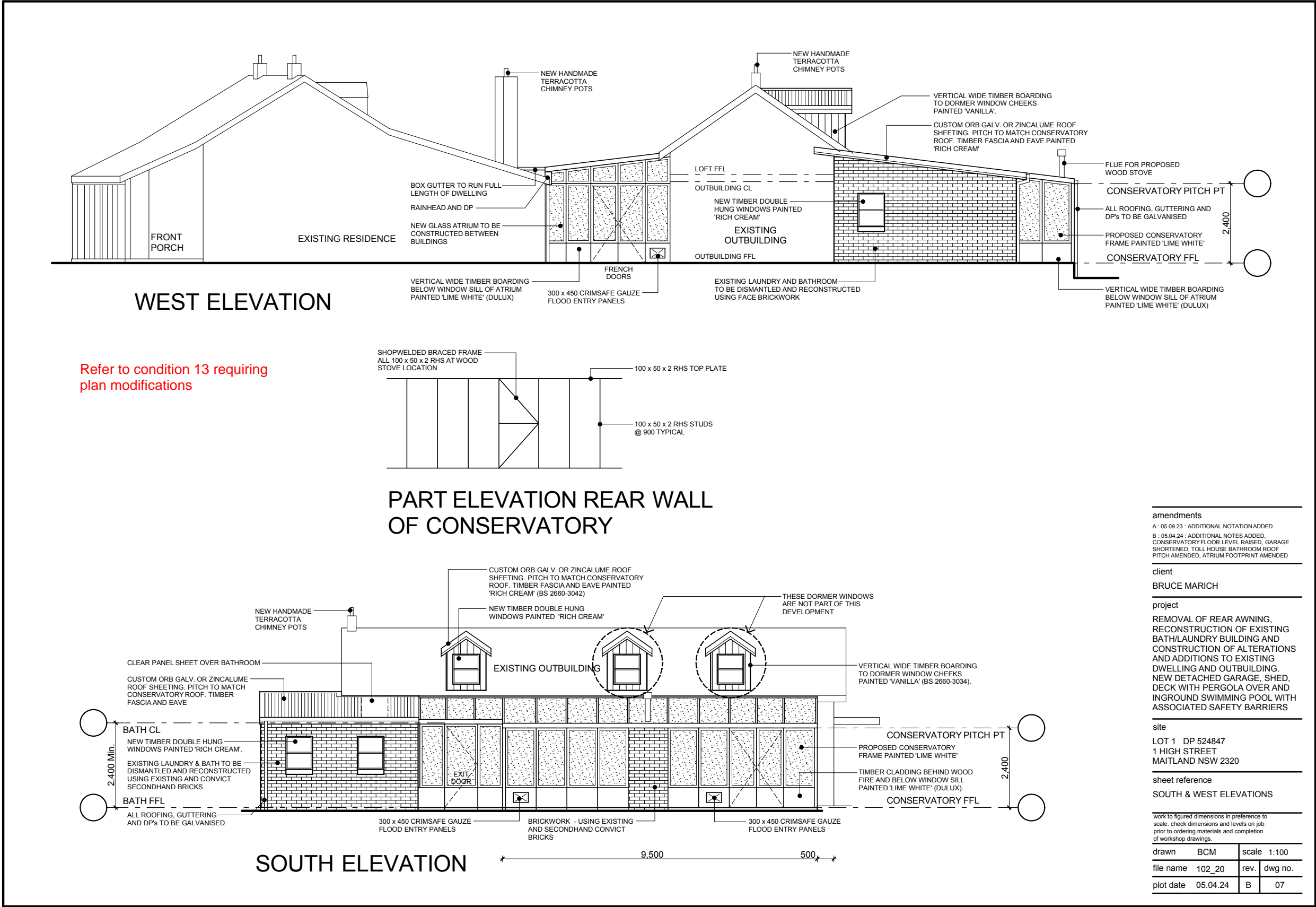
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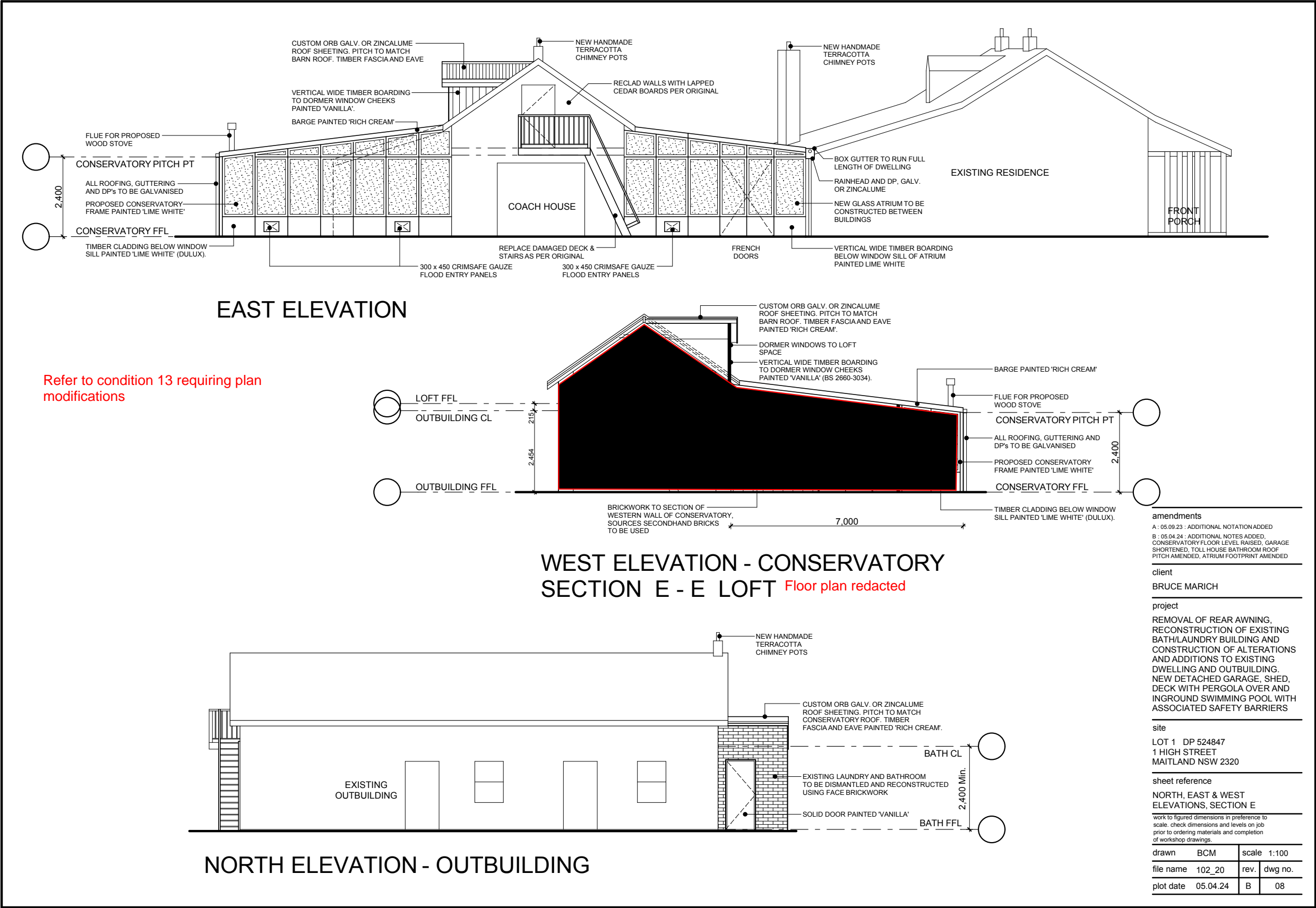
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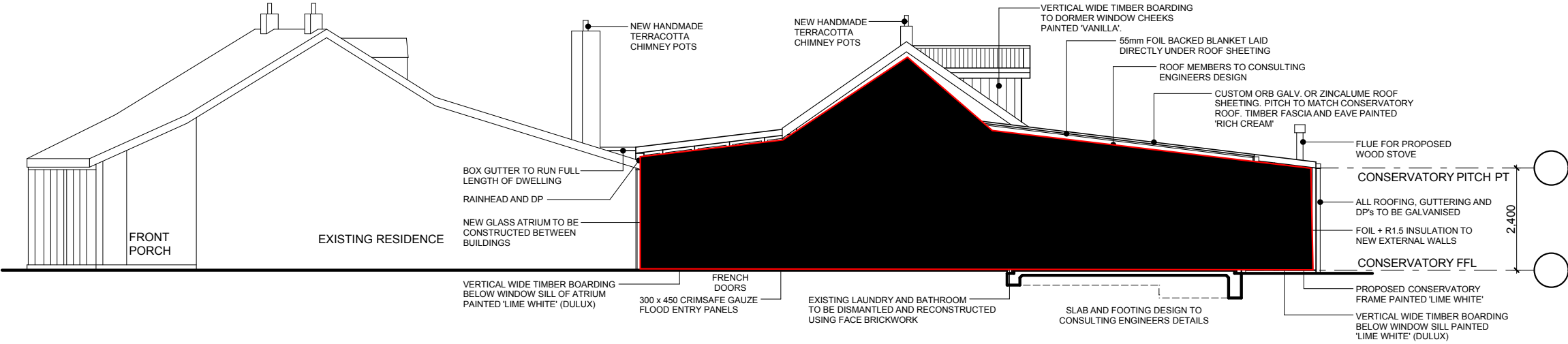
Number of Pages: 14







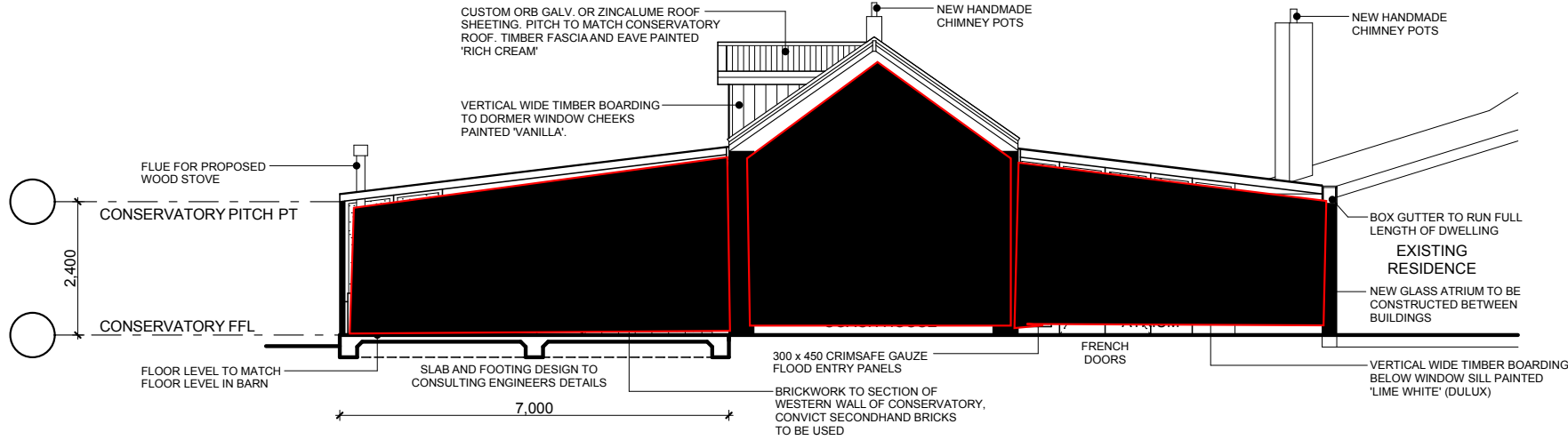




Refer to condition 13 requiring plan modifications

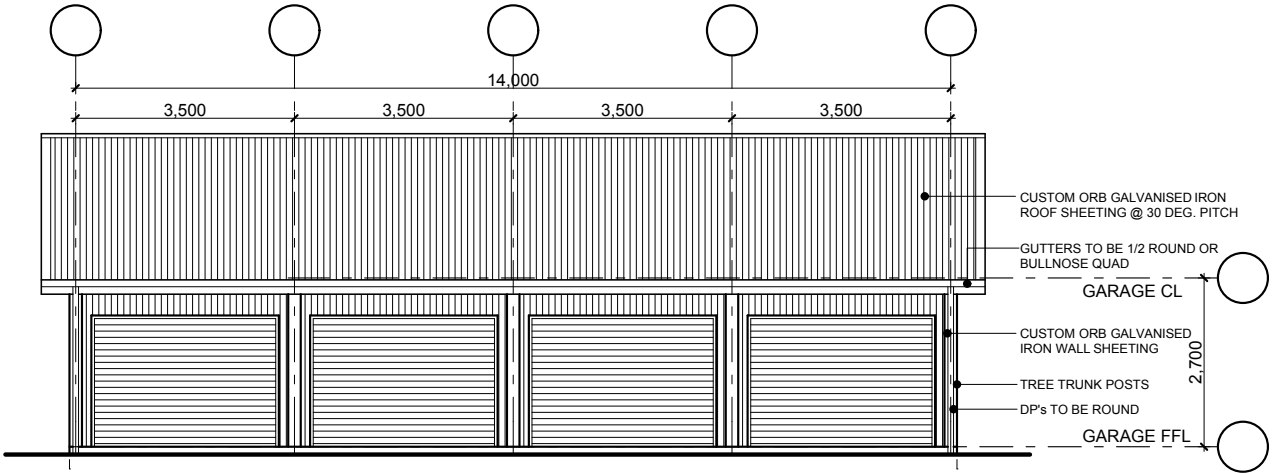
SECTION D - D Floor plan redacted

NOTE :
FRAME OF ATRIUM & CONSERVATORY
STRUCTURES TO BE SET OFF STONE
WALLS BY 50 - 100mm

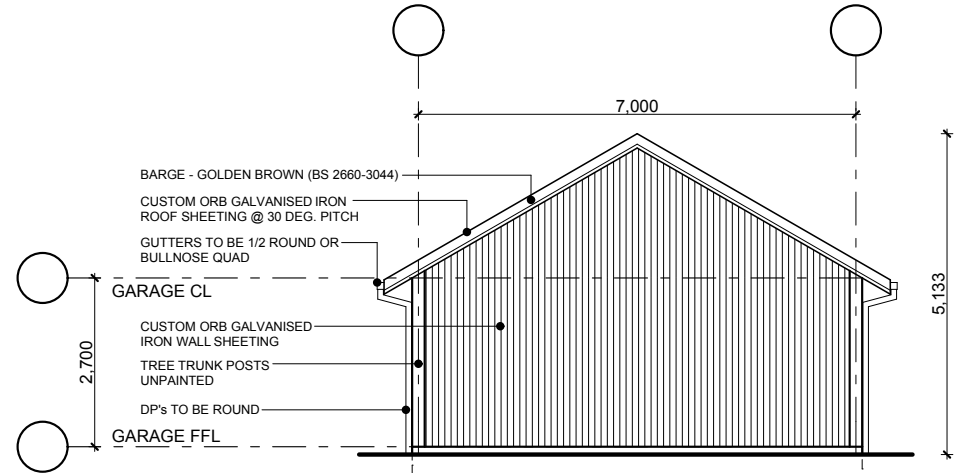


SECTION A - A Floor plan redacted

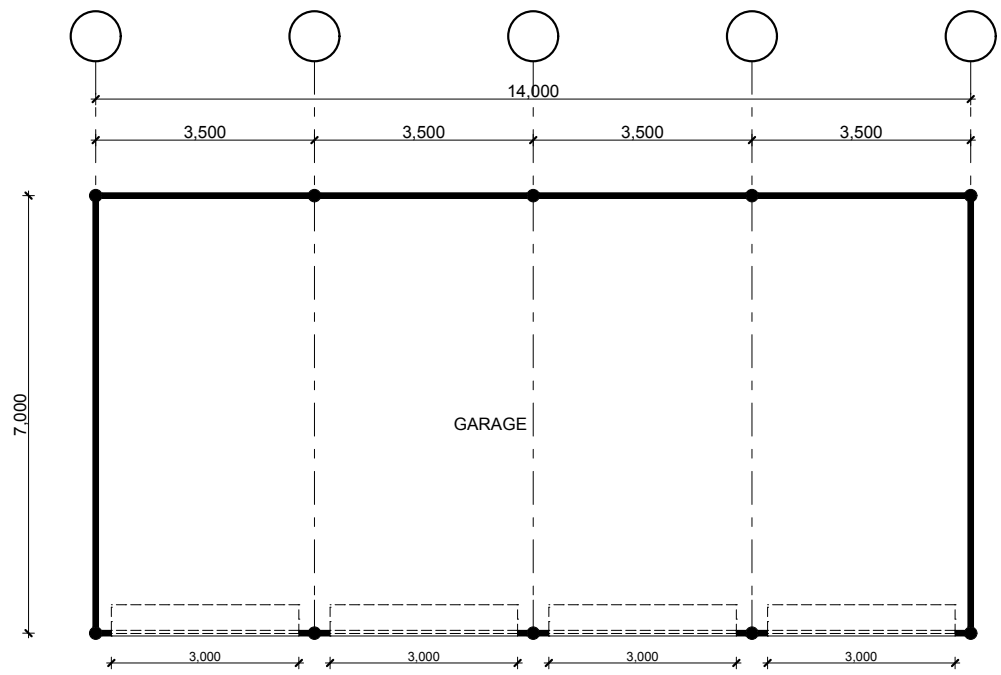
amendments			
A : 05.09.23 : ADDITIONAL NOTATION ADDED			
B : 05.04.24 : ADDITIONAL NOTES ADDED, CONSERVATORY FLOOR LEVEL RAISED, GARAGE SHORTENED, TOLL HOUSE BATHROOM ROOF PITCH AMENDED, ATRIUM FOOTPRINT AMENDED			
client			
BRUCE MARICH			
project			
REMOVAL OF REAR AWNING, RECONSTRUCTION OF EXISTING BATH/LAUNDRY BUILDING AND CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING. NEW DETACHED GARAGE, SHED, DECK WITH PERGOLA OVER AND INGROUND SWIMMING POOL WITH ASSOCIATED SAFETY BARRIERS			
site			
LOT 1 DP 524847 1 HIGH STREET MAITLAND NSW 2320			
sheet reference			
SECTIONS A & D			
work to figured dimensions in preference to scale. check dimensions and levels on job prior to ordering materials and completion of workshop drawings.			
drawn	BCM	scale	1:100
file name	102_20	rev.	dwg no.
plot date	05.04.24	B	09



