

Ordinary Meeting Agenda

18 March 2025

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that a **Meeting of Maitland City Council** will be held in the **Council Chambers, Town Hall, High Street, Maitland**, commencing at **5.30pm**.

Jeff Smith
General Manager

Please note:

Councillors are reminded of their Oath or Affirmation of Office to undertake their duties in the best interests of the people of the City and Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993, or any other Act to the best of their ability and judgement. Councillors are also reminded of their obligations under the Code of Conduct to disclose and appropriately manage conflicts of interest.

In accordance with the NSW Privacy and Personal Information Protection Act, you are advised that all discussion held during the Open Council meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, Staff member or a member of the public.

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Present

- 1 Invocation**
- 2 Acknowledgement of Country**
- 3 Apologies, Leave of Absence and Remote Attendance**
- 4 Declarations of Interest**
- 5 Confirmation of Minutes of Previous Meeting**
 - *The Minutes of the Ordinary Meeting held 25 February 2025 be confirmed.*
- 6 Business Arising from Minutes**
- 7 Withdrawal of Items and Acceptance of Late Items of Business**
- 8 Public Access**
- 9 Mayoral Minute**

10 Office of the General Manager

10.1 Regional Motions for the 2025 National General Assembly of Local Government

FILE NO:	77/8
ATTACHMENTS:	<ol style="list-style-type: none">1. Functions and Membership of the Hunter Joint Organisation2. Hunter Joint Organisation Regional Motions for 2025 National Assembly of Local Government3. National General Assembly Focus and Criteria for Motions
RESPONSIBLE OFFICER:	Office Manager General Manager
AUTHOR:	Team Leader OGM
MAITLAND +10	Outcome 16 To work together to be the best our community can be
COUNCIL OBJECTIVE:	16.1.3 Take a regional approach to service provision and community benefits through membership on the Hunter Joint Organisation of Councils

EXECUTIVE SUMMARY

The 2025 National General Assembly of Local Government is being held in Canberra from 24-27 June 2025 promoting the theme 'National Priorities Need Local Solutions'. The purpose of this report is to seek endorsement for submitting four shared regional motions developed through the Hunter Joint Organisation to the National General Assembly of Local Government.

OFFICER'S RECOMMENDATION

THAT

- 1. Council endorse the shared regional motions identified by the Hunter Joint Organisation Board and their lodgment to the 2025 National General Assembly of Local Government.**

REGIONAL MOTIONS FOR THE 2025 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT (Cont.)

REPORT

In preparation for the 2025 National General Assembly the Hunter Joint Organisation Board of Mayors has confirmed a list of shared regional motions to be put forward at the National General Assembly on behalf of the ten Hunter Councils. This approach seeks to:

- Amplify the shared advocacy priorities of the Hunter's councils on the national scale.
- Emphasise to the Federal Government the strength of alignment across the councils regarding the region's challenges, opportunities and agreed strategic directions.

These motions link directly to the National General Assembly conference priority areas of:

- Jobs and Skills
- Housing and Homelessness
- Financial Sustainability
- Roads and Infrastructure

The regional motions:

- Are consistent with the objectives and strategic directions included in the Hunter Joint Organisation Strategic Plan 2032, which are themselves drawn from the Community Strategic Plans of the ten Hunter Joint Organisation Member Councils
- Have been adapted from the shared regional advocacy priorities of the Hunter Mayors, to reflect the broader national and industry wide local government focus required for Hunter Joint Organisation motions (Attachment 3).

The Hunter Joint Organisation entity itself is not a financial member of the NSW Local Government Association (given that Member Councils already are) and the actual process of lodging the motions to the National General Assembly needs to be undertaken by individual Member Councils. These will then be collated by the conference organisers and presented as a shared regional motion including the names of each of the Councils who have lodged the motion.

CONCLUSION

The endorsement of the proposed submission of the four shared regional motions identified by the Hunter Joint Organisation addresses the priority areas of the National General Assembly of Local Government and places an emphasis on the challenges being experienced by the region while advocating for change from the Federal Government.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

Office of the General Manager

Regional Motions for the 2025 National General Assembly of Local Government

Functions and Membership of the Hunter Joint Organisation

Meeting Date: 18 March 2025

Attachment No: 1

Number of Pages: 1

Functions and Membership of the Hunter Joint Organisation

The Hunter Joint Organisation is the statutory local government entity established by the NSW Government, through the *NSW Local Government Act 1993*, to support the Councils of the Hunter Region work together for better rural and regional outcomes. The core statutory functions of the Hunter JO include:

1. Strategic planning and priority setting - to establish strategic regional priorities for the Joint Organisation area and to establish strategies and plans for delivering those priorities.
2. Intergovernmental collaboration - to identify and take up opportunities for intergovernmental cooperation on matters relating to the Joint Organisation area.
3. Shared leadership and advocacy - to provide regional leadership for the Joint Organisation area and to be an advocate for strategic regional priorities.

The Board of the Hunter JO comprises the Mayors of the ten member councils:

- Cessnock City Council
- City of Newcastle
- Dungog Shire Council
- Lake Macquarie City Council
- Maitland City Council
- MidCoast Council
- Muswellbrook Shire Council
- Port Stephens Council
- Singleton Council
- Upper Hunter Shire Council

More information on the focus and activities of the Hunter JO is available at <https://hunterjo.nsw.gov.au/>

Office of the General Manager

Regional Motions for the 2025 National General Assembly of Local Government

Hunter Joint Organisation Regional Motions for 2025 National Assembly of Local Government

Meeting Date: 18 March 2025

Attachment No: 2

Number of Pages: 1

Hunter JO Regional Motions to 2025 National General Assembly of Local Government

CONFERENCE PRIORITY AREA	REGIONAL MOTION
Jobs and Skills	<p><i>This National General Assembly calls on the Australian Government to:</i></p> <p>Directly support the acceleration of local government actions that address imminent and substantial job losses arising from large scale industry closures in regional economies rapidly transforming to net zero by:</p> <ol style="list-style-type: none"> 1. Clearly identifying and establishing a single Federal Government Minister and Agency with responsibility for delivering funding and coordinating the provision of broader agency resources directly to Council led initiatives 2. Directly investing in Council led, place-based initiatives that: <ul style="list-style-type: none"> • Pilot the reactivation and repurposing of current and former mining lands and infrastructure to create urgently needed new employment lands • De-risk industry investment and strategically inform and accelerate industry attraction, skills development and job creation.
Housing and Homelessness	<p><i>This National General Assembly calls on the Australian Government to:</i></p> <p>Substantially increase direct Australian Government investment to councils for the construction of local enabling transport and community infrastructure and utilities critical to supporting national housing targets by unlocking and accelerating the delivery of housing on existing development-ready land.</p>
Financial Sustainability	<p><i>This National General Assembly calls on the Australian Government to:</i></p> <p>Lead systems reform across all three levels of government to:</p> <ul style="list-style-type: none"> • Build consistency in the governance frameworks, systems and documentation required across various funding programs and governing agencies to reduce the administrative burden on local government. • Improve the delivery of grant funding to councils across Australia to ensure equity, certainty and sustainability for effective strategic planning. • Ensure equitable delivery of grant funding for rural and regional councils by upholding the principles of the Local Government (Financial Assistance) Act 1995, ensuring horizontal fiscal equalisation of funding.
Roads and Infrastructure	<p><i>This National General Assembly calls on the Australian Government to:</i></p> <p>Lead systems reform across all levels of government to improve the planning, administration and delivery of road funding, to ensure equity in Financial Assistance Grant distribution to rural and regional councils by ensuring nationwide adherence to the principle of Horizontal Fiscal Equalisation established under the <i>Federal Local Government (Financial Assistance) Act 1995</i>.</p>

Office of the General Manager

Regional Motions for the 2025 National General Assembly of Local Government

National General Assembly Focus and Criteria for Motions

Meeting Date: 18 March 2025

Attachment No: 3

Number of Pages: 1

NGA Focus and Criteria for Motions

Conference Theme

The theme of the 2025 conference is “National Priorities Need Local Solutions”, focusing on opportunities for councils to work with the next Federal Government to deliver local solutions that will help them deliver on their vision for the nation, focusing on place-based solutions to a range of national priorities including affordable housing, energy transition, road safety, increasing productivity, and improved health and wellbeing.

Focus Areas for Motions

This year’s call for motion focusses on twelve priority areas:

- Intergovernmental relations
- Financial sustainability
- Roads and infrastructure
- Emergency management
- Housing and homelessness
- Jobs and skills
- Community services
- Closing the Gap and Aboriginal and Torres Strait Islander Reconciliation
- Data, digital technology and cyber security
- Climate change and renewable energy
- Environment
- Circular economy

Criteria for Motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. Be relevant to the work of local government nationally.
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications.
3. Be consistent with the themes of the NGA.
4. Complement or build on the policy objectives of ALGA and your state or territory local government association.
5. Be submitted by a council which is a financial member of their state or territory local government association.
6. Propose a clear action and outcome i.e. call on the Australian Government to act on something.
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities.
9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
10. Be supported by sufficient evidence and demonstrate the relevance and significance of the matter to local government nationally.

10.2 Committee Review

FILE NO:	35/2 & 35/7
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Report of Existing Committees (Under Separate Cover) 2. Proposed Committee Structure (Under Separate Cover) 3. Draft New Committee Terms of Reference (Under Separate Cover)
RESPONSIBLE OFFICER:	General Manager Executive Manager People and Performance
AUTHOR:	Team Leader OGM
MAITLAND +10	Outcome 16 To work together to be the best our community can be
COUNCIL OBJECTIVE:	16.2.2 Facilitate opportunities for community leaders to connect and collaborate

EXECUTIVE SUMMARY

This report outlines the comprehensive Committee Review process that has been undertaken over the past 12-18 months and proposes an improved committee structure to meet the needs of the community.

OFFICER'S RECOMMENDATION

THAT

- 1. Council endorse the draft Committees Structure for special purpose and strategic committees and these be placed on public exhibition for a period of 28 days.**

BACKGROUND

A review of Councils' S.355 Committees, statutory/member-based and advisory/working groups has been undertaken over the past 12-18 months in response to a Mayoral Minute adopted by Council in 2022 and further in 2024. The Council Resolutions sought:

- Explore the merits of establishing an Asset Disposal and Acquisition Committee
- Preparation of a report for consideration on future changes to council's existing S.355 committees and advisory/working groups
- In future reviews of council committees, consideration be given to an Events Committee and a Youth Committee

The review is timely, given it has been over twenty (20) years since a committee review has been undertaken.

COMMITTEE REVIEW (Cont.)

REPORT

At the commencement of the committee review Council had twenty-nine (29) S.355 Committees, statutory/member-based and advisory/working groups that require Councillor and community representation.

Prior to the end of the last term of Council a review of all committees was undertaken which included extensive consultation with Councillors, committee members, council staff and community members.

The review focused on assessing purpose, structure, function and functionality utilising agendas, minutes of meetings (both pre and post COVID), and a survey of existing and previous members to gauge the level of participation and the nature of the discussions at the meetings.

The Councillor representatives and community members were interviewed to provide feedback on the effectiveness of the existing committees and opportunities for improvement. Council officers, whilst non-voting members of committees, were also interviewed as they provide administrative support, attend meetings and prepare agenda items and reports.

Research was also undertaken across the local government sector canvassing eight (8) councils who have undertaken reviews of committees.

The objective of the review was to obtain information about the effectiveness and efficiency of the meetings and committee structure. The findings of the review found that:

- Most meetings did not meet quorum requirements as describe in their constitutions and meetings did not proceed;
- Not all committees operated consistently i.e. constitutions, terms of reference, agenda, minutes of meetings templates, purpose;
- Nature of discussions was predominately operational, focussing on maintenance issues which can be reported to Council directly;
- Attendance by community members and elected representatives was mixed;
- Some committees failed to meet basic governance and accounting standards, creating significant and ongoing risks for Council;
- Committee members are 'time poor' and want meetings to be more productive and strategic in direction; and
- Working groups can be convened on an as needs basis and a formal committee structure is not required.

Proposed Committee Structure

The proposed committee structure will see the number of committees reduced from 29 to 17 committees. This includes the following:

- Four (4) committees being consolidated or disbanded during the review period;
 - The Maitland Health Advisory Committee – disbanded in 2023
 - The Australia Day Group, Maitland City Service Awards and Hall of Fame Committee consolidated to become the Awards and Recognition Committee
 - Hydro Kurri Kurri Smelter Regrowth Kurri Kurri Community Reference Group – disbanded mid 2024

COMMITTEE REVIEW (Cont.)

- Eight (8) statutory or member-based committees
- Four (4) special purpose committees
- Five (5) key theme new committees

A number of committees are statutory or member-based and it is recommended that they continue. They include:

1. Lower Hunter Bushfire Management Committee
2. Rural Fire Service District Liaison Committee
3. Floodplain Management Committee
4. Maitland Local Area Traffic Committee
5. Joint Regional Planning Panel
6. Audit, Risk and Improvement Committee
7. Hunter Joint Organisation
8. Public Libraries NSW – Central East Zone

As these committees are statutory, they will not be included in the public exhibition process.

Over the past 12-18 months, Council has formally reviewed some of its committees and it is recommended that they continue and that the relevant Terms of Reference (constitutions) be updated. They include:

1. Awards and Recognition
2. Community Grants (to be expanded to incorporate all grants offered by Council)
3. Bruce Street Community Hall Management Group
4. Morpeth Museum Management Group

As these committees are considered special purpose, they will be included in the public exhibition process.

In terms of the remainder of the existing committees or advisory groups, key themes were identified that align with Maitland's Future (Community Strategic Plan). The following are proposed as new committees that amalgamate the existing committees/ groups and are designed to support the needs of the community moving forward:

1. Culture and Community
2. Sport, Recreation and Leisure
3. Environment and Sustainability
4. City Planning and Design
5. Property Advisory Panel

It is proposed that representation for the new committees (1-4) include:

- Mayor (or nominee)
- 4 Councillors
- 2 industry/peak body representatives (EOI; meet specific criteria)
- 2 community members (EOI; meet specific criteria)

It is recommended that the committees meet on a quarterly basis or more frequently as required and that minutes of meetings are to be reported to Council for information and/or decision.

COMMITTEE REVIEW (Cont.)

It is proposed that representation to the Property Advisory Panel include:

- Mayor
- 4 Councillors
- Industry expert (EOI; meet specific criteria)
- General Manager (non-voting)
- Director City Service (non-voting)
- Director City Planning (non-voting)
- Executive Manager Finance (non-voting)

A visual representation has been included as Attachment 2, which details how the existing committees, advisory panels and working groups have been represented across the proposed committee structure.

CONCLUSION

The endorsement of the draft Committees Structure and draft Terms of Reference for special purpose and strategic committees to be placed on public exhibition will provide the community the opportunity to provide comment on the proposed committee structures and supporting documentation.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

11 City Planning

11.1 Planning Proposal – Rezoning of Land Known as Anambah House from RU2 Rural Landscape to R5 Large Lot Residential

FILE NO:	RZ20001
ATTACHMENTS:	1. Gateway Determination
RESPONSIBLE OFFICER:	Director City Planning Manager Strategic Planning Coordinator City Planning
AUTHOR:	Principal Strategic Planner
MAITLAND +10	Outcome 7 To afford the house we want in the neighbourhood we like
COUNCIL OBJECTIVE:	7.2.1 Maintain guidelines for appropriate design and construction of major subdivisions

EXECUTIVE SUMMARY

Council received a Planning Proposal seeking an amendment to the Maitland Local Environmental Plan 2011 (MLEP 2011) to rezone approximately 18.9 hectares at 118–204 Anambah Road, Anambah from RU2 Rural Landscape to R5 Large Lot Residential. The site encompasses the State Heritage-listed Anambah House and is identified in the Maitland Local Housing Strategy and Maitland Local Strategic Planning Statement as a future investigation area for residential development.

In February 2025, the proponent instructed Council to withdraw the Planning Proposal. Subsequently, the Department of Planning, Housing and Infrastructure (DPHI) issued a revised Gateway Determination advising that the proposal should not proceed.

Council staff support the withdrawal, given the unacceptable flood risk, likely impacts on Maitland Aerodrome’s operations, and the difficulty of providing flood-free access for future residents. In light of these constraints, this report recommends removing the site from future residential investigation areas during upcoming reviews of both the Maitland Local Housing Strategy and the Maitland Local Strategic Planning Statement.

OFFICER’S RECOMMENDATION

THAT

- 1. Council notes the amended Gateway Determination from the Department of Planning, Housing and Infrastructure in Attachment 1.**
- 2. Council amends the maps within future iterations of the Maitland Local Housing Strategy 2041 and Maitland Local Strategic Planning Statement 2040 to remove Lot 712 in DP1233410, Lot 721 in DP1191240 and Lot 722 in DP1191240 as an investigation area.**

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)

REPORT

The subject site, commonly known as Anambah House, consists of part of Lot 712 in DP1233410, Lot 721 in DP1191240, and Lot 722 in DP1191240. It is situated in the suburb of Anambah, with frontage to Anambah Road, approximately 2 kilometres north of the New England Highway and immediately west of the Hunter River. To the northwest, the Anambah Urban Release Area (AURA) is projected to yield around 4,200 dwellings when fully developed.

