

Ordinary Meeting Agenda

17 February 2026

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 27 January 2026 be confirmed.*
- 6 Business Arising from Minutes**
- 7 Withdrawal of Items and Acceptance of Late Items of Business**

8 Mayoral Minute

8.1 Local Heritage Grant Increase

FILE NO: 35/5/1
ATTACHMENTS: Nil
RESPONSIBLE OFFICER: General Manager
AUTHOR: Mayor

MAYORAL MINUTE

THAT

In the preparation of the draft delivery program and operational plan (DPOP) 2026-27, Council officers give favourable consideration to an increase in the local heritage grant from \$25,000 per annum to \$50,000 per annum for properties within Maitland LGA.

Background

The proposed increase to the Local Heritage Grant was discussed and supported at the City Planning Heritage and Design Committee meeting held on 4 February 2026.

For comparison I have listed below two comparable regional councils:

Local Government Area	Population	Local Heritage Grant Budget
Bathurst	44,939	\$90,000
Tamworth	65,908	\$50,000

This comparison demonstrates that increasing Maitland's Local Heritage Grant to \$50,000 per annum would align Council more closely with peer local government areas and strengthen support for the conservation and ongoing maintenance of locally listed heritage properties within the Maitland LGA.

9 Office of the General Manager

9.1 2026 ALGA National General Assembly

FILE NO:	35/4/8
ATTACHMENTS:	Nil
RESPONSIBLE OFFICER:	General Manager
AUTHOR:	Executive Assistant
MAITLAND'S FUTURE	4 Achieving together
COUNCIL OBJECTIVE:	4.2.1 Excellence in leadership

EXECUTIVE SUMMARY

This report is presented to Council to determine a voting delegate of Council for the purpose of voting on motions presented at the 2026 Australian Local Government Association National General Assembly conference.

OFFICER'S RECOMMENDATION

THAT

- Council nominate a Councillor as voting delegate for the National General Assembly incorporating the Regional Cooperation and Development Forum hosted by the Australian Local Government Association in Canberra from 23–25 June 2026.**

REPORT

The 2026 National General Assembly (NGA) of Australian Local Government incorporating the Regional Cooperation and Development Forum, is scheduled to be held at the National Convention Centre in Canberra between 23 and 25 June 2026.

The National General Assembly provides an opportunity for local government representatives to debate issues of national significance, hear from political and academic speakers and develop policies and strategies for the coming year.

Registration is open and the options include the NGA early bird rate of \$999 available until 22 May 2026 and the Regional Forum NGA Delegate rate of \$350.

CONCLUSION

Local government plays a significant role in the national economy and Councils play critical roles in their local economies. The National General Assembly provides an opportunity for the local government sector to unite and build on the work of the Australian Local Government Association Board and State and Territory Local Government Associations.

2026 ALGA NATIONAL GENERAL ASSEMBLY (Cont.)

FINANCIAL IMPLICATIONS

Councillor attendance at the ALGA National General Assembly conference will be funded from the allocated conference professional development account as set in the Councillor Expenses and Facilities Policy.

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.

10 City Planning

10.1 Regent Street Flying-Fox Camp – Progress Update

FILE NO:	55/2
ATTACHMENTS:	Nil
RESPONSIBLE OFFICER:	Director City Planning Manager Environment & Sustainability Coordinator Natural Environment & Resilience
AUTHOR:	Coordinator Natural Environment & Resilience
MAITLAND'S FUTURE	2 Sustainable Maitland
COUNCIL OBJECTIVE:	2.1.2 Natural spaces

EXECUTIVE SUMMARY

This report provides a progress update on the Regent Street Flying-fox Camp Management Plan and associated actions endorsed by Council in May 2024. Since Council's resolution to enter into a Service Agreement with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), the Camp Management Plan has been finalised and endorsed by DCCEEW, and a portion of the allocated funding remains available for planned management actions.

OFFICER'S RECOMMENDATION

THAT

1. That the information contained in this report be noted.

REPORT

In May 2024, Council resolved to enter into a Service Agreement with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), to prepare a Flying-fox Camp Management Plan for the Regent Street camp on private land and to implement agreed management actions aimed at reducing health and wellbeing impacts on nearby residents while avoiding unnecessary harm to flying-foxes.

The Service Agreement provided a total project budget of \$40,000 (excluding GST), comprising a \$25,000 contribution from DCCEEW and a \$15,000 co-contribution from Council. The Agreement required Council to develop a flying-fox management plan for Regent Street as well as improving camp management processes and planning across the wider LGA.

The draft Management Plan was placed on public exhibition from 10 February 2025 to 9 March 2025 and received one submission requesting minor changes, and no objections. In accordance with the resolutions of the 28 January 2025 Council meeting, the updated Management Plan was adopted under the delegations of the Director of City Planning and has been published on Council's website.

REGENT STREET FLYING-FOX CAMP - PROGRESS UPDATE (Cont.)

The final Management Plan has been reviewed and endorsed by DCCEEW, confirming it is consistent with the NSW Flying-fox Camp Management Policy 2015 and relevant legislative requirements.

Following completion of the Management Plan and associated project management tasks, \$14,480 (excluding GST) remains available to deliver the remaining actions within the Services Agreement including delivering camp management actions for Regent Street and improving camp management processes LGA-wide. As the Regent Street flying-fox camp is currently vacant and there has been no indication of re-occupancy since 27 October 2024, delivery of any camp management actions at this site will focus on avoiding future conflict and community education. Any proposed on-ground works on private land will continue to be subject to further Council reporting in accordance with Section 67 of the *Local Government Act 1993*.

CONCLUSION

The Regent Street flying-fox camp is currently vacant, and the endorsed and adopted Management Plan provides Council with a clear and policy-aligned framework to respond should the camp re-establish in the future. In the absence of current camp occupancy, the remaining project funding will be focused on delivering proactive measures identified in the adopted plan to reduce the likelihood of future conflict at the site and improving camp management LGA-wide, in accordance with the Services Agreement.

FINANCIAL IMPLICATIONS

Project expenditure is occurring in alignment with Council's adopted budget and the terms of the service agreement with DCCEEW.

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.

10.2 Former Maitland Hospital Site Submission

FILE NO:	103/182
ATTACHMENTS:	<ol style="list-style-type: none">1. Former Hospital Site Submission – February 20262. Council Resolution – 12 April 20223. Old Maitland Hospital Vision and Potential Future Uses (Under Separate Cover)4. Former Hospital Site – Planning Permissibility Table
RESPONSIBLE OFFICER:	Director City Planning Manager Strategic Planning Senior Visitor Economy Officer Coordinator City Planning Senior Strategic Planner
AUTHOR:	City Economy Specialist
MAITLAND'S FUTURE	3 Vibrant Maitland
COUNCIL OBJECTIVE:	3.1.2 Strengthened and diversified precincts

EXECUTIVE SUMMARY

NSW Health has engaged Property and Development NSW to explore future uses for the former Maitland Hospital site on High Street and are currently seeking community feedback. This process presents a significant opportunity for Maitland City Council to help shape the vision for this landmark location.

OFFICER'S RECOMMENDATION

THAT

1. The attached submission letter is endorsed as Council's formal response to the NSW Government engagement which closes on Sunday 1 March 2026.
2. Council officers are endorsed to continue discussions with relevant NSW government agencies regarding the future use of the former Maitland Hospital site, consistent with adopted strategies and policies of Council.

REPORT

Located in the heart of Maitland, the former Maitland Hospital site is a prominent landmark with nearly 200 years of continuous public health use. It has played a critical role in Maitland's social, economic, and cultural life and remains highly valued by the community. Following the commissioning of the new Maitland Hospital at Metford in March 2022, the former site was decommissioned and now remains largely unoccupied, with no clear plan for future use. The land is predominantly owned by the NSW Government, and decisions regarding divestment or reuse rest primarily with the State.

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Council has previously investigated opportunities for the site and, in April 2022, endorsed a report authorising engagement with NSW Government agencies. This was supported by a Vision and Potential Future Uses document which highlighted a preferred outcome for a Hybrid/Mixed Institutional Precinct integrating health, education, community, and cultural uses. Since then, the site has been identified in Council's Economic Development Strategy 2025–2035 as a key endowment within the Central Economic Precinct.

The State Government is specifically seeking feedback on the future use of the former Maitland Hospital site, in addition to ideas for targeted community uses for the most significant heritage building known as Block J. Block J represents an opportunity to promote local heritage and could be utilised for a community managed cultural hub catering to the needs of local heritage groups.

CONSULTATION

While there has been limited community engagement undertaken by the NSW Government on this matter since the new Maitland Hospital was announced, there has been internal consultation undertaken by Council over the last five years.

In 2020, an internal project team was established to help develop a vision for the site and discussions were held with various stakeholders. Preliminary due diligence studies (heritage, contamination and economics) were conducted in 2021.

In recent years, various community engagement activities coordinated by Council have generated feedback that relates to the future use of this site. Examples of adopted strategies that reflect community need and recognise the future economic and investment potential of this site include the Economic Development Strategy 2025–2035, and the Partnerships and Advocacy Strategy 2025–2026 (PAS).

Since the adoption of these strategies, Council has advocated strongly for the NSW Government to undertake broad community engagement, which is currently underway, and invest in the future of this site for the benefit of the people of Maitland and the Hunter.

The 2022 Vision and Potential Future Uses document previously reported to Council forms the basis of the proposed submission. Input from key internal stakeholders, the City Planning Heritage and Design Strategic Advisory Committee, and Councillors has also been sought in the preparation of the attached submission.

CONCLUSION

The former Maitland Hospital site represents one of the most significant strategic opportunities within the Central Precinct, with the potential to deliver health, education, cultural and economic outcomes that strongly align with Council's long-term vision and the Maitland Economic Development Strategy. Given the site's complexity—including heritage constraints, flooding considerations, connectivity challenges and the need to balance public, community and commercial outcomes—a coordinated and evidence-based approach is essential.

To ensure the site's development maximises community benefit and aligns with regional priorities, it is recommended that the NSW Government lead the preparation of a comprehensive site masterplan. A Government-driven master planning process would provide:

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

- A unified vision across agencies
- Certainty for investment and partnership opportunities
- A coordinated approach to heritage, land use, access and infrastructure
- Clear pathways for delivery, staging and governance

Council should advocate strongly for this approach to ensure the long-term success and sustainability of this significant site. It is proposed to include this matter in Council's submission.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates. The future uses articulated in the submission are not proposed to be financed from Council's capital or operational expenditure, nor are they proposed to be resourced by Council staff.

RISK IMPLICATIONS

Risk	Inherent risk rating	Proposed treatment	Residual risk rating	Resourcing – within or additional
There is a risk that if Council does not make a submission prior to the deadline that may lead to feedback not being considered by the NSW Government.	Medium	Prior to this meeting, a Councilor memo has been distributed seeking feedback and this report has been prepared to seek resolution to submit the drafted submission.	Low	Within
There is a risk of Council's submission overlooking potential future uses for this site that may lead to unrealised opportunities for the city and stakeholders.	Medium	Council has undertaken previous investigations into the future reuse of the site, and contemporary feedback has been sought to support the preparation of the submission. State consultation is open to the wider community and Council staff have actively sought the promotion of this opportunity. Council will continue to liaise with the NSW Government on this matter.	Medium	Within

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

There is a risk of Councils' reputation being damaged if there is negative publicity on this matter that may lead to undesirable brand outcomes. Noting the recent withdrawal of community access to other significant Crown assets including the Goal and Walka Water Works.	Medium	Future communications are to be clear that the former Maitland Hospital site is a NSW Government asset - not a Crown Land asset and as such would not draw funding away from other Crown Land assets. Communications are to be clear that Council has no financial liability for this asset.	Low	Within
There is a risk that the NSW Government will divest the asset without due consideration of future planning outcomes commensurate with the significance of the site. This may lead to unrealised opportunities for the city and the community.	High	Council lodges a formal submission and continues to liaise with the NSW Government on this matter, asserting the need for Master Planning prior to divestment.	Medium	Within
There is risk that not engaging with the State's consultation process (i.e. do nothing) will result in delays to achieving suitable adaptive reuses of the site. This may lead to the continued degradation of Heritage assets that hold high community value.	Medium	As above, with Council remaining pro-actively involved.	Medium	Within

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

POLICY IMPLICATIONS

The report relates to the implementation of strategies and plans including but not limited to the Economic Development Strategy 2025-2035 and Partnerships and Advocacy Strategy 2025-2026.

STATUTORY IMPLICATIONS

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

City Planning

Former Maitland Hospital Site Submission

Former Hospital Site Submission – February 2026

Meeting Date: 17 February 2026

Attachment No: 1

Number of Pages: 7

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)



Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Minister

Re: NSW Government Consultation - Former Maitland Hospital site

Executive Summary

The former Maitland Hospital site represents one of the most significant redevelopment opportunities within Maitland's Central Precinct, with strong potential to deliver long-term health, education, community, cultural, and economic benefits for the city. Since the hospital's relocation to Metford in 2022, Council has actively explored reuse options, noting that the current SP2 Health Services Facility zoning limits permissible uses and may require rezoning to support broader outcomes.

Council strongly supports a NSW Government led masterplan to guide a coordinated long-term vision for the site. Such a process would provide certainty for stakeholders, ensure appropriate heritage management, and align redevelopment with regional strategies and infrastructure planning.

Given the site's historic role as a major employment anchor and its substantial existing infrastructure, it is well suited to continued employment generating and city servicing uses focused on health, education, and community functions. Council has identified a range of suitable future uses—including specialist healthcare, aged care, and education and training facilities. Of these, the preferred option is a Hybrid/Mixed Institutional Precinct integrating health, education, community, cultural, and potential key worker accommodation, consistent with the Maitland Economic Development Strategy 2025 and the site's strategic significance.

Background

Maitland City Council welcomes the opportunity to provide a submission to the NSW Government regarding the future of the former Maitland Hospital site. The site represents one of the most significant strategic redevelopment opportunities in Maitland's Central Precinct, with strong potential to deliver health, education, cultural and economic outcomes for the Maitland community. Council acknowledges NSW Health's engagement of Property and Development NSW to investigate future uses for the site and supports a collaborative approach to shaping a shared long-term vision.

Maitland is one of the fastest growing regional local government areas in the State, and as such it is critical that this strategically significant site is adapted for uses that can continue to serve our rapidly expanding population.

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FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Since the Hospital's decommissioning and following the opening of the new Maitland Hospital in 2022 Council has proactively considered the future reuse opportunities of this site. The site is presently zoned SP2 Infrastructure – Health Services Facility, significantly restricting permissible uses. Future reuse must either remain compatible with health-related activities or proceed via rezoning or amendment to the SP2 provisions.

It is Council's strong view that the former hospital site should address the economic and service gap created by its relocation from Central Maitland to Metford in the city's east, and that such outcomes should be achieved via a NSW Government State Led rezoning to enable and support future uses once a masterplan has been developed and endorsed by Government.

The hospital historically played a key role as a major employment anchor and the existing infrastructure, scale and configuration of the site are best suited to continued employment and city servicing uses including health, education and community use. These can be delivered with minimal additional infrastructure investment.



Figure 1: Existing SP2 Zone of Site

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FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Submission

The investigations previously carried out by Council have been used to inform responses to the survey questions posed on suggested future uses of the site, and specifically Block J. It is noted that Council has investigated several other uses which are not included in the survey questions, however, are recommended for consideration. These additional recommended uses are tabulated overpage. It is noted that none of the uses in the survey are inconsistent with Council's explored aspirations for the site.

Former Maitland Hospital Site

Council's preferred outcome is a hybrid or mixed institutional precinct with a strong focus on education, supported by complementary health and community-serving uses. This can be further broadened to allow for key worker accommodation and align with NSW Governments Key Worker Accommodation Program. This approach builds on the site's long-standing institutional character and its strategic location within Central Maitland, while allowing for an appropriate transition from its former role as a public hospital. Education and health-related uses are inherently employment-generating, support strong daytime activation, and continue the site's historic function as a place of learning, care and public service. A mixed institutional model provides flexibility over time, enabling health, education, research, training and community functions to coexist within a coherent precinct and adapt to changing regional needs. Importantly, this approach supports Central Maitland by generating skilled employment, strengthening links with local services and businesses, and ensuring the site remains a city-serving asset with ongoing public benefit.

For the purposes of completing the survey, Maitland City Council would rate Education Facilities (school, training facility) and community spaces as the most preferred option for the site, with Health care services as moderate preference followed by aged care services.

Block J

Council acknowledges the local heritage significance of Block J and recognises that a range of culturally significant objects remain at the former Maitland Hospital site. Block J presents a valuable opportunity to establish a community managed cultural hub, incorporating creative and historical exhibitions, interpretive experiences, and dedicated storage and office facilities for local volunteer groups.

Under the proposed model, site management would be coordinated directly between participating community organisations and Property NSW, with guidance and support provided by Museums of History NSW.

Council would support a community led proposal for the adaptive reuse of Block J as a Cultural Hub, managed as outlined above, as this use is compatible with the building's long-term conservation requirements.

For the purpose of completing the consultation survey, Council would consider museum and art gallery/exhibition space as the most preferred option for Block J, as this use best supports the preservation of the building's significant fabric, allows for interpretation of its important social and historical role, and embeds heritage stewardship as a core function.

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)



Figure 2: Block J Building

Flood Resilience

As part of a State Government-led master planning process, Council recommends that appropriate consideration be given to future infrastructure upgrades that may support options for flood-free access to Maitland's CBD. Such options should consider land within the Old Maitland Hospital site or its periphery to enable future road access and alignment connecting the New England Highway and High Street (Veterans Flat – The Long Bridge).

Supporting traffic and transport studies for the master plan should also consider future road network demand arising from site intensification, as well as potential upgrades to Veterans Flat – The Long Bridge. Access to Maitland's CBD will need to be maintained should upgrade works be required in the future. Accordingly, it is recommended that the master planning process and supporting technical reports address future traffic and accessibility considerations, particularly in the context of ongoing growth strategies and plans for the Anambah Urban Release Area and the Anambah to Braxton Corridor, which are expected to generate significantly higher traffic volumes along the New England Highway over time.

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FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Road, Transport and Traffic Capacity

With substantial population growth anticipated over the next 10 to 20 years in Maitland's west, including future intensification of the Old Maitland Hospital site, it is critical that the site's master plan includes a review of the current and foreseeable capacity of the roundabout intersection at the New England Highway, High Street, Bungaree Street and Johnson Street.

Council supports the review of both intersection capacity modelling and safe pedestrian access to Telarah Station. Public transport connectivity, including access to Telarah Station, will be critical in supporting future uses of the Old Maitland Hospital site and in encouraging public transport uptake, with the associated benefit of reducing car dependency for a key catalyst site such as this.