NORTH ELEVATION
GARAGE



WEST ELEVATION
GARAGE

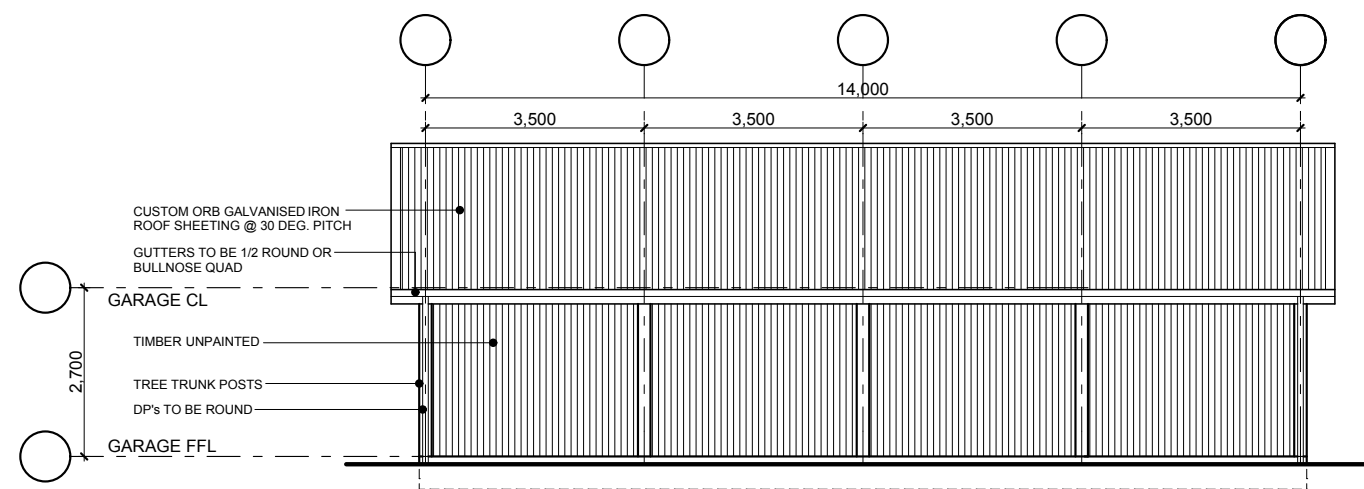


PROPOSED FLOOR PLAN
GARAGE

Refer to condition 13 requiring plan
modifications

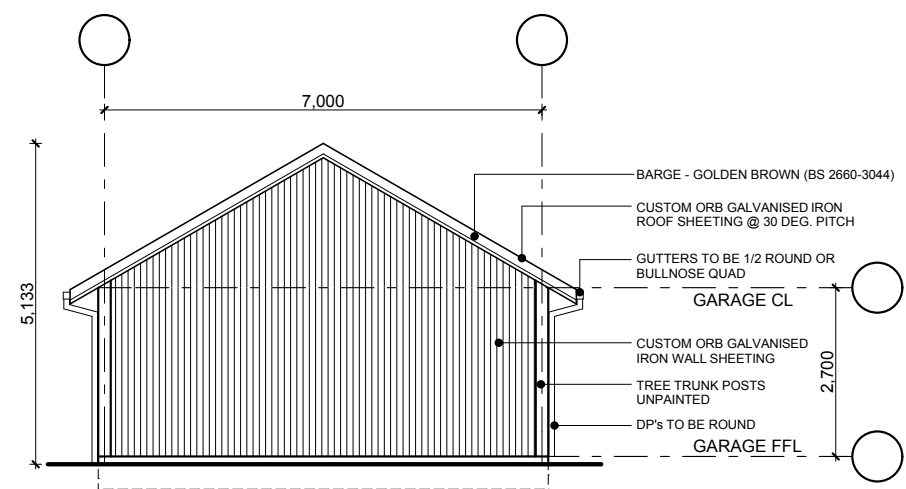


amendments			
A : 05.09.23 : ADDITIONAL NOTATION ADDED			
B : 05.04.24 : ADDITIONAL NOTES ADDED, GARAGE SHORTENED, TOLL HOUSE BATHROOM ROOF PITCH AMENDED, ATRIUM FOOTPRINT AMENDED			
client			
BRUCE MARICH			
project			
REMOVAL OF REAR AWNING, RECONSTRUCTION OF EXISTING BATH/LAUNDRY BUILDING AND CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING. NEW DETACHED GARAGE, SHED, DECK WITH PERGOLA OVER AND INGROUND SWIMMING POOL WITH ASSOCIATED SAFETY BARRIERS			
site			
LOT 1 DP 524847 1 HIGH STREET MAITLAND NSW 2320			
sheet reference			
GARAGE FLOOR PLAN, NORTH & WEST ELEVATIONS			
work to figured dimensions in preference to scale. check dimensions and levels on job prior to ordering materials and completion of workshop drawings.			
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plot date	05.04.24	B	10

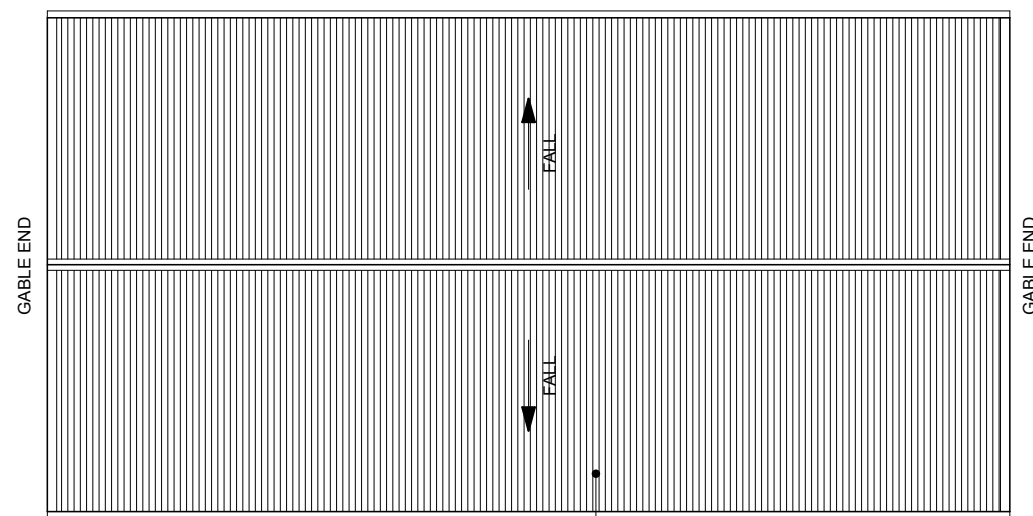


SOUTH ELEVATION
GARAGE

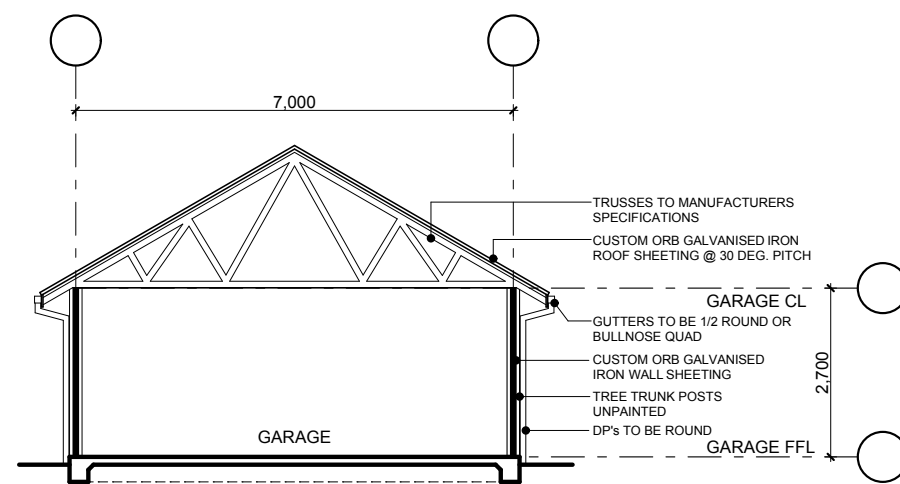
Refer to condition 13 requiring
plan modifications



