

Attachments

Under Separate Cover

(Part 1 of 2)

17 March 2026

Table of Contents

ITEM	SUBJECT	PAGE NO
10.1	Site Masterplan for the Former Anambah Landfill	
Attachment 1	Community Consultation Report (Under Separate Cover).....	1
10.2	Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 - For Adoption	
Attachment 1	Response to Submissions Report (Under Separate Cover).....	25
Attachment 2	Draft Maitland Development Control Plan 2026 (Under Separate Cover).....	67
Attachment 3	Draft Maitland Development Control Plan 2026 - Supporting Documents (Under Separate Cover).....	640
Attachment 4	Draft Maitland Manual of Engineering Standards 2026 (Under Separate Cover).....	759
Attachment 5	Draft Maitland Manual of Engineering Standards 2026 - Supporting Documents (Under Separate Cover)	928
Attachment 6	Register of Changes (Under Separate Cover)	986
Attachment 8	Submissions (Under Separate Cover).....	1115
10.3	Adoption of Draft Development Control Plan – Anambah Urban Release Area	
Attachment 1	Submissions (Under Separate Cover).....	1117
Attachment 2	Response to Submissions Report (Under Separate Cover).....	1197
Attachment 3	Anambah Urban Release Area Draft Area Plan (Under Separate Cover).....	1215
10.4	DA2024/568 For Rural Industry - Demolition of Existing Structures and Construction of Three Sheds at 41 Cracknell Lane, South Maitland	
Attachment 3	Assessment Report (Under Separate Cover)	1266
11.4	Local Transport Forum Meeting Minutes (February 2026)	
Attachment 1	Local Transport Forum Minutes (5 February 2026) (Under Separate Cover).....	1286
Attachment 3	9 December 2025 Item 12.2 LTF Council Report and Minutes (Under Separate Cover)	1371

Table of Contents

ITEM	SUBJECT	PAGE NO
14.1	Draft Procurement Policy	
Attachment 1	Draft Procurement Policy 4.0 (Under Seperate Cover).....	1427
Attachment 2	Adopted Procurement Policy 2022 (Under Seperate Cover).....	1439

City Planning

Site Masterplan For The Former Anambah Landfill

Community Consultation Report (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 1

Number of Pages: 23



Engagement Report

ANAMBAH FUTURE USE

Date: 1 August 2024

1. PROJECT ADMIN

ROLE	RESPONSIBLE
Project contacts	Senior Contaminated Land Officer – Malcolm Adrien Manager Environment & Sustainability – Catherine Pepper
Engagement lead	Strategic Engagement Officer – Elizabeth Hill Technical Director – Communications & Stakeholder Engagement, GHD – Michael Ulph
Comms and marketing leads	Team Leader Communications – Rhys Pascoe

2. PROJECT BACKGROUND

A report presented to Maitland City Council in February 2024 recommended a remediation plan that balances environmental management with revenue generation as future use options for the former Anambah Landfill site, which operated from 1976 to 1993 without modern environmental management systems.

The report proposed a combination of commercial light industrial use and a solar farm.

Council consulted with the community on these proposed options between 24 June and 26 July 2024. Council provided the community, including affected residents and businesses with the opportunity to view the options report and view the concept plans for the site.

This engagement report details the results from online feedback received during this period. In person consultation was undertaken by GHD on Council's behalf.

Outcomes of this engagement will inform Council's decision on potential future use options and identify which additional feasibility and other studies are required to progress the option.

RELATED MATERIALS

- [Engagement Plan](#)
- Maitland Your Say page - yoursay.maitland.nsw.gov.au/anambah-landfill-site-future-use
- Survey - yoursay.maitland.nsw.gov.au/anambah-landfill-site-future-use/anambah-former-landfill-site-future-use-feedback

3. METHODOLOGY

In meeting the listed objectives of the engagement, the following methods were applied.



ENGAGEMENT METHODS

METHODS	STAKEHOLDER/S	ENGAGEMENT LEVEL	TIMING	REACH
Social Pinpoint page	<ul style="list-style-type: none"> Wider community Residents and businesses local to the site 	Consult	24 June – 22 July	620 views 422 visits 137 downloads*
Online Survey	<ul style="list-style-type: none"> Wider community Residents and businesses local to the site 	Consult	24 June – 22 July	64 survey responses 59 contributors**
Drop in sessions	<ul style="list-style-type: none"> Residents and businesses local to the site 	Consult	1 - 3 July	9 attendees

* 89 downloads of the Final land use and remediations options assessment and 48 downloads of the Fact Sheet June 2024.

** Contributors refers the unique number of visitors who have left feedback or contributions using the participation tools.

