



**UNDER SEPARATE COVER  
ATTACHMENTS**

**ORDINARY MEETING  
13 JUNE 2023**

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## **Planning and Environment**

**DA/2018/1967 FOR TORRENS TITLE  
SUBDIVISION - 25 LOTS (INCLUDING 1  
LOT DRAINAGE RESERVE, AS WELL AS  
ASSOCIATED WORKS - DEMOLITION OF  
SHED, INFRASTRUCTURE,  
LANDSCAPING AND EARTHWORKS) AT  
526 LOUTH PARK ROAD, LOUTH PARK  
(LOT 412 DP 854995)**

**Assessment Report (Under Separate  
Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 3**

**Number of Pages: 30**

# DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application No:	DA/2018/1967
Proposal:	Torrens Title Subdivision - 25 Lots (including 1 Lot Drainage Reserve).
Address:	526 Louth Park Road LOUTH PARK NSW 2320
Lot & DP No:	Lot 412 DP 854995
Property No:	31794
Applicant:	Tulip Properties Pty Limited
Owner:	Tulip Properties Pty Limited
Author:	Thomas Howell
Site Inspection:	18/10/2022
Site Constraints:	Bushfire Prone Land Mines Subsidence
Restrictions on Title:	N/A

## INTRODUCTION

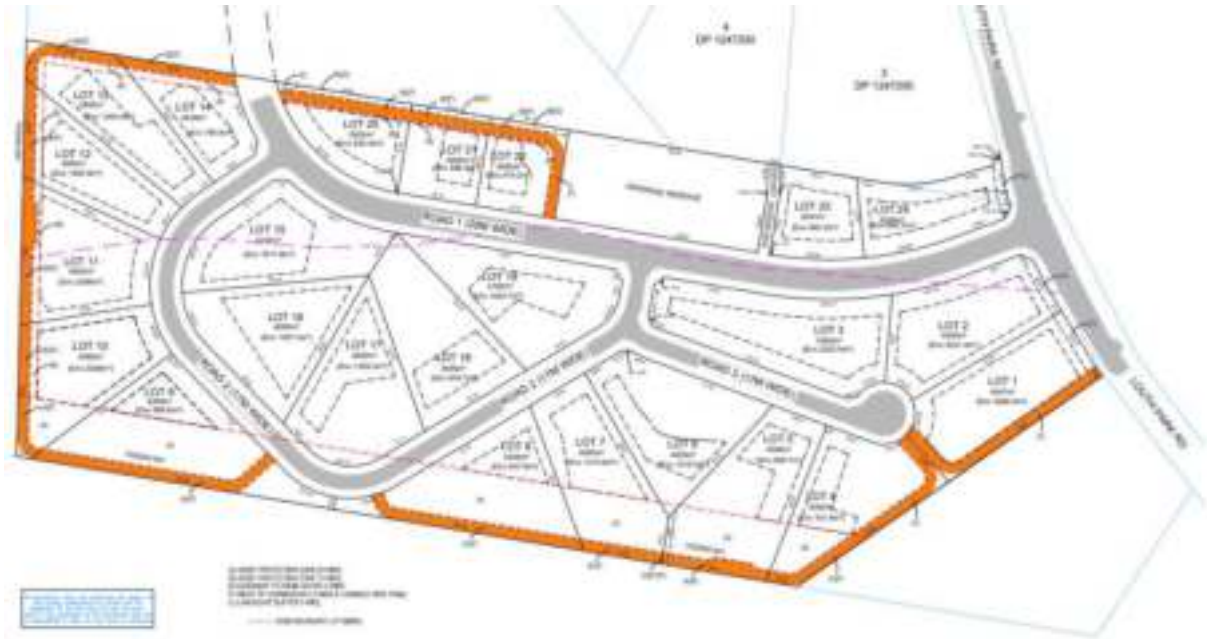
The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2018/1967 proposing Torrens Title Subdivision - 25 Lots (including 1 Lot Drainage Reserve). The assessment will provide consideration of the proposal under the *Environmental Planning and Assessment Act 1979*, the Maitland Local Environmental Plan 2011, the Maitland Development Control Plan 2011 and any other relevant legislation, guidelines, and policies of the Council.

## Description of Proposed Development

The subject application seeks approval for the subdivision of one lot into 25 lots for residential purposes (see Figure 1). Specifics of the proposed subdivision are outlined below:

- Torrens Title subdivision of the site from one into 25 lots, including a drainage reserve.
- Proposed lots will range in size from 2,000m<sup>2</sup> to 5,290m<sup>2</sup>, with building envelopes ranging in area from 474m<sup>2</sup> to 2,666m<sup>2</sup>.
- Demolition of the existing dwelling that fronts Louth Park Road and demolition of existing outbuilding/rural shed.
- Construction of three roads, with one connecting through to future development to the north of the site.
- New intersection to Louth Park Road and proposed 'road 1' including road re-construction, new right-turn lane southbound (approximately 54m) and left-turn lane northbound (approximately 20m).
- Onsite detention and water quality control basin at the northern portion of the site.
- Earthworks to level the site and construct the road reserve.
- Associated infrastructure and landscaping works including installation of 10 poles at the north-eastern boundary of the site for management of a squirrel glider corridor.





*Figure 1 Proposed subdivision layout.*

### **Description of the Land on which the proposal is to be carried out.**

The land on which the development is to be carried out is legally described as Lot 415 DP 854995 and is commonly referred to as 526 Louth Park Road Louth Park. The site is located within the Louth Park Urban Release Area ("URA"). The subject site has a 100m frontage to Louth Park Road which is a two-lane bitumen road. The subject site is irregular in shape and is comprised predominately of managed grasslands with a band of scattered trees in the mid-section of the site, comprising of Lower Hunter Spotted Gum Ironbark forest and is consistent with the surrounding vegetated areas. The site contains an existing dwelling house, fenced paddocks and two rural outbuildings, and has an area of 11.358ha. The subject site is located on the western side of Louth Park Road, approximately 100m north of the Buchanan/Mount Vincent Rd intersection. The southern boundary of the site is on the LGA boundary of Cessnock City Council, and Maitland City Council.



*Figure 2 Locality plan (subject lot outlined in red).*

The land is zoned R5 Large Lot Residential, is within a Mine Subsidence District (concerns in the western proportions and at the boundary of Louth Park Road) and is mapped as bushfire prone land (Vegetation Category 1 and 3). The site has two minimum lot sizes, with the northern section allowing a minimum lot size of 2000m<sup>2</sup> and the southern section allowing 4000m<sup>2</sup>, as shown below in Figure 3.

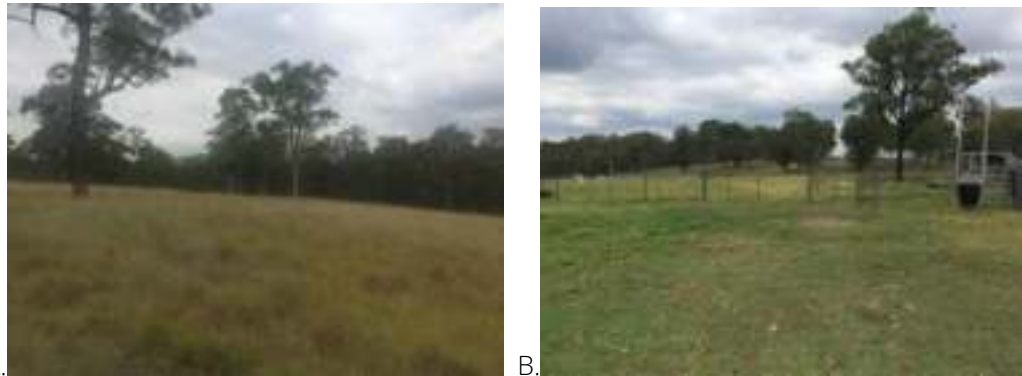


*Figure 3 Minimum lot size map as per Maitland Local Environmental Plan 2011 (subject lot outlined in green).*

Site surface levels range from approximately RL32m along the southern boundary, to RL50m AHD along the northern boundary of the site. A small ridgeline within the northern section of the site, runs east-west and creates a small gully to the south and north. Site slopes are generally gentle. Two farm dams are present within the natural gullies onsite.

Louth Park Road is sealed with no kerb or gutter and a speed limit of 60km/h.

### Site Inspection photos



**Figure 4:** Onsite photos of vegetation being open grassed paddocks with scattered trees (A. crest looking south) (b. site paddocks looking west)

The site is surrounded by existing large lot residential developments to the north and east. The southern land is vegetated and within the Cessnock LGA. The adjoining north-west lot is currently being redeveloped as a large residential subdivision for 176 residential lots.

### PREVIOUS DEVELOPMENT HISTORY

The site is currently used for a residence with the paddocks used for llama raising. The residence is currently serviced by reticulated water, electricity, and onsite effluent.

The subject application was lodged with Council on 21 November 2018.

Amended plans and supporting documentation were received April 2023 in response to Council's concerns regarding the location of the Louth Park Road intersection and associated road verge, the termination location of proposed 'road 1', the design of the on-site detention basin, overall site drainage, and tree retention and removal. The amended plans included the following changes:

- Relocation of the Louth Park Road intersection further south and realignment of 'road 1'.
- Increased yield of residential lots to 24 plus drainage reserve which includes additional lots to the northern portion of the site between 'road 1' and the north boundary.
- Demolition of existing dwelling and ancillary structures.
- Redesign of the on-site detention basin to meet Council requirements and amended drainage report.
- Amended Ecological Assessment Report and tree retention plan.
- Amended Bushfire Threat Assessment Report.
- Squirrel Glider Management Plan including installation of 10 poles with nest boxes.

The following assessment is based on this amended documentation.

It is to be noted that the DA was placed on hold by Council for a considerable period for the Applicant to provide a legal point of discharge for stormwater. This matter was resolved in June 2022.

### PLANNING ASSESSMENT

## Development Type

Under *Environmental Planning and Assessment Act 1979* ("EP&A Act") the development is classified as Integrated Development. Section 4.46 of the *EP&A Act* requires that approval be obtained from another public authority prior to the granting of consent. The following approvals are required:

### NSW Rural Fire Service

The subject site is mapped as bushfire prone land and as such, is integrated development and was referred to NSW Rural Fire Service ("RFS") under section 100B of the *Rural Fires Act 1997*. NSW RFS issued General Terms of Approval ("GTAs") for the subdivision. The GTAs will form part of the development consent.

### Subsidence Advisory NSW

The site is located within a mine subsidence district and as such, is integrated development and was referred to Subsidence Advisory NSW under section 22 of the *Coal Mine Subsidence Compensation Act 2017*. GTAs were issued by the Mine Subsidence Advisory and will form part of the consent.

### NSW Planning & Environment (Water)

The proposed subdivision is located within 40m of a natural drainage line and as such, requires a controlled activity approval under the *Water Management Act 2000*. A condition of consent will require the applicant seek a controlled activity approval prior to works commencing.

## Development Contributions

The proposal attracts a contribution of \$380,857 under Council's current adopted Section 7.11 Plan.

The proposal involves the subdivision of land within an identified URA. A Satisfactory Arrangements Certificate ("SAC") issued by the Director General of Department Planning and Environment confirming that necessary arrangements for contributions towards designated State public infrastructure must be received prior to determination of the development application. This is in accordance with clause 6.1(2) of Maitland Local Environmental Plan 2011. The SAC was received by Council 19 February 2021.

## Matters for consideration – section 4.15 of *EP&A Act*

### Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument

#### State Environmental Planning Policy (Biodiversity and Conservation) 2021

##### *Chapter 2 – Vegetation in non-rural areas*

##### Consideration of Threatened Species

Council is required under Section 4.15 of the *Environmental Planning and Assessment Act 1979* to assess whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW *Biodiversity Conservation Act 2016* or under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

##### Biodiversity Conservation Act 2016 and its Regulation

The *Biodiversity Conservation Act 2016* ("BC Act") commenced on the 25 August 2017. Transitional arrangements were in place to ensure a smooth transition to the BC Act and the Biodiversity Offsets Scheme. These are set out in the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, and are summarised below:

- Approvals and consents issued before the commencement of the new legislation on 25 August 2017 remain valid.

- Development applications (including for modifications) which were made before commencement will be considered under previous legislation.
- Some applications can be considered under the *Biodiversity Conservation Act 2016* (BC Act) if the applicant and the planning approval body agree in writing.

Enactment of the BC Act commenced from the 25 February 2018 for most LGA's in NSW. From this date, in most LGA's any new local development application or modifications were subject to the requirements of the BC Act, and no transitional arrangements applied. However, Maitland was within an '*Interim Designated Area*' and was given an extended interim period until the 24 November 2018. (As per Clause 27(1)(f1) of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* and Clause 27(3)).

From the 25 November 2018 all development applications and modifications in Maitland LGA are to be assessed under the new BC Act and its Regulations. This application was lodged on the 21 November 2018 and prior to the commencement of the BC Act in the Maitland LGA. As such the BC Act does not apply to this proposal and it is to be assessed under the previous legislation which means any of the following Acts or parts of Acts:

- (a) *Native Vegetation Act 2003*,
- (b) *Threatened Species Conservation Act 1995*,
- (c) *Nature Conservation Trust Act 2001*,
- (d) that part of the *National Parks and Wildlife Act 1974* that is repealed by this Act.

#### Ecological Assessment

An Ecological Assessment Report (*Anderson Environmental Planning, September 2020 amended December 2022*) was submitted with the application. The subject site comprises a total area of 11.385ha. The vegetation present on site corresponds to the State-listed Endangered Ecological Community ("EEC") 'Lower Hunter Spotted Gum Ironbark Forest' with the remainder of the site comprising of grassland dominated by exotic species. The proposal will result in the clearing of up to 0.93ha of native remnant vegetation on the site.

The Ecological Assessment Report states that no threatened biota were recorded within the site and such species are unlikely to occur. During the field survey no nests, foraging marks, tracks, scats were present to suggest use by threatened species. Out of the nine habitat trees identified in 2020, several large hollows were identified which may constitute suitable habitat for forest owls. However, at the time of field surveys, no whitewash or pellets were detected. The development proposes to remove four hollow bearing trees. This loss of habitat may have an impact on arboreal species, Forest Owls and Microbats, however with installation of nest boxes within the retained vegetation the impacts will be reduced and hence it has been determined that the proposal is not likely to place the species at risk of extinction. Consideration of the *Environment Protection and Biodiversity Conservation Act 1999* has also been undertaken and no impacts on matters of national environmental significance are expected and as such referral to the Commonwealth is not necessary.

In order to avoid and minimise impacts, the application proposes a number of measures. Vegetation located at the centre of the site has been retained. Remaining stands of vegetation will also be retained along the northern boundary. A condition of consent has been included requiring specific tree retention to be contained within the land title requirements under Section 88b of the *Conveyancing Act 1919*.

A Preliminary Squirrel Glider Corridor Investigation and Options Study (*Anderson Environmental Planning, May 2023*) was submitted with the application to determine if the existing vegetation within the site was suitable to maintain a north-south corridor for squirrel glider movement between the subject site and adjoining vegetation to the north and south. The study split the trees on site into two categories: large and small with large trees being assessed as 20m in height and small trees 15m. It is

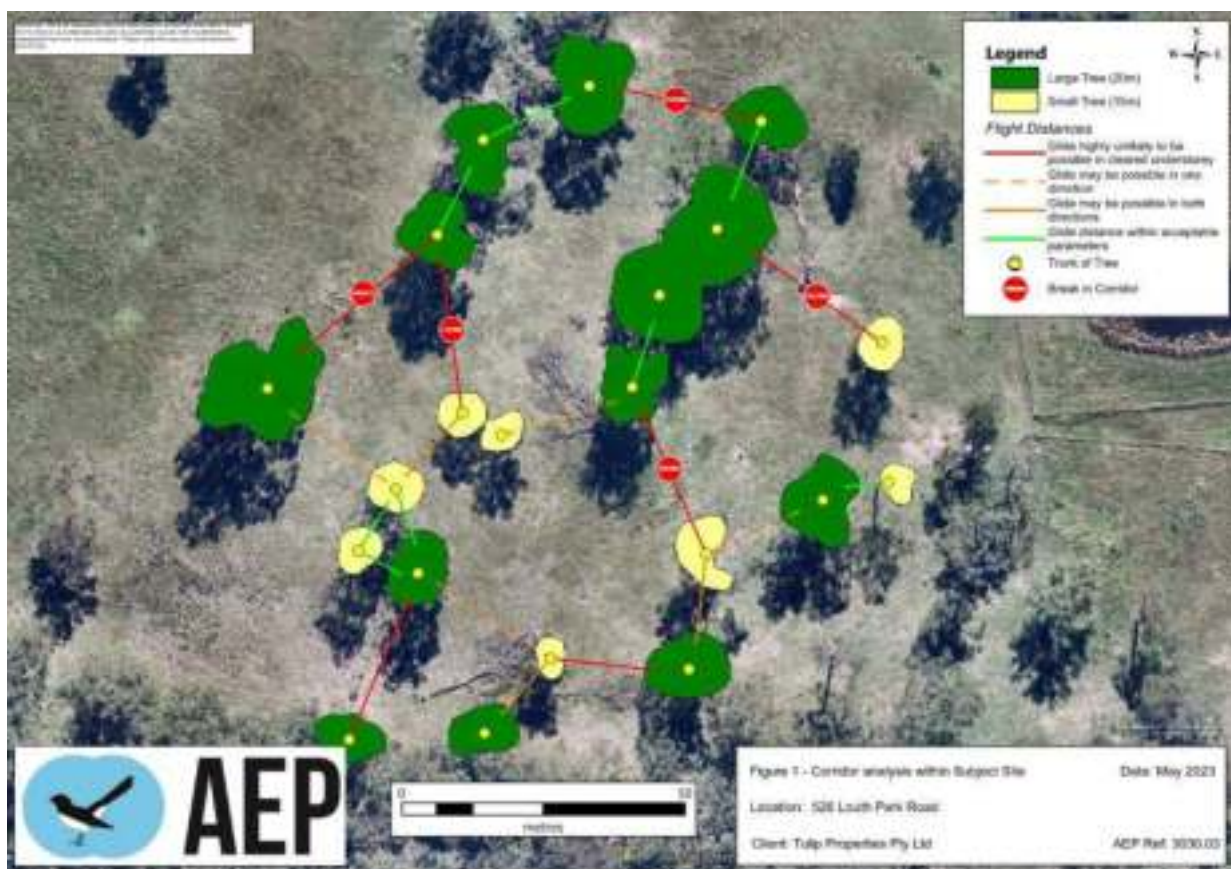


noted that the full height of a tree is unable to be used to determine glide distance as the branches on the extremities are not representative of that height and can be too thin to launch from. As such, the height used in the calculations below assumed a reduction of 4m from the height of the tree. The glide distance was determined using the following calculation (Goldingday & Taylor, 2009):

- $(1.8m \times \text{height}) - 2m$

This calculation assumes that the animal is not under stress (i.e., having to make quick assessments of jumps) and that there is a vegetated understorey present in the case of missing the landing. With the above assumptions large trees were calculated as having a launch height of 16m and a glide distance of approximately 26.8m while small trees had a launch height of 11m and a glide distance of 17.8m.

The existing vegetation on the site was then assessed using the above calculations to determine if connectivity through the site was achievable. It has been determined that the middle area of the northern section of the site is currently well-treed and connectivity throughout is considered suitable. However, moving south through the north-south area the gaps between the trees becomes an obstacle to squirrel glider movement. See Figure 5 below:



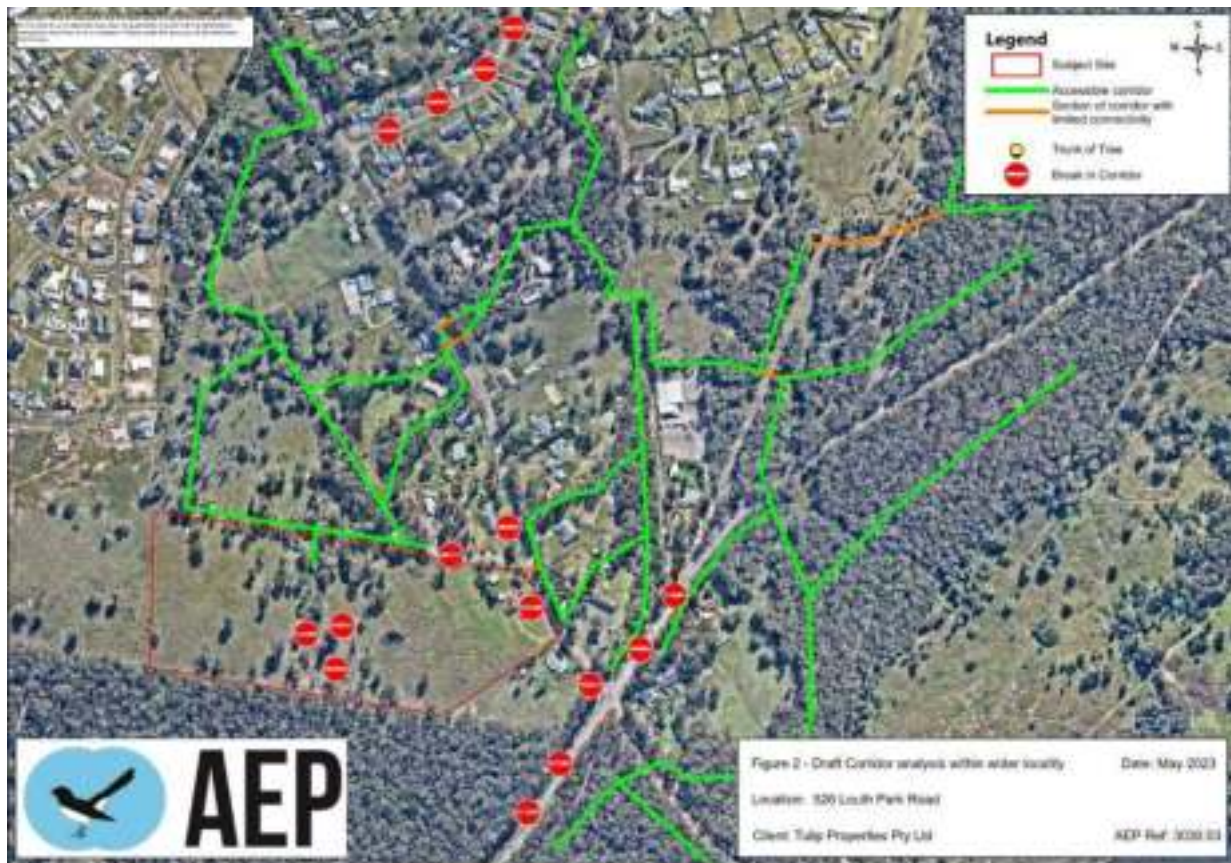
**Figure 5:** Corridor analysis within existing vegetation on the subject site (source: Anderson Environmental Planning, May 2023)

These breaks in the corridor, shown in Figure 5, mean it is highly unlikely that the existing vegetation north-south is used as a corridor for squirrel glider movement as it would require the animal to traverse open ground with no vegetated understorey.

A desktop analysis of squirrel glider connectivity within the surrounding area was then undertaken to determine the likely corridors. This is summarised below and represented in Figure 6:

- The western side of Louth Park Road is reasonably well connected but disturbed by residential development.
- Riparian area to the north of the subject site provides good connectivity and potential habitat for squirrel gliders.
- Movement to the east is restricted by Louth Park Road.

- There are three locations to the north of the subject site that allow traversal from the west to the east of Louth Park Road. The first two locations enable gliding in both directions, but gliders may not attempt longer glides unless desperate. These locations provide access to vegetation patches to the east and south across a powerline easement and Mount Vincent Road. Another location further north allows easy crossing of Louth Park Road but is isolated from the rest of the vegetation due to recent residential development.
- Wide arterial roads like Louth Park Road and Buchanan Road present significant barriers to glider movement.
- Gliders rely on trees overhanging such roads to reduce glide distance for crossing.
- Currently, there is no viable pathway for a population of squirrel gliders to move from vegetation in the east across Buchanan Road.



**Figure 6:** Corridor analysis (source: Anderson Environmental Planning, May 2023)

As a corridor through the middle of the subject site (relying on existing vegetation) is not considered a viable connection between existing vegetation to the north and south, artificial methods to allow squirrel glider movement at the northern and north-eastern portion of the site has been considered. Poles with launch beams are the preferred method of movement for squirrel gliders. The poles will need to be engineered to determine the height required based on wind loading and soil type but will generally be a minimum of 16m long for standard launch poles. This height includes a length that will be in the ground, approximately one third of the total pole height. A condition of consent has been included requiring the preparation and implementation of a Squirrel Glider Management Plan ("SGMP") in consultation with Council's Manager of Environment and Sustainability. The SGMP must be prepared in accordance with Option 1 outlined in the Preliminary Squirrel Glider Corridor Investigation and Options Study (Anderson Environmental Planning, May 2023) and include (but not be limited to) the following minimum detail:

- Installation of ten poles from the northeast corner of the proposed detention basin to the northern corner of Louth Park Road and proposed Road 1 (see Figure 7 below).
- Pole design in accordance with recommendations provided in the Preliminary Squirrel Glider Corridor Investigation and Options Study (AEP, 2023), including:



- Minimum 16 m above ground height for standard launch poles
- Installation of glider-specific nest box and predator guard on each pole
- Proposed revegetation actions in accordance with native tree planting proposed in the Preliminary Squirrel Glider Corridor Investigation and Options Study (*Anderson Environmental Planning, May 2023*)
- Minimum five (5) year glider pole monitoring undertaken by suitably qualified personnel to determine fauna usage
- Detailed works schedule for pole installation.



*Figure 7: Corridor option (source: Anderson Environmental Planning, May 2023).*

In conclusion, the proposed tree clearing requirements are unlikely to have significant impact on threatened species particularly as the scope of the development works include strengthening movement corridors for the squirrel glider population through and from the northern vegetation, through the site, and through the denser vegetation east of Louth Park Road. Pole maintenance requirements for Council are likely to be minimal and visual impact and amenity is limited due to the location of proposed poles. For the reasons above, the proposed development is considered satisfactory in regard to biodiversity.

### State Environmental Planning Policy (Resilience and Hazards) 2021

#### *Chapter 4 – Remediation of land*

Section 4.6 provides that prior to granting consent to the carrying out of any development on land the consent authority is required to give consideration as to whether the land is contaminated and, if the land is contaminated, whether the land is suitable for the purpose of the development or whether remediation is required.

A preliminary site investigation ("PSI") was undertaken (*Douglas Partners, September 2019*) to provide a preliminary assessment of the contamination status of the site and to assess the suitability of the site for the proposed residential subdivision. The assessment followed on from a previous preliminary



contamination assessment undertaken at the site in 2009 (ERM, 2009) which covered a larger site area, including this subject site. The results of the preliminary targeted site investigation indicated the general absence of gross contamination to soils at the locations and depths tested within the site. The results of laboratory testing indicated that contaminant concentrations were within the relevant National Environment Protection ("NPEC") (2013) health investigation levels ("HIL"), health screening levels ("HSL"), management limits for total petroleum hydrocarbon ("TPH") for human health. It is considered that the site can be made suitable for the proposed residential subdivision subject to the following conditions:

- An unexpected finds protocol should be developed to address any potential contamination during construction phase.
- If potential contamination is encountered, site works will be ceased, and suitable environmental consultant will be engaged for assessment.

### **State Environmental Planning Policy (Transport and Infrastructure) 2021**

#### *Chapter 2 – Infrastructure*

Section 2.48 applies to a development application for development involving or requiring the placement of power lines underground. Before determining a development for development to which this clause applies, the consent authority must: (a) give written notice to the electricity supply authority and take into consideration any response given.

The proposal will require the relocation / undergrounding of powerlines along the Louth Park Road frontage. The application was subsequently referred to Ausgrid with a response received 3 February 2023 stating Ausgrid has no objections to the proposed development. Ausgrid requirements and advice letter has been referenced within the conditions of consent.

### **Maitland Local Environmental Plan 2011**

The subject land is zoned R5 Large Lot Residential under the Maitland Local Environmental Plan 2011 ("LEP"). The proposed development is defined as Torrens Title Subdivision - 25 Lots under the LEP which is a type of development permitted with consent in the R5 zone.

The proposal is consistent with the zone objectives for the R5 zone as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*

The proposal will provide large lots for future residential dwellings, while aiming to maintain the current rural landscape setting of the immediate area and allow large lots that capitalise on the scenic quality of the locality.

- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*

The proposal is in accordance with the URA and facilitates the proper and orderly development of urban land in the LGA in the long term.

- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*

The proposal is in accordance with the URA intentions and will involve the upgrade of utilities and services for each of the lots. The increase in lot density is not anticipated to increase the demand unreasonably on public facilities, services or infrastructure for the local and wider area. The applicant has also provided evidence of Satisfactory Arrangements, by means of a payment to the State Government for designated public services and infrastructure.

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The site is to be developed to permit permissible use of the land for large lot residential and is not intended to be developed for a land use not appropriate for the location, setting or land use zone. It is

also in context with majority of the existing surrounding developments and is not predicted to cause any future land use conflict.

The following clauses of the Maitland LEP 2011 are also relevant to the assessment of the proposal:

### **Part 2 Permitted or Prohibited Development**

The proposal is permissible with consent under Clause 2.6 Subdivision.

### **Part 3 Exempt and complying development**

The proposal is not exempt or complying development.

### **Part 4 Principal development standards**

#### **Clause 4.1 Minimum Subdivision Lot Size**

The site has two minimum lot sizes, with the northern section allowing a minimum lot size of 2,000m<sup>2</sup> and the southern section allowing 4,000m<sup>2</sup>. The proposal is consistent with the objectives of this Clause and will permit 24 large residential lots and one drainage reserve. The residential lots range from 2,000m<sup>2</sup> to 5,290m<sup>2</sup> and are above the minimum lot size defined by the LEP.

### **Part 5 Miscellaneous provisions**

#### **Clause 5.10 Heritage conservation**

The site is not:

- heritage item of State significance
- heritage item of Local significance
- within a heritage conservation area
- identified archaeological site
- within an Aboriginal place of heritage significance
- within the vicinity of a heritage item

An Aboriginal Due Diligence Assessment (*McCardle Cultural Heritage Pty Ltd, October 2018*) was submitted with the application. This assessment has determined the available environmental and archaeological information for the site, the land condition and the nature of the proposal to develop a 25 lot residential subdivision. The results of the AHIMS and AHD searches and visual inspection revealed no Aboriginal sites within the site. Standard conditions will be included outlining procedures for unexpected finds of aboriginal objects.

### **Part 6 Urban release areas**

The subject lots are wholly located within the Louth Park Urban Release Area.

#### **Clause 6.1 Arrangements for designated state public infrastructure.**

The proposed one into 25 lot subdivision is in accordance with the relevant provisions of *Clause 6.1(1)* and *6.1(2)* and a Satisfactory Arrangement Certificate ("SAC") for the provision of designated state public infrastructure is required before the subdivision of land for intensification purposes. The SAC has been provided for the development application from the Director General accordingly.

#### **6.2 Public utility infrastructure**

Clause 6.2(1) Public utility infrastructure requires that development consent must not be granted on land in a URA unless satisfactory public utility infrastructure is available or adequate arrangement has been made. Notice of Requirements ("NOR") from Hunter Water Corporation ("HWC") for the development was provided to Council on 07 December 2022. The NOR confirms that connection is available, or can be made available, to reticulated systems. A Section 50 Certificate issued by HWC will be required prior to release of any Subdivision Certificate, confirming that all lots are connected to a reticulated system.

Other public infrastructure (electricity, telecommunications) will be extended into the subdivision and confirmation that all services are available to individual lots is also required prior to the release of a Subdivision Certificate

#### Clause 6.3 Development Control Plan

This clause requires that development consent must not be granted unless a Development Control Plan ("DCP") that provides the logical and strategic development of the land has been prepared. The Maitland DCP 2011, Chapter F.10 - Louth Park Area Plan has been prepared for the land subject of this application. Council considers the development proposal will result in the logical and cost-effective development and is generally in accordance with the DCP, Chapter F.10 intentions.

### **Part 7 Additional local provisions**

#### Clause 7.1 Acid Sulfate Soils

The land is identified as Class 5 land. Given the scale of earthworks and site features at the RL its unlikely that acid sulfate soils ("ASS") will be disturbed, exposed or drain acid sulfate soils and is not considered to be at risk of causing environmental damage and an ASS Management Plan is not required in this instance.

#### Clause 7.2 Earthworks

Development consent is not required under this clause as the earthworks are ancillary to the proposed subdivision and will be considered as part of the overall assessment. Extensive earthworks associated with completion of the proposed new roads and associated drainage works will be undertaken onsite given the topographic nature of the site. All the earthworks will be conditioned to comply and tested as per AS3798-2007 *Guidelines on Earthworks for Commercial and Residential Developments*. Conditions of consent will also be included to ensure sedimentation and erosion controls measures are implemented during the construction phase and best practice measures are implemented. As such, minimal impacts are likely to occur onto the surrounding environment.

### **Section 4.15(1)(a)(ii) - Any draft environmental planning instrument that is or has been placed on public exhibition**

There are no draft environmental planning instruments applicable to this proposal.

### **Section 4.15(1)(a)(iii) - Any development control plan**

#### **Maitland Development Control Plan 2011 ("DCP")**

The following chapters of the Maitland DCP are relevant to the assessment of the proposal:

- Part A – A.4 Notification
- Part B – B.5 Tree Management, B.6 Waste Not – Site Waste Minimisation & Management
- Part C – C.10 Subdivision
- Part F – F.10 Louth Park Area Plan.

#### Part A.4 – Notification

The application was notified and advertised in accordance with Council's policy from 3 November 2020 to 2 December 2020. The amended proposal was re-notified from 14 December 2022 to 18 January 2023. Two submissions were received by Council during the notification period and is discussed under Section 4.15(1)(d) below.

#### Part B.5 – Tree and Vegetation Management

The removal of the existing trees on site is discussed in detail under Section 4.15(1)(d) below.

#### Part B.6 – Waste Not – Site Waste Minimisation & Management

The development is supported with a waste management plan of which notes demolition materials are to be disposed of to a local, licensed facility.

The lots resulting from the subdivision will be serviced by Council's waste collection services upon occupation.

#### Part C.10 – Subdivision

Specific development controls relating to the Louth Park URA are discussed under Chapter F.10 – Louth Park URA. General development controls relating to subdivision (where relevant) are discussed below.

Controls	Comments
<b>EC.1 – Flora and Fauna</b>	
Areas of significant habitat must be protected.	<p>A Preliminary Squirrel Glider Corridor Investigation and Options Study (<i>Anderson Environmental Planning, May 2023</i>) was conducted to assess the existing vegetation's suitability for maintaining a north-south corridor for squirrel gliders.</p> <p>The study reveals that the existing vegetation on the site does not provide a viable corridor for squirrel gliders due to breaks and gaps between trees, and alternative methods such as poles with launch beans are proposed to facilitate glider movement.</p> <p>A condition of consent is included requiring the preparation and implementation of a Squirrel Glider Management Plan, including the installation of poles, glider-specific nest boxes, revegetation actions, and ongoing monitoring of glider pole usage.</p> <p>The proposed tree clearing is unlikely to have a significant impact on threatened species, as measures are in place to strengthen movement corridors for squirrel gliders and mitigate potential risks.</p>
Design subdivision layout to avoid significant stands of vegetation. Where the subdivision proposal affects significant stands of vegetation, lot layout and lot size must take into account the need to retain the vegetation and the impact of likely future development on the lots, including building envelopes, parking, access and other development requirements such as Asset Protection Zones.	<p>The proposal has been designed to minimise the impact of direct vegetation clearing and proposed to clear up to 0.93ha of native vegetation, which has been assessed as degraded from past and surrounding land uses.</p> <p>Although vegetation predominantly concentrated within the centre of the site, it has been proposed to retain a number of trees outside the building envelope in attempt to minimise the impact of vegetation loss. A condition of consent has been included to ensure retention of these trees on the title of</p>

	<p>relevant lots.</p> <p>The proposed vegetation retention will provide some visual consistency with the rural / large lot residential character of the surrounding Louth Park locality.</p>
Retain existing natural drainage lines and watercourses where practicable, revegetate where necessary and incorporate into open space areas (including pedestrian and/or cycleway corridors) or include in common property.	Two man-made dams, associated with the existing dwelling (to be demolished) will be filled and compacted. It is noted that the subdivision is not of a yield to warrant open space areas (ie. Public Park). However, pedestrian pathways and connectivity to established open space areas surrounding the subject site are incorporated within the subdivision design.
Link existing vegetation corridors through open space provision and appropriate planting.	There are no existing vegetation corridors or common areas proposed. As noted above, a corridor for squirrel glider movement is proposed to ensure connectivity is retained to the vegetation to the north and south of the subject site.
Lot boundaries should be located to incorporate the whole of any significant stand of vegetation that is not included in common areas.	The subdivision has been designed to retain vegetation within proposed lot boundaries and outside building envelopes in accordance with this control.
<b>EC.2 – Heritage and Archaeology</b>	
Clause 5.10 in the Maitland LEP 2011 and Parts C.4: Heritage Conservation and E.3: Heritage Conservation Areas in this DCP contain provisions which require investigation and protection of heritage items in certain circumstances. These provisions apply in some cases to subdivision and must be complied with.	The proposal is consistent with the provisions of clause 5.10 of MLEP 2011. The subject site is not anticipated to contain items of aboriginal or heritage significance. Standard 'stop works' conditions will be applied as a precautionary measure, should any unexpected finds be encountered.
<b>EC.3 – Hazards</b>	
<u>Bushfire prone land</u>	
All development applications for subdivision must comply with the NSW <i>Planning for Bushfire Protection Guidelines</i> . A bushfire threat assessment must form part of all development applications with consultation with the NSW Rural Fire Service. Fire protection measures and Asset Protection Zones ("APZ") must be contained wholly within the site, capable of maintenance by owners and located outside areas of ecological value.	The land is identified as containing bushfire prone land. A bushfire threat assessment ( <i>Anderson Environmental Planning, April 2023</i> ) was provided with the application, which indicated woodland vegetation to the north, grassland vegetation to the north-west and west and forest to the south and east. An APZ 25m wide has been provided to the southern property boundary, with a 10m APZ provided to the west and north-west boundary, a 15m APZ to the north boundary, and a 15m APZ around the proposed bio-retention basin. A fire trail is also being created around the perimeter of the site. The subdivision was referred to the RFS for concurrence in accordance with the EP&A Act and GTAs have been applied accordingly.

<u>Land contamination</u>	
All development applications for subdivision must provide documentation to satisfy the requirements of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> . The provisions in this SEPP will be used by Council to determine if and how land must be remediated.	Refer to assessment against SEPP (Resilience and Hazards) 2021, above. A PSI has been provided for the site which recommends the site is suitable for residential development from a contamination perspective.
<u>Geotechnical</u>	
Development applications for subdivision must include relevant assessment and geotechnical investigation regarding the potential for the presence of salinity and acid sulfate soils to determine if any specific measures are required. (Note: The Maitland LEP 2011 includes specific requirements with regard to acid sulfate soils).	The subject site is mapped as containing ASS Class 5. Standard conditions will be applied to ensure appropriate geotechnical and soil classification assessments are undertaken per the Australian Standards.
<b>DC.1 – Lot Size and Dimension</b>	
Proposed lots must comply with the minimum lot size standards provided by Part 4 of MLEP 2011.	The site has two minimum lot sizes, with the northern section allowing a minimum lot size of 2,000m <sup>2</sup> and the southern section allowing 4,000m <sup>2</sup> . The residential lots range from 2,000m <sup>2</sup> to 5,290m <sup>2</sup> to meet compliance with the minimum lot size defined by the LEP.
Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimize the potential for soil erosion.	Extensive cut and fill are restricted to proposed road reserves. The proposed residential lots are designed appropriately following the natural topography of the site with minimal cut and fill proposed.
Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.	The subject site is surrounded by R5 zoned land to the north, west and south-east, with Louth Park Road immediately adjoining to the east. The land to the south is located with Cessnock LGA and zoned RU2 Rural Landscape. The lots that adjoin Louth Park Road are provided with a 5-metre wide landscape buffer.
Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent. Lots should be rectangular in shape.	The proposed lot sizes achieve the minimum lot size for the R5 zone and are suitable for the future use of residential development. Whilst the proposal includes irregular shaped allotments, the lots generally follow the natural topography of the site and are consistent the adjoining large lot residential land to the north and south-east. The irregular lots provide adequate building envelopes and setbacks.
Subdivisions are to be designed to maintain and enhance the rural character and scenic attraction of the Maitland local government area, particularly in low lying areas and valleys which may be viewed from above.	The proposal is consistent with adjoining developments by providing larger residential lots to soften the transition from rural land to residential development.
<u>Specific Controls: Rural and Conservation zones (including land zoned R5 Large Lot Residential)</u>	

Each new lot shall contain a building envelope with a minimum area of 2000 square metres and a minimum dimension of 20 metres. The building envelope is to contain any dwelling, outbuildings, landscaping and on-site effluent treatment and disposal areas.	All lots provide adequate building envelopes ranging from 474.2m <sup>2</sup> to 2,666.5m <sup>2</sup> allowing for future residential development. Whilst it is noted that not all lots can achieve the required 2,000m <sup>2</sup> building envelope, the intent of this control was to account for additional land supporting on-site effluent disposal. A notice of formal requirements from HWC has been submitted with the application demonstrating ability for the site to connect to HWC's reticulated system. Furthermore, restriction in the size of building envelopes within certain lots supports tree retention. Tree retention is important to the desired future character of the rural-residential transitional area of the Louth Park URA. The building envelopes provided can adequately contain a dwelling, outbuildings, and landscaping and are considered acceptable. It is also noted that the minimum lot size to the northern section of the site is 2,000m <sup>2</sup> making it difficult to achieve a building envelope of 2,000m <sup>2</sup> .
<b>DC.2 – Solar Access and Energy Efficiency</b>	
80% of new lots are to have 5-star solar access, as defined by an analysis determined from the "Possible Design Solutions – Solar Access" booklet, and the remainder a 3 or 4 star rating.	The majority of lots are within the preferred orientation as presented in Figure 1 in this chapter.
Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access.	Lot sizes range predominately between 2,000m <sup>2</sup> to 5,290m <sup>2</sup> , with lot widths generally exceeding 18m.
Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north.	Where possible, the subdivision has been designed to comply with this control, however, the lot layout is dictated by topography, road and drainage design.
Where a northern orientation of the long axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling.	All lots within the proposed subdivision have sufficiently wide frontages to provide for solar access opportunities to the north.
Proposals for street planting or open space planting are to take account of the potential for shading, provision of adequate solar access to dwellings and, if necessary, protection from winter winds.	Street tree planting is to be designed with consideration to future driveway located, with trees to be located in the centre of each lot. Existing vegetation is being removed along the perimeter of the property boundary but maintained within the centre of the site. Further, a substantial landscape buffer is proposed along the length of the eastern property boundary, at the rear of lots 1, 2 and 24, adjacent to Louth Park Road.
<b>DC.3 – Drainage, Water Quality &amp; Soil Erosion</b>	
Existing topography and natural drainage lines should be incorporated into drainage designs.	The site slopes to the north and south with a crest running through the centre of the site.

<p>Drainage from proposed lots should be consistent with the pre-development stormwater patterns.</p> <p>Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on downstream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place.</p> <p>All trunk drainage is to be located in publicly owned land, (reserves), in open space land or in an appropriate easement.</p>	<p>Some cut and fill works are proposed to cater for proposed road network including road reserves. Civil engineering plans and supporting drainage reports have been submitted with the application demonstrating that the water quality and quantity for the proposal will be managed by the combination of a new on-site detention basin at the northern portion of the site as well as the use of level spreaders for lot 1 and lots 4 - 14. The proposal is considered to meet the requirements and environmental targets for the Louth Park URA and complies with engineering requirements. See further comments under Stormwater Management in section 4.15(1)(b) below.</p>
<b>DC.4 – Landscape, Streetscape &amp; Visual Impact</b>	
<p>Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items.</p> <p>Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping including fencing details.</p>	<p>A tree removal plan has been provided which maintains vegetation predominantly concentrated within the centre of the site and outside any required fire trails. The internal amenity of the subdivision and street frontages will be supplemented with street tree plantings with species that are consistent with the existing local degraded vegetation community onsite, being the Lower Hunter Spotted Gum – Iron Bark Forest Community. Relevant conditions have been included in the development consent.</p> <p>Whilst the development will result in visual changes to the locality, it is recognized that the site is zoned R5 and is within a URA. The proposal extends upon an existing residential subdivision, and as such, the changes to views are consistent with the emerging character of the area.</p> <p>The landscape buffer proposed at the eastern boundary, rear of sites 1, 2 and 24, will mitigate visual impact when viewing the site from key vantage points along Louth Park Road.</p>
<b>DC.5 – Effluent Disposal</b>	
<p>All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints.</p>	<p>The development will require a connection to reticulated sewerage system which will be a condition of consent. A notice of formal requirements from HWC has been submitted with the application.</p>
<b>DC.6 – Roads &amp; Access, Pedestrians &amp; Cycleways</b>	
<u>Specific Controls:</u>	
<p>Public road access is required to all new lots in</p>	<p>All proposed lots will have suitable vehicular</p>



Torrens Title subdivision.	access to a public road.
<b><u>Residential Subdivisions</u></b>	
<p>A network of constructed (i.e. not grass) footpaths and cycleways will be required in all residential subdivisions, located, designed and constructed in accordance with Council's Manual of Engineering Standards, and in view of streets wherever possible to allow surveillance.</p> <p>Particular attention should be paid to pedestrian links to schools, with regard to their width, lighting (to Australian Standard) and the appropriateness of landscaping and related safety issues.</p> <p>The road, footpath and cycleway network should facilitate walking and cycling throughout neighbourhoods and provide links to schools, community facilities and other activity centres.</p>	<p>The proposed road design is generally consistent with hierarchy established under Chapter F10 – Louth Park Urban Release Area. All internal access roads will be constructed with a minimum 8m pavement width and 4.5m road verge to provide for footpaths and shared pathways in accordance with Council's Manual of Engineering Standards ("MOES"). The development will eventually continue the established road network "Collaroy Parade" to the north.</p> <p>The proposal does not have direct access to schools. It is noted that the subdivision is supported with footpaths and pedestrian links to existing road network and transport routes, providing connectivity to adjoining residential land.</p> <p>As addressed above, the development proposes a footpath network within the subdivision, and connected to external pedestrian networks.</p>
<b>DC.7 Crime Prevention – Safer By Design</b>	<p>The development proposes clear sightlines between public and private spaces. The landscape plan will provide for street trees to provide shading, while maintaining opportunities for surveillance. The proposed lot layout provides for lots which will have future development facing outwards towards public areas to provide further natural surveillance. Conditions will be included in the consent to ensure that appropriate lighting is installed within the development.</p>
<b>DC.8 Site Filling</b>	<p>The proposal includes earthworks and filling in some portions of the site to cater for the road and drainage network. A maximum fill amount of approximately 3m is proposed to support the construction of the road reserve in the eastern portion of the site, particularly to support proposed 'road 3'. This equates to a variation of 50% to the maximum prescribed fill (2m). The primary objective of the control is to ensure the environmental impact of the site fill is properly assessed. This issue has been adequately discussed under Cause 7.2 of the MLEP 2011. Conditions will be included in the consent to ensure that fill compaction is within relevant residential thresholds. All the earthworks will be conditioned to comply</p>

	and tested as per AS3798-2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i> .
<b>DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)</b>	Evidence of satisfactory arrangements will be required to be provided to Council prior to issue of subdivision certificate.
<b>IC.1 Entry Features</b>	No entry feature is proposed.

#### Chapter F.10 – Louth Park Urban Release Area

<b>Louth Park – Development Requirements</b>	
<b>Control</b>	<b>Comment</b>
<b>1.1 Staging Plan &amp; 1.2 Precinct Plans</b> Staging of development should generally accord with the Staging Plan as shown in Figure 66. The Staging Plan provides for the timely and efficient release of urban land and aligns with the precinct plans as shown in Figure 67.	The subject site is located in the Southern Precinct and is one of the last sites to be developed within the area. The site is in keeping with the established precinct plan, includes an intersection upgrade along Louth Park Road, and continues the existing road network of recent residential subdivision to the north.
<b>1.3 Transport and Movement</b> Each Precinct Plan is to include an overall transport movement hierarchy showing the major circulation routes and connections.  The overall pedestrian and cycleway links should be generally consistent with the Figure 66.	The proposal is consistent with the Southern Precinct transport hierarchy providing a new intersection to Louth Park Road.  Pedestrian linkages to key road and footpath networks are provided within the subdivision design. Bus stops have also been provided within the proposed development.
<b>1.4 Overall Landscaping Strategy</b> Each Precinct Plan includes an overall landscaping strategy for the protection and enhancement of any significant vegetation to protect the scenic values of the surrounding environment.	The landscape plan provided with the application includes a 5m Landscape buffer along the eastern property boundary fronting Louth Park Road. The loss of vegetation within the site will be supplemented with street tree plantings with species that are consistent with the existing local EEC onsite, being the Lower Hunter Spotted Gum – Iron Bark Forest Community.
<b>1.6 Stormwater and Water Quality Management</b> Each Precinct Plan includes stormwater and water quality management controls to protect and enhance water quality and quantity.	The proposal has been assessed by Council's engineering team and is considered to demonstrate consistency with the Southern Precinct Plan and water sensitive urban design requirements.
<b>1.7 Amelioration of Natural and Environmental Hazards</b> Precinct Plans provide for the amelioration of any significant natural and environmental hazards.	The site contains bushfire prone land and land affected by mines subsidence. Relevant reports and assessments have been provided and are discussed in detail elsewhere in this report. The proposal is also supported by relevant contamination and geotechnical reports which is satisfactory.
<b>1.8 Key Development Sites</b> There are parts of Louth Park URA that require specific design considerations to address site specific constraints.	The proposal is consistent with requirements of NSW Rural Fire Services and NSW Subsidence Advisory.

Precinct Plan – Southern Precinct	
Control	Comment
<p><b>1.1 Staging Plan</b></p> <p>All development applications for subdivisions shall include a staged construction plan, where the development is intended to be constructed in stages.</p>	<p>The small parcel of land adjacent to the north-eastern corner of the subject site has been dedicated as road under a separate application for a one into four lot Torrens title subdivision under development consent DA/2016/0687 at 510 Louth Park Road Louth Park. This land dedication facilitated a future ring road off Louth Park Road as required by Louth Park Area Plan under this chapter of DCP 2011. Under the subject application the ring road and associated intersection has been located further south, as such, the previously dedicated road reserve north-east of the subject site is no longer required. The applicant has therefore proposed to absorb this residue parcel into proposed Lot 24. However, the applicant will need to undertake a road closure application prior to acquiring this land. Part of this process will include ensuring legal and practical access is provided to the adjoining allotments prior to the release of Lot 24. This road closure process is separate to the development application. As such, the subject development application will be conditioned to be undertaken in two stages:</p> <ul style="list-style-type: none"> <li>• Stage 1: one into 23 lot subdivision including drainage reserve, road network and creation of intersection.</li> <li>• Stage 2: release of proposed Lots 23 &amp; 24 at the completion of the road closure process.</li> </ul> <p>Staging plans will be required to be prepared prior to the release of the Construction Certificate application.</p> <p>If the road closure process does not occur, it is noted that proposed Lot 24 still complies with the minimum lot size prescribed by Maitland LEP 2011, as well as providing an adequate building envelope for future dwelling, outbuildings and landscaping.</p>
<p><b>1.2 Transport and Movement</b></p> <p>The main access to the Southern Precinct will be via a new intersection at a suitable location with adequate sight distance on Louth Park Road. That access road shall connect with the main circulation route in the Central Precinct.</p> <p>The layout, hierarchy and design of streets within the Precinct should be generally consistent with Figure 76.</p>	<p>The development adheres to the road and footpath layout and hierarchy established under the precinct plan (Figure 76).</p> <p>No direct vehicular access from any new residential lot is proposed onto Louth Park Road. A condition is recommended requiring a restriction on title for all allotments with frontage to Louth Park Road restricting vehicular access.</p>

<p>No direct vehicular access is to be provided onto Louth Park Road from lots adjoining these roads.</p>	
<p><b>1.3 Overall Landscape Strategy</b> A 5-metre wide landscaped buffer is required along Louth Park Road to soften the visual impact of all built elements.</p> <p>Existing trees not affected by proposed new roads, infrastructure or buildings are to be retained where possible, particularly adjacent to Louth Park Road and Mount Vincent Road reserves.</p> <p>Development Applications for subdivision will include detailed landscaping plans identifying appropriate street tree species that support the EEC and consistent fencing treatments of post and rail timber.</p> <p>A Visual and Scenic Impact Assessment is to accompany development applications for subdivision development within the precinct.</p> <p>Building envelopes are to be positioned to retain existing vegetation and hollow bearing trees where practical. No new dwellings, garages or outbuildings are to be located within 15-metres of Louth Park Road.</p>	<p>A landscape plan has been provided of which provides for a 5m landscape buffer along the entirety of the eastern property boundary, fronting Louth Park Road.</p> <p>Some existing vegetation across the site has been proposed to be retained in attempt to minimise the impact of vegetation loss. Trees at the very north-eastern corner of the site adjacent to Louth Park Road are proposed to be removed to account for road widening.</p> <p>The landscape plan utilises tree species that are consistent with the existing local EEC onsite, being the Lower Hunter Spotted Gum – Iron Bark Forest Community. Timber post and rail fencing treatments are required where fencing is proposed and will form part of the land title conditions for future residential development.</p> <p>Considering the low-scale density of the proposed subdivision with lot sizes ranging from 2,000m<sup>2</sup> to 5,290m<sup>2</sup>, a Visual and Scenic Impact Assessment is not required. The assessment of development on individual lots will consider any visual impacts.</p> <p>Building envelopes have been provided to maximise tree retention and are positioned 15m from the Louth Park Road interface.</p>
<p><b>1.5 Stormwater and Water Quality Management</b> Applications for subdivision must include a stormwater management strategy consistent with the principles for Water Sensitive Urban Design ("WSUD").</p> <p>To protect and enhance water quality, water quantity and habitat value of downstream waterways and environment.</p> <p>To prevent erosion and run-off during site preparation and construction.</p> <p>Wherever possible, exiting natural drainage gullies should form part of a stormwater and runoff drainage system incorporation detention basins.</p>	<p>Stormwater modelling (utilising the DRAINS software) was undertaken by a suitably qualified engineer (<i>Barker Ryan Stewart, January 2023</i>) and has been assessed by Council's Subdivision and Development Engineering team. Relevant conditions have been included in the consent as recommended by Council's Subdivision and Development Engineering team. This modelling demonstrates the development will not increase the flows and pre-development flow rates are maintained and, in some instances, reduced.</p> <p>Water quality has also been analysed using the Model for Urban Stormwater Improvement Conceptualisation ("MUSIC") software. The results of the model show that the reduction targets have been met in accordance with Council requirements.</p>
<p><b>1.6 Amelioration of Natural and Environmental Hazards</b></p>	<p>Potential hazards including bushfire protection, mines subsidence and land contamination are</p>

<p>All development applications in bushfire prone areas shall submit a bushfire assessment report and requires approval from the NSW Rural Fire Service. No building envelopes are to encroach upon the 40m bushfire protection area.</p> <p>The Southern Precinct is partly affected by shallow mine workings. Any development application in the affected areas will require approval of the Mines Subsidence Board.</p>	<p>discussed within other sections of this report and are considered acceptable for the proposed subdivision. GTAs have been issued from NSW Subsidence Advisory and NSW RFS.</p> <p>A bushfire threat assessment report (<i>Anderson Environmental Planning, March 2021</i>) has been submitted with the application nominating the following Asset Protection Zones ("APZs"):</p> <ul style="list-style-type: none"> <li>• North: 15m</li> <li>• North-west and west: 10m</li> <li>• South and east: 25m.</li> <li>• Bio-retention basin: 15m.</li> </ul> <p>The APZ to the southern boundary is a total width of 35m (10m dedicated to the fire trail, 25m for the APZ) and is considered acceptable. Building envelopes are therefore proposed within the 40m bushfire protection area prescribed by the Southern Precinct Plan. Adequate bushfire protection measures will be considered at the time of residential development and will be subject to the requirements of the NSW RFS document <i>Planning for Bushfire Protection</i>. This is acceptable.</p> <p>In terms of noise only three lots have frontage to Louth Park Road. These lots have a minimum depth of approximately 70m and suitable building envelopes will be designated for these lots allowing for adequate setback to any dwelling with 15m of Louth Park Road including a 5m landscape buffer to mitigate against any potential noise from traffic using Louth Park Road.</p>
<p><b>1.7 Key Development Sites</b></p> <p>A Visual and Scenic Impact Assessment is required to help inform the subdivision design and layout and include landscaping measures to protect views.</p> <p>The development shall retain existing vegetation to screen visual impacts.</p> <p>Larger allotments are to be provided along the southern ridgeline.</p>	<p>All proposed lots south of the ridgeline are equal to or larger than 4,000m<sup>2</sup> and comply with the minimum lot sizes prescribed by Maitland LEP 2011. The development has incorporated landscaping measures to protect the visual and scenic values of the site including retention of existing vegetation. A 5m wide landscape buffer is proposed along the eastern boundary of the site adjacent to Louth Park Road to aid in screening any potential visual impacts. The proposed development is likely to have a low visual impact on the existing surrounding environment in terms of landscape and scenic values. The proposed development is in keeping with the existing and desired future visual character of the Louth Park URA.</p>
<p><b>1.9 Archaeological Heritage</b></p>	<p>An Aboriginal Heritage Impact Assessment (<i>McCardle Cultural Heritage Pty Ltd, October 2018</i>)</p>

	has been completed for the site. The results of this assessment are outlined within a following section of the report and should any objects be found during works then an aboriginal heritage permit may be required. This will be conditioned accordingly.
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**Section 4.15(1)(a)(iia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

A Planning Agreement has been entered into between the Minister for Planning and the developer for the payment of a monetary contribution towards State infrastructure, as required under clause 6.1 in the MLEP 2011 when land is subdivided within an urban release area (Planning Agreement SVPA2018-9821). Relevant matters for consideration are addressed under discussion in this report relating to clause 6.1 of the MELP 2011.