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Additional Recommended Uses

In addition to the above, Maitland City Council considers the following uses as appropriate future opportunities to align with State and Local economic and community planning frameworks.

USE TYPE	EXAMPLE	MERITS
1. Private or Specialist Healthcare Uses	<ul style="list-style-type: none"> • Private hospital or day surgery • Specialist clinics • Allied health, rehabilitation or wellness services 	<ul style="list-style-type: none"> • Strong alignment with SP2 zoning • Continues historic health use • Adaptive reuse potential for heritage buildings • Employment-generating and regionally significant
2. Aged Care and Seniors Living (Health-Linked Models)	<ul style="list-style-type: none"> • Residential aged care • Senior's wellness and care hubs • Health-integrated independent living 	<ul style="list-style-type: none"> • Closely aligned with health-related uses • Responds to regional demographic trends • Heritage buildings could support communal or service functions
3. Education and Training Uses	<ul style="list-style-type: none"> • TAFE or university satellite campus • Health, nursing or allied health education • Vocational and skills training facilities 	<ul style="list-style-type: none"> • Previously identified by Council as a preferred anchor use • Significant employment and visitation benefits • Supports Central Maitland businesses • Strong adaptive reuse potential, including Block J
4. Hybrid/Mixed Institutional Precinct (MCC Preferred Option)	<ul style="list-style-type: none"> • Mix of health services • Education and training • Community, cultural or creative uses (particularly in heritage buildings) • Key worker accommodation 	<ul style="list-style-type: none"> • Aligns strongly with Council's vision and aspirations • Enables public access to heritage assets • Diversifies activity and improves long-term viability • Supports a campus-style, place-based precinct • Proximity to public transport (bus and rail station at Telarah)

A visioning document exploring these opportunities was previously considered by Council on 12 March 2022. Subsequently, staff commenced discussions with relevant NSW Government agencies on future uses of the site. Our investigation, research and an internal workshop on the former Maitland Hospital site identified a Hybrid/Mixed Institutional Precinct to be the preferred future use of the site. A copy of the visioning document has been appended for your information. Since this time, Maitland City Council has adopted the Maitland Economic Development Strategy (EDS) 2025, which identifies the site as a key endowment within the Central Economic Precinct. The Hybrid/Mixed Institutional Precinct opportunity is consistent with the aims and objectives of the EDS, providing employment and services within the central economic precinct.

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Additional Considerations

The site represents an opportunity to have a significant impact on the lifestyle and economy of Maitland given its size, location, access to public transport, and existing infrastructure. Realising a holistic outcome will require a master planning approach, and Council strongly recommends the NSW Government leads a comprehensive master planning process prior to any divestment or reuse decisions. A Government-led masterplan would provide a unified vision, certainty for partners, coordinated approaches to heritage and infrastructure, and clear pathways for delivery and governance.

It is noted that whilst the current engagement relates only to a portion of the site, Council has previously considered the entire site and considers that master planning should be extended to the whole precinct. This will ensure a holistic approach to identifying future uses of the site, and that opportunities on adjoining land are complimentary to the precinct and have been adequately provisioned for. The appended visioning document responds to the entire site and identifies complementary opportunities on all NSW Government landholding and surrounding lands.

Conclusion

The former Maitland Hospital site offers a significant opportunity to achieve long-term community benefit. Council supports reuse options that respect heritage values, deliver health, education, cultural and economic outcomes, and align with regional strategies. Council further supports the future community use of Block J providing improved access to, and interpretation of, this important heritage asset. The opportunity for further consultation, workshoping and discussion on the future of the former Maitland Hospital site is welcomed.

Yours sincerely,

Jeff Smith
General Manager

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City Planning

Former Maitland Hospital Site Submission

Council Resolution – 12 April 2022

Meeting Date: 17 February 2026

Attachment No: 2

Number of Pages: 2

12 APRIL 2022

11.4 OLD MAITLAND HOSPITAL VISION

FILE NO:	103/182
ATTACHMENTS:	Nil
RESPONSIBLE OFFICER:	Matthew Prendergast - Group Manager Planning & Environment Andrew Neil - Manager Strategic Planning
AUTHOR:	Simina Simaki - Senior Urban Design
MAITLAND +10	Outcome 11. Our villages, suburbs, towns and City
COUNCIL OBJECTIVE:	11.1.2 To strengthen activity centres as vibrant areas for residents, workers and visitors

EXECUTIVE SUMMARY

The Old Maitland Hospital site is owned by the NSW government. Any change in use or divestment is therefore in the hands of the NSW government. The site's influence on Maitland is substantial, however. Maitland City Council seeks to help guide the future development and uses on site by clearly communicating our vision, aspirations and preferred future uses.

With endorsement from Council, staff members can commence discussions with relevant NSW government agencies regarding the future of the Old Maitland Hospital site.

OFFICER'S RECOMMENDATION**THAT**

- 1. Council endorse Council officers to commence discussions with relevant NSW government agencies regarding the future of the Old Maitland Hospital.**
- 2. Council make the Old Maitland Hospital Visioning Document available to relevant State Government agencies.**

PROCEEDINGS IN BRIEF

A motion was moved, being the Officers Recommendation
(Cr K Ranadive / Cr B Whiting)

Cr M Griffin moved an amendment:

THAT a third point be added to the officers recommendation:

- 3. Council advocate as part of the discussions with the NSW Government for community involvement and consultation as part of THE review of the site of the old MAITLAND hospital**

12 APRIL 2022

(Cr M Griffin / Cr S Halliday)

The amendment when put to the meeting was declared carried.

For:	Cr K Ferguson Cr P Garnham Cr M Griffin Cr B Hackney Cr S Halliday Cr B Mitchell Mayor P Penfold Cr K Ranadive Cr B Whiting Cr M Yarrington	Against:
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The amendment on becoming the motion was then put to the meeting and declared carried.

COUNCIL RESOLUTION**THAT**

1. Council endorse Council officers to commence discussions with relevant NSW government agencies regarding the future of the Old Maitland Hospital.
2. Council make the Old Maitland Hospital Visioning Document available to relevant State Government agencies.
3. Council advocate as part of the discussions with the NSW Government for community involvement and consultation as part of the review of the site of the old Maitland hospital

Moved Cr K Ranadive, Seconded Cr B Whiting**CARRIED**

For:	Cr K Ferguson Cr P Garnham Cr M Griffin Cr B Hackney Cr S Halliday Cr B Mitchell Mayor P Penfold Cr K Ranadive Cr B Whiting Cr M Yarrington	Against:
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City Planning

Former Maitland Hospital Site Submission

Former Hospital Site – Planning Permissibility Table

Meeting Date: 17 February 2026

Attachment No: 4

Number of Pages: 2

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Reuse option	SP2 – health services facility permissibility	Rezoning/ planning risk	Heritage compatibility (incl. Block j)	Strategic alignment with plans and strategies i.e. EDS, Local Housing Strategy, other
Private Hospital/Day Surgery	✓ Permissible	Low	✓ High – adaptive reuse achievable	✓ Strong
Specialist/Allied Health/Rehab	✓ Permissible	Low	✓ Very high – well suited to heritage buildings	✓ Strong
Wellness/Preventative Health Hub	✓ Permissible	Low	✓ High	✓ Strong
Residential Aged Care	▲ Potentially permissible if framed as health care	Medium	▲ Moderate – depends on design approach	✓ Moderate-Strong
Seniors Living (ILU)/Mixed Care)	✗ Not permissible	High	▲ Moderate	▲ Moderate
Health-Linked Education (TAFE, Nursing, Allied Health)	▲ Potentially permissible	Medium	✓ Very high – excellent adaptive reuse	✓ Very strong
General Higher Education Campus	✗ Not permissible	High	✓ High	✓ Strong
Community/Cultural/Creative Uses	✗ Not permissible	High	✓ Very high – ideal for Block J	✓ Strong

FORMER MAITLAND HOSPITAL SITE SUBMISSION (Cont.)

Reuse option	SP2 – health services facility permissibility	Rezoning/ planning risk	Heritage compatibility (incl. Block j)	Strategic alignment with plans and strategies i.e. EDS, Local Housing Strategy, other
Tourism/Accommodation	✗ Not permissible	High	▲ Moderate	▲ Moderate
Residential (General)	✗ Not permissible	High	▲ Low-Moderate	✗ Weak

11 City Services

11.1 Roadside Environment Policy Review

FILE NO:	35/1
ATTACHMENTS:	1. Roadside Environment Policy 2022 2. Draft Roadside Environment Policy 2026
RESPONSIBLE OFFICER:	Director City Services
AUTHOR:	Manager Works Project Manager – Delivery
MAITLAND +10	Outcome 1 Liveable Maitland
COUNCIL OBJECTIVE:	1.2.3 Safe and efficient road networks

EXECUTIVE SUMMARY

Council's 'Roadside Environment' Policy, last adopted 22 February 2022, has been reviewed in consultation with key Council staff, related Council policies and procedures, and best practice approaches.

The reviewed 'Roadside Environment' Policy will ensure that Council effectively and efficiently complies with, administers and enforces the Acts relating to the roadside environment. The reviewed 'Roadside Environment' Policy will also ensure that there are clear guidelines for the management and control of roadside environments on public land.

OFFICER'S RECOMMENDATION

THAT

1. Council rescind the Roadside Environment Policy (2022)
2. Council adopt the Roadside Environment Policy (2026)

REPORT

A review of the 'Roadside Environment' policy adopted 22 February 2022 has been undertaken. The existing policy has worked very well in ensuring Council has the ability to manage roadside environments, whilst also ensuring a level of safety in the road network and maintaining the amenity of the City.

The purpose of this policy is to promote consistent management and remediation of roadside environments.

Only minor changes have been made to the current policy. The changes reflect naming changes within the Regional Roadside Environment Resource Kit that form the basis for this policy.

Council is currently developing a framework for working in environments that may impact areas or objects of Aboriginal Significance. This work will support the implementation of the revised policy.

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

CONCLUSION

The Roadside Environment Policy (2026) will provide guidance to Council in relation to the management of roadside environments on public land.

It is recommended that Council adopt the reviewed 2026 Roadside Environment Policy.

CONSULTATION

The Roadside Environment Policy incorporates internal consultation feedback from the City Services and City Planning teams.

FINANCIAL IMPLICATIONS

The financial implications of this policy are managed within Council's Capital and Operating Expenditure budgets for each individual project.

RISK IMPLICATIONS

Risk	Risk rating	Proposed treatment	Proposed risk rating	Resourcing – within or additional
There is an environmental risk in all works Council undertakes, that may lead to irreparable environmental damage or loss of flora and fauna	High	Adoption of new policy	Low	Within existing resources
There is a heritage risk in works Council undertakes, that may lead to irreparable damage or loss of heritage artifacts	High	Adoption of new policy	Low	Within existing resources
There is a financial risk by not undertaking due diligence for the environment in project development and delivery that may lead to significant project costs, repair costs or financial penalty for Council (and individuals)	High	Adoption of new policy and training of staff	Low	Within existing resources
There is a reputational risk to Council in not undertaking correct environmental management practices that may lead to negative and damaging reputation impacts for Council	Medium	Adoption of new policy and training of staff	Low	Within existing resources

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

POLICY IMPLICATIONS

This policy will work in conjunction with the following Maitland City Council Policies:

- Asset Management Policy 2025
- Risk Management Policy 2025
- Contaminated Land Policy 2023
- Priority Weeds Management Policy 2023
- Management of Trees on Public Land policy 2024
- Maitland Local Environmental Planning 2011
- State Environmental Planning Policy (Koala Habitat Protection) 2021

STATUTORY IMPLICATIONS

The Roadside Environment Policy has the following statutory implications:

- Contaminated Lands Management Act 1997
- Environmental Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Fisheries Management Act 1994
- Heritage Act 1997
- Local Government Act 1993
- Biosecurity Act 2015
- Biodiversity Conservation Act 2016
- Biosecurity Regulation 2017
- National Parks and Wildlife Act 1974
- Local Land Services Act 2013
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Rural Fires Act 1997
- Waste Management Act 2000
- Work Health and Safety Act 2011

City Services

Roadside Environment Policy Review

Roadside Environment Policy 2022

Meeting Date: 17 February 2026

Attachment No: 1

Number of Pages: 4

Roadside Environment Policy

Date Adopted: 22 February 2022

Version: 3.0

Policy Objectives

The objective of this policy is to enable Council:

- a. To promote the environmental, social and economic values provided by roadside environments across council and to the broader community.
- b. To recognise roadside environments as an important asset that require active management in order to maintain and improve the values and services they provide.
- c. To promote consistency across council to the environmental assessment of roadside environments when planning and undertaking works in these locations.
- d. To promote consistency across council to the management, maintenance and rehabilitation strategies implemented within and adjacent to roadside environments so as to maintain and improve the ecosystem services and values they provide.
- e. To facilitate and encourage the sharing of experience, expertise and resources within council in relation to planning and implementing activities that aim to protect, maintain and rehabilitate roadside environments.

Policy Scope

This policy provides the framework necessary to provide:

- A consistent approach to the environmental assessment of roadside environments in a manner that meets relevant legislative requirements.
- A consistent approach to the design and implementation of works that are consistent with protecting and enhancing the environmental, social and economic values and services provided by roadside environments.
- The appropriate level of skills and resources required by council staff to effectively implement the objectives of this policy.

Policy Statement

The purpose of this policy is to promote a consistent management and remediation of roadside environments. Implementation of the policy will contribute to maintaining and improving the environmental, social and economic values roadside environments provide whilst continuing to provide safe efficient transport, communication and utility networks within the local government area.

1. Policy Principles

Well-managed roadside environments across council will:

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

- Reduce the impact of roads on the natural environment by providing an effective buffer to adjacent and/or downstream environments (e.g. wetlands, streams, wildlife habitat and corridors).
- Protect the built environment from damage and degradation caused by water, wind and soil pollutants.
- Continue to provide an important repository of the natural remnant vegetation.
- Continue to provide and maintain important linkages between larger patches of remnant vegetation that are integral to fauna movement and conservation.
- Directly provide habitat for a number of threatened flora and fauna species.
- Contribute to the consideration of items of cultural, historical and Aboriginal significance.
- Contribute to the protection of the amenity and aesthetic values provided by roadside environments.

2. Policy Responses

- Council will apply GIS mapping information available for key regional natural resource management issues to identify potential issues / constraints and the necessary management strategies required to address these when planning and undertaking works within roadside environments. Council will also consider and apply additional GIS information and data for this purpose as it becomes available.
- Council will apply the regional Review of Environmental Factors templates developed in association with this policy as the basis for assessing the impact of proposed activities on roadside environments.
- Council refer to principles and practices outlined within the Hunter and Central Coast Regional Environmental Management Strategy (HCCREMS) management guidelines as a guide to minimise the impacts of council works and other activities on roadside environments within the region. These management guidelines include:
 - Guide No. 1 – Water Crossings
 - Guide No. 2 – Wetlands
 - Guide No. 3 – Protected Areas
 - Guide No. 4 – Fauna
 - Guide No. 5 – Threatened Flora
 - Guide No. 6 – Vegetation Management: Road Construction
 - Guide No. 7 – Vegetation Management: Road Maintenance
 - Guide No. 8 – Re-establishing Vegetation
 - Guide No. 9 – Salinity
 - Guide No. 10 – Acid-sulfate soils
 - Guide No. 11 – Erosion & Sediment: Road Construction
 - Guide No. 12 – Erosion & Sediment: Road Maintenance
 - Guide No. 13 – Grazing
 - Guide No. 14 – Environmental Law
- Council will support the provision of training to its staff to improve their capacity to implement the appropriate environmental assessment and management practices required to achieve the objectives of this policy.

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

Policy Definitions

Roadside Environment: For the purpose of this policy, a Roadside Environment is defined as ‘the entire width of the road reserve between the edge of the road pavement and the adjacent property boundary’

Roadside Environment Activity: For the purposes of this policy, a Roadside Environment Activity is defined as ‘any maintenance, construction or rehabilitation task undertaken within the roadside environment’. Examples of activities include grading, shoulder grading, slashing / mowing, weed control, road reconstruction or upgrading, revegetation, drainage and utility works.

Land to which the policy applies: This policy applies to all roadside environments that are under the care, control and management of council.

Policy Administration

Business Group:	City Services
Responsible officer:	Group Manager and Infrastructure & Works
Council reference:	11.1
Policy review date:	Three years from date of adoption
File number:	
Relevant legislation	Contaminated Lands Management Act 1997 Environmental Protection and Biodiversity Conservation Act 1999 Environmental Planning and Assessment Act 1979 Fisheries Management Act 1994 Heritage Act 1997 Local Government Act 1993 Biosecurity Act 2015 Biodiversity Conservation Act 2016 Biosecurity Regulation 2017 Biodiversity Regulation 2017 National Parks and Wildlife Act 1974 Local Land Services Act 2013 Maitland Local Environmental Planning 2011

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

	State Environmental Planning Policy (Koala Habitat Protection) 2021 Protection of the Environment Operations Act 1997 Roads Act 1993 Rural Fires Act 1997 Waste Management Act 2000
Related documents	

Policy History

VERSION	DATE APPROVED	DESCRIPTION OF CHANGES
1.0	12 August 2014	New policy adopted
2.0	28 August 2018	Policy reviewed
3.0	22 February 2022	Reviewed Policy adopted
3.1	-	Updated to new branding and alignment to organisation structure. No change to content.

City Services

Roadside Environment Policy Review

Draft Roadside Environment Policy 2026

Meeting Date: 17 February 2026

Attachment No: 2

Number of Pages: 4

Roadside Environment Policy

Date Adopted:

Version: 4.0

Policy Objectives

The objective of this policy is to enable Council:

- a. To promote the environmental, social and economic values provided by roadside environments across council and to the broader community.
- b. To recognise roadside environments as an important asset that require active management in order to maintain and improve the values and services they provide.
- c. To promote consistency across council to the environmental assessment of roadside environments when planning and undertaking works in these locations.
- d. To promote consistency across council to the management, maintenance and rehabilitation strategies implemented within and adjacent to roadside environments so as to maintain and improve the ecosystem services and values they provide.
- e. To facilitate and encourage the sharing of experience, expertise and resources within council in relation to planning and implementing activities that aim to protect, maintain and rehabilitate roadside environments.

Policy Scope

This policy provides the framework necessary to provide:

- A consistent approach to the environmental assessment of roadside environments in a manner that meets relevant legislative requirements.
- A consistent approach to the design and implementation of works that are consistent with protecting and enhancing the environmental, social and economic values and services provided by roadside environments.
- The appropriate level of skills and resources required by council staff to effectively implement the objectives of this policy.