COMMUNICATION METHODS

METHODS	AUDIENCE	ENGAGEMENT LEVEL	TIMING	REACH
MYS alert campaign to Maitland Your Say subscribers – location and interest	Maitland Your Say subscription lists: <ul style="list-style-type: none"> Anambah Environment and sustainability Planning and development 	Inform	24 Jun 2024	261 recipients 162/261 opens (62.1%) 14.6% link clicks
Letterbox drops	Businesses, residents and land owners surrounding the site Cagney Road, Aaron Cove, Darby Lane and Richard Road Rutherford	Inform	19-20 Jun 2024	Letterbox drops to 31 businesses and 92 residences
Media	Wider community	Inform	24 Jun – 24 Jul 2024	Generated four media mentions, between 24 June and 6 July, including: 2 radio mentions 2 online Reached a potential audience of 21,000 people



METHODS	AUDIENCE	ENGAGEMENT LEVEL	TIMING	REACH
Social posts	Wider community	Inform	24 Jun – 22 Jul 2024	
	Corporate Facebook		24 Jun	Impressions 14,500 Reach 14,475 Engagement: 1,865 Comments: 103 Link clicks: 60
	Corporate Facebook		15 Jul	Impressions 7,543 Reach 7,254 Engagement: 937 Comments: 50 Link clicks: 26
				TOTAL SOCIALS
Staff Good Work	Staff	Inform	11 July	141 views
Councillor Good Work	Councillors	Inform	11 July	7/13 opened 0 clicks

SUMMARY OF ENGAGEMENT AND COMMUNICATION EFFECTIVENESS

The Anabah future use campaign reached a total audience of approximately 44,000 across various platforms, achieving 3,000 engagements, effectively informing and involving the community through a mix of organic social media, media coverage, and targeted communication efforts.

Social Media Engagement:

The organic (non-paid) social media posts were particularly effective, reaching 21,729 people and generating 2,802 interactions, including 153 comments. The high comment volume demonstrates active community dialogue, highlighting the campaign's success in fostering public discussion.

Media coverage:

With four media mentions, including two on radio, the campaign reached a potential audience of 21,000 people. This coverage underscores the campaign's effectiveness in raising awareness and driving public interest across multiple channels.

Impact:

The strong social media engagement combined with light media coverage indicates that the campaign effectively captured community attention and facilitated informed discussions on the future use of the Anambah site.

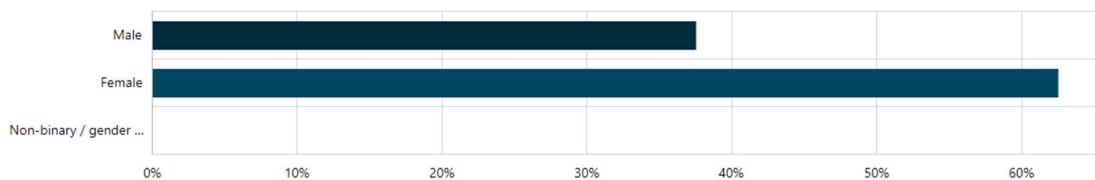


4. DEMOGRAPHICS

Of 64 survey respondents, 62.50% were female, 37.50% were male. No respondents identified as non-binary or gender diverse.

6 What is your gender? Required

Multi Choice | Skipped: 0 | Answered: 64 (100%)

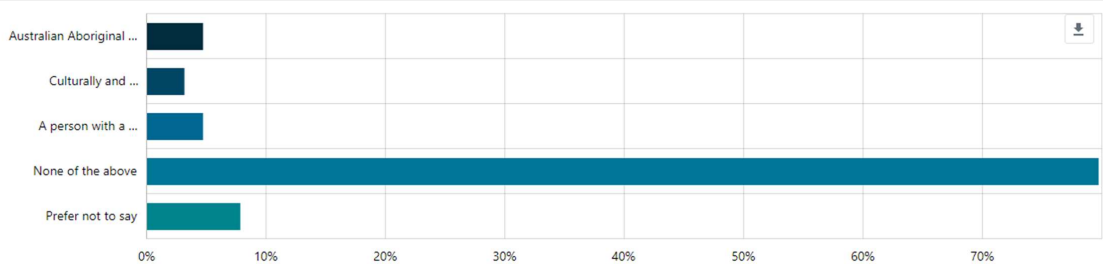


Almost 5% of respondents identified as Aboriginal or Aboriginal and Torres Strait Islander, almost 5% identified as a person with a disability and 3% identified as being from a culturally and linguistically diverse background. This is a slightly lower representation of diversity in the LGA based on the ABS 2022 Census, which shows that 8% of the total population in Maitland identify as Aboriginal and Torres Strait Islander, 11% identify as a person with a disability and 9% identify as being from a culturally and linguistically diverse background.

Almost 8% of respondents preferred not to disclose identifying information.

7 Do you identify as? Required

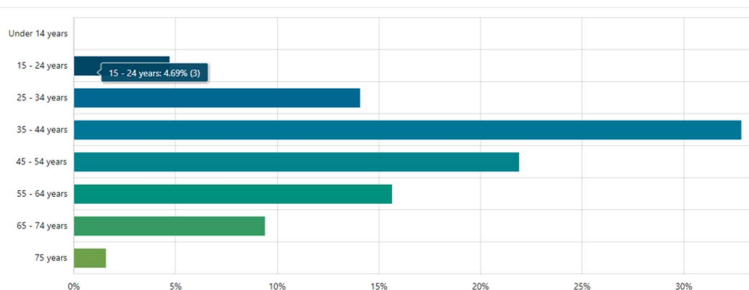
Multi Choice | Skipped: 0 | Answered: 64 (100%)



The 35-44 years age category had the highest response rate with 33%, followed by 45-54 years at almost 22%. We received no responses from residents under 14 years, and less than 5% of respondents were in the 15-24 years or 75+ year categories.