The obligations for the developer regarding the timing for the payment of the contribution are embedded in the Agreement. Council is required to ensure that the obligations in the Agreement have been complied with before it can issue the related Subdivision Certificate and this requirement is included in the recommended schedule of conditions.

**Section 4.15 (1)(a)(iv) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

Demolition is required by the regulations to be completed in accordance with the provisions of *AS2601 -1991: The Demolition of Structures*. Demolition, as nominated on the approved plans, is proposed under this application and appropriate conditions will be included in the consent in this regard.

There are no additional matters prescribed by the regulations for consideration.

**Section 4.15 (1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.**

The following table identifies and discusses the relevant matters for consideration in relation to environmental, social and economic impacts associated with the proposal.

Matters for Consideration	Comments
Character and Amenity	The subject site is located within an existing rural/residential precinct of Louth Park. The proposed subdivision has been designed to create larger lots on its outer fringes including south of the ridgeline towards the southern boundaries. Building envelopes have been designated for all lots, however some modifications are necessary particularly along Louth Park Road to achieve appropriate and established setbacks to maintain the existing character and amenity of Louth Park.
Construction Management	Standard conditions have been included in the development consent to manage the impact of sediment and erosion during site preparation and construction works. A condition of consent has also been included requiring a dilapidation report be submitted to Council prior to works commencing covering all properties and public land that adjoin the development.
Earthworks and Geotechnical	Earthworks including cut, fill and batters are required to facilitate the proposed road network and fill the existing dams. Detailed

	<p>engineering designs and standard earthworks requirements, including provisions for importation and exportation of fill, have been conditioned for accordingly.</p>
Mines Subsidence	<p>The site is affected by mines subsidence. A desktop mines subsidence report (<i>Douglas Partners, January 2018</i>) has been submitted with the application stating the site as being partly undermined by the Rathluba Seam ranging from approximately 15m to 90m. Most of the workings beneath the site and the angle of draw are pillar and bord workings, with two areas of full extraction shown under the western end of the site and to the south of the site (around 20m outside the southern site boundary). The application was subsequently referred to NSW Subsidence Advisory who have recommended conditions to be included in any development consent including certification by a qualified engineer that the subdivision works, and infrastructure are designed to be "safe, serviceable and any damage from mine subsidence shall be limited to 'slight' damage in accordance with AS2870 (Damage Classification), and readily repairable". These GTAs from NSW Subsidence Advisory have also been attached to the development consent.</p>
Stormwater Management	<p>Due to the topographic characteristics of the site, including a crest towards the centre of the site, the land drains both to the northern and southern boundaries. As discussed previously, civil engineering plans and supporting documentation (<i>Barker Ryan Stewart, January/April 2023</i>) have been submitted with the application and have been assessed by Council's Subdivision and Development Engineering team. The proposed stormwater network includes:</p> <ul style="list-style-type: none"> <li>• A stormwater basin within a dedicated drainage reserve to provide both water quality and quantity treatment for the catchment that will drain to the north (Lot 2, 3 and Lots 15 – 24 and the constructed road network). This stormwater strategy utilises conventional pit and pipe conveyance adjacent to the proposed road network as well as with an easement proposed behind Lots 20 – 22. The site water quality is improved through treatment gross pollutant traps and a bio-retention basin before discharging into a legal point of discharge at the north of the site.</li> <li>• The remaining lots will discharge water into a level spreader prior where water quality and quantity will be controlled prior to discharge to the downstream catchment (Lots 4 – 15).</li> </ul> <p>Stormwater modelling (utilising the DRAINS software) submitted with the applicant (<i>Barker Ryan Stewart, January 2023</i>) demonstrates the development will not increase the flows and pre-development flow rates will be maintained and, in some instances, reduced. Water quality has also been analysed using the Model for Urban Stormwater Improvement Conceptualisation ("MUSIC") software. The results of the model show that the reduction targets have been met in accordance with Council requirements. Relevant conditions have been included in the consent as recommended by Council's</p>

	Subdivision and Development Engineering team.
Vehicle access and traffic	<p>The proposal is located within the Southern Precinct of the Louth Park URA, and as such, triggers the requirements of infrastructure upgrades to Louth Park Road servicing the subject site and surrounding land within the URA. A new intersection to Louth Park Road and proposed 'road 1' is required as part of the development works. This part of Louth Park Road will require road widening and road re-construction to create a compliant road design and intersection. The length of the CHR(S) intersection has been proposed to comply with the relevant requirements of Austroads. A vertical sight distance of 90m can be achieved for southbound traffic and falls within the requirements for the 70km/h design speed, noting this exceeds the 60km/h requirements (note: this section of Louth Park Road has a speed limit of 60km/h). Left turn into the site off Louth Park Road is provided via a left turn lane approximately 20m in length for northbound traffic and it is evident that this is not a large sight distance to the intersection. Notwithstanding this, conditions of consent requiring additional signage alerting vehicles the site entry is approaching have been included to ensure vehicle declaration for northbound traffic is achieved. The proposed access arrangements for the development are considered suitable for the type of development and the road environment in the vicinity of the site. Relevant conditions of consent have been included to ensure access and road upgrade requirements comply with required standards.</p> <p>A Traffic Impact Assessment (<i>Intersect Traffic, November 2018</i>) has been submitted with the application demonstrating proposed traffic movements to and from the development. Whilst it is noted this data is based off 21 additional residential allotments with current subdivision plans proposed an increased yield of 23 additional residential allotments, the data increase is negligible and the report can be relied upon. The additional traffic generated from the development is calculated below based off the RMS' <i>Guide to Traffic Generation Development's</i> and the RMS' <i>Technical Directed TDT2013/04</i>:</p> <ul style="list-style-type: none"> <li>• <b>Daily vehicle trips:</b> <math>23 \times 7.4 = 170.2</math> vehicle trips per day</li> <li>• <b>Weekday morning peak hour:</b> <math>23 \times 0.71 = 16.3</math> vehicle trips per hour</li> <li>• <b>Weekday evening peak hour:</b> <math>23 \times 0.78 = 17.94</math> vehicle trips per hour</li> </ul> <p>The report anticipates that 80% of future trips generated by the proposed subdivision will use Mt Vincent Road and 20% will utilise Louth Park Road to the north for access / egress. The existing road network has sufficient spare two-way mid-block capacity to cater for the increase in traffic resulting from the proposed development without significantly impacting on the current level of service experienced by motorists. Sidra analysis of the Mt Vincent Road / Louth Park Road intersection provided within the report indicates that this intersection will continue to operate satisfactorily post development through to 2028. As</p>



	such, the traffic impact on the surrounding road network is acceptable.
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#### Section 4.15 (1)(c) - The suitability of the site for the development

The development proposal allows for the subdivision of one large lot for large lot residential purposes including ancillary works within an urban release area that is consistent with Maitland LEP 2011 provisions. The proposal is generally consistent with the subdivision requirements of Maitland DCP 2011, although some variations are necessary and supportable in terms of lot layouts, building envelope, and fill. The subject site is considered suitable for the proposed development.

#### Section 4.15 (1)(d) - Any submissions made in accordance with this Act or the regulations

##### *Public Submissions*

- The proposal was publicly re-notified/advertised for a period of 35 days between 14 December 2022 to 18 January 2023 in accordance with the *Environmental Planning and Assessment Act 1979* and the Maitland DCP 2011.
- A total of two submissions were received during the latest exhibition period. Both submissions raised objection to the proposal. A summary of the submissions is provided in the following table:

Review of Submissions		
Submission No.	Issue	Comment
1	Lot size map applicable to the development site inconsistent with the intention of the R5 Large Lot Residential zoning.	As discussed previously, the subject site is mapped as containing two minimum lot sizes, with the northern section allowing a minimum lot size of 2,000m <sup>2</sup> and the southern section allowing 4,000m <sup>2</sup> . The proposal is consistent with the objectives of this clause by providing residential lots ranging from 2,000m <sup>2</sup> to 5,290m <sup>2</sup> and equal to or above the minimum lot size defined by the LEP. Furthermore, the development is located within the Louth Park URA which has been appropriately zoned for R5 Large Lot Residential under the MLEP 2011. The Louth Park URA does not have any further requirements regarding lot size where transitioning with larger lots. As such, it is considered that the proposed development is consistent with the emerging character of the Louth Park URA.
1, 2	Additional vehicles utilising Louth Park Road which already experiences speeding and congestion at the Mount Vincent intersection. Additional traffic impact on proposed 'road 1' as residents in adjoining developments to the north will utilise this	The proposed development includes upgrades to Louth Park Road creating a new intersection at Louth Park Road and proposed 'road 1' which will eventually connect to the rest of Louth Park URA to the north. This is consistent with the road and footpath layout and hierarchy

	intersection.	<p>established under the precinct plan (Figure 76) within F10 – Louth Park Urban Release Area of Maitland DCP 2011.</p> <p>Considering the scale of the residential subdivision it is unlikely the proposal will create a significant adverse impact on the local road network.</p>
1, 2	Impact of development on water quality of adjoining water courses and dams.	The drainage report ( <i>Barker Ryan Stewart, January 2023</i> ) submitted with the application provides an analysis of post-development water quality utilising MUSIC software. The results of the model show that the reduction targets have been met in accordance with Council requirements. Gross pollutant traps adjacent to the bio-retention basin are also proposed which will collect sediments and gross pollutants prior to water being discharged into the basin. This meets Council's requirements and therefore no adverse impact to water quality is anticipated. Requirements regarding water quality are conditioned.
2	Visual impacts of the basin on the northern boundary.	The land is battered from the edge of the basin up to the maintenance access track at a gradient of 1:5 and then battered again down to towards the northern boundary at a gradient of 1:3. No physical retaining wall or structures are proposed along the northern boundary of the stormwater basin. The RL of the boundary line at this section of the site varies between RL41m and RL42m with the highest part of the basin at this elevation RL43m to account for the maintenance access track. This change in elevation is not considered to create any adverse amenity or visual impact. Furthermore, the basin is to be planted out with appropriate water quality vegetation which will aid in softening any impact of cutting the land.
2	Location of legal point of discharge	Council relies on mapping provided by the NSW State Government to determine locations of watercourses and points of discharge. The proposed stormwater management for the development has been assessed by Council's Subdivision and Development Engineering team who have considered the proposal as satisfactory subject to conditions of consent.

2	Increase in stormwater flows to the proposed basin	Civil engineering plans and supporting documentation submitted with the application demonstrate the road network, grading and areas from Lots 2, 3 and Lots 15 – 24 will be redirected and graded to the low point in Road 1 and discharged to the north into the proposed bio-retention basin. The storage volume of the basin during the 1%AEP event is 2,770m <sup>3</sup> and meets Council's requirements. The post-development discharge rates are maintained at the pre-development discharge rates and, in some instances, reduced. Requirements regarding water quantity and discharge controls are conditioned.
2	Construction impacts including damage to property, water run-off and erosion.	Standard conditions have been included in the development consent to manage the impact of water run-off, sediment and erosion during site preparation and construction works.
2	Building envelopes not consistent with the R5 Large Lot Residential land zoning objectives and is not in character with the rural-residential transitional land of the Louth Park URA.	The proposed building envelopes and lot layouts are suitable for the future use of residential development and provide adequate area for a dwelling house, outbuildings, and landscaping treatments. While it is acknowledged that the proposal will alter the existing views for the surrounding properties, the proposal is consistent with the emerging character of the URA and is appropriate within the residential context. As such, it is considered that the development is unlikely to result in adverse visual impacts.
2	Access to Lot 4 DP 1247200	Plans have included appropriate alternate access to Lot 4 DP 1247200 connecting to proposed 'road 1'. The cost of which will be at the expense of the developer. Conditions of consent will require this access be created as Council road reserve and cost of future maintenance will be transferred to at dedication Council.
2	Acquisition of road reserve into proposed Lot 24.	Appropriate conditions of consent have been included requiring the subdivision to be split into two stages: <ul style="list-style-type: none"> <li>• Stage 1: one into 23 lot subdivision including drainage reserve, road network and creation of intersection.</li> <li>• Stage 2: release of proposed lots</li> </ul>

		<p>23 and 24 at the completion of the road closure process.</p> <p>The road closure process is a legal process which will require the developer to seek appropriate owner consents to extinguish access easements to this road and acquire the land from Council or Crown ownership. This has been conditioned.</p>
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### Government Agency Submissions

General terms of approval (GTA's) have been provided by the following government agencies on the basis that the development is classified as integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. A summary of the requirements of each government agency is provided in the following table:

Government Agency Submissions (GTA's)		
Responding Agency	Section/Act under which GTA's are provided	Summary of requirements
NSW Rural Fire Service	Section 100b of <i>Rural Fires Act 1997</i> .	<p>NSW Rural Fire Services have issued GTAs recommending the following:</p> <ul style="list-style-type: none"> <li>• Asset Protection Zones and Inner Protection Areas maintained in accordance with relevant provisions of the <i>Planning for Bushfire Protection 2019</i>.</li> <li>• Specific access requirements for both public roads and fire trails.</li> <li>• Specific water and utility service provisions.</li> </ul>
NSW Subsidence Advisory	Section 22 of <i>Coal Mining Subsidence Compensation Act 2017</i> .	<p>NSW Subsidence Advisory have issued GTAs recommending the following:</p> <ul style="list-style-type: none"> <li>• Specific construction parameters to ensure the subdivision preliminary works and infrastructure are designed to be "<i>safe, serviceable and any damage from mine subsidence limited</i>".</li> </ul>

Comments with respect to the proposal have been provided by the following government agencies as summarised in the following table:

Government Agency Submissions (Comments)		
Responding Agency	Section/Act under which comments are required	Summary of Comments
Ausgrid	Section 2.48 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> .	Comments from Ausgrid provide advice regarding to NSW Safework practices for works in proximity to existing network assets.

### Section 4.15(1)(e) - The public interest

The proposal satisfies the provisions of Maitland LEP 2011 and is generally consistent with the provisions of Part C10 – Subdivision and Part F10 – Louth Park Area Plan of Maitland DCP 2011 as demonstrated within previous sections of this report. Whilst some variations are sought, after a detailed assessment of the subdivision, appropriate subdivision outcomes for this locality will be achieved. The development is in the public interest and will allow for the orderly and economic development of the site.

#### OTHER APPROVALS

- The proposal does not require the Council to grant consent under legislation outside of the *Environmental Planning and Assessment Act 1979*.

#### REFERRALS

- The application was referred internally to Council's Subdivision and Development Engineering. Several revisions were requested by the Development Engineer, to ensure that Council had the required information to adequately assess the proposal. The final revision of the submitted documents was reviewed by the engineer and determined to be satisfactory, subject to the imposition of recommended conditions of consent.
- The application was also referred internally to Council's Biodiversity and Resilience Officer. After amendments made to the layout of the proposed subdivision, an addendum to the Ecological Assessment Report was provided and a Preliminary Squirrel Glider Corridor Investigation and Options Study. Subject to conditions of consent the proposed development has been assessed as satisfactory with regards to biodiversity impacts.

#### ASSESSMENT CONCLUSION

- An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. The proposed development is considered acceptable in terms of the relevant matters for consideration under the Act and the development application is recommended for approval.

#### RECOMMENDATION AND DETERMINATION

- Consent be granted subject to the conditions provided in the attached schedule.

## **Planning and Environment**

**DA/2018/1967 FOR TORRENS TITLE  
SUBDIVISION - 25 LOTS (INCLUDING 1  
LOT DRAINAGE RESERVE, AS WELL AS  
ASSOCIATED WORKS - DEMOLITION OF  
SHED, INFRASTRUCTURE,  
LANDSCAPING AND EARTHWORKS) AT  
526 LOUTH PARK ROAD, LOUTH PARK  
(LOT 412 DP 854995)**

**Schedule of Conditions (Under Separate  
Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 4**

**Number of Pages: 23**

## Schedule 1 - Conditions DA/2018/1967

### Reason for Conditions

The following conditions are applied to:

- Confirm and clarify the terms of Council's Approval;
- Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and
- Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment.

### APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions of this consent or as shown in red colour on the plans:

Plan Ref No.	Sheet No.	Rev'n No.	Revision Date	Prepared by: (consultant)
Proposed Subdivision Plan / 180093	051	H	06/04/2023	Barker Ryan Stewart
Staging Plan / 180093	061	H	06/04/2023	Barker Ryan Stewart
Bulk Earthworks Plan / 180093	111	H	06/04/2023	Barker Ryan Stewart
Tree Removal Plan / 180093	121	H	06/04/2023	Barker Ryan Stewart
Landscape Plan / 180093	131	H	06/04/2023	Barker Ryan Stewart
RFS Fire Trail Detail Plan / 180093	151	H	06/04/2023	Barker Ryan Stewart
Erosion and Sediment Control Plans and Details / 180093	801, 802	H	06/04/2023	Barker Ryan Stewart
Bushfire Threat Assessment / 3030.01	-	-	April 2023	Anderson Environmental Planning
Ecological Assessment Report / 3030	-	-	December 2022	Anderson Environmental Planning
Aboriginal Heritage Impact Assessment / Lot 412 DP854995	-	-	29/10/2018	McCardle Cultural Heritage
Drainage Report / 18/93	-	3	02/12/2022	Barker Ryan Stewart
Geotechnical Investigation / 91363.01	-	-	September 2019	Douglas Partners

Preliminary Squirrel Glider Corridor Investigations and Options Study / 3030.03	-	-	15/05/2023	Anderson Environmental Planning
Traffic Impact Assessment / Lot 412 DP854995	-	-	November 2018	Intersect Traffic
Preliminary Site Investigation / 91363.02	-	-	September 2019	Douglas Partners

## WORKS TO BE AMENDED

2. Prior to the issue of the Subdivision Certificate, the development must be amended as follows:

- a) Building envelopes with frontages to Louth Park Road shall be setback a minimum of 15m.

Full details provided within the documentation for a Subdivision Works Certificate application.

## STAGING

3. The subdivision shall be carried out in the following consecutive stages:
- Stage 1:** one into 23 lot Torrens title subdivision (Lots 1 to 22 including the drainage reserve)
  - Stage 2:** proposed lots 23 & 24. Proposed Lot 24 is to remain unregistered until the road closure application and land acquisition process has completed.

## CONTRIBUTIONS & FEES

4. Pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Maitland City Wide Development Contributions Plan 2016, a contribution of \$380,857 shall be paid to the Council.

The contribution is calculated from Council's adopted Development Contributions Plan in the following manner:

Facility	Per Lot	23 Lots
City Wide Aquatics Facilities	\$1,124	\$25,852
City Wide Competition Netball Courts Maitland Park	\$261	\$6,003
City Wide Recreation & Open Space Facilities	\$939	\$21,597
City Wide Multipurpose Centre Floor Space	\$737	\$16,951
City Wide Library Floor Space	\$712	\$16,376
City Wide Road & Traffic Facilities	\$3,724	\$85,652
City Wide Cycleways/Shared Paths	\$664	\$15,272
Louth Park Recreation & Open Space Facilities	\$3,307	\$76,061
Louth Park Road & Traffic Facilities	\$4,688	\$107,824



Plan Management/Administration	\$403	\$9,269
<b>Total</b>	<b>\$16,559</b>	<b>\$380,857</b>

The above contributions are indexed at least annually with reviewed rates to apply from 1<sup>st</sup> February each year in accordance with the provisions of the abovementioned Development Contributions Plan. Rates may be indexed quarterly if there are significant increases in CPI over any one quarter. Please refer to Council's web page for the current rates applicable.

Payment of the above amount is required prior to issue of any Subdivision Certificate for the development.

The above condition has been applied to ensure that:

- a) Where the proposed development results in an increased demand for public amenities and services, payment towards the cost of providing these facilities/services is made in accordance with Council's adopted contributions plan prepared in accordance with the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979.
  - b) Council's administration expenses are met with respect to the processing of the application.
5. **Prior to the issue of a Subdivision Certificate**, all the requirements of the State Voluntary Planning Agreement (SVPA-2018-9821) for 526 Louth Park Road Louth Park are to be complied with. Documentation is to be provided to Council with the application for the Subdivision Certificate.

*Note: Section 6.15(1)(d) in the Environmental Planning and Assessment Act 1979 places a restriction on the issue of a Subdivision Certificate relating to this matter.*

6. **Prior to the issue of the Subdivision Certificate**, "house numbering" and "subdivision certificate" fees, in accordance with Council's *Schedule of Fees and Charges*, shall be paid to Council.

## **CERTIFICATES & REPORTS**

7. **Prior to issue of the Subdivision Certificate**, a copy of a report prepared by a geotechnical engineer shall be submitted to Council:
- classifying each lot in accordance with Australian Standards AS 2870, and
  - verifying that compaction of any approved fill-material on the lots is in accordance with AS3798 employing "level 1" inspection and testing.
8. **Prior to issue of the Subdivision Works Certificate** for earthworks or road construction, application (together with a plan) shall be made, and submitted to Council, for road names. The suggested names shall offer options, which shall be supported with reasons (historical or otherwise) for the chosen names.
9. A Dilapidation Report shall be submitted to Council and the Certifying Authority prior to any works, including demolition works, commencing. The report shall be prepared by an engineer or other suitably qualified person. The report shall cover all properties and public land that

adjoin the development or that could be potentially damaged by the works. The report shall include a description of the location and nature of any existing observable defects to the properties and existing public infrastructure, including a photographic record.

## **GENERAL TERMS OF APPROVAL**

10. The General Terms of Approval from state authorities must be complied with prior to, during, and at completion of the development.

The General Terms of Approval are:

- Subsidence Advisory NSW Reference No: TSUB22-00441 FN05-00289N1 dated 14 December 2022.
- NSW Rural Fire Services Reference No: DA-2018-04687-CL55-3 dated 26 April 2023.

Copies of the General Terms of Approvals are attached to this determination under Schedule 2 and Schedule 3.

## **WATER MANAGEMENT ACT**

11. A Controlled Activity Approval under Section 91 of the *Water Management Act 2000* is required prior to the issue of a Subdivision Works Certificate.

## **UTILITY SERVICES**

12. Underground water, sewerage, telecommunications, and electrical power services shall be reticulated for each lot in accordance with the service provider's requirements.
13. Street and pathway lighting shall be provided in accordance with the requirements of Council and the power supply authority:
- Generally based on Australian Standard AS 1158 categories P5,
  - providing "cut-off" luminaries (such as "Aeroscreen" or similar)
  - adopting category V intersection lighting at **Louth Park Road/Road 1**.
14. Any necessary alterations to public utility installations being at the developer's expense and to the requirements of both Council and the relevant authority.
15. **Prior to issue of the Subdivision Certificate**, a Compliance Certificate under Section 50 of the Hunter Water Act 1991 for this development shall be submitted to Council.

*Note: Where the proponent enters into an interim arrangement with Hunter Water for the provision of temporary sewerage disposal a copy of the agreement between Hunter Water and the proponent shall also be provided to the Council prior to the issue of the Subdivision Certificate.*

16. **Prior to issue of the Subdivision Certificate**, documentary evidence from the suppliers of electrical power, and communications (and including gas if applicable), confirming that satisfactory arrangements have been made for the installation of infrastructure services, shall be submitted to Council.
17. **Prior to issue of the Subdivision or Construction Certificate in connection with a development**,

the developer (whether or not a constitutional corporation) is to provide evidence satisfactory to the Certifying Authority that arrangements have been made for:

- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

## **VEGETATION & LANDSCAPING**

18. **Prior to the issue of a Subdivision Works Certificate**, a Tree Retention Plan must be prepared by a qualified arborist and in accordance with approved Tree Removal Plan, 180093-01-121 Revision H, prepared by *Barker Ryan Stewart*, 06/04/2023, and as amended by Condition 25. The Tree Retention Plan must identify the Tree Protection Zones for all retained trees onsite and specifications for tree retention as per *Australian Standards - AS 4970-2009 Protection of trees on development sites, unless they have been specifically identified for removal on the approved plans or documentation*.

All reasonable measures shall be undertaken to protect trees and native vegetation on, and adjoining the site, that shall be retained from damage during construction. Such measures shall include, but not be limited to:

- a) Maintaining exclusion fencing around trees and vegetation that adjoins the construction area to minimise damage to vegetation that shall be retained. Exclusion fencing shall be sign posted to warn of its purpose.
- b) Prohibiting compaction and the placement of fill within five metres of trees and native vegetation that shall be retained. For isolated trees that are to be retained within and immediately adjoining the site, excavation shall be carried out by hand, with all care taken not to damage tree roots. If tree roots greater than 30mm are found during works that need to be severed, they shall be cut with a saw (not ripped) under the supervision of a suitably qualified AQF5 arborist or horticulturalist.
- c) Keeping all vehicles, construction materials and refuse within areas approved for buildings, structures, access ways and car parks.
- d) Limiting the number of access points.
- e) Notifying all contractors, sub-contractors, and personnel of vegetation protection requirements of this condition.

19. **Prior to the issue of a Subdivision Works Certificate**, a Construction Environmental Management Plan (CEMP) must be prepared for the clearing and construction phase of the development works to the satisfaction of the consent authority. The CEMP is to include, but not limited to, the following documentation and procedures:

- a) Identification of building envelopes and retained trees as per the approved plans under Condition 1
- b) Construction impacts must be restricted to the development site and must not encroach into the Tree Protection Zones of any retained trees. All materials stockpiles, vehicle parking, machinery storage and other temporary facilities must be located outside of the TPZ of retained trees.

- c) A weed and hygiene protocol must be developed to minimise the spread of weeds and pathogens such as *Phytophthora cinnamomi* (Root-rot fungus), *Puccinia psidii* (Myrtle Rust) and others during clearing and construction.
- d) Vehicles, machinery, and equipment must be free from weed material (including seeds) before entering and exiting the construction corridor. All stockpiles of soil onsite must be maintained by regular spraying of herbicide to stay free of weed propagules during the duration of the works.
- e) A pre-clearing survey must be conducted by a qualified ecologist to identify all resident fauna using the site. Especially, all hollows present onsite shall be inspected during the survey to assess occupation by native fauna.
- f) A qualified ecologist or fauna handler must inspect all dams prior to dewatering and be present during the process to relocate any aquatic fauna present.
- g) All hollow-bearing trees within the clearing footprint shall be clearly marked (with flagging tape and fluro spray-paint).
- h) Timing of clearing must consider the life cycle of all resident fauna and must occur outside of breeding season (preferably late summer and autumn) of species identified onsite.
- i) Vegetation removal (in particular, removal of hollow-bearing trees) to be supervised by a qualified ecologist or fauna handler.
- j) Clearing of habitat trees must be undertaken using best practices in the industry including using fauna sensitive techniques such as sectioning, and soft felling.
- k) Hunter Wildlife Rescue must be contacted prior to habitat tree removal to ensure they have capacity to care for any wildlife potentially injured during clearing activities.
- l) Cleared vegetation will be mulched and stockpiled for later use in any vegetation restoration/landscaping activities and must be cleared of weed propagules. Exotic species present shall be chipped separately.

20. **Prior to the issue of the Subdivision Works Certificate for road construction**, a detailed "landscape plan", in accordance with Council's tree planting guidelines and Manual of Engineering Standards shall be submitted to Council for approval. The plan shall include:

- a) Be in accordance with the approved plan as referenced in condition 1 inclusive of the 5m landscape buffer along Louth Park Road adjacent to lots 1, 2 and 24 and designed by a suitably accredited landscape architect.
- b) Be of a design and construction standard that minimises ongoing maintenance costs to Council and is maintainable by the Council 72 inch wide ride-on machinery.
- c) Street trees shall have a minimum pot size of 45L (desirably minimum height of 1.5m at time of planning) include details of the height and spread at maturity (of the approved species).