Policy Statement

The purpose of this policy is to promote a consistent management and remediation of roadside environments. The policy will contribute to maintaining and improving the environmental, social and economic values roadside environments provide whilst continuing to provide safe efficient transport, communication and utility networks within the local government area.

1. Policy Principles

Well-managed roadside environments across council will:

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

- Reduce the impact of roads on the natural environment by providing an effective buffer to adjacent and/or downstream environments (e.g. wetlands, streams, wildlife habitat and corridors).
- Protect the built environment from damage and degradation caused by water, wind and soil pollutants.
- Continue to provide an important repository of the natural remnant vegetation.
- Continue to provide and maintain important linkages between larger patches of remnant vegetation that are integral to fauna movement and conservation.
- Directly provide habitat for a number of threatened flora and fauna species.
- Contribute to the consideration of items of cultural, historical and Aboriginal significance.
- Contribute to the protection of the amenity and aesthetic values provided by roadside environments.

2. Policy Responses

- Council will apply GIS mapping information available for key regional natural resource management issues to identify potential issues / constraints and the necessary management strategies required to address these when planning and undertaking works within roadside environments. Council will also consider and apply additional GIS information and data for this purpose as it becomes available.
- Council will apply the regional Review of Environmental Factors templates developed in association with this policy as the basis for assessing the impact of proposed activities on roadside environments.
- Council refer to principles and practices outlined within the **Hunter Joint Organisation Roadside Environment Management Resource kit** as a guide to minimise the impacts of council works and other activities on roadside environments within the region. These management guidelines include:
 - Water Crossings
 - Wetlands
 - Protected Areas
 - Fauna
 - Threatened Flora
 - **Vegetation Management During Road Construction**
 - **Vegetation Management During Road Maintenance**
 - Re-establishing Vegetation
 - Salinity
 - Acid-sulfate soils
 - Erosion & Sediment
 - **Control – Road Construction**
 - Grazing
 - Environmental Law
- Council will support the provision of training to its staff to improve their capacity to implement the appropriate environmental assessment and management practices required to achieve the objectives of this policy.

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

Policy Definitions

Roadside Environment: For the purpose of this policy, a Roadside Environment is defined as 'the entire width of the road reserve between the edge of the road pavement and the adjacent property boundary'

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Land to which the policy applies: This policy applies to all roadside environments that are under the care, control and management of council.

Policy Administration

Business Group:	City Services
Responsible officer:	Director City Services
Council reference:	
Policy review date:	Three years from date of adoption
File number:	35/1
Relevant legislation	Contaminated Lands Management Act 1997 Environmental Protection and Biodiversity Conservation Act 1999 Environmental Planning and Assessment Act 1979 Fisheries Management Act 1994 Heritage Act 1997 Local Government Act 1993 Biosecurity Act 2015 Biodiversity Conservation Act 2016 Biosecurity Regulation 2017 Biodiversity Regulation 2017 National Parks and Wildlife Act 1974 Local Land Services Act 2013 Maitland Local Environmental Planning 2011

ROADSIDE ENVIRONMENT POLICY REVIEW (Cont.)

	<p>State Environmental Planning Policy (Koala Habitat Protection) 2021</p> <p>Protection of the Environment Operations Act 1997</p> <p>Roads Act 1993</p> <p>Rural Fires Act 1997</p> <p>Waste Management Act 2000</p>
Related documents	

Policy History

VERSION	DATE APPROVED	DESCRIPTION OF CHANGES
1.0	12 August 2014	New policy adopted
2.0	28 August 2018	Policy reviewed
3.0	22 February 2022	Reviewed Policy adopted
3.1	-	Updated to new branding and alignment to organisation structure. No change to content.
4.0		Management guideline naming changes to reflect naming changes in current Regional Roadside Environment Resource Kit

12 Customer and Digital Services

Nil

13 People and Performance

Nil

14 Finance

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

FILE NO:	35/33/18/12
ATTACHMENTS:	<ol style="list-style-type: none">1. Community Progress Report October–December 20252. Outstanding MM and NoM – December 20253. Quarterly Budget Review Statement December 2025
RESPONSIBLE OFFICER:	Executive Manager Finance Manager Financial Reporting Manager Corporate Performance and Engagement
AUTHOR:	Corporate Strategy Lead Corporate Performance Lead Corporate Planning & Reporting Officer Senior Management Accountant Senior Corporate Accountant
MAITLAND'S FUTURE	4 Achieving together
COUNCIL OBJECTIVE:	4.1.3 Transparent decision making

EXECUTIVE SUMMARY

Our Quarterly Report has been revised to strengthen trust, support clear and open communication and present a summary of Council's position at the end of each quarter. The report outlines progress against our Operational Plan including budget and capital works program. We want to ensure our community stays up to date on the things that matter most to them.

Our Community Progress Report offers a summary of the projects and initiatives within Council's Operational Plan 2025-26 and Delivery Program 2025-2029.

With a strong community focus, this report provides accessible and transparent updates on budgetary and operational performance for the period of 1 October to 31 December 2025. It includes performance highlights and key operational activities aligned with the themes of our Community Strategic Plan, infrastructure works delivered under our capital works program, and our financial position as of 31 December 2025.

The attached Quarterly Budget Review Statement (QBRs) presents a summary of Council's financial position at the end of each quarter. It is a mechanism whereby Councillors and the community are informed of Council's progress against the Operational Plan (original budget) and the last revised budget, along with recommended changes and reasons for major variances.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31
DECEMBER 2025 (Cont.)

Quarter two budget review for 2025/26 reports a small increase of \$41K in the operating result and a projected reduction in capital expenditure of \$18.9M.

The \$41K increase in operating result (before capital) reflects a number of adjusting items. These include \$400K increase in investment income, \$628K for profit on sale of land, offset by \$400K increase in worker compensation insurance premiums, and \$302K in legal fees. Details are included in the attached report.

The \$18.9M reduction in capital expenditure reflects a series of adjustments to reflect the planned delivery of works for 2025/26. The funding for the projects that have been removed will be returned to the appropriate reserve for future reallocation."

OFFICER'S RECOMMENDATION

THAT

- 1. Council receives the Community Progress Report (attachment 1), a report for the period October to December 2025 on progressing the Delivery Program 2025 – 2029.**
- 2. The report be made available to the community on Council's website and promoted via social media.**
- 3. Council receives progress against outstanding Council Resolutions, Notices of Motion and Mayoral Minute Actions (attachment 2),**
- 4. Council approves budget variations for the 31 December 2025 quarter two (attachment 3) and changes form part of the Operational Plan for 2025–26.**
- 5. Council approves variations to the Operational Plan as outlined in the report, allowing adjustments to support effective delivery of projects and initiatives.**

REPORT

Community Progress Report – October to December 2025

The Community Progress Report provides an overview on progress towards our Delivery Program 2025 – 2029, a statement of commitment to the community from our elected Council, translating the community's vision and priorities from Maitland's Future, our Community Strategic Plan, into actions.

The report is presented under the four focus areas of the Delivery Program and Operational Plan and provides an overview of progress toward our community outcomes, encompassing the second quarter of the financial year being October to December 2025. In addition to meeting our legislative obligations, the objectives of the report are to:

- communicate our vision, themes and outcomes to the community.
- instill community confidence in our ability to show strong leadership and deliver on our promises.
- demonstrate our commitment to being open and transparent.
- celebrate the achievements of our organisation.
- provide transparent progress updates against Operational Plan actions.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Furthermore, the Community Progress Report outlines progress towards our service workload measures outlined in the Delivery Program 2025 – 2029. It also includes a status update on all Operational Plan actions, operating income and expenditure summary, and an overview of our successful grant applications and Capital Works projects.

Proposed variations to Operational Plan actions

As part of our commitment to delivering meaningful outcomes for the community, we have undertaken a comprehensive review of our operational plan actions. This ensures that our efforts are strategically aligned with the community's top priorities, allowing us to focus on initiatives that bring the most value.

By refining our approach, we are better positioned to deliver impactful services and drive continuous improvement in everything we do.

Operational Plan action	Comments	New action
3.1.2.1 Undertake a review of the Business Precincts Operating Model to improve services in centres	Amend action to align with the Economic Development Strategy, which recognises the need for a place-based, coordinated approach to servicing Maitland's economic centres.	Undertake a review of Maitland's economic centres and formulate a place-based approach to coordinating and servicing priority precincts.
3.2.2.8 Review the Maitland Place Activation Strategy	Remove action and dissolve the current Place Activation Strategy following outcomes of the City Events service review. Existing activation projects can be delivered under new events strategy.	Not applicable.
3.3.2.7 Continue upgrade works at the historic Maitland Gaol, including an activity hub, boutique accommodation and Chapel improvements in accordance with funding received from Federal and State Governments	Remove action due to Council's resolution in December 2025 to not seek continuance of the Gaol redevelopment project.	Not applicable.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31
DECEMBER 2025 (Cont.)

Council Resolutions, Notices of Motion and Mayoral Minute Actions

There are currently 72 open resolutions. Open resolutions by directorate:

- 19 City Planning
- 23 City Services
- 7 Finance
- 3 People and Performance
- 2 Office of the General Manager
- 1 Customer and Digital Services
- 17 Council Notices of Motion/Mayoral Minutes

There were 24 resolutions that were completed during the quarter. Completed resolutions by directorate:

- 10 City Planning
- 9 City Services
- 1 People and Performance
- 4 Office of the General Manager

There were three completed from 2024 and 24 from 2025.

Also attached is a detailed report of open and completed Notices of Motion and Mayoral Minute actions as of 31 December 2025.

Quarter two budget review

Clause 203(2) of the Local Government (General) Regulations 2021 requires Council's responsible accounting officer to prepare and submit the QBRS to Council within two months of the end of each quarter (except the June quarter).

The QBRS is composed of the following components:

- Statement by Responsible Accounting Officer set out below;
- Budget Review – Financial Overview;
- Budget Review - Income and Expenses Statement;
- Budget Review - Capital Statement;
- Budget Review - Cash and Investments;
- Budget Review – Developer Contribution Summary;
- Budget Review - Key Performance Indicators;

The variations are outlined in the attached report and show a net favourable adjustment to operating activity (before capital) of \$41K with detailed explanations provided for the movements in the Income and Expenses Statement.

The Capital Statement provides a summary of the variations of capital expenditure of (\$18.9M) for approval with a detailed explanation for those changes including the funding source in the "Capital Expenditure – Recommended Changes to the Budget" section of the report.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31
DECEMBER 2025 (Cont.)

Statement by the Responsible Accounting Officer:

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021.

In my opinion, the Quarterly Budget Review Statement for Maitland City Council for the quarter ended 31 December 2025 indicates that Council's projected financial position at 30 June 2026 is satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Michael Burfitt
Responsible Accounting Officer
Maitland City Council
9 February 2026

CONCLUSION

Our Community Progress Report provides an overview of the delivery of projects and activities within Council's Delivery Program 2025 - 2029 over the period October to December 2025.

The Income and Expenditure Statement incorporates those income and expenditure items that the officers are aware of for the period 1 October 2025 to 31 December 2025. Items of a capital as well as non-capital nature have been identified and are presented for consideration.

FINANCIAL IMPLICATIONS

The recommended adjustments, if adopted by Council, will form part of the Operational Plan 2025-26.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

The production of the Community Progress Report meets the requirements of Section 406 of the *Local Government Act 1993* and the Integrated Planning and Reporting guidelines for reporting against the Delivery Program.

The Quarterly Budget Review Statement is required under Clause 203 of the Local Government (General) Regulations 2021.

Finance

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

Outstanding MM and NoM – December 2025

Meeting Date: 17 February 2026

Attachment No: 2

Number of Pages: 10

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Councillor Notice of Motions for the period of 14 July 2020 to 31 December 2025:

MEETING DATE	REPORT TITLE	STATUS	COMMENT
14 July 2020	Trial CCTV for Maitland LGA	Ongoing	Q1 update noted that no funding has been secured for CCTV trial in Maitland, however anti-social behaviour initiative will be reviewed in the upcoming Social Strategy which may include CCTV.
12 December 2023	CCTV Trial in Maitland LGA		As at Q2 Council has trialled mobile cameras at known illegal dumping hotspots which successfully captured multiple illegal dumping offences and even recorded an individual starting a fire on a total fire ban day.
27 February 2024	Maitland Senior Citizens Building	In progress	<p>Director City Services and Council officers met with members of the Senior Citizens Association on 31 March 2025 and provided an update on the current status of the hall.</p> <p>The CIS is now on public exhibition until 14 February 2026, with a report back to Council proposed for April 2026.</p>
23 July 2024	Turtle Conservation	Completed	The licence agreement and action plan for the establishment of a Landcare site at Walka Waterworks has been finalised and approved.
22 October 2024	Future Planning for The Current Term of Council (22 Items detailed below): 1. Council better align actions/funding in operational plans with future community survey results.	Ongoing	The 20205/26 budget has seen an increase budget allocation of asset renewal and broader capital works program in line with community survey feedback.
	3. Future playground proposals to include shade provision.	In progress	Upcoming playgrounds with shade cloth's include Farley and TN16 Chisolm. East Maitland Library will have 1 shade sail maintained, noting the surrounding tree coverage

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
			during its upcoming works. Playgrounds which have existing established shade trees are being monitored if additional shade sails /provisions are required, where Largs Oval is an example of this. Works at East Maitland Library, Farley and Chisolm are scheduled with delivery projected by end of Q4 25/26.
	5. Council focus on progressing future stages of the Queens Wharf Morpeth Master Plan.	In progress	Due to staff members being on extended leave, this has impacted on the progress on this project. Council officers will continue to work on this project, however the works may not be completed within the 25/26 as previously reported.
	6. Council prioritise delivering the new large playground at Maitland Park.	In progress	The Capital Works team are managing the due diligence investigations to support the initiation of the project. There is a budget of \$250K in 25/26 capex for initiation and design. This currently involves investigating Geotech, flood study/issues, arborists report, survey, building position and service locations (all completed through consultants).
	7. Council actively work with Cricket NSW and local cricket clubs on advancing cricket nets at Maitland Park.	In progress	Following further consultation with the club and cricket NSW - PIB has been developed and design for Maitland Park Cricket Net Complex is currently underway with final design/costing expected by Q3 25/26
	8. Council report back on a plan to address key gaps in the footpath network.	In progress	The missing links Council Briefing and Report was removed and to be incorporated into the Active Travel Plan reports and public exhibition which is planned for reporting to Council in Q4 of 25/26. Council is continuing to design and deliver on Developer contribution funded footpaths and grant funded footpaths which are closing missing links. Current projects under design include Verdant Street and Raymond Terrace Road. The Cessnock Road shared path project has been recently completed.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
	10. Council consider over the coming council term the renewal/redesign of the river walk street furniture between the Riverlink Building and St Andrews Street.	In progress	The street furniture site inspection condition assessment has been complete. The next step is looking at the asset life and mismatch of furniture and prioritizing items to be replaced. Cost and timing will come after scope development. Lighting within the heritage zone is being investigated.
	11. Council actively progress with plans for irrigation and drainage at more sports grounds, including Shamrock Hill Oval.	In progress	<p>Upcoming projects with sport field irrigation or subsoil drainage are:</p> <ul style="list-style-type: none"> - Shamrock irrigation - Sophia Waters Sporting Complex (TN18) Chisholm irrigation and drainage - started. - Lochinvar oval irrigation - Currently delayed due to environmental AHIP requirements. - Cooks Square #2 oval has been completed. <p>Council staff are actively working with local sporting clubs for the purpose of obtaining additional grants for sports field irrigation and drainage.</p> <p>Shamrock Oval Irrigation Tender closed 17th December. Works expected to start in February 2026.</p>
	14. Council actively work on the potential to improve traffic flow by reviewing the lane layout in the Thornton Road network south of the railway line, while continuing to seeking government support to act on the bigger issues in the precinct.	In progress	Council endorsed the use of developer contribution funds to commence the design of the Thornton Road / Glenwood Drive works in August 2025. This project has been included in the advocacy strategy, which is currently on public exhibition. Staff continue to progress required process and resourcing arrangements

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
	15. Council explore the potential for enhancement of recreational facilities at O'Hearn Street Tenambit in support of youth recreation.	In progress	This project is the construction of a multipurpose court, with the total cost estimated to be \$151,000. Environmental assessments are complete and work is scheduled to commence early 2026.
	17. Council work with the Hunter River Agricultural and Horticultural Society on the potential to enter into an arrangement for parking at the Showground on days of high need in Maitland Park including netball events.	In progress	Council's Director City Services advised that Council endorsed the proposed approach & draft policy which after the public exhibition period, has now been on adopted. Two meetings have been held with HRA & HS. A draft MoU has also been presented to the Chair and CEO. We await feedback.
	19. Council progress work for pathway connection between Morpeth / The Levee / Walka Water Works, including completing connection from Morpeth Bridge to Queens Wharf.	In progress	Due to complex responses received from Community engagement of the proposed route, more work is required to compare costs for other options before presenting and then reporting back to council. This report has been moved until the March 26 Council meeting, with ELT and Council Briefings prior.
	20. Council explore the provision of recycling bins at some key public spaces.	In progress	Review of public place bin locations has commenced. An application has been submitted to receive Return and Earn baskets and trays to install on the public place bins.
	21. Council explore the prospect of a fountain at Telarah Lagoon for the visual impact and the environmental benefits to the water body.	In progress	The investigation is progressing, with a report scheduled to go to Council in mid-2026.
	22. Council work with the NSW Govt to act on Walka Water Works lawn contamination as a priority.	In progress	Council Officers continue to work to deliver the necessary documentation required to commence remediation works on site. These works are completed in partnership with the NSW Government.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
28 January 2025	125 Years of Federation	Completed	Exhibition opened on Monday 5th January and will conclude on 28th March 2026. The exhibition has been funded from an operational budget within Events
28 January 2025	New Years Eve Traffic	Completed	This action is complete as future planned actions were endorsed by Council at meeting of 21 October 2025.
18 March 2025	King Edward Park East Maitland	In progress	<p>Council Officers are assisting the club to finalise the minimum requirements to submit a DA. Currently working through the requirement for a flood study due to the height difference of the floor with respect to the 1 in 100 year event.</p> <p>Council officers are working towards identifying a lodgment date with this being subjective to the flood study being undertaken. The due date of this resolution has been extended to accommodate the flood study.</p>
15 April 2025	Urgent Audit of Council Commercial Property Holdings and Performance	In progress	Senior Property Advisor provided a report to the Property Advisory Panel on the 28th of November 2025. A subsequent report will be drafted for consideration at the March Council Meeting (2026).
15 April 2025	East Maitland Cemetery	In progress	<p>Ongoing discussion and advocating for these works occurring with TfNSW. This area is a small portion of a larger program of works TfNSW is currently investigating in the area.</p> <p>Improvements to the kerb, guttering, drainage and roadside parking are awaiting the outcome of TfNSW future planning for Raymond Terrace Road. This is centred around the upgrade of the Raymond Terrace Road and Metford Road intersections.</p>