EAST ELEVATION
GARAGE

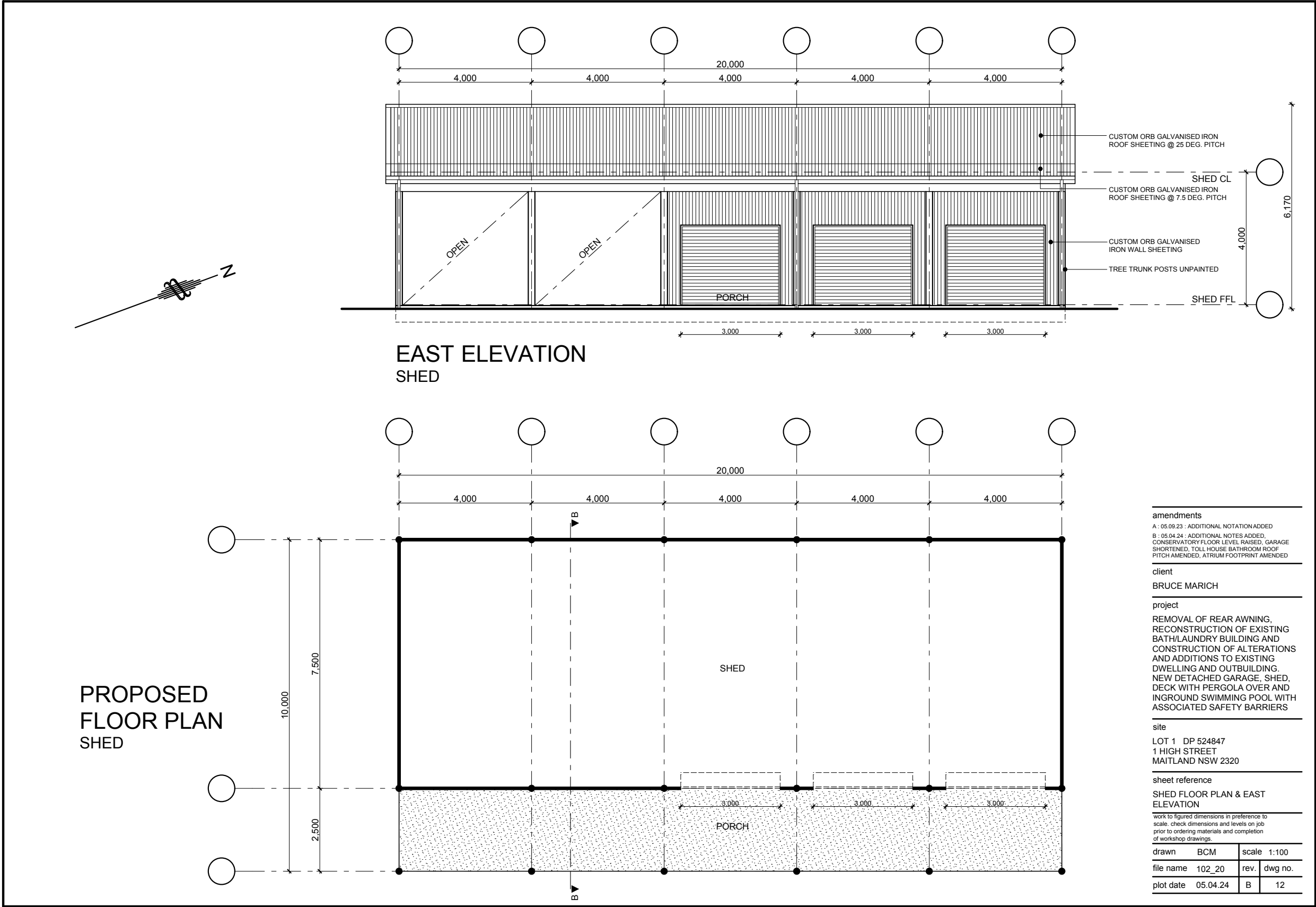


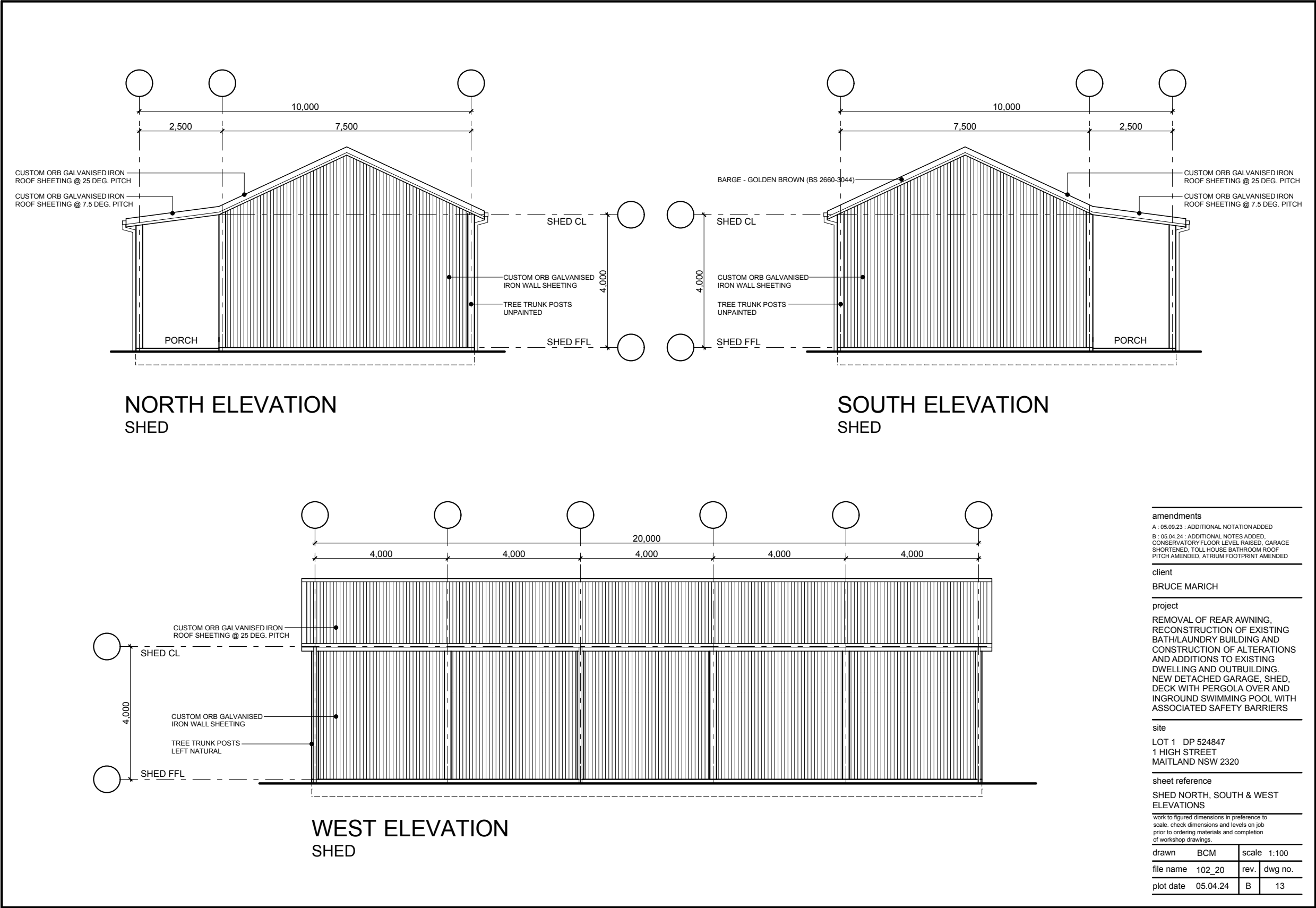
ROOF PLAN
GARAGE

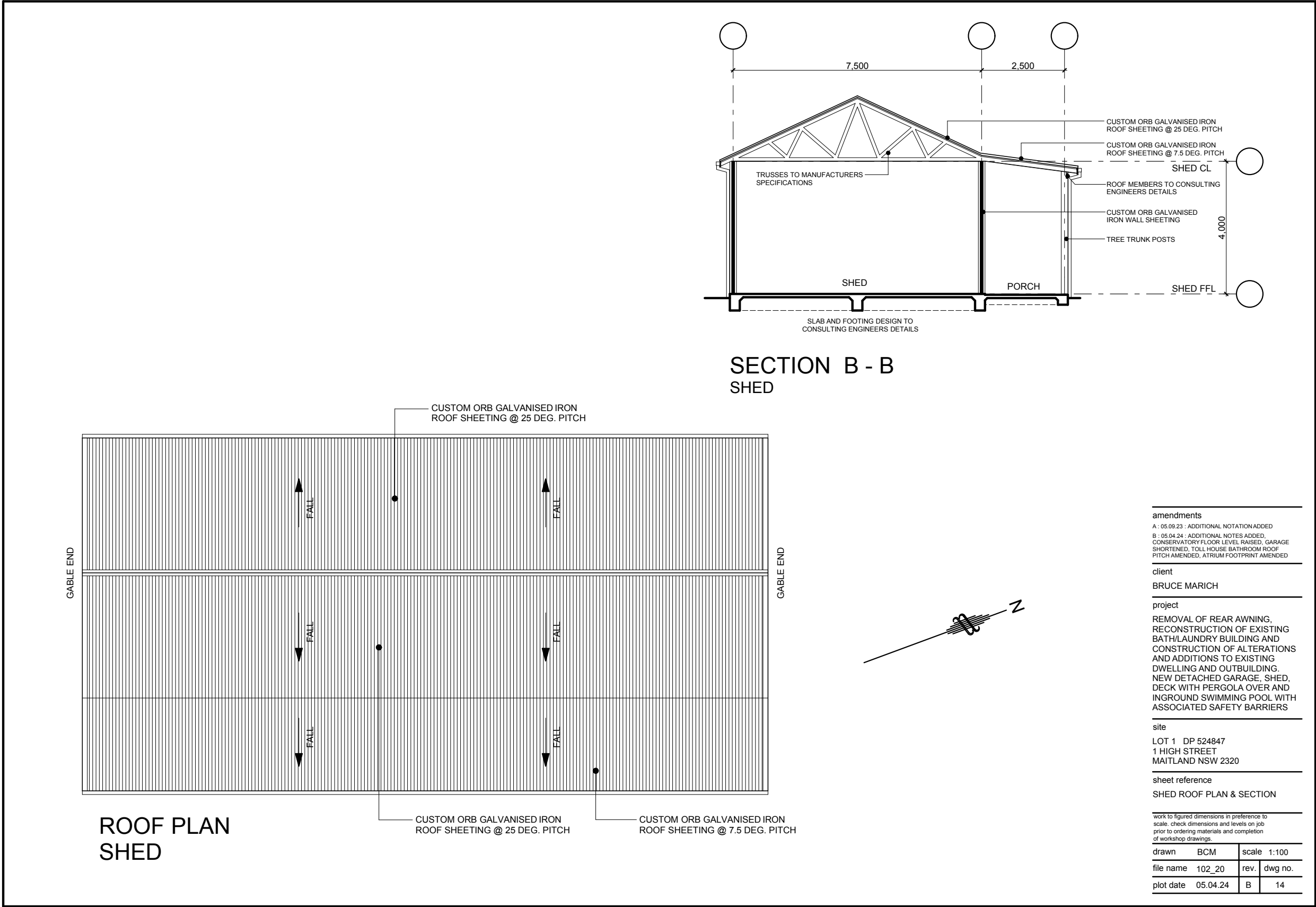


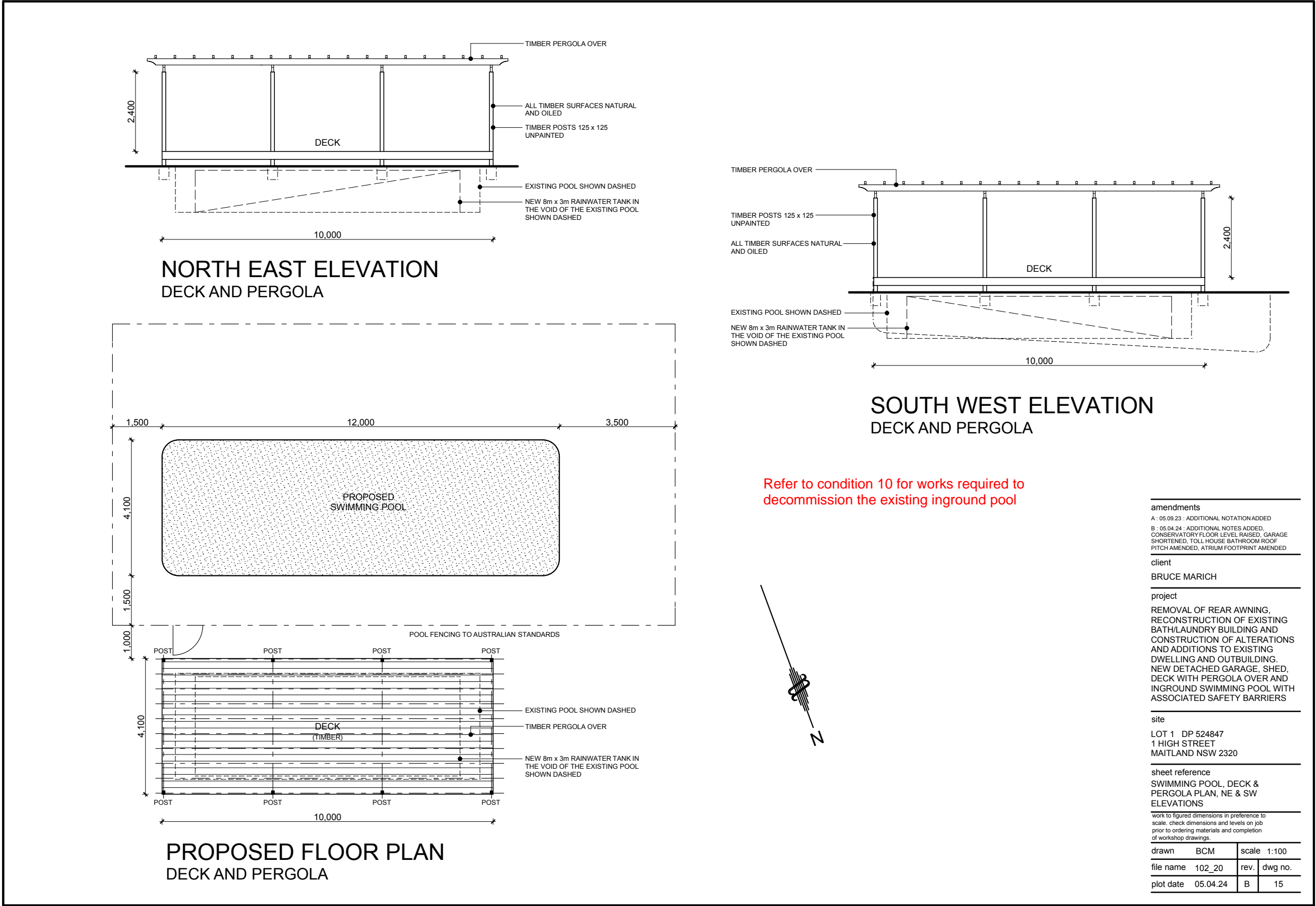
SECTION C - C
GARAGE

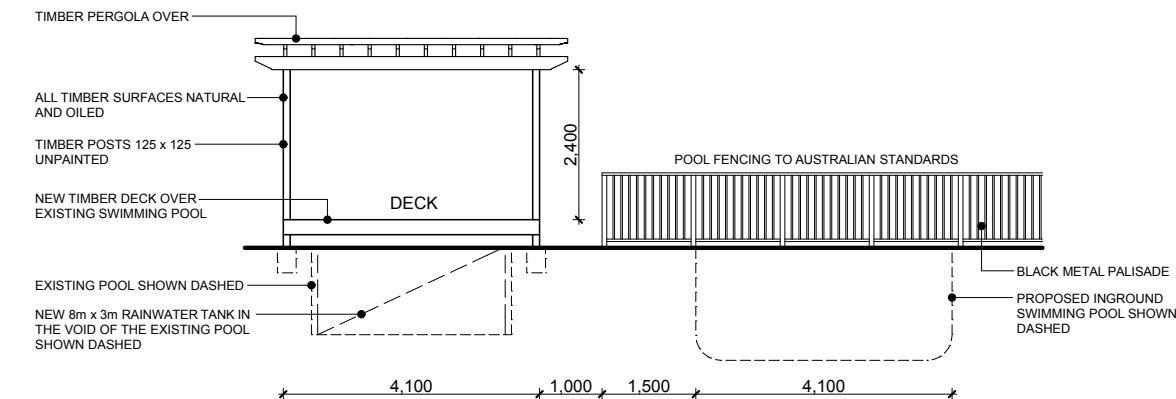
amendments			
A : 05.09.23 : ADDITIONAL NOTATION ADDED			
B : 05.04.24 : ADDITIONAL NOTES ADDED, CONSERVATORY FLOOR LEVEL RAISED, GARAGE SHORTENED, TOLL HOUSE BATHROOM ROOF PITCH AMENDED, ATRIUM FOOTPRINT AMENDED			
client			
BRUCE MARICH			
project			
REMOVAL OF REAR AWNING, RECONSTRUCTION OF EXISTING BATH/LAUNDRY BUILDING AND CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING. NEW DETACHED GARAGE, SHED, DECK WITH PERGOLA OVER AND INGROUND SWIMMING POOL WITH ASSOCIATED SAFETY BARRIERS			
site			
LOT 1 DP 524847 1 HIGH STREET MAITLAND NSW 2320			
sheet reference			
GARAGE ROOF PLAN, SOUTH & EAST ELEVATIONS & SECTION			
work to figured dimensions in preference to scale. check dimensions and levels on job prior to ordering materials and completion of workshop drawings.			
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file name	102_20	rev.	dwg no.
plot date	05.04.24	B	11





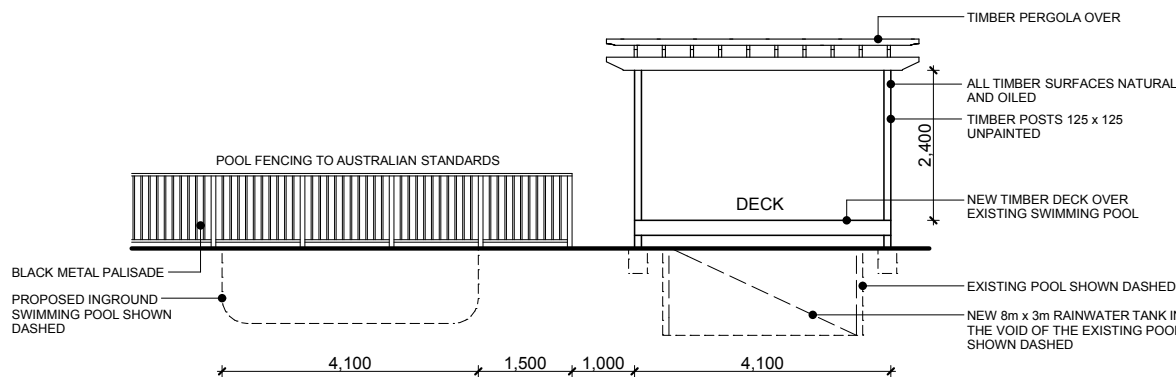






NORTH WEST ELEVATION
DECK AND PERGOLA

Refer to condition 10 for works require to decommission the existing inground pool



SOUTH EAST ELEVATION
DECK AND PERGOLA

GENERAL BUILDING SPECIFICATION

GENERAL

The builder to confirm all levels and dimensions on site prior to construction. The builder / owner shall give all notices, obtain permits and pay all fees / insurances required. all work to comply with the Building Code of Australia.

Building setout to be by a registered surveyor.
Termite protection treatment in accordance with AS 3660.1.
Smoke detectors in accordance with AS 3786.
Subfloor ventilation in accordance with BCA part 3.4.1.
Waterproof wet areas in accordance with AS 3740.
Balustrading and handrails to comply with BCA clause 3.9.1.2.
Stairs to comply with clause 3.9.1.3 and 3.9.1.4.
Exhaust fans to WC to comply with AS 1668.2.

CONCRETOR

All work shall be in accordance with AS 3600.
All footings, slabs to consulting engineers design / approval prior to pouring concrete.
Footings designed in accordance with AS 2870.

TIMBER FRAMING

All work shall be in accordance with AS 1684.
External fixings to be hot dip galvanised.
Internal timber framing to be MGP 10 (F5) minimum grade.

MASONRY

All work shall be in accordance with AS 3700.
Clay Bricks to be 20MPa.
All mortar to be M3 classification minimum.
cj - denotes vertical brick control joint.
Provide proprietary 'MET' ties across joints every 4th course, fill joint with approved sealant.

BRACING

Provide wall bracing in accordance with AS 1684.2 - 1999.
Refer to engineers design / wall manufacturers plans

LININGS

10mm gyprock to walls and ceilings.
9mm villaboard to wet area walls and ceiling
Cornice- as selected by owner

INSULATION

Refer to BASIX Certificate A421073 for minimum levels of insulation for external walls, ceilings and roof.

GLAZING

Refer to schedule for sizes of proposed windows and glass doors.
Frames to be Timber. All work in accordance with AS 2047. Glazing requirements as per BASIX Certificate A421073.

DOORS

(1) Fix standard swing doors.
Size as nominated on plan
Fix on hinges, handles, catches and locks
(2) Fix standard glass sliding doors where shown.
Size as nominated
Timber finish, colour as selected by owner

ELECTRICAL

Builder to consult owner with regard to location and type of fittings and fixtures to be used.
All work to be in accordance with AS 3000.

ROOFING

All work to be in accordance with AS 1397 (1993).
All fasteners in accordance with AS 3566.
Custom Orb Zincalume Or Galv. roof sheeting. Skillion roof, approx.7 degree pitch over Laundry / Bath.
Roof members to consulting engineers details.
Glass roof as per Basix requirements.

CLADDING

All lightweight cladding (weatherboards / sheeting) fixed to manufacturers specifications

PAINTER

Finish all new work, damaged work with a minimum of two(2) finishing coats.
Colours to owners specifications

DRAINAGE AND PLUMBING

All work to be in accordance with AS 3500.
Connect all DP's to new Rainwater Harvesting Tank. Re-use in development where practical. Overflow to rear paddock.
Refer to Stormwater Management Plan.
Plumbing contractor to determine the location and number of downpipes required to adequately drain the roof.
All plumbing work shall comply with Hunter water Board requirements.
Location of all existing services to be confirmed prior to construction.

EROSION AND SEDIMENT CONTROL

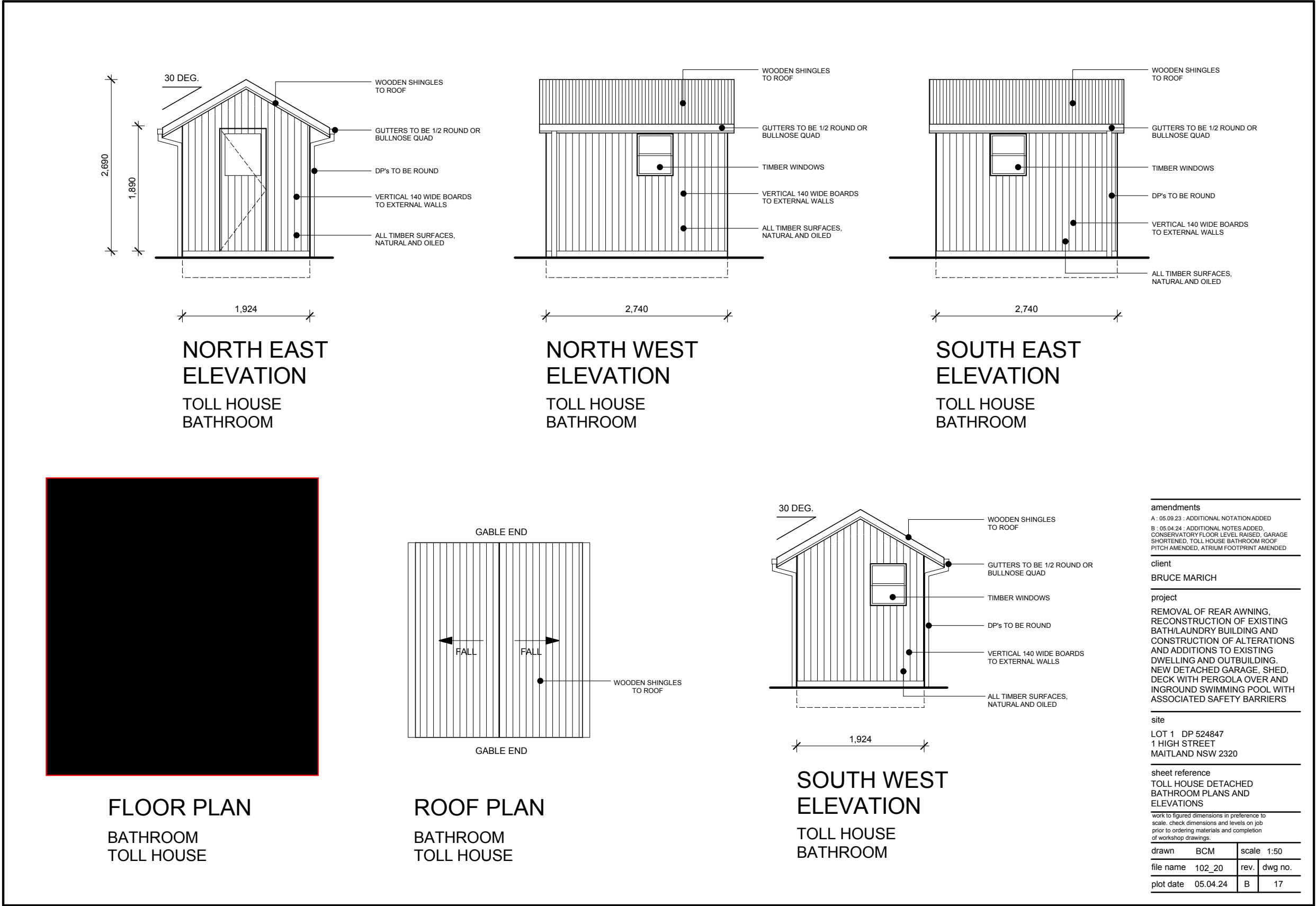
All work carried out in accordance with the department of conservation and land management urban erosion and sediment control. Refer to plan enclosed with application.