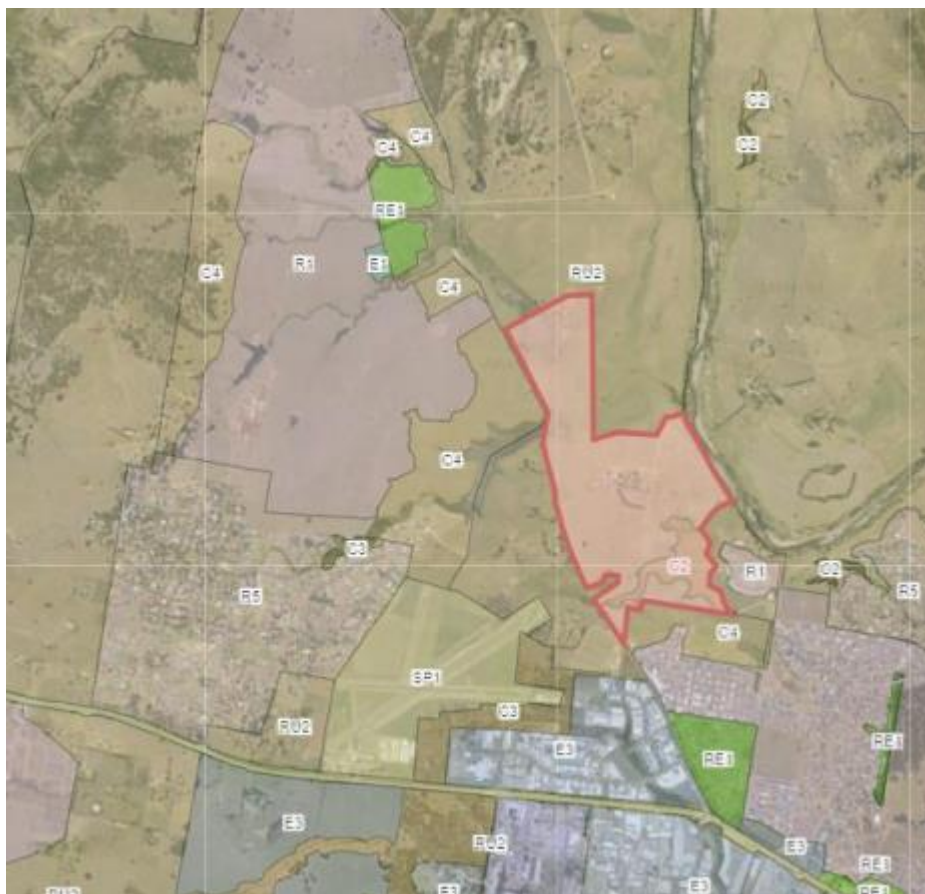


Figure 1 Site Boundary

Background

In December 2020, Council resolved to seek a Gateway Determination from the (then) Department of Planning and Environment (DPE) to rezone the site from RU2 Rural Landscape to R5 Large Lot Residential. Both the Council report and the Planning Proposal noted considerable constraints, particularly a lack of dependable flood-free access and possible heritage impacts on the State-listed Anambah House.

A Gateway Determination was issued in May 2021, requiring the Planning Proposal to be finalised by 10 August 2022. While no specific conditions were imposed regarding flood-free access, the accompanying cover letter flagged inconsistencies with Ministerial Directions for Flood Prone Land. Council staff continued working to address these concerns.

In October 2022, DPHI issued an alteration to the Gateway Determination, extending the finalisation date to 7 February 2024. Condition 3 required Council to refer the Planning Proposal to the Biodiversity and Conservation Division (BCD).

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)

Agency Referral Responses

- **State Emergency Service (SES) – July 2023**
SES emphasised that zoning should not permit development that increases risks to life, health, or property. The agency requested a thorough risk assessment for flood events of all magnitudes, including the Probable Maximum Flood (PMF), and called for cumulative flood impacts on existing and future communities to be considered.
- **Biodiversity and Conservation Division (BCD) – August 2023**
BCD advised that it would not support the proposal unless flood-free access was secured via an upgrade to Anambah Road. It also requested a flood impact and risk assessment to confirm that future residents would not be exposed to unacceptable flood hazards.

Flood Impact and Risk Assessment (FIRA)

In response, the proponent submitted a Flood Impact and Risk Assessment (FIRA). Key findings included:

- **1% Annual Exceedance Probability (AEP):** Anambah Road could be inundated by up to 7.5 metres for around 40 hours, isolating the site.
- **Probable Maximum Flood (PMF):** High-hazard floodwaters could cut off overland access for approximately 50 hours.

The FIRA proposed two potential flood evacuation routes, both traversing private land. However, neither a formal easement nor any long-term arrangement was demonstrated that would guarantee reliable flood-free access.

- **SES – November 2023:** SES reiterated that the FIRA did not adequately address the safety implications of prolonged isolation and highlighted the added burden on emergency services.
- **BCD – November 2023:** BCD again withheld support, noting that a genuinely reliable, publicly managed flood-free route had not been presented. Concerns were also raised about the likelihood of frequent false-alarm evacuations and limited egress options.
- **Council’s City Services Department – November 2023:** Internal feedback noted impracticalities with relying on private land, one-off evacuation routes, and extended shelter-in-place strategies requiring neighbours’ assistance. These measures were viewed as inconsistent with accepted flood management practices.

Extensions to the Gateway Timeframe

Between January and May 2024, DPFI facilitated further discussions to address flooding issues, ultimately extending the Gateway Determination deadline to 30 July 2024. Despite additional submissions by the proponent (including further flood-related information in April 2024), the core issues regarding flood access and compliance with Ministerial Directions remained unresolved.

In May 2024, SES again raised concerns about the site’s isolation, confirming that any rezone that increases flood exposure and reliance on emergency services is unacceptable.

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)

Aviation Peer Review

Council engaged Avlaw to assess potential impacts on Maitland Airport. Avlaw's findings highlighted:

- **Insufficient Consideration of Future Operations:** The proponent's submissions did not fully account for possible airport expansions or variations in activity.
- **Limited Noise and Safety Analysis:** Reliance on minimal flight path data risked underestimating real noise exposure and safety impacts.
- **Conflict with Runway Protection Corridor:** The site lies within the operational corridor for Maitland Airport's main runway, potentially compromising future operations and generating noise nuisance for residents.

Subsequent submissions in August 2024 did not resolve these issues. In its final review (October 2024), Avlaw concluded that allowing residential development in the main runway corridor would significantly compromise the airport's operational integrity.

Withdrawal of the Planning Proposal

A briefing was provided to Council on the status of the Planning Proposal in February 2025. On 7 February 2025, the proponent advised via email that the Planning Proposal was withdrawn. On 25 February 2025, DPHI issued a revised Gateway Determination confirming that the proposal should not proceed.

Given the comprehensive information gathered through the Planning Proposal process, particularly the significant flood risks, lack of reliable flood-free access, and aviation-related constraints, the site is considered unsuitable for residential development. Removing it from the Maitland Local Housing Strategy and Maitland Local Strategic Planning Statement is therefore recommended during their next reviews.

CONCLUSION

The withdrawal of the Planning Proposal by the proponent, followed by the Department of Planning, Housing and Infrastructure's revised Gateway Determination advising that the proposal should not proceed, reflects the significant flood, access, and airport-related constraints affecting this site.

Accordingly, it is recommended that the land at 118–204 Anambah Road, Anambah be removed from the Maitland Local Housing Strategy and the Maitland Local Strategic Planning Statement as part of their next review.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

There are no broader policy implications arising from this decision. If supported by Council, the site will be removed from future reviews of the Maitland Local Housing Strategy, and Local Strategic Planning Statement.

STATUTORY IMPLICATIONS

There are no statutory implications under the *Local Government Act 1993*.

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5
LARGE LOT RESIDENTIAL (Cont.)

City Planning

Planning Proposal – Rezoning Of Land Known As Anambah House From Ru2 Rural Landscape To R5 Large Lot Residential

Gateway Determination

Meeting Date: 18 March 2025

Attachment No: 1

Number of Pages: 3

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)



Department of Planning, Housing and Infrastructure

Mr Jeff Smith
General Manager
Maitland City Council
PO Box 220

MAITLAND NSW 2320
Via email: info@maitland.nsw.gov.au

Attention: [REDACTED]

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)

Our ref: PP-2022-3559/IRF25/437

Dear Mr Smith

Planning proposal PP-2022-3559 – Alteration of Gateway Determination – not proceeding

I refer to your letter in relation to planning proposal PP-2022-3559 confirming that Council no longer wishes to proceed with this matter.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 11 October 2022 (since altered) to not proceed as requested by Council. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Stacey Stephens, Senior Planning Officer, Hunter and Northern Region at the Department to assist you. Ms Stephens can be contacted on 02 9228 6239.

Yours sincerely



25/2/2025

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Alteration of Gateway Determination

PLANNING PROPOSAL - REZONING OF LAND KNOWN AS ANAMBAH HOUSE FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL (Cont.)



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-3559)

I, Director, Hunter and Northern, at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 October 2022 (since altered) for the proposed amendment to the Maitland Local Environmental Plan 2011 as follows:

1. Delete paragraph 1:

I, the Director, Central Coast and Hunter at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Maitland Local Environmental Plan 2011 to rezone land from RU2 Rural Landscape to R5 Large Lot Residential at Anambah House should proceed subject to the following conditions:

and replace with:

I, the Director, Hunter and Northern Region, at the Department of Planning Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Maitland Local Environmental Plan 2011 to rezone land from RU2 Rural Landscape to R5 Large Lot Residential at Anambah House should not proceed.

2. Delete conditions 1 to 7.

Dated 25 of February 2025



Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

PP-2022-3559 (IRF25/437)

11.2 Exhibition of Draft Development Control Plan – Mount Vincent Urban Release Area (Lot 141 DP1225076, 62 Mount Vincent Road East Maitland and Lot 8 DP855275, 6 Wilton Drive East Maitland)

FILE NO:	103/190
ATTACHMENTS:	1. Draft Development Control Plan Mt Vincent Road URA (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Planning Manager Strategic Planning Coordinator City Planning
AUTHOR:	Senior Strategic Planner
MAITLAND +10	Outcome 7 To afford the house we want in the neighbourhood we like
COUNCIL OBJECTIVE:	7.2.2 Deliver a development assessment approach that supports development in new and established areas

EXECUTIVE SUMMARY

The Mount Vincent Urban Release Area, located at 62 Mount Vincent Road and 6 Wilton Drive, East Maitland, was rezoned for urban purposes on 19 November 2021. The site is partially zoned R1 General Residential and partially zoned C3 Environmental Management and is mapped as an Urban Release Area (URA) under the Maitland Local Environmental Plan (MLEP) 2011.

The purpose of this report is to present the draft Development Control Plan (DCP) for the Mount Vincent Urban Release Area to Council and seek endorsement for its public exhibition.

OFFICER'S RECOMMENDATION

THAT

- 1. The draft Mount Vincent Road Development Control Plan (Attachment 1) be placed on public exhibition for a minimum period of 28 days; and,**
- 2. A further report be submitted to Council following public exhibition of the draft Development Control Plan.**

REPORT

The subject land comprises Lot 141 DP1225076 (62 Mount Vincent Road) and Lot 8 DP855275 (6 Wilton Drive) and is zoned R1 General Residential and C3 Environmental Management. The land is surrounded by R1 General Residential zoned land to the north, C4 Environmental Living zoned land to the northeast, C3 Environmental Management to the east, and RU2 Rural Landscape to the south. The site has a combined area of 21.9 hectares, with the R1 portion being approximately 6.7 hectares, which will provide additional serviced land for housing to accommodate future population growth.

EXHIBITION OF DRAFT DEVELOPMENT CONTROL PLAN - MOUNT VINCENT URBAN RELEASE AREA (LOT 141 DP1225076, 62 MOUNT VINCENT ROAD EAST MAITLAND AND LOT 8 DP855275, 6 WILTON DRIVE EAST MAITLAND) (Cont.)

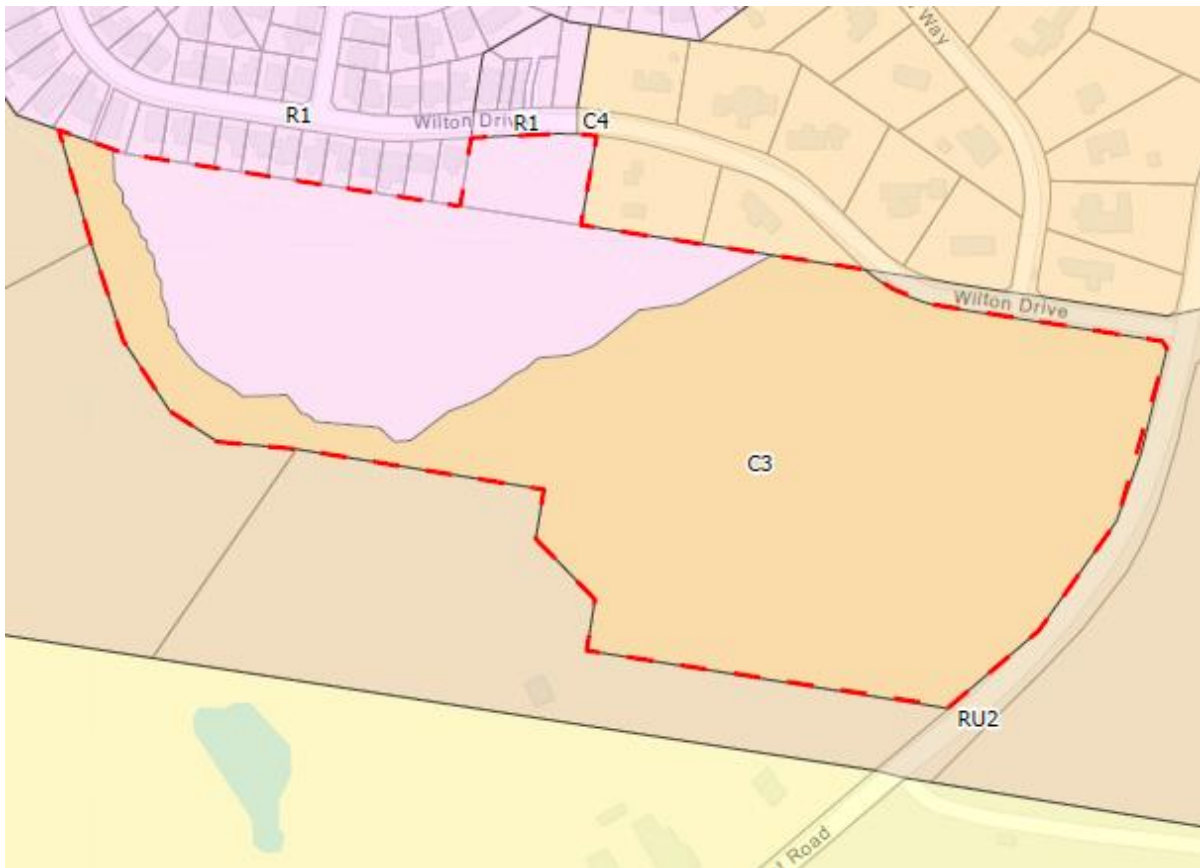


Figure 1 Mount Vincent Road DCP - Site Boundary and Zoning

The preparation and adoption of a site-specific DCP is a requirement of Part 6 Urban Release Areas of Maitland LEP 2011 and enables the assessment and determination of development applications. It is noted that a Development Application has been lodged with Council and is reliant on the adoption of this DCP to be determined. The objectives of this DCP provide flexibility to accommodate potential alternative solutions proposed through the lodged development application. It is noted that the applicant may provide a submission during the exhibition period to request amendments to the DCP, which will be considered as part of the review of submissions carried out prior to finalisation. The DCP will address site-specific issues and provide development objectives and requirements in conjunction with the Maitland DCP 2011.

Draft Mount Vincent Road Development Control Plan (DCP)

The draft DCP has been prepared to address site constraints, enhance development outcomes in the locality and provide for great neighbourhoods through the following measures:

- Identifying the desired future character for the site
- Ensuring existing environmental values are maintained and enhanced
- Ensuring road and pedestrian connections are planned appropriately
- Facilitation of passive recreation opportunities alongside the environmental zone.

EXHIBITION OF DRAFT DEVELOPMENT CONTROL PLAN - MOUNT VINCENT URBAN RELEASE AREA (LOT 141 DP1225076, 62 MOUNT VINCENT ROAD EAST MAITLAND AND LOT 8 DP855275, 6 WILTON DRIVE EAST MAITLAND) (Cont.)

- Ensuring effective and multi-modal transport access that is amenable to the local context
- Provision of an integrated and sustainable approach to the design and provision of open space and urban water management
- Provision of clear guidance as to the rigour required for development applications while creating beneficial environmental outcomes for a future residential community

This report recommends that the draft DCP be exhibited for 28 days in accordance with Council's Community Participation Plan.

CONCLUSION

The exhibition of the draft DCP will provide opportunities for all stakeholders, including the community, government agencies, and service providers to consider and comment on the development principles guiding future urban development in this locality.

It is recommended that the draft DCP be exhibited for a minimum period of 28 days and reported back to Council after this period.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the *Local Government Act 1993*.

11.3 DA/2024/566 for Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road, East Maitland

FILE NO:	DA/2024/566
ATTACHMENTS:	<ol style="list-style-type: none">1. Locality Plan2. Development Plans (Under Separate Cover)3. Assessment Report (Under Separate Cover)4. Recommended Conditions of Consent (Under Separate Cover)5. Submissions
RESPONSIBLE OFFICER:	Director City Planning Manager Development & Compliance Coordinator Planning & Development
AUTHOR:	Development Planner
APPLICANT:	Brown Commercial Building
OWNER:	6 Garnett Street Pty Ltd
PROPOSAL:	Demolition, Tree Removal, Construction of Service Station and Signage
LOCATION:	Lot 100 DP 826852, 6 Garnett Road, East Maitland
ZONE:	E2 Commercial Centre

EXECUTIVE SUMMARY

*The proposal seeks development consent for Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road East Maitland (Lot 100 DP826852). The locality plan can be viewed at **Attachment 1** and Development Plans in **Attachment 2**.*

*The subject site is located within the E2 Commercial Centre zone. The development is compatible with the existing and future character of the area in terms of bulk and scale, adheres to site constraints and restrictions and does not unreasonably impact surrounding environment. The proposal is consistent with the requirements of all relevant sections of Maitland Local Environmental Plan (MLEP) 2011 and Maitland Development Control Plan (DCP) 2011. A detailed assessment provided in the Planners Assessment Report which can be viewed in **Attachment 3**.*

The application is reported to Council as one (1) submission was received during the notification process. The concern raised by the objector cited amenity impacts and traffic concerns.

The application has been assessed against the relevant heads of consideration under section 4.15(1) in the Environmental Planning and Assessment Act 1979 and considered to be satisfactory subject to the imposition of conditions.

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

OFFICER'S RECOMMENDATION

THAT

1. **DA/2024/566 for Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road East Maitland be approved subject to the recommended schedule of conditions provided in Attachment 4 of this report.**

Introduction

The purpose of this report is to seek consent from Council for DA/2024/566 proposing Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road East Maitland. The development plans can be viewed within **Attachment 2** of this report. The application is reported to Council as one (1) objection against the proposal was received. A detailed assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 is provided within **Attachment 3**.

Site Description

The site is located at 6 Garnett Road, East Maitland, Lot 100 DP826852 and is a triangular parcel with an area of 1002.8 square metres. The site experiences a slight gradient, sloping gently across the property. Currently, it hosts a single-storey brick building (previously used as Taxi depot) which is to be demolished. Existing vegetation (including four trees) are proposed for removal.