*Landscaping of any existing or proposed public land shall include:*

- d) A minimum 3.0m wide couch turfed strip provided along adjoining private property boundaries for boundary maintenance purposes with maximum slope of 5H:1V.
- e) Show construction details of any fencing/bollards/barriers/lighting items approved in the landscape concept plan.
- f) Where landscaping adjoins pedestrian paths/corridors, the plants shall be positioned at least 1.0m offset to the edge of path.

*Landscaping of water quality systems*

- g) A robust and resilient design that can withstand the potential flooding impacts within the drainage reserve/corridors.

21. **Prior to the issue of the Subdivision Certificate** the applicant shall provide to the Council either:
- a) A copy of a 'landscape maintenance agreement' with a qualified landscape contractor to secure maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan; or
  - b) Provide a landscape maintenance bond to the Council for the maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan.
- Note:** The applicant shall provide three quotations from qualified landscape consultants for the landscape maintenance work and the amount of the bond is to be determined having regard to these quotations.*
22. **Prior to the issue of the Subdivision Certificate** all landscaping shall be undertaken in accordance with the approved landscape plans.
23. **Prior to commencement of works** an eradication report for noxious and environmental weeds shall be provided to, and approved by Council, by a suitably qualified professional. The report shall include the proposed public reserve, drainage reserve and/or creek waterways.
24. **Prior to issue of the Subdivision Certificate**, noxious and environmental weeds shall be destroyed or removed from within the proposed public reserve and/or creek waterways, in accordance with the requirements of an approved eradication report. Certification shall be provided by a suitably qualified professional.

## **SQUIRREL GLIDER MANAGEMENT**

25. A qualified ecologist with relevant experience in squirrel glider ecology and fauna crossings shall prepare a Squirrel Glider Plan Management Plan (SGMP), in consultation with Council's Manager Environment and Sustainability. The SGMP shall be prepared in accordance with Option 1 outlined in the Preliminary Squirrel Glider Corridor Investigation and Options Study (AEP, 2023) and include (but not be limited to) the following minimum detail:
- a) Installation of ten (10) poles from the northeast corner of the proposed detention basin to the northern corner of Louth Park Road and proposed Road 1.
  - b) Pole design in accordance with recommendations provided in the Preliminary Squirrel Glider Corridor Investigation and Options Study (AEP, 2023), including:
    - Minimum 16 m above ground height for standard launch poles
    - Installation of glider-specific nest box and predator guard on each pole
  - c) Proposed revegetation actions in accordance with native tree planting proposed in the Preliminary Squirrel Glider Corridor Investigation and Options Study (AEP, 2023)
  - d) Minimum five (5) year glider pole monitoring undertaken by suitably qualified personnel to determine fauna usage.
  - e) Detailed works schedule for pole installation.

The SGMP shall be submitted to, and approved, by Council's Manager Environment and Sustainability prior to issue of the Subdivision Certificate.

Annual monitoring reports are to be provided to Council's Manager Environment and Sustainability for a minimum period of five (5) years.

Implementation of the SGMP shall commence immediately upon any construction work commencing and shall be carried out in accordance with the SGMP approved schedule of works.

26. Access required to glider poles within Lots 23 and 24 (seven in total) will be granted to Maitland City Council in perpetuity for the purpose of monitoring and maintaining glider poles, nest boxes, and planted vegetation.
27. Prior to the issue of the Subdivision Certificate the applicant shall provide to the Council either:
  - a) A copy of a 'maintenance agreement' with a qualified contractor to secure maintenance of the glider poles and associated landscape plantings for a period of not less than 5 years in accordance with the Squirrel Glider Plan Management Plan; or
  - b) Provide a maintenance bond to the Council for the maintenance of the glider poles and associated landscape plantings for a period of not less than 5 years in accordance with the Squirrel Glider Plan Management Plan.

**Note:** The applicant shall provide three quotations from qualified consultants for the maintenance work and the amount of the bond is to be determined having regard to these quotations (Generally this is calculated as a minimum 200%).

## **CONTAMINATION**

28. In the event of an undisclosed or unidentified contamination being found on-site or any potentially contaminating infrastructure (e.g. underground storage tanks) or soils (e.g. staining, odours, asbestos) being identified during works, a qualified and experienced consultant must inspect, review and advise on remediation or mitigation prior to further construction proceeding. Council must be notified if this occurs and must be provided with any resulting report and recommendations.
29. Where any asbestos or products containing asbestos are found on-site then the materials encountered shall be managed in accordance with the provisions of the NSW Work Cover Authority.

## **ARCHAEOLOGY**

30. Prior to, or during construction, identification of any potential archaeological deposit likely to contain Aboriginal artefacts, shall cause construction works to cease. Application shall be made by a suitably qualified Archaeologist to the National Parks and Wildlife Service (NPWS) for an excavation permit for Aboriginal relics. A copy of such a permit, shall be submitted to Council.

## **BATTERS AND RETAINING WALLS**

31. No retaining walls are approved within existing or future dedicated public land including road reserves. All batter slopes shall comply with the 'desirable' requirements as listed in Council's Manual of Engineering Standards.
32. Retaining walls on common boundaries shall be in accordance with the approved retaining plan. No walls shall exceed the maximum height of 1.5m.

33. A post and wire or timber rail fence shall be located along the eastern side of lot 22 and the western side of lot 23.

## TRAFFIC AND TRANSPORT

34. **Prior to the issue of the Subdivision Certificate** kerb and gutter and road construction with an asphaltic concrete wearing surface of all proposed roads, together with all necessary stormwater drainage and infrastructure facilities, shall be provided in accordance with Council's Manual of Engineering Standards.
35. **Prior to the issue of the Subdivision Works Certificate** the following road hierarchy shall apply to all roads, (including widths, pavement design and the like) in accordance with council's Manual of Engineering Standards:

A minimum 300mm select layer of sub-base quarry product material shall be added to the pavement design and construction plans due to the presence of high shrink/swell clays in the Maitland Local Government Area.

ROAD TYPE	ROAD DESCRIPTION	Comments (shared paths, etc)
Local – Secondary	Road 2 and Road 3	
Local - Primary	Road 1	12m pavement (ESA 1.5x10 <sup>6</sup> )

*Note: where other conditions of consent require larger criteria (such as shared paths and verge) the larger provision takes precedence.*

36. **Prior to the release of the Subdivision Certificate**, road widening shall be dedicated to council to facilitate a 6.5m new pavement (from the existing pavement centreline/crown) and a 4.5m verge. In addition, any additional road widening required to facilitate turning requirements for the intersection of Road 1 and Louth Park Road as per council and Austroads standards shall also be dedicated to council. Any road widening shall be dedicated to council at no cost to council.
37. **Prior to issue of the Subdivision Certificate**, the Louth Park Road/Road 1 intersection shall be constructed providing (but not limited to):
- a) A CHR(S) intersection in accordance with Austroads standards;
  - b) auxiliary lanes catering for "left-in" and "passing/right-in" movements in accordance with the Austroads Standards;
  - c) a flexible pavement with design-life traffic loadings in accordance with Council's Manual of Engineering Standards;
  - d) Vehicle turning paths for the garbage truck;
  - e) "minor/major event" stormwater drainage for contributing catchments;
  - f) all line marking and signage shall be approved by Local traffic committee.

*Note: The Subdivision Works Certificate Plans shall include calculations demonstrating that sight distances (including stopping sight distances) in accordance with Austroads Standards have been achieved.*

38. **Prior to the issue of the Subdivision Certificate** public bus facilities shall be provided generally at 400m spacings and providing maximum 400m walking distances from surroundings lots.

The applicant is to consult with Transport for NSW, the bus service provider and Maitland City Council with regard to location(s) and in corporate recommendations arising from the consultation. The works shall include:

- a) Opposing bus stops (concrete slabs) generally adjacent to lots 3 and 23, and generally placed on the departure side of intersections and refuges (subject to consultation with the bus service provider)
- b) connecting footpaths, pram ramps, line marking, signage and associated works
- c) street lighting on each vehicle approach side

39. **Prior to the issue of the Subdivision Certificate** the following works shall be provided within the existing road reserve(s):

- a) Half width road including kerb and guttering verge formation, ancillary drainage and a minimum 10 metres wide (6.5m constructed half road + 3.5m existing seal) sealed road pavement across the full frontage of the site in Louth Park road. The kerb shall be offset 6.5m from the centre of the road reserve.
- b) A pedestrian path 1.5m wide located within a 4.5m verge along the full frontage of the site in Louth Park Road.
- c) Pedestrian kerb ramp(s) at the intersection of Louth Park Road and Road 1.
- d) All redundant driveway crossings, driveways and/or damaged kerb and gutter are to be removed and reinstated.
- e) The driveway crossover and layback for number 538 Louth Park Road shall be upgraded in accordance with council standard drawing SD010.
- f) Drainage works shall be included for the Louth Park Road frontage works.
- g) Lighting of the intersection of Louth Park Road and Road 1, adopting category 'V', in accordance with Australian Standard AS 158.
- h) A driveway for the access to Lot 4 DP 1247200 from Road 1 shall be constructed in accordance with council standard drawing SD025. A road reserve 6m wide shall be located over this access handle.

40. **Prior to the issue of the Subdivision Certificate** the following subdivision works within the private property shall be provided in accordance with Council's Manual of Engineering Standards:

- a) Internal roads, drainage and pathways.
- b) Ancillary roadside furniture and safety devices including fencing, signage, guideposts, chevrons and directional arrows.
- c) The fire trail shall be constructed to the standards outlined within NSW RFS GTAs. Where the access track is downstream of the level spreader the access track shall be constructed of concrete to the industrial standard outlined in council standard drawing SD010. The fire trail shall be designed and constructed to not concentrate stormwater flows.

41. **Prior to the issue of the relevant Subdivision Works Certificate or Roads Act Approval**, all (traffic) Regulatory line marking and signage shall be approved by **Council's Local Traffic Committee**. *Note: Please allow three months from lodgement for the LTC process.* All recommendations of the committee shall be incorporated into approvals and works. The works to be approved include:

- a) *"Four-way" cross intersections shall identify priority requirements.*



- b) *All regulator line marking and regulatory signage.*
- c) *14m wide roads, or wider, require line marking.*
- d) *Roundabouts and signals.*

42. **Prior to issue of a Subdivision Works Certificate** any major utilities facilities, (water sewer, telecommunications items larger than individual lot scale provisions) shall be clearly shown on the construction drawings. Offsets from items such as road reserves, footpaths or retaining walls shall be shown demonstrating no impacts/encroachment into those adjoining items clear-zone requirements.

## **STORMWATER DRAINAGE**

43. A drainage design shall be prepared by a suitably qualified and experienced drainage engineer, in accordance with Council's Manual of Engineering Standards. The major system requirements shall include, but not limited to, the following:

- a) In accordance with the approved drainage plan. 180093-01 sheets No. 001 to 802 Revision, rev H date 06/04/2023 by Barker Ryan Stewart and the drainage report reference 18/93, Revision 3 date 02/12/22.
- b) A major stormwater drainage system catering for discharge from contributing catchment areas in their ultimate developed state.
- c) A stormwater detention system to reduce post-developed discharges to pre-developed discharges, for the critical storm up to and including the 1% AEP ("100 year") event.
- d) A stormwater water quality system to collect gross pollutants, nutrients and hydrocarbons generated from the contributing catchment areas in their ultimate developed state.
- e) Stormwater pit/pipe networks for line D1-4 to D1-10 shall be designed to cater for the 1% AEP event including blockages inline with MOES and AR&R requirements.

44. Specific drainage requirements shall include the provision of:

- a) Provision of  $Q_{100}$  flow depths, freeboard, and velocity depth ratios shown on the construction drawings at relevant locations for overland flowpaths on road and drainage corridors.
- b) The existing dam shall be decommissioned. A geotechnical report and civil engineers design shall be provided for the new basin wall including any required clay core or equivalent.
- c) Interallotment drainage to internal lots as required.
- d) Post and cable fencing and a gate shall be provided around the detention basin. Refer to council standard drawing SD057 and SD 058 for details.
- e) Two flood warning signs as per council standard drawing SD038 to be provided for the detention basin.
- f) A GPT access pad shall be provided within the verge adjacent to the GPT. This shall be constructed of concrete to the industrial standard outlined in council standard drawing SD012.
- g) The bio basin planting shall be surrounded with a concrete edge strip to delineate the bio filtration area from the remainder of the basin.
- h) The level spreaders for lots 1, 4-14 shall be designed with a concrete edge to discharge flows that mimic natural sheet flow and be to the satisfaction of council's development

engineers. These shall be constructed prior to the **release of the Subdivision Certificate**.

45. A suitably qualified geotechnical engineer shall supervise the decommissioning of the existing farm dam to ensure any contamination is identified and actioned appropriately. Where contamination is found during the decommissioning, an action plan is to be provided to, and approved by Council, prior to undertaking the decontamination works.
46. **Prior to issue of the Subdivision Certificate**, certification from a suitably qualified geotechnical engineer shall be provided confirming that any contamination at the decommissioned farm dam site has been removed.
47. **Prior to issue of the Subdivision Works Certificate**, certification from a suitably qualified geotechnical engineer shall be provided certifying that the constructions plans are in accordance with Subsidence Advisory NSW GTAs reference TSUB20-00262 and dated 19 November 2020 (in particularly item no.4).
48. **Prior to the issue of the Subdivision Works Certificate**, a geotechnical report shall be provided to the satisfaction of council's development engineer. In addition to addressing the pavement design, basin embankment and general subdivision geotechnical requirements the report shall address extent of fill and how it will be consolidated to ensure future settlement is within relevant thresholds.
49. **Prior to the issue of the Subdivision Works Certificate**, a letter shall be provided from a suitably qualified geotechnical engineer certifying that the SWC plans are consistent with the requirements of the above geotechnical report.
50. **Prior to issue of the Subdivision Works Certificate for the detention/water quality basin**, confirmation form the NSW Dam Safety Committee shall be obtained demonstrating that the dam is not classified as a 'prescribed dam'. Any requirements of the Dam Safety Committee shall be adhered to and submitted in the Subdivision Works Certificate documentation.
51. **Prior to issue of the Subdivision Certificate** a Maintenance Management Plan for the stormwater detention/retention systems shall be prepared by a suitably qualified and experienced person, shall be submitted to, and accepted as satisfactory by Council's Coordinator Subdivision & Development.

## **EROSION CONTROL AND BULK EARTHWORKS**

52. The site and its surrounding environs shall be protected from the effects of erosion (as water and wind borne particles) and off-site "vehicle tracking", by the application of adequate controls. Details in accordance with Council's Manual of Engineering Standards and the manual, "*Managing Urban Stormwater*" shall be submitted as part of the Subdivision Works Certificate application.
53. **Prior to the issue of a Subdivision Works Certificate for subdivision works** a Bulk Earthworks Management Plan (BEMP) is required to be submitted to Council for approval. The BEMP must include a report form a suitably qualified engineer that examines and determines:
  - a) the extent of bulk earthworks require for the construction of each stage
  - b) how stockpiles will be managed during construction

- c) where stockpiles will be located for each stage and what requirements are necessary to manage the locations
  - d) stock pile dimensions and stabilisation measures
  - e) site haulage routes and movement for each stage
  - f) how fill will be managed in the floodway during construction
  - g) any specific requirements relating to the management of Acid Sulfate Soils
54. **Prior to the issue of a Subdivision Works Certificate**, a Soil and Water Management Plan shall be submitted to Council for approval, in accordance with Council's Manual of Engineering Standards and "Managing Urban Stormwater – Soils & Construction 2004 Manual. The plan is to be prepared by a suitably qualified professional detailing temporary and permanent measures to be installed. The Plan is to include an analysis of the susceptibility of soil to erosion and is to be submitted with the Engineering plans. All erosion and sediment control measures undertaken on the site are to conform to the specifications and standards contained in the relevant Manual.

## **CIVIL WORKS – CERTIFICATION**

55. **Prior to issue of the Subdivision Works Certificate** for the road, drainage, public landscaping and civil works an engineering design shall be prepared by a suitably qualified and practising engineer, in accordance with Council's Manual of Engineering Standards (MOES), and this consent.
56. **Prior to commencement of works within an existing public road reserve:**
- a) an engineering design, in accordance with Council's Manual of Engineering Standards, shall be submitted to Council for approval
  - b) consent under the Roads Act for the approved works, shall be issued by Council
  - c) all relevant Council fees shall be paid
  - d) a traffic control plan in accordance with the RMS publication "Traffic control at Worksites" shall be submitted to Council.
57. **Prior to issue of the Subdivision Certificate**, all necessary works required for compliance with this consent and the Subdivision Works Certificate shall be provided in accordance with Council's Manual of Engineering Standards. Confirmation of works shall include:
- a) Confirmation that the construction works have been completed.
  - b) Confirmation from the road authority for any Roads Act Approval requirements.
  - c) Work-as-executed drawings, utilities plans, electronic files are provided to Council.
  - d) Geotechnical testing (pavement, concrete, etc) and inspection certification is provided.
  - e) Geotech certification of the detention basin works (including any clay core requirements).

## **LAND TITLE**

*(Note: Lot numbers quoted in "Land Title" conditions refer to the approved plan. Any requirements for specified lots within nominated reports must be cross-referenced with the approved plan.)*

58. The proposed public roads and/or road widening shall be dedicated to Council, at no cost to Council.
59. The land containing the proposed stormwater basin and associated overland flow paths shall

be dedicated to Council as drainage reserve, at no cost to Council.

60. A restriction shall be placed on lots 1, 2 and 24 prohibiting any driveway or access to be obtained from Louth Park Road.
61. A covenant shall be placed on lots 1, 4-14 prohibiting the damage of the level spreaders. The covenant shall ensure that the owners do not allow the level spreaders to deteriorate as to not convey sheet flow. In addition, lots 1, 4-13 shall have a restriction requiring all stormwater from impervious areas to be connected to the level spreader. Lot 14 building envelope shall extend only to the RL45m to ensure the roof area to be discharged to the street network. In addition, the lot shall have a restriction requiring all roof area stormwater to discharge to the street network via a kerb adaptor. Where this cannot be achieved (driveway areas or where a charged line is not hydraulically possible) the stormwater may discharge to the level spreader.
62. A restriction or covenant on the title of affected lots (generally Section 88b) under the *Conveyancing Act 1919*, shall be created to give effect to:
  - a) Where public water quality or stormwater detention systems are not dedicated at the time of commissioning, a positive covenant shall be created, burdening the lot, to maintain the system in accordance with the maintenance management plan until the land is dedicated as drainage reserve.
  - b) Retaining walls on common boundaries shall have a 900mm easement to prevent excavation and for maintenance access shall be provided on the downhill lot.
63. Easements to drain water, in accordance with Council's Manual of Engineering Standards, under Section 88B of the *Conveyancing Act 1919*, shall be created over pipes, overland flow paths, final discharge structures, stormwater control devices, and stormwater dispersal areas where public stormwater is not located within public land. *Note: Any stormwater pipes conveying public road water shall have a 3m easement for drainage benefitting council over the pipeline*
64. A restriction on the title of all lots under Section 88b of the *Conveyancing Act 1919*, shall be created which restricts the location of all buildings and works, being confined to approved building envelopes, and in accordance with the approved plan pursuant to Condition 2.
65. A restriction on the title of all lots under Section 88b of the *Conveyancing Act 1919*, shall be created to give effect to the provision that boundary fencing be of post and wire or timber rail construction.
66. A restriction on the title of all affected lots under Section 88b of the *Conveyancing Act 1919*, shall be placed requiring the lot owner to protect and preserve the retained trees in perpetuity. Affected lots in accordance with the Tree Removal Plan, 180093-01-121 Revision G, prepared by *Barker Ryan Stewart*, 18/01/2023 and as amended by Condition 27.
67. An easement for the benefit of Maitland City Council over the relevant lots in perpetuity for the purpose of monitoring and maintaining glider poles, nest boxes and planted vegetation.
68. The authority empowered to release, vary or modify inter-allotment drainage easements shall be nominated as "the lots burdened and benefitted, only with the consent of Maitland City Council".

69. The authority empowered to release, vary or modify restrictions and covenants on the use of the land required by this consent, shall be nominated as "Maitland City Council".

**ADVICES**

*The following advices are limited in scope and should not be understood to encompass all areas of responsibility of the consent holder, relating to the development.*

- A You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- B You are advised that, in accordance with the EP&A Act, (sec.109F) payment of the building industry Long Service Leave levy, where applicable, must be paid prior to issue of any Subdivision Works Certificate.
- C You are advised to record and notify Council in writing, of any existing damage to the street infrastructure (including landscaping) in the vicinity of proposed works associated with this consent, prior to commencement of construction. The absence of such notification signifies that no damage exists. Where necessary repairs are carried out by Council, the owner of the development property shall be held liable for the cost of those repairs.
- D You are advised that the issue of this development consent does not negate the responsibility of the land owner in respect to any restriction, covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.

## Schedule 2 - NSW Rural Fire Services General Terms of Approval



### NSW RURAL FIRE SERVICE

Maitland City Council  
PO Box 220  
MAITLAND NSW 2320

Your reference: DA/2018/1967 (CNR-14147)  
Our reference: DA-2018-04687-CL55-3

**ATTENTION:** Thomas Howell

Date: Wednesday 26 April 2023

Dear Sir/Madam,

#### **Integrated Development Application**

s100B - Subdivision - Torrens Title Subdivision

526 Louth Park Road Louth Park NSW 2320, 412//DP854995, 411//DP854995, 1//DP1045723, 3//DP1247200, 4//DP1247200, 1000//DP1276710, 2//DP1286289, 4//DP1286289, 5//DP1286289

I refer to your correspondence dated 15/03/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the Environmental Planning and Assessment Act 1979, and a Bush Fire Safety Authority, under section 100B of the Rural Fires Act 1997, are now issued subject to the following conditions.

#### **General Conditions**

1. The proposed development will be consistent with the Detailed Engineering Drawing (prepared by Baker Ryan Stewart, Plan No.180093-01-101, File Ref. 180093, Rev. H, dated 06 April 2023), in particular, but not limited to, roads, fire trails, and building envelopes.

#### **Asset Protection Zones**

*The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:*

2. At the issue of a subdivision certificate, the entire site, with the exception of the bio-retention basin, must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;

1

#### **Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

NSW Rural Fire Service  
4 Murray Rise Ave  
SYDNEY OLYMPIC PARK NSW 2127

T: (02) 8741 5555  
F: (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

3. At the issue of subdivision certificate, a section 88B easement under the 'Conveyancing Act 1919' is to be created. The easement is to restrict the user from the construction of any habitable building within 15 metres from the northern boundaries of lots 20, 21, 22, 23, and 24; 10 metres from the northern boundary of Lots 13 and 14; 10 metres from the western boundary on Lots 10, 11, 12 and 13; 25m from the southern boundary on lots 4, 5, 6, 7, 8, 9 and 10 (in accordance with Figure 5 - Required BALs and APZ plan prepared by Anderson Environmental Planning AEP Ref: 3030, dated April 2023). Each of those lots are to ensure the fire trails are kept clear of any buildings. The easement is to ensure the lots accommodate the required asset protection zones (APZs) for the future dwellings located on the lots. The name of the authority empowered to release, vary or modify any instrument must be Maitland Council.

4. Landscaping of the site should comply with the following principles of Appendix 5 of 'Planning for Bush Fire Protection 2006':

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

#### **Access – Public Roads**

*The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:*

5. Public road access shall comply with the following requirements of section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*:

- Road(s) shall be two wheel drive, all weather roads.
- Urban perimeter roads are two way, with a carriageway 8 metres minimum kerb to kerb.
- The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.
- Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
- Public roads have a cross fall not exceeding 3 degrees.
- All roads should be through roads. Dead end roads are not recommended, but if unavoidable, dead end roads are not more than 200 metres in length, incorporate a 12 metre outer radius turning circle, are clearly signposted as dead end and direct traffic away from the hazard.
- Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
- Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
- The minimum distance between inner and outer curves is 6 metres.





- Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
- There is a minimum vertical clearance to a height of 4 metres above the road at all times.
- The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
- Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
- Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
- Public roads 5.5 to 6.5 metres wide (kerb to kerb) provide parking within parking bays located outside the kerb to kerb space and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- One way only public access roads are no less than 4 metres wide (kerb to kerb) and provide parking within parking bays located outside the kerb to kerb space. Services are located outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- Parking bays are a minimum of 2.6 metres wide from kerb to edge of road pavement. No services are located within the parking bays.
- Public roads directly interfacing the bush fire hazard provide roll top kerbing to the hazard side of the road.

#### **Access – Fire Trails**

*The intent of measures is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:*

6. At the issue of subdivision certificate, the proposed fire trails are to be constructed at a minimum, in accordance with section 4.1.3 (3) of Planning for Bush Fire Protection 2006 to RFS requirements, to 4m wide with 6m wide formation, as proposed in Detailed Engineering Plan (prepared by Barker Ryan Stuart Plan No. 180093-01-101, File Ref. 180093, Rev. H, dated 6 April 2023).

The fire trails within each lot are required to be managed as follows:

- If boundary fences are installed, fences shall be constructed on the residential side of the proposed perimeter fire trail;
- Fire trails and access to the fire trails shall not be obstructed at any time to ensure that the fire trail is available for use by firefighting services;
- Suitable arrangements shall be put in place to ensure the ongoing management and availability of fire trails for fire management purposes.

#### **Water and Utility Services**

*The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:*

7. Water, electricity and gas are to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.

#### **General Advice – Consent Authority to Note**

- Future development applications lodged on lots created within this subdivision may be subject to further assessment under the Environmental Planning & Assessment Act 1979.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 12/02/2023.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,



Nika Fomin  
Manager Planning & Environment Services  
Built & Natural Environment



NSW RURAL FIRE SERVICE

## BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision

526 Louth Park Road Louth Park NSW 2320, 412//DP854995, 411//DP854995, 1//DP1045723, 3//DP1247200, 4//DP1247200, 1000//DP1276710, 2//DP1286289, 4//DP1286289, 5//DP1286289

RFS Reference: DA-2018-04687-CL55-3

Your Reference: DA/2018/1967 (CNR-14147)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA-2018-04687-CL55-2 issued on 12/02/2023 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.

**Nika Fomin**

Manager Planning & Environment Services  
Built & Natural Environment

Wednesday 26 April 2023

## Schedule 3 - NSW Subsidence Advisory General Terms of Approval

### **GENERAL TERMS OF APPROVAL**

Issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the subdivision / development of land.

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As delegate for Subsidence Advisory NSW under delegation executed 14 December 2022, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

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### **SCHEDULE 1**

Ref:	<b>TSUB22-00441</b>
DA:	<b>2018/1967</b>
Site Address:	<b>526 LOUTH PARK ROAD LOUTH PARK</b>
Lot and DP:	<b>LOT 412 DP 854995</b>
Proposal:	<b>1 INTO 24 LOT TORRENS SUBDIVISION (PLUS DRAINAGE AND ROAD RESERVES)</b>
Mine Subsidence District:	<b>LOUTH PARK</b>

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## SCHEDULE 2

### GENERAL TERMS OF APPROVAL

GENERAL							
Plans, Standards and Guidelines							
1.	<p>These General Terms of Approval (GTAs) only apply to the subdivision development described in the plans and associated documentation relating to <b>DA/2018/1967</b> and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development may render these GTAs invalid.</p> <p>If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified to determine if any variations to these GTAs are required.</p>						
2.	<p>This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.</p>						
3.	<p>Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.</p>						
SITE WORKS – PRE CONSTRUCTION							
4.	<p>The proposed structure(s) associated with subdivision preliminary works and infrastructure shall be designed to be "safe, serviceable and any damage from mine subsidence shall be limited to 'slight' damage in accordance with AS2870 (Damage Classification), and readily repairable" using the subsidence parameters outlined below:</p> <table border="0"> <tr> <td>a) Maximum horizontal strains (+/-):</td><td>2 mm/m</td></tr> <tr> <td>b) Maximum tilt:</td><td>6 mm/m</td></tr> <tr> <td>c) Maximum Radius of Curvature:</td><td>6 km</td></tr> </table> <p>Any ancillary structures or services identified in the subdivision plan shall be designed with flexible joints and remain safe, serviceable and repairable using mine subsidence design parameters acceptable to Subsidence Advisory NSW.</p> <p>Subdivision roadworks identified in the identified in the subdivision plan shall be designed as a flexible pavement with a bitumen or asphalt treated surface over one or more unbound base courses in accordance with the relevant Australian Standards and Codes of Practice.</p> <p>If a concrete surface course is required, it shall be designed to include expansion and crack control joints or sacrificial sections to minimise the risk of damage from mining subsidence.</p>	a) Maximum horizontal strains (+/-):	2 mm/m	b) Maximum tilt:	6 mm/m	c) Maximum Radius of Curvature:	6 km
a) Maximum horizontal strains (+/-):	2 mm/m						
b) Maximum tilt:	6 mm/m						
c) Maximum Radius of Curvature:	6 km						
5.	<p>Submit final plans to Subsidence advisory NSW which include certification by a qualified engineer to the effect that the subdivision preliminary works will remain "safe, serviceable and readily repairable" taking into consideration the mine subsidence parameters outlined in Condition 4 above.</p>						
6.	<p>Approval under Clause 22 of the Coal Mine Subsidence Compensation Act 2017 is also required for the erection of all improvements on the land. As a guide, improvements shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines, or otherwise assessed on merit.</p>						

**Dispute Resolution**

If you are dissatisfied with the determination of this application, an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.