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
			Council are awaiting further advice on the future of roads infrastructure in this area. There is no timeframe provided on when this information will be provided. Provision of completion of this resolution is dependant on this information, however no timeframe has been provided by TfNSW as to when this will be finalised.
15 April 2025	1955 Flood Boat	Completed	Report submitted and approved by Council at December Council Meeting.
15 April 2025	Addressing the Infrastructure Backlog	Completed	The infrastructure Renewal report was endorsed by Council at the December 2025 Council meeting.
20 May 2025	Writer's Festival	In progress	Council's Manager Libraries and Learning has advised that a range of regional and metropolitan Council's and literary event organising committees and boards have been contacted regarding their insights to literary festival delivery. Findings are on track to be considered by Council in April 2026.
19 August 2025	Future of Motorcycling Facilities in the Lower Hunter	In Progress	Director City Services advised that the working party held its inaugural meeting on 20 November 2025. Minutes of the meeting will be presented to Council at meeting of January 27, 2026.
19 August 2025	Blue Tree Programme	Completed	Tree identified on New England Highway at East Maitland. Tree painted and media article completed 6 November 2025.
19 August 2025	Greta to Rutherford Shared Pathway	In Progress	The following projects have been nominated for design only in the recently submitted 26/27 active travel grant funding. <ul style="list-style-type: none"> - St Helena's estate to Lochinvar Public School - St Josephs Primary school to Settlement Drive

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
			- Avery St from Near Adelong St to Aberglasslyn Road. Previous quarterly comments are still applicable.
19 August 2025	Access to North-West of Maitland	Completed	Council has undertaken a number of media releases relating to the condition assessment, rectification works and now on going progress of the bridge. These progress media releases are planned to continue through until completion of works which is due mid 2026.
19 August 2025	Local Government NSW Annual Conference	Completed	Conference registration has been completed for both voting and non voting delegates and motions were submitted via the conference portal. Accommodation was booked earlier in the year for attendees.
16 September 2025	Digital Rates and Charges Payment Portal	In Progress	In line with the changes to the Code of Meeting practice, instead of a Councillor Briefing a memo to Councillors will be supplied in May 2026 providing an update on the status of the project.
16 September 2025	'Youth Forum' in 2026	In Progress	Meeting was conducted in December with Cr Worth as the Youth Forum lead to gain his feedback on the program. Looking to finalise program and report back to Council in Q3 25/26
16 September 2025	The Levee Central Maitland 10 Year Review	In Progress	Work will commence in January to understand the full scope of this 10 year review including all the key stakeholders who will be required to deliver this report to council.
21 October 2025	McKeachies Oval Overflow Parking	Completed	Council officers have confirmed that Oztag have been advertising on social media the use of the overflow parking. This item is complete.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
21 October 2025	Walka Water Works Chimney Stack Brickwork	In Progress	Council officers wrote to the Honourable Ms Jenny Aitchison in late November 2025 seeking support and funding for the repair and structural stabilisation of the Walka Pump House Chimney and are awaiting a formal response. In the interim, Council has committed \$100,000 to the planning and design of the works, which have now commenced. Council has also been working closely with key State Government stakeholders, including Crown Lands and Heritage NSW, regarding project governance, approvals and funding opportunities. A further update will be provided to Council at the February meeting.
21 October 2025	Transfer of Ownership of Land	Completed	The Executive Manager Finance advised that correspondence was issued to The Hon. Jenny Aitchison MP on 2 December 2025 seeking support, and that of the relevant Ministers, for the transfer of 62 Kyle Street, Rutherford to Maitland City Council following completion of site remediation. At this stage, no response has been received.
21 October 2025	Premiership Success Civic Reception	Completed	<p>Council acknowledged the 2025 achievements of the Maitland Rugby Union Blacks and Maitland Rugby League Pickers teams who won premierships for the year with a civic function on Friday 17/10/2025 at Marcellin Park. This involved a presentation from Mayor Philip Penfold to club members, with the wider community invited also. There were family-friendly activities and a bar serving drinks for purchase.</p> <p>Council agreed that annual civic receptions such as this will be provided to celebrate successes of top tier premiership sporting teams in our region in the future.</p> <p>Council agreed that the cost for annual civic receptions to celebrate successful top tier premiership sporting teams in</p>

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
			our region will be funded from existing civic funding allocations.
21 October 2025	Partnering with Community Organisations via Container Deposit Scheme at Large Events	In progress	The Events team will commence planning for implementing a Container Deposit scheme at our major events including establishing an EOI for Community Organisations in Q4 25/26 and will roll this out for all major events in 26/27.
18 November 2025	Waiving/ Reimbursement of Hockey Fees	Completed	Finance have confirmed that the refund will be issued in accordance with the resolution of Council on the 15th January 2026. Construction Certificate lodged 25/11/2025. Council CC, inspection and OC fees waived.
18 November 2025	Closebourne Village Christmas Carols Funding	Completed	Council have transferred \$2,100 to Closeborne Carols as per council resolution.
18 November 2025	Rising Tide Blockade	Completed	A letter was sent to the Lord Mayor of Newcastle on 17 December 2025, which closes out this action.
18 November 2025	Cemeteries Future Strategy	In progress	<p>A consultant was engaged in January to progress to Cemeteries' Supporting Plan which will be included as part of the overall CIS. Community engagement planning has commenced to help inform the overall plan with availability of draft plan proposed for Q1 2027.</p> <p>Council will be briefed towards the finalisation of the draft plan (Q1 2027) however prior to this an engagement workshop will be arranged to inform the plan (Q4 2026).</p>
18 November 2025	Trees in Maitland	In Progress	Scoping for the review and update of the Maitland Greening Plan has commenced and is on track.

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

MEETING DATE	REPORT TITLE	STATUS	COMMENT
9 December 2025	Consultancy and Contractor Expenditure Review	In Progress	The Executive Manager Finance advised that the due date has been adjusted to allow a six-month timeframe to prepare this report. Once the Budget process and QBR2 have been completed, this work will be treated as a priority.
9 December 2025	Waste Levy	Completed	Letters were prepared by staff in City Planning and issued by the Office of the General Manager. It was confirmed by staff in the Office of the General Manager on 18 December 2025 that these letters were issued.

Finance

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

Quarterly Budget Review Statement December 2025

Meeting Date: 17 February 2026

Attachment No: 3

Number of Pages: 11



December 2025

Quarterly Budget Review Statement

maitland
CITY COUNCIL

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Income and Operating Expenses Budget Review Statement

For the period 1 July 2025 to 31 December 2025

QBRS FINANCIAL OVERVIEW											
Maitland City Council											
Budget review for the quarter ended 31/12/25											
DESCRIPTION		Previous Year	Current Year Original	Approved Changes	Approved Changes	Approved Changes	Revised	Recommended changes	Projected Year End (PTE)	VARIANCE	ACTUAL YTD
		Actual	Budget	Review	Review	Review	Budget	for council resolution	Result	ORIGINAL Budget v PTE	
		2024/25 \$'000's	2025/26 \$'000's	Q 1 \$'000's	Q 2 \$'000's	Q 3 \$'000's	\$'000's	\$'000's	2025/26 \$'000's	2025/26 \$'000's	2025/26 \$'000's
Net Operating Result before grants and contributions provided for capital purposes	General Fund	-15,562	-2,184	-2,265	0	0	-4,449	41	-4,408	-2,224	561
	Water Fund	0	0	0	0	0	0	0	0	0	0
	Sewer Fund	0	0	0	0	0	0	0	0	0	0
	Consolidated	-15,562	-2,184	-2,265	0	0	-4,449	41	-4,408	-2,224	561
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	Consolidated	81,848	65,353	-6,954	0	0	58,399	-3,877	54,522	-10,831	27,270
Borrowings	Total borrowings	78,757	77,778				77,778	-2,290	75,488	-2,290	72,450
Liquidity	External restrictions	173,069	168,503	7,231	0	0	175,734	8,553	184,288	15,785	179,173
	Internal Allocations	58,916	52,145	-2,213	0	0	49,932	10,390	60,322	8,177	58,137
	Unallocated	8,642	12,081	0	0	0	12,081	0	12,081	0	15,751
	Total Cash, Cash Equivalents and Inves	240,627	232,729	5,018	0	0	237,747	18,944	256,691	23,962	253,061
Capital	Capital Funding	51,177	66,925	-3,079	0	0	63,847	-18,944	44,903	-22,023	16,311
	Capital Expenditure	51,177	66,925	-3,079	0	0	63,847	-18,944	44,902	-22,023	16,311
	Net Capital	0	0	0	0	0	0	0	0	0	0
		Opening Balance	Total Cash Contributions Received	Total Interest Earned	Total Expended	Total Internal Borrowings (to)/from	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from			
		As at 1 July 2025 \$'000's	As at this Q \$'000's	As at this Q \$'000's	As at this Q \$'000's	As at this Q \$'000's	As at this Q \$'000's	As at this Q \$'000's			
Developer Contribution	Total Developer Contributions	142,683	10,772	3,447	3,863	0	153,039	0			

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Income and Operating Expenses Budget Review Statement

For the period 1 July 2025 to 31 December 2025

Income and Expenses Budget Review Statement										
Maitland City Council										
Budget review for the quarter ended 31/12/2025										
Consolidated Fund										
Description	Previous Year Actual 2024/25 \$000's	Current Year Original Budget 2025/26 \$000's	Approved Changes Review Q 1 \$000's	Approved Changes Review Q 2 \$000's	Approved Changes Review Q 3 \$000's	Revised Budget 2025/26 \$000's	Recommended changes for council resolution \$000's	Projected Year End (PYE) Result 2025/26 \$000's	VARIANCE ORIGINAL budget v PYE 2025/26 \$000's	ACTUAL YTD 2025/26 \$000's
INCOME										
Rates and Annual Charges	114,151	124,118	0			124,118	-240	123,878	-240	61,680
User Charges and Fees	13,051	11,463	0			11,463	-141	11,322	-141	5,045
Other Revenue	2,262	2,029	45			2,074	28	2,102	73	2,712
Grants and Contributions - Operating	11,156	11,478	-151			11,327	464	11,791	313	3,835
Grants and Contributions - Capital	64,582	35,505	-4,689			30,816	-3,918	26,898	-8,607	10,693
Interest and Investment Income	12,386	11,395	0			11,395	400	11,795	400	5,985
Other Income	1,429	1,216	0			1,216	0	1,216	0	1,011
Net gain from disposal of assets	0	0	0			0	628	628	628	628
Total Income from continuing operations	219,017	197,205	-4,795	0	0	192,410	-2,779	189,631	-7,574	91,589
EXPENSES										
Employee benefits and on-costs	64,466	66,035	211			66,246	592	66,838	803	34,791
Materials & Services	57,227	52,679	1,903			54,582	456	55,038	2,359	23,388
Borrowing Costs	3,710	2,629	0			2,629	0	2,629	0	1,208
Other Expenses	11,477	10,510	45			10,555	50	10,605	95	4,932
Net Loss from Disposal of Assets	288	0	0			0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	137,169	131,852	2,159	0	0	134,011	1,098	135,109	3,257	64,319
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	81,848	65,353	-6,954	0	0	58,399	-3,877	54,522	-10,831	27,270
Depreciation, amortisation and impairment of non financial assets	32,828	32,032	0			32,032		32,032	0	16,016
Operating result from continuing Operations	49,020	33,321	-6,954	0	0	26,367	-3,877	22,490	-10,831	11,254
Net Operating Result before grants and contributions provided for capital purposes	-15,562	-2,184	-2,265	0	0	-4,449	41	-4,408	-2,224	561

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025
(Cont.)

Recommended Changes to Budget

Income and Operating Expenses December 2025 Review

Proposed Income

Favourable / (Unfavourable)

\$000	DETAILS
(240)	Rates and annual charges Reallocation: -(\$240) to User charges and fees, regulatory compliance On Site Sewer Management Fee (OSSM).
(141)	User charges and fees Decrease in: - (\$51) Cemetery Income, reduced pre-need due to inventory availability. - (\$25) GIPA Research Fees - Freedom of Information (FOI). Tighter regulatory requirements impacting public interest assessment processes. Reallocation: - (\$305) to Other Revenue (Aquatic centre kiosk and merchandise sales, Commercial Recycling fees, Development Assessments, and Library Services). - \$240 from Rates and annual charges, regulatory compliance OSSM.
400	Interest and Investment Income Increase due to performance to date and additional capital available for investment purposes.
28	Other revenue Increase in: - \$15 Development Assessments. - \$3 Additional income offset by additional expenses. Reallocation: - \$305 from User Charges and Fees (Aquatic centre kiosk and merchandise sales, Commercial Recycling fees, Development Assessments, and Library Services). - (\$295) to Grants and Contributions - Operating (Riverlights grant and MRAG donations)
464	Grants and contributions - Operating purposes - \$97 Additional contributions received Reallocation: - \$295 from Other Revenues (Riverlights grant and MRAG donations) - \$72 from Grants and Contributions - Capital (TfNSW)
	Grants and Contributions - Capital

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025
(Cont.)

(3,918)	- (\$3,845) See capital expenditure report for listing of project movements Reallocation: - (\$72) to Grants and Contributions - Operating (TfNSW)
628	Net gain from disposal of assets - Sale of Council owned land.
(2,779)	Total Income Variations

Proposed Expenditure

Favourable / (Unfavourable)

\$000	DETAILS
(592)	Employee benefits and on-costs Increases in: - (\$400) Workers Compensation insurance premiums as advised by insurer. - (\$115) Fringe benefits tax - (\$40) Cemeteries Data Integrity Officers - funding from reserve. Reallocations - \$57 to Materials & Services - employee health screening and health and staff wellbeing. - (\$94) from Materials & Services - new Strategic Property manager.
(456)	Materials and Services Increases in: - (\$195) Bulky Waste Contractor, increase in per tonne rate & volume of materials collected. - (\$302) Legal fees planning & development. - (\$3) Increased expenditure due to additional income. Reallocations: - \$94 to Employee benefits and on-costs, new Strategic Property manager. - \$50 to Other expenses - (\$57) from Employee benefits and on-costs, employee health screening and health and staff wellbeing. - (\$43) from Capital Expenditure, minor equipment & furniture purchases
(50)	Other Expenses Reallocation: - (\$50) from Material and Services
(1,098)	Total expenditure variations

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Capital Budget Statement

For the period 1 July to 31 December 2025

Capital Budget Review Statement Maitland City Council Budget review for the quarter ended 31/12/2025										
Description	Previous Year Actual 2024/25 \$000's	Current Year Original Budget 2025/26 \$000's	Approved Changes Review Q 1 \$000's	Approved Changes Review Q 2 \$000's	Approved Changes Review Q 3 \$000's	Revised Budget \$000's	Recommended changes for council resolution \$000's	Projected Year End (PYE) Result 2025/26 \$000's	VARIANCE ORIGINAL budget v PYE 2025/26 \$000's	ACTUAL YTD 2025/26 \$000's
CAPITAL FUNDING										
Rates & other untied funding	8,892	12,170	341			12,511		12,511	341	5,385
Capital Grants & Contributions	14,667	20,219	-2,836			17,383	-4,608	12,775	-7,444	5,800
Reserves - External Restrictions	12,842	22,738	-4,395			18,343	-3,946	14,397	-8,341	1,062
Reserves - Internally Allocated	10,146	3,430	3,812			7,242	-8,100	-859	-4,289	779
New Loans	4,630	8,368				8,368	-2,290	6,078	-2,290	1,345
Proceeds from sale of assets						0		0	0	1,940
Other						0		0	0	
Total Capital Funding	51,177	66,925	-3,079	0	0	63,847	-18,944	44,903	-22,022	16,311
CAPITAL EXPENDITURE										
W/P	20,845					0		0	0	
New Assets	10,467	27,112	-457			26,656	-4,651	22,005	-5,107	6,020
Asset Renewal	19,865	39,813	-2,622			37,191	-14,293	22,898	-16,915	10,291
Other						0		0	0	
Total Capital Expenditure	51,177	66,925	-3,079	0	0	63,847	-18,944	44,903	-22,022	16,311
Net Capital Funding - Surplus /(Deficit)	0	0	0	0	0	0	0	0	0	0

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025
(Cont.)