5 What is your age group?

Multi Choice | Skipped: 0 | Answered: 64 (100%)



The highest level of participation was from residents of Rutherford, covering 31% of responses. The next highest level of responses were from Aberglasslyn and East Maitland, each representing 13% of the responses.

4 What suburb do you live in? Required
 Select Box | Skipped: 0 | Answered: 64 (100%)



5. KEY FINDINGS

The community feedback about the proposed reuse and remediation plans of the former Anambah Landfill Site highlights a shared community sentiment that values green space and sustainability.

They are wary of overdevelopment and looking for ways to enhance the quality of life in their area through thoughtful, environmentally conscious land use. The feedback reflects a deep concern about the impact of development on their environment and quality of life, with a strong preference for a sustainable, community oriented land use for the site.

Overall feedback can be broken down into five themes:

1. **Prioritise green space:** A significant number of comments advocate for the area to be preserved as green space, whether as parks, botanical gardens, or nature reserves. This is seen as essential for maintaining biodiversity, providing recreational opportunities, and countering the effects of urban sprawl.
2. **Incorporate renewable energy:** While some oppose industrial development, there is notable support for integrating solar farms or other renewable energy projects, especially if they coexist with green spaces.
3. **Opposition to industrial zoning:** Several comments explicitly reject the idea of more industrial or commercial development in the area, highlighting past negative experiences with pollution and environmental degradation.
4. **Call for thoughtful urban planning:** There is a demand for long term, sustainable planning that balances development with environmental preservation and community needs. This includes suggestions for parks, community gardens, and educational centres focused on sustainability.
5. **Desire for community amenities:** Many residents want the land to be used for amenities that benefit the local community, such as sports facilities, playgrounds, and dog parks. There's a recurring theme of making the area more liveable and enjoyable for current and future generations.



6. RESULTS

The online survey was hosted on Council's engagement platform, Maitland Your Say and the following data reports and overview analysis has been exported and links provided below for the project team to review.

Comments received from the community via Facebook have also been exported, recorded and common themes identified and provided in the reports below.

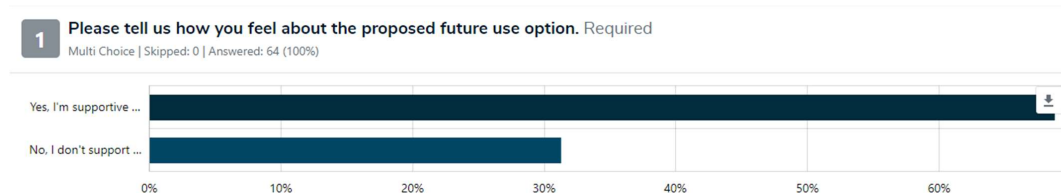
REPORT	FILE TYPE	COMMENT
Social Pinpoint summary	PDF	Social Pinpoint auto sentiment analysis has been applied to free form entry questions. Free form entry analysis is not included in the report. Data for each question has been exported to excel format individually.
Social Pinpoint raw data – full export	Excel	Social pinpoint raw data exported in full as one datasheet. Additional tabs have been added to represent individual questions, with auto sentiment analysis applied where relevant.

The above linked PDF reports are included in the appendix.

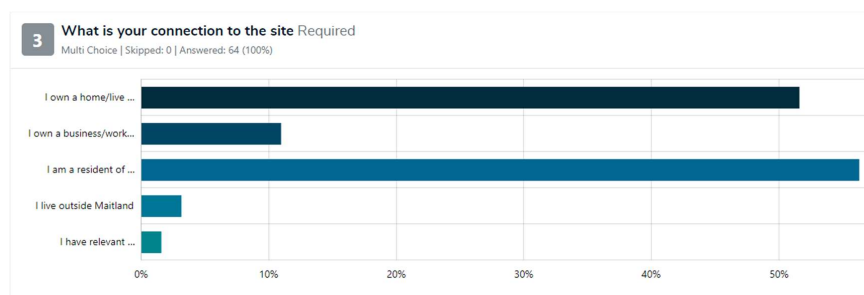
SURVEY DATA OBSERVATIONS

We asked respondents to provide feedback on the proposed reuse and remediation options of the former Anambah landfill site.

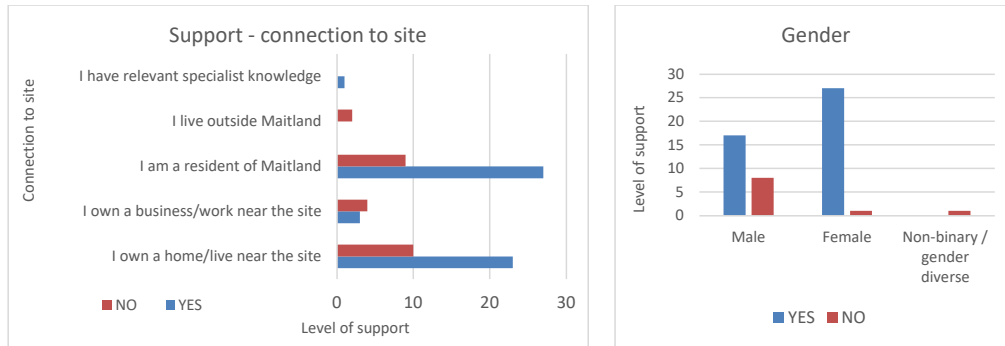
When asked how they felt about they felt about the proposed future use option, 69% of the respondents said yes, they were supportive of the land use option for the site while 31% said no, that they don't support the proposed land use option for the Anambah site.