The neighbourhood around Garnett Road features a variety of commercial land uses, including Stockland Greenhills shopping centre, and the East Maitland library (situated opposite this site).



Figure 1: Aerial photograph of subject site.

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

Proposal

The proposal involves the demolition of existing buildings and structures on site and the establishment of a service station including convenience store.

The proposed service station incorporates;

- A convenience store having a total floor area space of 153.45m² containing customer service counter, retail floor space, office, storeroom, cool room and amenities.
- Installation of underground fuel tanks and their related infrastructure.
- Installation of two (2) double sided fuel dispensers (appropriately bunded) and overhead canopy.
- Construction of an underground OSD tank for stormwater discharge control and Stormstack filtration system.
- Perimeter planting around the whole site.
- Four (4) Trees for removal.
- Installation of indicative business identification signage on the eastern face of the convenience store.
- Installation of x 1 freestanding 'Metro' pylon sign – 6m in height, 1.3m in width and 0.4m in depth.
- Illuminated lettering for 'Metro.'
- Screened waste storage area.
- Loading Zone adjacent to waste storage area.
- Car-parking for 9 vehicles, including x 1 accessible space and x 1 air-water space.

The service station will operate 24 hours a day, seven days week and employ 2 staff Monday-Friday and 1 staff for night and weekend shifts. The end user of this service station and convenience store will be Metro.

Plans of the proposed development can be viewed in **Attachment 2** of this report.

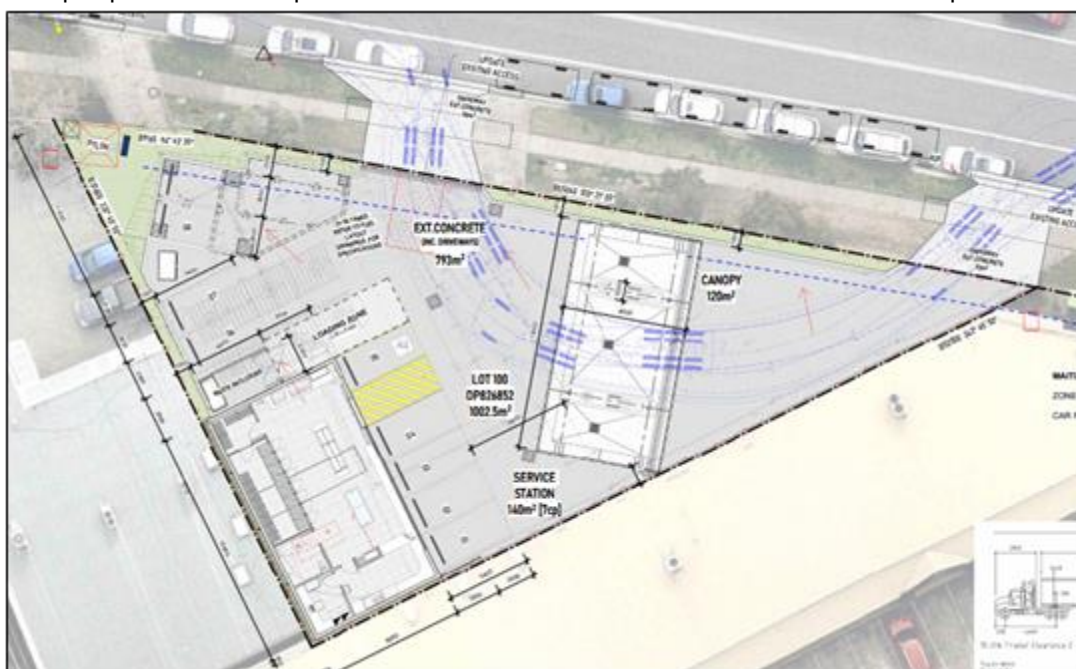


Figure 2: Site Plan.

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

KEY ISSUES

The key issues of relevance to this Council report have been provided below. A detailed assessment of the Development Application is provided in **Attachment 3 - Assessment Report**.

PUBLIC SUBMISSIONS

The application was placed on public exhibition for a period of 14 days from 21 August to 4 September 2024 in accordance with the legislative requirements. During this time one (1) submission was received. A detailed response to the submission is provided in the Planners assessment report found in **Attachment 3**. A copy of the submissions is provided in **Attachment 5**.

A summary of the issues raised in the submission are outlined below:

Traffic

The application was supported with a Traffic Impact Assessment. The report determined that the development would result in a small increase in vehicle movements at the intersections of Mitchell Drive/Garnett Road, Garnett Road/Brisbane Street and Brisbane Street/ Mitchell Drive. The eastern driveway shall provide entry to the site with vehicles able to turn right or left into the site as per the existing situation and consistent with other driveways along Garnett Road.

Garnett Road does not see a constant traffic stream with gaps created by vehicles entering off Mitchell Drive, at the eastern end, along with the main demands generated by workers coming or going from surrounding businesses along Garnett Road.

Delays for right turns into the site will be minimal with a motorist able to select a suitable gap and turn right into the site. The layout of the site allows free flow, reducing delays for entering vehicles. The exit operating as a 'left out only' ensures minimal delays for exiting vehicles which shall occur on the exit driveway so not impact the operation of Garnett Road.

The Traffic Impact Assessment has been reviewed by Councils Development Engineers. The potential impacts associated with traffic movements have been considered, with Garnett Road deemed able to absorb the minor increase in likely traffic movements.

Hazardous fumes and odour

The service station will include vapor recovery equipment (VR1 and VR2) installed to capture petrol vapor efficiently before it enters the atmosphere. An odour assessment report has been provided by the applicant, which details that the development will meet all vapor recovery regulatory responsibilities. This has been reviewed by Councils Environmental Health team and has been deemed to meet relevant standards.

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

The proposal is also expected to have no significant impact associated with potential odours relating to cooking and waste storage. Operation of the kitchen areas will be in accordance with the Food Standards Code in *The Food Act 2003 and Australian Standard 4674 - Design Construction and Fit-out of Food Premises*.

Standard conditions will be implemented to mitigate odour impacts. It is considered that the service station has been designed to mitigate these potential impacts.

Bin location relative to neighbouring property.

A waste management plan accompanied the application. To ensure the mitigation of odour nuisance to neighbouring properties, the following measures will be implemented:

- Bin storage area will be appropriately screened.
- A private waste contractor will be engaged to remove general/recycling waste from the service station on a weekly basis.
- A site-specific Waste Management Plan will be prepared by the occupiers to ensure waste is managed correctly until removed by the nominated contractor.

The potential impacts are appropriately mitigated through design considerations and operational management of the bin storage areas.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

Statutory implications relating to assessment of the subject application have been addressed in the body of the report.

CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and is provided under **Attachment 3**. 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 the recommended conditions of consent provided under **Attachment 4**.

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

City Planning

DA/2024/566 for Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road, East Maitland

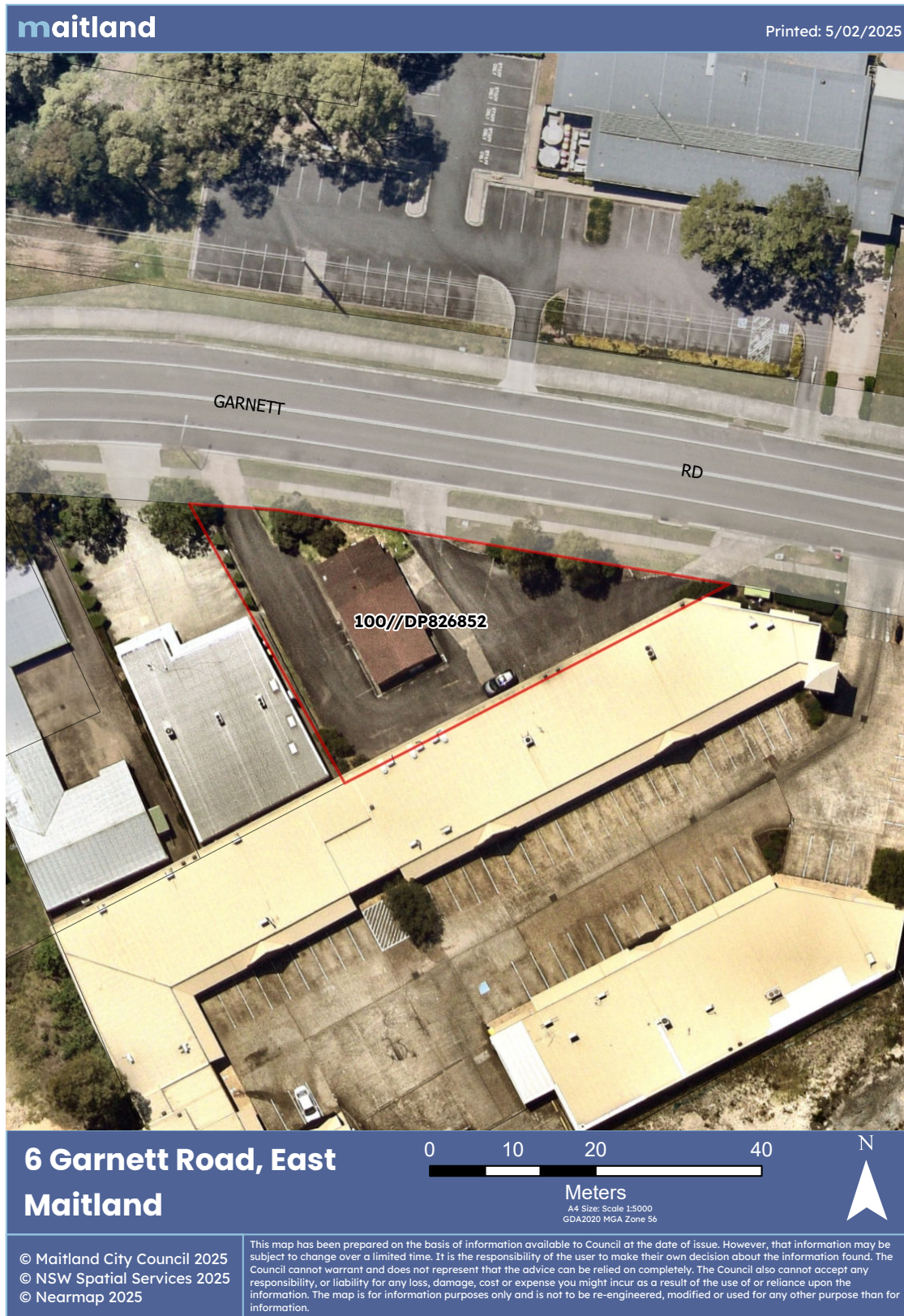
Locality Plan

Meeting Date: 18 March 2025

Attachment No: 1

Number of Pages: 1

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)



DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

City Planning

DA/2024/566 for Demolition, Tree Removal, Construction of Service Station and Signage at 6 Garnett Road, East Maitland

Submissions

Meeting Date: 18 March 2025

Attachment No: 5

Number of Pages: 1

DA/2024/566 FOR DEMOLITION, TREE REMOVAL, CONSTRUCTION OF SERVICE STATION AND SIGNAGE AT 6 GARNETT ROAD, EAST MAITLAND (Cont.)

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: DA/2024/566 - 6 Garnett Road EAST MAITLAND NSW 2323

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED],

I am sorry I sent this to an incorrect email. Can this please be added to the submission.

To whom it may concern,

I am writing in regards to reject and object to the following DA application number **DA/2024/566 - 6 Garnett Road EAST MAITLAND NSW 2323**

[REDACTED]
[REDACTED] Please review my following objections and please take into consideration when deciding on the above application.

1. We are health business and I am concerned about hazardous fumes
2. the traffic is already quite congested and I am concerned about the extra traffic it will bring and any traffic hazards and blind spots that an extra driveway will be concerned.
3. I am concerned about having a kids cultural centre in the East Maitland library.
4. I am concerned about the current plans in the application, given that the bins and rubbish will border our boundary and significantly our business.

Thanks for your time to review my submission.

Kind Regards,

[REDACTED]
|
|
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

11.4 Reclassification of Council Owned Land at Thomas Coke Drive, John Arthur Avenue and Government Road, Thornton – Outcomes of Public Exhibition and Hearing

FILE NO:	RZ22001
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Planning Proposal Thornton Reclassification (Under Separate Cover) 2. Public Hearing Addendum Report
RESPONSIBLE OFFICER:	Director City Planning Manager Strategic Planning Coordinator City Planning
AUTHOR:	Principal Strategic Planner
MAITLAND +10	Outcome 7 To afford the house we want in the neighbourhood we like
COUNCIL OBJECTIVE:	7.2.1 Maintain guidelines for appropriate design and construction of major subdivisions

EXECUTIVE SUMMARY

At the meeting of 22 February 2022, Council resolved to submit a Planning Proposal seeking a Gateway Determination to reclassify two parcels of Council land at East Maitland and Thornton. Reclassification was required to enable legal and practical access to adjoining land identified through the development assessment process.

On 11 April 2023, Council resolved to separate the two proposals, with the East Maitland component finalised by the Department of Planning, Housing and Infrastructure (DPHI) on 12 April 2024. This report addresses the Thornton component, recommending that the reclassification of an access handle connecting Thomas Coke Drive to A & D Lawrence Fields be finalised, together with associated amendments.

A Gateway Determination for the Thornton reclassification was issued on 30 June 2022, subject to specific conditions requiring referral to the Rural Fire Service (RFS), public exhibition, and a public hearing by an independent facilitator. The proposal was placed on public exhibition from 5 September to 3 October 2022, followed by a public hearing on 29 November 2022.

On 11 April 2023, Council endorsed a Voluntary Planning Agreement (VPA) approach for Thornton and sought a Gateway Extension to allow time for negotiation and exhibition of the VPA. This report now recommends proceeding to finalise the Thornton reclassification to support access arrangements for a proposed residential subdivision and improved facilities for the existing sporting fields.

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)

OFFICER'S RECOMMENDATION

THAT

1. Council endorses the Planning Proposal (Attachment 1) over Lot 848 DP 703278 (John Arthur Ave), Part Lot 1538 DP 832922 and Part Lot 8884 DP 786883 (Thomas Coke Drive), Thornton, and requests that the Minister for Planning and Public Spaces make the amendments to the Maitland Local Environmental Plan 2011.
2. Council notes the recommendations of the independent facilitator's report in (Attachment 2)
3. Council notifies all those who made a submission during the public exhibition and attended the public hearing process.

REPORT

Council has received a request to reclassify community land at Thornton to enable legal and practical access for a new residential subdivision on adjacent land. Specifically, the reclassification will remove the Public Reserve classification from part of the subject land to facilitate a public road for the subdivision of DA 2019/682 at 35 Hillgate Drive, Thornton. The access is required to meet the requirement for a secondary evacuation route for future residents by the Rural Fire Service NSW, as set out under the Planning for Bushfire Protection 2019

A Planning Proposal was prepared and endorsed by Council at its meeting of 22 February 2022 to request a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI) for this item, and the reclassification of land at East Maitland.



Figure 1 Proposed Reclassification Boundary

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)

The original Planning Proposal (which included both East Maitland and Thornton) was exhibited from 5 September to 3 October 2022. A public hearing was held on 29 November 2022, facilitated by an independent planning consultant.

On 13 April 2023, Council forwarded a new planning proposal to DPHI for the Thornton component as additional work was required before this proposal could proceed. The East Maitland proposal made by the Minister for Planning and Public Spaces on 12 April 2024.

A new Gateway Determination was issued on 24 April 2024 for the Thornton reclassification, requiring re-exhibition and a second public hearing.

The new planning proposal was placed on public exhibition from 24 July to 26 August 2024, and five submissions were received. A second public hearing was undertaken on 29 October 2024 to address any community concerns.

During the public hearing, community members raised several concerns, summarised below:

Car Parking

- The new road design, with parking on both sides, may not accommodate the peak demand (notably on Saturdays).
- Potential net loss of informal parking currently used along the grass verge.
- Risk of congestion with vehicles needing to drive to the sporting fields to turn around.

Safety and Fencing

- Large numbers of children and pedestrians use A & D Lawrence Oval. A safety fence or barrier was requested along Thomas Coke Drive.
- A bus stop situated near the future intersection with Thomas Coke Drive raises visibility and safety concerns.
- Mixing school traffic and new residential traffic could compromise pedestrian safety.

Drainage

- Existing drainage issues on the sporting fields result in regular flooding and maintenance challenges.
- Local sporting associations do not have funding to significantly improve the drainage system.

Environmental Concerns

- Possible loss of vegetation and disturbance to local birdlife.
- Desire for site inspections to understand the natural habitat.

Compensation

- Residents argued that while the VPA addresses road construction, pedestrian access, car parking, and drainage at no cost to Council, the benefits primarily help the private developer to meet its bushfire requirements.

Construction Period Implications

- Potential impacts to local sporting associations during construction.
- Questions about whether current access would be temporarily closed or restricted.

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)

A Voluntary Planning Agreement was drafted to address many of the above concerns, including:

- Formalising legal access to the sporting fields.
- Providing on-street parking on the newly constructed access road.
- Upgrading drainage infrastructure to mitigate flooding.
- Funding a pedestrian safety audit, potentially relocating the bus stop if needed.
- Ensuring no financial burden falls on Council, with the developer providing a bank guarantee or bond.
- Sealing and upgrading the existing informal access to improve safety and usability.

Council endorsed the public exhibition of the draft VPA on 9 July 2024, allowing community review of the proposed upgrades, including sealed access roads, increased formal parking, pedestrian pathways, and drainage enhancements.

Following the second public hearing on 28 October 2024, the independent facilitator (Insite Planning) concluded that community concerns remain primarily around parking and pedestrian safety, similar to the issues identified in November 2022. However, the VPA has addressed these concerns by:

- Formalising and sealing the access handle.
- Providing additional car parking spaces and improved pedestrian paths.
- Upgrading drainage at no cost to Council.

The facilitator recommended proceeding with the reclassification subject to the finalisation of the VPA to ensure the proposed measures are implemented.

A Council determination to reclassify the subject land is independent of any assessment or determination of the development application. If DA 2019/682 is approved, Council will impose a consent condition requiring the execution of the Voluntary Planning Agreement.

CONCLUSION

There is sufficient strategic and site-specific merit for the reclassification of the land at Thornton for Council to support the Planning Proposal, and request that the Minister for Planning make the identified change to *Maitland Local Environmental Plan 2011*. The independent facilitator engaged by Council has recommended that the reclassification proceed, subject to finalisation of the VPA.