Recommended Changes to Budget

Capital Expenditure December 2025 Review

Description	SOURCE OF FUNDS					
	Budget Variation +INCREASE/ (DECREASE)	Developer Contributions	Capital Works Reserve (Revenue funding)	Internal Reserves	Grants	Council
Increase in capital works budget	\$000	\$000		\$000	\$000	\$000
Existing projects funding adjustments						
<i>Plant & Equipment</i>	35	-	-	-	-	35
<i>Building Construction</i>	500	500	-	-	-	-
<i>Footpaths & Cycleway Construction</i>	66	66	-	-	-	-
New projects						
<i>Land</i>	3,100	3,100	-	-	-	-
<i>Footpaths & Cycleway Construction</i>	90	-	-	-	90	-
<i>Road Construction</i>	429	-	-	-	429	-
Total Increase in capital works budget	4,220	3,666	-	-	519	35
Decrease in capital works budget	\$000	\$000		\$000	\$000	\$000
Projects deferred from 25/26						
<i>Plant & Equipment</i>	(3,300)	-	-	-	-	(3,300)
<i>Bridge Construction</i>	(660)	-	-	-	(200)	(460)
<i>Building Construction</i>	(3,766)	(834)	-	(700)	(1,177)	(1,055)
<i>Drainage Construction</i>	(1,105)	(476)	-	-	-	(629)
<i>Footpaths & Cycleway Construction</i>	(1,662)	-	-	-	(1,197)	(465)
<i>Recreation & Open Space Construction</i>	(4,271)	(3,515)	-	-	(15)	(741)
<i>Road Construction</i>	(6,838)	(2,166)	-	-	(2,153)	(2,519)
<i>Transport Infrastructure Construction</i>	(1,562)	(620)	-	-	(384)	(558)
Total Decrease in capital works budget	(23,164)	(7,612)	-	(700)	(5,127)	(9,725)
TOTAL VARIATIONS	(18,944)	(3,946)	-	(700)	(4,608)	(9,690)
QBR1	63,846					
Current Forecast	44,903					

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Cash and Investments

For the period 1 July to 31 December 2025

Cash and Investments Budget Review Statement										
Maitland City Council										
Budget review for the quarter ended 31/12/2025										
Description	Previous Year	Current Year Original	Approved Changes	Approved Changes	Approved Changes	Revised	Recommended changes	Projected Year End (PYE)	VARIANCE	ACTUAL YTD
	Actual 2024/25 \$000's	Budget 2025/26 \$000's	Review Q 1 \$000's	Review Q 2 \$000's	Review Q 3 \$000's	Budget \$000's	for council resolution \$000's	Result 2025/26 \$000's	ORIGINAL budget v PYE 2025/26 \$000's	2025/26 \$000's
Total Cash, Cash Equivalents & Inves	240,627	232,729	5,018			237,747	18,944	256,691	23,962	253,061
EXTERNALLY RESTRICTED										
Water Fund						0		0	0	
Sewer Fund						0		0	0	
Developer contributions - General	142,683	140,592	4,395			144,987	3,946	148,933	8,341	153,039
Developer contributions - Water						0		0	0	
Developer contributions - Sewer						0		0	0	
Transport for NSW Contributions						0		0	0	
Domestic waste management	10,596	11,560				11,560		11,560	0	10,596
Stormwater management						0		0	0	
Other	19,790	16,351	2,836			19,187	4,608	23,795	7,444	15,538
Total Externally Restricted	173,069	168,503	7,231	0	0	175,734	8,553	184,288	15,785	179,173
Cash, cash equivalents & investments not subject to external restrictions	67,558	64,226	-2,213	0	0	62,013	10,390	72,403	8,177	73,888
INTERNAL ALLOCATIONS										
Employee entitlements	3,939	3,939				3,939		3,939	0	3,939
Waste disposal site rehabilitation	15,422	17,019	1,940			18,959		18,959	1,940	15,422
Transfer station construction	9,919	6,919	811			7,730	700	8,430	1,511	9,140
Carry Over Works	6,124	6,124	-5,166			958		958	-5,166	6,124
Capital Works	5,332	859	202			1,061	9,690	10,751	9,892	5,332
Unexpended loans	4,743	4,743				4,743		4,743	0	4,743
Other	13,437	12,542				12,542		12,542	0	13,437
Total Internally Allocated	58,916	52,145	-2,213	0	0	49,932	10,390	60,322	8,177	58,137
Unallocated	8,642	12,081	0	0	0	12,081	0	12,081	0	15,751

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Developer Contributions

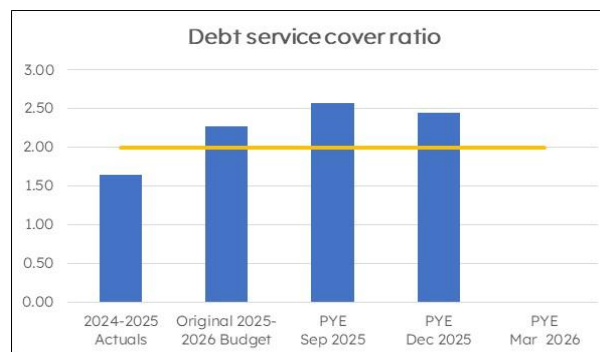
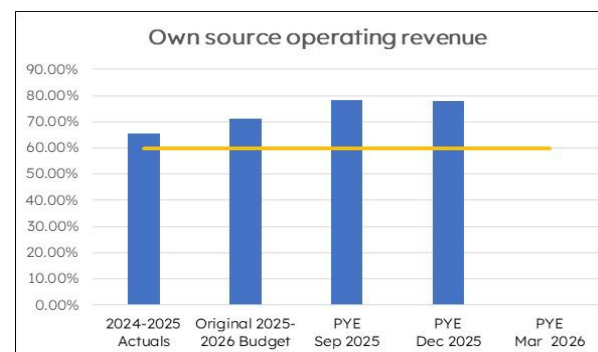
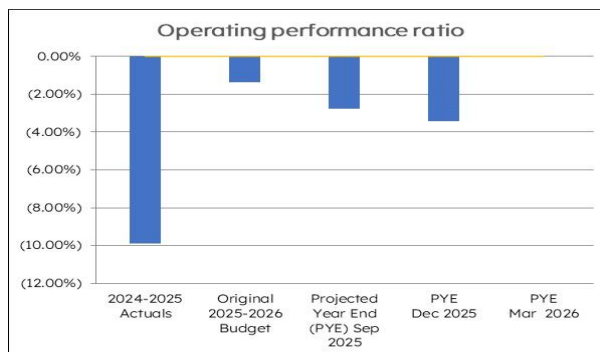
For the period 1 July to 31 December 2025

Developer Contributions Summary																					
Maitland City Council																					
Budget review for the quarter ended 31/12/2025																					
Purpose	Opening Balance As at 1 July 2025 \$000's	Developer Contributions Received									Interest Earned Q1 \$000's	Interest Earned Q2 \$000's	Interest Earned Q3 \$000's	Monetary Amounts Expended Q1 \$000's	Monetary Amounts Expended Q2 \$000's	Monetary Amounts Expended Q3 \$000's	Internal Borrowings (to)/from Q1 \$000's	Internal Borrowings (to)/from Q2 \$000's	Internal Borrowings (to)/from Q3 \$000's	Held as Restricted Asset As at this Q \$000's	Cumulative balance of internal borrowings (to)/from As at this Q \$000's
		Cash	Cash	Cash	Non-Cash Land	Non-Cash Land	Non-Cash Land	Non-Cash Other	Non-Cash Other	Non-Cash Other											
		Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's	Q1 \$000's	Q2 \$000's	Q3 \$000's											
Drainage	1,475	21	166			0				0	15	17		0	0			0		1,698	
Roads	1,039	0	113			0				0	7	7		4	5			0		1,154	
Traffic facilities	58,029	2,875	2,714			0				0	747	667		1,276	563			0		63,194	
Parking	1	0	0							0	0	0		0	0			0		1	
Open space	40,049	1,029	1,782			0				0	511	460		12	307			0		43,512	
Community facilities	39,136	573	860			0				0	498	432		1,310	-85			0		40,274	
Other	1,302	85	139			0				0	23	19		143	157			0		1,268	
Total 87.11 Under plans	141,031	4,584	5,775	0	0	0	0	0	0	0	1,804	1,601	0	2,747	947	0	0	0	0	151,101	0
87.11 Not under plans																				0	
87.12 Levies	1,652	187	226			0				0	21	21		54	115			0		1,938	
87.4 Planning agreements																				0	
864 Contributions																				0	
Other																				0	
Total Developer Contributions	142,683	4,771	6,001	0	0	0	0	0	0	0	1,825	1,622	0	2,801	1,062	0	0	0	0	153,039	0

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025 (Cont.)

Key Performance Indicators

Budget Review for the Quarter ended 31 December 2025



Historical OLG Benchmark

Operating performance ratio	> 0%
Own source operating revenue	> 60%
Debt Service Cover Ratio	> 2.0

QUARTER TWO REPORT - OPERATIONAL PLAN AND BUDGET 2025-26 PROGRESS REPORT END 31 DECEMBER 2025
(Cont.)



14.2 Quarter Two Grants Update 2025–26

FILE NO:	35/33/18/12
ATTACHMENTS:	Nil
RESPONSIBLE OFFICER:	Executive Manager Finance
AUTHOR:	Manager Corporate Performance and Engagement Corporate Strategy Lead Corporate Grants Officer
MAITLAND'S FUTURE	3 Vibrant Maitland
COUNCIL OBJECTIVE:	3.3.2 Advocacy and partnerships

EXECUTIVE SUMMARY

In recognition of the increasing significance of grant funding and aligning with our Partnership and Advocacy Strategy, this Quarterly Grants Update provides a clear and transparent overview of Council's grant activities. This includes a summary of applications submitted, successful awards, pending outcomes, and unsuccessful bids.

This section aims to provide Councillors and the community with a comprehensive snapshot of our efforts to secure external funding, supporting key projects and initiatives within the Delivery Program 2025–2029.

By sharing this information every quarter, we keep the community informed about how we're working to secure funding and support important projects. This helps build trust and shows our dedication to partnering with others to make a positive difference for everyone.

OFFICER'S RECOMMENDATION

THAT

1. **Council receives the Quarter Two (Q2) Grants Update for the period October to December 2025.**

REPORT

Grant funding is an important source of Council revenue to advance the strategic vision and priorities set out in Maitland's Future, our Community Strategic Plan. Smart investment of grant funds helps deliver projects and initiatives that align with the objectives outlined in Council's Delivery Program, the activities of our Operational Plan and other strategic plans adopted by Council.

Applications for \$7,692,022 million worth of funding across 20 grants remain pending for the quarter between October to December 2025 and Council staff have successfully secured 7 grants worth \$2,338,211. Council was notified of 5 unsuccessful grants totaling \$5,090,455.

QUARTER TWO GRANTS UPDATE 2025-26 (Cont.)

Partnering with the New South Wales and Australian Governments helps Council to deliver services and improve facilities to our community through one off grant funding secured for new projects.

Some of the **successful grants** in this reporting period Q2 2025-26 (October to December 2025) include:

- **\$966,928** - Community Energy Upgrade Fund Round 2 - Maitland Art Gallery and Maitland Aquatic Centre.
- **\$341,293** - Public Library Funding Strategy
- **\$226,690** - A Fresh Start for Local Government Apprentices, Trainees & Cadets Round 3
- **\$743,000** - Block Grant - Regional Roads
- **\$44,100** - Bushfire Risk Mitigation and Resilience Support Program
- **\$10,000** - Australia Day in Maitland 2026
- **\$6,200** - Procurement of BEVs and Smart Charges

Applications **pending outcome** at Q2 2025-26 include:

- **\$2,121,350** - Grid Enhancing Technologies Program for long duration flow battery at Maitland Council's resource recovery facility
 - **\$1,000,000** - Crown Reserves Improvement Fund - Walka Water Works Urgent Chimney repairs.
 - **\$720,614** - Get NSW Active - Chisholm Road Ashtonfield shared path and crossing Upgrade
 - **\$610,909** - Black Spot Program for roundabout at Dragonfly Drive and Grasshawk Drive intersection, Chisholm
 - **\$582,295** - Black Spot Program for roundabout at High Street and Church Street Largs intersection
 - **\$400,000** - Greening our city grant - growing resilience project
 - **\$464,775** - Black Spot Program for raised intersection threshold treatment at McKeachies Drive and Oakhampton Road intersection, Aberglasslyn
 - **\$371,723** - Circular Textiles Waste Solutions
 - **\$200,146** - Black Spot Program for speed bumps and wombat crossing at Lindesay Street and High Street East Maitland intersection
 - **\$250,000** - Stronger Together Local Councils major Festival Grant - Maitland Riverlights 2026
 - **\$250,000** - Regional Housing Strategic Planning Fund Round 4 - Strategic Transport Model
 - **\$257,400** - Get NSW Active - New England Highway Lochinvar walking and shared paths
 - **\$168,880** - Black Spot Program for High Street Maitland - High pedestrian activity area extension and associated infrastructure
 - **\$101,334** - Floodplain Risk Management Program - overland flood study
 - **\$98,150** - Get NSW Active - Avery Street Rutherford Footpath Connection
 - **\$29,568** - Crown Reserves Improvement Fund - Walka Turtle Protection
-

QUARTER TWO GRANTS UPDATE 2025-26 (Cont.)

- **\$19,500** - Country Passenger Transport Infrastructure Grants Scheme Upgrades to bus stop infrastructure - nine projects
- **\$18,601** - Crown Reserves Improvement Fund - Morpeth Reserve Weed Control
- **\$13,860** - Crown Reserves Improvement Fund - Walka Water Works Weed Control
- **\$12,917** - Crown Reserves Improvement Fund - Glebe Cemetery Surrounds Weed Control

Unsuccessful applications at Q2 2025-26 include:

- **\$5,000,000** - Regional Economic Development and Community Infrastructure Fund for Walka Water Works pumphouse building revitalisation and chimney intervention.
- **\$40,000** - Dobell Exhibition Grant - Big Smoke, Little Smoke
- **\$32,331** - Creative Australia - Big Smoke, Little Smoke
- **\$11,124** - Bush Fire Risk Mitigation and resilience Support Program
- **\$7,000** - NSW Senior's Festival Grant Program

CONCLUSION

The Quarterly Grants update provides a clear assessment of the progress made within Council's 2025-2029 Delivery Program for Q2 2025-26. It also serves as a strategic checkpoint, ensuring we stay aligned with our priorities while making necessary adjustments to enhance our effectiveness and deliver on our commitments.

FINANCIAL IMPLICATIONS

Grant funding is an important source of Council revenue to advance Maitland's strategic vision and priorities. Grant funds help to deliver projects and initiatives that would not be possible for Council to deliver alone.

This matter has a financial impact upon Council's forward estimates with \$2,338,211 in funding for key projects and services. These projects will form part of our Capital Works Program moving forward and incorporated into our budget.

POLICY IMPLICATIONS

This relates to Council's:

- Grants Management Framework 2025
- Partnerships and Advocacy Strategy 2025-26
- Maitland's Future - Community Strategic Plan 2025-2034
- Delivering Maitland's Future - Delivery Program and Operational Plan 2025-26

STATUTORY IMPLICATIONS

The Q2 Grants Update fulfils the requirements of *Section 406 of the Local Government Act 1993* and the *NSW Integrated Planning and Reporting guidelines* for quarterly progress reporting. Beyond compliance, this report demonstrates our commitment to proactive monitoring and transparency, ensuring Councillors remain well-informed about our progress in delivering key priorities.

14.3 Statement of Investments as at 31 January 2026

FILE NO:	82/2
ATTACHMENTS:	1. Council's Holdings as at 31 January 2026
RESPONSIBLE OFFICER:	Executive Manager Finance Manager Financial Reporting
AUTHOR:	Financial Accountant
MAITLAND'S FUTURE	4 Achieving together
COUNCIL OBJECTIVE:	4.1.3 Transparent decision making

EXECUTIVE SUMMARY

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

As at the end of January 2026, Council had investments totaling \$239,215,064 under management.

Council's investment portfolio recorded a marked-to-market return of 4.81% per annum versus the bank bill index benchmark return of 3.64% per annum. The actual investment return for the month of January was \$974,223, a favourable variance of \$119,714 when compared to the monthly budget forecasts of \$854,509.

The year-to-date budget forecast for investment returns is \$5,981,563. The actual investment returns for the year-to-date are \$6,531,193, amounting to a favourable variance of \$549,630 which can be attributed to the availability of funds to invest and the interest rate environment with actual returns of 4.69% per annum year to date compared to budgeted return of 4.48% per annum.

Council remains fully compliant with all Investment Policy requirements.

OFFICER'S RECOMMENDATION

THAT

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

REPORT

For the month of January 2025, Council has total cash on call and investments of \$239,215,064 comprising:

- | | |
|--------------------|---------------|
| ▪ On call accounts | \$7,190,064 |
| ▪ Investments | \$232,025,000 |

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

This is compared to the month of December 2025 where Council had \$240,308,141 under management. The decrease in Council's investment holdings is due to the expected increase in expenditure during the period.

Whilst Council has in excess of \$200 million under management, 62% of the portfolio is externally restricted funds, pertaining to developer contributions and domestic waste management reserves.

In January, Council's investment portfolio recorded a marked-to-market return of 4.81% per annum versus the bank bill index benchmark return of 3.64% per annum. Financial year to date the investment portfolio has returned a marked-to-market return of 4.69%, versus the bank bill index benchmark's 3.66%.

Without marked-to-market influences, Council's investment portfolio yielded 4.52% 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 the month, Council had maturities of \$11 million across four term deposits with original terms between 5 - 11 months which were yielding an average of 4.49% per annum. Council invested \$3 million in a new 12-month Commonwealth Bank of Australia deposit paying 4.55% per annum.

For its long term portfolio, Council invested:

- \$3.5 million in a newly issued 5 year senior ranked floating rate note from Commonwealth Bank of Australia paying quarterly interest of 3 month Bank Bill Swap Rate +0.74% per annum, currently 4.47% per annum.; and
- \$4.4 million in a newly issued 5 year senior ranked floating rate note from Newcastle Greater Mutual paying quarterly interest of 3 month Bank Bill Swap Rate +1.13% per annum, currently 4.94% per annum.

Cash flow requirements are considered before any new investments are established therefore maturing investments are not always reinvested as they may be required for expenditure commitments. Also, where there is a surplus of cash after expenditure commitments Council will, on advice of our investment advisors, invest these funds until required.

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:

- In the United States, latest monthly inflation came in softer than expected with core inflation remaining at 2.6% year over year. There were sharp falls in prices for household appliances and communication goods, while higher than expected gains were recorded in some components that flow through to the producer price index. This contributed to the Federal Bank's decision to keep rates on hold in January. The market is still pricing in two rate cuts by the Federal Bank this year.

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

- Elsewhere, Canadian inflation rose slightly to 2.4% year over year, the Bank of Canada kept its interest rate unchanged last month, but expectations for a rate hike are building. Latest United Kingdom inflation data was mixed but with core inflation remaining at 3.2% year over year and with weak jobs data, the Bank of England is expected to remain on a gradual rate cutting path.
- In China, Gross Domestic Product growth for 2025 of 5% was on target, but momentum slowed to 4.5% year over year in the December quarter. The growth was lopsided with trade accounting for a third of the increase, its highest since 1997 as exports were diverted from the United States due to the Trump administration tariffs.
- Global share markets kicked off 2026 with more solid gains. United States markets gained 1.5% for the month, driven by strong corporate earnings and some easing of geopolitical tensions. Japanese shares surged by 4.6%, off the back of optimism that Prime Minister Takaichi will easily win an upcoming snap election giving her a firm mandate to pursue pro-stimulus policies. European shares gained over 3% and Australia's All Ordinaries ended the month up 1.6%.