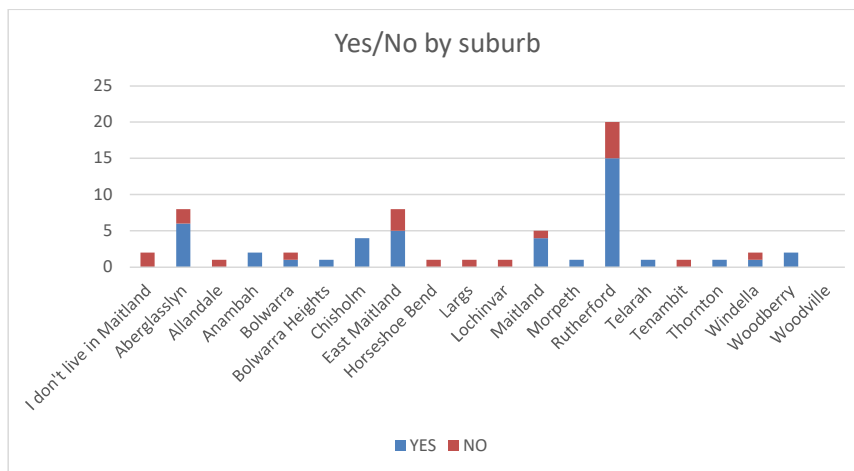
Many respondents were connected to the sites as residents of Maitland (56%) or lived close to the site (52%). Eleven percent own a business or work near the site, and less than 5% of respondents collectively, lived outside of Maitland or had relevant specialist knowledge.



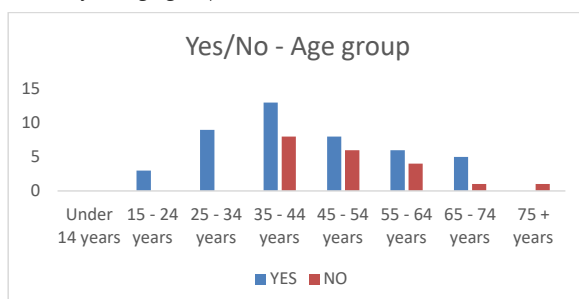
Of note, respondents who own a home or live nearby the site, reside in Maitland, or have relevant specialist knowledge are mostly supportive of the proposed future use plans. Women were generally more supportive than men or non-binary/gender diverse respondents.



Almost a half of respondents live close to the site, with almost 32% of respondents living in Rutherford and a further 12.5% from Aberglasslyn. Rounding out the suburbs with the highest level of participation were East Maitland (12.5%), Maitland (8%) and Chisholm (6%). The graph below shows the level of support from respondents by their suburbs.



All age groups represented through survey responses displayed more support the proposed plan, than not, excepting the 75+ age groups. Support was overwhelmingly positive for ages 15 to 34 with mixed responses appearing from the 34 – 44 year age group and onwards.



2 Provide your feedback here Required
Long Text | Skipped: 0 | Answered: 64 (100%)



We asked respondents to provide feedback on the proposed reuse and remediation options of the former Anambah landfill site. Responses to qualitative questions are themed and the individual responses are presented in the table below. Overall, 64 contributions were made with 53% holding a neutral sentiment, suggesting neither a positive or negative sentiment about the proposal. Mixed feelings were captured by 23% and 14% felt positive and agreed with the proposed changes. Just 9% of the contributions held a negative sentiment.

Sentiment analysis using the below guidelines has been applied to the comments received to consider the level of community support.

SENTIMENT	DESCRIPTION
Positive	Indicates support for proposed future use of the site
Negative	Indicates opposition to proposed future use of the site or other negative feedback
Neutral	Generally supportive of proposed future use of the site, or provides constructive alternative future use ideas
Mixed	Indicates a mix of support and opposition to the proposed future use, may provide positive idea, based on negative sentiment.

The feedback reflects a mix of sentiments and ideas, generally centred around environmental conservation, sustainable development, and community well being. Here's a breakdown of the main sentiments and messages:

Positive

Renewable energy advocacy: Respondents backed the use of solar farms and showed interest in energy storage options to boost clean energy contributions.

Industrial development and innovative use: Respondents favoured light industrial use to safely manage contaminated soils with suggestions to reduce environmental risks like rainwater contamination.

Supportive respondents suggested combining use functionality, such as using solar farms as car park coverings or elevated solar installations to support recreational activities or facilities.

Economic and environmental benefits: Respondents recognised that solar farms could provide an income source and support sustainability outcomes with a positive outlook on combining renewable energy with infrastructure improvements like stormwater drains.

Negative

Criticism of industrial expansion: Respondents opposing the concept indicated past negative experiences with industrial projects and showed concern over Maitland becoming overly developed with industrial infrastructure. They strongly

desired to use the space to compensate for lost green spaces with suggestions for alternative uses like nature reserves or recreational parks.

Environmental and health concerns: Respondents are concerned that industrial and commercial zoning may lead to pollutant exposure and environmental degradation, especially near residential areas.