FINANCIAL IMPLICATIONS

As part of the negotiation of the VPA, negotiations are required between Council and the proponent to determine the value of compensation required due to the proposed road development to enable future residential development on the adjoining lot.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the *Local Government Act 1993*.

City Planning

Reclassification of Council Owned Land at Thomas Coke Drive, John Arthur Avenue and Government Road, Thornton – Outcomes of Public Exhibition and Hearing

Public Hearing Addendum Report

Meeting Date: 18 March 2025

Attachment No: 2

Number of Pages: 3

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)



Our ref: 18036

12 February 2025

General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Mr [REDACTED]

Dear Mr. [REDACTED],

RE: Outcomes from Public Hearing – Reclassification of land at Allan and Don Lawrence Fields, Thornton

This letter serves as an **addendum to the Public Hearing Report dated November 2022**. It provides an account of the **public hearing held on 28 October 2024**, which was convened following a direction from the **Department of Planning, Housing and Infrastructure (DPHI)** to undertake a second public hearing as part of the **Planning Proposal 2022/1301** for the **reclassification of Part Allan and Don Lawrence Fields, Thornton, from 'Community' to 'Operational' land**.

Background

Maitland City Council initially progressed with a planning proposal (PP 2022/1301) to reclassify a portion of Allan and Don Lawrence Fields to **facilitate the provision of legal access for a new residential subdivision**. The proposal responds to **NSW Rural Fire Service (RFS) Planning for Bushfire Protection 2019** requirements and involves upgrading an existing **6m Right of Carriageway** to provide a **through road and car parking facilities**.

A public hearing was held on **29 November 2022**, as required under **Section 29 of the Local Government Act 1993**, where local residents and sporting groups raised concerns regarding:

- **Loss of car parking** for the sporting fields;
- **Pedestrian safety and traffic impacts** associated with the new road;
- **Adequacy of drainage infrastructure**; and
- **The potential impact on recreational use of the site**.

Following the public hearing, Council resolved on **13 April 2023** to forward the planning proposal to **DPHI**, which subsequently issued a **new Gateway Determination** requiring the **proposal to be re-exhibited and a second public hearing to be undertaken**.



Post : PO Box 93, Cessnock NSW 2325
Phone : 02 4998 7143
Web : www.insiteplan.com.au

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)

Summary of the 28 October 2024 Public Hearing

A second public hearing was held on **28 October 2024**, with **14 attendees**. The issues raised were largely **consistent with those raised in the 2022 hearing**, with particular emphasis on:

- **Community preference for the entire site to be converted into a formal car park**, funded and constructed by **Brentwood** as part of their development obligations. The community's view was that the whole site is used for overflow car parking, and photographs were provided that illustrated this occurring.
- **Traffic and pedestrian safety concerns**, particularly regarding increased vehicle movements near a **school bus stop**.
- **Drainage impacts** associated with the road construction.

Voluntary Planning Agreement (VPA)

To address community concerns raised in the initial public hearing, **the Council and the developer (Thornton Brentwood Pty Ltd)** have negotiated a **Voluntary Planning Agreement (VPA)**, which was **publicly exhibited on 9 July 2024**. Key elements of the **VPA** include:

- **Formalisation of legal access** to the sporting fields, ensuring continued community use.
- **New on-street parking provisions** along the upgraded access road to mitigate the loss of informal parking.
- **Improvements to drainage infrastructure**, funded and constructed by the developer.
- **Requirement for a pedestrian safety audit** and, if necessary, relocation of the **bus stop on Thomas Coke Drive**.
- **Developer funding all works** with no financial obligation for Council.
- **Security in the form of a bank guarantee or bond**, held in escrow until works are satisfactorily completed.

Summary and Recommendations

The concerns raised in the **October 2024 Public Hearing** largely reaffirmed the issues raised in **November 2022**. Given that the **VPA adequately addresses these concerns** and is **consistent with the recommendations from the 2022 Public Hearing**, I am satisfied that the proposal is now appropriately **mitigating community impacts** and can proceed to **final determination**.

It is recommended that:

1. Council **proceeds with the planning proposal and reclassification** in accordance with **PP 2022/1301**.
2. The **VPA be finalised and executed** as a condition of the subdivision development.
3. Council **continues to engage with local sporting groups and residents** to ensure effective implementation of parking and pedestrian safety measures.

RECLASSIFICATION OF COUNCIL OWNED LAND AT THOMAS COKE DRIVE, JOHN ARTHUR AVENUE AND GOVERNMENT ROAD, THORNTON - OUTCOMES OF PUBLIC EXHIBITION AND HEARING (Cont.)

This **addendum report** should be **read in conjunction with the Public Hearing Report (November 2022), the Draft VPA (July 2024), and the Public Hearing Presentation (October 2024).**

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Yours faithfully



Stephen Leathley REGISTERED PLANNER (FELLOW)
PLANNING DIRECTOR

11.5 DA/2023/1142 for Multi Dwelling Housing (5 Units) at 63 Burg Street East Maitland

FILE NO:	DA/2023/1142
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Locality Plan 2. Development Plans (Under Separate Cover) 3. Assessment Report (Under Separate Cover) 4. Recommended Reasons for Refusal 5. Submissions (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Planning Manager Development & Compliance Coordinator Planning & Development
AUTHOR:	Senior Development Planner
APPLICANT:	Leonard Allen
OWNER:	Darshan Singh Singh and Pavittar Kaur
PROPOSAL:	Multi Dwelling Housing (5 Units)
LOCATION:	63 Burg Street EAST MAITLAND
ZONE:	R1 General Residential

EXECUTIVE SUMMARY

*A development application DA/2023/1142 was lodged on the 30 January 2024 seeking consent for Multi Dwelling Housing (5 Units) at 63 Burg Street East Maitland (Lot 1 DP 995219). The locality plan can be viewed at **Attachment 1**.*

The matter is reported to Council as the officer's recommendation is for refusal. The application received fifteen (15) submissions of objection during the assessment process. The concerns raised by the objectors in respect to the proposed development include character, bulk, scale and height, architectural design, density, privacy and amenity impacts, traffic and parking, stormwater management, waste collection, heritage impact and decrease in property values.

The applicant has submitted plans that show stormwater for the site will discharge into a proposed drainage easement on the adjoining lot. The applicant has not provided Council with evidence that the creation of an easement is supported by the adjoining land owner, nor has landowner's consent been provided for the discharge of stormwater or the works on this property as legally required. Council has repeatedly requested the applicant provide this information since May 2024. In addition, sufficient information and supporting documentation regarding suitable stormwater disposal, earthworks and retaining walls has not been provided to enable Council to adequately assess the impacts of the development upon adjoining properties.

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)

The application has been assessed against the relevant heads of consideration under section 4.15(1) in the Environmental Planning and Assessment Act 1979 and due to insufficient information, and no legal point of stormwater discharge it is recommended that the development application be refused.

OFFICER'S RECOMMENDATION

THAT

- 1. DA/2023/1142 for Multi Dwelling Housing at 63 Burg Street East Maitland is refused for the reasons provided in Attachment 4 of this report.**

INTRODUCTION

The purpose of this report is to inform Council the reasons of refusal for DA/2023/1142 proposing Multi Dwelling Housing (5 Units) at 63 Burg Street East Maitland. The development plans can be viewed within **Attachment 2** of this report. The application is reported to Council as the officer's recommendation is for refusal and fifteen (15) objections against the proposal have been received. A detailed assessment in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* is provided within **Attachment 3**.

SITE DESCRIPTION

The site is legally described as Lot 1 in DP 995219, and is known as 63 Burg Street East Maitland. The site is regular in shape and has a total site area of 1,021.78m² and gains vehicle and pedestrian access via the 20m wide frontage to Burg Street. This site is mapped as containing no land constraints. The location of the site is represented in Figure 5 below.

Existing improvements include a detached single-storey dwelling house located towards the Burg Street frontage with a large metal shed and smaller metal shed expanding across much of the north-western portion of the site. The surrounding area contains predominantly detached single dwelling houses. The site contains a gentle slope from the Burg Street frontage down towards the rear (north-west).

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)

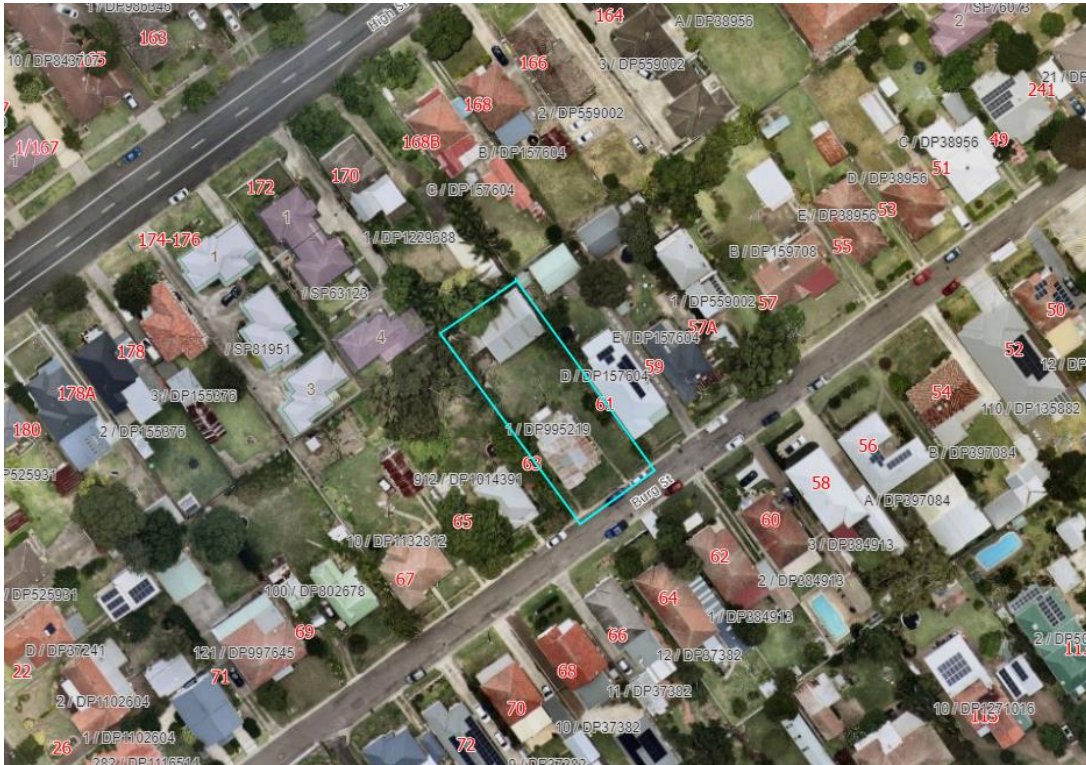


Figure 1: aerial map of subject site

PROPOSAL

The proposal involves erection of multi dwelling housing consisting of five dwellings. The proposed works include:

- Demolition of the existing dwelling and ancillary structures
- Erection of five multi dwelling housing units in two building forms. Each dwelling containing two bedrooms, two bathrooms plus powder room to ground floor, open plan living kitchen dining, secondary living area on first floor and attached single garage
- One new double residential driveway crossover to the Burg Street frontage
- Associated stormwater and landscaping works

Perspectives of the development are provided in Figure 2 below, with a full set of development plans contained within **Attachment 2** of this report.

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)



Figure 2: Development plan perspective

KEY ISSUES

The key issues of relevance to this Council report have been provided below. A detailed assessment of the Development Application is provided in **Attachment 3** - Assessment Report.

Legal point of discharge for stormwater

Following the initial request for information the applicant submitted plans showing that stormwater from the development will discharge into a proposed drainage easement on the adjoining lot to the rear (170 High Street East Maitland). The applicant however has not provided Council with evidence that the creation of an easement is supported by the adjoining landowner, nor has landowner's consent for the discharge of stormwater or the works on to the adjoining lot been provided. Council has repeatedly requested the applicant provide this information since May 2024. Consent cannot be granted without a legal point of discharge for stormwater.

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)

Further, Council's engineering team have reviewed the stormwater plans and following information remains outstanding:

- Survey details for the downstream easement route, including natural ground levels, building locations, and other relevant features, have not been provided.
- The existing dwelling on the downstream property has been constructed with minimal side setbacks, which will encroach upon the proposed easement and could complicate the construction of the proposed drainage system.
- The long section for the proposed easement indicates that fill is planned, however, survey details of the natural ground levels are necessary to assess the feasibility of this approach. There are concerns that achieving this may not be possible, especially given the proximity of the existing dwelling.

For the reasons above, the development application cannot be supported in its current form and is recommended for refusal.

Insufficient information and supporting documentation

Earthworks and retaining walls

Concern is raised with regards to the extent of fill proposed at the centre of the site (to facilitate dwelling 3) and the rear of the site (to facilitate dwelling 5). A maximum fill amount of 800mm is proposed to the shared north-eastern boundary for the floor level of the dwellings as well as the private space areas. A maximum of 600mm is prescribed by Maitland DCP 2011. The architectural plans should be amended to reduce the amount of fill proposed to both dwelling 3 and 5 to minimise the bulk, scale and potential privacy impact of the development to adjoining properties. For these reasons, the development application cannot be supported in its current form and is recommended for refusal.

Waste collection

Inadequate supporting documentation has been provided to determine if the development site maintains adequate street frontage to allow waste to be serviced by Council's kerbside waste collection. No operational waste management plan has been provided for Council to adequately assess the waste collection impacts of the development upon adjoining properties.

PUBLIC SUBMISSIONS

The application was placed on public exhibition for a period of 14 days from 14 February to 28 February 2024 in accordance with the legislative requirements. During this time fifteen (15) submissions were received. A detailed response to the submissions provided in the Planners assessment report found in **Attachment 3**. A copy of the submissions is provided in **Attachment 5**.

A summary of the issues raised in the submission are outlined below:

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)

Streetscape character, setbacks, scale and height, site coverage, open space external materials and finishes and density

Amended plans were provided during the assessment process increasing the Burg Street setback to 8.45m (noting the front boundary line of the subject site is approximately set 3.05m forward of adjoining properties) to meet the predominant front setback within the streetscape. The proposed development meets all Maitland DCP 2011 requirements regarding character, building height, site coverage, private open space, external appearance. Further, 'multi dwelling housing' is permitted with consent in the R1 General Residential zone meeting the zone objectives by providing for a variety of housing types and densities.

Parking and traffic

Each new dwelling contains two bedrooms requiring one parking spaces per dwelling under Maitland DCP 2011. An attached single garage is proposed to each new dwelling with an additional two (2) visitor car parking spaces to meet the parking requirements.

The local street network is considered suitable to cater for the minor increase in traffic movements associated with the subject development.

Privacy and security

Insufficient information has been provided regarding the amount of fill proposed at the boundary for Council to adequately assess the privacy impacts of the development upon adjoining properties.

The dwellings have been designed to limit visual and acoustic privacy impacts, including implementation of separation distances and high sill windows. High sill windows to the first floor are proposed alongside and rear elevations to limit the perceived overlooking upon adjoining neighbours.

Stormwater

The applicant has submitted plans that show stormwater for the site will discharge into a proposed drainage easement on the adjoining lot to the rear (170 High Street East Maitland). However, the applicant has not provided Council with either evidence of the easement or landowner's consent for the discharge of stormwater or the works on to the adjoining lot. As such, it is recommended the DA be refused as there is not legal point of stormwater discharge.

Waste collection

Inadequate supporting documentation has been provided to determine if the development site maintains adequate street frontage to allow waste to be serviced by Council's kerbside waste collection. No operational waste management plan has been provided for Council to adequately assess the waste collection impacts of the development upon adjoining properties.

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)

Pedestrian infrastructure and traffic

The scale of the proposed development does not trigger requirements for upgrading pedestrian footpaths or infrastructure in the street. Further, the additional five dwellings are not considered to create any unreasonable pedestrian traffic in the street.

Heritage impact

An amended Statement of Environmental Effects has been providing addressing both Clause 5.10 Heritage conservation of Maitland LEP 2011 and Part C4 Heritage of Maitland DCP 2011. The proposed development is not expected have any adverse impact on the heritage significance of the heritage item (I29 'House') or its associated fabric, setting and views, and can be supported in respect of heritage matters.

Decrease in property values

This concern is not a matter of consideration pursuant to section 4.15 of the EP&A Act.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

Statutory implications relating to assessment of the subject application have been addressed in the body of the report

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 grounds of stormwater management and insufficient supporting information and is accordingly recommended for refusal.

City Planning

DA/2023/1142 for Multi Dwelling Housing (5 Units) at 63 Burg Street East Maitland

Locality Plan

Meeting Date: 18 March 2025

Attachment No: 1

Number of Pages: 1

DA/2023/1142 FOR MULTI DWELLING HOUSING (5 UNITS) AT 63 BURG STREET EAST MAITLAND (Cont.)



City Planning

DA/2023/1142 for Multi Dwelling Housing (5 Units) at 63 Burg Street East Maitland

Recommended Reasons for Refusal

Meeting Date: 18 March 2025

Attachment No: 4

Number of Pages: 1



DA 2023/1142 – Recommended Reasons of Refusal

1. 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*.
2. The applicant has not provided landowner's consent for the discharge of stormwater or the works on to the adjoining lot in accordance with Clause 23 of the *Environmental Planning and Assessment Regulation 2021*.
3. The application does not include sufficient information to enable Council to adequately evaluate the suitability of the site for the proposed development with regards to access to a legal point of discharge for stormwater. As such, the impact of the proposed development to affect adjoining properties cannot be adequately addressed. [Section 4.15(1)(b)(c) *Environmental Planning and Assessment Act 1979*].

11.6 Exhibition of the Draft Maitland Residential Density Guide 2025

FILE NO:	103/170
ATTACHMENTS:	1. Draft Maitland Residential Density Guide (February 2025) (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Planning Manager Strategic Planning
AUTHOR:	Strategic Planning Policy Lead
MAITLAND +10	Outcome 7 To afford the house we want in the neighbourhood we like
COUNCIL OBJECTIVE:	7.1.1 Implement a Local Housing Strategy that identifies how and where housing will be provided across the city

EXECUTIVE SUMMARY

In June 2023, Council adopted the Maitland Local Housing Strategy 2041. Subsequently, this Strategy was endorsed by the Department of Planning, Housing and Infrastructure (DPHI) in September 2024. The preparation of the draft Maitland Residential Density Guide is a key action identified in the Local Housing Strategy and Council's Operational Plan 2024/2025.