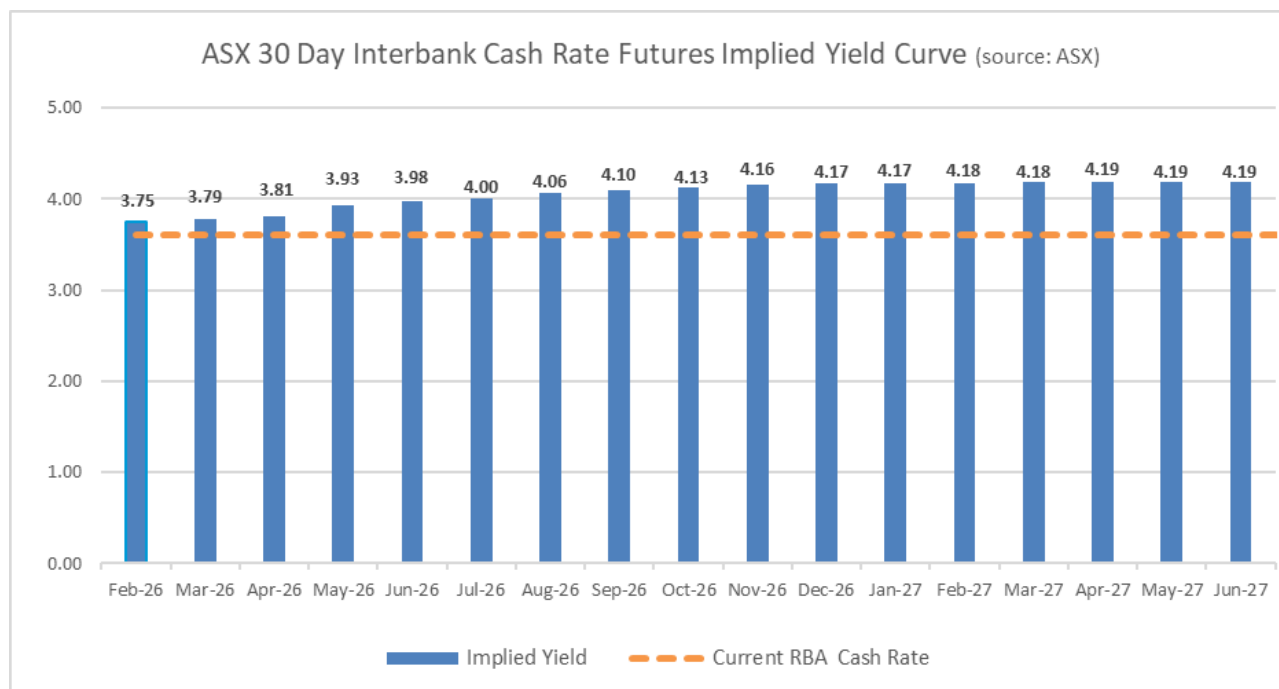
Domestic issues – Commentary provided by Prudential Investment Services:

- Inflation remains above the RBA's target range of 2-3% with the latest Consumer Price Index release showing a rise of 3.8% in the 12 months to December 2025, up from a 3.4% rise in the 12 months to November 2025.
- Housing costs were the largest contributor to annual inflation over the past 12 months, up 5.5%. Recreation and culture (+4.4%) and food and non-alcoholic beverage costs (+3.4%) were the next biggest contributors to the rise in Consumer Price Index.
- This outcome challenges the RBA's previous assessment, in November, that part of the September-quarter inflation increase was likely temporary and expected quarterly inflation to moderate in the December quarter.
- Latest jobs data showed the unemployment rate fall to 4.1% with total employment growth rising to an eight-month high, with more than 80% of the increase coming from full-time positions. However, the three-month trend still shows that underlying momentum is being driven mainly by part-time employment.

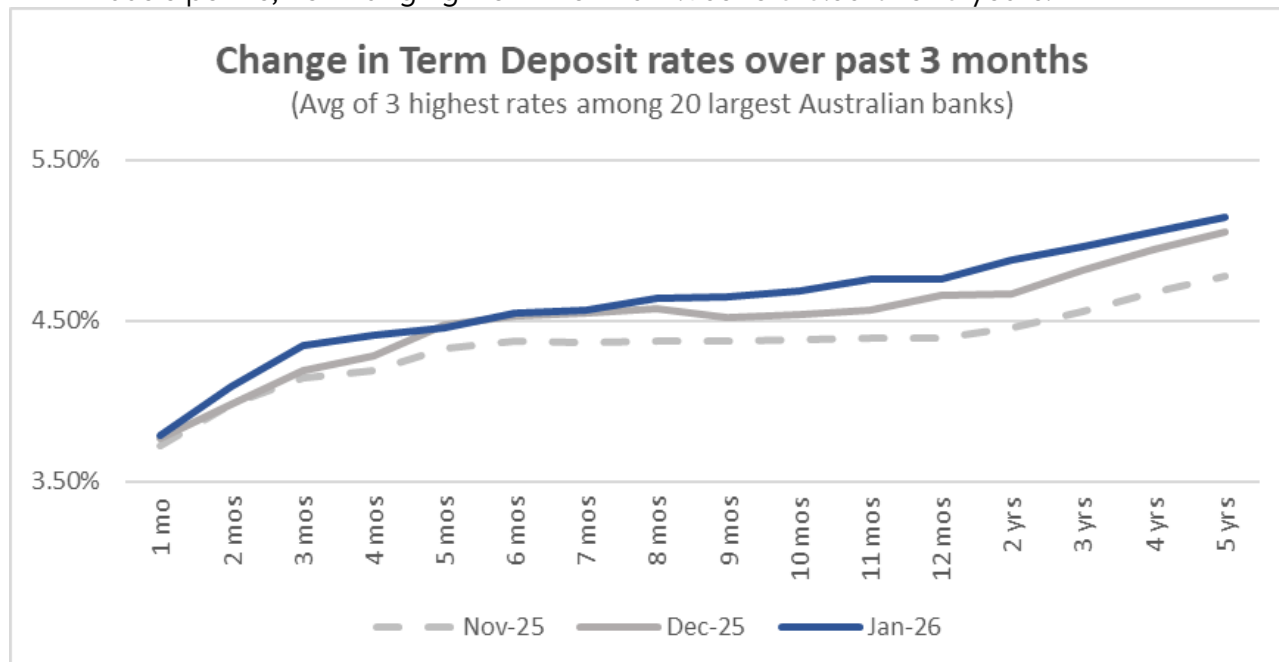
Interest rates

- Economists are looking for signs of consistent trends in the inflation data. On one hand, all key measures of inflation are above the bank's 2-3% target range. This has come on the back of a fall in unemployment to 4.1% indicating that the labour market remains tight. While on the other hand, monthly trimmed mean inflation has progressively trended lower over the 2nd half of 2025. Overall, many economists expect inflation to fall back near the target range by late 2026 with revised RBA forecasts expected to be similar.
- Meanwhile, the money market is pricing in two RBA rate hikes over the course of 2026:

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)



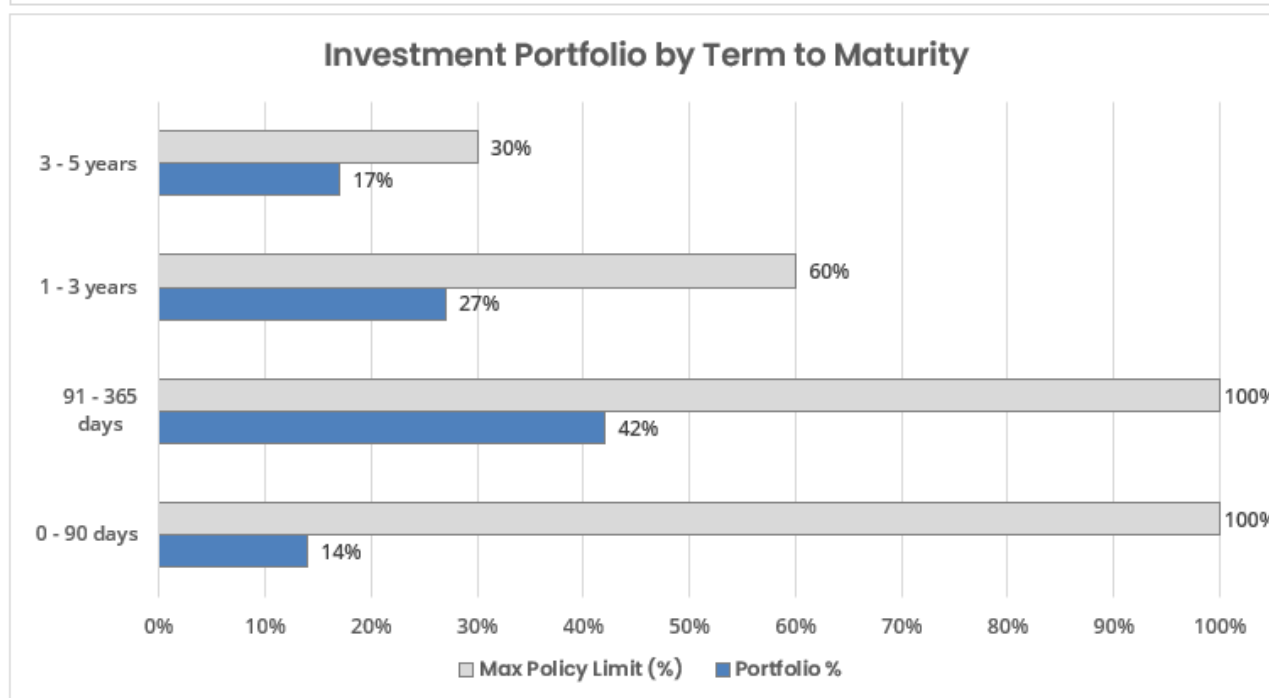
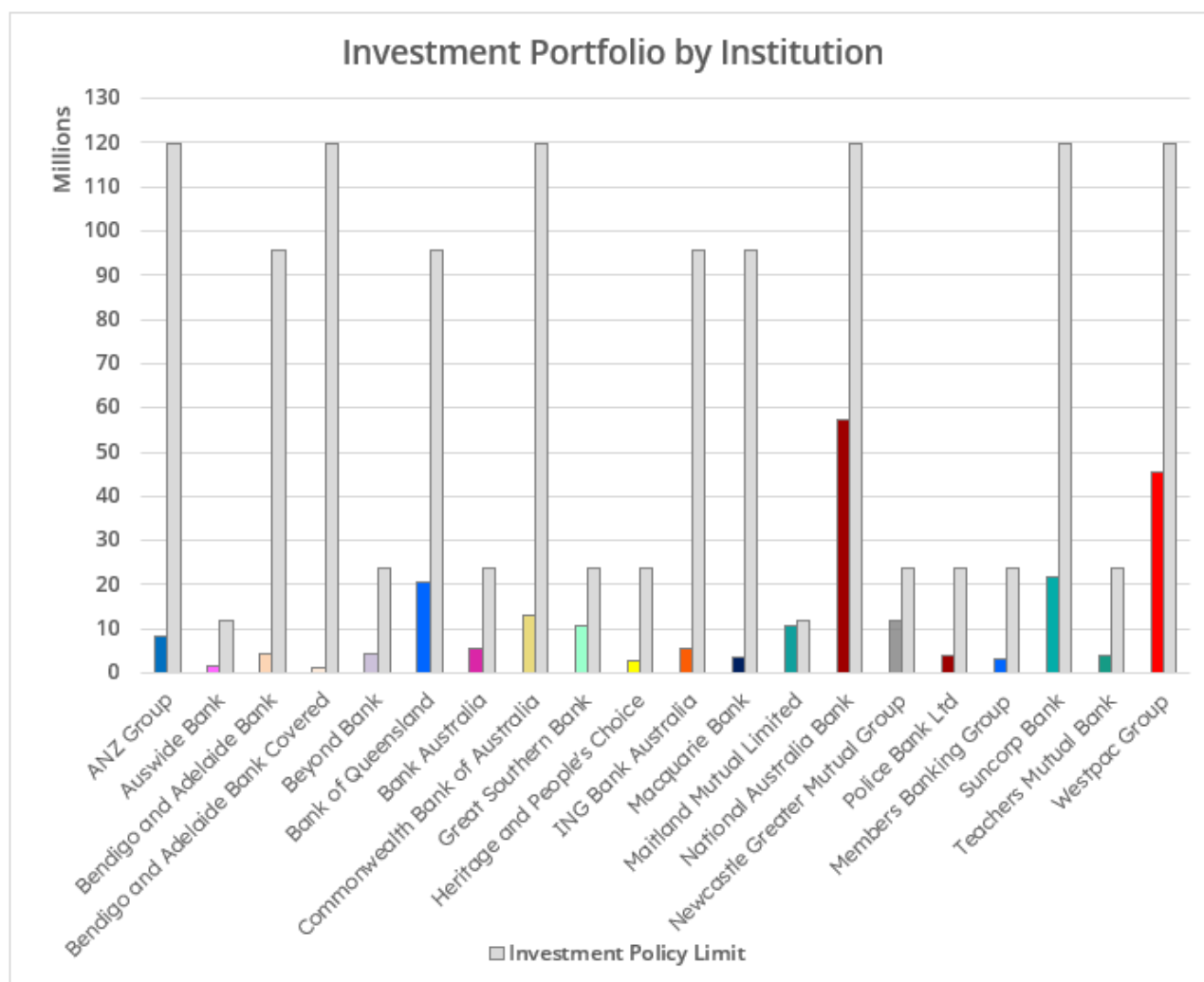
- Mirroring the rise in market rates, term deposit rates ended January inline or higher across the curve versus December month end. Six month rates were largely unchanged, but 9 to 12 month rates increased by an average of 15 basis points, to be in the 4.65-4.75% area. Long dated rates, 2-5 years, also gained an average of 15 basis points, now ranging from the mid-4.80s to 5-5.30% for 5 years:



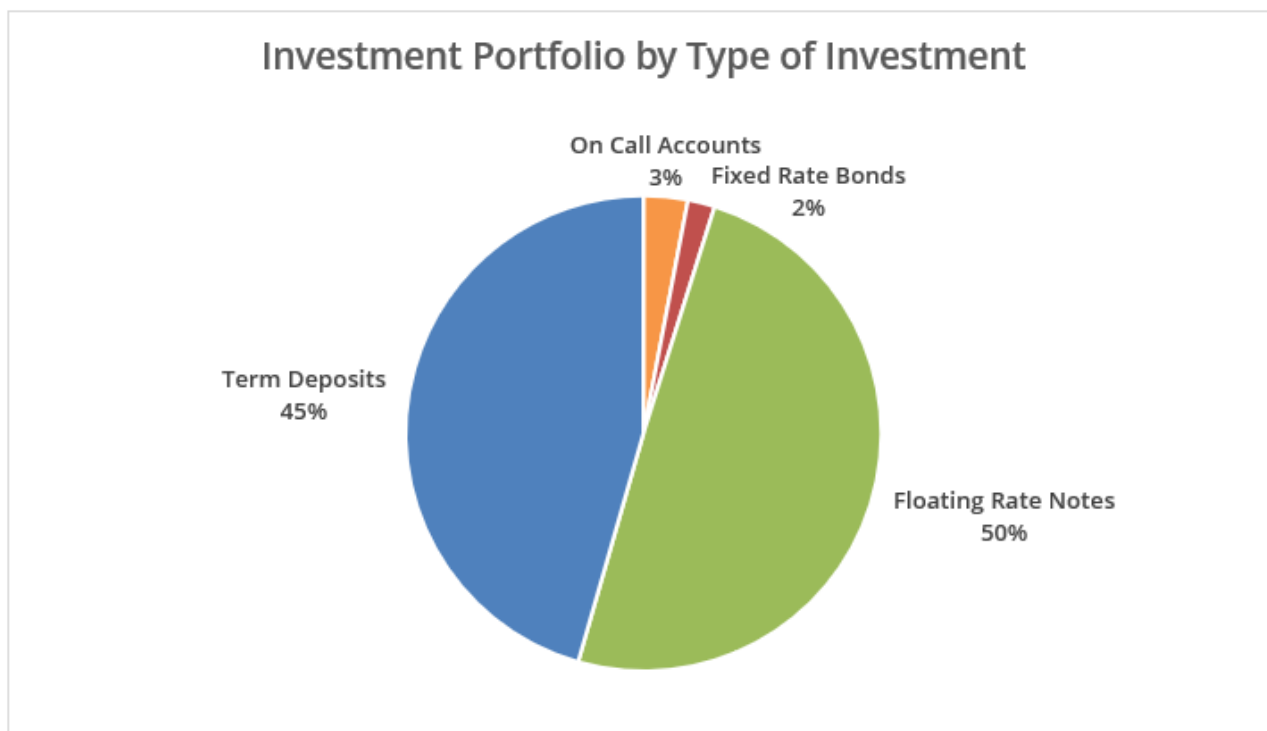
All market commentary is provided by Prudential Investment Services who advise on the management of Council's investment portfolio.

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

PORTFOLIO ANALYSIS



STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)



STATEMENT OF COMPLIANCE

Portfolio Performance vs 90 day Bank Bill Index	✓	Council's investment performance did exceed the benchmark for the rolling 12 month period
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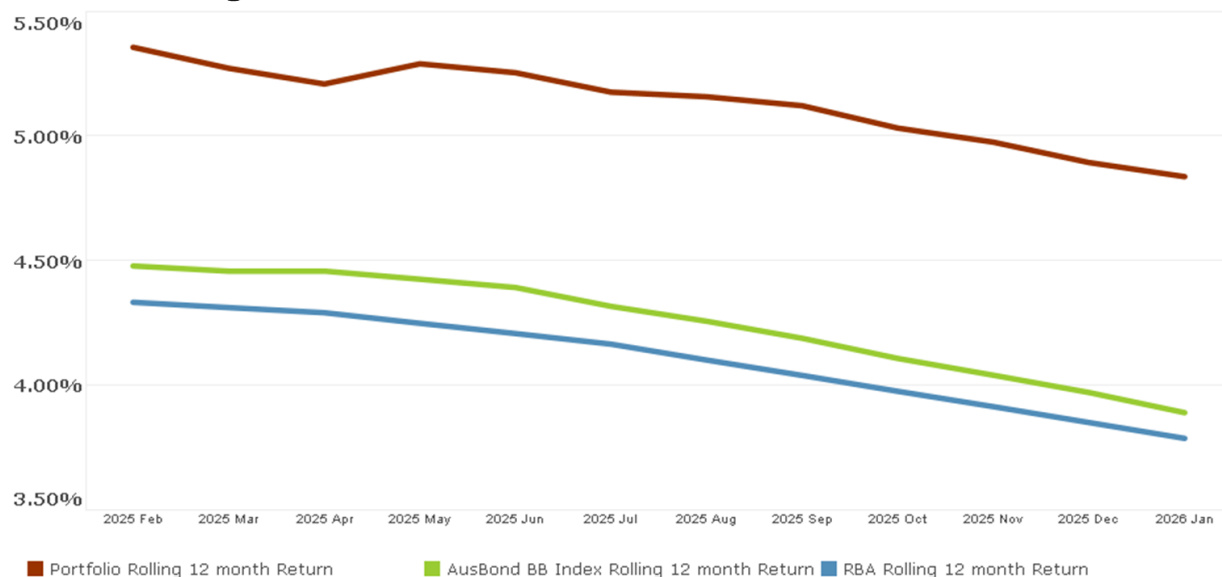
Investment Policy Requirement

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	4.81%	3.64%	3.60%
3 months	4.46%	3.67%	3.60%
6 months	4.64%	3.67%	3.60%
FYTD	4.69%	3.66%	3.64%
12 months	4.84%	3.89%	3.78%

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

Rolling 12 month: 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 actual investment return for the month of January was \$974,223. This amounts to a favourable variance of \$119,714 when compared to the monthly budget forecasts of \$854,509. It should be noted that \$102,646 of this variance has been reallocated back to the externally restricted funds.