PRIME COST ITEMS

To be provided by the owner and fixed by the contractor.

client
BRUCE MARICH
project
REMOVAL OF REAR AWNING, RECONSTRUCTION OF EXISTING BATH/LAUNDRY BUILDING AND CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AND OUTBUILDING. NEW DETACHED GARAGE, SHED, DECK WITH PERGOLA OVER AND INGROUND SWIMMING POOL WITH ASSOCIATED SAFETY BARRIERS
site
LOT 1 DP 524847 1 HIGH STREET MAITLAND NSW 2320
sheet reference
SWIMMING POOL, DECK & PERGOLA - NW & SE ELEVATIONS
work to figured dimensions in preference to scale. check dimensions and levels on job prior to ordering materials and completion of workshop drawings.

amendments	scale 1:100
A - 05.09.23 - ADDITIONAL NOTATION ADDED	drawn BCM
B - 05.04.24 - ADDITIONAL NOTES ADDED. CONSERVATORY FLOOR LEVEL RAISED, GARAGE SHORTENED, TOLL HOUSE BATHROOM ROOF PITCH AMENDED, ATRIUM FOOTPRINT AMENDED	file name 102_20
	rev. B
	plot date 05.04.24
	dwg no. 16





GREEN MOUSE LANDSCAPE ARCHITECTURE

Green Mouse Landscape Architecture
152-160 Hunter St, Newcastle NSW 2300
P: 0451 015 358
E: marie@greenmouse.com.au
W: www.greenmouse.com.au

Registered Landscape Architect

True North

1. Do not scale off drawing, use written dimensions.
2. Verify all dimensions on site.
3. Read in conjunction with the corresponding specifications.
4. Read in conjunction with all architectural & engineering drawings.
5. Confirm location of all services prior to excavation.
6. All drawings to be printed in colour.
7. All designs & details are subject to copyright & may not be reproduced or used for another project or purpose without consent from Green Mouse

No	DATE	REVISION
DA-A	13/03/23	Issued for DA

Drawn: MS
Scale: @ A3
Date: 13/03/2023
Revision: DAA

RES-2301

THE BRIDGE HOUSE
Address: 1 HIGH STREET, MAITLAND, NSW
Client: BRUCE MARICH
Architect: BCM

01

LANDSCAPE LAYOUT

City Planning

DA2021/1434 DEMOLITION WORKS, DWELLING ALTERATIONS AND ADDITIONS, DETACHED GARAGE, DETACHED SHED, BED & BREAKFAST ACCOMMODATION, DETACHED BATHROOM, DECK WITH PERGOLA AND INGROUND SWIMMING POOL AT 1 HIGH STREET, MAITLAND

Assessment Report (Under Separate Cover)

Meeting Date: 11 June 2024

Attachment No: 3

Number of Pages: 28

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Version 1: Comprehensive

Application No:	DA/2021/1434
Proposal:	Demolition Works, Dwelling alterations and additions (Atrium, Conservatory, Bathroom), Detached Garage, Detached Shed, Bed & Breakfast Accommodation, Detached Bathroom (for Toll House), Deck with Pergola and Inground Swimming Pool
Address:	1 High Street, MAITLAND NSW 2320
Lot & DP No:	1/524847
Property No:	13683
Applicant:	Ben Murray c/- Hilltop Planners
Owner:	Bruce Marich
Author:	Brian Gibson
Site Inspection:	8 December 2021

INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2021/1434 proposing Demolition Works, Dwelling alterations and additions (Atrium, Conservatory, Bathroom), Detached Garage, Detached Shed, Bed & Breakfast Accommodation, Detached Bathroom (for Toll House), Deck with Pergola and Inground Swimming Pool. The assessment will provide consideration of the proposal under the Environmental Planning and Assessment Act 1979, the Maitland Local Environmental Plan 2011, the Maitland Development Control Plan 2011 and any other relevant legislation, guidelines and policies of the Council.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal involves dwelling alterations and additions to Bridge House including:

- the construction of an Atrium between the southern elevation of the residence and the northern elevation of the stone outbuilding,
- the construction of a Conservatory being attached to the southern elevation to the stone outbuilding,
- internal and external alterations to the stone outbuilding to enable access and refurbishment of existing roofing and cladding materials, etc,
- the addition of dormer windows to the southern slope of the stone outbuilding roof, and
- the construction of a replacement laundry attached to the south-west corner of the stone outbuilding.

In addition, the proposal includes:

- use as Bed & Breakfast Accommodation
- partial demolition of the existing inground, placement of water storage tanks within, and the construction of a deck and pergola over the former inground pool,
- construction of a new inground pool and associated pool fencing and landscaping,
- the construction of a detached four bay garage,

- the construction of a shed (three bays enclosed and two bays under a carport,
- construction of a detached bathroom for Toll House,
- a gravel driveway, and
- landscaping.

Plans for the proposal are provided at **Figure 1** below.

Note, the owner commenced construction on aspects of the proposal prior to the determination of the application (observed at a site inspection on 8 December 2023). Council has not issued a Penalty Infringement Notice or a Notice of Intent (Order) pending the consideration of the application and the works undertaken.

At a site inspection on 11 January 2024 Council staff viewed and considered the work commenced. The work commenced included:

- recladding of the eastern elevation of the stone outbuilding
- construction of external stairs at the eastern elevation of the stone outbuilding to the upper 'storage' level
- construction of two dormer windows and replacement of corrugated roof sheeting on the southern side of the stone outbuilding roof
- partial demolition of the laundry
- erection of a shed (Red Cedar structure)
- erection of a lean-to as a weather protective cover for a tractor
- excavation around Toll House

In response the applicant was advised to provide plans detailing the work undertaken and what prospective work remains (noting Council cannot grant consent retrospectively however can decide to accept work if it is not considered to have a detrimental impact).

SITE DESCRIPTION

The land on which the development is to be carried out is legally described as Lot 1 DP 524847 and commonly referred to as 1 High Street, Maitland. The development site has an irregular shape comprising an area of 8094m and a width ranging from approximately 30m to 80m and a depth of approximately 170m, with levels across the site ranging around 6.1m AHD to 7.7m AHD. Access to the development site is from Toll Bridge Lane which links with High Street.

The northern part of the site contains buildings and related improvements set amongst mature trees at the northern end of the site adjoining Toll Bridge Lane. This includes the following buildings:

- Toll House (circa 1820s)
- Bridge house (circa 1820s/1830s)
- Stone Outbuilding/Stables (circa 1840s)

These buildings have undergone alterations and additions, but are largely intact though the need for maintenance and refurbishment is evident from a visual inspection.

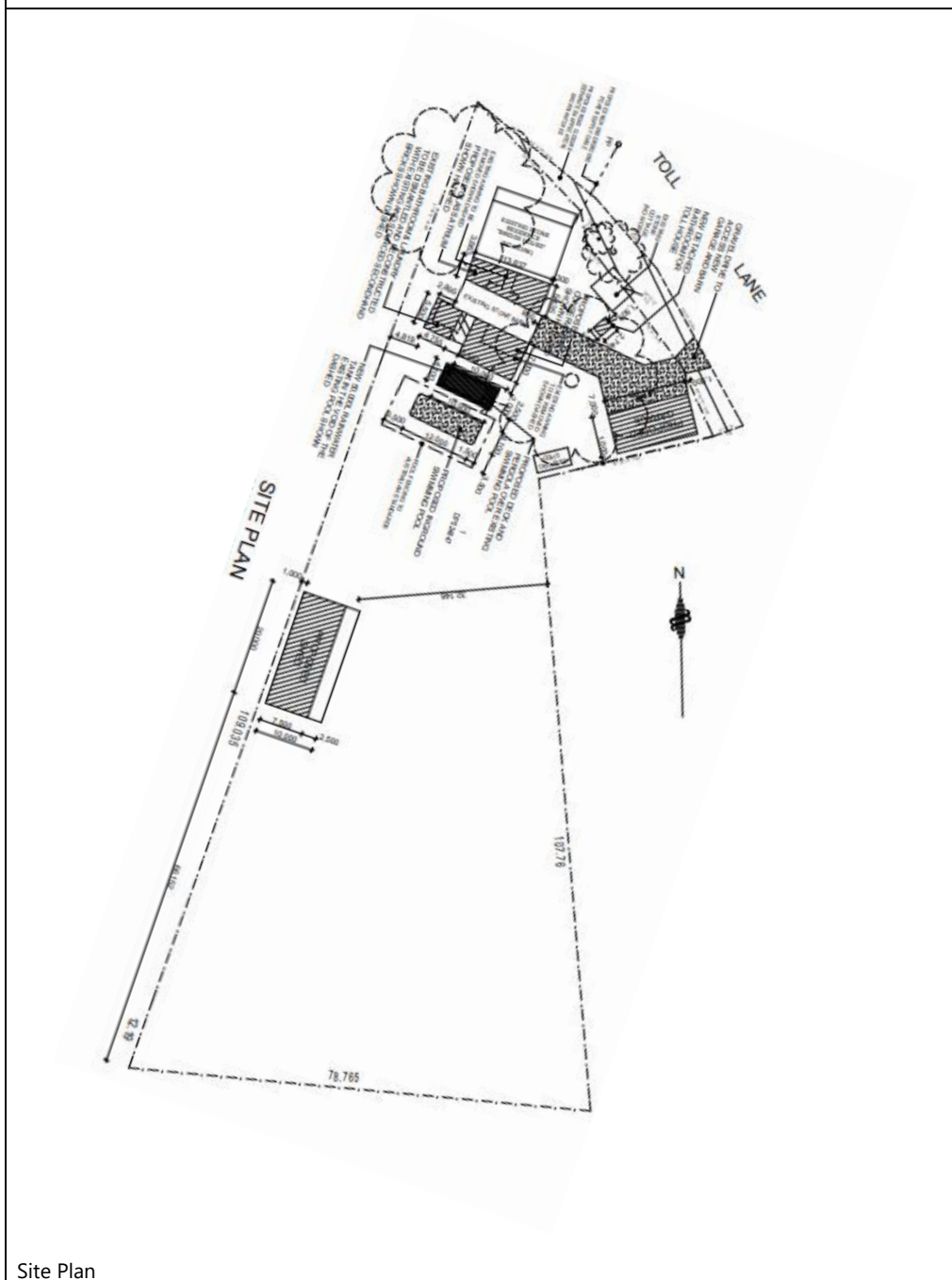
The southern half/rear of the site extends south towards the New England Highway/Les Darcy Drive, though does not have direct frontage to the road corridor. The rear of the site is predominately of managed agricultural land consisting of fencing and pasture, with no buildings, improvements, trees or shrubs.

The character/context of the locality consists of buildings fronting High Street with rural land to the rear. The built form is of 19th and early 20th Century buildings interspersed with commercial land uses (directly adjoining to the west is Walli House, a heritage listed building). The locality is generally cleared of vegetation except for mature plantings along the ribbon developed frontage of High Street, however land directly adjoining to the east contain an old orchard. Wallis Creek is located to the north-east of the development site on the opposite side of Toll Bridge Lane.

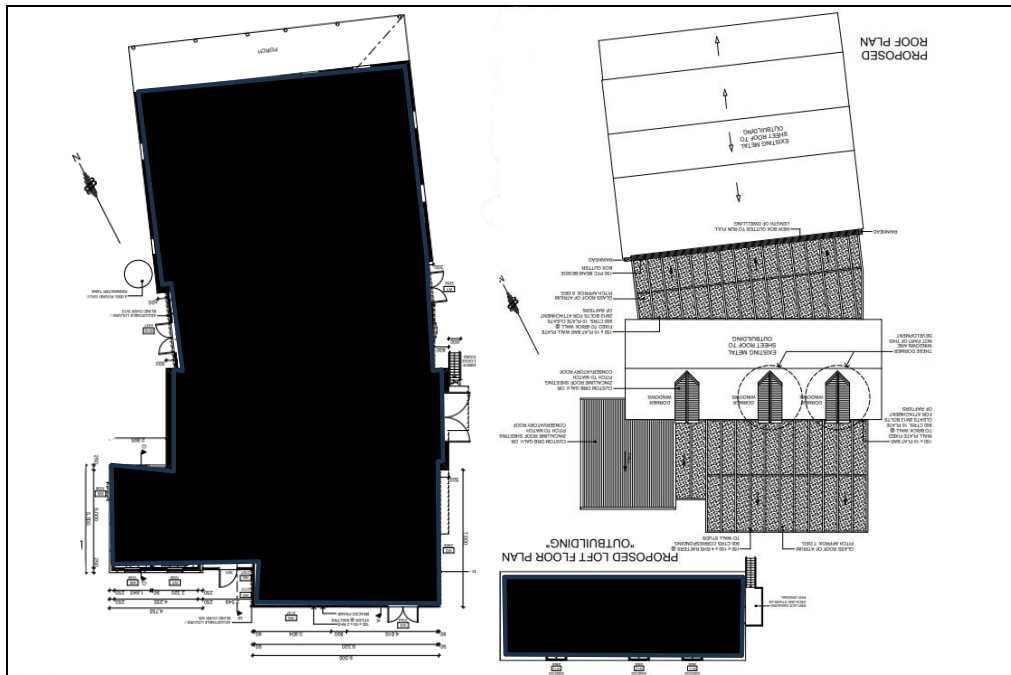
The site is mapped as flood prone land as per MLEP 2011 to a height of 9.7m AHD, resulting in a Flood Planning Level (FPL) of 10.2m AHD. The site is also mapped as bushfire prone land (Vegetation Category 3), is located within the riparian corridor for Wallis Creek and is also mapped as Coastal Use Area and Coastal Environment Area. The site is mapped as containing Acid Sulfate Soils (Class 5), is a Heritage Listed site and is located within a Heritage Conservation Area. No Aboriginal heritage sites are recorded in the vicinity (200m buffer) of the development. The development site is not located within a mine subsidence district nor mapped as contaminated land.

A copy of the Deposited Plan is provided at **Figure 2**, with an aerial photograph of the land provided at **Figure 3**. Photographs from the site inspection are provided at **Figure 4**.

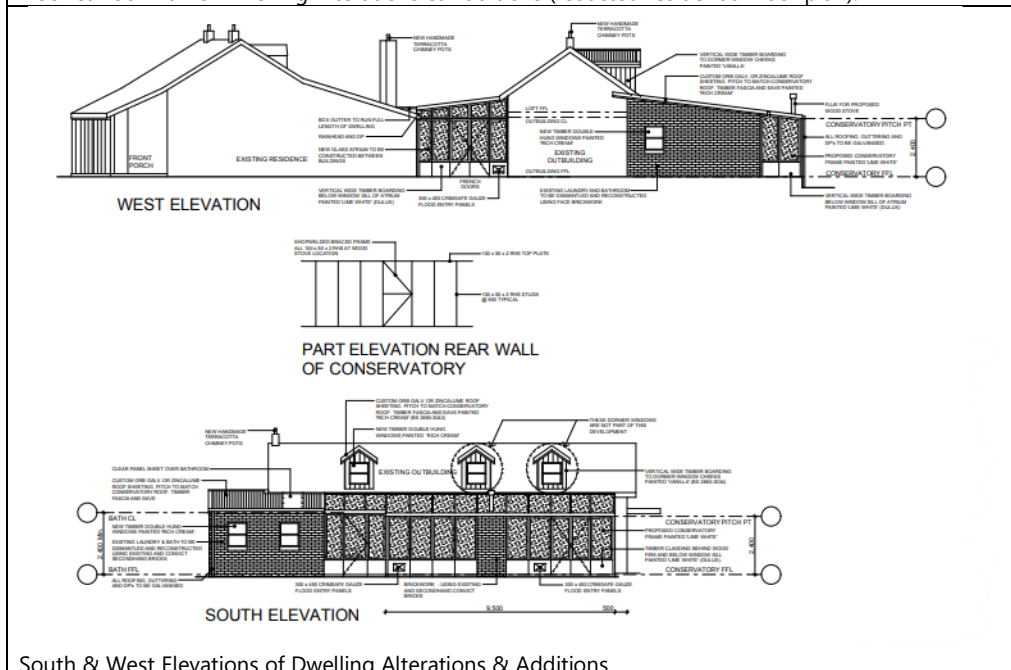
Figure 1 – Dwelling alterations and additions (Atrium, Conservatory, Bathroom), Detached Garage, Detached Shed, Detached Bathroom (for Toll House), Deck with Pergola and Inground Swimming Pool



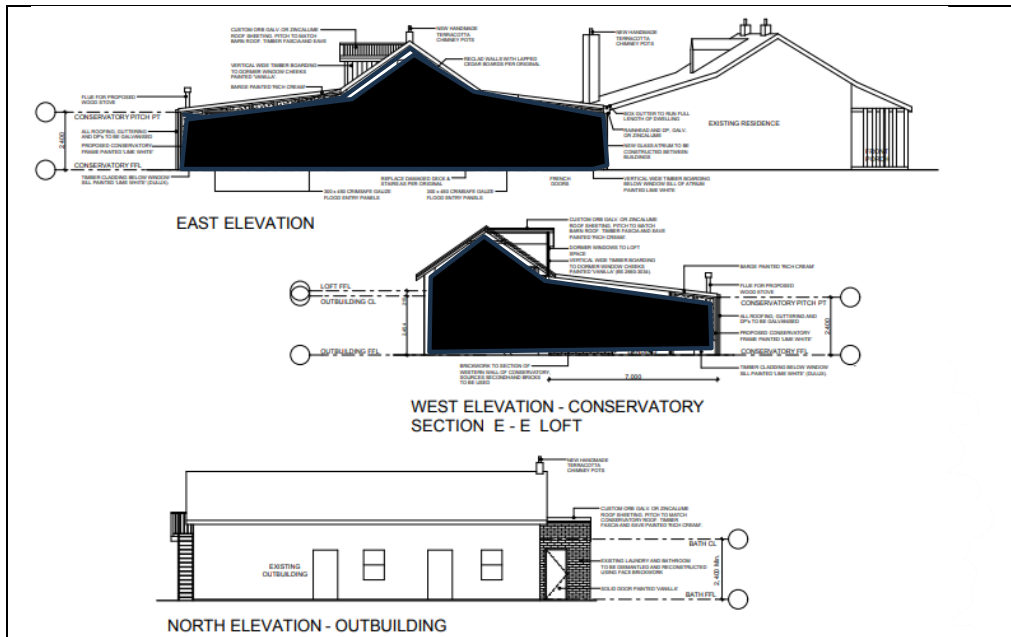




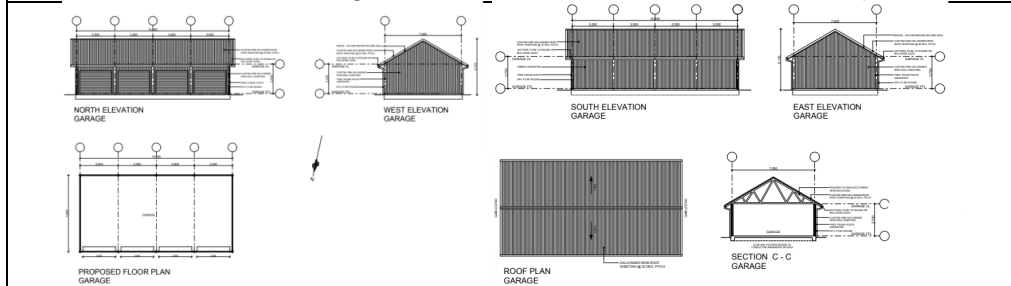
Floor & Roof Plan of Dwelling Alterations & Additions (redacted residential floor plan).