## **Planning and Environment**

# **HUNTER ESTUARY COASTAL MANAGEMENT PROGRAM SCOPING STUDY - STAGE 1**

## **Hunter Estuary Coastal Management Program Scoping Study (Under Separate Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 1**

**Number of Pages: 65**

# HUNTER ESTUARY COASTAL MANAGEMENT PROGRAM

Scoping Study | February 2023



**HEAL**

HUNTER  
ESTUARY  
ALLIANCE

BRINGING LIFE TO THE ESTUARY

Proudly supported by:

City of Newcastle  
Port Stephens Council  
Maitland City Council  
Cessnock City Council  
Dungog Shire Council  
Hunter Water  
NSW Government





# ACKNOWLEDGEMENT OF COUNTRY

**We acknowledge the Traditional Owners and Custodians of the Hunter Estuary and its catchments.**

The Councils of Maitland, Newcastle, Port Stephens, Dungog and Cessnock, Hunter Water and Hunter Local Land Services, pay respect to all Aboriginal Elders, past, present and future with a spiritual connection to these lands.

Our Councils recognise the vast knowledge the Traditional Owners provide to the management of the Hunter Estuary and thank them for their support in the development of the coastal management program.



# ABOUT THE SCOPING STUDY

**The Scoping Study is written using  
a two-stage process of Stage 1A and 1B.**

Stage 1A is Hunter River Estuary Coastal Management Program - Stage 1A Scoping Study by Umwelt Environmental & Social Consultants, November 2021. The compiled scoping study comprising of sections Stage 1B was developed by Deanne Nelson-Pritchard - Maitland City Council October 2022.



This project was supported by the NSW Government's  
Coast and Estuary Management Program.



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I'M INTERACTIVE

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## 11 Preliminary business case

## 12 Staging of the CMP development

## 01 APPENDIX

CZMP Implementation

## 02 APPENDIX

Preliminary risk assessment

## 03 APPENDIX

Hunter Estuary CMP Community Stakeholder Engagement Strategy



# 1.0 INTRODUCTION

**The Hunter River is iconic in that it defines a region and as it passes through a variety of towns and properties is a community focal point for aesthetics, recreation and livelihoods.**

The Hunter Estuary, floodplain, wetland and tributary catchments are of cultural significance to indigenous communities and as traditional owners and custodians of the estuary, Australia's first people provide the valuable contribution of knowledge, management and spiritual beliefs.

The Hunter Estuary, where the river meets the sea and at the juncture of two bioregions, is one of the largest and biologically diverse in New South Wales, reaching further inland than any other estuary and one of the largest catchments being 21,267 km<sup>2</sup>. The Hunter River is a significant economic zone with Newcastle being one of Australia's major ports contributing \$26 billion to the National Economy every year. It is also a significant region for agriculture, coal mining, research and development and tourism.

The Hunter Estuary is one of the most complex estuaries in NSW. Subject to a range of pressures from mining, agriculture, industry and urbanisation, the estuary also provides a home to internationally

important shorebirds, wetlands and a variety of threatened species and ecological communities. The Estuary provides ecosystem services that support community economic, social, physical and spiritual wellbeing whilst also being sensitive to such risks as floods and sea level rise.

The Hunter Estuary is a significant landscape feature that contributes to the identity of regional communities and the amenity of the region. The estuary will continue to be a growing focus for recreational activities with an increasing local population and visitors to the region undertaking activities including fishing, boating, swimming, bird watching, cycling, sightseeing and walking.

## 1.1 PURPOSE OF A COASTAL MANAGEMENT PROGRAM

**The purpose of a Coastal Management Program (CMP) is to set the long-term strategy for the coordinated management of the coastal zone with a focus on achieving the objects of the Coastal Management Act 2016 (CM Act) in accordance with the NSW Coastal Management Manual 2018.**

The process of developing and implementing a CMP is an important strategic opportunity for Councils and public authorities to work together in an 'Estuary Alliance'. This alliance aims to achieve shared objectives and overcome key constraints to coordinated, effective and sustainable management of the Hunter Estuary for the social, cultural, and economic wellbeing of the community now and into the future.

The Coastal Management Manual 2018 recommends that a five-stage risk management process for the preparation and implementation of a CMP be followed.

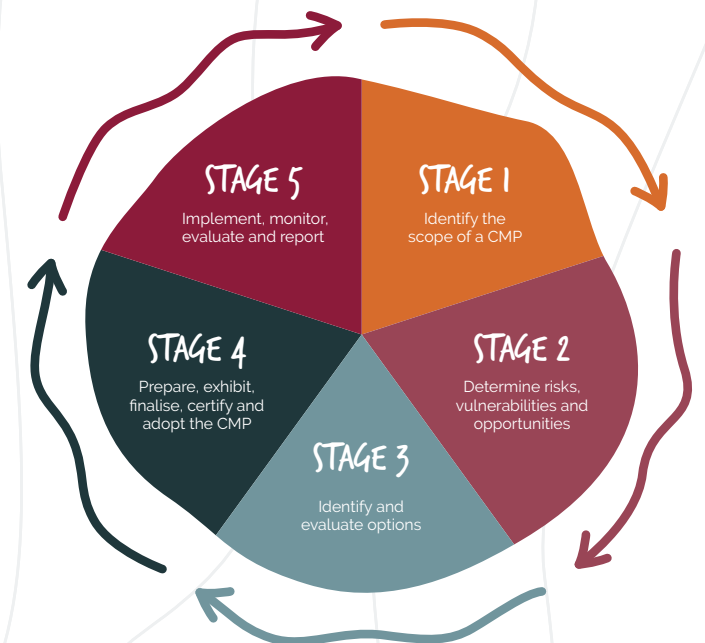


Fig 1 (Right): Five stages of the coastal management program development

## 1.2 PURPOSE OF THE SCOPING STUDY

**Stage 1 of the CMP process is the development of the Scoping Study- this document.**

The scoping study reviews plans, policies and guidelines to identify current management progress of issues relating to the Hunter Estuary since the certification of the existing Hunter Estuary Coastal Zone Management Plan. This stage is an opportunity to review the governance of the estuary and come to an

agreed understanding of current issues, risks and gaps relating to the system. This document identifies the focus of the new CMP and guides the development of key priority projects for the management of the Hunter Estuary.



# 1.0 INTRODUCTION

## 1.3 EXISTING MANAGEMENT PLANS

The scoping study is required to consider the effectiveness of current management practices and arrangements for the Hunter Estuary. A review was undertaken of strategic plans and documents as provided below to provide context of activities, proposed actions and direction of key stakeholder agencies.

- » Hunter Estuary Zone Coastal Management Plan was certified in 2018 and provides actions for remediation of the estuary. Certification of this plan will end December 2023 and will be replaced by the CMP.
- » NSW Local Land Services Local Strategic Plan Hunter 2021- 2026 defines the specific actions and priorities tailored to meet the issues, risks and opportunities that characterise communities, industries and landscapes of the region.
- » Hunter Regional Plan 2036 (NSW Department of Planning and Environment, 2016). The Plans vision acknowledges the opportunities provided by natural resources and strong communities and sets the following regionally focused goals:
  - A strong and dynamic regional economy
  - A healthy environment with pristine waterways
  - Strong infrastructure and transport networks for a connected future
  - Attractive and thriving communities
- » Greater Newcastle Metropolitan Plan 2036 (NSW Department of Planning and Environment, 2018). The Plan sets out strategies and actions that will drive sustainable growth in the Greater Newcastle area which includes, Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens communities.
- » Each Council has developed a Local Strategic Planning Statement and Local Environmental Plan along with planning documentation for the actions in the Local Government Areas (LGAs) derived from their Community Strategic Plans.
- » Hunter Wetlands National Park Plan of Management (NSW Department of Planning, Industry and Environment, 2020) supports the protection of this significant environmental asset.
- » Lower Hunter Water Security Plan (NSW Department of Planning and Environment, April 2022) is a whole of government approach to ensuring the region has a resilient and sustainable water future for the Hunter community.

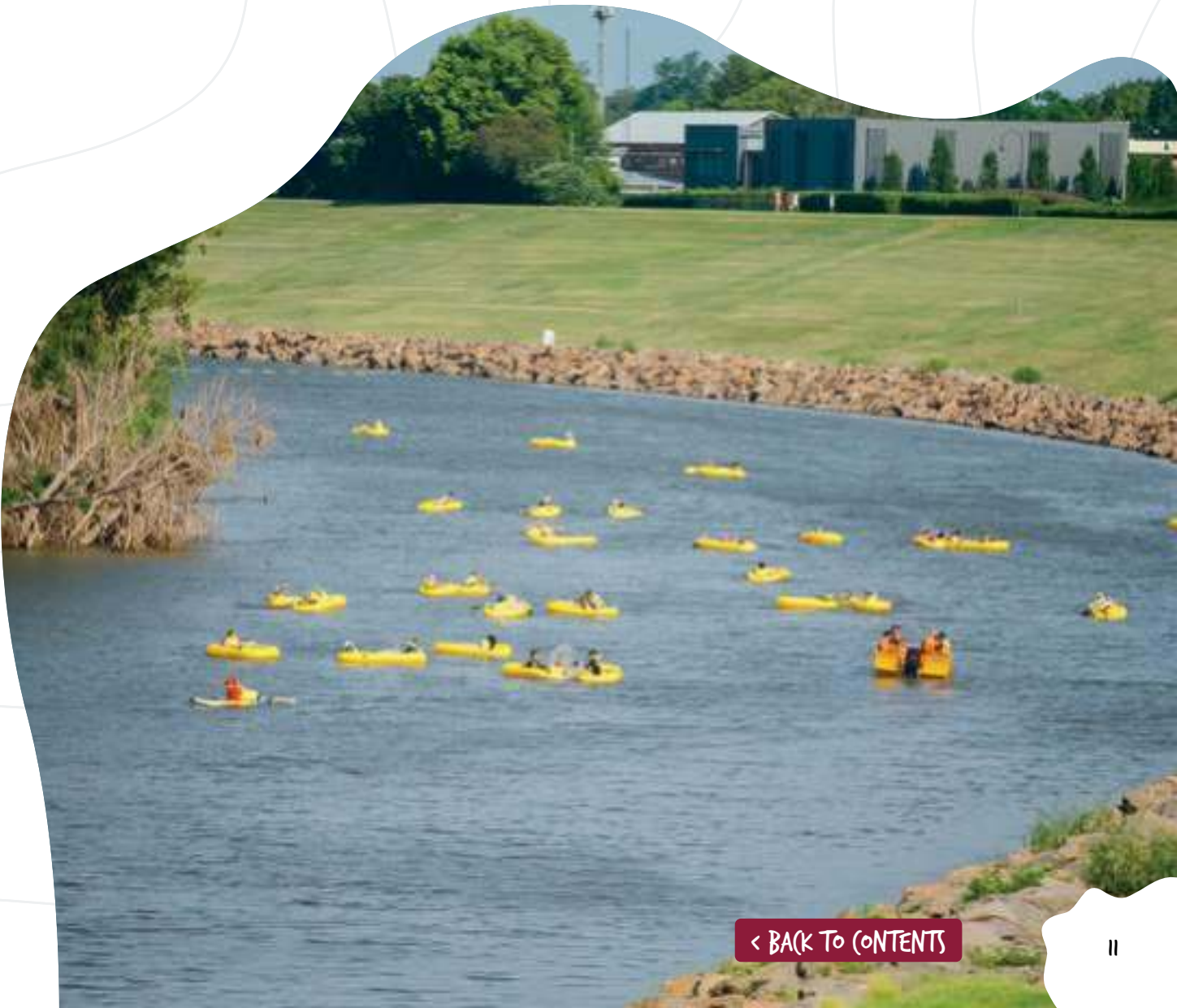
## 1.4 HUNTER ESTUARY ALLIANCE (HEAL)

The Hunter Estuary Alliance is a group of influential government entities in the Hunter Region that are uniting efforts to “heal the estuary”. United as government working together, HEAL is directed by:

- CITY OF NEWCASTLE
- PORT STEPHENS COUNCIL
- MAITLAND CITY COUNCIL
- CESSNOCK CITY COUNCIL
- DUNGOG SHIRE COUNCIL
- HUNTER LOCAL LAND SERVICES

HEAL provides a platform for all stakeholders associated with the Hunter Estuary to work together towards dedicated projects to the betterment of estuary health; to drive development of resilience to the

changing climate; and find balance in the complexity of multiple demands of the river. As progress occurs within estuary management additional agencies maybe included into HEAL to ensure effective communication.



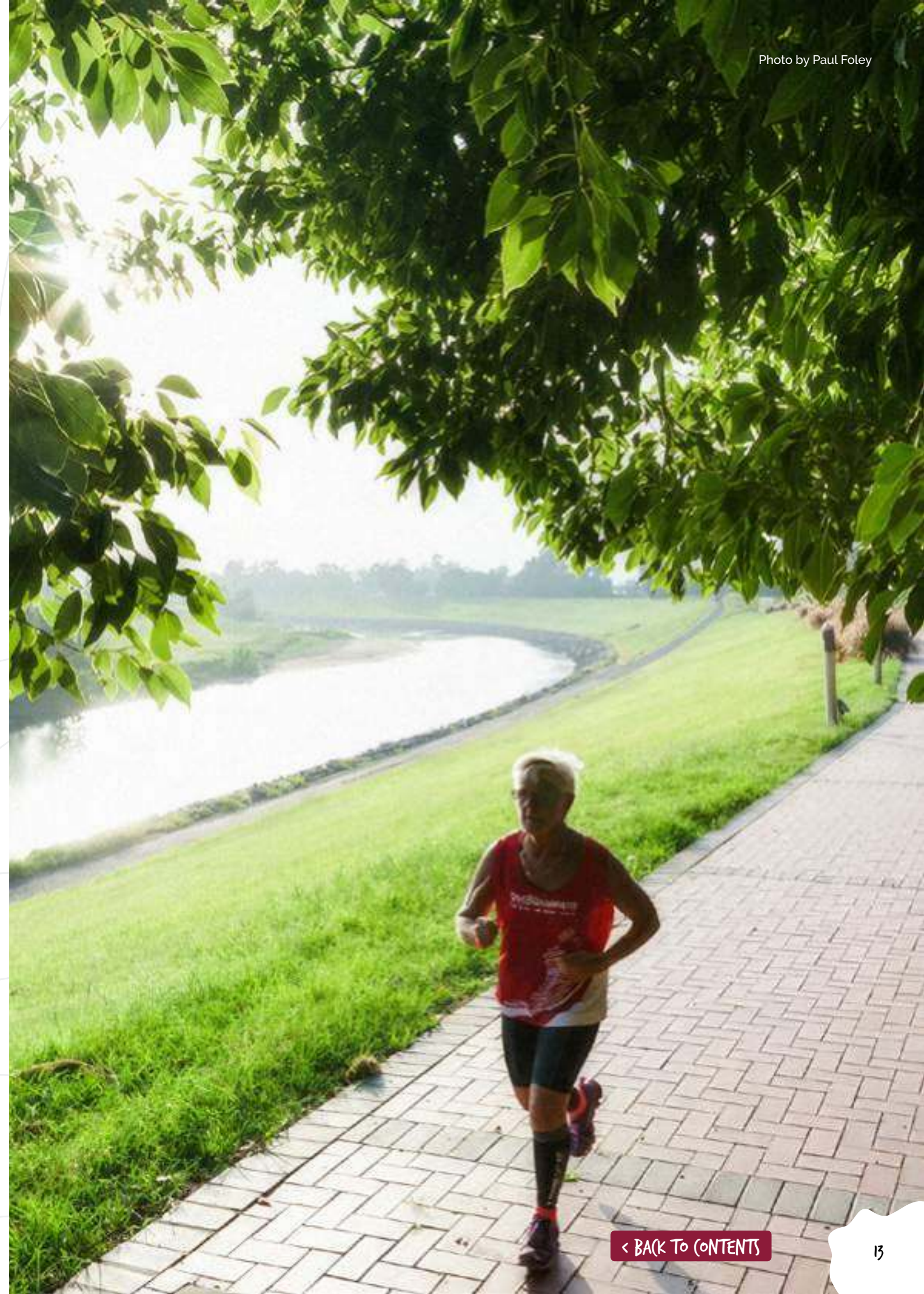


## 2.0 VISION AND OBJECTIVES

**The Hunter Estuary is celebrated for its cultural significance, important ecosystems and the diversity of activities it supports. The people of the Hunter connect with the Estuary and are united in their stewardship of the Estuary for future generations. The Hunter Estuary is flourishing, resilient to change and rich in natural beauty.**

- » Protect and enhance natural estuary processes and environmental values through restoration and rehabilitation.
- » Maintain and enhance public access, amenity and safe use recognising the benefits that nature brings to human health and wellbeing.
- » Acknowledge, respect and protect indigenous communities' spiritual, social and economic use.
- » Support the strategic economic importance of the Hunter Estuary.
- » Facilitate ecologically sustainable development
- » Mitigate current and future risks from coastal hazards and climate change to improve resilience of the estuary.
- » Enhance community stewardship of the estuary through consultation and engagement.

Photo by Paul Foley



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## 3.0 SCOPE OF THE CMP

**An estuary is a coastal water body where freshwater runoff from the land meets the saltwater of the sea. The reach of the estuary is defined by the extent of the tidal influence from the mouth entrance at the ocean up the rivers and tributaries.**

The Hunter is a large barrier river estuary, and the CMP area extends from the mouth of the Hunter River at Newcastle Port to the length of the mapped coastal area. The area does not include Little Beach and Horseshoe Beach which are covered by the Southern Beaches Coastal Management Program being developed by City of Newcastle and whilst it includes the inland area of Stockton,

the Stockton beach area is covered by the Stockton Coastal Management Program- City of Newcastle (Royal Haskoning DHV, Aug 2020).

Whilst the Newcastle Port is part of the study area it is recognised that the SEPP (Three Ports) 2013 outlines the zoning boundaries which provide development provisions within the environmental planning instrument.

### 3.1 MAPPED HUNTER ESTUARY AREAS

**The extent of the Hunter Estuary is mapped as 65 kilometres along the Hunter River to Oakhampton within close proximity to Melville Ford Bridge, 75 kilometres from the ocean along Paterson River to Gostwyck Bridge and 46 kilometres from the ocean along the Williams River to the Seaham Weir.**

Fig 2 (right): Mapped Hunter Estuary extent



### 3.2 COASTAL ZONES

The State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP) outlines a range of planning and development controls that aim to preserve and protect sensitive coastal environments, manage risk from coastal hazards and support appropriate

development. The SEPP identifies four coastal management areas that when combined define the coastal zone and the spatial extent of the CMP. Figures 3-6 provide the mapped area by estuary reach

#### 3.2.1 COASTAL WETLAND AND LITTORAL RAINFOREST AREA

State Environmental Planning Policy (SEPP) No.14 - Coastal Wetlands and State Environmental Planning Policy No. 26 - Littoral Rainforests are replaced by the Resilience and Hazards SEPP 2021, which continues to provide protection for coastal wetlands and littoral rainforests.

Mapping of coastal wetlands has been updated by NSW Government since their original mapping in 1985, although there is provision to propose additional areas to be included if strategic assessment suggests that their inclusion will assist estuary health. The mapped coastal wetland areas display a range of hydrological and floristic characteristics, include estuarine and freshwater wetlands, and provide important habitat for a range of species and, when healthy, can assist with estuarine dynamics.

Littoral Rainforest have been managed by State Environmental Planning Policy's since 1988. These areas are generally closed forests, the structure and composition of which is strongly influenced by its proximity to the ocean. These areas have been impacted heavily by urban development associated with increasing coastal populations and are considered an Endangered Ecological Community in NSW.

No Littoral Rainforest areas have been mapped in the Hunter Estuary reach, however significant remnants of floodplain rainforest exist within the CMP area. Revised mapping and reestablishment of littoral rainforest could be investigated through the CMP.

**The CM Act management objectives for the coastal wetlands and littoral rainforests area are:**

- » to protect coastal wetlands and littoral rainforests in their natural state, including their biological diversity and ecosystem integrity.
- » to promote the rehabilitation and restoration of degraded coastal wetlands and littoral rainforests.
- » to improve the resilience of coastal wetlands and littoral rainforests to the impacts of climate change, including opportunities for migration.
- » to support the social and cultural values of coastal wetlands and littoral rainforests.
- » to promote the objectives of State policies and programs for wetlands or littoral rainforest management.

## 3.0 SCOPE OF THE CMP

### 3.2.2 COASTAL VULNERABILITY AREA

**The Coastal Vulnerability Area is land which is subject to current and future hazards as defined in the CM Act. The intent of the development controls for this area is concerned with managing risks to human life, infrastructure, and public and private property that may be impacted by “coastal hazards” as defined by the CM Act.**

Management objectives are noted in the CM Act for the coastal vulnerability area, however, no mapping has been provided in the SEPP Resilience and Hazards to identify these areas.

**Coastal Hazards in an estuary as they are defined by the CM Act would extend to:**

- » Tidal inundation
- » Coastal inundation
- » erosion and inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters. management.

### 3.2.3 COASTAL ENVIRONMENT AREA

**The coastal environmental area is identified and mapped as land containing coastal features such as coastal waters, estuaries, coastal lakes, coastal lagoons, and the land adjoining those features.**

**The CM Act management objectives for coastal environment area are:**

- » To protect and enhance the coastal environmental values and natural processes of coastal waters, estuaries, coastal lake/s and coastal lagoons, and enhance natural character, scenic value, biological diversity and ecosystem integrity,
- » To reduce threats to and improve the resilience of coastal waters, estuaries, coastal lakes and coastal lagoons, including in response to climate change
- » To maintain & improve water quality & estuary health
- » To support the social and cultural values of coastal waters, estuaries, coastal lakes and coastal lagoons
- » To maintain the presence of beaches, dunes and the natural features of foreshores, taking into account the beach system operating at the relevant place
- » To maintain and, where practicable, improve public access and use of beaches, foreshores, headlands and rock platforms.

### 3.2.4 COASTAL USE AREA

**The coastal use area is identified as land adjacent and buffering coastal features including coastal waters, estuaries, coastal lakes, coastal lagoons where development is or may be carried out (at present or in the future).**

**The CM Act management objectives for coastal use area are:**

- » to protect and enhance the scenic, social and cultural values of the coast by ensuring that -
  - the type, bulk, scale and size of development is appropriate for the location and natural scenic quality of the coast, and
  - adverse impacts of development on cultural and built environment heritage are avoided or mitigated, and
- urban design, including water sensitive urban design, is supported and incorporated into development activities, and
- adequate public open space is provided, including for recreational activities and associated infrastructure, and the use of the surf zone is considered.
- » to accommodate both urbanised and natural stretches of coastline.





## 3.0 SCOPE OF THE CMP

### 3.3 COMPONENTS OF AN ESTUARY

For the purposes of this scoping study the spatial extent will remain the mapped coastal area in accordance with the SEPP and DPE advice. However, it is important to recognise that the area of influence, and impact to the estuary is far greater than the mapped area.

During the coming stages of the CMP these influences will be investigated and if areas that are unmapped have large impacts to estuary health the opportunity will be reviewed to:

- » map further areas in accordance with a planning proposal to amend the SEPP, or
- » look for plans/policies or a body of work that will integrate with the CMP to manage these influences.

To provide integrated management of the estuary, technical research in Stages 2 and 3 may investigate issues in the following:

- » the mapped coastal area
- » the floodplain and floodplain wetlands associated with the estuary, including Woodberry wetland, Tarro wetland, Barties Creek wetlands, Saltwater Gully wetlands, Four Mile Creek wetlands (also known as Tenambit Wetlands), Wentworth Swamp and wetlands on the floodplain below the natural tidal limit of Wallis Creek.

- » Fullerton Cove and land south of Cabbage Tree Road (Tomago) or west of Nelson Bay Road at Fern Bay
- » Hexham Swamp and its tributary creeks east of the Pacific Motorway (e.g. Minmi Creek), noting that these catchments include intensive residential development at Maryland and Fletcher.
- » catchments of tributaries that flow directly to the estuary. These include catchments flowing to the upper estuary (e.g. Wallis Creek, Swamp Creek, Four Mile Creek), mid estuary and lower Williams River (e.g. Purgatory Creek, Scotch Creek, Francis Greenway Creek, Windeyers Creek) and lower estuary (e.g. Cottage Creek, Throsby Creek, Ironbark Creek).
- » tributary catchments that join the Paterson River downstream of the tidal limit.
- » those parts of urban areas which drain to the Hunter River or its estuarine tributaries.

Further advice is provided in the DPE Factsheet Coastal Management Programs and integration with catchment management 2022,

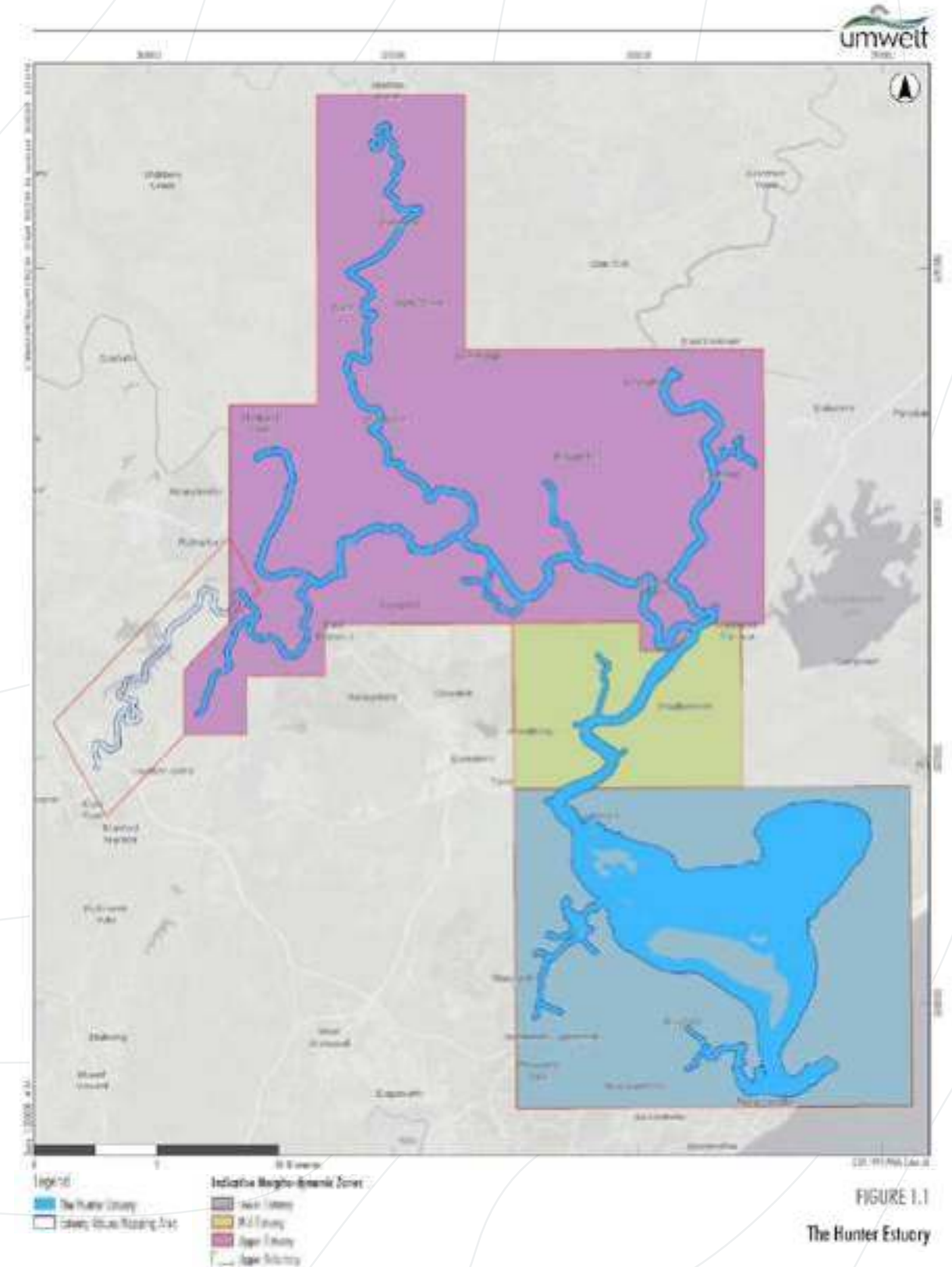


Fig 3: Umwelt's Stage 1A Graphical interpretation of the estuary zones based on WRL's Hydrodynamic model reflecting morphology and processes of the estuary.



