

# Former Maitland Park Bowling Club Adaptive Reuse

**CALL FOR PROPOSALS AND IDEAS**



**maitland**  
city council



# INTRODUCING MAITLAND PARK BOWLING CLUB

Maitland City Council is seeking input from the community, key stakeholders and commercial operators to inform its decision making on the potential adaptive reuse of the former Maitland Park Bowling Club building at Elgin Street, Maitland.

Strategically located in the heart of Maitland, the Bowling Club was constructed in the early 1900s with an extension added in the 1970s. Prior to its closure in 2022, the building was leased as a bowling club for over 120 years.

Recognising the range of opportunities and potential benefits to the community, Council is seeking suggestions on future use, prior to determining next steps.

**Submissions will be accepted up until 3 July 2023, and can be made by visiting [mait.city/MaitlandPark-bowlingclub](https://mait.city/MaitlandPark-bowlingclub) and following the prompts.**

## AT A GLANCE



**ELGIN STREET,**  
Maitland



Constructed in the  
**EARLY 1900s**  
and renovated in 1970's



**BUS STOP**  
located within 150m



**25+**  
parking spaces  
(additional parking  
within the park)



**500 M**  
from Maitland train station



**850 SQM**  
Ground Floor  
**137 SQM**  
First Floor



*Exterior of the former Maitland Park Bowling Club*





Foyer



A female bathroom



Former games room



Bar



Bar area



Auditorium looking at bowling green



Behind the bar



## CENTRAL MAITLAND

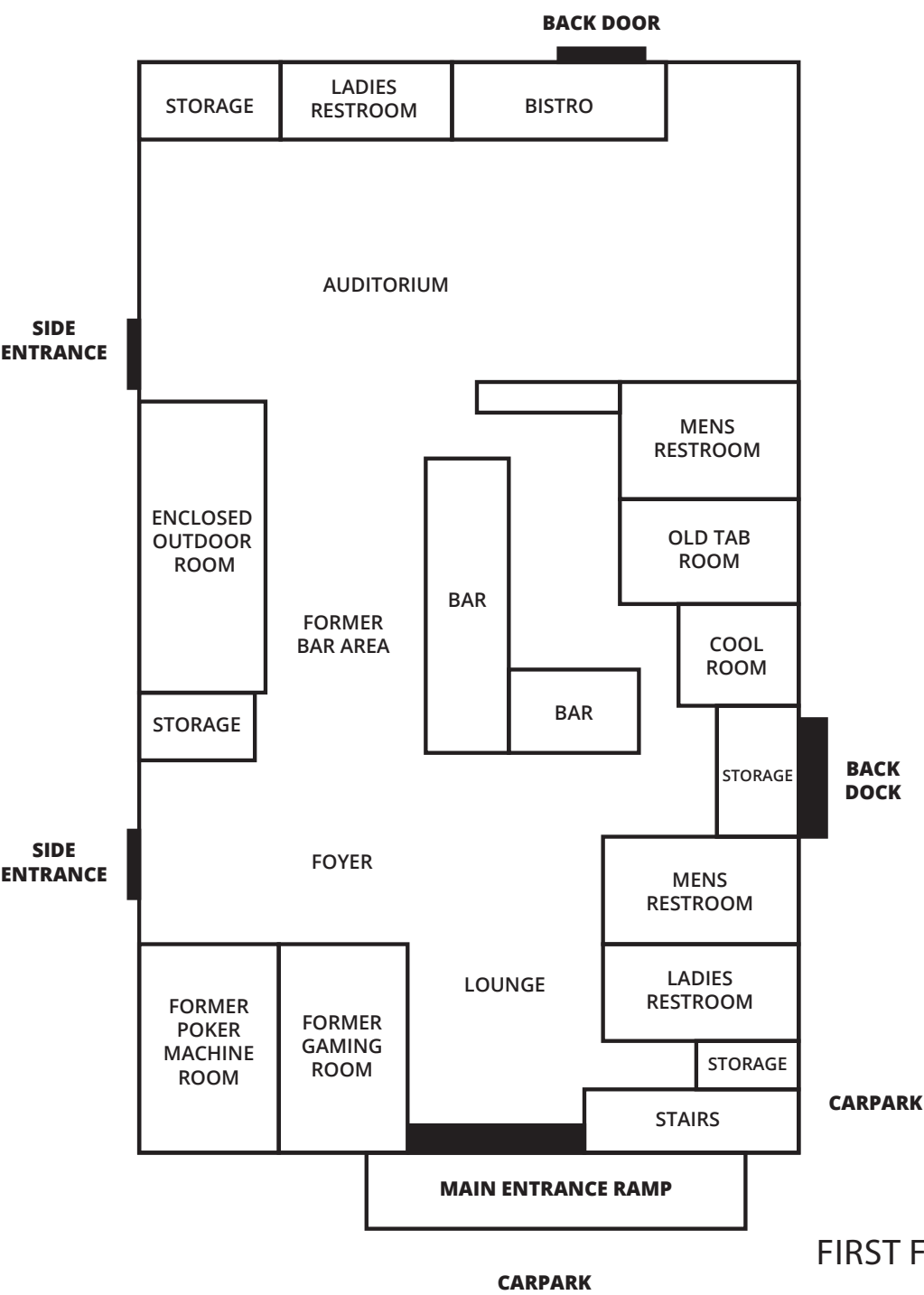


Outdoor seating and bowling greens

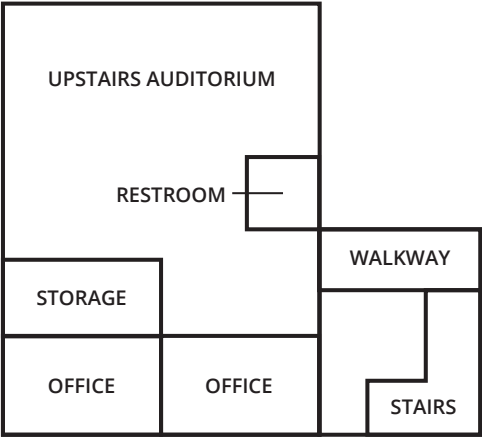


# BUILDING FLOOR PLAN

## GROUND FLOOR



## FIRST FLOOR





# ABOUT MAITLAND

Scenic beauty, unique heritage, rural landscape, welcoming people, an attractive lifestyle and convenient location are some of the factors that have led to Maitland being one of the fastest growing cities in Australia. With an annual growth rate consistently above 2%, the current estimated population is 93,497 residents and is expected to be over 144,500 residents by 2040. The City offers many advantages including, good local services, natural amenities, relatively affordable housing and diverse employment opportunities.

The Wonnarua people – the ‘people of the hills and the plains’, are the First Peoples and traditional custodians of the lands within the Maitland LGA and have been living in the Hunter Valley for tens of thousands of years, maintaining a strong sense of cultural identity.

First settled by Europeans around 1818, Maitland was central to trade and the growth of the Hunter Region. Its rich history and prosperity is reflected in the many civic, commercial and residential historic buildings built in the mid-1800s.

In recent times the City has transitioned into a largely service based economy. Health and social assistance is one of the strongest and fastest growing sectors with significant investment having been made in the new Maitland Hospital. Record high housing approvals also continue to support the growing economy and fuel a strong construction industry.