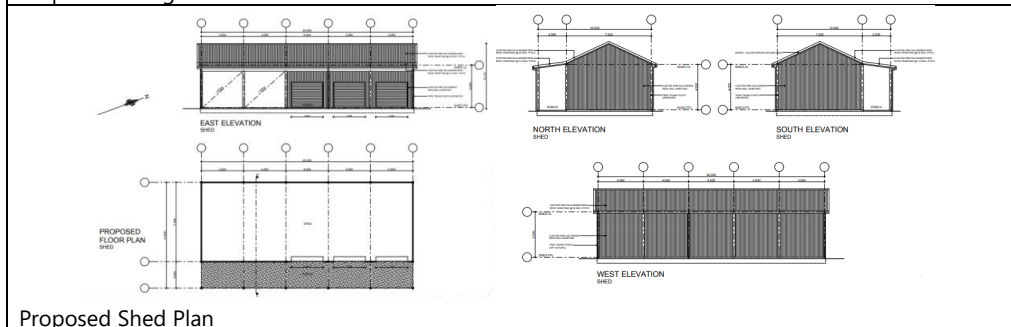
South & West Elevations of Dwelling Alterations & Additions



North & East Elevations of Dwelling Alterations & Additions (redacted residential floor plan)



Proposed Garage Plan



Proposed Shed Plan

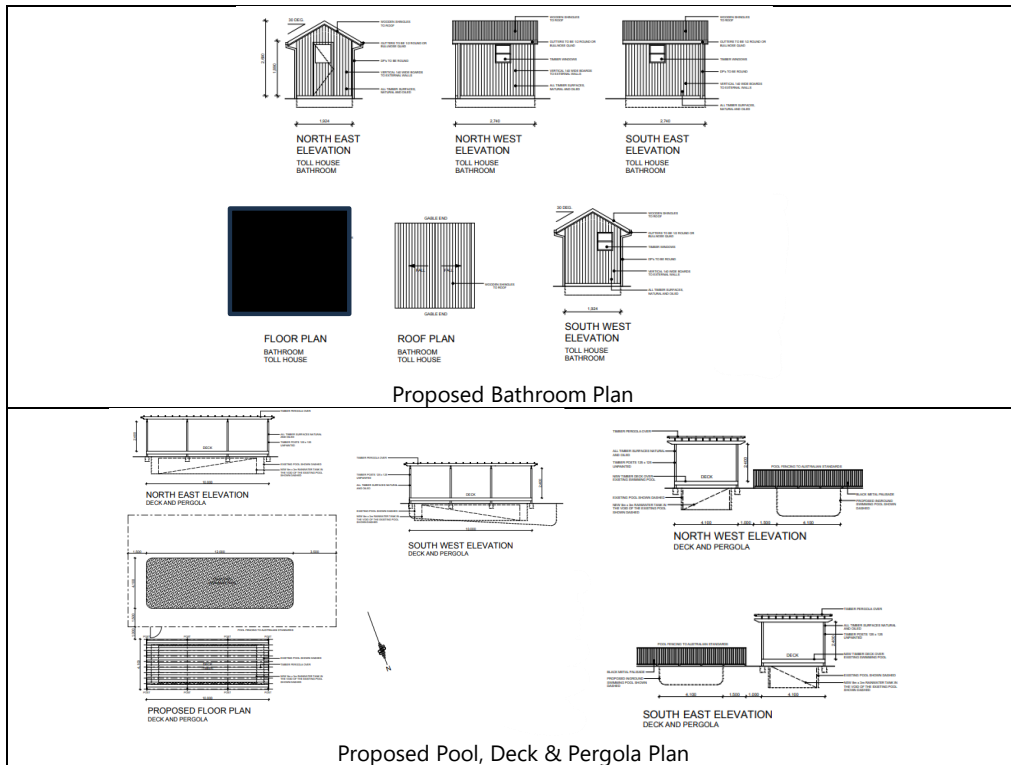


Figure 2 Excerpt from Deposited Plan 524847

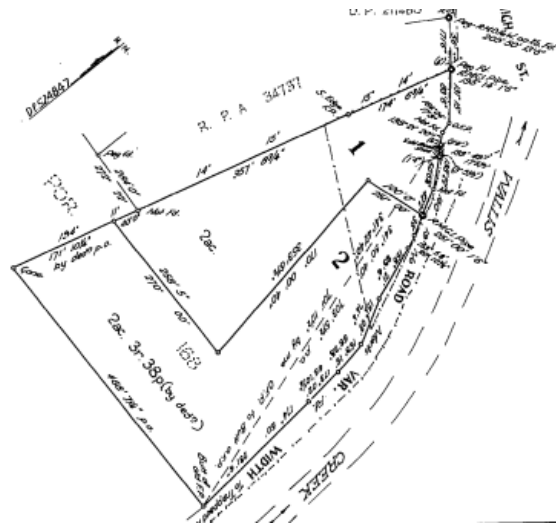


Figure 3 - Aerial View of Subject Land



Source – Nearmap April 2024

Figure 4 - Site inspection photos of subject land











View of Toll House and Bridge House from High Street bridge crossing of Wallis Creek





View of Toll House, Bridge House and Walli House from High Street bridge Crossing of Wallis Creek



Rear view of Toll House and Bridge House from New England Highway/Les Darcy Drive (includes Walli House to the left)

 <p><i>View of northern elevation of Toll House</i></p>	 <p><i>View of southern elevation of Toll House</i></p>
 <p><i>Western view of proposed Atrium connection between Bridge House and the Stone outbuilding</i></p>	 <p><i>Eastern view of proposed Atrium connection between Bridge House and the Stone outbuilding</i></p>
 <p><i>Existing well located between Bridge House and the Stone outbuilding</i></p>	 <p><i>Image showing weathering of Stone outbuilding sandstone</i></p>
 <p><i>View north of the Stone outbuilding and Bridge House in the background</i></p>	 <p><i>View of eastern elevation of the Stone outbuilding</i></p>

 <p><i>View of southern and western elevations of Laundry</i></p>	 <p><i>View of southern elevation of the Stone outbuilding and existing skillion, with Laundry in the background</i></p>
 <p><i>View along western boundary (to the right of picture) with Laundry in foreground</i></p>	 <p><i>View along western boundary (to the left of picture) with Bridge House and Walli House in background</i></p>
 <p><i>View north of Bridge House, Toll House and Stone outbuilding, with western boundary to left of picture</i></p>	 <p><i>View south over rear of property, western boundary to the right of picture</i></p>
 <p><i>View of unauthorised lean-to structure</i></p>	 <p><i>View of unauthorised shed</i></p>

PREVIOUS DEVELOPMENT HISTORY

The table below provides a consent history and background context that is a relevant consideration in the assessment of the application.

Previous Consent History				
DA No.	Description of Development	Date Determined	Decision Approved/Refused	Key Issues
DA/03/0996	Tree Application – Removal of 3 Trees and Pruning of 1 Tree	7/4/2003	Approved	N/A
DA/12/1746	Removal of 1 Tree and Pruning of 4 trees	21/06/2012	Approved	N/A
DA/17/0955	Tree Application – Removal of 1 Pepper Tree and 1 Jacaranda	31/5/2017	Approved	N/A

PLANNING ASSESSMENT - 4.15(1) matters for consideration

Development Type -

The proposal is categorised as *local development*, under the Environmental Planning and Assessment Act 1979 (EPA Act).

Contributions -

The proposal does not attract a contribution under Council's current adopted Section 7.11 or 7.12 Plans.

Consideration of Threatened Species

Council is required under Section 4.15 of the *Environmental Planning and Assessment Act 1979* to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the *NSW Biodiversity Conservation Act 2016* or under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The development site is not mapped as containing any native vegetation (EEC) nor having Biodiversity Values. The site is within the riparian zone for Wallis Creek, which includes key fish habitat however the development will have no direct impact outside of compliance with standard erosion prevention and sediment control practices/measures. The site is dominated by exotic plantings and crops/grasses.

As the development proposal does not propose the removal of any trees, further consideration of habitat features such as hollows, habitat logs and stags is not required. As such, it is concluded the proposal is unlikely to result in adverse impact upon threatened species or endangered ecological communities noting the current condition of the site and what is proposed.

Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument

State Environmental Planning Policies

The following State Environmental Planning Policies (SEPP's) are relevant to the assessment of the proposal:

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 – Coastal management

The objective of Chapter 2 is to manage land use planning in the coastal zone through protecting environmental assets and managing development. Under clauses 2.10(2) and 2.11(1) of the SEPP, the consent authority must consider provisions prior to granting consent. In this regard:

2.10(2) Coastal Environment Area - The proposal will have no impact on natural processes, vegetation or access in the coastal environment area, with the design being setback from the foreshore (creek bank) on private land and having regard to issues including flooding and heritage. Conditions are recommended which will protect the Coastal Environment Area.

2.11(1) Coastal Use Area - The proposal will not impact use of the coastal area, with the design being setback from the foreshore (creek bank) on private land and having regard to issues including flooding and heritage. Conditions are recommended which will contribute to the protection of the Coastal Use Area.

Chapter 4 – Remediation of land

The objective of Chapter 4 is to provide for the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Under Clause 4.6(1) the consent authority must not consent to the carrying out of the development unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The development site is not mapped as Contaminated Land in Council's GIS mapping. Further, there are no known historic land uses that would give rise to potential contamination, with Council's records and the site inspection not having raised concerns.

Note, material was observed within a depression/hole in the agricultural field at a site inspection in December 2023. The applicant has advised this material which consisted of broken up concrete slab material has been removed. Council has requested evidence of the clean-up actions.

Conditions are recommended should consent be granted to protect the environment from potential contamination disturbed during the extractive industry operations.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 of the SEPP aims to conserve and manage of areas of habitat for koalas. Schedule 2 of the SEPP identifies the City of Maitland as an LGA to which this planning instrument applies.

As no trees are to be removed no further investigation is required under the SEPP regarding potential koala habitat.

Maitland Local Environmental Plan 2011

The subject land is zoned RU1 Primary Production under the Maitland Local Environmental Plan 2011 (MLEP2011).

The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

Under the LEP a Dwelling House is permissible with consent, with the proposed works being ancillary to a Dwelling House. The existing Dwelling House predates planning controls though is considered a conforming use.

The proposed works are considered to not be contrary to the zone objectives noting the works are considered to be ancillary to the Dwelling House and will not inhibit or sterilise use of the rear of the site for agricultural purposes nor conflict with adjoining agricultural uses.

Bed & Breakfast Accommodation is also proposed, with the detached bathroom for Toll House being specifically proposed for this purpose. Bed & Breakfast Accommodation is permissible within the zone with consent.

The following clauses of the LEP are relevant to the assessment of the proposal:

Clause 5.10 - Heritage Conservation

The development site is mapped as containing **Heritage Item I148 'Walli House Group'** and as being within the **C3 East Maitland Heritage Conservation Area**.

Effect of proposed development on heritage significance

Sub-clause 4 requires the consent authority, before granting consent in respect of the heritage item and/or heritage conservation area, to consider the effect of the proposed development on the heritage significance of the item.

In addressing this provision, the applicant provided a Heritage Impact Statement (HIS) by Heritas (dated November 2021). The Statement of Significance in the HIS advised for Bridge House (part of the Walli Group):

Walli House Group is a unique, surviving example of life in early Maitland demonstrating three stages of residential development for one family over a period of more than 30 years - the stone cottage known as Toll House (pre-1829), Bridge House (c1829) and Walli House (c1840s/50s). The dwellings were built by Samuel Clift and continued to be occupied by Clift family descendants for many decades following, and then again through the ownership of Bridge House in the late 20th century and early 21st century to the present.

The small sandstone dwelling known as Toll House demonstrates the availability of local building materials and the simplicity of life for a family of four in the Hunter Valley of the early 1800s.

The Old Colonial Georgian style of Bridge House, directly adjacent to Toll House, demonstrates the improved circumstances of Samuel Clift during the first decade of his occupation. The presentation of the dwelling to High Street, between Toll House and Walli

House, is relatively unchanged from the mid-19th century. Its proximity to Wallis Creek and Victoria Bridge is purposeful and significant.

The greater site of the Walli House Group has potential to reveal further information related to the history of domestic life and town development in early Maitland.

Bridge House and the Walli House Group maintain a very high level of significance to the Maitland area for their historical, aesthetic and technical values.

In terms of the East Maitland Heritage Conservation Area, the HIS concludes:

East Maitland's historic significance is in its surviving record of the urban growth of Maitland. It is a relatively rare example of a town with origins based primarily on government functions, with links to the convict period and early immigration (Caroline Chisholm House).

Its government functions, continued in the ongoing use of the Gaol (over almost 150 years), Courthouse and Lands Office and in the preservation of the former police buildings and Post Office, contribute to both historic and social significance.

The Heritage Conservation Area's aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.'

The HIS concluded:

Bridge House and Toll Cottage are once again under the stewardship of a Clift descendant with the aspiration to conserve the existing site, return the buildings to a liveable state and share their history with the public. The proposed works will provide for the conservation of stonework, reconstruction of missing elements, and a heightened interpretation for the benefit of the public. The construction of new elements in the grounds is proposed in forms and materials that are sympathetic to the existing heritage items and conservation area, and to the rural nature of the site.

In addition to the HIS, a Preliminary Archaeological Assessment (PAA) dated May 2022 report was submitted with the application by Umwelt. The PAA concluded:

Aboriginal Heritage: *It is considered that there is a low likelihood that the proposed works will result in harm to Aboriginal objects. In accordance with the due diligence code, it is assessed that no further Aboriginal heritage investigations are required, and works can proceed with caution.*

European Heritage: *It is considered unlikely that significant historical archaeological 'relics' will be exposed during the proposed works. While there is no known potential for any archaeological 'relics' to be discovered or for impacts to any archaeological 'relic' to occur during the proposed works, it is acknowledged this does not negate the potential for archaeological relics to be present at the property; given its historical use and the construction of buildings (1826 – 1853) during the first years of European colonisation.*

The PAA contained recommendations that should be included in any consent.

Council's Heritage Officer, having regard to the HIS, PAA and sub-clauses, advised:

- **View Corridors/Visual Context**

Important vantage points are those where the building group can be appreciated from High Street and from Victoria Bridge (connected to the naming of Bridge House, understanding there were a series of bridges built for the crossing in different locations). In addition, views where the siting of the houses in the context of Wallis Creek can be appreciated are of importance. Elements of the proposal which have the potential to impact on the above are considered to include:

 - The proposed 4 bay garage located to the southern corner of the site. It is accepted that it has been removed as far as possible from the historic building group, however the building is large at 16m in length, longer than Bridge House at 14m with four garage openings facing into the site which will sit within the visual catchment of the group.
 - The proposed timber framed glazing for the roof and walls of the atrium is generally considered recessive, however it is considered important the side building line sit well within the outer bounds of the Bridge House and the stone outbuilding such that they remain clearly legible and prominent within the view catchments of the building group.
- **Building Forms and Proportions**
 - There is concern that the stone outbuilding is being subsumed by additions under the proposal, which has a substantial impact on its contribution and integrity within the building group.
 - The proposed conservatory and laundry extend across the full length of the stone outbuilding. A brick skillion roof laundry is proposed to the north-west end of the structure which will be highly visible from Walli House and could be considered to sit within its curtilage given consideration of the group value of the structures.

The long skillion form appears incongruous and unrelated to the massing and forms of the existing buildings and it is recommended the length of the skillion be reduced.

It is recommended that a laundry structure under a distinct pitched roof form sit separate from the stone outbuilding in order to maintain a sympathetic visual context for Walli House – also noting that Walli House will maintain upper levels from where the site would be viewed. The structure could have a linked connection to the proposed conservatory and stone outbuilding.
- **Archaeology**

The archaeological assessment has been reviewed - conditions of consent are recommended.

Clause 5.21 - Flooding

The development site is mapped as flood planning land, being subject to flooding. The site has levels varying from approximately 6.10m to 7.79m AHD, with the habitable

areas of the dwelling being at approximately 7.25m to 7.65m AHD. The flood planning level is 10.2m AHD (as relating to habitable floor areas), therefore the existing dwelling house (5.65m high to ridge) and stone outbuilding (5.35m high to ridge) are inundated to a maximum height of 2.95m above natural ground level (ngl).

For the proposed garage and shed, as they are not habitable structures the flood planning level does not apply. These structures will be inundated to a maximum height of 2.9m for the garage (assuming a ground level of 6.5m AHD) and a maximum height of 2.2m for the shed (assuming a ground level of 7.5m AHD).

The flood waters in the vicinity of the dwelling, shed and garage are all deemed to be high hazard. The velocity varies, as identified:

- Dwelling & Stone outbuilding– 0.35 m/s
- Garage – 0.29 m/s
- Shed – 0.17 m/s

The applicant's flood study provided the following flood characteristics for the site:

- is located beside Wallis Creek, approximately 1km upstream of the flood gates through the Hunter River levee and is located within the floodplain of the Hunter River.
- Whilst located beside Wallis Creek, the substantial upstream floodplain storage volume means that it is flooding from the Hunter River that is the critical condition.
- Studies indicate the site is flood-free at the 5% AEP (20-year ARI) event, but experiences inundation at the 2% AEP (50 year ARI) event with a peak flood level around 7.7m AHD (highest point of the land). At the 1% AEP event the peak flood level increases by around 2m to 9.7m AHD (approximately 2m above the highest point of the site).
- The modelled peak flood velocities are not higher than around 0.5 m/s for the adopted flood conditions of the 1% AEP event therefore, the risk to property from flooding is driven by the flood depth. This places the flood hazard in classification where all buildings are vulnerable to structural damage, with some less robust building types being vulnerable to failure. Flood conditions of that order have not been observed since the February 1955 event.
- Evacuation to the nearest facility is flood-free at the 5% AEP (20-year ARI) event. With regard to flood warning, the major flood level at Belmore Bridge corresponds with around a 10% AEP event, therefore as the site is not impacted by flood waters until the 2% AEP access to areas outside the floodplain would be available prior to the latter event. it is expected a major flood warning would be in place for such a circumstance, noting the NSW State Flood Plan (2015) targets a flood warning time of 24 hours prior to a Major Flood event at Maitland.

Clause 5.21 requires that development consent must not be granted unless the consent authority is satisfied the development is:

- (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.*

It also requires that 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.*

The development is not expected to impact the behaviour of the flood waters nor increase the flood affectation of other development or properties. Noting the occupation of the land dates back some 200 years it is evident the buildings and land use activities have withstood major flooding events which have not caused any apparent damage to riparian vegetation or riverbanks.