Community and aesthetic preservation: Respondents have a strong interest and concern over maintaining Maitland's natural landscapes. They have a desire to protect the city's natural beauty and integrity and advocates for transforming the site into botanical gardens, dog parks, walking tracks, and education centres instead of industrial use.

Mixed

Conditional support for multi use developments: Respondents support certain aspects of the proposal, such as the installation of solar farms but have reservations about incorporating light industrial development, advocating for the integration of solar energy with green spaces and community amenities.

Preference for balanced development: Respondents suggest combining industrial use with substantial green spaces and recreational areas, supporting sustainability initiatives like solar panels while expressing concerns about the environmental impacts of industrial zones.

Neutral

Innovative land use proposals: Respondents suggest creative alternatives, such as transforming the site into a drive in movie theatre for local tourism or establishing educational hubs focused on sustainability and renewable energy.

Emphasis on future planning and sustainability: Respondents emphasise the importance of long term growth and sustainability in land use decisions, recommending the integration of various community focused facilities.

SUMMARY OF KEY TAKEAWAYS

Preference for green and community spaces

Respondents overwhelmingly favour preserving and expanding green spaces, parks, and recreational areas over the proposed combination of commercial light industrial use and a solar farm.

Support for renewable energy initiatives

Many respondents endorse the implementation of solar farms and renewable energy projects, particularly when these initiatives are integrated with environmental preservation and provide community benefits.

Concerns about industrial development and desire for multi use land

Respondents express significant apprehension about further industrialization due to environmental degradation, health risks, and aesthetic impacts. They advocate for multi-functional land use that balances renewable energy projects with recreational, educational, and ecological features.



SURVEY QUESTION FEEDBACK

Below is the survey comments related to the proposed reuse and remediation plans of the former Anambah landfill site.

SURVEY COMMENTS	SENTIMENT
Feasibility of gas flares should be considered to generate carbon credits through the clean energy regulator landfill gas method installation of new flare. 7 to 12 years permanence period. Furthers net zero goals and provides an income source.	Positive
Maitland has developed the farmland/countryside to such an extent there really isn't much green space left. I think it's imperative to aim for green space trees, recreation.	Negative
It's an idea thinking of the future as well as the now.	Neutral
More green space, please.	Negative
Passive recreation/managed green space!!! Developers have raped our beautiful lands of trees and vegetation turning maitland into a concrete, colorbond jungle.	Negative
Great idea!	Positive
I support most of the proposed future use option as i believe the less human contact with the contaminated soils, the better. I'd support more area being developed for lite industrial use, as it will mean more of the soils will be concreted over. The less rainwater soaking into the soils the better, to prevent leaching of contaminants. Concrete stormwater drains would help too. More solar panels would be good (than what's on the proposal drawing). The proposal drawing provided seems to show lots of extra land to fit more solar panels.	Positive
Solar farms can be actually made into carpark coverings so i support this option but also doesn't mean the land can't be used for something else also.	Positive
If you have to do anything with the site, then this option is the closest to nothing, that we will get. So much of the hunter has been decimated due to developers. Would be nice to have thousands of trees planted and nothing else but i am a solar advocate. No more housing and no more industrial. Just for once, would be good.	Mixed
How about planting some trees and turning it into a nature reserve... Maitland is being overdeveloped as it is.	Negative
Solar farm installation could be elevated, forming a roof for such activities as basketball, netball, indoor soccer, pickleball, croquet, etc.	Positive
Off-lead dog area. Recreation park.	Negative
This already has been used as a landfill site as we're aware, to use it for anything else other than returning the area back to nature would be wrong. In a time where people want and the natural environment needs to change for the protection of and conservation purposes for flora and fauna. The potential for this would be a great benefit to the area. With trees that would be considered a threatened species it could become a natural resource for further seed growth and replanting of these species.	Negative
Good idea.	Positive

A solar energy or green space/park should be considered. I do not believe it should be used for any industrial or commercial zoning as you have to think about the public health exposure to the site if they work there.	Mixed
This land should be given back to the community in the way of open green space or sporting fields.	Negative
Green space animal habitat combined with a solar system is my preference but the species would need to cope with the leaching poisons from the waste therein, so i do agree with some uses but not more industrial, thank you vera findlay	Mixed
Passive recreation/managed green space. Commercial/light industrial development.	Mixed
Needs to be left as green space for the public to enjoy and to compensate for the vast tracts of open space being lost to development. Solar can go on rooftops.	Negative
Land use of an unused site is important in this area. Suggest combining a battery setup with the solar farm which would help transition to a clean energy future.	Positive
Light industrial near residential is concerning. Maitland has such little green space. Native vegetation and walking tracks would be much better use of the whole site.	Negative
A nice big dog park like raworth would be great! There's not enough fenced off-lead dog spaces in rutherford (only one i know is heritage gardens and it's tiny). Or keep it a green space. There's so much development going on the only other green space is walka water works.	Negative
This area should be redeveloped into some form of green space. A mini-botanic gardens could be a great use of the space, enriching the environment, providing habitat for native fauna, and being a tourist destination as well. This could also be used as an education center to encourage residents to plant local native plants in their own gardens, provide information and learning on caring for the environment, and provide a community hub to bring together residents of the area.	Negative
Maitland park would not exist if the land had not been set aside by some brave individuals who fought back against commercial interests. How much the poorer would maitland be today without maitland park? The former anambah landfill site is perfect for a new park with trees, bbq areas and play equipment, walking trails - even our own botanical garden. This opportunity is unlikely to present itself again to maitland council in terms of land availability in this area. Be brave and think long-term rather than bow to short-term commercial interests. The new england highway is at capacity in rutherford, and the last thing that is needed is more light commercial development adding more vehicular congestion. Using the land to establish rutherford park or maitland botanical gardens would be a brave, forward-thinking plan for our future generations.	Negative
Light industrial development would be fitting for the area as long as there is a park and green space incorporated into the area as rutherford is a heat zone from the lack of green space and trees due to the urbanization of the new developments of maitland. The idea of solar would imaginably be fully supported and a great investment into sustainability by the council. We need more natural places and settings in and around maitland.	Mixed
Maitland needs more green spaces, especially around the highly developed areas of rutherford, aberglasslyn (also at thornton and chisholm)- where there is massive urban sprawl full of houses and industrial/commercial areas without many trees or green spaces. I also believe sustainability is a great area where maitland can improve and a great	Negative