In 2024, Council commissioned Smith & Tzannes Pty Ltd to carry out research on residential density and prepare a Residential Density Guide for the city to inform future planning and development.

The purpose of this report is to present to Council the draft Residential Density Guide and seek endorsement for public exhibition.

OFFICER'S RECOMMENDATION

THAT

- 1. Council endorses the Draft Maitland Residential Density Guide (dated February 2025) in Attachment 1 for public exhibition for a minimum period of 28 days.**
- 2. A further report be prepared for Council's consideration following the exhibition of the Draft Maitland Residential Density Guide.**

REPORT

Project Background

Maitland has already experienced significant growth over the past two decades and that growth is projected to continue over the next 20 years. The recent residential growth has been characterised by the development of greenfield release areas located on the outer edges of the city, representing approximately 90% of housing. There has been limited infill development in recent years, and it is likely to change in the medium to long term in response to changing demographics, land economics and housing markets.

EXHIBITION OF THE DRAFT MAITLAND RESIDENTIAL DENSITY GUIDE 2025 (Cont.)

The city's housing stock is currently dominated by low density freestanding houses, representing 87% of total dwellings. A lack of diverse housing makes it difficult for many residents to find suitable and affordable housing. The provision of a range of housing in Maitland will assist in attracting a more diverse population, provide housing choice to meet the needs of residents at different stages of life and allow them to remain in the same community when their life circumstance change over time.

Increasing densities in different neighbourhood contexts is seen as a means to meet the expected demand for small dwellings, providing for greater housing choice, making service provisions more efficient and protecting local character in established areas. It will reduce the pressure to continually expand urban areas into rural and environmental land and has the potential to provide different housing options at a range of price points.

The Hunter Regional Plan 2041 aims for a more sustainable and consolidated model of urban growth and sets a benchmark for 20% greenfield and 80% infill housing across the Lower Hunter and Greater Newcastle City by 2041. For urban release areas, the Hunter Regional Plan requires local councils to achieve a minimum residential density of 30 dwellings per hectare with additional lots capable of providing small lots and multi- dwelling housing types. Note that the dwelling density in existing urban release areas is approximately around 10-20 dwellings per hectare.

Residential Density

Residential density has been successfully used as an urban planning tool to create vibrant and liveable cities and neighbourhoods across the world. Residential density describes how intensively an urban area is developed and it is measured as the number of dwellings in a given area. Density can significantly influence the functionality, sustainability and overall quality of city life. To ensure density does not result in congestion or unsympathetic outcomes, it needs to be planned and guided in the right location and supported by appropriate infrastructure.

Planned density helps us to ensure that housing is available for our growing and changing population; households have access to a greater choice of more affordable housing in existing and new communities, close to jobs, education, open space, shops and services and supported by walking, cycling, public and private transport options; and the existing infrastructure and services are efficiently used and planned for the future to achieve both economic growth and environmentally sustainable outcomes.

Purpose of the Draft Residential Density Guide

The Maitland Local Housing Strategy 2041 is a forward-thinking plan aimed at transforming the city's housing landscape. This Strategy builds on the long-term vision established in the Maitland Local Strategic Planning Statement and Community Strategic Plan and is informed by a number of NSW Government plans and strategies including Hunter Regional Plan 2041. All these plans and strategies highlight the need for increasing densities in our neighbourhoods.

Increasing densities in our greenfield release areas and existing urban areas can meet the changing needs of our existing and future communities, providing for greater housing choice, making housing more affordable, situated in the right location and supported by appropriate infrastructure.

EXHIBITION OF THE DRAFT MAITLAND RESIDENTIAL DENSITY GUIDE 2025 (Cont.)

There are significant opportunities for increased densities within our established urban areas through urban renewal (commonly known as urban infill housing), particularly around town centres and railway stations. Increased densities can align with, or even strengthen, the character of the areas and community ambitions to locate housing within walking distance of shops, services and open spaces.

Planned densities in our greenfield release areas also present an opportunity to maximise development yield while achieving higher standard of amenity. The location of planned densities in greenfield areas should be identified at the early stage of planning and be supported with appropriate land use zoning and infrastructure. This ensures that increased residential densities are supported by walkable neighbourhoods within close proximity to neighbourhood centres, schools, community and recreation facilities and transport nodes.

The purpose of this Density Guide is to:

- Start the discussion between Council, residents, businesses and the development industry about appropriate densities for Maitland.
- Create a shared understanding about residential densities by providing a clear framework in defining, determining, and applying densities for the Maitland context.
- Provide guidance and inspiration on suitable forms of density and housing typologies for future urban renewal areas and greenfield release areas in Maitland.
- Inform master planning, planning proposals, development applications and future changes to planning controls.

This Guide is prepared for both Maitland City Council and applicants who are planning for residential development in the Maitland Local Government Area. The Guide can be used as a practical tool at various stages of the planning and development process. It translates the strategic concepts and provides tangible guidance on suitable forms of housing and metrics against which proposals can be measured.

The Guide describes:

- The definitions of different residential density measures and the purpose of each
- How the different residential measures can be used in the planning for the future growth of Maitland
- The different housing typologies suitable for the Maitland context
- Guidance on how to select the appropriate density for selected locations
- The need for infrastructure provision in support of residential densities
- Built form controls that enable various densities

Residential density outcomes are not solely a product of zoning and development controls - but are the result of many complex interactions between built form, natural environments, transport options and networks of roads, open spaces and other services. A holistic approach that balances these factors can lead to vibrant, liveable and sustainable urban environments that accommodate a growing and changing population while maintaining a high quality of life.

Public exhibition

EXHIBITION OF THE DRAFT MAITLAND RESIDENTIAL DENSITY GUIDE 2025 (Cont.)

Council is proposed to exhibit draft Residential Density Guide for a minimum of 28 days in accordance with the Maitland Community Participation Plan. In summary, the proposed engagement activities will include:

- Place the draft Guide on Council website
- Newspaper advertisement and media release
- Place hardcopies in Council Administration Centre and libraries
- Targeted stakeholder consultation (developers, businesses, government agencies and service providers etc.)

A copy of draft Guide is attached to this report as **Attachment 1**.

CONCLUSION

Like many other Australian regional cities, Maitland's housing stock is dominated by single detached dwellings. Our ageing population, changing household structure and shrinking household sizes emphasise the need for a greater mix of housing types within the city to meet the needs of smaller and more diverse households. Providing a range of diverse housing types will allow Maitland to remain as an attractive place to live for residents in all stages of life and also to raise a family.

Achieving appropriate residential densities requires a significant level of collaboration between all levels of government, communities, development industry, community housing providers, and utility suppliers to deliver.

This Residential Density Guide is the first step in this journey and provides a road map for Maitland to transform its approach to delivering neighbourhoods and homes that better meet the needs of our communities.

It is recommended to exhibit the draft Residential Density Guide to allow community and other stakeholders to provide an opportunity to comment on the city's future housing options and priorities.

Following the exhibition period, a further report will be prepared to Council for consideration of submissions received and the updated Draft Residential Density Guide, with the recommended changes in response to submissions.

FINANCIAL IMPLICATIONS

Smith & Tzannes Pty Ltd was commissioned to undertake this work within 2024/25 Operational Budget.

POLICY IMPLICATIONS

The preparation of this Residential Density Guide is a key priority action identified in the Council's Local Housing Strategy 2041. The Guide will inform future amendments to Maitland LEP and DCP and are subject to future report to Council. Once endorsed, the Guide will be listed under the Maitland DCP as a detailed technical guideline.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

11.7 Regulatory Compliance Policy Review – Public Exhibition

FILE NO:	103/166
ATTACHMENTS:	1. Draft Regulation and Compliance Policy (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Planning
AUTHOR:	Coordinator Regulatory Compliance
MAITLAND +10	Outcome 15 To have an effective and efficient Council
COUNCIL OBJECTIVE:	15.1.4 Implement and maintain a contemporary governance, audit and risk framework

EXECUTIVE SUMMARY

This report recommends Maitland City Council place the draft updated Regulatory Compliance Policy (“the Policy”) on public exhibition for a period of twenty-eight (28) days. Following extensive consultation with Regulatory Compliance team members, the draft Policy addresses challenges related to clarity, enforcement consistency, and alignment with the Enforcement Guidelines for Councils (2015). It also provides clear guidance for officers, ensuring regulatory actions are fair, transparent, and consistent, while reflecting modern community expectations.

OFFICER’S RECOMMENDATION

THAT

- 1. The draft updated Regulatory Compliance Policy be placed on public exhibition for a period of twenty-eight (28) days as per this report.**
- 2. If no submissions are received by the exhibition expiry date, the draft Regulatory Compliance Policy be adopted pursuant to Section 161 of the Local Government Act 1993.**
- 3. If submissions are received, Council Officers report back to Council with a summary of the feedback and any recommended changes.**

REPORT

The current Regulatory Compliance Policy was last reviewed on 10 February 2020, however, has been in place without substantial revision and no longer fully reflects current operational requirements or community expectations.

A workshop was conducted with Regulatory Compliance Officers to assess the current policy’s strengths and weaknesses. This workshop provided valuable insights into the strengths, weaknesses and areas of improvement in the current Policy. Key outcomes included a clearer understanding of the team’s purpose, roles, and responsibilities, as well as the need for more consistent enforcement aligned with the Enforcement Guidelines for Councils (2015). Officers highlighted the importance of clearer guidance on regulatory actions, particularly in handling minor or repeated complaints and using discretion

REGULATORY COMPLIANCE POLICY REVIEW - PUBLIC EXHIBITION (Cont.)

effectively. The workshop also emphasized the need for better clarity around officers' powers, streamlined procedures, and a cultural shift toward focusing on outcomes rather than resolving every issue. These insights directly informed the significant amendments proposed in the updated policy.

Summary of Changes

The proposed changes to the Policy are summarized as follows:

Clarified Purpose, Mission and Principles

The purpose and mission have been refined to better define regulatory compliance's role in protecting public health, safeguarding the environment, and ensuring community and staff safety. These changes emphasize fairness, consistency, risk management, and maintaining public confidence in Council's regulatory functions.

Enhanced Risk Response Framework

An updated response categorization in Table 2 prioritizes matters with high community impact or significant consequences over those with minimal impact. It also outlines circumstances where no action will be taken and sets clear timeframes for initial responses. This provides officers with clearer responsibilities while increasing transparency about the service level the community can expect from Council's Regulatory Compliance team.

Improved Enforcement Framework

The enforcement framework has been strengthened to offer clearer guidance on when and how officers should take action, aligning with the Enforcement Guidelines for Councils (2015). This reduces ambiguity, ensures legal compliance, and fosters consistent decision-making. Table 3 of the draft Policy provides examples of suitable enforcement actions. For instance, a minor building addition like a pergola may warrant a verbal or written warning, while a significant environmental breach from an industrial site could lead to a fine or enforceable order.

CONCLUSION

The updated Regulatory Compliance Policy aligns with the Enforcement Guidelines for Councils (2015), providing clearer direction for officers and promoting consistent, confident decision-making. For the community, it enhances transparency and fairness in regulatory actions, fostering trust while upholding public health, safety, and environmental standards. For Council, the policy strengthens its regulatory framework, improves operational efficiency, mitigates legal risks, and reinforces its commitment to accountability and consistency in serving the community.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

11.8 Petition: Tree Planting in Council Park Opposite Leda St, Reedling St, Odanata St

FILE NO:	55/2
ATTACHMENTS:	1. Petition (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Planning Manager Environment & Sustainability
AUTHOR:	Coordinator Natural Environment & Resilience Principal Development Contributions Planner
MAITLAND +10	Outcome 12 To be ready in case of more hot days, storms and floods
COUNCIL OBJECTIVE:	12.1.2 Address urban heat island effects by increasing shade through tree planting and tree retention across the city

EXECUTIVE SUMMARY

On 3 November 2024, Council received a petition requesting Council plant crepe myrtle and jacaranda trees within the park located at 2 Leda Street, Chisholm. This petition complies with Council's Receipt of Petitions Policy and is consequently tabled at this Council meeting on 11 March 2025.

The park referred to in the petition is identified as TN9 within the Thornton North Development Contributions Plan. Embellishment of the site, including tree planting, is proposed to be undertaken by AVID Property Group under a Voluntary Planning Agreement which is currently being finalised. It is likely that any early tree planting by Council will impede embellishment by the developer and could result in trees being damaged or having to be removed.

OFFICER'S RECOMMENDATION

THAT

- 1. The petition received on 3 November 2024 requesting tree planting at TN9 be noted.**
- 2. Council defers any standalone tree planting at TN9 to maintain alignment with previously proposed embellishment works and prevent potential duplication or conflict.**
- 3. The Chief Petitioner is notified of Council's determination of the petition within 21 days after the petition is tabled, in accordance with the Receipt of Petitions Policy.**

PETITION: TREE PLANTING IN COUNCIL PARK OPPOSITE LEDA ST, REEDLING ST, ODANATA ST (Cont.)

REPORT

On 3 November 2024, Council received a petition signed by 36 Maitland residents with the following request: “Residents of the area would like Council to plant crepe myrtle trees (pink and white) around the perimeter of the park and jacaranda trees in the middle”.

City Planning officers have reviewed the request and confirmed that the park referred to in the petition is identified as TN9 (Local Playground) in the Thornton North Development Contributions Plan. Embellishment of TN9 is proposed under a Voluntary Planning Agreement (VPA) currently being negotiated with AVID Property Group. If the VPA is approved, AVID Property Group will proceed with embellishment of the site including construction of play equipment and landscaping. It is anticipated that finalisation of the VPA will occur in August 2025. The timing for the delivery of the park is yet to be confirmed.

While the final design has not been approved by Council, a draft masterplan for TN9 provided in 2020 indicates shade trees will be planted across the site. Early tree planting on the site by Council poses a high risk of interfering with the embellishment by AVID Property Group and may lead to trees being damaged or requiring removal. Following embellishment by AVID Property Group, Council may assess the location for additional tree planting as part of Council’s annual planting campaign.



Figure 1 Aerial imagery of Chisholm showing the location of TN9

CONCLUSION

Early tree planting by Council requested by the petition is likely to conflict with embellishment by AVID Property Group proposed under a VPA and should be avoided.

PETITION: TREE PLANTING IN COUNCIL PARK OPPOSITE LEDA ST, REEDLING ST, ODANATA ST (Cont.)

Additional tree planting by Council may be suitable once embellishment of the site has completed.

FINANCIAL IMPLICATIONS

If tree planting at TN9 is required prior to embellishment by AVID Property Group, funding will be sourced from Council's existing Street Tree Annual Planting Program budget.

If the petition is refused or deferred until embellishment by AVID Property Group is completed, this matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

12 City Services

12.1 Local Traffic Committee Meeting Minutes (February 2025)

FILE NO:	140/5
ATTACHMENTS:	<ol style="list-style-type: none"> 1. LTC Minutes – 6 February 2025 (Under Separate Cover) 2. Item 5.1 Live at The Levee Street Party – Event Traffic & Transport Management (Under Separate Cover) 3. Item 5.2 – Event – Steamfest 2025 – Event Traffic & Transport Management (Under Separate Cover) 4. Item 5.3 Anzac Day – Central Maitland – 25 April 2025 – Event Traffic & Transport Management (Under Separate Cover) 5. Item 5.4 Anzac Day – East Maitland – 25 April 2025 – Event Traffic & Transport Management (Under Separate Cover) 6. Item 5.5 Anzac Day – Morpeth – 25 April 2025 – Event Traffic & Transport Management (Under Separate Cover)
RESPONSIBLE OFFICER:	Director City Services Manager Asset Strategy and Engineering
AUTHOR:	Operations Manager Transport & Infrastructure Engineering Traffic Management Officer
MAITLAND +10	Outcome 2 To easily get to where we want to go
COUNCIL OBJECTIVE:	2.2.2 Make our roads safer through the timely delivery of road maintenance and safety programs

EXECUTIVE SUMMARY

The minutes of Maitland City Council's Local Traffic Committee meeting held Thursday 6 February 2025 are attached for information. At this meeting temporary road closure applications were considered and endorsed for acceptance for five (5) events. Council resolution is required to implement the temporary road closures associated with the management of the events.

LOCAL TRAFFIC COMMITTEE MEETING MINUTES (FEBRUARY 2025) (Cont.)

OFFICER'S RECOMMENDATION

THAT

1. **The Local Traffic Committee meeting minutes of 6 February 2025 be noted.**
2. **Council notes the Mayoral approval under Section 226(D) for the Local Government Act 1993 of the traffic management plans and road closures for the Live at The Levee Street Party – Event Traffic & Transport Management.**
3. **Council approves the traffic management plans and road closures for the following event as recommended in the attached reports:**
 - a. **Event – Steamfest 2025 – Event Traffic & Transport Management**
 - b. **Anzac Day – Central Maitland – 25 April 2025 – Event Traffic & Transport Management**
 - c. **Anzac Day – East Maitland – 25 April 2025 – Event Traffic & Transport Management**
 - d. **Anzac Day – Morpeth – 25 April 2025 – Event Traffic & Transport Management**

REPORT

The minutes of Maitland City Council's Local Traffic Committee (LTC) Meeting held Thursday 6 February 2025 are attached for information. The LTC recommended regulatory items contained within these minutes have been authorised by the General Manager under Council's Instrument of Delegated Authority, dated 8 November 2022.

Five (5) events involving temporary road closures were considered and endorsed for acceptance by Local Traffic Committee at the meeting held 6 February 2025 as tabled below.

Events / Road Closure	Event Timeframe
Live at The Levee Street Party	15 March 2025
Steamfest	12 - 13 April 2025
Anzac Day – Central Maitland	25 April 2025
Anzac Day – East Maitland	25 April 2025
Anzac Day – Morpeth	25 April 2025

In order to allow approval for the road closures associated with The Live at the Levee Street Party, The Mayor has exercised the provisions of Section 226(d.) of the Local Government Act 1993 to apply, in the case of necessity, the policy making functions of the governing body of the Council between Council meetings.

LOCAL TRAFFIC COMMITTEE MEETING MINUTES (FEBRUARY 2025) (Cont.)

Approval is sought to implement the temporary road closures associated with the traffic and transport management as recommended for the remaining four (4) events. The agenda items with recommended closures for the above events are attached.

