

Attachments Under Separate Cover

17 February 2026

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City Planning

Former Maitland Hospital Site Submission

Old Maitland Hospital Vision and Potential Future Uses (Under Separate Cover)

Meeting Date: 17 February 2026

Attachment No: 3

Number of Pages: 44

maitland
city council



MAITLAND CITY COUNCIL

Vision for the Old Maitland Hospital

JULY 2022

EXECUTIVE SUMMARY

The site

The Old Maitland Hospital has been a prominent feature in Central Maitland's landscape for nearly 200 years. It was built on a ridge at the top of High Street, overlooking Central Maitland and acting as a counterpoint to landmarks such as St Mary's spire.

As the primary health care provider in the region since 1849, the hospital also occupies an important place in the community's psyche.

It's one of Central Maitland's major employers as well as a key destination that drives visitation and spend at The Levee. Future uses on the site therefore have the potential to either enhance, or undermine the vibrancy of Central Maitland and The Levee.

The need for a vision

With the New Maitland Hospital in East Maitland now operational, the future of the Old Maitland Hospital site is unclear. At the time of writing, the site is empty of uses, but remains full of architectural heritage, history and personal meaning.

The site's character and its social, economic, planning and physical contexts should be carefully considered when planning its future.

This document intends to distil these factors into a vision and a set of aspirations, which can be used to guide the site's transformation.

Maitland City Council involvement

The Old Maitland Hospital is owned by the NSW government. Any change in use or divestment is ultimately up to the NSW government.

However, since its influence on Maitland is substantial, Maitland City Council would like to present our vision and aspirations for the site, as well as the resulting preferred future uses.

Our vision

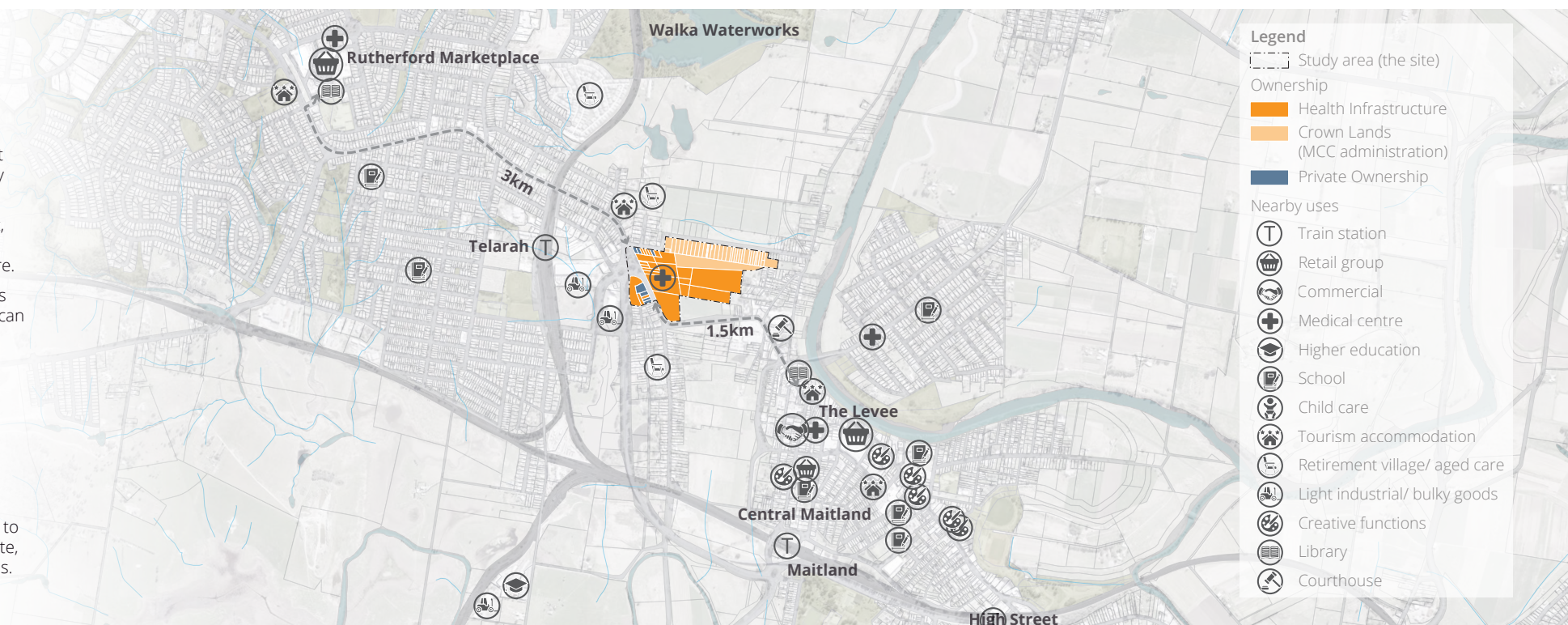
The site will be an iconic destination that stimulates curiosity, evokes a sense of history and creates opportunities for the Maitland region.

It will maintain its strong connections to the community and to its Wonnarua, European and local heritage, as it looks to the future. The skills and innovation for the evolution of the Hunter region will grow here.

The site will make the most of its remarkable location, complementing the natural environment and adding value to vibrant Central Maitland.

Site aspirations

-  Consult with the community
-  Retain community access
-  Improve transport and access
-  Support Central Maitland
-  Generate skills and employment
-  Build on the strengths of our region
-  Adapt to changes and technology
-  Enhance the character and heritage
-  Manage and use the floodplain
-  Ensure sustainability and resilience



EXECUTIVE SUMMARY

Uses considered

130+ uses were assessed against our vision, aspirations and their commercial viability.

Our preferred uses include:

- Educational uses, particularly medical and vocational training and tertiary education,
- Creative uses that complement the Maitland Regional Art Gallery, support the artistic community and extend the cultural offering of Central Maitland,
- Tourism product and accommodation, and
- Health care uses that diversify Maitland's health care offering or help improve community health outcomes,
- Residential uses that add diversity to the residential fabric of Central Maitland.

Preferred use scenario

Our preferred scenario shows four uses (residential, vocational education, tourist accommodation and health care) working cohesively together on the site.

The educational institution offers a variety of hands-on learning environments by running the site's hotel, wellness retreat, urban farm and farm to table restaurant. The brewery/distillery/wine maker on site produces marketable products that showcase our region and support the Family Hotel.

Hotel uses attract overnight visitation to Central Maitland by showcasing the site's unique heritage and scenic beauty.

Some residential apartments are set aside to accommodate students, teachers and visiting academics. Residences also support Central Maitland by increasing its population and diversifying housing options.

This scenario thus preserves the site's public access and economic function, while also promoting Central Maitland's role as a service and innovation hub in the region.





1. Introduction

Finance

Quarter Two Report – Operational Plan And Budget 2025–26 Progress Report End 31 December 2025

Community Progress Report October–December 2025

Meeting Date: 17 February 2026

Attachment No: 1

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