### 3.0 SCOPE OF THE (MP)

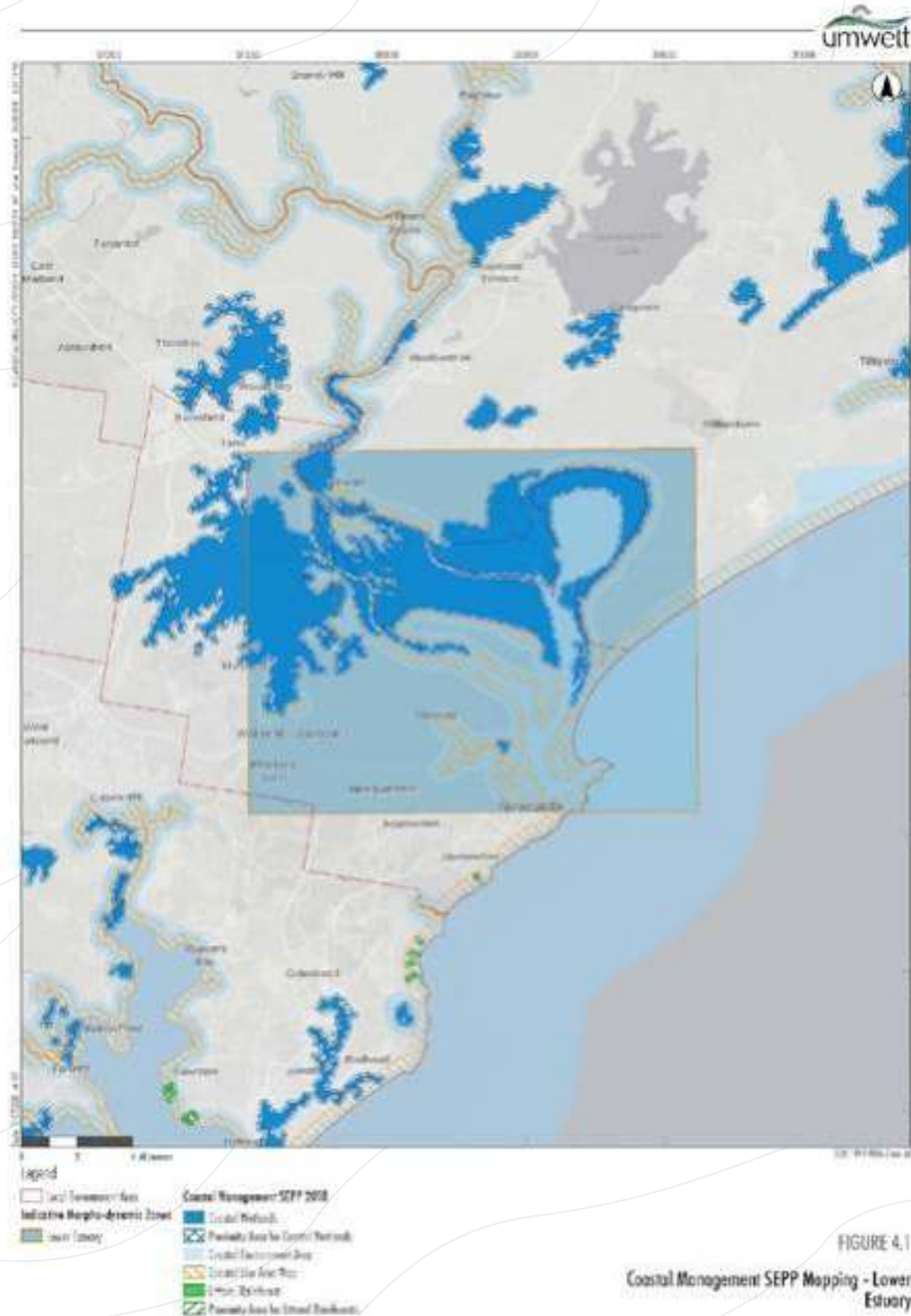


FIGURE 4.1  
Coastal Management SEPP Mapping - Lower Estuary

Fig 4: Coastal Management SEPP Mapping – Lower Estuary

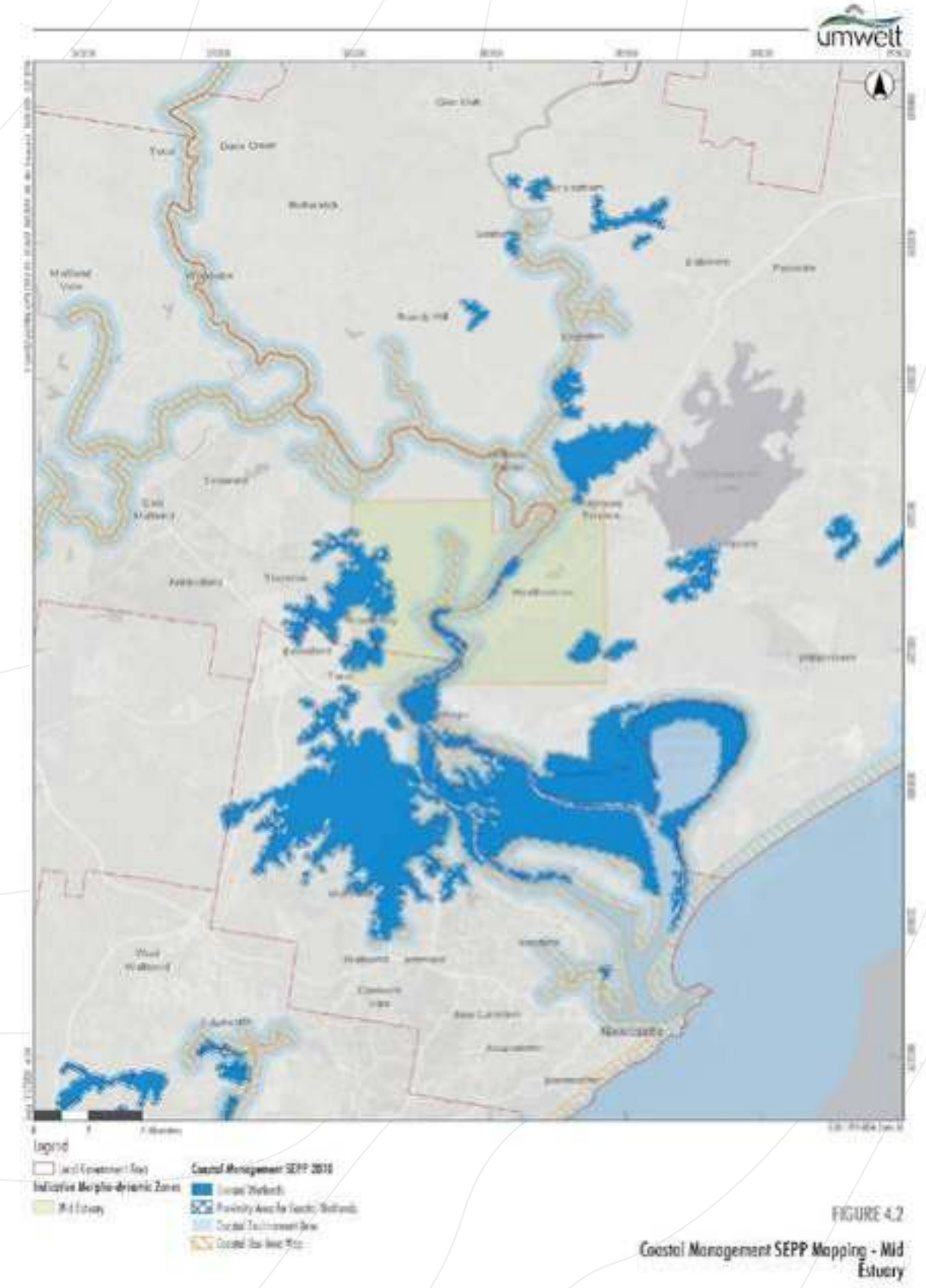


FIGURE 4.2  
Coastal Management SEPP Mapping - Mid Estuary

Fig 5: Coastal Management SEPP Mapping – Mid Estuary



### 3.0 SCOPE OF THE (MP)

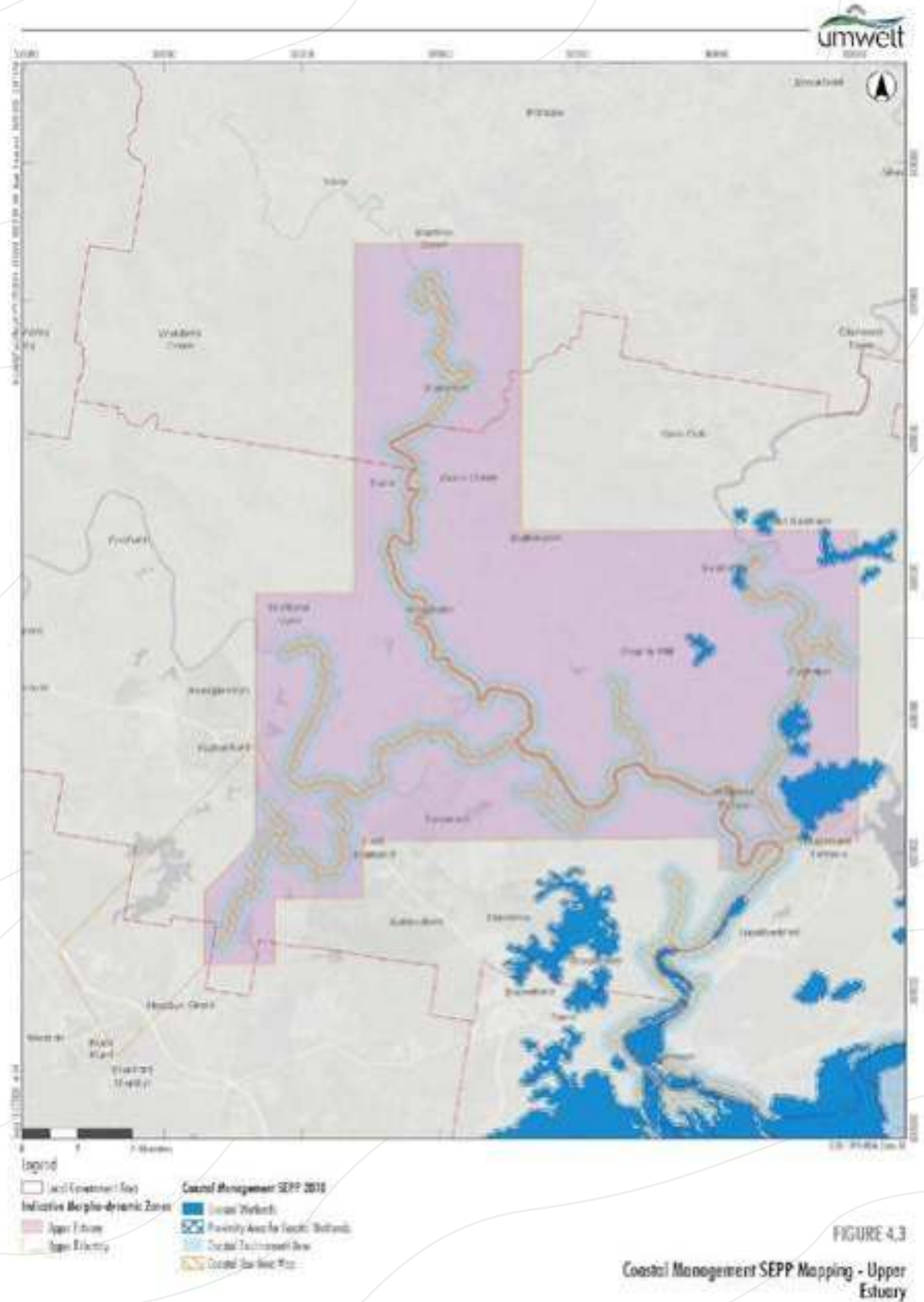


Fig 6: Coastal Management SEPP Mapping – Upper Estuary





# 4.0 CURRENT STATE OF THE HUNTER ESTUARY

Management of the Hunter Estuary illustrates, more than most estuaries, the complex history and diverse priorities of coastal management in Australia. Before the arrival of British convicts and settlers in the early nineteenth century, the Hunter coastline, estuary and catchment were looked after by Awabakal, Worimi and Wonnarua people.

Transformation of the morphology of the estuary, and its relationship with the open coast and its catchment, commenced from the early nineteenth century with ongoing and cumulative impacts especially as a result of clearing riparian and floodplain forest.

Today, parts of the estuary have national and international significance, including the Hunter Estuary Wetlands Ramsar site and one of Australia's largest ports. Newcastle is the State's largest regional city. The Hunter Valley Flood Mitigation Scheme is a major engineering asset, unique in NSW. It provides protection for settlements and land use but has impacts on the riparian zone and hydrodynamic character of the estuary. Urban population is dramatically increasing creating demands and impacts across the region. Water quality is considered poor

in the freshwater tidal mid estuary area and good in the lower estuary due to good connectivity with the oceanic area resulting in frequent flushing.

Looking forward, the strategic context of the Hunter Estuary is dynamic, including new science; high regional development projections and economic transition; ongoing adjustments to climate change and sea level rise; and clear evidence of impacts of legacy and continuing pollutant sources on the health of the estuary.

Community values are changing, recognising environmental impacts and the linkage of healthy ecosystems to human health, and the desire to interact with the estuary and river.

See next page for overview of the timeline of major management interventions, leading to the first whole of estuary plan (CZMP 2017, certified 2018), progress towards implementation and steps towards a CMP.

## AN OVERVIEW OF APPROACHES TO HUNTER ESTUARY MANAGEMENT

Historical management intervention		Key milestones in modern planning processes	
<b>Pre 1800</b>	Aboriginal stewardship of country including the Hunter coast, estuary and catchment	<b>2002</b>	Integrated Catchment Management Plan for the Hunter Catchment
<b>1820s</b>	Changes to the entrance area to the estuary, including Macquarie Pier, removal of oyster reefs for colonial lime resources	<b>2003</b>	Estuary Processes Study
<b>19th Century</b>	Land reclamation for industrial and port lands around the lower estuary, construction of full entrance training works; clearing, floodplain drainage and protection works across the entire estuary and floodplain	<b>2009</b>	Estuary Management Study
		<b>2009</b>	Coastal Zone Management Plan (CZMP) adopted by the Councils of Newcastle, Port Stephens and Maitland
		<b>2017</b>	Review for certification under CP Act 2016
		<b>2018</b>	CZMP certified with 25 management objectives
<b>20th Century</b>	Major industrial development and pollution of the lower estuary; dredging and extensions of port facilities; expansion of urban development; development of reticulated sewage services, treatment plants and point source discharges. Riparian land clearing, and bank erosion treatments throughout the catchment and estuary; major modifications to catchment flow patterns. Extension of entrance breakwalls and major channel dredging in the Port to allow access by larger ships	<b>2018</b>	CM Act commenced
		<b>2019</b>	Completion of predictive numerical model of the Hunter Estuary
		<b>2020</b>	Maitland Council – strategic advice on requirements and process
		<b>2021</b>	Project Steering Committee to establish governance model, funding and progress Stage 1
<b>1950s</b>	Hunter Flood Mitigation Scheme commenced (response to the 1955 floods)		
<b>1984</b>	Parts of the Hunter Estuary and wetlands listed as a Ramsar site – wetlands of international importance		
<b>1989 – now</b>	Major estuary management and rehabilitation projects such as Throsby Creek, Hexham Swamp, Kooragang wetlands including Ash Island and Stockton Sandspit, Tomago Wetland, remediation of contaminated reaches of the South Arm of the Hunter River and establishment of Hunter Wetlands National Park		

# 4.0 (URRENT STATE OF THE HUNTER ESTUARY

## 4.1 CLIMATE

The Hunter Region is classified as sub-tropical to temperate with an annual rainfall across the region averaging 870 mm per year. Rainfall varies across the region with the coastal and mountainous areas of the region receiving higher rainfall than the inland upper Hunter. It is mild to warm in summer throughout much of the region and winters are cool with mountainous areas and inland receiving the colder temperatures at that time.

The Hunter Region has been experiencing fluctuations to the norm in recent times. The Hunter experienced the worst drought on record between 2017 and 2020 with water restrictions needing to be put in place for the first time in a number of years. From 2020 until 2022 the Hunter has experienced heavy rainfall and floods associated with La Nina climatic conditions. Heatwaves are also becoming more prevalent.

### Projected changes:



Fig 7: Projected Changes noted in "Hunter Climate Change Snapshot" – Adapt NSW, Officer of Environment and Heritage (2014)

Climate projections suggest that the Hunter is expected to experience an increase in all temperature variables for the near future (2030) and far future (2070). Projections forecast there are to be more hot days and fewer cold nights. Rainfall is projected to decrease in spring and winter and to increase in autumn (OEHL, 2014).

PROJECTED TEMPERATURE (CHANGES)	
Maximum temperature are projected to <b>increase</b> in the near future by 0.4-1.0°C	Maximum temperatures are projected to <b>increase</b> in the far future by 1.6-2.6°C
Minimum temperatures are projected to <b>increase</b> in the near future by 0.5-0.9°C	Minimum temperatures are projected to <b>increase</b> in the far future by 1.5-2.5°C
The number of hot days will <b>increase</b>	The number of cold nights will <b>decrease</b>
PROJECTED RAINFALL (CHANGES)	
Rainfall is projected to <b>decrease</b> in spring and winter	Rainfall is projected to <b>increase</b> in autumn
PROJECTED FOREST FIRE DANGER INDEX (FFDI) (CHANGES)	
Average fire weather is projected to <b>increase</b> in summer, spring and winter	Severe fire weather is projected to <b>increase</b> in summer and spring

Communities living around estuaries are particularly vulnerable to climate change because of the number of people, residences, commercial areas, recreational facilities and transport infrastructure that are on low lying land, potentially impacted by tidal inundation and the combined impacts of catchment flooding and tidal processes in coming decades.

Sea level rise is not uniformly distributed and for NSW mean model predictions suggest a sea level rise of up to 10% above the global average (OEHL, 2018a). Modelling suggests that the Hunter River is the 6th most exposed estuary system in NSW to the impacts of sea level rise, based on the number of properties predicted to be exposed to inundation under a variety of scenarios (OEHL, 2018a). This is largely due to the extensive development that has occurred on low-lying areas adjacent to the lower estuary. Sea level rise will also affect the efficiency and effectiveness of flood plain drainage systems and the viability of low-lying agricultural land.

### The potential implications of sea level rise and climate change for the Hunter Estuary therefore include:

- » higher projected storm surge and inundation levels
- » saltwater intrusion and landward advance of tidal limits within estuaries impacting agricultural enterprises.
- » landward recession of sandy shorelines
- » existing coastal gravity drainage, stormwater infrastructure and sewerage systems may become compromised over time as mean sea level rises (this is relevant to low lying urban areas such as Maryville and Carrington in City of Newcastle)

- » altered catchment flood behaviour, associated with changes to storm intensity and frequency
- » changes to drought frequency and intensity also have the potential to drive periods of very low flow into the estuary and impact on water quality
- » decrease in the level of protection provided by existing seawalls and other hard engineering structures (this applies both to structures in the lower estuary, around the harbour and tributary creeks such as Throsby Creek and Cottage Creek, and to flood infrastructure in the mid and upper estuary)
- » Changes in salinity and inundation will change the environmental growing conditions for habitat resulting in relocation of current areas such as saltmarsh and mangroves.
- » Movement of habitat further inland will have impacts to the current Ramsar site with implications to original conservation principles.



## 4.0 (CURRENT STATE OF THE HUNTER ESTUARY

### 4.2 POPULATION

**The Hunter region is home to over 9% of the NSW population and is the largest growth centre outside the Sydney Metropolitan area (Regional Development Australia website 2021). Newcastle is Australia's 7th largest city.**

The "Greater Newcastle Area" which includes Maitland, Raymond Terrace, Northern Lake Macquarie and Newcastle had a population of around 540,000 residents in 2016. The population of Newcastle is projected to grow by more than 41,000 people, Maitland is projected to increase by 54,800 and Port Stephens is projected to increase by 16,818 by 2040.

**These projected population increases have important implications for the Hunter estuary, including:**

- » higher demand for water supply, affecting flows particularly into the estuarine reaches of the Williams River.
- » increases in wastewater discharges to the estuary and its tributaries (unless diverted to recycling).
- » increases in the area of urban land, especially around the upper estuary; rapid expansion of urban areas adjacent to the floodplain to meet housing demand results in stormwater management issues, flash flooding and likely further impacts on water quality and ecosystem health in the upper estuary.
- » increasing demand for lifestyle and liveability, and associated access to the banks and waterway of the Hunter estuary, for recreational uses. This includes the potential for swimming in the upper estuary, access for kayaks and rowing, and along-bank walking routes. It may also lead to changed preferences for vegetation management and shade-providing trees along the riverbank.
- » as a 'river city', recreational and amenity access to the Hunter Estuary will be increasingly important for Maitland's growing population. There is limited council owned and managed land along the upper estuary, and this constrains access opportunities, especially along the riverbank.
- » further downstream in the navigable reaches (which are still within 15 minutes' drive of growing population centers), increased pressure on boating infrastructure such as ramps and jetties is also expected.

### 4.3 HERITAGE: 4.3.1 INDIGENOUS HERITAGE

**The Hunter Estuary, floodplain, wetlands and tributary catchments are of cultural significance to indigenous communities, including traditional owners and the Awabakal, Worimi, Mindaribba and Karuah Local Aboriginal Land Councils. The Hunter River and the estuary have various language names, including Coquun, Myan and Coonanburra.**

Aboriginal people have occupied the Hunter Valley for up to 60,000 years and a few sites with late Pleistocene dates are known from both the upper and lower Hunter.

The early European settlement of the Hunter region means there are widespread records of the economic and cultural activities of Aboriginal people in the region (e.g. see the reviews in Brayshaw 1986 and Albrecht 2000), although the resources noted in the colonial reports and art works do tend to focus on European perspectives.

Aboriginal culture in the early years of European settlement of the estuary is recorded in drawings by Lycett and others and in the records of Rev. Threlkeld. Aboriginal people living around the estuary accessed diverse fish and shellfish species, which are evidenced in records, artwork and in archaeological sites (open campsites and middens). They had access to a wide range of plant resources from the wetlands and forests that lined the middle and upper estuary. There are also grinding groove sites within the channel in the upper estuary.

**Whilst the Hunter Estuary is rich in cultural value there has been loss of archaeological evidence due to a combination of factors, including:**

- » many activities and tools involving plant materials are poorly preserved archaeologically
- » there have been significant channel changes along the estuary, removing areas of archaeological potential
- » large parts of the floodplain around the upper estuary rapidly accreted sediment in the nineteenth century which would have both buried evidence of Aboriginal cultural activities and changed the context and productivity of the floodplain and wetland areas
- » in the lower estuary, there has been extensive channel change and land reclamation, removing previously resource rich areas (historically, it is reported that both natural oyster reefs and midden sites were 'mined' for lime resources for the colony)
- » early Newcastle developed over the sites of Aboriginal economic, cultural and spiritual activity.

Detailed work on the cultural values of the estuary has progressed through the review of the HVFMS and forms a strong basis for further engagement and codesign of any further cultural studies with the relevant Aboriginal community stakeholders.

## 4.0 CURRENT STATE OF THE HUNTER ESTUARY

### 4.3 HERITAGE:

#### 4.3.2 HERITAGE NON-INDIGENOUS HERITAGE

**Newcastle and surrounds were one of the first sites of European settlement in NSW and the Hunter Estuary includes a unique variety of historical structures and sites of local, state and national significance.**

##### Early Colonial Heritage

- » Coal reserves at the entrance to 'Coal River', later known as the Hunter River, were reported by convicts and soldiers in 1796 and confirmed by Shortland in 1797; i.e. less than a decade after the establishment of the colony in Sydney. After an initial unsuccessful attempt, a convict and military outpost was established at the mouth of the river in 1804. The Macquarie Pier connecting Nobbys Island to the southern headland of the harbour was constructed between 1818 and 1846. Convict workers remained in Newcastle until 1855. The Coal River lumberyard, established from 1804, is of national significance. Other elements of the early settlement of Newcastle are recognised as being of at least State significance.
- » When the European settlement commenced in the lower estuary, the area featured extensive natural oyster reefs in shallow waters and the shoreline was lined with large shell middens. Oyster shell was dredged (e.g. from Fullerton Cove), mined, burnt in pits and heaps, to provide lime for the construction of buildings in Sydney and elsewhere. Shell was a major product in early colonial shipping. Removal of oyster reef and shoreline midden was one factor contributing to morphological transformation of the lower estuary, along with land reclamation, hardening of the foreshore, entrance control and navigation dredging.

- » The history of Ash Island, documented in colonial scientific studies and art works, including studies and drawings by John and Elizabeth Gould, Conrad Martens, Ludwig Leichardt and the Scott family who owned the land on the island at the time, illustrates the flora, fauna and landscape of the mid nineteenth century estuary.
- » Morpeth became the major port of the Hunter Valley between 1832 and 1890 with a regular steamer service operating in Maitland up to Paterson and down to Newcastle. Today Morpeth is a tourist destination with many of the heritage buildings remaining intact.

##### 20th Century Industrial and Port Development

- » The heritage of the Hunter estuary illustrates and is critical to the development of Australia's industrial and maritime sectors during the twentieth century. This includes the development of the port for coal and other commodities, and the development of the BHP Steel works at Mayfield. This industrial and maritime heritage is unique to the Hunter in terms of long-term use of barrier estuaries in Australia.

### 4.4 SEDIMENT COMPARTMENTS

**The coastal zone of the Hunter lies within a primary sediment compartment that extends from Gosford to Port Stephens (Birubi Point), a distance of 97.8km (Carvalho and Woodroffe 2015). Two secondary sediment compartments (Birubi Point to Nobbys Head and Nobbys Head to Redhead) define linked areas of the open coast.**

The barrier system that separates the Hunter Estuary from the open coast is within the Birubi Point to Nobbys Headland sediment compartment, with rocky coast and smaller embayments occupying the Nobbys to Redhead compartment.

Active sediment exchange occurs between the lower parts of the Hunter Estuary and the open coast within the Birubi Point to Nobbys Headland sediment compartment (see the Stockton CMP 2020 for further information).

### 4.5 WATER QUALITY

**The catchment of the Hunter Estuary has been highly modified by human activity and includes many land uses. The upper catchment is predominantly agricultural land with a number of large open pit coal mines whereas the mid-lower catchment includes extensive urban areas, and industrial area around the Port of Newcastle.**

The Department of Planning and Environment undertake a water quality monitoring program for NSW estuaries and have recently assessed the Hunter River as having poor water quality. Reporting has ranked the Hunter Estuary as 124 out of 160 estuaries in the lower estuary and the worst water quality (in NSW) in the upper part of the estuary.

Contamination by industrial chemicals is a long-standing feature of the lower Hunter estuary. Multiple legacy sources occur around the Port of Newcastle. Risks from contamination in a section of the South Arm of the estuary have been reduced through an extensive dredging and remediation project. Legacy

contamination from historical heavy industry remains an issue in the sediments of Throsby Creek (Swanson et al., 2017).

Contamination of parts of the Hunter River and connected wetlands and groundwater by Per and Poly Fluoroalkyl Substances (PFAS) was reported in 2017 and impacts continue. This group of manufactured chemicals was used, until recently, in firefighting foams at the Williamstown RAAF Base. It has also been used at other industrial sites around the estuary. The impact of these substances on the Hunter Estuary is still under investigation and will need to be considered in future management actions.



## 4.0 (CURRENT STATE OF THE HUNTER ESTUARY

### 4.6 ESTUARY HEALTH

In 2017 OEH published **Health of the Hunter – Hunter River estuary report card 2016**, which provided a snapshot overview of the health of the Hunter Estuary in 2014–16, based on the findings of the **Lower Hunter River Health Monitoring Program** and a preliminary ecological assessment.