The year-to-date budget forecast for investment returns is \$5,981,563. The actual investment returns for the year-to-date are \$6,531,193, amounting to a favourable variance of \$549,630 which can be attributed to the availability of funds to invest and the interest rate environment with actual returns of 4.69% per annum year to date compared to budgeted return of 4.48% per annum.

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 31 January 2026

Council's Holdings as at 31 January 2026

Meeting Date: 17 February 2026

Attachment No: 1

Number of Pages: 2

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

COUNCIL'S HOLDING AS AT 31 JANUARY 2026

Bonds							
	Face Value	Coupon	Borrower	Credit Rating	Maturity	Term of Investment	Current Value
17-Feb-26	1,500,000.00	4.7500	CBA Snr Bond (Aug26) 4.75%	AA-	17-Aug-26	198	1,535,810.82
16-Mar-26	1,400,000.00	4.9460	MAC Snr Bond (Sep26) 4.946%	A+	14-Sep-26	226	1,430,256.25
19-Mar-26	1,500,000.00	5.0000	WBC Snr Bond (Sep28) 5.00%	AA-	19-Sep-28	962	1,534,509.61
Totals	4,400,000.00	4.8976					4,500,576.68
Cash							
	Face Value	Current Yield	Borrower	Credit Rating			Current Value
31-Jan-26	2,190,063.79	3.7336	Macquarie Bank	A+			2,190,063.79
31-Jan-26	5,000,000.00	3.6500	National Australia Bank	AA-			5,000,000.00
Totals	7,190,063.79	3.6755					7,190,063.79
Floating Rate Note							
Reset/ Coupon	Face Value	Current Coupon	Borrower	Credit Rating	Maturity	Term of Investment	Current Value
24-Feb-26	1,500,000.00	5.1525	RACQ Snr FRN (Feb26) BBSW+1.50%	BBB+	24-Feb-26	24	1,515,232.95
24-Feb-26	1,700,000.00	4.1025	SUN Snr FRN (Feb26) BBSW+0.45%	AA-	24-Feb-26	24	1,713,292.68
18-Feb-26	2,000,000.00	4.7039	SUN Snr FRN (May26) BBSW+1.05%	AA-	18-May-26	107	2,023,251.10
24-Feb-26	3,900,000.00	4.0625	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	24-Aug-26	205	3,931,199.20
16-Mar-26	2,300,000.00	4.1920	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	15-Sep-26	227	2,313,829.36
23-Apr-26	1,200,000.00	5.4085	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	23-Oct-26	265	1,209,759.12
23-Apr-26	3,250,000.00	5.4085	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	23-Oct-26	265	3,276,430.96
30-Apr-26	1,650,000.00	5.3362	BOz Snr FRN (Oct26) BBSW+1.50%	BBB+	30-Oct-26	272	1,659,740.60
17-Feb-26	2,000,000.00	5.2025	POL Snr FRN (Nov26) BBSW+1.55%	BBB+	17-Nov-26	290	2,021,665.21
14-Apr-26	2,000,000.00	4.4358	CBA Snr FRN (Jan27) BBSW+0.70%	AA-	14-Jan-27	348	2,009,835.04
28-Apr-26	2,250,000.00	4.5916	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	25-Jan-27	359	2,258,997.72
9-Feb-26	1,220,000.00	5.2448	HPC Snr FRN (Feb27) BBSW+1.60%	BBB+	8-Feb-27	373	1,244,871.57
9-Feb-26	1,400,000.00	5.2448	HPC Snr FRN (Feb27) BBSW+1.60%	BBB+	8-Feb-27	373	1,428,541.14
9-Feb-26	2,250,000.00	5.2948	GSB Snr FRN (Feb27) BBSW+1.65%	BBB+	9-Feb-27	374	2,298,809.77
25-Feb-26	2,400,000.00	4.3701	NAB Snr FRN (Feb27) BBSW+0.72%	AA-	25-Feb-27	390	2,427,387.73
5-Mar-26	1,500,000.00	5.2847	RACQ Snr FRN (Mar27) BBSW+1.60%	BBB+	5-Mar-27	398	1,524,326.41
16-Feb-26	1,300,000.00	4.6549	BEN Snr FRN (May27) BBSW+1.00%	A-	14-May-27	468	1,320,429.49
23-Mar-26	1,800,000.00	5.0275	TMB Snr FRN (Jun27) BBSW+1.30%	BBB+	21-Jun-27	506	1,823,755.19
20-Feb-26	2,800,000.00	4.5112	ING Snr FRN (Aug27) BBSW+0.87%	A	20-Aug-27	566	2,839,122.72
13-Mar-26	1,500,000.00	5.0420	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	13-Sep-27	590	1,509,945.86
2-Feb-26	1,000,000.00	4.8785	GSB Snr FRN (Nov27) BBSW+1.03%	BBB+	1-Nov-27	639	1,014,678.64
9-Feb-26	2,000,000.00	4.7948	POL Snr FRN (Nov27) BBSW+1.15%	BBB+	8-Nov-27	646	2,035,588.49
25-Feb-26	2,500,000.00	4.8501	NAB Snr FRN (Nov27) BBSW+1.20%	AA-	25-Nov-27	663	2,553,877.01
16-Mar-26	1,100,000.00	4.9620	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	14-Dec-27	682	1,120,883.91
13-Apr-26	3,000,000.00	4.8915	CBA Snr FRN (Jan28) BBSW+1.15%	AA-	13-Jan-28	712	3,043,698.78
23-Feb-26	500,000.00	5.3535	BOz Snr FRN (Feb28) BBSW+1.70%	BBB+	21-Feb-28	751	513,302.16
23-Mar-26	1,750,000.00	4.8775	BEY Snr FRN (Mar28) BBSW+1.15%	BBB+	21-Mar-28	780	1,766,675.46
23-Mar-26	2,500,000.00	4.8775	BEY Snr FRN (Mar28) BBSW+1.15%	BBB+	21-Mar-28	780	2,523,822.09
12-Feb-26	2,500,000.00	4.6335	NAB Snr FRN (May28) BBSW+1.00%	AA-	12-May-28	832	2,551,406.40
16-Feb-26	2,500,000.00	5.1549	MMB Snr FRN (May28) BBSW+1.50%	BBB	15-May-28	835	2,527,892.95
16-Mar-26	1,200,000.00	4.8632	BEN Cov FRN (Jun28) BBSW+1.15%	AAA	16-Jun-28	867	1,223,150.64
11-Mar-26	1,400,000.00	4.6434	ANZ Snr FRN (Sep28) BBSW+0.93%	AA-	11-Sep-28	954	1,422,743.36
3-Apr-26	2,000,000.00	4.6907	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	3-Oct-28	976	2,008,539.67
3-Feb-26	3,000,000.00	4.5650	GSB Snr FRN (Nov28) BBSW+0.93%	BBB+	3-Nov-28	1,007	3,029,994.40
16-Feb-26	2,000,000.00	4.6825	NAB Snr FRN (Nov28) BBSW+1.03%	AA-	16-Nov-28	1,020	2,043,859.73
27-Feb-26	3,500,000.00	4.6978	BOz Snr FRN (Nov28) BBSW+1.03%	BBB+	27-Nov-28	1,031	3,532,002.78
5-Feb-26	2,000,000.00	4.6049	ANZ Snr FRN (Feb29) BBSW+0.96%	AA-	5-Feb-29	1,101	2,043,464.45
16-Feb-26	600,000.00	5.5049	NPBS Snr FRN (Feb29) BBSW+1.85%	BBB+	14-Feb-29	1,110	622,784.83
16-Feb-26	3,000,000.00	5.5049	NPBS Snr FRN (Feb29) BBSW+1.85%	BBB+	14-Feb-29	1,110	3,113,924.15
19-Mar-26	1,500,000.00	4.7075	SUN Snr FRN (Mar29) BBSW+0.98%	AA-	13-Mar-29	1,137	1,523,047.19
23-Mar-26	2,800,000.00	4.6275	NAB Snr FRN (Mar29) BBSW+0.90%	AA-	22-Mar-29	1,146	2,839,326.04
30-Apr-26	2,500,000.00	5.1162	BoQ Snr FRN (Apr29) BBSW+1.28%	A-	30-Apr-29	1,185	2,538,025.85
30-Apr-26	4,000,000.00	5.1162	BoQ Snr FRN (Apr29) BBSW+1.28%	A-	30-Apr-29	1,185	4,060,841.36
18-Mar-26	5,000,000.00	4.5820	ANZ Snr FRN (Jun29) BBSW+0.86%	AA-	18-Jun-29	1,234	5,066,325.21
16-Feb-26	3,100,000.00	4.4749	NAB Snr FRN (Nov29) BBSW+0.82%	AA-	14-Nov-29	1,383	3,148,035.74
27-Feb-26	3,000,000.00	4.4925	BEN Cov FRN (Nov29) BBSW+0.83%	A-	28-Nov-29	1,397	3,039,271.03
21-Apr-26	2,000,000.00	4.9792	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	21-Jan-30	1,451	2,021,181.16
18-Mar-26	3,200,000.00	4.5520	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	18-Mar-30	1,507	3,236,582.58
23-Feb-26	850,000.00	4.5835	SUN Snr FRN (May30) BBSW+0.93%	AA-	21-May-30	1,571	863,864.71
13-Mar-26	2,800,000.00	4.6620	ING Snr FRN (Jun30) BBSW+0.95%	A	13-Jun-30	1,594	2,837,606.38
15-Apr-26	3,500,000.00	4.4654	CBA Snr FRN (Jan31) BBSW+0.74%	AA-	15-Jan-31	1,810	3,514,190.52
23-Apr-26	4,400,000.00	4.9385	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	23-Jan-31	1,818	4,406,941.93
Totals	118,620,000.00	4.7936					120,159,134.58

STATEMENT OF INVESTMENTS AS AT 31 JANUARY 2026 (Cont.)

Term Deposits						
	Face Value	Current Yield	Borrower	Credit Rating	Maturity	Current Value
	2,000,000.00	4.7000	Westpac Group	AA-	2-Feb-26	2,023,950.68
	3,000,000.00	4.6500	National Australia Bank	AA-	10-Feb-26	3,129,180.82
	3,000,000.00	4.6300	Westpac Group	AA-	24-Feb-26	3,025,496.71
	3,000,000.00	4.6300	Westpac Group	AA-	3-Mar-26	3,025,116.16
	3,000,000.00	4.2100	National Australia Bank	AA-	10-Mar-26	3,061,592.88
	2,000,000.00	4.2000	Bank of Queensland	A-	17-Mar-26	2,031,758.90
	3,000,000.00	4.3300	Suncorp Bank	AA-	24-Mar-26	3,078,651.78
	2,000,000.00	4.1700	Bank of Queensland	A-	31-Mar-26	2,055,523.84
	2,000,000.00	4.6000	Westpac Group	AA-	7-Apr-26	2,016,383.56
	2,000,000.00	4.1800	National Australia Bank	AA-	14-Apr-26	2,039,395.07
	3,000,000.00	4.2700	Suncorp Bank	AA-	21-Apr-26	3,077,561.92
	2,000,000.00	4.2200	National Australia Bank	AA-	28-Apr-26	2,057,808.22
	2,000,000.00	4.1500	Bank of Queensland	A-	5-May-26	2,055,484.93
	3,000,000.00	4.3300	Bank of Queensland	A-	12-May-26	3,023,132.88
	3,000,000.00	4.0500	National Australia Bank	AA-	26-May-26	3,072,900.00
	2,000,000.00	4.0900	Westpac Group	AA-	2-Jun-26	2,013,670.68
	2,000,000.00	4.1800	National Australia Bank	AA-	9-Jun-26	2,034,356.16
	2,000,000.00	4.1900	Suncorp Bank	AA-	16-Jun-26	2,031,683.29
	3,000,000.00	4.2500	Bank of Queensland	A-	17-Jun-26	3,037,726.03
	2,000,000.00	4.3000	Westpac Group	AA-	23-Jun-26	2,017,200.00
	2,000,000.00	4.1000	National Australia Bank	AA-	30-Jun-26	2,035,720.55
	2,000,000.00	4.4000	Bank of Queensland	A-	30-Jun-26	2,015,671.23
	2,000,000.00	4.0900	National Australia Bank	AA-	7-Jul-26	2,034,961.10
	3,000,000.00	4.1700	National Australia Bank	AA-	14-Jul-26	3,059,636.71
	2,000,000.00	4.1900	Suncorp Bank	AA-	21-Jul-26	2,031,683.29
	2,000,000.00	4.1000	National Australia Bank	AA-	28-Jul-26	2,035,720.55
	3,000,000.00	4.1800	National Australia Bank	AA-	11-Aug-26	3,051,534.25
	3,000,000.00	4.1800	National Australia Bank	AA-	1-Sep-26	3,051,534.25
	2,000,000.00	4.1200	Westpac Group	AA-	8-Sep-26	2,035,217.53
	2,000,000.00	4.0800	Westpac Group	AA-	22-Sep-26	2,016,543.56
	3,000,000.00	4.0900	Westpac Group	AA-	29-Sep-26	3,052,441.64
	4,000,000.00	4.6500	The Mutual	BBB	6-Oct-26	4,169,693.15
	3,000,000.00	4.0700	Westpac Group	AA-	13-Oct-26	3,052,185.21
	3,000,000.00	4.4200	Westpac Group	AA-	17-Nov-26	3,027,609.86
	5,000.00	4.2500	National Australia Bank	AA-	24-Nov-26	5,039.59
	2,000,000.00	4.0400	Westpac Group	AA-	24-Nov-26	2,016,381.37
	3,000,000.00	4.4200	Westpac Group	AA-	1-Dec-26	3,027,609.86
	3,000,000.00	4.3800	Westpac Group	AA-	8-Dec-26	3,024,480.00
	2,000,000.00	4.0400	Westpac Group	AA-	15-Dec-26	2,016,381.37
	3,000,000.00	4.3600	Westpac Group	AA-	22-Dec-26	3,026,160.00
	2,000,000.00	4.6000	Westpac Group	AA-	5-Jan-27	2,013,358.90
	2,000,000.00	4.6000	Westpac Group	AA-	12-Jan-27	2,013,358.90
	3,000,000.00	4.5500	Commonwealth Bank of Australia	AA-	19-Jan-27	3,004,113.70
	4,000,000.00	4.7500	The Mutual	BBB	16-Feb-27	4,176,465.75
Totals	109,005,000.00	4.3192				110,902,076.83
Grand Totals	239,215,063.79					242,751,851.88

15 Items for Information

15.1 Walka Water Works Chimney – Status Update

FILE NO:	35/4
ATTACHMENTS:	<ol style="list-style-type: none">1. NoM 21-10-25 Walka Chimney2. Letter to Member of Maitland, The Honourable Ms Jenny Aitchison MP3. Response from Member of Maitland, The Honourable Ms Jenny Aitchison MP
RESPONSIBLE OFFICER:	Director City Services Manager Asset Strategy and Engineering
AUTHOR:	Operations Manager Asset Management
MAITLAND'S FUTURE	1 Liveable Maitland
COUNCIL OBJECTIVE:	1.1.1 Quality open space network
Previous Items:	17.2 – Walka Water Works Chimney Stack Brickwork – Ordinary Council – 21 Oct 2025 5:30 PM

EXECUTIVE SUMMARY

At the Council Meeting held on 21 October 2025, Council resolved to seek urgent support and funding from the Member for Maitland, The Honourable Ms Jenny Aitchison MP, for rectification of the Walka Water Works Pump House Chimney. This report provides an update on actions undertaken since that resolution and the current progress of project planning and approvals.

OFFICER'S RECOMMENDATION

THAT the information contained in this Report be noted.

REPORT

At the Council Meeting held on 21 October 2025, Council resolved that correspondence be issued to the Member for Maitland, The Honourable Ms Jenny Aitchison MP, seeking urgent support and funding in response to the continuing deterioration and brick failure of the Walka Water Works Pump House Chimney (refer to attachment 1).

In accordance with this resolution, Council wrote formally to the Member for Maitland on 30 October 2025 outlining the significant heritage and public safety risks associated with the chimney, and requesting urgent assistance to enable structural rectification works to proceed (refer to attachment 2). A response was received on 6 February 2026 (refer to attachment 3).

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

Council officers have continued to progress this matter as a high priority due to the chimney's deteriorating condition and the importance of the site as a State Heritage Register listed asset. The chimney remains subject to ongoing monitoring, with safety measures in place including exclusion fencing and regular inspections to manage the risk of falling brickwork.

Council has been working closely with NSW Crown Lands as the landowner and key project partner to confirm appropriate project governance arrangements, refine delivery timeframes, and identify funding pathways to enable the recommended repair and strengthening option to proceed. This collaboration has included ongoing discussions regarding potential State funding opportunities and the development of a clear procurement-ready scope.

In conjunction with Crown Lands, Council is also liaising with NSW Heritage to ensure that the proposed approach aligns with statutory heritage requirements and to support the preparation of the necessary approvals. Given the significance of the chimney and the need for works to comply with the Heritage Act 1977, early engagement with Heritage NSW is critical to ensuring the project can progress efficiently once funding is secured.

Council previously submitted an application under the NSW Department of Primary Industries and Regional Development's Regional Economic Development and Community Investment Program (REDCIP) seeking funding support for the broader remediation of the Walka Pump House and Chimney. Council has since been advised that this grant application was unsuccessful, reinforcing the need to continue pursuing alternative funding sources for this urgent project.

Council has also applied for \$1,000,000 in funding under the Crown Reserves Improvement Fund (CRIF), with the application submitted in early December 2025. This funding request is intended to support the urgent planning and delivery of chimney stabilisation and associated heritage works. Advice regarding the outcome of the CRIF application is expected to be provided by May–June 2026.

To demonstrate Council's commitment to progressing the works and ensuring readiness for delivery, Council has allocated \$100,000 through the 2025/26 Quarterly Budget Review 1 to enable planning actions to commence. This funding is being used to consolidate investigations and undertake the essential next steps required prior to procurement, including:

- Preparation of a Section 60 Heritage Application to Heritage NSW
- Completion of a detailed tender design package, including drawings and methodology
- Development of tender documentation, including specifications and tender brief
- Updating of the project cost estimates to reflect current market conditions and investigations.

These planning works are now underway and will ensure Council is in a strong position to proceed directly to procurement for the main construction works as soon as external funding becomes available.

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

CONSULTATION

This report was developed in consultation with various departments within Council including Finance, Community and Recreation, Asset Strategy and Engineering, Works, and Capital Works Delivery.

Previous engagement with external stakeholders including state government agencies has also been considered.