reuse of capped land. The green space itself could be a spot for everyone including dogs, as an off-leash fenced area could be incorporated for the many dogs that live around the densely populated areas of rutherford, aberglasslyn, telarah, farley, etc.	
I would like to see it as a recreational precinct with walking tracks, parks, and sporting grounds.	Negative
As a rutherford resident of over 30 years, i do not support any more general, commercial or light industrial development at rutherford, and definitely not on this site. Rutherford has for too long been the dumping ground for polluting, traffic-congesting developments. Many pollute the air that we breathe and all add traffic congestion and noise to the new england highway. Mcc has expanded this "industrial area" area with what would seem very poor planning foresight over the 30 years that i have been a resident. Residents had to fight to be heard about the foul, toxic odors coming from the trugain/australian waste oil company which has now left rutherford with a legacy of carcinogens including pfas contamination in the soil and groundwater. Mcc gave clean away industries the green light to develop in rutherford and now we have toxic chemicals and oils transported in large tankers all the way up the freeway from sydney to rutherford. What comes out of their stacks cannot be good for the air quality of rutherford. Then there is the tile factory that releases hydrogen fluoride and other toxic gases into our air. All these industries were endorsed by the planning department at mcc. There are many more industries adversely affecting the amenity of rutherford residents. I urge you to use the anambah site as a managed green space or for passive recreation. Mcc allowed a developer to take away our golf course. This anambah space could be used to develop a golf course or swimming pool for rutherford residents.	Negative
Any additional renewable energy generation is a big yes from me! There is enough industrial use in this area already without adding further traffic.	Mixed
Considering the heddon greta drive-in movies will eventually be developed, and i believe this site used to have one. It should be turned into a drive-in movie theatre again. Great tourist destination and money maker for the area.	Negative
Using the site for renewable energy is a great idea. Could the site also incorporate an educational element around education and sustainability- like a sustainability hub where the community and schools could visit to learn about solar energy and how it can be used. The site could also include other kinds of renewables like a small recycling hub and green space for gardens, etc. Make the space an exemplar in future sustainability.	Positive
Maitland green spaces are being eroded by all the property development. We need more green spaces for the wildlife so i would love to see this area used for that.	Negative
Best use - creation of sporting fields and related facilities.	Negative
The area will be experiencing a growth in residential building in the near future. This city has so few green spaces left, any that can be created should be created. Council is only looking at the provided options in terms of money - more to be made by council through rates, etc., from commercial buildings. The money generated from sports fields is minimal in comparison, so this option is rejected by council on these grounds. Green space creation should be the council's priority.	Negative
Stop wasting ratepayers' money on this foolish project.	Negative
Great idea- using this land for the common good and meeting the sustainability goals of the city.	Positive

Maitland has a growing population and is becoming more urbanized. It needs more passive green space for wildlife, recreation, and carbon capture. That said, i think you should build a solar farm with a park and green space around it. There is not enough green space in the area.	Mixed
I would love to see a space with parks, walking tracks, sporting grounds, and a fenced-off-leash area for dogs. This would be a wonderful reuse of the landfill and create something good for the community, promoting a healthy lifestyle. Maitland already has a large industrial area, so we don't need another one. Please make this into a space that would benefit the community.	Negative
There are few passive green spaces in the western suburbs of maitland, which means there is an urgent need to create some to ensure residents have quality outdoor spaces. Council is only focused on the commercial side of things.	Negative
So much development going on, how about we keep some green space so we have somewhere to walk and enjoy the outdoors.	Negative
I think it is important to consider future growth in the area. It needs more open spaces for sporting and recreational activities as well as a significant increase in green space. We have become a concrete jungle- so more parks and green space please.	Negative

OTHER ENGAGEMENT FEEDBACK

The survey responses analysed above comprise the formal reporting for this community consultation. However, two Facebook posts were scheduled during the engagement period, with 153 comments. Of these comments 118 are outlined in the table below, others such as comments tagging a name are removed. Of the comments recorded, more than 50% were made by men, 43% by women and almost 6% by community or business pages.

