

# **SUPPLEMENTARY ITEM ORDINARY MEETING AGENDA**

**9 DECEMBER 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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## 16 ITEMS FOR INFORMATION

### 16.4 Maitland Gaol Grant Funding

<b>FILE NO:</b>	<b>65/75</b>
<b>ATTACHMENTS:</b>	<b>1.Maitland Gaol Grant Funding</b>
<b>RESPONSIBLE OFFICER:</b>	<b>Director City Services Executive Manager Finance</b>
<b>AUTHOR:</b>	<b>Operations Manager Asset Management</b>
<b>MAITLAND'S FUTURE</b>	<b>4 Achieving together</b>
<b>COUNCIL OBJECTIVE:</b>	<b>4.3.1 Informed planning</b>

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#### EXECUTIVE SUMMARY

*Since 2017, Council has applied for multiple grants for the Maitland Gaol to support planning, safety, heritage and redevelopment activities with a mix of successful and unsuccessful outcomes. While these grants have supported specific works, they do not address the site's broader needs.*

#### OFFICER'S RECOMMENDATION

##### THAT

- 1. The information contained in this report be noted as supplementary to Item no. 12.6 – Future Use of Maitland Gaol.**

Since 2017, Council has submitted multiple grant applications to support planning, safety, heritage and redevelopment activities at Maitland Gaol totalling \$12.6 million. A number of these applications were successful, including

- safety and roof repairs in 2017/18,
- preparation of the Gaol Development Plan and Masterplan Business Case in 2020/21,
- Guard Tower Experience in 2021/22,
- feasibility work for hotel development in 2022/23, and
- \$10.48 million in Federal and State funding for components of the proposed redevelopment. It should be noted that this grant is at significant risk as detailed in the Council report.

Other applications have been unsuccessful, including requests relating to the Chapel, sustainability works and, most recently, hydrant and electrical compliance upgrades associated with the closure of the Gaol.

While these grants have provided support for separate elements of planning and site upgrades, they have not addressed the substantial compliance, heritage and redevelopment costs now identified for the broader Gaol site.

MAITLAND GAOL GRANT FUNDING (Cont.)

The combined funding awarded to date remains modest when compared with the total capital, compliance and operational requirements identified in the current future-use considerations. Attachment 1 provides a full list of all applications, including amounts requested, amounts awarded and project status.

## **Items for Information**

### **Maitland Gaol Grant Funding**

### **Maitland Gaol Grant Funding**

**Meeting Date: 9 December 2025**

**Attachment No: 1**

**Number of Pages: 2**

## Appendix 1: Maitland Gaol - 10 grants applied for - seven successful and three unsuccessful

FY	Grant name	Project name	Application status	Grant status	Funding provider	Agency	Requested amount	Amount awarded	Co-contribution amount	Total Project Funding	Notes
2017-18	Crown Reserves Improvement Fund	Safety audit and roof repairs	Successful	Closed	Department of Crown Lands	State	\$524,341	\$524,341	\$2,000	\$526,341	
2020-21	Resources for Regions - Round 7	Business Case Maitland Gaol Development Plan and Site Masterplan Implementation	Successful	Closed	Regional NSW	State	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	
2021- 22	Crown Reserves Improvement Fund	Maitland Gaol Chapel	Unsuccessful	Closed	Department of Crown Lands	State					
2021/22	Crown Reserves Improvement Fund	Maitland Gaol Sustainability	Unsuccessful	Closed	Department of Crown Lands	State					
2021-22	Destination NSW Experience Enhancement Fund	Guard Tower Experience - Maitland Gaol	Successful	Closed	Destination NSW	State	\$ 129,000	\$129,000	\$ 221,400	\$350,400	
2021-22	Federal Regional Recovery Partnerships Program	Maitland Gaol Development - Hub Café / Boutique Accommodation / Enhanced Access	Successful	Open	Department of Infrastructure, Transport, Regional Development, communication, Sport and the Arts	State	\$5,000,000	\$5,000,000	\$ -	\$5,000,000	As per the Council report this grant is at significant risk
2022-23	Crown Reserves Improvement Fund	Upgrade the Maitland Gaol Chapel to improve public safety	Successful	Closed	Department of Crown Lands	State	\$ 174,218	\$174,218	\$ -	\$ 174,218	
2022-23	Regional NSW Business Case and Strategy Development Fund	Maitland Gaol Hotel Development Business Case and Feasibility	Successful	Closed	Department of Regional NSW	State	\$ 277,500	\$277,500	\$ -	\$277,500	
2022-23	Regional Tourism Activation Fund - Round 1	Maitland Gaol Development - Hub Café /	Successful	Open	Department of Regional NSW		\$5,481,670	\$5,481,670	\$1,245,492	\$6,727,162	As per the Council report this grant is at significant risk

FY	Grant name	Project name	Application status	Grant status	Funding provider	Agency	Requested amount	Amount awarded	Co-contribution amount	Total Project Funding	Notes
		Boutique Accommodation / Enhanced Access									
2024-25	Crown Reserves Improvement Fund	Maitland Gaol - hydrants and electrical upgrade	Unsuccessful	Unsuccessful	Crown Lands	State	\$ 999,532		\$250,000	\$250,000	
Totals							\$12,636,261	\$11,636,729	\$1,718,892	\$13,355,621	