CONCLUSION

Approval be sought to implement the temporary road closures associated with the traffic and transport management for the events as reported to and recommended for acceptance by the LTC at the meeting held 6 February 2025 as noted above.

CONSULTATION

Items presented to Local Traffic Committee provide comment on the consultation processes that have been followed for the items. Items are discussed with all Local Traffic Committee participants prior to concluding recommendations.

FINANCIAL IMPLICATIONS

Council costs associated with providing regulatory signage and line marking and facilitating the events to be incorporated within existing project budget allocations. Third parties associated with subdivision works will install necessary infrastructure at their cost.

RISK IMPLICATIONS

Risk	Risk Rating	Proposed Treatment	Proposed Risk Rating	Resourcing
There is a risk of the proposed works increasing Councils assets base which may lead to increased maintenance and resourcing requirements.	High	Anticipated increases are expected to be negligible to minor for inclusion within total assets base.	Low	Use existing resources for ongoing management and maintenance.
There is a risk of the proposed event traffic & transport management being unsuitable which may lead to changes being required to the event traffic management.	Med	Review and recommendation for temporary road closures approval has occurred through Local Traffic Committee reducing the potential for this risk.	Low	Use existing resources for ongoing assessment and recommendations.

POLICY IMPLICATIONS

This report relates to and is consistent with Councils adopted policies including:

- Asset Management Policy and associated adopted Asset Management Strategy and Asset Management Plans.
- Activities on Public Roads.
- Events Policy

LOCAL TRAFFIC COMMITTEE MEETING MINUTES (FEBRUARY 2025) (Cont.)

LEGISLATIVE IMPLICATIONS

The process associated with Local Traffic Committee and approval for works and event road closures is in line with relevant provisions including Section 115 of the Roads Act 1993.

The provisions of Section 226(d.) of the Local Government Act has been implemented to allow road closures for the Live at The Levee Street Party to be resolved due to the timing of the event.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.

13 Customer and Digital Services

Nil

14 People and Performance

14.1 Communication and Engagement Strategy 2024–2028

FILE NO:	35/74/4
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Communication and Engagement Strategy Submissions (Under Separate Cover) 2. Communication and Engagement Strategy (Under Separate Cover)
RESPONSIBLE OFFICER:	Executive Manager People and Performance
AUTHOR:	Manager Communications, Marketing and Engagement Strategic Engagement Officer
MAITLAND +10	Outcome 14 To have elected leaders that look out for us
COUNCIL OBJECTIVE:	14.1.1 Increase opportunities for all members of our community to have their say in decision making

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the draft Communication and Engagement Strategy after the public exhibition period. The Communication and Engagement Strategy creates a framework for successful and meaningful communication and engagement with the community and other stakeholders.

The draft Communication and Engagement Strategy was exhibited for 50 days and attracted five submissions. This report recommends the adoption of the draft Communication and Engagement Strategy with no changes.

OFFICER'S RECOMMENDATION

THAT

- 1. Council note the five submissions received (Attachment 1).**
- 2. Council adopt the draft Communication and Engagement Strategy (Attachment 2).**

REPORT

Council has reviewed how we communicate, and collect and use, community input and feedback into strategic planning and the design of services and programs. Last year's Community Satisfaction Survey (CSS) identified communication and engagement as critical drivers of overall satisfaction in Council, establishing them as a key focus area for improving trust in Council and Council services. This Strategy creates a blueprint for successful and meaningful communications and engagement, reflecting our organisation's genuine commitment to involve and engage with the community it serves.

COMMUNICATION AND ENGAGEMENT STRATEGY 2024-2028 (Cont.)

Council gathered a range of input from community and other stakeholders throughout July and August 2024 through pop up events, online surveys, workshops, meetings, focus groups, and phone interviews, which were used to inform the development of Council's draft Communication and Engagement Strategy.

At its meeting on 10 December 2024, Council endorsed the draft Strategy for public exhibition for a minimum of 28 days, and the community was encouraged to provide feedback.

During the exhibition period, from 10 January to 28 February 2025, 245 unique page views were received on the Your Say webpage, posts about the exhibition reached almost 16,500 people across Council's social platforms, and electronic newsletters were distributed to more than 2,500 subscribers on the Your Say mailing list and almost 1,000 on the eMomentum mailing list.

SUBMISSIONS

Five submissions were received from the community during the public exhibition period. Three of the five received submissions relate to the need for greater honesty and transparency in our communications and engagement, and further reiterates the need for this Strategy and its goals to deliver trusted communications and engagement services.

A fourth submission relates to outdoor dining in Maitland, and thus has been rerouted to be considered as part of the Community Strategic Plan's public exhibition submissions, rather than this exhibition. The fifth submission received relates to engagement and communication with Aboriginal people, with key feedback concerned with:

1. The lack of a Reconciliation Action Plan (RAP) at Maitland City Council (MCC) and how this hinders relationships with and engagement of Aboriginal people. The submission author queried the timeframe for development of a RAP citing work had commenced on this from MCC several years ago.

In response to the above, Council acknowledges there has unfortunately been delays to this important project, however engagement with, and development and implementation of a Reconciliation Action Plan is a key action as outlined in the 2025/26 delivery and operational plans. (Action 1.3.3.1).

2. Lack of detail within the CES relating to how Council proposes to engage with Aboriginal people.

In response to the above, Council notes that the Strategy is a strategic document and is designed to provide a framework and direction for improved communications and engagement. To support the CES, an internal action plan detailing how CES actions will be achieved will be developed and implemented by Council staff.

However, Council acknowledges more work in this space can be done and Council both welcomes the opportunity and looks forward to working more closely with the Mindaribba Local Aboriginal Land Council, Aboriginal Elders and Aboriginal people to develop a guide for working with and improving relationships with Aboriginal people. Council staff will reach out to Mindaribba Local Aboriginal Land Council to coordinate the next steps.

COMMUNICATION AND ENGAGEMENT STRATEGY 2024-2028 (Cont.)

3. The current status of the Aboriginal Reference Group (ARG) and reference to outdated information currently provided on MCC's website regarding the ARG, citing that this information misrepresents Council's relationship with and consultation with Aboriginal people.

In response to the above, Council cites that all of Council's existing committees, including the ARG, have been subject to a review process. The recommendation of this review is the dissolution of the ARG (along with several other committees) and to be replaced by a Culture and Community Strategic Advisory Committee. This report detailing the process and recommendations of this review will be presented to Council at its ordinary council meeting on Tuesday 18 March 2025 (this meeting).

The submissions resulted in no changes to the content of the draft document, however adjustments will be made to the internal action plan to support the delivery of this CES to strengthen Council's commitment to engagement with Aboriginal people.

CONCLUSION

Maitland City Council is committed to continual improvement and continuing to embed communication and stakeholder engagement into Council's core and everyday business.

The draft Communication and Engagement Strategy meets Council's requirements under the Local Government Act 1993 and will guide Council's approach to communication and engagement.

Based on the submissions received on the draft Strategy, it is recommended that Council adopts the draft Communication and Engagement Strategy with no changes. To support the Strategy, staff are developing an internal action plan and toolkit to guide the key tasks required to meet the overall goals and priorities over the next four years.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

A revised Communication Engagement Policy, that supports the implementation of this Strategy is currently on public exhibition and will close 19 March 2025.

STATUTORY IMPLICATIONS

The Communication and Engagement Strategy has been prepared in accordance with Section 402 of the Local Government Act 1993.

The Community Participation Plan, which forms part of the Communication and Engagement Strategy has been prepared in accordance with the Environmental Planning and Assessment Act 1979.

14.2 Maitland's Future – Community Strategic Plan 2025–2034

FILE NO:	29/41/5
ATTACHMENTS:	<ol style="list-style-type: none"> Maitland's Future, Community Strategic Plan 2025–2034 (Under Separate Cover) Maitland's Future – Public Exhibition Report March 2025 (Under Separate Cover)
RESPONSIBLE OFFICER:	Executive Manager People and Performance
AUTHOR:	Manager Corporate Planning and Performance
MAITLAND +10	Outcome 17. An efficient and effective Council
COUNCIL OBJECTIVE:	17.1.1 To see Council's integrated planning and reporting recognised by the community, Council and the NSW State Government

EXECUTIVE SUMMARY

Maitland's Future is the highest-level plan that we prepare. Its purpose is to identify the community's main priorities and aspirations for the future and plan strategies for achieving these goals. Maitland's Future guides all other strategies and plans and must be developed with and on behalf of the community.

We all have an important role to play in Maitland's Future. Together, we have developed an ambitious long-term vision that sets out our priorities for the future. Our community is passionate about Maitland, and they love where they live. This willingness to engage has helped shape our city's future.

Our engagement began in February 2024 at local community events and was followed by workshops, stakeholder meetings, surveys, online discussions and local neighbourhood conversations. We wanted to make sure we heard from all of Maitland – young and old, from Woodberry to Luskintyre and everywhere in between.

OFFICER'S RECOMMENDATION

THAT

- Council endorse Maitland's Future Community Strategic Plan 2025–2034.**

REPORT

Maitland's Future is our community's strategic plan that establishes our vision and defines the priorities and objectives needed to bring it to life. This plan identifies the community's key aspirations and outlines strategies to achieve them. It was reviewed after an extensive period of community engagement that began in February 2024.

Council has a custodial role in developing and maintaining the plan, as legislated under Section 402 of the *Local Government Act 1993*. The plan guides the development of Council's Delivery Program 2025 to 2029 and supporting Operational Plans, however, its delivery is the responsibility of the full community.

COMMUNITY ENGAGEMENT

Maitland's Future has been developed through an extensive engagement process undertaken throughout February 2024 to February 2025. 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.

Our engagement began at local community events and was followed by workshops, stakeholder meetings, surveys, online discussions and local neighborhood conversations. We wanted to make sure we heard from all of Maitland – young and old, from Woodberry to Luskintyre and everywhere in between.

Meaningful engagement is about more than just consultation; it's about building genuine connections by meeting people where they are and truly listening to their stories, needs, and aspirations. For us, this meant stepping into the spaces where our community feels most comfortable, taking the time to understand their perspectives, and fostering trust through authentic dialogue. 66% of our engagement was face to face, with over 3,745 contributions, 500 responses to our community satisfaction survey, 2,000+ people engaged/contributors, 45+ events and activities, 13 posts online, including Facebook and LinkedIn.

Public Exhibition Period 10 January to 28 February

Maitland's Future was endorsed for Public Exhibition on the 10 December and public exhibition took place from the 10 January to the 28 February 2025. We created a dedicated project page for *Maitland's Future*. This page served as a hub for sharing information about the Plan, featuring videos and insights to explain its purpose, and providing a platform for residents to have their say through surveys and formal submissions.

- 2,063 visits to the Have Your Say page
- 73,500 views on Maitland's Future video
- 387 document downloads
- A total 35 submissions were received (28 formal posts, with an additional 7 comments on these posts)

Social media reach

To amplify community engagement and promote *Maitland's Future*, a comprehensive social media campaign was launched across Council's Facebook and LinkedIn platforms.

- 9 targeted posts were shared, designed to inform, inspire, and invite feedback from a wide audience.
- These posts achieved an online reach of over 10,000, extending the conversation to residents across Maitland and beyond.
- Maitland's Future Video received 73,500 views, ensuring that a vast portion of the community could engage with the city's vision for the future in an accessible and visually compelling way, without the need to navigate lengthy documents.
- Content included videos, key project updates, and direct links to the *Have Your Say* page, encouraging active participation.

MAITLAND'S FUTURE - COMMUNITY STRATEGIC PLAN 2025-2034 (Cont.)

This approach ensured broad visibility and provided accessible opportunities for the community to engage with the project at their convenience.

Submissions

A total of 35 submissions were received. With the highest theme being Vibrant community life. All Submission have been summarised against Maitland's Future, for details on each submission refer to submission's attachment two.

Community feedback – by priority area	No.
Vibrant community life	9
Welcoming community	6
Resilient future	2
Sustainable and resilient communities	3
Integrated movement	6
Trusted services	3
Great neighbourhoods	2
Valuing our natural environment	1
City shaping partnerships	2
Diverse local economy	1

Contribution No.	Community feedback
8114	More paved paths
7967	BMX pump track
7929	Upgrade arterial roads
7927	More people more pools
7920	Existing Infrastructure
7918	Ditch the riverside carpark and turn this into alfresco and outdoor dining
Comment 7918	Support of alfresco and outdoor dining
7917	Lower council rates.
Comment 7917	High Rates
7916	More nature
7912	Stop the over development
7911	Our roads are not able to keep up
7909	Antisocial behaviour
7897	Saltwater pool
7895	Unfortunately, Not All Feel Welcome
Comment 7895	Safety for the homeless
7808	Footpaths
7778	Public exercise equipment
Comment 7778	More Cycleways
7776	More major supermarkets are desperately needed for our growing population
Comment 7776	More diversity to the major supermarkets

MAITLAND'S FUTURE - COMMUNITY STRATEGIC PLAN 2025-2034 (Cont.)

7772	Arterial infrastructure to match urban expansion.
Comment 7772	Heavy Traffic
7771	Provision of accessible change facilities at Maitland Indoor Pool.
7708	Maitland Park
7706	Caring for our community
7705	Liveable Maitland
Comment 7705	Wider Streets
2025/429617	Proposal for Implementing Verge Garden Policies in Maitland
2025/429465	Maitland Park feedback
2025/428469	Affordability of council rates
2025/428463	Improved community infrastructure and advocacy
FPS1	Riverside dining
FPS2	An idea for the Maitland Hospital Site
7919	Outdoor alfresco dining

While the feedback did not indicate a need to change our strategic direction, in fact, much of it supports the direction we are taking. The insights provided will be valuable as we develop future plans, such as the Delivery Program and Operational Plan. This information will also be incorporated into our broader database of community feedback, ensuring that these perspectives continue to inform our decision-making and future planning efforts.

CONCLUSION

The development of *Maitland's Future* has been guided by a comprehensive and inclusive engagement process, ensuring the plan reflects the community's values and aspirations. The exhibition phase provides an extensive opportunity for engagement to close the loop with the community, ensuring we've heard them correctly and captured the vision.

All formal submissions received during the exhibition were reviewed and presented to Council for consideration before endorsement of the final plan.

FINANCIAL IMPLICATIONS

While this matter has no direct financial impact on Council's adopted budget or forward estimates, it sets the framework for the development of Council's Delivery Program 2025 to 2029, supporting Operational Plans and their associated budgets.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the *Local Government Act 1993* with this matter.

15 Finance

15.1 Statement of Investments as at 28 February 2025

FILE NO:	82/2
ATTACHMENTS:	1. Council's Holdings as at 28 February 2025
RESPONSIBLE OFFICER:	Executive Manager Finance Manager Financial Reporting
AUTHOR:	Financial Accountant
MAITLAND +10	Outcome 15 To have an effective and efficient Council
COUNCIL OBJECTIVE:	15.1.2 Ensure Council is financially sustainable and meets required levels of performance

EXECUTIVE SUMMARY

Clause 212 of the Local Government (General) Regulation 2021 required Council to report on its investments.

As at the end of February 2025, Council had investments totaling \$226,235,016 under management.

Council's investment portfolio recorded a marked-to-market return of 5.63% per annum versus the bank bill index benchmark return of 4.51% per annum. The actual investment return for the month of February was \$924,736, a favourable variance of \$2,935 when compared to the revised monthly budget forecasts of \$921,801.

Council remains fully compliant with all Investment Policy requirements.

OFFICER'S RECOMMENDATION

THAT

- The report indicating Council's Funds Management position be received and noted.**
- The certification of the Responsible Accounting Officer be noted and the report adopted.**

REPORT

For the month of February 2025, Council has total cash on call and investments of \$226,235,016 comprising:

- | | |
|--------------------|---------------|
| • On call accounts | \$6,110,016 |
| • Investments | \$220,125,000 |

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

This is compared to the month of January 2024 where Council had \$212,227,569 under management. The increase in Council's investment holdings is due to the increased availability of funds around the third rates quarterly instalment due date.

Whilst Council has in excess of \$200 million under management, 59% of the portfolio is externally restricted funds, pertaining to developer contributions and domestic waste management reserves.

In February, Council's investment portfolio recorded a marked-to-market return of 5.63% per annum versus the bank bill index benchmark return of 4.51% per annum. Valuations on Council's bond holdings improved during the month due to a drop in market interest rates. Over the past 12 months, the investment portfolio has returned a marked-to-market return of 5.35%, versus the bank bill index benchmark's 4.48%.

Without marked-to-market influences, Council's investment portfolio yielded 5.18% per annum for the month. This is based on the actual interest income being earned on existing investments and excludes the underlying changes to the market value of the bonds in the portfolio.

During February, Council had maturities of \$6 million across three deposits with original terms of 8 months (x2) and 3 years which were paying an average of 4.15% per annum. A \$5 million Macquarie Bank 5 year Floating Rate Note paying 3 month Bank Bill Swap Rate +0.84% per annum also matured during the month.

Council invested \$25 million among a range of nine new deposits with maturities between 8 to 24 months paying an average of 4.78% per annum. This included a local investment with Maitland Mutual Bank in the amount of \$4 million.

Council has a well-diversified portfolio invested among a range of term deposits, fixed rate bonds and floating rate notes from highly rated Australian authorized deposit-taking institutions.

Global issues – Commentary provided by Prudential Investment Services:

- Globally, aggregate business conditions surveys in developed countries fell in February led by weakening conditions in the United States, which has been the engine for economic growth over the past year.
- The latest round of United States economic data was disappointing. Manufacturing conditions surveys are trending up, but price pressures are rising again on the back of tariffs. Housing starts fell and home builder conditions remain weak, hurt by higher mortgage rates and concerns about the impact of tariffs on building materials. Consumer sentiment fell again and a rise in 5 year forward inflation expectations hit their highest since 1995 on the back of concerns about tariffs.
- The latest release of Euro area Gross Domestic Product figures showed growth slowing slightly. Data points to weaker growth in the United Kingdom as well. Consistent with ongoing weakness in Gross Domestic Product growth, labour markets have continued to ease in major economies as growth in demand for labour remains low. Business conditions also remain subdued, and, despite solid income growth, consumption growth remains sluggish in most of these economies.

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

- Share markets in the United States (-1.3%), Japan (-4.0%) and Australia (-4.0%) gave back some of their recent gains. Increasing concerns about the worsening economic outlook in the United States, the prospects of tariff wars between the world's largest economies and worries that the AI tech boom may be nearing an end all contributed to the share market dip. Speculation is growing that a correction of 15-20% could be in the offing. European shares surprised on the upside, with a gain of 3.6%, which could prove fleeting depending on the increasing tensions of Ukrainian/Russian cease fire discussions.