Given the inherent negativity bias of consumers interacting with brands on social media, social media comments are not included in the formal consultation analysis. However, it is acknowledged that by interacting with social media posts about Anambah former landfill site future use concept plans, our community have joined the conversation and best practice engagement acknowledges all contributions and a theme analysis of social media contributions is provided.

SOCIAL MEDIA COMMENTS SUMMARY

The comments on the future land use of the former Anambah landfill site reveal a complex mix of sentiments. There is a strong desire among many community members for increased green space and recreational facilities, driven by a concern for the area's lack of parks and the ongoing loss of green spaces in Maitland. However, scepticism about the safety and appropriateness of developing the site for industrial purposes is prevalent, with many expressing doubts about the council's transparency and handling of the site's contamination risks.

While some support the idea of solar farming due to its environmental benefits, most of the feedback is mixed, reflecting both a hope for community focused uses and apprehension about potential health and environmental impacts. A significant number of comments also question Council's commitment to genuine community consultation and decision making, indicating a desire for clearer communication and reassurance from local authorities.

THEMING BY SENTIMENT



Mixed

- **Preference for green space:** Many comments favour green space and recreational areas, reflecting a desire for parks, bike tracks, and community gardens due to a perceived lack of such amenities in the area.
- **Concerns about industrial use:** There are concerns about placing industrial developments near residential areas, given the site's history as a landfill. Some users are nostalgic for past proposals like a sports complex or drive in movie theatre.

Negative

- **Contamination concerns:** Some expressed worries about potential contamination from the landfill's history, including health risks and environmental issues.
- **Distrust in Council:** Many are sceptical about Council's plans and processes, fearing that decisions may be already made or will be made without genuine community input.

Neutral

- **Diverse suggestions:** Comments suggest a range of ideas from community gardens to uses like a drive in or bungee jump tower. Some focus on procedural aspects and the availability of safety reports.

Positive

- **Support for solar energy:** A few comments support using the site for solar farming, appreciating the environmental benefits of renewable energy.



SOCIAL MEDIA COMMENTS	SENTIMENT
Green space kept mowed	mixed
Be gas build up under that I guessing	mixed
As there are no parks for the Kids around Anambah area, maybe a park & bike track would be nice.	mixed
it would definitely be better with trees there for birds to sit on instead of a stupid solar farm to keep the birds away.	mixed
Well, seeing how Maitland is so keen in recycling or retrofitting old things. Don't get me wrong the parkland, green space area does sound good. Its only a matter of time before they find a way to make it housing. Again. Maybe use it as what it was before the landfill, which I believe was a drive-in seeing that you want to get rid of Heddon Greta so badly.	mixed
Green space, maitland has lost so much of it lately	mixed
What happened to the plans for Anambah Sports complex planned for the site?	mixed
Green space would be nice considering Maitland is losing green space at a great rate of knots.	mixed
Surely not Industrial right next to residential homes especially over age 55 development. Managed Green Space or sporting fields for the west. What ever the plan it needs to be good as it is the gateway to Maitland. I hope whatever is donel hopeit is soon as it has been in that condition since 1993..... 31 years.	mixed
Maitland City Council Does the site have a clean bill of health from any contamination and, if so, what was the specific process undertaken to determine that?	mixed
Free green waste drop off is more important to the community	mixed
Purple Pear Farm as long as there is no contamination???	mixed
Dee Cee they wouldn't allow it. Extensive remediation required before anything can be done, but even then, no produce, surely!	mixed
Community garden providing soil is safe. Great things in other communities.	mixed
Rehabilitate it to native rainforest, lost from the area since invasion.	mixed
Probably so Anne - You know, community consultation?	mixed
Hayden Carter 2 sporting fields and facilities I thought that was set in stone.	mixed
Drive in Movie Theatre. There use to be the West Side Drive in. Considering the Heddon Greta one has been sold and it's only a matter of time before the site is developed, make this space one again. Great for the local economy and a good money spinner. Along with mini putt golf etc it could be a great tourist attraction rather than an eye sore of Solar panels!!!!	mixed
Maitland City Council Rutherford needs a pool but that might not be a good areas, sadly.	mixed
Maitland City Council can you please advise where is the suitable alternative and when the community can comment on it.	mixed
More Green Space. Stop building cookie cutter subdivisions. Just turning the place into a congested west Sydney shit hole.	mixed

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Response to Submissions Report (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 1

Number of Pages: 41

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Draft Maitland Development Control Plan 2026 (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 2

Number of Pages: 572

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Draft Maitland Development Control Plan 2026 – Supporting Documents (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 3

Number of Pages: 118

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Draft Maitland Manual of Engineering Standards 2026 (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 4

Number of Pages: 168

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Draft Maitland Manual of Engineering Standards 2026 – Supporting Documents (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 5

Number of Pages: 57

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Register of Changes (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 6

Number of Pages: 128

City Planning

Draft Maitland Development Control Plan 2026 and Draft Maitland Manual of Engineering Standards 2026 – for Adoption

Submissions (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 8

Number of Pages: 1

City Planning

Adoption of Draft Development Control Plan – Anambah Urban Release Area

Submissions (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 1

Number of Pages: 79

City Planning

Adoption of Draft Development Control Plan – Anambah Urban Release Area

Response to Submissions Report (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 2

Number of Pages: 17

City Planning

Adoption of Draft Development Control Plan – Anambah Urban Release Area

Anambah Urban Release Area Draft Area Plan (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 3

Number of Pages: 50

City Planning

DA2024/568 for Rural Industry – Demolition of Existing Structures and Construction of Three Sheds at 41 Cracknell Lane, South Maitland

Assessment Report (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 3

Number of Pages: 19

City Services

Local Transport Forum Meeting Minutes (February 2026)

Local Transport Forum Minutes (5 February 2026) (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 1

Number of Pages: 84

5 FEBRUARY 2026

LUSKINTYRE ROAD NHVR B-DOUBLE PERMITS (Cont.)



