

Attachments Under Separate Cover

10 December 2024

Table of Contents

ITEM	SUBJECT	PAGE NO
11.1	DA/2024/249 for Multi Dwelling Housing (21 Dwellings) and 22 Lot Community Title Subdivision at 39 & 41 Fairfax Street Rutherford	
	Attachment 2 Development Plans (Under Separate Cover).....	1
	Attachment 3 Assessment Report (Under Separate Cover).....	17
	Attachment 4 Recommended Conditions of Consent (Under Separate Cover)	39
11.2	DA/2022/1394 for Mixed Use Development Including Commercial Premises with Retail Premises, Pub and Signage at 93 Springfield Drive Lochinvar	
	Attachment 2 Development Plans (Under Separate Cover).....	58
	Attachment 3 Assessment Report (Under Separate Cover).....	75
11.3	DA/2024/409 for Telecommunications Facility including 40m High Monopole, Ancillary Works and Fencing at 32 Kiah Road GILLIESTON HEIGHTS	
	Attachment 3 Assessment Report (Under Separate Cover).....	120
11.4	DA/2024/682 for Multi Dwelling Housing (4 Dwellings) and Strata Subdivision including Demolition at 87 Banks Street EAST MAITLAND	
	Attachment 3 Assessment Report (Under Separate Cover).....	138
	Attachment 4 Recommended Conditions of Consent (Under Separate Cover)	154
11.5	DA/2024/346 for Demolition, Takeaway Food and Drink Premises (24 Hour), and Business Identification Signage at 112 and 114 New England Highway Rutherford	
	Attachment 3 Assessment Report (Under Separate Cover).....	169
	Attachment 4 Recommended Conditions of Consent (Under Separate Cover)	202
11.6	DA/2023/958 for Stage 1 - Two Lot Torrens Title Subdivision with a Dwelling House on Each Lot, Stage 2 – Multi Dwelling Housing (3 additional Dwellings) on Proposed Lot 242 created in Stage 1 and Four (4) Lot Strata Subdivision at 56 Brunswick Street East Maitland	
	Attachment 2 Development Plans (Under Separate Cover).....	219

	Attachment 3	Assessment Report (Under Separate Cover).....	238
	Attachment 4	Recommended Conditions of Consent (Under Separate Cover)	259
	Attachment 5	Submissions (Under Separate Cover)	278
11.7		PLANNING PROPOSAL – AMENDMENT TO THE MAITLAND LEP 2011 (IMPLEMENTATION OF MAITLAND LOCAL HOUSING AND RURAL LAND STRATEGIES 2041) – Finalisation	
	Attachment 4	Planning Proposal (August 2024) (Under Separate Cover)	303
	Attachment 5	Submissions (Under Separate Cover)	329
14.1		Council's approach to communication and engagement	
	Attachment 1	Draft Communication and Engagement Strategy 2024-2028 (Under Separate Cover).....	411
14.3		Draft Maitland's Future Community Strategic Plan 2025–2034	
	Attachment 1	Draft Maitland's Future Community Strategic Plan 2025-2034 (Under Separate Cover).....	430

City Planning

**DA/2024/249 for Multi Dwelling
Housing (21 Dwellings) and 22 Lot
Community Title Subdivision at 39 &
41 Fairfax Street Rutherford**

**Development Plans (Under Separate
Cover)**

Meeting Date: 10 December 2024

Attachment No: 2

Number of Pages: 15

City Planning

DA/2024/249 for Multi Dwelling Housing (21 Dwellings) and 22 Lot Community Title Subdivision at 39 & 41 Fairfax Street Rutherford

Assessment Report (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 3

Number Of Pages: 21

City Planning

DA/2024/249 for Multi Dwelling Housing (21 Dwellings) and 22 Lot Community Title Subdivision at 39 & 41 Fairfax Street Rutherford

Recommended Conditions of Consent (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 4

Number of Pages: 18

City Planning

**DA/2022/1394 for Mixed Use Development
Including Commercial Premises with
Retail Premises, Pub and Signage at 93
Springfield Drive Lochinvar**

**Development Plans (Under Separate
Cover)**

Meeting Date: 10 December 2024

Attachment No: 2

Number of Pages: 16

City Planning

DA/2022/1394 for Mixed Use Development Including Commercial Premises with Retail Premises, Pub and Signage at 93 Springfield Drive Lochinvar