The visitor economy is another important contributor to the local economy. Centred on local attractions, flagship events and our built and natural heritage assets such as Maitland Regional Art Gallery, Maitland Gaol, Walka Water Works are helping to increase Maitland's attraction for visitors.

Maitland is a regional destination for education and is home to a renowned agricultural training and education facility, Tocal College, the Hunter Institute of Technology (TAFE) Maitland Campus and the Hunter Valley Training Company (privately owned and Australia's largest group trainer) offering a range of skills and training to the local workforce.

Maitland is centrally located in the heart of the Hunter Region, two hours north of Sydney and 40 minutes west of Newcastle, with Newcastle Airport an easy 35 minute drive away.

## MAITLAND PARK

Centrally located, Maitland Park (the Park) is the premier parkland of the Maitland Local Government Area (LGA) and is approximately 23 hectares in area. The Park dates back to 1884 making it one of the oldest civic parks in New South Wales. It provides a unique combination of active and passive recreation facilities, parkland, and heritage elements including state significant memorials and monuments.

Maitland Park is regularly used by the community for sports such as cricket, netball, swimming, hockey, croquet, touch football, soccer, triathlon, and lawn bowls. The park is well supported by the community and visiting teams. Touch football has approximately 2,039 registered players, various soccer clubs have a combined 650 registered players and cricket clubs have approximately 450 players. Netball attracts 2,500 registered players, families and visiting teams each season. There are also various school carnivals throughout the year at the popular Aquatic Centre and well renowned hockey centre. The Maitland Croquet Club recently hosted the national championships with players and visitors coming from interstate.

The surrounding parklands are a popular setting for picnics, walking, jogging and other passive recreation pursuits. Maitland Park also features a large city wide all abilities playground and supporting amenities. Maitland Aquatic Centre boasts an indoor pool, 50m outdoor pool and splash pad for the kids. The Park is a popular venue for community events including Anzac Day celebrations, Australia Day festivities, Hunter Valley Steamfest Show 'n' Shine and other community gatherings including wedding ceremonies.







Upstairs auditorium



Exterior shot of building and bowling greens



Bowling greens



Outdoor area



Auditorium

## TAKE A LOOK AT THE BUILDING

Council will host three opportunities for interested parties to walk through the former Maitland Park Bowling Club Building. Registration is required.

The first will be on Wednesday 14 June at 2.00pm, the second Wednesday 21 June at 5.30pm and the final on Wednesday 28 June at 2.00pm. Click to register your attendance here [mait.city/site-inspection-bowlingclub](https://mait.city/site-inspection-bowlingclub)

## NEXT STEPS

A decision on the future adaptive reuse of the building will be made by the elected Council during 2023. A report providing details on proposals and ideas from individuals, community groups and businesses will be presented to Council to inform their decision making.







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