The flood study provided with the application indicates adequate warning would be provided for evacuation in any major flood event. It also noted the upper floor of Bridge House is at or around the FPL allowing valuables and the like to potentially be stored above flood waters.

Having regard to the proposed alterations and additions in terms of compatibility with the flood function and behaviour of the land, other than the garage and shed most of the structures are light weight additions that would be impacted somewhat by flood waters. A structural engineer's report provided in support states due to the velocity of water at the site not being greater than 0.5 m/s during a 1% AEP flood event, the risk of structural failure or damage in the event of flooding up to the FPL is minimal provided the additions are constructed in accordance with the report's recommendations.

In terms of alternatives, noting the heritage significance of the site and buildings, the continued occupation of the land is in the community interest.

Refer to Part B.3 of the DCP in section 4.15(1)(a)(ii) of this report regarding further assessment of the proposed development.

Clause 7.1 - Acid Sulfate Soils

The land is mapped as class 4 Acid Sulfate Soils, with consent required where works are more than 2 metres below the natural ground surface or by which the water table is likely to be lowered more than 2 metres below the natural ground surface. The proposed development does seek to excavate more than 2 metres below the ngl, noting that footings, drainage and services will be likely located within 1 metre of the natural ground surface.

Clause 7.4 - Riparian Land & Watercourses

This clause applies to land identified as "Watercourse land" on the Watercourse Map, and all land that is within 40 metres of the top of the bank of a watercourse identified as "Watercourse land" on the Watercourse Map.

Figure 5 below details the location of watercourses and riparian buffers in the vicinity of development site.

Figure 5 – Excerpt of Watercourses Map and Riparian Land 40m buffer Map (development site boundaries detailed in light blue)



Works associated with the Dwelling House are partially located within the mapped riparian buffer. This includes minor filling for the gravel driveway, etc.

As the land incorporates watercourses/riparian buffers, sub-clause 3 requires the consent authority, prior to determining a development application to carry out development on land to which this clause applies, to consider whether or not the development—

- (a) *is likely to have any adverse impact on the following—*
 - (i) *the water quality and flows within the watercourse,*
 - (ii) *aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) *the stability of the bed, shore and banks of the watercourse,*
 - (iv) *the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) *any future rehabilitation of the watercourse and its riparian areas, and*
- (b) *is likely to increase water extraction from the watercourse.*

Under sub-clause 4 the consent authority must not grant development consent to development on land to which this clause applies unless it is satisfied that—

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposed development site does not have direct frontage to Wallis Creek, with the embankment and Toll Bridge Lane separating the works from the watercourse. In the

vicinity of the development site the bank is a formed channel with only exotic grass as cover.

The development will not have any impact on the natural processes or the riparian buffer, due to the minor disturbance to be generated by the works. The imposition of standard practice conditions for stormwater drainage and the prevention of erosion and sediment control will further protect the riparian buffer.

Refer to comment under Agency Submissions addressing the need for a Controlled Activity Approval under Section 91 of the Water Management Act, 2000.

Section 4.15(1)(a)(ii) - Any draft environmental planning instrument that is or has been placed on public exhibition

There are no draft environmental planning instruments applicable to this proposal.

Section 4.15(1)(a)(iii) - Any development control plan

Maitland Development Control Plan 2011 (DCP)

The following chapters of the Maitland DCP are relevant to the assessment of the proposal:

Part A – Administration

Part B – Environmental Guidelines

Part C.4 – Heritage Conservation

Part C.10 – Design Guidelines

Part A – Administration

A.4.1 Notification

The development application was notified for 14 days in accordance with Council's Community Participation Plan from 22 November 2021 to 6 December 2021 with 4 submissions received*. Further discussion regarding the submissions received is provided in section 4.15(1)(d) of this report.

* three of the submissions were from the same author.

Part B – Environmental Guidelines

B.3 – Hunter River Flood Plain

In support of the application a flood risk report and a structural engineering report have been submitted. These are analysed in clause 5.21 of the MLEP2011 section of this report.

Having regard to the proposed building works, the proposed dwelling alterations and additions are below the FPL. This in part is a response to the heritage significance and the practicalities of designing a sympathetic outcome and is considered a mitigating factor.

With regard to flood impacts on the light weight (glazing) design of the Atrium and Conservatory, the design proposes flood entry panels to allow inundation and reduce external pressure on the glazing, and for the atrium and conservatory to be self-supporting structures. These measures are considered acceptable in the context of a sympathetic heritage design outcome.

B.6 – Waste Not – Site Waste Minimisation & Management

A Site Waste Minimisation and Management Plan (SWMMP) was submitted with the development application and satisfactorily addresses the requirements under this Part of the DCP. Standard conditions are recommended regarding the management of waste materials through the construction phase.

B.7 – Environmentally Sensitive Land

Refer to comment above under clause 7.4 of the MLEP2011.

Part C – Design Guidelines

C.4 – Heritage Conservation

Refer to comment above under clause 5.10 of the MLEP2011.

C.8 – Residential Design

Development Control 8.6 requires side and rear setbacks in the RU1 to be 10m. The proposed development seeks a reduced side boundary setback of:

- Laundry – 4.8m
- Pool – 7.7m
- Pergola – 10m
- Garage – 1m
- Shed – 1m

Note, the existing setbacks are:

- Bridge House – 8.5m
- Stone outbuilding – 8.2m
- Laundry – 5.8m
- Pool – 11m

Considering the existing setbacks for Bridge House and the stone outbuilding, the only encroachments are the laundry (1m closer) and the pool (3m closer). The encroachment of the pool, being at grade, is acceptable. The reduced setback however for the laundry is a concern as raised above in clause 5.10 of the MLEP2011 and is to be addressed through a modified design (a condition is condition requiring a revised design).

It is noted both the Shed and Garage are proposed to be setback at 1m. The Shed setback is considered inadequate and should be increased to 3m to provide access for maintenance and provide separation with the adjoining land. The 1m setback for the Garage is however accepted considering the residential context of the Toll House and Bridge House setting, adjoining vegetation and the limited view points.

Refer to comment under section 4.15(b) of this report regarding heritage consideration of the design.

C.11 – Vehicular Access & Car Parking

The proposed development seeks to formalise manoeuvring and parking. The proposed manoeuvring and parking are considered satisfactory with relevant controls under the DCP, noting it is a RU1 zone, with conditions recommended to ensure the design and works do not impact on the existing vegetation nor the heritage significance.

Section 4.15(1)(a)(iiia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There are no planning agreements, or draft planning agreements which apply to the proposed extractive industry.

Section 4.15 (1)(a)(iv) – The regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The following additional matter prescribed under the Environmental Planning and Assessment Regulation 2021 (Regulations) applies to the proposal:

Relevant Matters as Prescribed Under the EPA Regulation 2021

Prescribed Matter	Is the matter relevant to the proposal?		Comment
	Yes	No	
The provisions of Australian Standard AS2601-1991 – “The Demolition of Structures”	Yes		The proposal has been considered with standard conditions recommended to ensure compliance with the Australian Standard AS2601-1991. This addresses the requirements under clause 61 of the Regulations.

Section 4.15 (1)(b) – The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The potential impacts of the proposal have been assessed in relation to the following key issues:

- Heritage/Archaeology
- Flooding
- Stormwater Management
- Social and Economic Impact
- Construction

These are discussed in detail below:

Potential Impact	Comment
Heritage/Archaeology	Refer to comment under clause 5.10 of the MLEP2011 and Part C.4 of the DCP.
Flooding	Refer to comment under clause 5.21 of the MLEP2011 and Part B.3 of the DCP.
Stormwater Management	Standard conditions can be applied.
Social and Economic Impact	<p>The proposal will have a positive social and economic impact through the alterations and additions enabling the continued occupation and use of the land and buildings.</p> <p>The site and buildings will provide an interpretation of the history and development of Maitland. There is the potential for negative impact with regard to the heritage significance of the buildings and site, however conditions are recommended which seek to mitigate such concerns.</p> <p>The proposal will have a minor benefit in terms of employment and income associated with the Bed & Breakfast Accommodation, and benefits to the construction industry through the construction phase.</p>
Construction	Construction of the proposed alterations and additions are not expected to impact on the environment, the amenity of the locality nor the heritage significance of the site and buildings however conditions are recommended to mitigate any potential impacts.

Section 4.15 (1)(c) - The suitability of the site for the development

The subject site is located within the rural environs of Maitland on land zoned RU1 Primary Production under the LEP. The development is proposed to be undertaken within the curtilage of an existing dwelling

house and related buildings. With regard to the site, it has been continuously used for residential and agricultural purposes for approximately 200 years with the proposed works seeking to refurbish the existing buildings and incorporate additional structures.

These changes, whilst significant to the amenity of the occupants, will not change the overall use of the site. The site is considered suitable for alterations and additions to the proposed dwelling house.

Refer to analysis of site constraints in other parts of this report, particularly with regard to flooding and heritage.

Section 4.15 (1)(d) - Any submissions made in accordance with this Act or the regulations

Public Submissions

The proposal was publicly notified/advertised for a period of 14 days from 22 November 2021 to 6 December 2021 in accordance with Council's Community Participation Plan. A total of 4 submissions were received during this period which is provided at Attachment 5.

A summary of the submission is provided in the following table (the submissions have been summarised):

Review of Submissions	
Issue as Summarised (refer to Attachment 5 for original wording)	Comment
The site & buildings are listed on the National Trust	Noted
Proximity of Bathroom to Toll House – impact on setting and significance	The proposed bathroom will be located 1.5m behind Toll House, to the south-west. This position will effectively screened it from views along High Street. The bathroom will be constructed of oiled natural timber walls (1.9m to the eaves and 2.7m to the ridge), a shingle roof with a 30° pitch and a modest footprint (2m by 2.7m). The bathroom is modest in size and subservient to Toll House, and will appear as an outbuilding. For detailed comment refer to Part B.3 in section 4.15(1)(a)(ii) of this report.
Bridge House & Stone outbuilding - Joining the buildings together with the Atrium and the additions with the Conservatory and Laundry will impact on the interpretation of the original 1820s buildings	The proposed additions are light weight in built form and materials and will not dominate Bridge House and the stone outbuilding subject to conditions recommended to setback the eastern wall of the Atrium to better expose the well for interpretation, and to reduce the width of the Conservatory and detach the Laundry to enable interpretation of the stone outbuilding from the rear. For detailed comment refer to Part B.3 in section 4.15(1)(a)(ii) of this report.
Flood - use of glass in the flood plain is dangerous - additions will make Bridge House and the stone outbuilding more vulnerable - the proposed structures, including the Shed will cause flood waters to have offsite impacts	The application has been assessed against Council's MLEP2011, the DCP, the <i>Considering Flooding in Land Use Planning Guideline</i> , and considered the Flood Study and Structural Engineer's report. For detailed comment refer to Part B.3 in section 4.15(1)(a)(ii) of this report.

<p>Shed</p> <ul style="list-style-type: none"> - placement of the Shed on the boundary with Walli House will impact on the rural setting and significance of the three homes Toll, Bridge & Walli). - is bigger than Bridge House 	<p>Placement of the shed on the rear portion of the site is not out of keeping with the rural setting when viewed from Les Darcy Drive. The view of the three houses from vehicles driving along Les Darcy Drive is not static and therefore the relationship between the buildings will be interpretable.</p> <p>The size and scale of the proposed Shed is in keeping with other existing and dilapidated rural sheds in the locality. Its size, scale and location is considered appropriate.</p> <p>For detailed comment refer to Part B.3 in section 4.15(1)(a)(ii) of this report.</p>
Red Cedar Building	Council has identified this building as unauthorised and not in keeping with the heritage significance and setting of the Walli Group. The owner has been advised its removal will be required on determination of the application.
Toll Bridge Lane closure	The application does not seek the closure of Toll Bridge Lane
<p>Simming Pool</p> <ul style="list-style-type: none"> - offset from boundary with Walli House - proposed to be used for parties and guests 	<p>The proposed pool is to replace the existing in ground pool. It will be modest in scale, at grade, and evident it is part of the Bridge House complex.</p> <p>The application does not seek to use the premises as an entertainment facility, function centre or similar. Bed & Breakfast Accommodation is proposed, with occupant numbers limited.</p>
<p>Stone outbuilding</p> <ul style="list-style-type: none"> - use as guest accommodation 	The application does not seek to use the upper level of the stone outbuilding for guest accommodation or similar, rather they are to be used as 'storage'.
<p>Dumping of waste</p> <ul style="list-style-type: none"> - soil, bricks and other material has been dumped on the bank of Wallis Creek 	This complaint has been referred to Council's compliance team and the Natural Resources Access Regulator.

Government Agency Submissions

General terms of approval (GTA's) were sought from the following government agencies on the basis that the development was considered to be classified as integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. A summary of the requirements of each government agency is provided in the following table:

Government Agency Submissions (GTA's)		
Responding Agency	Section/Act under which GTA's are provided	Summary of requirements
Department of Planning & Environment – Water (DPE – Water)	S91 of the <i>Water Management Act 2000</i>	<p>DPE – Water issued advice on 19 February 2024 that the works are exempt from requiring a Controlled Activity Approval.</p> <p>Note, the matter was deemed to require an approval through application of the 'Controlled activity exemption e-tool' website.</p>

Note, the development site is mapped as bushfire prone land. Whilst the proposal includes a Bed & Breakfast component a referral under section 100B of the Rural Fires Act, 1997 is not triggered as bed and breakfast accommodation does not qualify as 'tourist accommodation' under the Act when considered as 'short term accommodation' (stra) -

https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0009/234675/NSW-RFS-STRA-Information-Release.pdf

Section 4.15(1)(e) - The public interest

The proposal is in the public interest on the basis the proposed alterations and additions to the Dwelling House are generally compliant with legislation and policies, and where non-compliant variations are proposed they are accepted, or conditions imposed to modify the proposal.

OTHER APPROVALS

The proposal does not require the Council to grant consent under legislation outside of the Environmental Planning and Assessment Act, 1979.

REFERRALS

Engineering - Flooding

Referral advice received 31 October 2023 advising:

The flood report by Torrent Consulting (ref: DJW:L.T, dated 13/03/2023) and the accompanying structural report by Lewis Engineering (dated 5/09/2023) have been assessed with the proposal. The flood report identified several non-conformances with the Maitland DCP and the structural report made recommendations regarding structural design and building components.

Given that the site is located in a flood storage area and the proposal is below the FPL, DCP Part B, section 2 applies.

Noting that there are several complex issues with the site involving flooding, heritage etc, if the proposal is supported by the planning department conditions should be imposed requiring the following:

1. *Structural design shall be endorsed by a suitably qualified engineer and be generally in accordance with the recommendations made in the Lewis Engineering report.*
2. *A Flood Emergency Response Plan shall be required prior to Occupation Certificate*
3. *Building design shall comply with standards set out in the DCP Part B, Table 1: Flood Aware Design Requirements for Residential Development of Flood Prone Land.*

Heritage

Referral advice received 7 January 2022, 21 March 2024, and 7 May 2024. Advice received regarding the amended application lodged 3 April 2024 identified the following issues with the proposal:

1. Detached Garage
 - a) it be either reduced from a 4 to 3 bay garage or to require the 4th bay to be a skillion addition or similar.
 - b) the width be reduced from 7m to 6m
 - c) reduction in the width is to ensure the ridge of the garage is lower than the ridge of Bridge House
2. External stairs to the Stone outbuilding
 - a. The stairs be provided with a return
3. Internal stairs to the Stone outbuilding
 - a. The stairs be self-supporting

4. Position of eastern wall of Atrium
 - a. The eastern wall of the Atrium should be setback such that the well is exposed and interpretable
5. Conservatory
 - a. The length of the conservatory is to be reduced (view from Walli House) and to ensure a consistency with other buildings
6. Laundry
 - a. The laundry is to be detached from the Stone outbuilding/Conservatory

Building

Referral advice received 19 & 22 April 2024, with the former recommending conditions and the latter clarifying matters relating to the existing inground pool, existing external stairs, proposed internal stairs and consideration of a Building Information Certificate as follows:

1. Pool – requires some form of demolition works to the existing pool. This could be as simple as cutting/knocking a hole in the base of the pool so that it won't hold water without active repairs being carried out. The water tank & sand backfill would then be acceptable.
2. Existing external stairs – given the risk of someone having an accident the stairs should be rebuilt to comply with the BCA. Draft condition below:

Stair condition

Before use or occupation of the upper loft area in the outbuilding (above coach house/servant quarters), the external stairs servicing the room shall be rebuilt to comply with Part 11.2 of the BCA.

3. Internal Stairs – as these stairs will be constructed under a CC approval they will have to comply the BCA requirements. The plans indicate that some amendment to the stairs will be necessary, however this is a CC issue and would be assessed by the Certifier.
4. BIC – Council cannot legally require the owner to apply for a BIC to cover the unauthorised works. Also Council is reluctant to issue a BIC that includes external stairs that are not compliant with BCA. While a BIC is a certificate of non-action, there would be a degree of liability on Council if it did not require the stairs to be rebuilt to comply with the BCA.

These issues are discussed through the report.

ASSESSMENT CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. Assessment of the application has been challenging having regard to conflicts between flood controls and heritage significance, delays in the submission of documentation and the unauthorised commencement of work. Having regard to the relevant legislation and Council policies, overall the proposed development is considered acceptable in terms of the relevant matters for consideration under the Act and the development application is recommended for approval subject to conditions.

RECOMMENDATION AND DETERMINATION

Consent be granted subject to the conditions provided in Attachment 4.

Brian Gibson
Principal Planner

City Planning

**DA2021/1434 DEMOLITION WORKS,
DWELLING ALTERATIONS AND ADDITIONS,
DETACHED GARAGE, DETACHED SHED, BED
& BREAKFAST ACCOMMODATION,
DETACHED BATHROOM, DECK WITH
PERGOLA AND INGROUND SWIMMING
POOL AT 1 HIGH STREET, MAITLAND**

**Recommended Conditions of Consent
(Under Separate Cover)**

Meeting Date: 11 June 2024

Attachment No: 4

Number of Pages: 11

Attachment 4 – Recommended Conditions of Consent

Schedule of Conditions DA/2021/1434**Reason for Conditions**

The following conditions are applied to:

- Confirm and clarify the terms of Council's Approval;
- Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and
- Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment.

APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions to this consent or as shown in red colour on the plans:

Plans				
Plan Ref No.	Sheet No.	Revn No.	Revision Date	Prepared by: (consultant)
Site Plan	01	B	5/04/2024	Ben Murray
Part Site Plan	02	B	5/04/2024	Ben Murray
Proposed Ground Floor Plans – Bridge House & Outbuilding	05	B	5/04/2024	Ben Murray
Proposed Roof Plan	06	B	5/04/2024	Ben Murray
South & West Elevations	07	B	5/04/2024	Ben Murray
North, East & West Elevations, Section E	08	B	5/04/2024	Ben Murray
Sections A & D	09	B	5/04/2024	Ben Murray
Garage Floor Plan, North & West Elevations	10	B	5/04/2024	Ben Murray

Garage Roof Plan, South & East Elevations & Section	11	B	5/04/2024	Ben Murray
Shed Floor Plan & East Elevation	12	B	5/04/2024	Ben Murray
Shed North, South & West Elevations	13	B	5/04/2024	Ben Murray
Shed Roof Plan & Section	14	B	5/04/2024	Ben Murray
Swimming Pool, Dec & Pergola Plan, NE & SW Elevations	15	B	5/04/2024	Ben Murray
Swimming Pool, Dec & Pergola Plan - NW & SE Elevations	16	B	5/04/2024	Ben Murray
Toll House Detached Bathroom Plans and Elevations	17	B	5/04/2024	Ben Murray
Landscape Layout (RES-2301)	01	-	13/03/2023	Green Mouse Landscape Architecture
Hardscape Plan (RES-01)	02	-	13/03/2023	Green Mouse Landscape Architecture
Planting Plan	03	-	13/03/2023	Green Mouse Landscape Architecture
Landscape Plan of Toll & Bridge Houses – Nov. 2022	-	-	-	Bruce Marich

Documentation				
Ref No.	Name	Revn No.	Revision Date	Prepared by: (consultant)
DJW: L.T2279.002	Flood Assessment for Proposed Development at 1 High Street, Maitland NSW	-	13/03/2023	RTC Group & Hoover Group Pty Ltd
-	Structural Integrity (Under Flooding Actions) of Proposed Development at 1 High Street Maitland	-	5/09/2023	Lewis Engineering

22221_R01	Preliminary Archaeological Assessment	V01	May 2022	Umwelt
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CERTIFICATES

2. The applicant shall submit to Council a *"Notice of Appointment of the Principal Certifying Authority"* at least two (2) days prior to the commencement of construction works.
3. The applicant shall submit to Council a "Notice of Commencement" form at least two (2) days prior to the commencement of construction works.
4. **Prior to the commencement of works** an application for a Construction Certificate shall be submitted to, and be approved by, the Accredited Certifier.
5. **Prior to the issue of an Occupation Certificate** all conditions of development consent shall be complied with.
6. **Prior to occupation** of the building an Occupation Certificate shall be issued by the Principal Certifying Authority.

DEMOLITION

7. All demolition works are to be carried out in accordance with Australian Standard AS 2601-2001.
8. In the event of an undisclosed or unidentified contamination being found on-site or any potentially contaminating infrastructure (e.g. underground storage tanks) or soils (e.g. staining, odours, asbestos) being identified during works, a qualified and experienced consultant must inspect, review and advise on remediation or mitigation prior to further construction proceeding. Council must be notified if this occurs and must be provided with any resulting reports and recommendations.
9. Where any demolition, alteration or renovation works encounter asbestos or products containing asbestos, then the materials encountered shall be managed in accordance with the provisions of the NSW Work Cover Authority.
10. The existing inground swimming pool is to be decommissioned through cutting/knocking a hole in the base so that it will not hold water without active repairs. This demolition work must be carried out prior to the removal of the Pool Safety Fencing. The removal of the Pool Safety Fencing shall only occur once the Principal Certifying Authority has inspected the demolition work and deems swimming pool shell as no longer capable of holding water.

TREE PROTECTION

11. The existing trees as identified in the Landscape Plan of Toll & Bridge Houses – Nov. 2022 are to be retained and must be physically protected in accordance with Australian Standards 4970–2009. The tree protection fencing must remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

LIMITATIONS OF CONSENT - EARTHWORKS

12. No earthworks are approved under this consent, including filling or excavation other than for excavation and backfilling for construction purposes.

BUILDING DESIGN AMENDMENTS

13. **Prior to issue of the Construction Certificate**, and amended set of architectural drawings are to be submitted to and be approved by Council's Manager Development & Compliance. The drawings are to include the following drawing amendments:

- a) The eastern wall of the Atrium is to be setback behind the well to ensure interpretation of Bridge House and the stone outbuilding when viewed from High Street.
- b) The width of the Conservatory is to be reduced to ensure interpretation of the stone outbuilding.
- c) The Laundry is to be detached from the stone outbuilding (a pavilion style link is acceptable).
- d) The Shed is to have a minimum 3m setback from the western boundary.
- e) To ensure the Garage is smaller in bulk and scale to Bridge House, it shall:
 - i. be either reduced from a 4 to 3 bay garage or provide the 4th bay as a skillion addition or similar (the skillion addition should be located at the southern end); and
 - ii. reduce the width from 7m to 6m to ensure the ridgeline is lower than Bridge House.

14. **Prior to the issue of the Construction Certificate**, a conservation policy for the stone outbuilding is to be submitted to and approved by Council's Manager Development & Compliance. The conservation policy shall be prepared by a conservation architect and is to particularly consider:

- a) how the Atrium will connect with the outbuilding;
- b) investigate previous lime wash and provide guidance on repairs, including stonework and mortar; and
- c) a heritage assessment of the external masonry wall (northern & western elevations of the barn) and include conservation works specification.

15. The internal stairs to the upper level store above the old kitchen are to be self supporting.

16. Glazing to be used for the Atrium and Conservatory is to be non-reflective.

HERITAGE

17. The sandstone flagging and well are to remain in situ, with no excavation in the vicinity of, nor the lifting/removal and replacement permitted.
18. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW or its delegate must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

19. All workers on the site shall be informed of possible Aboriginal occupation. Should any Aboriginal artefacts be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance in this area is to stop immediately and the Heritage NSW should be informed in accordance with the *National Parks and Wildlife Act 1974*. Further works shall not occur until the necessary approvals/permits have been obtained.
20. In the unlikely event that a potential burial site or potential human skeletal material is exposed, work in the vicinity of the remains is to halt immediately to allow assessment and management. If the remains are suspected to be human, it will be necessary to contact local police and Heritage NSW to determine an appropriate course of action.

LANDSCAPING

21. The driveway shall be constructed in accordance with the approved plans with timber edging. Installation of the gravel driveway shall require no excavation other than removal of top soil.
22. **Prior to the issue of the Construction Certificate**, a comprehensive landscape plan and planting specification prepared by a qualified landscape designer is to be submitted to and approved by the Manager Development & Compliance. The landscape plan is to include details of the following:
 - a) Additional landscape plantings on the outside of the pool fencing on the southern side of the pool; and
 - b) Details addressing the level changes between the area excavated at the rear of Toll House and the natural ground levels, inclusive of draining the excavated area. No retaining walls are to be used as a method for addressing the level changes.
23. All proposed planting and landscape elements indicated on the approved landscape plan are to be detailed on a comprehensive landscape plan and planting specification prepared by a qualified landscape designer and be **included in documentation for a Construction Certificate application**.
24. **Prior to issue of the Occupation Certificate**, all planting and landscaping shall be carried out in accordance with the approved plans and documentation.
25. All landscaped areas of the development shall be maintained in accordance with the approved landscape plan. The landscaped areas shall be kept free of parked vehicles, stored goods, waste material, and the like.

BUILDING SUSTAINABILITY INDEX

26. The development shall be constructed in accordance with a current Building Sustainability Index (BASIX) Certificate. Should there be any changes to the specifications of the development (e.g. insulation), except where restricted or excluded by any condition of consent, an amended BASIX Certificate shall be obtained and may be relied upon as having complied with this condition.

STORMWATER DRAINAGE

27. Final discharge of collected stormwater runoff shall be piped, in accordance with Council's Manual of Engineering Standards to the existing site drainage system, or the street gutter with a "kerb adaptor" (see Council's Standard Drawing), or to an existing street pit (cut flush and mortared) or as approved by Council. Stormwater pipes across the footway shall be "100mm sewer grade" and

shall be under-bored beneath any existing concrete path, or alternatively by the removal of one complete slab segment between joints and replaced in concrete, dowelled to the existing path and finished similar to the adjoining surface.

BUILDING CONSTRUCTION

- 28.** All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
- 29. (1)** Building work that involves residential building work (within the meaning of the Home Building Act, 1989) must not be carried out unless the principal certifying authority for the development to which the work relates has provided Council with written notice of the following information:
- (a)** in the case of work to be done by a licensee under that Act:
 - (i)** the licensee's name and contractor licence number, and
 - (ii)** of the name of the insurer by which the work is insured under Part 6 of that Act, or
 - (b)** in the case of work to be done by any other person:
 - (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.
- (2)** A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act, 1989, that states that a person is the holder of an insurance policy issued for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that part.
- 30.** All excavations and backfilling shall be executed safely, in accordance with appropriate professional standards and shall be properly guarded and protected to prevent the works from being dangerous to life or property.
- 31.** Unless otherwise approved by Council in writing, all general building work shall be carried out between the hours of:
- a.** 7.00am to 6.00pm Monday to Friday
 - b.** 7.00am to 5.00pm Saturday
- Any work performed on Sunday's or Public Holidays that may cause offensive noise, as defined under the Protection of the Environment Operations Act, is prohibited. Minor works (such as hand sanding, painting, digging and the like) is permitted between the hours of 9.00am to 5.00pm. Power operated tools are not permitted to be used.
- 32.** All building materials, plant and equipment shall be contained wholly within the development site.
- 33.** If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having benefit of the development consent:
- i)** Must preserve and protect the building from damage, and.
 - ii)** If necessary, must underpin and support the building in an approved manner, and

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

34. All excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and constructed so as to deny any flow of water into the building.

Note: *Development Consent is required for any proposed retaining wall.*

35. All any excavation, footings, drainage and backfill shall be contained within the property boundaries. Work shall not impede or redirect the natural flow of surface water from adjoining properties in a manner that creates nuisance.
36. The Principal Contractor (or Owner/Builder) shall erect a sign in a prominent position on the site (not attached to any tree) identifying the name, address and telephone number of the Principal Certifying Authority (PCA) for the work. The sign shall also display the name, address and telephone number of the Principal Contractor for the work (or Owner/Builder) and shall state that unauthorised entry to the site is prohibited. The sign must be maintained while the work is being carried out and is to be removed when the work is completed.
37. Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off site.
38. The property shall be protected against soil erosion, such that sediment is not carried from the construction site by the action of stormwater, wind or "vehicle tracking".
39. Before use or occupation of the upper loft area in the stone outbuilding (above coach house/servants quarters), the external stairs servicing the room shall be rebuilt to comply with Part 11.2 of the BCA. This is to include a return.

SWIMMING POOL

40. The Construction Certificate application is to include detailed plans and specifications for the construction of the swimming pool.
41. The swimming pool shall not be occupied until an Occupation Certificate has been issued.
42. Upon physical completion of the swimming pool, the swimming pool is to be registered on the NSW Swimming Pool Register. Registration of the pool can be done at www.swimmingpoolregister.nsw.gov.au.
43. Coping around the pool area shall be graded and drained so that it does not flow onto adjoining properties and cause a nuisance. Back water from filters shall be disposed of the Hunter Water Corporations Sewer or to a discharge point that does not cause a nuisance or environmental damage (where sewer is not available).
44. The swimming pool and required child resistant pool fencing and gates must be constructed, installed and maintained in accordance with this approval and is to comply with the provisions of the Swimming Pools Act 1992, Swimming Pools Regulation 2018 and Australian Standard

AS1926.1-2012 Swimming Pool Safety – Safety barriers for swimming pools and AS1926.2-2007 Swimming Pool Safety – Location of safety barriers for swimming pools.

45. Prior to filling the proposed swimming pool with water or where the depth of water exceeds 300mm, the pool shall be surrounded at all times by a child resistant barrier. The barrier shall comply with the provisions of the Swimming Pools Act 1992, the Swimming Pools Regulation 2018 and AS1926.1-2012 Swimming Pool Safety – Safety barriers for swimming pools and AS1926.2-2007 Swimming Pool Safety – Location of safety barriers for swimming pools.
46. The swimming pool/spa filter and pump shall be installed and operated in such a manner that plant noise does not affect dwellings on adjoining allotments.
47. A warning/resuscitation sign is to be provided in a prominent position in accordance with Part 3 of the Swimming Pools Regulation 2018. The sign must be legible from a distance of at least 3 metres and must be maintained in a clearly legible condition.

SERVICES & EQUIPMENT

48. Smoke alarms and a system of lighting to assist evacuation of occupants in the event of fire shall be installed to the building in accordance with Part 3.7.2.4 and Part 3.7.2.5 of the Building Code of Australia. This requires smoke alarms in:
 - Every bedroom and in every hallway or corridor associated with a bedroom, and
 - If there is no hallway or corridor, in an area between the bedrooms and the remainder of the building, and
 - Each other storey.And a lighting system that is:
 - activated by any smoke alarm required by Part 3.7.2.4 of the Building Code of Australia, and
 - incorporated within the smoke alarm, or lighting located in the corridor, hallway or area served by the smoke alarm.

FLOOD CONSIDERATIONS

49. All ground level electrical services are to be connected to a 'residual current device' (RCD) to the requirements of Energy Australia to reduce the risk of electrocution in a flood event where inundation of the ground level occurs.
50. **Prior to issue of an Occupation Certificate**, a flood evacuation plan shall be submitted to and approved by Council. The plan should make provision within the design of the proposed dwelling for a safe and clear means of evacuation in time of flood and include consideration of the NSW Flood Response Manual.
51. The building shall be constructed such that it will withstand the effects of flooding in the locality. In this regard, an Engineer's Certificate stating that the structure(s) as shown on the construction plans are capable of withstanding the characteristics of flooding at the proposed site, is to be provided to the Accredited Certifier **prior to release of the Construction Certificate**.

The flood hazard parameters to be considered are a 1% AEP flood level of RL 9.72m AHD and a velocity of 0.5m/s. Refer to flooding advice condition regarding Building Code of Australia requirements for buildings of the following classification: Class 1, 2, 3, 4, 9(a) & 9(c).

The Certificate is also to have regard to the Lewis Engineering Structural Integrity report dated 5 September 2023, the approved drawings and ensure compliance with Table 1: *Flood Aware Design Requirements for Residential Development of Flood Prone Land* in Part B.3 of the DCP.

52. Wherever possible, the premises should be designed to ensure that plant, equipment, storage or other fixtures or fittings liable to damage by floods are located within the building above the Flood Standard or be movable to levels above the Flood Standard.

SITE CONSIDERATIONS

53. The Principal Contractor (or Owner/Builder) shall erect a sign in a prominent position on the site (not attached to any tree) identifying the name, address and telephone number of the Principal Certifying Authority (PCA) for the work. The sign shall also display the name, address and telephone number of the Principal Contractor for the work (or Owner/Builder) and shall state that unauthorized entry to the site is prohibited. The sign must be maintained while the work is being carried out and is to be removed when the work is completed.
54. The applicant is required to notify Council in writing prior to commencing building operations, of any existing damage to kerbing and guttering and/or footpath paving associated with the subject Lot. The absence of such notification signifies that no damage exists and the applicant shall therefore be liable for the cost of the repair of any damage to kerbing and guttering or footpath paving which may be necessary after completion of the building operation.
55. If an excavation extends below the level of the base of the footings of a building/structure on an adjoining allotment of land, the person causing the excavation to be made.
- i) Must preserve and protect the building/structure from damage, and
 - ii) If necessary, must underpin and support the building/structure in an approved manner, and
 - iii) Must, at least 7 days before excavating below the level of the base of the footings of a building/structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building/structure being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

56. Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off site.
57. If the work:
- i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - ii) involves the enclosure of a public place
- a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

- 58.** A sign must be erected in a prominent position on the work:
- i)** stating that unauthorised entry to work site is prohibited, and
 - ii)** showing the name of the person in charge of the work site and a telephone number at which that person may be contacted during work hours.

Any such sign is to be removed when the work has been completed.

Note: This condition does not apply to:

- i)** building work carried out inside an existing building, or
- ii)** building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

- 59.** Approved toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. The provision of toilet facilities in accordance with this Clause must be completed before any other work is commenced.
- 60.** The site is to be cleared of all building refuse and spoil immediately after completion of the building/structure.
- 61.** No building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.
- 62.** Demolition material shall be recycled as far as is practicable and any demolition waste disposed of only at an authorised landfill facility.
- 63.** Suitable and adequate measures are to be applied to restrict public access to the site and building works, materials and equipment.

ADVICES

The following advice is limited in scope and should not be understood to encompass all areas of responsibility of the consent holder, relating to the development.

- A.** You are advised that, in accordance with the EP&A Act, (sec.6.8) payment of the building industry Long Service Leave levy, where applicable, must be paid prior to issue of any Construction Certificate.
- B.** You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- C.** You (or the owner) are advised to notify Council in writing, of any existing damage to the street infrastructure (including landscaping) along the frontage of the property, prior to commencement of construction. The absence of such notification signifies that no damage exists. Where necessary repairs are carried out by Council, the owner of the property shall be held liable for the cost of those repairs.

- D.** The water recirculation and filtration system in the spa/swimming pool shall comply with the Building Code of Australia NSW Part 3.9.3 Swimming Pools by incorporating safety measures to avoid entrapment of/or injury to young children. Compliance with AS1926.3 - 2010 satisfies the requirement.
- E.** Where boundary fences form part of barrier fencing the distance from the top of the boundary fence, to 900mm past the junction with the pool fence, to finished ground level shall be not be less than 1800mm.
- F.** When boundary fences form part of a pool barrier a 900mm non-climbable zone shall be provided to the pool side of the boundary fence. (Note that boundary fencing that forms part of the pool barrier must be a minimum of 1800mm high).
- G.** Where internal pool fencing abuts with a boundary fence the 1800mm high section of boundary fence shall extend past the intersection point to avoid the creation of footholds. The 1800mm high boundary fence shall extend a minimum of 900mm past the point of intersection. Refer to Australian Standard 'AS1926.1-2012 – sections 1.3.16, 2.2.