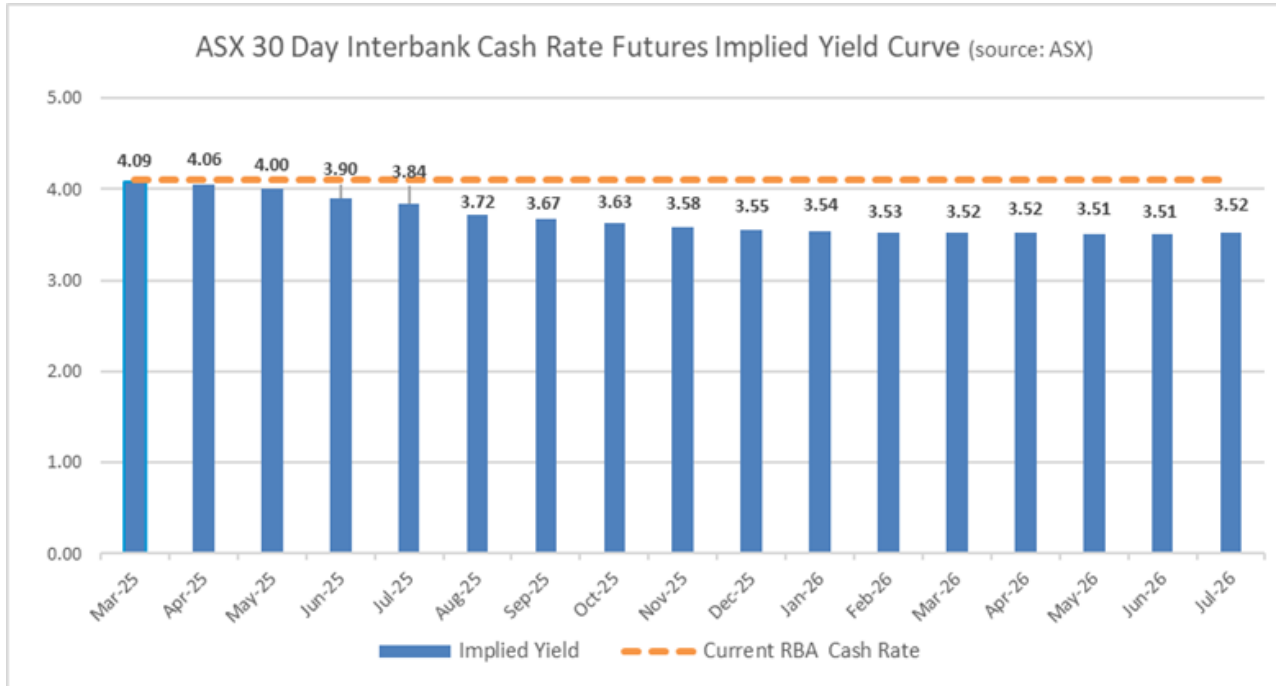
Domestic issues – Commentary provided by Prudential Investment Services:

- Latest monthly inflation data held at 2.5% year over year with some favourable underlying indicators.
- Despite an 8.9% monthly rise in electricity prices as the energy rebates roll off, price increases slowed or prices fell in food, clothing, household goods, rents and new dwelling costs. There continues to be more CPI items with inflation running below 2% year over year than there are with inflation running above 3% year over year.
- Underlying inflation, as measured by the trimmed mean, ticked up but only to 2.8% year over year from 2.7% year over year. The overall downtrend in the monthly trimmed mean points to a further fall in quarterly trimmed mean to around 2.9% year over year or less this quarter.
- Latest consumer confidence surveys showed little change over the month indicating a stall in the recent upward trend and still remains at low historical levels.

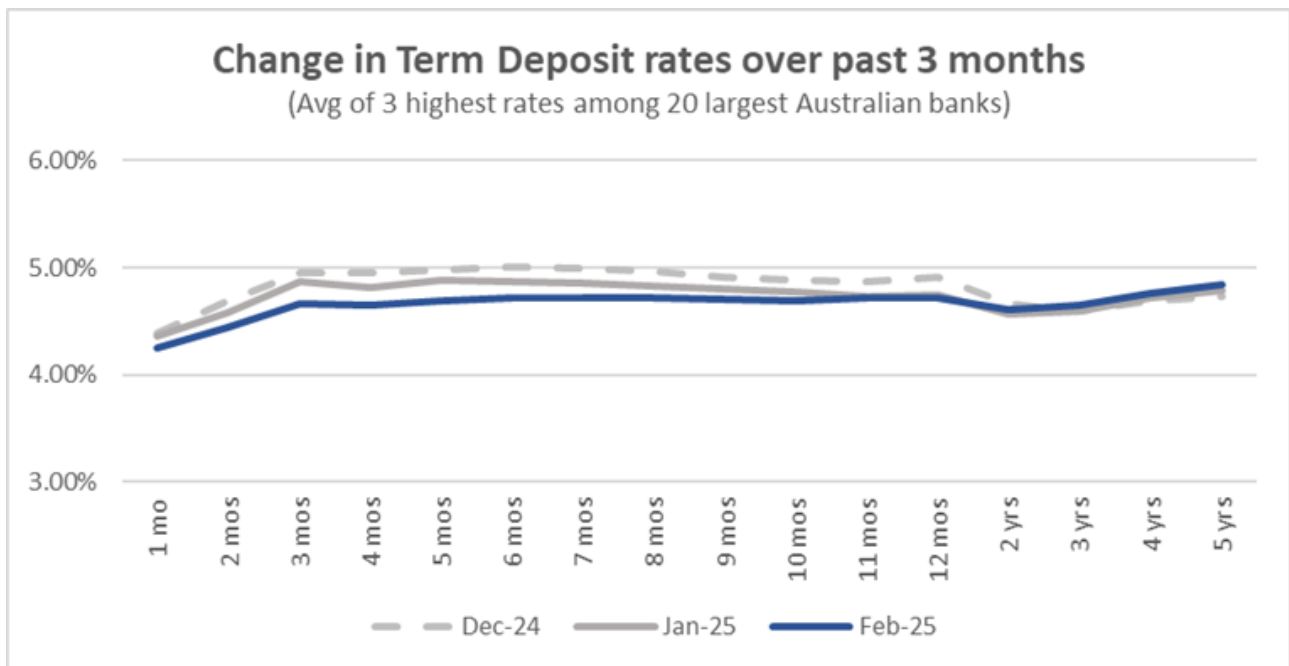
Interest rates

- At its February meeting, the RBA delivered a long-awaited 25 basis point rate cut taking official cash to 4.10% per annum.
- However, the RBA's comments regarding prospects for further easing were very cautious centering around concerns that the jobs market is still tight and that easing in line with market expectations for three more rate cuts by early next year could see inflation settle above 2.5%.
- While some economists acknowledge there's a slim chance of an April cut, they note it is doubtful there will be enough data by then to increase the RBA's confidence that inflation is maintaining its downward trend to the target range.
- The market is now pricing in another rate cut of 25 basis points by July and then only one more by the end of 2025:

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)



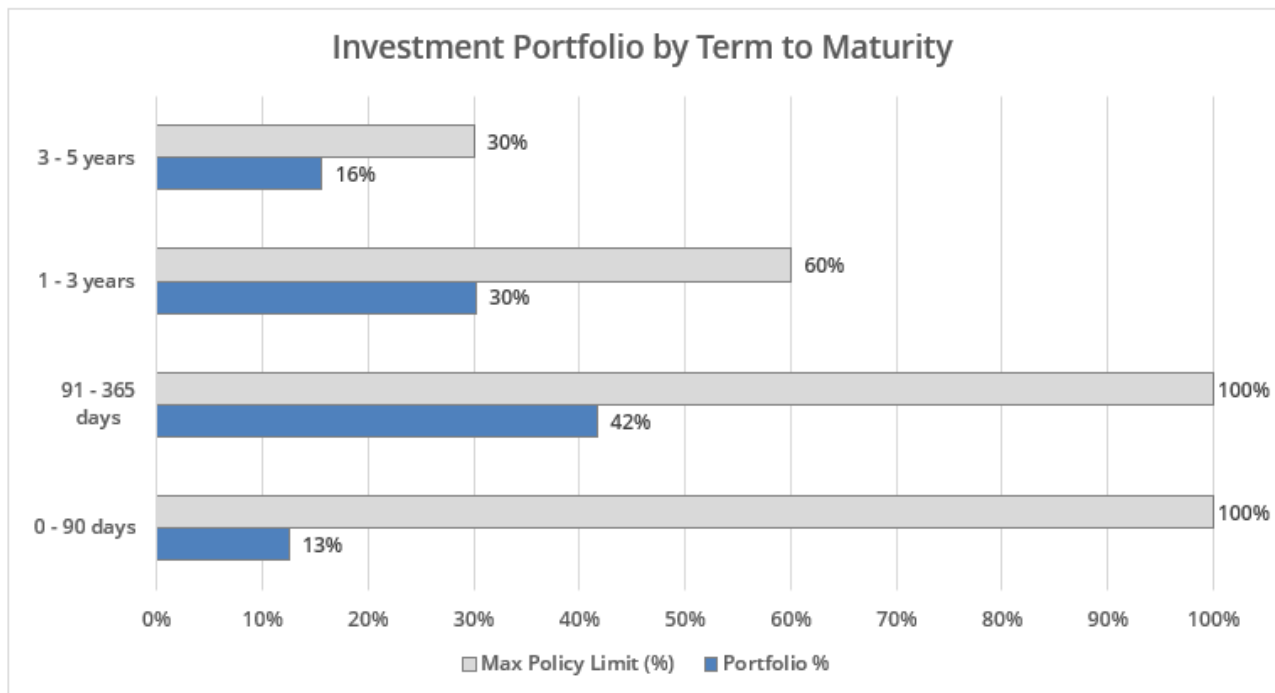
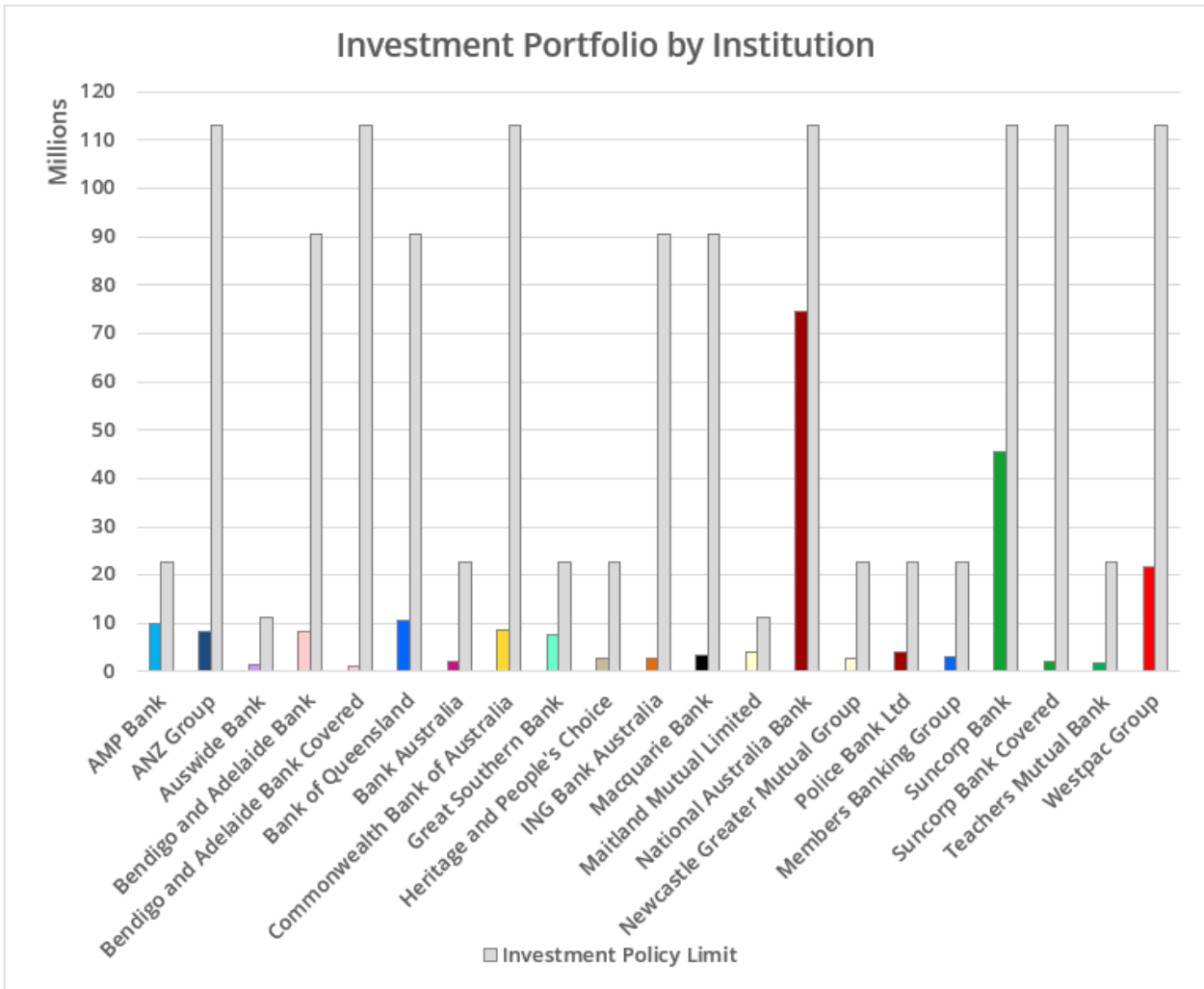
- Term deposit rates across the 1 to 12 month range dropped an average of 14 basis points over the month, with the biggest fall in the 3 to 5 month range. Rates in the 2-5 year range held steady as speculation mounted that the RBA may not cut the cash rate as low as previously expected:



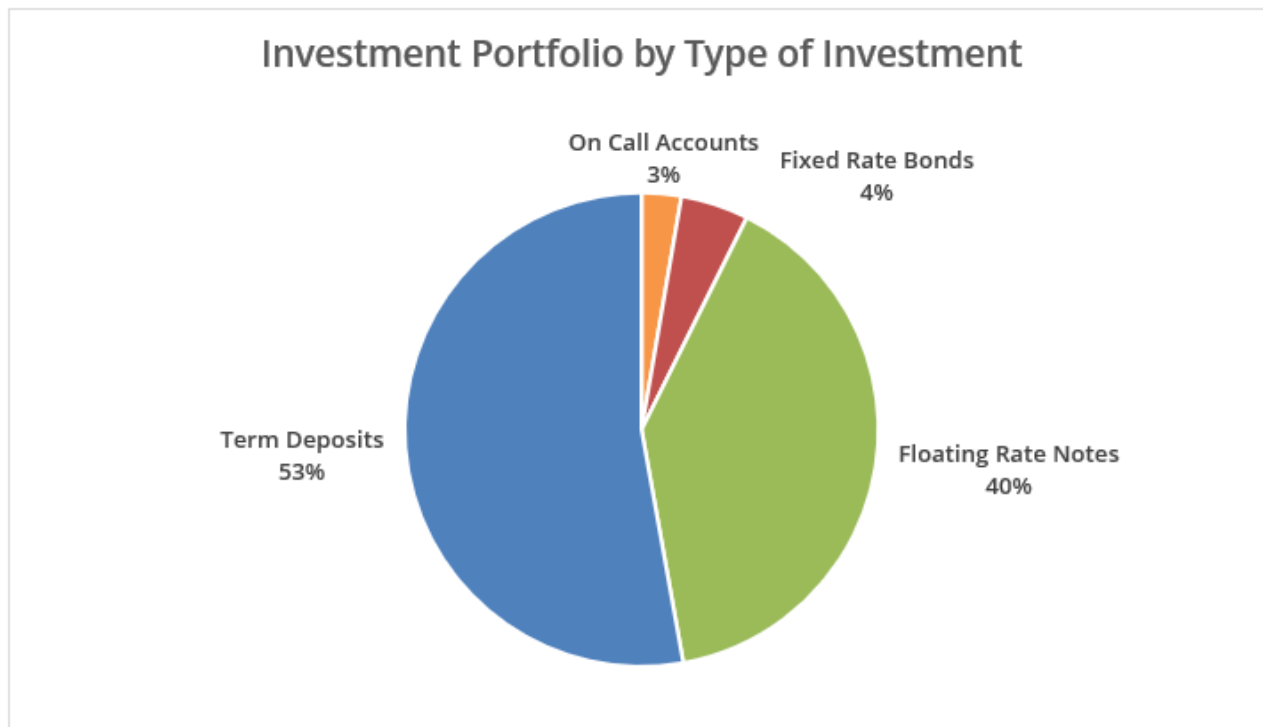
All market commentary is provided by Prudential Investment Services who advise on the management of Council’s investment portfolio.