The Hunter Estuary is not healthy now, with poor scores for:

- » turbidity (upper estuary)
- » estuary form and function (lower estuary)
- » nutrient pollution (all parts of the estuary)
- » metal contamination (mid and lower estuary)
- » microalgal growth on the bed (middle estuary)
- » sediment oxygen demand (mid estuary)
- » mangrove health (mid and lower estuary)

The report found that there has been an improvement in water quality in the lower estuary of the Hunter River in the past decade, due to significant changes in portside land use, introduction of pollution reduction programs, regulation of discharges and remediation of contaminated lands. However, ecological processes are still impaired and will take longer to recover.

OEH 2017 provides a conceptual model (Figure 8) of the pressures affecting the health of the Hunter estuary, including diffuse and point source pollution and the differential impact of pollutants in parts of the river with slow rates of tidal flushing and long residence times.

Diffuse pollution from agricultural, urban and industrial areas surrounding the estuary is substantial following rainfall in the catchment. Point source pollution from industrial sites contributes pollutants daily to the lower estuary in licensed discharges. High levels of dissolved inorganic nutrients, sediment or toxicants in estuary waters become 'stressors' on the ecosystem, as illustrated Figure 8 (See Next page).

Two interacting estuary health issues in the Hunter Estuary are suspended sediment load (and associated water clarity) and nutrient loading leading to high phytoplankton populations and eutrophication. Spatial and temporal patterns of sediments and phytoplankton are illustrated in Figure 9 and Figure 10 (See Next page).

Sediments that form the riverbed play a vital role in aquatic ecosystems. Unhealthy (nutrient loaded) sediments consume more oxygen than they produce and are unable to recycle nutrients and instead become a source of nutrients to estuarine waters. Sediments in the North Arm adjacent to the Hunter Wetlands National Park appear to be reasonably healthy.



Fig 8: Conceptual Diagram of Pressures on the Hunter River Lower Estuary



## 4.0 (CURRENT STATE OF THE HUNTER ESTUARY



### Eutrophication

Phytoplankton growth responds to excess nutrients

Biomass is limited by residence times

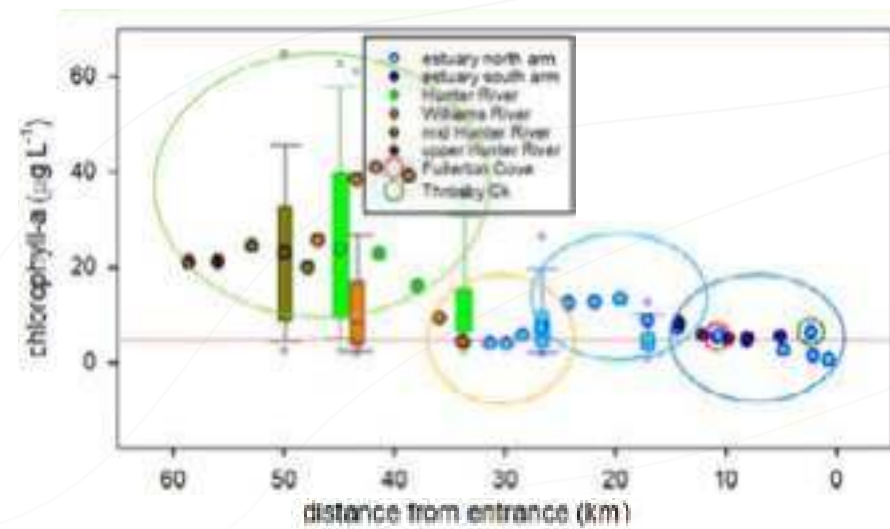


Fig 9: Tidal Circulation, Residence Time and Evidence of Eutrophication of the Hunter Estuary  
Source: DPIE presentation to Stage 1A stakeholder workshop, July 2021



### Floods

Very high suspended sediment concentrations and turbidity occur during floods due to inputs of eroded catchment soils.

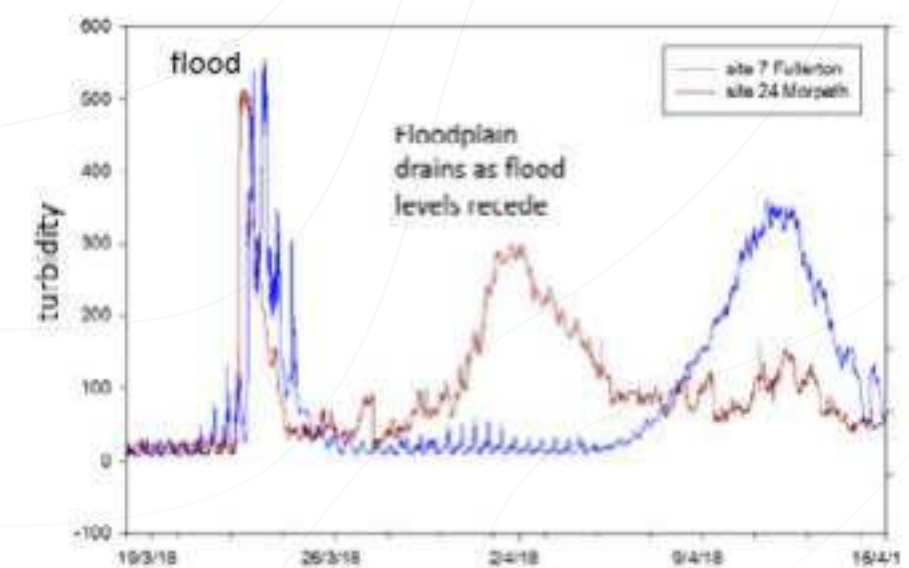


Fig 10: Suspended Sediment Transport During Floods and High Flows  
Source: DPIE presentation to Stage 1A stakeholder workshop, July 2021



# 4.0 (URRENT STATE OF THE HUNTER ESTUARY

## 4.7 ESTUARY WETLANDS: 4.3.1 RAMSAR WETLANDS

The wetland system in the Hunter Wetlands National Park is of international significance and part of the system was listed under the Ramsar Convention on Wetlands in 1984. It is one of 12 Ramsar listed wetland sites in NSW, of which four are coastal wetlands. It is protected under the Ramsar convention and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The Kooragang component of the Hunter Estuary Wetlands Ramsar site is located on the North Arm of the Hunter River and covers an area of 2,926 hectares. The Ramsar site comprises:

- » the bed of Fullerton Cove
- » the northern part of Kooragang Island (including the Kooragang Dykes)
- » the eastern section of the Tomago Wetlands. The Tomago Wetlands were converted to grazing land in the mid twentieth century by drains and levees which lie to the west of Fullerton Cove. Tidal circulation to the site has been restored and the wetland rehabilitated over the last decade.
- » the fringing mangroves and islands within Fullerton Cove and part of the North Arm, as well as Stockton Sandspit and the Kooragang Dykes.

The Ramsar site is recognised because:

- » The Hunter estuary wetlands are of exceptional conservation value, containing the second largest area of mangroves in New South Wales and extensive areas of coastal saltmarsh.
- » The national park provides mudflat and saltmarsh habitat for a diversity of wildlife including 41 threatened species such as the Australasian bittern (*Botaurus poiciloptilus*), green and golden bell frog (*Litoria aurea*) and breeding habitat for the eastern freetail-bat (*Mormopterus norfolkensis*).
- » The national park provides important habitat for migratory bird species listed under international agreements, including the curlew sandpiper (*Calidris ferruginea*), sharp-tailed sandpiper (*C. acuminata*) and the red knot (*C. canutus*). It is a site on the East Asian – Australasian Flyway and is part of the Hunter Estuary Important Bird Area (DPIE, 2020a).

Table 1: Ramsar Wetlands and Strategic Context

KEY FEATURE	CONTEXTUAL ISSUES
The Ramsar wetlands and habitat for listed species are vulnerable to sea level rise	Sea level rise could change the habitat value of the Stockton sandspit and inundate the Kooragang Dykes for more time, reducing feeding and roosting space in the estuary
Wetland resilience and recovery potential	Success of the Hexham Swamp and Tomago Wetlands restoration projects is a key piece of strategic context for the Hunter Estuary as it demonstrates the resilience and recovery potential of degraded wetland habitat, provided other threats can be controlled
Wetlands illustrate the diverse sources and complex dynamics of legacy and contemporary contamination in the estuary	<p>A Formal Assessment of Change in Ecological Character was prepared for the Ramsar site in 2019 (Arcadis and Umwelt, 2019), investigating evidence that contamination has impacted on the Ramsar components, processes and services (CPS) of the Kooragang component of the Ramsar site since its listing.</p> <p><b>The Formal Assessment considered accumulation profiles (in waters and sediments), the persistence of toxicity profiles and potential for bioaccumulation of a wide range of chemicals, including nutrients, sediment, metals and heavy metals, PAH and other petroleum hydrocarbons, pesticides, PFOS/PFAS and other emerging contaminants such as hormones, antibiotics and microplastics. These contaminants derive mainly from industry, but also from agriculture and urban stormwater.</b></p> <p>The Formal Assessment found that for most Ramsar CPS, a change associated with the impacts of contaminants is considered likely but there is insufficient evidence for a conclusive determination. As the site manager, NPWS is considering further data collection and analysis opportunities to clarify the trends in contamination and implications for the Ramsar values of the site.</p>
Complexity and the value of quality science	The interactions of hydrodynamic processes, pollution control, temporal change and stakeholder responsibilities that affect the Ramsar CPS illustrate why complexity is critical strategic estuary context for the Hunter Estuary
The importance of partnerships across all levels of government and between industry, universities, citizen scientists and government	Managing and protecting Ramsar CPS will require partnerships with Defence, DAWE, and DPE EES, as well as industry, university and community organisations illustrates issues to be considered in the development of an effective governance model for managing the estuary

## 4.0 (CURRENT STATE OF THE HUNTER ESTUARY

### 4.7 ESTUARY WETLANDS:

#### 4.7.2 FLOODGATES AND WETLAND REHABILITATION

**There are 176 floodgates on the Hunter River and its tributaries, most of which were constructed as part of the HVFMS (Winning and Saintilan, 2009). The role of floodgates in preventing or restricting tidal flows and controlling floodwaters (in combination with land clearing) has also led to significant changes in vegetation. In Hexham Swamp alone, from 1971 to 2005, the area of mangroves had decreased by 94%, saltmarsh by 92% and brackish swamp by 98% (Winning and Saintilan, 2009).**

Rehabilitation projects to reverse these impacts have been successful in Hexham Swamp, following the opening of the floodgates on Ironbark Creek, and in the Tomago wetlands, following modification of floodgates at Fullerton Cove. The successful wetland rehabilitation projects create habitat and biodiversity value (Tomago wetland is within a Ramsar site) but also have measurable benefits for fishery productivity (Boys 2015, Boys and Pease 2016). The drivers, process and benefits of these wetland projects are summarised in Coast Adapt 2015:

[https://coastadapt.com.au/sites/default/files/case\\_studies/CSO4\\_Coastal\\_adaptation\\_Hunter\\_River.pdf](https://coastadapt.com.au/sites/default/files/case_studies/CSO4_Coastal_adaptation_Hunter_River.pdf)

DPE has recently completed an assessment of tidal inundation risks and opportunities as part of the review of the HVFMS. This assessment investigated controlled tidal flushing to increase in-drain salinity levels for the control of freshwater weeds and exotic vegetation. This management option has been successfully implemented in several locations across NSW, including at Tomago wetlands and Kooragang Island.

In addition to improving the hydraulic efficiency of the drains, tidal flushing has added co-benefits including a reduction of pesticide use, the creation of intertidal habitat, the neutralisation of acid-sulfate soil runoff and the reduction of fish barriers (Water Research Laboratory UNSW, 2020).

Photo by Henry Brodbeck from Newy Digital



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## 4.0 CURRENT STATE OF THE HUNTER ESTUARY

### 4.7 ESTUARY WETLANDS:

#### 4.7.3 OTHER WETLAND AND RIPARIAN COMMUNITIES

**Diverse wetland communities were reported in the Estuary Processes Study (MHL 2003), based on mapping available at that time. Councils, DPI Fisheries, DPE (formerly OEH) estuary science, and Hunter LLS have conducted more recent mapping of selected wetland and riparian communities in the estuary. It is important to note that not all the wetlands on the floodplain of the Hunter Estuary are included in the CM SEPP, because of the width of the floodplain and the diversity of wetland types.**

##### Communities include:

- » estuarine wetlands such as mangrove and saltmarsh, more recently mapped in the CM SEPP.
- » freshwater wetlands on the floodplain (mostly highly modified) including backswamps and cut off lagoons associated with former channel alignments of the Hunter River. Examples include part of Hexham Swamp, part of the Shortland Wetlands, Woodberry Swamp and Irrawang Swamp. However, there are extensive areas of ephemeral freshwater wetland across the floodplain of the middle and upper estuary, where standing water accumulates in old channels or backswamps after extended rain.
- » WRL 2016 completed a detailed study of the hydrology of Woodberry Swamp, one of the largest (currently) freshwater wetlands. The swamp has a local catchment of 4350 ha and includes permanent open water, intermittently inundated wetlands and pasture areas. It is connected to the Hunter River via Greenways Creek. The hydrology of the wetland is controlled by drains, floodgates and levees (including some in poor condition which constrain internal drainage processes), stormwater runoff from expanding urban areas and licensed discharges from industry. The licensed industrial discharge accounts for over 85% of N and over 90% of P load in the Woodberry Swamp catchment and is licenced to discharge 2.3 Mega Litres per day directly into the swamp. This is a key factor (along with drainage changes) in the changes to vegetation communities. The wetland and pasture areas are impacted by invasive vegetation species and are also a source of deoxygenated 'blackwater' events after rainfall which often are released into the Hunter River.
- » fresh/brackish wetlands
- » reed swamps (*Phragmites australis*) and phragmites lined sections of the channel such as along the Williams River. The community is affected by cattle grazing and access to the waterway.
- » *Casuarina glauca* and *Melaleuca* sp stands and remnant forests
- » seagrass is largely absent from the Hunter estuary. MHL 2003 reported that at that time, seagrass beds had not been seen along the foreshores of the lower estuary for at least 30 years (other than a small area of *Ruppia* spp on Kooragang Island)

**Woodberry Swamp and the wetlands of catchments such as Wallis Creek and Swamp Creek (e.g. Wentworth Swamp) illustrates strategic challenges for freshwater and brackish wetland management along the estuary, including:**

- » robust science is necessary to understand the complex interactions of freshwater hydrology, groundwater and tidal dynamics in these systems, all influenced by historical structures and systems of drainage, floodgates and very high rates of floodplain sedimentation. There are historical reports of metres of sediment accumulation across the floodplain in major flood events in the late nineteenth and twentieth century.
- » the wetlands are natural filters and processors of sediment and nutrients and along with restored riparian communities are a key part of any approach to reduce nutrient loads in the Hunter estuary. Highly degraded and modified wetlands change from being natural biodiversity protection areas to sediment and nutrient exporters and threats to estuary health.
- » while many floodplain wetlands are currently fresh and are part of the grazing land use of the floodplain, they are vulnerable to sea level rise, with increasingly likely overtopping of floodgates and changes to the balance between fresh and saline standing water. The transformation of wetland hydrology and salinity will change their nutrient processing functions in ways that are not fully understood.
- » floodplain wetlands would have been a highly attractive environment for the Aboriginal people living in the region, especially over the last 10,000 years when sea level was at approximately its current level. The cultural heritage and archaeological value of the wetlands is poorly documented.
- » there are complex interactions between riparian vegetation, flood protection infrastructure and bank stability which need to be resolved to find an adaptive pathway for the channel as sea level rises; and to reduce the contribution of local sediment load to poor estuary health.

# 5.0 REVIEW OF CURRENT MANAGEMENT PRACTICES AND ARRANGEMENTS

The Certified Hunter Estuary Coastal Zone Management Plan (CZMP 2017) presented a series of 25 prioritised management objectives which essentially defined the 'goal posts' towards which future management of the estuary would be targeted.

The top five priorities were:

- » protecting estuarine biodiversity
- » increasing native riparian vegetation
- » preventing pollution
- » optimising the management of flood mitigation works and other flow control structures
- » minimising and remediating bank erosion throughout the estuary.

These highest priority objectives from the CZMP continue to be of concern to stakeholders today.

## 5.1 CZMP IMPLEMENTATION

Although a significant effort from councils, public authority stakeholders and peak community organisations contributed to the preparation of the CZMP, much of the data and analysis is now out of date. The strategic context has changed; a new statutory framework is in place; new issues, threats and risks have emerged; and some new tools are available.

The existing CZMP does not meet current requirements of the updated Coastal Management Manual, 2018. CZMP's were written as guiding documents for each responsible agency's actions not as business case led strategic documents as required by the manual.

The complex governance of the Hunter Estuary has reduced joint accountability, limited delivery of priorities in the CZMP, and allowed poor formal communication between key stakeholders. Progress towards the objectives of the CZMP is patchy, uncertain and poorly documented. No shared understanding exists of the current status of implementation, of estuary health or of the management of coastal hazards and risks in the estuary context, or of access and amenity opportunities.

The CZMP was written to the standards of the time and the strategies were applicable to the possible actions available to each responsible agency.

Of the 25 strategies proposed, 20 were completed either partially or fully however these strategies need to be reviewed as much legislation has changed as have the government agencies. A full list of strategies and actions undertaken is provided in Appendix 1.

Whilst the CZMP provides valuable information to assist understanding of the CMP, the coastal manual provides the development of a strategically different document. A new governance framework will assist in developing a document that is known to all estuary stakeholders and has commitment from them prior to building the business case for projects provided in the new CMP.



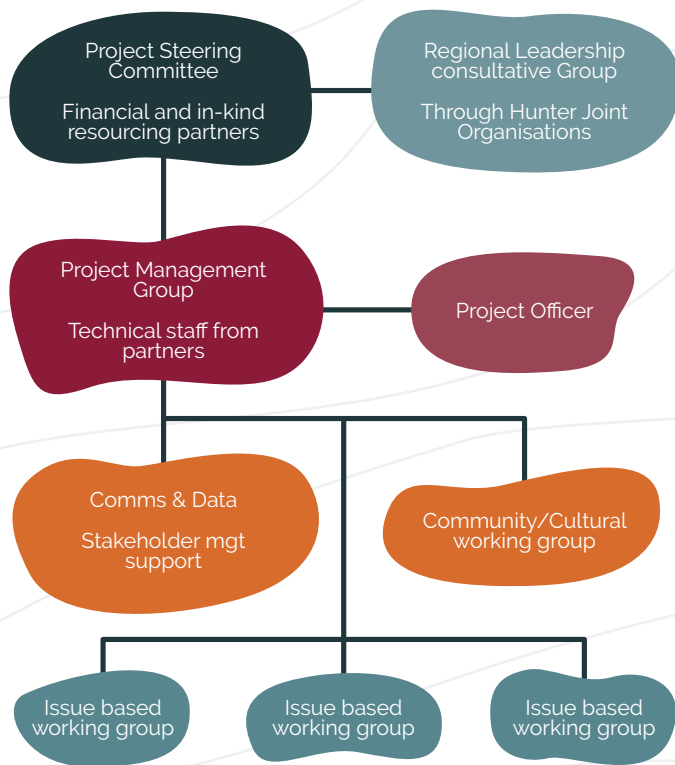
# 6.0 IDENTIFICATION OF ROLES AND RESPONSIBILITIES – GOVERNANCE

The Hunter River is one of the largest estuaries in NSW, and arguably one of the most complex from an administrative perspective. The Hunter Estuary intersects five LGAs; Maitland, Newcastle, Port Stephens, Cessnock and Dungog. Multiple other public authorities also have management responsibilities for key issues affecting the health of the estuary and the values it provides for the communities of the Lower Hunter region. Recent restructures of several public authorities, together with other staff changes, mean that responsibilities for estuary management are evolving.

The strategic context of the Hunter Estuary is dynamic. Important recent and ongoing changes to strategic context include (but are not limited to) the rapid population growth of Maitland City and its impact on the local catchment context of the estuary; ongoing and increasing demand for estuary based recreational opportunities on the banks and in the waterway, linked to emerging NSW government policy for sustainable urban areas; a wide-ranging review of the Hunter Valley Flood Mitigation Scheme (HVFMS); and new information about the future impacts of sea level rise and climate change on the hydrodynamics of the estuary and its floodplain wetlands.

The complexity of these responsibilities means that governance arrangements are a critical issue for Stage 1 of the preparation of the CMP. Governance arrangements established in Stage 1 will support the completion of the CMP, certification process and implementation of the certified CMP. As estuary management progresses Governance arrangements may change to bring additional groups or agencies together to ensure effective communication.

The following chart provides the governance arrangements chosen for the development of the CMP:



## The Project Steering Committee

Nominally the "Hunter Estuary Alliance (HEAL)" the committee consists of groups which provide a financial or in-kind support to the development of the coastal management program and have direct influence on matters pertaining to the Hunter Estuary. The Project Steering Committee provides a governing role and will work to collaboratively share information to resolve coastal and estuary management issues to the benefit of all stakeholders, community, and the environment in the Hunter Estuary.

### The Project Steering Committee is comprised of senior management level staff from:

- » City of Newcastle
- » Port Stephens Council
- » Maitland City Council – provides dedicated project officer
- » Cessnock City Council
- » Dungog Shire Council
- » Hunter Local Land Services
- » Hunter Water
- » NSW Department of Planning and Environment – non-voting

The Steering Committee has a "Memorandum Of Understanding (MOU)" that has been signed by all voting committee members.

### The key objectives of the MOU are to:

- » Provide guidance and a framework to ensure a productive partnership that builds capacity for all participants to deliver the project
- » Create a working relationship between all participants to develop an open communication and information sharing atmosphere
- » Provide a basis to actively seek grants for projects as a collaboration of estuary stakeholders.

## The Project Management Group

Consists of staff from HEAL- the project steering committee at a technical expertise level. This group's role is to manage the core projects to develop the coastal management program.

The Project Management Group has a "Terms of Reference" endorsed by the group to facilitate regular liaison between staff pertaining to the Hunter Estuary CMP.

### The Communications and Data Group

Consists of the communication and / or engagement staff in each HEAL group and data specialists where they are available. This group is responsible for the development of an engagement plan and website development.

### The Community / Cultural Working Group

Discussions are being held with key stakeholders to investigate how they wish to be involved in the coastal management program development. Early indications suggest that the Traditional Owners would value a groups development. This opportunity and terms of reference will be developed as Stage 2 is undertaken to assist with key issue investigations.

### Issues Working Groups

Groups will be developed to aid in direction of key issue investigations. These groups may be short or long term depending on the need of the project. Whilst representatives from the project management group and appropriate technical staff from HEAL will be part of the groups, other major stakeholders are envisioned to be part of the issue groups and are detailed below.

The list of stakeholders for the Hunter Estuary is many and varied. Whilst public authorities can be defined in the following Table 2, stakeholders also include groups from the economic facet such as irrigators, fishing and aquaculture enterprises, coal associated industries, development; social facet such as community and other Councils outside the coastal area; cultural facet such as traditional owners and European Heritage interests; and environmental facet such as the Hunter Wetlands Centre and other community groups.

# 6.0 IDENTIFICATION OF ROLES AND RESPONSIBILITIES – GOVERNANCE

Table 2: Key Public Authority Stakeholders

ORGANISATION	ROLE
Coastal Councils	Prepare and oversee implementation of the CMP as managers of the LGA in which the coastal interface is located. Councils also manage landuse planning through zoning and development approval which impact waterways and land management.
Hunter Valley Flood Mitigation Scheme (HVFMS)	Designed by DPE, the scheme is designed to mitigate flood damage using a system of levees, floodgates and drains on the Hunter, Paterson and Williams Rivers. The HVFMS team is within the Water Group of DPE.
Hunter Local Land Services (Hunter LLS)	Hunter LLS delivers services and programs that add value to local agricultural industries, enhance natural resources, protect primary production from pests and disease, and help local communities prepare for and respond to emergencies, such as flood and fire.
Marine Estate Management Authority (MEMA)	The Marine Estate Management Authority is working to implement the NSW Marine Estate Management Strategy outlining how to protect and enhance waterways, coastlines, and estuaries over the next ten years.
Office of Local Government	The Office of Local Government is responsible for strengthening the performance of the local government sector including the local councils involved in the CMP.
Hunter Joint Organisation of Councils	A collaborative body of ten Hunter region councils aiming to provide cohesion for key regional strategic priorities. This is important as the mapped coastal area is only a small portion of a larger connected river and catchment which has implications to the health of the estuary.
Department of Planning and Environment (DPE)	DPE manages planning, industry and environment for urban and regional NSW and upholds regulatory frameworks for biodiversity conservation, sustainable development and productive farming. Coast and estuary management is supported by the Biodiversity and Conservation Division.
NSW Crown Lands	This Authority administers public land across NSW which includes the beds of most tidal and non-tidal waterways.
National Parks and Wildlife Service (NPWS)	NSW NPWS is a part of the NSW DPE and manages more than 870 NSW national parks including the Hunter Wetlands National Park.
Local Aboriginal Land Councils (LALCs) NSW Aboriginal Land Council (NSWALC) Aboriginal Affairs	LALCs are at the heart of the organisational structure of the land rights network, representing the many Aboriginal communities across NSW and overseen by the NSW Aboriginal Land Council (NSWALC). Aboriginal Affairs NSW works with Aboriginal communities to promote social, economic and cultural wellbeing through opportunity, choice, healing, responsibility and empowerment.

ORGANISATION	ROLE
Commonwealth Department of Climate Change, Energy, the Environment and Water. Commonwealth Department of Agriculture, Fisheries and Forestry	The departments of the Australian Government which regulate Australia's agriculture, environment and heritage, and water. These departments manages matters of environmental significance in accordance with the EPBC Act and is the administrative authority for the Ramsar Convention on wetlands. These departments also provide funding to stakeholders including regional natural resource management (NRM) organisations such as Hunter Local Land Services.
Hunter Water Corporation	A state-owned Corporation that provides water services across the Lower Hunter and manages seven key water catchment areas.
Department of Planning and Environment – Water	This division of DPE manages the surface and groundwater in NSW, develops and implements plans for water security, and manages regional and metropolitan water supply and usage.
Natural Resources Access Regulator (NRAR)	The Natural Resources Access Regulator is responsible for the enforcement of water laws in NSW through licensing, monitoring compliance, and education.
Department of Primary Industries – Fisheries (DPI)	DPI is responsible for administering fisheries laws governing the fisheries resources and is actively involved in protecting and rehabilitating wetlands via legislation regulating and creating Marine Protected Areas.
Environment Protection Authority (EPA)	EPA is the primary environmental regulator and consults with communities, industries, governments, and businesses on activities and issues that affect the NSW environment. They also respond to environmental emergencies and enforce regulations.
Department of Defence	The Defence Environmental Strategy (2016) focuses on five strategic aims to manage environmental challenges and opportunities regarding environmental impacts, resource consumption, biodiversity conservation, pollution and contamination, and heritage values. The Williamtown RAAF Base lies to the north-east of Fullerton Cove, within the lower estuary.
Port of Newcastle Port Authority of NSW	<p>The Port of Newcastle maintains both an Environmental Management Plan and an Environmental Management System that outlines port activities and ensures commitment to environmental standards. Port of Newcastle also manages biosecurity threats and undertakes regular environmental monitoring. Port of Newcastle manages ongoing navigation dredging and survey in the Port.</p> <p>Port Authority of NSW manages navigation, safety security and operational needs of Newcastle Harbour (and five other major commercial ports in NSW)</p>
University of Newcastle (UON)	The University leads an Environmental Sustainability Plan to achieve environmental sustainability outcomes and is participating in the Newcastle Wetland Connections Project. UoN also plays an extensive role in teaching, research, and innovation in energy, biodiversity and environmental areas.
Transport for NSW (TfNSW)	TfNSW is committed to delivering a sustainable transport system for NSW in a manner that balances economic, environmental and social issues. Current major projects with implications for the estuary include the M1 Pacific Motorway Extension to Raymond Terrace and the proposed Lower Hunter Freight Corridor.



# 7.0 ENGAGEMENT, VALUES, OUTCOMES AND ISSUES

## 7.1 STAKEHOLDER ENGAGEMENT – VALUE IDENTIFICATION

Many Hunter estuary stakeholders have thought about and identified values of the estuary – what the estuary means to their organisation, their customers, community, partners and regulators. These value reviews, conducted over the last decade, each offer a slightly different perspective. Value statements have been informed by a number of consultation processes involving the community of the lower Hunter region, through which the Hunter Estuary flows. These previous consultation programs and value statements provide a strong start to understanding the different perspectives on the values of the estuary.