Assessment Report (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 3

Number of Pages: 44

City Planning

DA/2024/409 for Telecommunications Facility Including 40m High Monopole, Ancillary Works and Fencing at 32 Kiah Road Gillieston Heights

Assessment Report (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 3

Number of Pages: 17

City Planning

DA/2024/682 for Multi Dwelling Housing (4 Dwellings) and Strata Subdivision Including Demolition at 87 Banks Street East Maitland

Assessment Report (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 3

Number of Pages: 15

City Planning

DA/2024/682 for Multi Dwelling Housing (4 Dwellings) and Strata Subdivision Including Demolition at 87 Banks Street East Maitland

Recommended Conditions of Consent (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 4

Number of Pages: 14

City Planning

DA/2024/346 for Demolition, Takeaway Food And Drink Premises (24 Hour), and Business Identification Signage at 112 and 114 New England Highway Rutherford

Assessment Report (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 3

Number of Pages: 32

City Planning

DA/2024/346 for Demolition, Takeaway Food and Drink Premises (24 Hour), and Business Identification Signage at 112 And 114 New England Highway Rutherford

**Recommended Conditions of Consent
(Under Separate Cover)**

Meeting Date: 10 December 2024

Attachment No: 4

Number of Pages: 16

City Planning

DA/2023/958 for Stage 1 – Two Lot Torrens Title Subdivision with a Dwelling House on each Lot, Stage 2 – Multi Dwelling Housing (3 Additional Dwellings) on Proposed Lot 242 Created in Stage 1 and Four (4) Lot Strata Subdivision at 56 Brunswick Street East Maitland

Development Plans (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 2

Number of Pages: 18

City Planning

**DA/2023/958 for Stage 1 – Two Lot
Torrens Title Subdivision with a
Dwelling House on each Lot, Stage 2
– Multi Dwelling Housing (3
Additional Dwellings) on Proposed
Lot 242 Created In Stage 1 and Four
(4) Lot Strata Subdivision at 56
Brunswick Street East Maitland**

**Assessment Report (Under Separate
Cover)**

Meeting Date: 10 December 2024

Attachment No: 3

Number of Pages: 20

City Planning

Da/2023/958 for Stage 1 – Two Lot Torrens Title Subdivision with a Dwelling House on each Lot, Stage 2 – Multi Dwelling Housing (3 Additional Dwellings) on Proposed Lot 242 Created in Stage 1 and Four (4) Lot Strata Subdivision at 56 Brunswick Street East Maitland

**Recommended Conditions of Consent
(Under Separate Cover)**

Meeting Date: 10 December 2024

Attachment No: 4

Number of Pages: 18

City Planning

Da/2023/958 for Stage 1 – Two Lot Torrens Title Subdivision with a Dwelling House on each Lot, Stage 2 – Multi Dwelling Housing (3 Additional Dwellings) on Proposed Lot 242 Created in Stage 1 and Four (4) Lot Strata Subdivision at 56 Brunswick Street East Maitland

Submissions (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 5

Number Of Pages: 24

City Planning

**Planning Proposal – Amendment to the
Maitland Lep 2011 (Implementation of
Maitland Local Housing And Rural Land
Strategies 2041) – Finalisation**

**Planning Proposal (August 2024) (Under
Separate Cover)**

Meeting Date: 10 December 2024

Attachment No: 4

Number Of Pages: 25

City Planning

PLANNING PROPOSAL - AMENDMENT TO THE MAITLAND LEP 2011 (IMPLEMENTATION OF MAITLAND LOCAL HOUSING AND RURAL LAND STRATEGIES 2041) – FINALISATION

Submissions (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 5

Number of Pages: 81

People and Performance

COUNCIL'S APPROACH TO COMMUNICATION AND ENGAGEMENT

Draft Communication and Engagement Strategy 2024-2028 (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 1

Number of Pages: 18

People and Performance

DRAFT MAITLAND'S FUTURE COMMUNITY STRATEGIC PLAN 2025-2034

Draft Maitland's Future Community Strategic Plan 2025-2034 (Under Separate Cover)

Meeting Date: 10 December 2024

Attachment No: 1

Number of Pages: 37