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

PORTFOLIO ANALYSIS



STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

**STATEMENT OF COMPLIANCE**

Portfolio Performance vs 90 day Bank Bill Index	✓	Council's investment performance did exceed the benchmark for the month of February 2025
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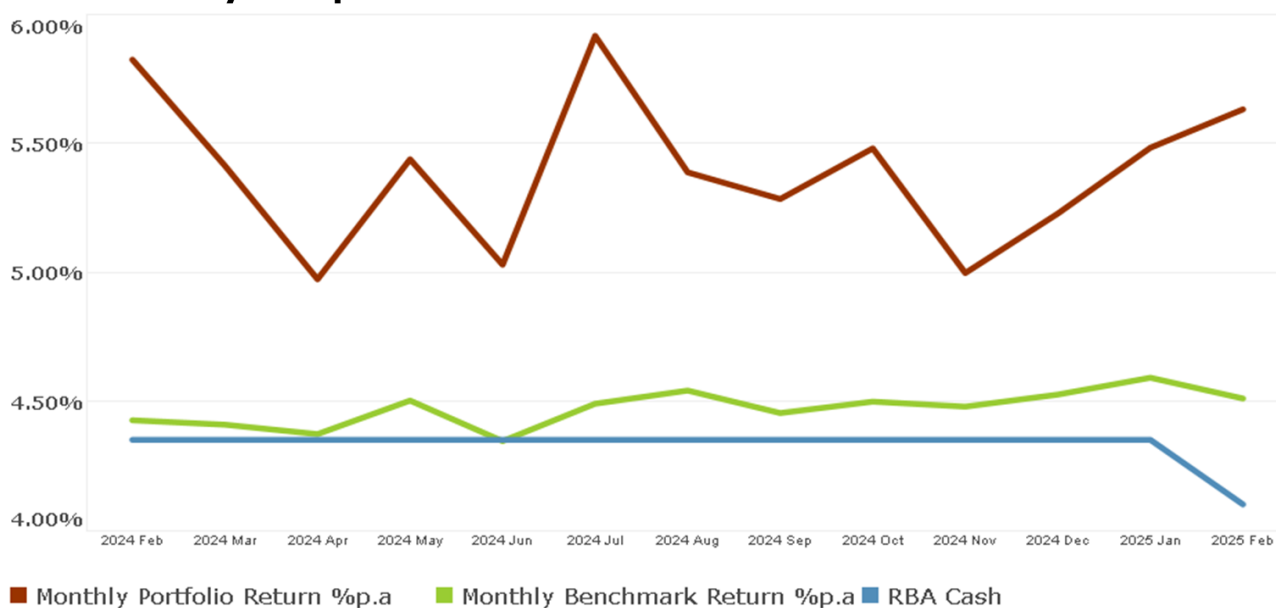
Investment Policy Requirement

Legislative requirements	✓	Fully compliant
Portfolio credit rating limit	✓	Fully compliant
Institutional exposure limits	✓	Fully compliant
Term to maturity limits	✓	Fully compliant

Investment Performance v Benchmark

Term	Investment Portfolio Return	Benchmark: Bloomberg AusBond 90 day Bank Bill Index	RBA cash rate
1 month	5.63%	4.51%	4.10%
3 months	5.44%	4.54%	4.27%
6 months	5.35%	4.51%	4.31%
FYTD	5.42%	4.51%	4.32%
12 months	5.35%	4.48%	4.33%

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

Monthly Comparison: Investment Performance vs Benchmark**CONCLUSION**

Certification of the Responsible Accounting Officer

The Responsible Accounting Officer certifies that the investments listed in the attached report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulations 2021 and Council's Investment Policy.

FINANCIAL IMPLICATIONS

The original budget provision for interest on investments for the 2024/2025 financial year was \$8,075,000. During the first quarterly budget review this was increased to \$9,226,741. During the second quarterly budget review this was increased again to \$11,106,030. The actual investment return for the month of February was \$924,736. This amounts to a favourable variance of \$2,935 when compared to the revised monthly budget forecasts of \$921,801. It should be noted that \$39,865 has been reallocated back to the externally restricted funds.

The revised year-to-date budget forecast for investment returns is \$7,374,408. The actual investment returns for the year-to-date are \$7,957,356, amounting to a favourable variance of \$582,948 which can be attributed to the current high interest rate environment.

POLICY IMPLICATIONS

Council's investments are made in accordance with Council's Investment Policy.

STATUTORY IMPLICATIONS

The above amounts have been invested and reported in accordance with:

- Section 625 of the Local Government Act 1993
- Clause 212 of the Local Government (general) Regulation 2021

Finance

Statement of Investments as at 28 February 2025

Council's Holdings as at 28 February 2025

Meeting Date: 18 March 2025

Attachment No: 1

Number of Pages: 2

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

COUNCIL'S HOLDING AS AT 28 FEBRUARY 2025

Bonds							
	Face Value	Coupon	Borrower	Credit Rating	Maturity	Term of Investment	Current Value
11-Aug-25	1,800,000.00	3.9000	WBC Snr Bond (Aug25) 3.90%	AA-	11-Aug-25	164	1,799,543.88
18-Aug-25	2,000,000.00	4.2000	CBA Snr Bond (Aug25) 4.20%	AA-	18-Aug-25	171	2,000,900.55
12-May-25	2,300,000.00	4.9000	WBC Snr Bond (Nov25) 4.90%	AA-	11-Nov-25	256	2,341,877.69
18-Aug-25	1,500,000.00	4.7500	CBA Snr Bond (Aug26) 4.75%	AA-	17-Aug-26	535	1,511,584.33
14-Mar-25	1,400,000.00	4.9460	MAC Snr Bond (Sep26) 4.946%	A+	14-Sep-26	563	1,443,087.68
19-Mar-25	1,500,000.00	5.0000	WBC Snr Bond (Sep28) 5.00%	AA-	19-Sep-28	1,299	1,558,235.72
Totals	10,500,000.00	4.5942					10,655,229.85
Cash							
	Face Value	Current Yield	Borrower	Credit Rating			Current Value
28-Feb-25	2,110,015.96	4.6167	Macquarie Bank	A+			2,110,015.96
28-Feb-25	4,000,000.00	4.3200	National Australia Bank	AA-			4,000,000.00
Totals	6,110,015.96	4.4225					6,110,015.96
Floating Rate Note							
Reset/ Coupon	Face Value	Current Coupon	Borrower	Credit Rating	Maturity	Term of Investment	Current Value
17-Mar-25	2,000,000.00	5.4456	BEN Snr FRN (Mar25) BBSW+0.98%	A-	17-Mar-25	17	2,022,745.09
24-Apr-25	2,000,000.00	5.4350	SUN Cov FRN (Apr25) BBSW+1.12%	AAA	24-Apr-25	55	2,013,476.62
30-May-25	2,500,000.00	5.0160	NAB Snr FRN (May25) BBSW+0.90%	AA-	30-May-25	91	2,503,596.61
26-May-25	1,500,000.00	5.6287	RACQ Snr FRN (Feb26) BBSW+1.50%	BBB+	24-Feb-26	361	1,510,321.58
26-May-25	1,700,000.00	4.5787	SUN Snr FRN (Feb26) BBSW+0.45%	AA-	24-Feb-26	361	1,701,746.27
19-May-25	2,000,000.00	5.2191	SUN Snr FRN (May26) BBSW+1.05%	AA-	18-May-26	444	2,017,125.76
26-May-25	3,900,000.00	4.5387	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	24-Aug-26	542	3,900,708.78
17-Mar-25	2,300,000.00	4.9399	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	15-Sep-26	564	2,322,679.10
23-Apr-25	1,200,000.00	5.9285	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	23-Oct-26	602	1,222,251.25
23-Apr-25	3,250,000.00	5.9285	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	23-Oct-26	602	3,310,263.82
30-Apr-25	1,650,000.00	5.7553	BOz Snr FRN (Oct26) BBSW+1.50%	BBB+	30-Oct-26	609	1,672,059.48
19-May-25	2,000,000.00	5.7240	POL Snr FRN (Nov26) BBSW+1.55%	BBB+	17-Nov-26	627	2,003,763.73
14-Apr-25	2,000,000.00	5.0411	CBA Snr FRN (Jan27) BBSW+0.70%	AA-	14-Jan-27	685	2,020,226.33
28-Apr-25	2,250,000.00	5.0703	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	25-Jan-27	696	2,268,191.69
8-May-25	1,220,000.00	5.8030	HPC Snr FRN (Feb27) BBSW+1.60%	BBB+	8-Feb-27	710	1,239,862.50
8-May-25	1,400,000.00	5.8030	HPC Snr FRN (Feb27) BBSW+1.60%	BBB+	8-Feb-27	710	1,422,793.04
9-May-25	2,250,000.00	5.8530	GSB Snr FRN (Feb27) BBSW+1.65%	BBB+	9-Feb-27	711	2,290,456.73
26-May-25	2,400,000.00	4.8445	NAB Snr FRN (Feb27) BBSW+0.72%	AA-	25-Feb-27	727	2,410,994.17
5-Mar-25	1,500,000.00	6.0257	RACQ Snr FRN (Mar27) BBSW+1.60%	BBB+	5-Mar-27	735	1,538,651.31
14-May-25	1,300,000.00	5.1793	BEN Snr FRN (May27) BBSW+1.00%	A-	14-May-27	805	1,310,203.02
21-Mar-25	1,800,000.00	5.7513	TMB Snr FRN (Jun27) BBSW+1.30%	BBB+	21-Jun-27	843	1,837,214.55
20-May-25	2,800,000.00	5.0173	ING Snr FRN (Aug27) BBSW+0.87%	A	20-Aug-27	903	2,816,848.00
13-Mar-25	1,500,000.00	5.7904	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	13-Sep-27	927	1,518,561.40
1-May-25	1,000,000.00	5.2649	GSB Snr FRN (Nov27) BBSW+1.03%	BBB+	1-Nov-27	976	1,005,362.75
8-May-25	2,000,000.00	5.3530	POL Snr FRN (Nov27) BBSW+1.15%	BBB+	8-Nov-27	983	2,005,572.99
26-May-25	2,500,000.00	5.3245	NAB Snr FRN (Nov27) BBSW+1.20%	AA-	25-Nov-27	1,000	2,539,521.27
14-Mar-25	1,100,000.00	5.7099	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	14-Dec-27	1,019	1,129,119.94
14-Apr-25	3,000,000.00	5.4897	CBA Snr FRN (Jan28) BBSW+1.15%	AA-	13-Jan-28	1,049	3,063,056.79
21-May-25	500,000.00	5.8423	BOz Snr FRN (Feb28) BBSW+1.70%	BBB+	21-Feb-28	1,088	508,328.75
12-May-25	2,500,000.00	5.2039	NAB Snr FRN (May28) BBSW+1.00%	AA-	12-May-28	1,169	2,530,334.34
17-Mar-25	1,200,000.00	5.6099	BEN Cov FRN (Jun28) BBSW+1.15%	AAA	16-Jun-28	1,204	1,229,096.63
11-Mar-25	1,400,000.00	5.3688	ANZ Snr FRN (Sep28) BBSW+0.93%	AA-	11-Sep-28	1,291	1,426,904.13
16-May-25	2,000,000.00	5.2040	NAB Snr FRN (Nov28) BBSW+1.03%	AA-	16-Nov-28	1,357	2,025,161.81
5-May-25	2,000,000.00	5.1808	ANZ Snr FRN (Feb29) BBSW+0.96%	AA-	5-Feb-29	1,438	2,023,573.11
14-May-25	600,000.00	6.0293	NPBS Snr FRN (Feb29) BBSW+1.85%	BBB+	14-Feb-29	1,447	617,350.68
19-Mar-25	1,500,000.00	5.4427	SUN Snr FRN (Mar29) BBSW+0.98%	AA-	13-Mar-29	1,474	1,526,364.43
24-Mar-25	2,800,000.00	5.3513	NAB Snr FRN (Mar29) BBSW+0.90%	AA-	22-Mar-29	1,483	2,845,159.93
30-Apr-25	2,500,000.00	5.5353	BoQ Snr FRN (Apr29) BBSW+1.28%	A-	30-Apr-29	1,522	2,541,023.90
30-Apr-25	4,000,000.00	5.5353	BoQ Snr FRN (Apr29) BBSW+1.28%	A-	30-Apr-29	1,522	4,065,638.25
18-Mar-25	5,000,000.00	5.3280	ANZ Snr FRN (Jun29) BBSW+0.86%	AA-	18-Jun-29	1,571	5,076,200.00
14-May-25	3,100,000.00	4.9993	NAB Snr FRN (Nov29) BBSW+0.82%	AA-	14-Nov-29	1,720	3,112,816.97
28-May-25	3,000,000.00	4.9460	BEN Cov FRN (Nov29) BBSW+0.83%	A-	28-Nov-29	1,734	3,002,566.52
22-Apr-25	2,000,000.00	5.5823	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	21-Jan-30	1,788	2,021,589.30
Totals	90,120,000.00	5.3436					91,169,483.32

STATEMENT OF INVESTMENTS AS AT 28 FEBRUARY 2025 (Cont.)

Term Deposits							
	Face Value	Current Yield	Borrower	Credit Rating	Maturity	Term of Investment	Current Value
	3,000,000.00	5.1000	Westpac Group	AA-	4-Mar-25	4	3,039,402.74
	3,000,000.00	5.2300	Suncorp Bank	AA-	11-Mar-25	11	3,117,782.47
	2,000,000.00	5.2000	Suncorp Bank	AA-	25-Mar-25	25	2,080,065.75
	2,000,000.00	5.0600	Suncorp Bank	AA-	1-Apr-25	32	2,092,327.67
	3,000,000.00	5.1000	National Australia Bank	AA-	8-Apr-25	39	3,130,364.38
	2,000,000.00	5.2400	Suncorp Bank	AA-	15-Apr-25	46	2,083,265.75
	3,000,000.00	5.2200	Suncorp Bank	AA-	29-Apr-25	60	3,118,415.34
	2,000,000.00	5.3000	National Australia Bank	AA-	6-May-25	67	2,086,542.47
	2,000,000.00	5.2400	Suncorp Bank	AA-	13-May-25	74	2,083,265.75
	2,000,000.00	5.2300	National Australia Bank	AA-	20-May-25	81	2,080,527.67
	3,000,000.00	5.3000	National Australia Bank	AA-	3-Jun-25	95	3,119,794.52
	2,000,000.00	5.2500	National Australia Bank	AA-	4-Jun-25	96	2,077,671.23
	2,000,000.00	5.2000	AMP Bank	BBB+	10-Jun-25	102	2,056,131.51
	2,000,000.00	5.2000	AMP Bank	BBB+	10-Jun-25	102	2,058,126.03
	2,000,000.00	5.2000	AMP Bank	BBB+	17-Jun-25	109	2,056,131.51
	2,000,000.00	5.2400	Suncorp Bank	AA-	17-Jun-25	109	2,073,790.68
	4,000,000.00	5.4500	National Australia Bank	AA-	24-Jun-25	116	4,146,926.03
	3,000,000.00	5.4500	National Australia Bank	AA-	1-Jul-25	123	3,108,850.68
	4,000,000.00	5.1500	Bank of Queensland	A-	8-Jul-25	130	4,053,052.05
	2,000,000.00	5.0000	National Australia Bank	AA-	15-Jul-25	137	2,052,602.74
	3,000,000.00	5.3500	National Australia Bank	AA-	22-Jul-25	144	3,097,179.45
	2,500,000.00	5.3500	National Australia Bank	AA-	29-Jul-25	151	2,580,250.00
	2,000,000.00	5.0500	National Australia Bank	AA-	5-Aug-25	158	2,057,002.74
	2,500,000.00	5.0000	National Australia Bank	AA-	19-Aug-25	172	2,565,068.49
	3,000,000.00	5.0000	National Australia Bank	AA-	27-Aug-25	180	3,076,438.36
	4,000,000.00	5.0000	National Australia Bank	AA-	3-Sep-25	187	4,100,821.92
	4,000,000.00	4.9500	National Australia Bank	AA-	9-Sep-25	193	4,097,101.37
	4,000,000.00	5.0700	National Australia Bank	AA-	16-Sep-25	200	4,051,672.33
	2,000,000.00	5.0700	Suncorp Bank	AA-	23-Sep-25	207	2,033,892.60
	2,000,000.00	5.1700	Suncorp Bank	AA-	30-Sep-25	214	2,024,646.03
	2,000,000.00	5.1000	Bendigo and Adelaide Bank	A-	14-Oct-25	228	2,029,901.37
	2,000,000.00	4.7600	Suncorp Bank	AA-	21-Oct-25	235	2,002,869.04
	2,000,000.00	5.0900	Suncorp Bank	AA-	28-Oct-25	242	2,033,747.40
	2,000,000.00	4.8000	Suncorp Bank	AA-	4-Nov-25	249	2,006,575.34
	3,000,000.00	5.1900	Westpac Group	AA-	18-Nov-25	263	3,045,643.56
	5,000.00	5.1000	National Australia Bank	AA-	25-Nov-25	270	5,064.97
	2,500,000.00	5.0700	Suncorp Bank	AA-	25-Nov-25	270	2,531,947.95
	2,000,000.00	4.8000	Suncorp Bank	AA-	2-Dec-25	277	2,006,575.34
	2,000,000.00	5.0000	AMP Bank	BBB+	10-Dec-25	285	2,022,191.78
	2,000,000.00	5.1000	AMP Bank	BBB+	17-Dec-25	292	2,019,841.10
	4,000,000.00	4.7900	Suncorp Bank	AA-	13-Jan-26	319	4,008,923.84
	2,000,000.00	4.7000	Westpac Group	AA-	2-Feb-26	339	2,007,468.49
	3,000,000.00	4.6500	National Australia Bank	AA-	10-Feb-26	347	3,000,382.19
	3,000,000.00	4.6300	Westpac Group	AA-	24-Feb-26	361	3,001,141.64
	3,000,000.00	4.6300	Westpac Group	AA-	3-Mar-26	368	3,000,761.10
	2,000,000.00	4.6000	Westpac Group	AA-	7-Apr-26	403	2,000,252.05
	4,000,000.00	4.7500	The Mutual (LT)	BBB	16-Feb-27	718	4,001,041.10
Totals	119,505,000.00	5.0623					122,123,438.52
Grand Totals	226,235,015.96						230,058,167.65

16 Items for Information

Nil

17 Notices of Motion/Rescission

18 Questions with Notice

18.1 Welcome to Country

Submitted by Cr Mitchell Griffin

FILE NO: 35/7/2
ATTACHMENTS: Nil
RESPONSIBLE OFFICER: General Manager

Cr Mitchell Griffin has asked the following Question With Notice for the Council Meeting being held on 18 March 2025:

Can council officers advise how much funding was paid towards Welcome to Country/Acknowledgement of Country in the last term of council (2022 to 2024), and how many events this covered?

RESPONSE BY GENERAL MANAGER

A total of \$12430 has been paid towards Welcome to Country/Acknowledgement of Country in the last term of Council. This covered 21 events.

19 Urgent Business

20 Committee of the Whole

20.1 Land & Environment Court Legal Update

FILE NO:	85/43
ATTACHMENTS:	Nil
RESPONSIBLE OFFICER:	Director City Planning Executive Manager People and Performance
AUTHOR:	Director City Planning
MAITLAND +10	Outcome 16 To work together to be the best our community can be
COUNCIL OBJECTIVE:	16.1.2 Work with service providers and other levels of government to deliver land use planning and community infrastructure outcomes

THAT Council move into Confidential Session to discuss this item under the terms of the Local Government Act 1993 Section 10A(2), as follows: (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

EXECUTIVE SUMMARY

This report provides an update on the status of the applications that have been in the Land and Environment Court in the 2024/25 Financial Year.

21 Committee of the Whole Recommendations

22 Closure