Permit number

1234100V1

The driver of the heavy vehicle who is driving a vehicle that is subject to a permit issued under the HVNL must keep a copy of the permit for the exemption in the driver's possession.

The driver or operator of a heavy vehicle being used on a road that is subject to a permit issued under the HVNL must not contravene a condition of the permit.

The driver or operator must comply with the provisions of the Heavy Vehicle (Mass, Dimension and Loading) National Regulation unless anything contrary is applied within this permit.

It is an offence to operate a vehicle at a mass limit greater than indicated by an official traffic sign.

Declaration

Signed:



NHVR Delegate

Dated: 15-May-2025

Associated documents

N/A

Disclaimer:

The National Heavy Vehicle Regulator (NHVR) accepts no liability for any errors or omissions and gives no warranty or guarantee that the material, information, maps or publications made accessible are accurate, complete, current or fit for any use whatsoever. The information contained within the NHVR Route Planner online map system is subject to change without notice.

NHVR accepts no liability for the information provided within the authorised route as part of this exemption/authorisation. The operator must ensure prior to travel that the roads/areas/networks listed in the authorised route are still current and accessible as the approved network is subject to change at any given time.

To the extent permitted by law, NHVR excludes liability for any loss (including loss from viruses, or consequential damage) caused by use of or reliance on the NHVR Route Planner.

Access to the NHVR Portal and NHVR Route Planner is only provided for your personal use. You may not sell or rebrand information obtained from the NHVR Portal or NHVR Route Planner without NHVR's written permission, or represent that the information is from a source other than the NHVR.

Apart from the purposes required or permitted under Heavy Vehicle National Law and for private study, research, criticism or review purposes as permitted under Australian copyright legislation, no part of this permit may be reproduced, modified, stored in a retrieval system, transmitted, broadcasted, published or reused for any commercial purposes whatsoever without the written permission of the NHVR first being obtained.

END OF DOCUMENT

Page: 5 of 5

www.nhvr.gov.au

5 FEBRUARY 2026

LUSKINTYRE ROAD NHVR B-DOUBLE PERMITS (Cont.)



Permit number

1234100V2

The driver of the heavy vehicle who is driving a vehicle that is subject to a permit issued under the HVNL must keep a copy of the permit for the exemption in the driver's possession.

The driver or operator of a heavy vehicle being used on a road that is subject to a permit issued under the HVNL must not contravene a condition of the permit.

The driver or operator must comply with the provisions of the Heavy Vehicle (Mass, Dimension and Loading) National Regulation unless anything contrary is applied within this permit.

It is an offence to operate a vehicle at a mass limit greater than indicated by an official traffic sign.

Declaration

Signed:



NHVR Delegate

Dated: 20-Oct-2025

Associated documents

N/A

Disclaimer:

The National Heavy Vehicle Regulator (NHVR) accepts no liability for any errors or omissions and gives no warranty or guarantee that the material, information, maps or publications made accessible are accurate, complete, current or fit for any use whatsoever. The information contained within the NHVR Route Planner online map system is subject to change without notice.

NHVR accepts no liability for the information provided within the authorised route as part of this exemption/authorisation. The operator must ensure prior to travel that the roads/areas/networks listed in the authorised route are still current and accessible as the approved network is subject to change at any given time.

To the extent permitted by law, NHVR excludes liability for any loss (including loss from viruses, or consequential damage) caused by use of or reliance on the NHVR Route Planner.

Access to the NHVR Portal and NHVR Route Planner is only provided for your personal use. You may not sell or rebrand information obtained from the NHVR Portal or NHVR Route Planner without NHVR's written permission, or represent that the information is from a source other than the NHVR.

Apart from the purposes required or permitted under Heavy Vehicle National Law and for private study, research, criticism or review purposes as permitted under Australian copyright legislation, no part of this permit may be reproduced, modified, stored in a retrieval system, transmitted, broadcasted, published or reused for any commercial purposes whatsoever without the written permission of the NHVR first being obtained.

END OF DOCUMENT

Page: 5 of 5

www.nhvr.gov.au

City Services

Local Transport Forum Meeting Minutes (February 2026)

9 December 2025 Item 12.2 LTF Council Report and Minutes (Under Separate Cover)

Meeting Date: 17 March 2026

Attachment No: 3

Number of Pages: 55

Finance

Draft Procurement Policy

Draft Procurement Policy 4.0 (Under Seperate Cover)

Meeting Date: 17 March 2026

Attachment No: 1

Number of Pages: 11

Finance

Draft Procurement Policy

Adopted Procurement Policy 2022 (Under Seperate Cover)

Meeting Date: 17 March 2026

Attachment No: 2

Number of Pages: 10