CONCLUSION

Council will continue to advocate strongly for State Government support for this urgent project, and further updates will be provided to Council as correspondence is received, grant application results are known and the project planning progresses.

FINANCIAL IMPLICATIONS

Undertaking the recommended stabilisation and heritage remediation works will have a significant financial impact. Public Works Advisory estimated the cost of the required works at approximately \$2,650,000 in August 2023.

As part of Council's \$100,000 allocation for detailed planning and design, a revised cost estimate and quantity surveying assessment will be undertaken to provide a current and more accurate understanding of the project's financial implications and inform future funding requirements.

RISK IMPLICATIONS

Risk:	Risk Rating	Proposed Treatment	Proposed Risk Rating	Resourcing – (Within or additional)
There is a public safety risk of continued chimney deterioration and falling brickwork that may lead to injury to visitors, further exclusion zones, or structural failure of the chimney.	High	Continue fencing, weekly inspections and progress approvals and funding advocacy to enable urgent strengthening works.	Medium	Existing resources supported by Council's \$100,000 allocation and ongoing liaison with Crown Lands.
There is a financial risk of delays in securing external funding that may lead to escalation in project costs and further deterioration requiring more extensive remediation.	High	Maintain procurement readiness through completion of design, approvals and updated cost estimates to allow rapid delivery once funding is available.	Medium	Existing resources and current budget allocation; additional construction funding required.

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

There is a compliance risk of not obtaining timely heritage approvals that may lead to delays in delivery and potential breaches of statutory obligations under the Heritage Act 1977.	High	Continue engagement with Heritage NSW and prepare a comprehensive Section 60 application prior to undertaking works.	Low	Existing resources with specialist consultant support funded through the current allocation.
There is a reputational risk of perceived inaction or insufficient progress that may lead to reduced community confidence in Council's management of this important State heritage asset.	High	Provide transparent updates to Council and the community, maintain visible safety controls, and demonstrate active project progression.	Low	Existing communication and governance processes supported through Council reporting.
There is a service impact risk of ongoing access restrictions at Walka Water Works that may lead to reduced public use, tourism activity, and disruption to community groups.	Medium	Maintain interim safety measures while prioritising approvals and procurement readiness to minimise the duration of restrictions.	Low	Existing operational resources.

POLICY IMPLICATIONS

This matter is related to the following Maitland City Council Policies.

- Asset Management Policy
- Risk Management Policy

LEGISLATIVE IMPLICATIONS

This matter relates to the Crown Land Management Act 2016 (NSW), the Local Government Act 1993 (NSW) and the Heritage Act 1977 (NSW).

Items for Information

Walka Water Works Chimney – Status Update

NoM 21-10-25 Walka Chimney

Meeting Date: 17 February 2026

Attachment No: 1

Number of Pages: 2

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

21 OCTOBER 2025

17.2 Walka Water Works Chimney Stack Brickwork**Notice of Motion Submitted by Cr Warrick Penfold**

FILE NO: 35/4

ATTACHMENTS:

1. Image of chimney stack
2. Image of chimney stack 2

RESPONSIBLE OFFICER: Acting General Manager
Acting Director City Services

Cr Warrick Penfold has indicated his intention to move the following Notice of Motion at the next Council Meeting being held on Tuesday, 21 October 2025:

THAT

Council writes to the Member for Maitland, The Honourable Ms Jenny Aitchison, seeking urgent support and funding on the continuing deterioration and brick failure of the chimney at Walka Water Works.

PROCEEDINGS IN BRIEF

A motion was moved being the submitted Notice of Motion.
(Cr W Penfold, Cr M Griffin)

An amendment was moved
(Cr A Atkinson, Cr R Barstow)

THAT

Council writes to the Member for Maitland, The Honourable Ms Jenny Aitchison, seeking urgent support and funding on the continuing deterioration and brick failure of the chimney at Walka Water Works, and that Council make provision to allocate funds, if required, for emergency works to ensure public and structural safety.

Mayor P Penfold asked that the following words be added to the amendment: "the council report back urgently to identify the ability to make the provision of funds, for emergency works to ensure public and structural safety".
The mover and seconder of the amendment agreed.

The amendment when put to the meeting was declared was lost.

P56

maitland
CITY COUNCIL

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

21 OCTOBER 2025

The division resulted in 4 for and 8 against, as follows:

For:	Cr A Atkinson	Against:	Cr M Griffin
	Cr R Barstow		Cr B Hackney
	Cr D Ferris		Cr S Halliday
	Cr B Whiting		Cr K Jordan
			Mayor P Penfold
			Cr W Penfold
			Cr B Worth
			Cr M Yarrington

Mayor P Penfold asked that the following words be added to the original motion “and report back at the January meeting as to any reply or otherwise from the minister”.
Cr W Penfold and Cr M Griffin agreed.

The motion when put to the meeting was declared carried.

COUNCIL RESOLUTION**THAT**

1. Council writes to the Member for Maitland, The Honourable Ms Jenny Aitchison, seeking urgent support and funding on the continuing deterioration and brick failure of the chimney at Walka Water Works and report back at the January meeting as to any reply or otherwise from the minister.

Moved Cr W Penfold, Seconded Cr M Griffin

CARRIED

Items for Information

Walka Water Works Chimney – Status Update

Letter to Member of Maitland, The Honourable Ms Jenny Aitchison MP

Meeting Date: 17 February 2026

Attachment No: 2

Number of Pages: 2

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

30 October 2025
File number: 103/160/2
Document number: 20/10/25



Member For Maitland
The Honourable Ms Jenny Aitchison, MP
PO Box 920
MAITLAND NSW 2320

Dear Jenny

Re: Walka Water Works pumphouse chimney restoration funding

In a notice of motion submitted to Council regarding the Walka Water Works pumphouse chimney, the Council resolved at the meeting held 21 October 2025 that:

1. *Council writes to the Member for Maitland, The Honourable Ms Jenny Aitchison, seeking urgent support and funding on the continuing deterioration and brick failure of the chimney at Walka Water Works and report back at the January meeting as to any reply or otherwise from the minister.*

Background:

The pumphouse chimney on the NSW Crown Lands Walka Water Work site, built in 1885-86, is one of the most prominent and historically significant elements of the Walka Water Works and one of the most intact 19th-century industrial water supply complexes in NSW. It represents exceptional heritage, architectural and technical value, being a rare surviving example of Victorian polychrome brickwork and steam-era industrial design.

Recent structural and condition investigations completed by Public Works Advisory conclude that the chimney is at high risk of partial or total collapse under seismic or high wind load. Immediate repair and strengthening works are required to prevent irreversible heritage loss and eliminate a significant public safety hazard.

A detailed options study has also been completed to assess a range of rectification options based on condition, cost, risk and heritage implications. A recommended option has been identified that is the only solution that simultaneously meets safety, structural integrity, and heritage conservation obligations under the Heritage Act 1977 and State Heritage Register requirements.

The recommended option has undergone further analysis with a preliminary design and methodology completed for rectification, allowing estimated costs and timeframes to be developed. It is estimated that the recommended repairs will cost a minimum of \$2.65M and onsite repairs will take between 5 – 6 months once all heritage approvals have been granted.

263 High Street | PO Box 220 | Maitland NSW 2320
02 4934 9700 | ask@maitland.nsw.gov.au | maitland.nsw.gov.au

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)**Current Status:**

The chimney is currently experiencing an increase in the dislodgment and loss of supporting brickwork, which is further deteriorating its structural integrity. Its collapse would result in irreversible loss of State heritage fabric, jeopardise the adjacent Pump House structure, and necessitate surrounding area closures for safety reasons.

Council has recently cordoned off the area surrounding the chimney as a safety precaution due to the risk of falling brickwork impacting the safety of the public utilising the site. Regular inspections, including drone inspections, are being undertaken by Council to monitor the degradation and safety risks.

Council applied for a \$5M grant in February 2025 under the NSW Department of Primary Industries and Regional Development's (DPIRD) Regional Economic Development and Community Investment Program (REDCIP). The scope of the grant application included complete heritage and structural remediation of the Walka pump house and chimney structures. At this point in time Council's application is still pending.

Due to the critical nature of the issue, Council has also forecast Capital funding for detailed planning and design of the chimney rectification within the 2026/27 draft Capital Works Program.

Noting the above-mentioned significant safety and heritage concerns, Council is writing to request urgent support and funding for the structural rectification of the Walka Water Works chimney.

I trust this meets your requirements however should you have any queries or wish to discuss the matter further, please contact Councils Operations Manager Assets Geoff Wilton on 4934 9700 at your convenience.

Yours sincerely,

Mr Jeff Smith
General Manager

Items for Information

Walka Water Works Chimney – Status Update

Response from Member of Maitland, The Honourable Ms Jenny Aitchison MP

Meeting Date: 17 February 2026

Attachment No: 3

Number of Pages: 2

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

WALKA WATER WORKS CHIMNEY - STATUS UPDATE (Cont.)

OFFICIAL

accountability, often featuring open, competitive, and merit-based assessments and additional correspondence is unable once applications have been considered. This guide ensures that grant outcomes are the result of objective assessment separate to political influence.

I continue to support Council in every way to achieve funding from the State Government, and I am pleased that there is more consultation going into the current plan of management to achieve long term outcomes that the community supports, which preserve the heritage and special character of Walka Water Works.

As noted in your correspondence, I understand that Maitland Council last year applied for a \$5 million grant application to the NSW Department of Primary Industries and Regional Development's (DPIRD) Regional Economic Development and Community Investment Program (REDICIP). I wrote a letter of support which was submitted with this application in February 2025.

Unfortunately, Maitland City Council's application was unsuccessful in the latest round. Feedback on individual applications was offered to all applicants, and I trust that Maitland City Council has taken this opportunity to assist in improving future applications to this fund.

As future rounds of this specific grant program arise, I strongly encourage Maitland City Council to submit an application based on feedback from previous applications. I will ask my office to ensure that Council is made aware of upcoming grant applications as we become aware of them (as we have done previously).

Again, aside from normal grant funding processes, I am pleased that Maitland City Council is working closely with NSW Crown Lands to address urgent remediation works on the site.

I continue to advocate strongly to my cabinet colleagues regarding the importance of Walka Water Works to our community as a heritage and recreation site for our local community and I look forward to providing support and information to Maitland Council to ensure all funding opportunities are pursued.

I would welcome a briefing from Maitland City Council on their plan of management once it is approved by Council.

My office is finalising arrangements with the Minister for Crown Lands and his office to meet with the General Manager of Maitland City Council on the management and future of a number of important Crown Land sites in Maitland.

Yours sincerely,



The Hon. Jenny Aitchison MP
Member for Maitland
Minister for Regional Transport and Road

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16 Notices of Motion/Rescission

16.1 Urgent Management of Pigeon Infestations In The Levee

Notice of Motion Submitted by Cr Amelia Atkinson

File No: 35/4/8
Attachments: Nil
Responsible Officer: General Manager

Cr Amelia Atkinson has indicated her intention to move the following Notice of Motion at the next Council Meeting being held on Tuesday 17 February 2026:

THAT:

- 1. Council undertake urgent action to address escalating pigeon infestation within The Levee precinct**
- 2. Investigate and report on effective deterrent management options, including but not limited to:**
 - **sound based deterrent systems**
 - **netting, proofing and structural exclusion**
 - **improved waste management practices and food source reduction**
 - **coordinated partnerships with affected property owners and tenants**
- 3. Provide immediate support to impacted businesses and Council tenants through timely communication, temporary mitigation measures, and clear timeframes for permanent solutions.**
- 4. Report back to Council by June 2026 with recommended actions, associated costs, and implementation timelines.**

Pigeon activity in The Levee has escalated to the point where it is now disrupting business operations, creating hygiene concerns, and undermining the overall presentation of the precinct.

These impacts are being felt across multiple premises and are affecting customer experience and the commercial appeal of the area.

Council also has direct responsibilities as a landlord in affected buildings and dining areas, and a duty to maintain safe, clean, and commercially viable facilities.

Pigeon management is most effective when delivered through a coordinated, evidence based approach. An urgent and comprehensive management plan is required to protect business amenities and maintain the reputation and functionality of The Levee precinct.

URGENT MANAGEMENT OF PIGEON INFESTATIONS IN THE LEVEE (Cont.)

RESPONSE BY DIRECTOR CITY SERVICES

Council regularly liaises with businesses in the Levee on operational matters including pests. Council staff are currently conducting a 10-year review of the Levee in response to a Council resolution in September 2025. The scope of this review will incorporate consideration of the items listed in this NoM and provide recommendations regarding ongoing pest management. This approach will help provide a holistic view on future projects, actions and expenditure in the Levee. Staff are preparing a report for the March 2026 Council meeting to update Council on progress of the review. It is expected that a final report will be provided to the June 2026 Council meeting. In the interim, staff will further engage with business owners, consider any short-term options and review cleaning schedules.

16.2 Raworth Off-Leash Dog Park

Notice of Motion Submitted By Cr Mitchell Griffin

FILE NO: 35/8/4
ATTACHMENTS: Nil
RESPONSIBLE OFFICER: General Manager

Cr Mitchell Griffin has indicated his intention to move the following Notice of Motion at the next Council Meeting being held on Tuesday, 17 February:

THAT

- 1. Council investigates into the provision of lighting from sunset until 8:30pm at Raworth off-leash fenced dog park.**
- 2. Council reports back to council within 6 months on progress and estimated costings.**

For 7 years now we have had a fenced off-leash dog park at Raworth adjacent the Bakers Brickyard playground. Over that time we have seen the area developed as popularity of the park has grown. This includes the provision of a second fenced area for smaller and aged dogs.

As popular as this park is, many dog owners are limited to when they can take their dogs to the park for recreation and exercise. This is largely due to business hours, especially during winter months when the sun sets around 5pm. The provision of lighting would allow people who work or study during business hours to still utilise the park with their pet.

This motion is to investigate the provision of lighting and how it would operate. Also to look into the costings involved and reporting back to council within 6 months with potential funding sources should the council decide to proceed.

RESPONSE BY DIRECTOR CITY SERVICES

The topic of lighting was investigated and presented to Councillors via a Councillor briefing in 2023. It was found to be unsuitable for the Raworth dog park for several reasons, including costs. Given the continued popularity of the park and with advances in light fittings and technology available, there are merits to revisit the issue and undertake another investigation over a 6-month period.

This investigation will revisit the potential for the provision of lighting at the site and will include reviewing costings as suggested, as well as comparisons with other open space areas in both the Maitland and neighbouring LGA's. The review will also focus on exploring if and how these systems could operate, time curfews, and general commentary on the proposed use. The general commentary will include investigating risks and opportunities associated with accessibility, parking, anti-social behaviour and proximity to adjoining properties.

If the motion is carried, a report as per the above can be presented to Council for consideration.

17 Questions with Notice

18 Urgent Business

19 Committee of the Whole

19.1 Future Use of 285–287 High Street, Maitland

FILE NO:	81898
ATTACHMENTS:	<ol style="list-style-type: none">1. Council Report – 12 December 20232. Property Advisory Panel Report – 29 January 2026 (Under Separate Cover)
RESPONSIBLE OFFICER:	Executive Manager Finance
AUTHOR:	Senior Property Advisor
MAITLAND'S FUTURE	4 Achieving together
COUNCIL OBJECTIVE:	4.3.1 Informed planning

THAT Council move into Confidential Session to discuss this item under the terms of the Local Government Act 1993 Section 10A(2), as follows: (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

EXECUTIVE SUMMARY

This report seeks Council endorsement to consider the future of 285 High Street, Maitland (former Administration Building).

Since Council's December 2023 resolution, further expert property, financial and market advice has been obtained to ensure decisions regarding the site are informed, responsible and aligned with Council's strategic objectives.

The report outlines a range of potential options for the site. Council will determine the most appropriate way forward having regard to relevant financial, governance and strategic considerations.

Any future course of action will be subject to further investigation and, where required, additional reports to Council prior to a final decision being made.

19.2 Consideration of Tenders – 2025/419 Chisholm Sports Complex Amenities Building

FILE NO:	2025/419
ATTACHMENTS:	1. 2025/419 Tender Evaluation Matrix
RESPONSIBLE OFFICER:	Director City Services Manager Works
AUTHOR:	Civil Engineer Project Manager – Delivery
MAITLAND'S FUTURE	Outcome 1 Liveable Maitland
COUNCIL OBJECTIVE:	1.3 Welcoming community

THAT Council move into Confidential Session to discuss this item under the terms of the Local Government Act 1993 Section 10A(2), as follows: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

EXECUTIVE SUMMARY

Maitland City Council's City Services team has undertaken a two-stage competitive tender process to identify a suitably experienced and qualified Contractor to undertake the Design and Construction of the proposed Amenities Building at Chisholm Sports Complex.

The first stage of this process was to approach the market via Tenderlink with an Expression of Interest (EOI) to establish a shortlist of interested and suitably qualified Contractors to invite to a second stage competitive tender. Sixteen (16) submissions were received and assessed by a four-person evaluation panel of Council Officers. From this assessment, eight (8) applicants of the EOI process were invited to submit a price via the competitive Tender process.

Five (5) applicants made tender submissions, which were assessed by the same four-person tender evaluation panel. Following evaluation and consensus by the tender evaluation panel a single preferred supplier has been identified.

This report provides details of the tender assessment process and a recommendation to proceed with award of contract with the preferred supplier, pending contract finalisation.

19.3 Tender HRR 0001B – Receiving and Processing of Domestic Kerbside Recycling Product

FILE NO: 55/2

ATTACHMENTS:

1. Board Report – Tender Evaluation Committee Recommendation
2. Probity Advisor Report: Regional Receiving and Processing of Domestic Kerbside Recycling Product Contract RFT

RESPONSIBLE OFFICER: Manager Environment & Sustainability
Operations Manager Waste Services

AUTHOR: Sustainability Officer (Waste)

MAITLAND'S FUTURE 2 Sustainable Maitland

COUNCIL OBJECTIVE: 2.2.4 Circular economy

THAT Council move into Confidential Session to discuss this item under the terms of the Local Government Act 1993 Section 10A(2), as follows: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

EXECUTIVE SUMMARY

Council's current kerbside recyclables collection and processing service is delivered under contract by Solo Waste P/L, trading as Solo Resource Recovery (Solo). The current contract for the recycling service expires on 1 January 2027, or can be extended up to a further 18 months, up to 30 June 2028, if required.

Council has a Declaration of Trust that delegates to Hunter Resource Recovery ACN 071 432 570 the function of providing a waste recycling service, being a service and/or facility and/or activity with the meaning of Section 24 of the Local Government Act. This report addresses the tender process for the replacement contract and recommends awarding a tender.

If Council supports awarding a tender, it is appropriate that the details of that determination remain confidential pending determinations by other member Councils.

20 Committee of the Whole Recommendations

21 Closure