City Planning

**DA2021/1434 DEMOLITION WORKS,
DWELLING ALTERATIONS AND ADDITIONS,
DETACHED GARAGE, DETACHED SHED, BED
& BREAKFAST ACCOMMODATION,
DETACHED BATHROOM, DECK WITH
PERGOLA AND INGROUND SWIMMING
POOL AT 1 HIGH STREET, MAITLAND**

Submissions (Under Separate Cover)

Meeting Date: 11 June 2024

Attachment No: 5

Number of Pages: 13

From: [REDACTED]@nationaltrust.com.au>
Sent: Monday, 6 December 2021 1:05 PM
To: Maitland City Council
Subject: DA/2021/1434 1 High St Maitland

ATTN: Assessment Officer Brian Gibson

Hello Mr Gibson,

The National Trust has been notified from several concerned residents regarding proposed works to 1 High Street Maitland, known as the "Bridge House" or "Toll House", and part of the locally heritage listed "Wallis House Group". They are also listed on the NSW National Trust Register.

The current Council website shows this application as being "On Hold" and so we are not able to assess the merits of either the proposal or the objections. Suffice it to say this is a very important collection of early buildings and the Trust would be very pleased to be able to review the plans and comment if necessary.

Kind Regards,

[REDACTED]



[REDACTED]
Director, Conservation
National Trust of Australia (NSW)
p: (02) 9258 0179
a: GPO Box 518 Sydney NSW 2001
w: www.nationaltrust.org.au/nsw e: dburdon@nationaltrust.com.au



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PROPERTY: 1/524847
ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
TO PLANNING & ENVIRONMENT LIFESTYLE
MCC / BRUCE GIBSON

Dear Sir

making a submission of objection regarding the joining property 1/524847 - ONE HIGH STREET MAITLAND, NSW, 2320.

Object to a new bathroom / toilet being built near Toll House, only meters away from Bridge House.

Toll House has only one room, built in 1822 it will be 200 years old next year, and has been kept in its original setting only meters away from Bridge House and 30 meters from Walli House, Samuel Clift's three houses.

1822, 1827, 1852.

This group of houses are the only group in Maitland and maybe in NSW, built for one family, still all in their original condition with original Barnes and Coach Houses, sitting on a total of 7 acres.

To change the original group setting and Bridge House would be vandalism.

Object to Bridge House being joined to the Stone Barn by glass for an Atrium.

also object to a 7-meter glass conservatory being joined on to the original Stone Barn, with an additional 2.7 meters of glass closing in the front.

These old homes need to breathe, joining all these buildings together loses the lovely House and Barn look of the 1820's.

Glass is a very dangerous building material to be used on a flood plain, floods have been higher than this proposed extension at ONE HIGH STREET MAITLAND.

Flood plains will always have floods that will do lots of damage, these proposed extensions will put Bridge House and the Stone Barn at greater risk.

Maitland is a heritage town, please look after these nearly 200-year-old buildings by not adding modern glass rooms to these old, old buildings.

S.E.S workers, Police, volunteers etc and the owners of this group of houses are also at risk from new materials like glass, being used on these houses on a flood plain. What is a person's life worth?

PROPERTY: 1/52484/
ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
TO PLANNING & ENVIRONMENT LIFESTYLE
MCC / BRUCE GIBSON

● object to the large proposed 20 meter by 7.5 meter shed to be built on [REDACTED] this is far to close in a Historical area and being a rural property of 2 acres this proposed shed could be placed elsewhere away from Walli House and the Boundary line.

The Proposed shed should be placed on the opposite boundary furthest from Walli House, so not to take away from the visual setting of this lovely rural group of homes, sitting on 7 acres of land with nearly 200 years of history.

This lovely rural setting will be ruined with the purposed shed being placed on the Boundary of Walli House, as this group of homes is a lovely experience to view from both the back highway and front road.

On the opposite Boundary a New Modern red cedar 10 meter by 3-meter kit building, has been erected by the Owner Bruce Marich without Council approval.

On this side of the property that is owned by [REDACTED] the land is vacant with no homes or sheds, only olive trees growing.

This purposed shed on the Boundary of [REDACTED] and Mr Marich would not bother anyone.

● object to Toll Bridge Lane being closed, this is a public, council road, many people use this to walk down, some people ride bikes and some drive past sightseeing whilst visiting our Historical Town.

Guided Heritage walks of about 12 people at a time, come to see these houses and learn about their history.

[REDACTED] no one has ever been a bother or any trouble as people are always amazed and interested by how old the Houses and Barns are and how well the History has been preserved.

● believe this road must stay open, ● believe this road is for all Maitland rate payers and anyone else to use, this is a public road that should remain open.

[REDACTED] this road [REDACTED] it should be open for everyone to use.

[REDACTED] have maintained Toll Bridge Lane since the [REDACTED] when needed [REDACTED] always brought road gravel for our driveway and filled any holes on Toll Bridge Lane.

PROPERTY: 1/524847
ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
TO PLANNING & ENVIRONMENT LIFESTYLE
MCC / BRUCE GIBSON

was a so just kept maintaining the road in good condition.

moved in, in resided until sold the property in during this time continued to maintain Toll Bridge Lane because was and in his when sold.

In filled in the holes and maintained the road with often commenting, was strong enough to help Maitland Council should be paying you".

This year, did request Maitland City Council to grade the road, a Council Man came out to inspect the road, Bruce came out on this day and introduced him to the man from Maitland City Council.

He and walked down Toll Bridge Lane, He said "the road is still in good condition MCC has so many other roads needing attention", when were back at ONE / THREE HIGH STREET BOUNDARY He asked "who had paid for this new gravel",

to which responded, did have just had it done, it cost \$1400 for the gravel.

A graded it with excavator in driveway and on the front of Toll Bridge Lane, where the garbage trucks go down, it is not safe for the garbage trucks to stop on the sharp bend, just off Victoria Bridge in High Street, as many cars use this road as well.

The garbage truck cannot stop In front of Walli House as there is a 38-meter guard rail with 6 large 2-meter posts in front and 3, 2-meter large reflective arrow signs that show the sharp bend.

There is nowhere else safe other than Toll Bridge Lane, for a truck to pull down safely off this busy road.

need this road left open.

ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
TO PLANNING & ENVIRONMENT LIFESTYLE
MCC / BRUCE GIBSON

●object to the new swimming pool being only 4 meters off my Boundary, the old swimming pool was only used by family however this new swimming pool is for a business and will have large groups using it during both day and night.

On a 2 Acre property it should be moved further over towards the other sheds.

●have been informed by Bruce Marich personally, that his intentions are to hold small weddings, gatherings, and parties.

A new business purposed by him with people staying in the house and wedding breakfasts to be held in the Conservatory,

The Stone Barn will be used to sleep guests, etc and the new pool is for pool parties and guests to use,

What are the fire regulations when concerning so many people sleeping and partying on a nearly 200-year-old property?

● Walli House in its original condition for the future,

●should be able to expect ● is considered when purposing new plans that include ●
● especially considering Bruce Marich has only three weeks ago, dumped 4 ton of dirt, bricks, and broken sandstone pieces on the riverbank in Toll Bridge Lane,

when ● complained the next day, they placed more dirt over this rubble.

This dirt, bricks and sandstone pieces were dug up from his front yard and down the full length of his house on my side.

Yours Sincerely,

●

1 of 4

MCC REF: DA/2021/1434
 PROPERTY: 1/524847
 ONE HIGH STREET MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
 TO PLANNING & ENVIRONMENT LIFESTYLE
 MCC / ~~BRIAN~~ GIBSON - *BRIAN*
BRIAN

MAITLAND, NSW, 2320

DOC No.	
REC'D	06 DEC 2021 1800
FILE No.	6/12/21 MY
REFER	1:50pm

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These old homes need to breathe, joining all these buildings together loses the lovely House and Barn look of the 1820's.

Glass is a very dangerous building material to be used on a flood plain, floods have been higher than this proposed extension at ONE HIGH STREET MAITLAND.

Flood plains will always have floods that will do lots of damage, these proposed extensions will put Bridge House and the Stone Barn at greater risk.

Maitland is a heritage town, please look after these nearly 200-year-old buildings by not adding modern glass rooms to these old, old buildings.

S.E.S workers, Police, volunteers etc and the owners of this group of houses are also at risk from new materials like glass, being used on these houses on a flood plain. What is a person's life worth?

2/4

MCC REF: DA/2021/1434
 PROPERTY: 1/524847
 ONE HIGH STREET MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
 TO PLANNING & ENVIRONMENT LIFESTYLE
 MCC / ~~BRUCE~~ GIBSON - BRIAN
 BRIAN

MAITLAND, NSW, 2320		
DOC No.		
REC'D	06 DEC 2021	MCC
FILE No.	1:50pm	
REFER	MY	

● object to the large proposed 20 meter by 7.5 meter shed to be built on [REDACTED] this is far to close in a Historical area and being a rural property of 2 acres this proposed shed could be placed elsewhere away from Walli House and the Boundary line.

The Proposed shed should be placed on the opposite boundary furthest from Walli House, so not to take away from the visual setting of this lovely rural group of homes, sitting on 7 acres of land with nearly 200 years of history.

This lovely rural setting will be ruined with the purposed shed being placed on the Boundary of Walli House, as this group of homes is a lovely experience to view from both the back highway and front road.

On the opposite Boundary a New Modern red cedar 10 meter by 3-meter kit building, has been erected by the Owner Bruce Marich without Council approval.

On this side of the property that is owned by [REDACTED] the land is vacant with no homes or sheds, only olive trees growing.

This purposed shed on the Boundary of [REDACTED] and Mr Marich would not bother anyone.

● object to Toll Bridge Lane being closed, this is a public, council road, many people use this to walk down, some people ride bikes and some drive past sightseeing whilst visiting our Historical Town.

Guided Heritage walks of about 12 people at a time, come to see these houses and learn about their history.

[REDACTED] no one has ever been a bother or any trouble as people are always amazed and interested by how old the Houses and Barns are and how well the History has been preserved.

● believe this road must stay open, ● believe this road is for all Maitland rate payers and anyone else to use, this is a public road that should remain open.

[REDACTED] road for [REDACTED] and believe it should be open for everyone to use.

[REDACTED] maintained Toll Bridge Lane since the [REDACTED] when needed [REDACTED] always brought road gravel for our driveway and filled any holes on Toll Bridge Lane.

3 of 4

MCC REF: DA/2021/1434
 PROPERTY: 1/524847
 ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
 TO PLANNING & ENVIRONMENT LIFESTYLE
 MCC / ~~BRIAN~~ GIBSON - BRIAN
 BRIAN

was a [REDACTED] [REDACTED] just kept maintaining the road in good condition.

[REDACTED] moved in, in [REDACTED], they resided there until they sold the property in [REDACTED], during this time [REDACTED] continued to maintain Toll Bridge Lane because [REDACTED] was [REDACTED] and in his [REDACTED] when they sold.

In [REDACTED] filled in the holes and maintained the road with [REDACTED] often commenting [REDACTED] strong enough to help you [REDACTED] Maitland Council should be paying you".

This year [REDACTED] did request Maitland City Council to grade the road, a Council Man came out to inspect the road, Bruce came out on this day and [REDACTED] introduced him to the man from Maitland City Council.

He and [REDACTED] walked down Toll Bridge Lane, He said [REDACTED] the road is still in good condition MCC has so many other roads needing attention", when we were back at ONE / THREE HIGH STREET BOUNDARY He asked [REDACTED] "who had paid for this new gravel",

to which [REDACTED] responded [REDACTED] have just had it done, it cost \$1400 for the gravel.

A [REDACTED] graded it with [REDACTED] excavator in [REDACTED] driveway and on the front of Toll Bridge Lane, where the garbage trucks go down, it is not safe for the garbage trucks to stop on the sharp bend, just off Victoria Bridge in High Street, as many cars use this road as well.

The garbage truck cannot stop in front of Walli House as there is a 38-meter guard rail with 6 large 2-meter posts in front and 3, 2-meter large reflective arrow signs that show the sharp bend.

There is nowhere else safe other than Toll Bridge Lane, for a truck to pull down safely off this busy road.

[REDACTED] need this road left open.

DOC No.	
REC'D	06 DEC 2021
FILE No.	1:50pm
REFER	My

H of 4

MCC REF: DA/2021/1434
PROPERTY: 1/524847
ONE HIGH STREET MAITLAND, NSW, 2320

MAITLAND, NSW, 2320

APPLICANT: BEN MURRAY
TO PLANNING & ENVIRONMENT LIFESTYLE
MCC / ~~BRUCE~~ GIBSON - *BRIAN*
BRIAN

Object to the new swimming pool being only 4 meters off [REDACTED] Boundary, the old swimming pool was only used by family however this new swimming pool is for a business and will have large groups using it during both day and night.

On a 2 Acre property it should be moved further over towards the other sheds.

I have been informed by Bruce Marich personally, that his intentions are to hold small weddings, gatherings, and parties.

A new business purposed by him with people staying in the house and wedding breakfasts to be held in the Conservatory,

The Stone Barn will be used to sleep guests, etc and the new pool is for pool parties and guests to use,

What are the fire regulations when concerning so many people sleeping and partying on a nearly 200-year-old property?

[REDACTED] think after [REDACTED] maintain Walli House in its original condition for the future,

[REDACTED] should be able to expect [REDACTED] privacy is considered when purposing new plans that include [REDACTED] Boundary, especially considering Bruce Marich has only three weeks ago, dumped 4 ton of dirt, bricks, and broken sandstone pieces on the riverbank in Toll Bridge Lane,

when [REDACTED] complained the next day, they placed more dirt over this rubble.

This dirt, bricks and sandstone pieces were dug up from his front yard and down the full length of his house on my side.

Yours Sincerely,

[REDACTED]

DOC No.	
REC'D	06 DEC 2021
FILE No.	1-50pm
REFER	NY.

Maitland 2320

In 2019 Mr Marich and his son [REDACTED] assembled a Western Red Cedar large building at 1 High St Maitland over the Christmas holiday when [REDACTED] was on [REDACTED] and at the same time a very large tree was cut down from the front yard, each day all work was recorded by camera and shown on "Friends of Bridge House". They did not apply to me for any of this work to be done.

Now in 2024 the large shed 20,000 long x 10,000 wide = 66 ft x 33 ft the plans before [REDACTED] now, No shed has been on [REDACTED] boundary in the [REDACTED] have [REDACTED] at [REDACTED] maitland, as Large shed would course Flood Water from flowing across our paddocks on the Flood Plain at the back of [REDACTED] land, to come down into [REDACTED] homes Bridge House and Wallis House, and into High Street and into Wallis Creek at the Victoria Bridge. This shed is far to big 20,000 long x 10,000 wide = 66 ft long on boundary and 33 ft wide, the Flood Water would hit this High wall instead of just flowing through the paddocks to more large Vacant Flood Plain, doing no harm to our homes.

This barn is bigger then Bridge House, It is 66 feet = 20 mt. long, Wallis house is a very big house, but this shed is bigger then Wallis House, Wallis is 17 mt long Barn is 20 mt long, this big shed is too big, it is out of proportion with these 3 house - "Tall house" 2 rooms Bridge House small house Wallis House a big two storey, This barn is still 3 meter bigger, too big for this group of "Historical Houses", This big barn should be on the other side boundary, this barn would stand out terrible when viewing from the front footpath and front road, also from the back New England Highway Tall Bridge House is 200 years old, Bridge House will be 200 year old in 2027, Wallis House in 26 years, all in wonderful condition, and Private Homes, That have not altered.



Labour of love: the man ploughing hundreds of thousands into restoring three historic homes *He only owns two.*

October 12, 2020 | Maitland Mercury (Australia)

Author/Byline: DONNA SHARPE

518 Words

Wedding venue plan for 19th century gem

When it comes to saving Maitland's heritage Bruce Marich is fighting the good fight.

Mr Marich, who last year purchased the historic Bridge and Toll houses has a vision for two of the city's most iconic and little known about buildings.

Along with their sister home Walli House, the trio of properties are a little off the beaten track in old High Street, Maitland, but plans Mr Marich has for them will certainly put the precinct on the map.

Bed and breakfast accommodation, where people can experience 19th Century living, and a wedding venue are just two of the ideas Mr Marich has planned for his first project - Bridge House.

Bruce Marich remembers with great fondness visiting his great-great aunt Ann Clift at Bridge House built by her husband Samuel Clift. He also built Toll House and Walli House.

To pay homage to his relative's contribution to Maitland's beginnings, Mr Marich will restore Bridge House to its former glory with the possibility of throwing its doors open to the public. In what he has described as a labour of love, Mr Marich, a heritage enthusiast, is carrying out most of the renovation work himself.

With the help of his carpenter son Anthony, borer-ridden trees (each replaced with two additional trees such as cedar) have been removed, tin shed on site will be replaced with another structure made of Western Red Cedar. Earthworks have been carried out to divert water away from the house. "A lot of work has been carried out that is not really visible but it had to be done," Mr Marich said.

Plans will soon be lodged to build a conservatory at the back of Bridge House and an atrium in a breezeway between the main cottage and an out building. The property's swimming pool has also been resurrected.

"We've had to do a lot of cleaning up because over the years the building has been occupied mainly by elderly people who have been unable to keep up with the maintenance," Mr Marich said.

"We aim to build a picket fence like the original and restore stairs to the out building that lead to a loft." Mr Marich will also return a large sandstone sink to Bridge House which was moved to Toll House as a planter box. He isn't sure how much it weighs but said it is about five inches thick and will take four people to lift it back into place in the kitchen.

Mr Marich is asking anyone who has lived in Bridge House or anyone who has timber, convict bricks or any memorabilia relating to the property to contact him. "We're trying to keep it as original as possible. We are happy to pay for anything that may be of use to us."

Mr Marich has already ploughed hundreds of thousands of dollars into the project and said there is still a tremendous amount of work to be done. He can be contacted via email at bridgehouse@marich.net.au

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