For this project the vision and values are interrelated. The vision was directed by initial consultation that had occurred prior to the program. Further engagement reinforced the community values and the desired vision and therefore provides the anticipated outcomes required. Whilst the objectives are extrapolated from the Coastal Management Act 2016 these directly reflect the communities' values.

Values change over time as community need varies, more research is undertaken, and environmental conditions change such as sea level rise. Identifying the current community values directs the identification of risks associated to meeting these values in the Hunter Estuary, and therefore the need for data and research to identify projects which will manage the system.

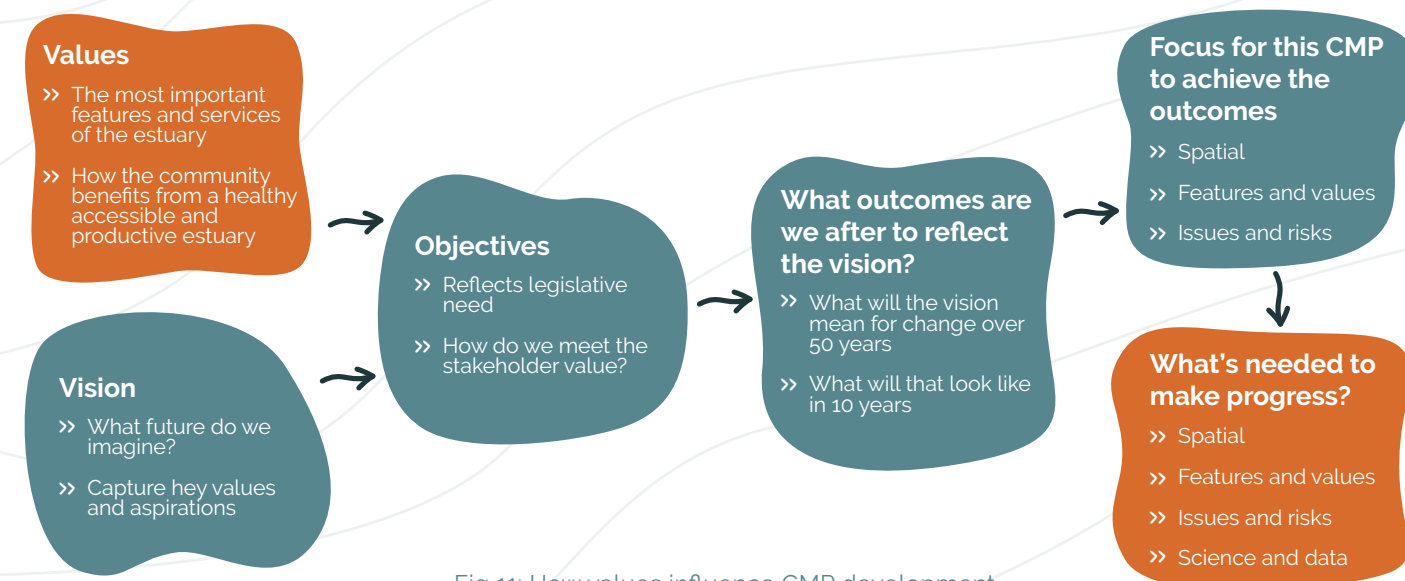


Fig 11: How values influence CMP development

Recently a number of projects have undertaken community and/or stakeholder engagement which has assisted the understanding of the value of the river, estuary and environment.

### Consultation undertaken for this scoping study:

- » participants at seminar on the Hunter Estuary hosted by Hunter Environmental Institute. The 66 attendees included a mix of council, public authority, consultant, academic and community representatives – June 2021
- » Senior Managers briefing of Maitland City Council by council's environmental staff to assist with broader planning development reflecting on the value of the estuary to their community. – June 2021
- » workshop which included 35 participants from multiple stakeholder groups to support analysis of governance development – July 2021
- » briefing of Hunter Local Land Services – December 2021
- » briefing Newcastle Coastal Management Program Working Group December 2021
- » briefing Port of Newcastle – January 2022
- » briefing Hunter Water – February 2022
- » briefing Hunter Joint Organisations group – May 2022
- » briefing General Managers Advisory Committee – May 2022
- » briefing Cessnock City Council – May 2022
- » briefing Mindaribba Local Aboriginal Land Council – June 2022
- » stakeholder tour of estuary and workshop – August 2022
- » Cessnock area values identification – September 2022
- » Dungog area values identification – September 2022

### Consultation projects which provide important information for value identification:

- » Hunter Water undertook Community and Stakeholder engagement in 2020 to identify catchment values for the Wastewater Masterplan currently being developed.
- » all Councils have undertaken community engagement for their community strategic plans in accordance with the Integrated Reporting and Planning guidance and have undertaken community satisfaction surveys in 2022. This data provides a wealth of information on community expectations of environmental protection and engagement with their natural resources including the river
- » NSW Department of Planning and Environment undertook a community survey to identify community values of the river to assist with the creation of NSW Water Quality Objectives in 2022.
- » Hunter Wetland Centre Australia hosted a Hunter Estuary Forum to bring together estuary stakeholders to consider the future of the estuary and the Ramsar listed wetlands in 2022. A deliverable from the forum was the development of a list of issues and values of the estuary.

All consultation with stakeholders to date were evaluated and value themes identified and are summarised below. Whilst these values have been placed in selected domains it is recognised that all values are related and not independent; for example water quality is important to estuary health, however without good water quality you will not achieve a healthy lifestyle or productivity.

7.0 ENGAGEMENT, VALUES, OUTCOMES AND ISSUES

ESTUARY HEALTH	HEALTHY LIFESTYLE	PRODUCTIVITY
Water Quality	Liveability	Jobs and Growth
Connectivity	Resilience	Resilience
Biodiversity/ Habitat/ Shorebirds	Community knowledge & understanding	Heritage
Wetlands	Recreation	Fisheries /Aquaculture
Resilience	Community Access	Creative and beautiful cities-urban design and liveability
Ecological Health	Amenity /scenic quality	Economy activated
Protecting and increasing native vegetation	Nature/Green Spaces	Tourism
Flow	Community	Flood mitigation
Healthy Riverbanks	Flood planning & emergency response	Agriculture
Significant species	Indigenous Culture	Water extraction- drinking
Indigenous Culture		Port and associated industry
		Research base
		Indigenous Culture

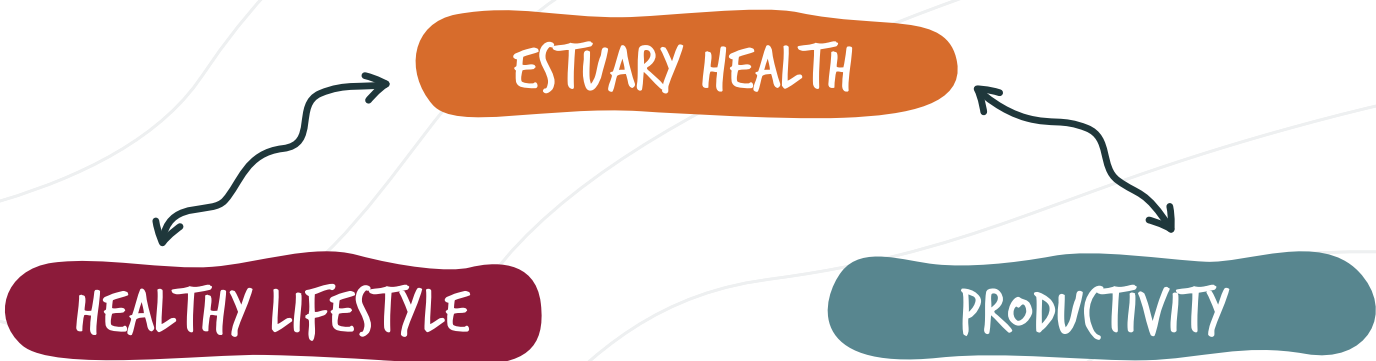


Fig 12: Interrelationship of estuary values

Table 3: CMP Objectives meeting community / stakeholder values

OBJECTIVE	VALUES
Protect and enhance natural estuary processes and environmental values through restoration and rehabilitation	Estuary Health
Maintain and enhance public access, amenity and safe use recognising the benefits that nature brings to human health and wellbeing	Healthy Lifestyle Estuary Health
Acknowledge, respect and protect indigenous communities' spiritual, social and economic use	Estuary Health Healthy Lifestyle Productivity
Support the strategic economic importance of the Hunter Estuary	Productivity
Facilitate ecologically sustainable development	Estuary Health Healthy Lifestyle Productivity
Mitigate current and future risks from coastal hazards and climate change to improve resilience of the estuary	Estuary Health Healthy Lifestyle Productivity
Enhance community stewardship of the estuary through consultation and engagement	Estuary Health Healthy Lifestyle





7.0 ENGAGEMENT, VALUES, OUTCOMES AND ISSUES

7.2 OUTCOME – A HEALTHY ESTUARY

Estuary health is nominated by many stakeholders as a key value and an objective of estuary management. Participants in the Scoping Study multi-stakeholder workshop provided feedback on what they saw as critical characteristics of a healthy estuary.

This feedback complements the measurable indicators used by the NSW Government to assess the health of estuaries in NSW (OEH, 2017).

Both groups of estuary health characteristics are shown in Figure 13. These characteristics highlight the outcomes to be achieved by changes to estuary management in the Hunter over the next 10 years and beyond.

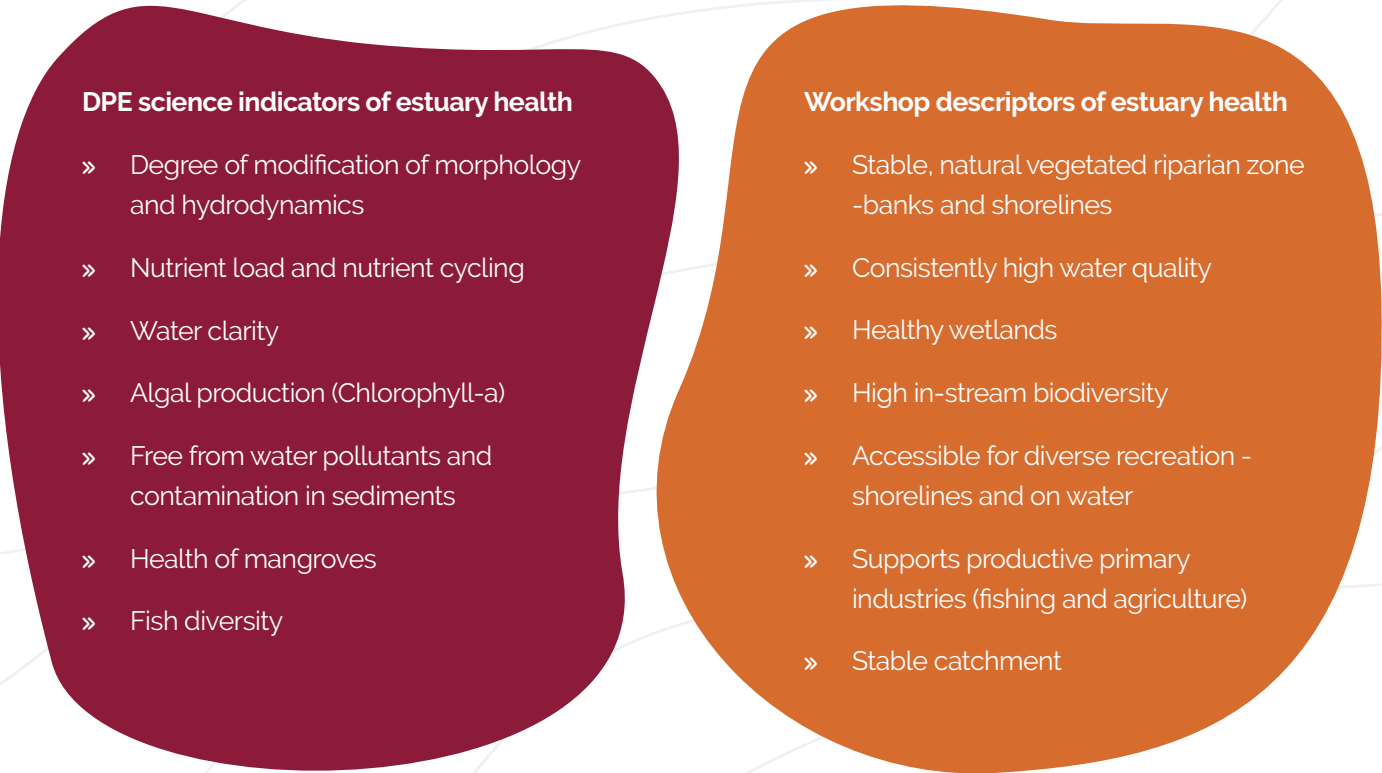


Figure 13: Indicators and Descriptors of a Healthy Estuary

Together, the characteristics identified in DPE guidance and by participants in the workshops, point to a suite of outcomes to be achieved from the CMP for the Hunter Estuary (Table 4).

Table 4 Outcomes from successful management of the Hunter estuary

OUTCOME	WHAT WOULD HAVE HAPPENED WHEN THIS OUTCOME IS ACHIEVED?
Stable, vegetated riparian zone in all parts of the estuary	Bank erosion severity and extent reduced in the estuary and the near catchment
Restored hydrodynamic processes and functions	Restored tidal circulation to estuarine wetlands and floodplains Improve interaction of catchment floods and floodplain wetlands
Improved water quality	Reduced nutrient load from all sources, so that nutrient processing functions effectively in the waterway and no part of the estuary is eutrophic Metal and PFAS contamination impacts reduced to negligible Improved water clarity in the upper estuary
Healthy wetlands and instream biodiversity	Improved mangrove health Priority saltmarsh areas restored and resilient Function restored in floodplain wetlands in tributary catchments Fish and water bird diversity is maintained
Cultural landscape values are recognised and protected	Aboriginal community has a voice in deciding actions and priorities to protect and restore the health and condition of places, natural systems and biodiversity of the estuary that support cultural values
Productive, sustainable agriculture, fisheries and port operations	Decisions have been made about sustainable floodplain land uses and transition is underway where necessary The port continues to connect the Hunter region to the world, while balancing port operations and economic value with a healthy and stable estuary
An accessible waterway	Waterway health is suitable for diverse recreational uses in the upper estuary as well as the middle and lower estuary Increased accessibility at points and along bank/shoreline
Residential land use does not increase risks	Water sensitive urban development contributes to wetland and waterway health Integrated water cycle management is functioning across local and regional catchment flows, supply, demand and wastewater – to drive reduced nutrient loads Flood risks from catchment floods, local flash flooding and tidal inundation recognised and mitigated in urban planning and design.
Barriers to coordinated efforts to achieve improved estuary health are reduced	Governance arrangements support information sharing, coordination of stakeholder priorities and actions and regular reporting of progress, successes and lessons learnt so that estuary health continues to improve
The community has a say in how the estuary is managed	The community is more informed and resilient The community celebrates a healthy estuary and understands the trade-offs involved

7.0 ENGAGEMENT, VALUES, OUTCOMES AND ISSUES

7.3 OBJECTIVES MEETING OUTCOMES

To ensure that the CMP objectives meet the community and stakeholder outcomes a review has been undertaken to ensure that they are aligned.

The objectives are also reviewed to ensure that the objectives of the CM Act, MEMS and regional plans and policies are being met.

Table 5 provides this analysis which shows that each objective contributes to several outcomes, reflecting the interconnected nature of estuary values, objectives and outcomes.

Table 5: CMP Objectives meeting CMP outcomes

(PM OBJECTIVES)	EXPLANATION/ALIGNMENT	RELATED OUTCOMES
Protect and enhance natural estuary processes and environmental values through restoration and rehabilitation.	CM Act Object (a) and (g) MEM Act object (a) (ii)  CZMP objectives 1 to 5, 10, 12 to 15, 18 to 20 (some of these CZMP objectives could become specific strategies or targets for moving towards the broader objective of natural processes, character and ecosystem diversity and integrity)	Stable vegetated riparian zone in all morphological zones of the estuary  <b>Restore hydrodynamic processes and functions</b> <ul style="list-style-type: none"><li>» tidal circulation to estuarine wetlands and floodplains</li><li>» improve interaction of catchment floods and floodplain wetlands</li></ul> <b>Improved water quality</b> <ul style="list-style-type: none"><li>» Reduced nutrient load from all sources, so that nutrient processing functions effectively in the waterway and no part of the estuary is eutrophic</li><li>» Metal and PFAS contamination impacts reduced to negligible</li><li>» Improved water clarity in the upper estuary</li></ul> <b>Healthy wetlands and instream biodiversity, including</b> <ul style="list-style-type: none"><li>» Improved mangrove health</li><li>» Priority saltmarsh areas restored and resilient</li><li>» Function restored in floodplain wetlands in tributary catchments</li><li>» Fish and water bird diversity is maintained</li></ul>
Maintain and enhance public access, amenity and safe use recognising the benefits that nature brings to human health and wellbeing.	CM Act object (b) and (l) MEM Act object (a) (ii) MCC vision PSC vision Hunter Regional Plan Greater Newcastle Metropolitan Plan CZMP objectives 11, 21, 22	<b>A more accessible waterway</b> <ul style="list-style-type: none"><li>» Waterway health is suitable for diverse recreational uses in the upper estuary as well as the middle and lower estuary</li><li>» Increased accessibility at points and along bank/shoreline</li></ul> Waterway health is suitable for diverse recreational uses, with improvement in the Upper estuary

(PM OBJECTIVES)	EXPLANATION/ALIGNMENT	RELATED OUTCOMES
Acknowledge, respect and protect indigenous communities' spiritual, social & economic use	CM Act object (c) MEM Act object (a) (ii) CZMP objective 25	<b>Cultural landscape values are recognised and protected</b> <ul style="list-style-type: none"><li>» Aboriginal community has a voice in deciding actions and priorities to protect and restore the health and condition of places, natural systems and biodiversity of the estuary that support its cultural values</li></ul>
Support the strategic economic importance of the Hunter Estuary	CM Act Object (d) MEM Act object (a) (i), (ii) Hunter Regional Plan Greater Newcastle Metropolitan Plan CZMP objectives 3, 15, 23, 24	<b>More sustainable productive land uses (agriculture, fisheries and port operations), adapting to change</b> <ul style="list-style-type: none"><li>» Decisions made about sustainable floodplain land uses and transition underway where necessary</li><li>» The port continues to connect the Hunter region to the world, while balancing port operations and economic value with a healthy and stable estuary</li></ul>
Facilitate ecologically sustainable development	CM Act object (e) NCC LSPS CZMP objectives 11, 13, 20, 23, 24 (plus those that refer to impacts of specific industries or activities on the health or resilience of the estuary)	<b>Productive, sustainable agriculture, fisheries, aquaculture and port operations</b>  Cultural landscape values are recognised and protected <ul style="list-style-type: none"><li>» Aboriginal community has a voice in deciding actions and priorities to protect and restore the health and condition of places, natural systems and biodiversity of the estuary that support its cultural values</li></ul> Residential land use does not increase risks <ul style="list-style-type: none"><li>» Water sensitive urban development contributes to wetland and waterway health</li><li>» Integrated water cycle management is functioning across local and regional catchment flows, supply, demand and wastewater – to drive reduced nutrient loads</li><li>» Flood risks from catchment floods, local flash flooding and tidal inundation recognised and mitigated in urban planning and design.</li></ul> Decisions made about sustainable floodplain land uses and transition is underway where necessary
Mitigate current and future risks from coastal hazards and climate change to improve resilience of the estuary	CM Act object (f) and (i) Alluded to in Hunter LLS vision (resilient) CZMP objectives 4 and 16  This is a significant omission in the vision for LSPS and regional planning documents	<b>Residential land use does not increase risks</b> <ul style="list-style-type: none"><li>» Flood risks from catchment floods, local flash flooding and tidal inundation recognised and mitigated in urban planning and design.</li></ul>
Enhance community stewardship of the estuary through consultation & engagement	CM Act Object (k) CZMP objective 6	<b>The community has a say in how the estuary is managed</b> <ul style="list-style-type: none"><li>» The community is more informed and resilient</li><li>» The community celebrates a healthy estuary and understands the trade-offs involved</li><li>» Community is active in estuary management</li></ul>

# 8.0 STRATEGIC CONTEXT

Strategic context refers to the characteristics of the Hunter Estuary, its catchment, land use and management processes, which set it apart from other systems and have a significant influence on management issues, opportunities, feasible approaches and outcomes.

The strategic context includes environmental, governance (including legal), social, cultural, economic and technical factors which may affect coastal management.

These factors may:

- » increase coastal vulnerability, sensitivity or risks, or conversely enhance resilience
- » amplify or reduce the risks associated with climate change and sea level rise
- » affect community attitudes to risk and their willingness to engage in or pay for coastal risk mitigation
- » increase uncertainty
- » affect community knowledge and capacity to adapt to change (for example, rapidly growing communities are likely to include relatively fewer people with experience of the local impacts of coastal hazards; aging communities generally have a higher level of vulnerability)

- » add complexity to decision-making processes, with multiple stakeholders, having different objectives and perspectives on risk or priority responses
- » make avoidance of coastal risks challenging, for instance where historical land use planning decisions have resulted in existing intensive development in high-risk areas
- » add complexity to responsibility and accountability, for instance through complex land tenure or significant lags in aligning detailed plans of management for public land to the strategic direction set in the CMP, and
- » create barriers to an effective business case and equitable sharing of costs and benefits.

This section presents an overview of the strategic implications of the environmental, governance, and socio-economic context of the Hunter Estuary.

## 8.1 STRATEGIC ASPECTS OF ENVIRONMENTAL CONTEXT

Table 6 summarises the strategic elements of the environmental context of the Hunter Estuary.

STRATEGIC ELEMENT	CHARACTERISTICS	STRATEGIC CONTEXT SIGNIFICANCE
Scale	<ul style="list-style-type: none"><li>» The catchment area is more than 22,000 km2. It is the largest coastal catchment in NSW.</li><li>» The Hunter Estuary is at the juncture of the NSW North Coast Biogeographic Region to the North and Sydney Basin Biogeographic Region to the South</li><li>» Tidal limit of the Hunter River at Oakhampton is 65 km from the coast. Tidal circulation above Morpeth is very slow. Tidal limits on the Williams River (at Seaham Weir and Paterson River are 46km (at Seaham Weir, which protects drinking water supplies) and 75km respectively</li><li>» A network of large and small tributaries with rural, urban and industrial catchments, including the Williams River, Paterson River, Wallis, Fishery, Four Mile, Windeyers, Ironbark, Throsby, Styx and Cottage Creeks</li></ul>	The interactions of wider catchment, local catchment and tidal flows in the upper and mid estuary are critical to improving water quality improvements and estuary health.
Geomorphology and Geodiversity	<ul style="list-style-type: none"><li>» The Hunter Estuary and its associated coastal barrier systems incorporate one of the most diverse and best documented coastal sedimentary sequences in Australia. This dated sedimentary sequence is a significant scientific and geo-heritage feature of the estuary.</li><li>» The natural morphology of the lower estuary included a sinuous river channel and well-developed bay head and flood tide deltas, multiple islands, coastal wetlands and extensive oyster reefs. Contiguous floodplains with backwater swamps and cut-off bays are the remnants of former back barrier lakes.</li><li>» The catchment scale and magnitude of major floods means that sediment and nutrient load from the catchment are major influences on estuary processes and estuary condition in wet periods</li><li>» The estuary includes rare evidence of high sea levels during the last Interglacial period (at Largs), adding to its geo-heritage significance</li></ul>	<p>Extensive and systemic hydrodynamic, morphological and ecological modification is a key feature of the Hunter Estuary and contributes to its poor condition in DPE assessments.</p> <p>The entire estuary and almost all of its catchment have been modified and impacted over the 200 years of European occupation.</p>



8.0 STRATEGIC CONTEXT

STRATEGIC ELEMENT	CHARACTERISTICS	STRATEGIC CONTEXT SIGNIFICANCE
Extent of modification	<div>» Entrance form and stability, channel length, sinuosity, depth, wetland area, floodplain morphology and sediment character and tidal processes are highly modified. The floodplain and riparian zones are almost entirely cleared of native vegetation. Major impacts commenced with European settlement in the early nineteenth century.</div> <div>» These changes have impacted on all aspects of estuary function and health, including catchment hydrology (floods and droughts), tidal hydrodynamics and interactions between the catchment and tidal flows. They impact on habitat and biodiversity, erosion and sedimentation, and water quality.</div> <div>» During the twentieth century flood mitigation works and floodplain drainage structures reduced tidal ventilation and inundation of former intertidal areas, reducing the area and functions of saltmarsh and mangrove wetland systems.</div> <p>Over the last 15 years, some floodgate systems have been modified, facilitating the recovery of coastal wetland in Hexham wetland and at Tomago/Kooragang. In the long term, tidal inundation is also a hazard and a risk to floodplain agriculture.</p>	<p>The estuary is in poor condition.</p> <p>The extent of modification and the economic significance of modifications affect what can be considered as a healthy Hunter Estuary.</p> <p>The impacts of these historical and ongoing development pressures mean difficult decisions must be made to balance social and economic values with restoring the health of the estuary. Difficult decisions require systematic and transparent processes and suitable data to ensure fairness and scientific credibility.</p>
Estuary processes, hazards and knowledge	<div>» A detailed hydrodynamic and water quality model (the WRL Model) to simulate ecological processes in the Hunter Estuary, and to ensure the widespread, robust application of the approach, has been developed to assess estuary processes and catchment management options to improve estuary water quality and health. The model outcomes are linked to water sharing plans and pollution reduction plans in the Hunter.</div> <div>» Hazards (f) (tidal inundation erosion) and (g) (inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters) from the CM Act, are directly relevant to the Hunter Estuary.</div>	<p>The WRL model (Glamore et al 2019) is now an important part of the strategic context for managing the Hunter Estuary. It facilitates quantitative testing of scenarios of estuary change and catchment and estuary management. This is essential for making decisions about a large, complex and dynamic estuary system.</p>

STRATEGIC ELEMENT	CHARACTERISTICS	STRATEGIC CONTEXT SIGNIFICANCE
Estuary health	<div>» The Hunter Estuary is not healthy now, with poor scores for:<ul style="list-style-type: none"><li>- turbidity (upper estuary)</li><li>- estuary form and function (lower estuary)</li><li>- nutrient pollution (all parts of the estuary)</li><li>- metal contamination (mid and lower estuary)</li><li>- microalgal growth on the bed (middle estuary)</li><li>- sediment oxygen demand (mid estuary)</li><li>- mangrove health (mid and lower estuary)</li></ul></div> <div>» The Upper section of the Hunter River Estuary has the worst water quality in NSW (for the freshwater tidal zone)</div>	<p>Health of the lower estuary is affected by legacy issues such as harbour structures and contaminants from heavy industry, as well as ongoing port and industry functions.</p> <p>The middle and upper estuary, where dynamic interactions between catchment and tidal flows occur, are affected by sediments/turbidity and excess nutrient load. These point and diffuse source pollutants interact with each other in complex ways in space and time, across the estuary waterway, floodplain, wetlands and local catchments.</p> <p>The best ways to manage sources and interactions to improve estuary health are not well understood.</p>
Wetland values	<div>» The wetland system in the Hunter Wetlands National Park is of international significance and was listed under the Ramsar Convention on Wetlands in 1984.</div> <div>» The Hunter Estuary Wetlands Ramsar site of the Hunter Wetlands National Park (Tomago and Kooragang wetlands) and Shortland Wetlands (Hunter Wetlands Centre) along with Hexham Swamp in the National Park are outstanding case studies in wetland rehabilitation and resilience and the necessity of partnerships across all levels of government, and between industry, universities, citizen scientists and government.</div> <div>» Wetlands, including estuarine saltmarsh, floodplain backswamps and wetlands at or just above the tidal limit of tributaries are a key feature of the Hunter estuary. Their natural functions include mediating catchment flows (local and whole of Hunter), floods and nutrient loads. most are now heavily degraded by clearing, grazing, cultivation, hydrological and hydrodynamic modification.</div>	<p>Restoring and enhancing the natural functions of wetlands across the floodplain and local catchments should be a priority component of Hunter estuary management</p>
Climate change vulnerability	<div>» The Hunter estuary, floodplain and associated communities are the 6th most vulnerable system to climate change in NSW</div> <div>» The Hunter estuary is strongly impacted by extreme catchment flooding events and by extreme drought when freshwater flows into the upper estuary are minimal.</div> <div>» HVFMS Review shows the vulnerability of land uses and infrastructure function on low lying land, where tide gates are likely to be overtopped by tidal process in coming decades. In the lower estuary urban areas, stormwater system functions are impacted by high tides</div> <div>» Studies of climate change risks that have been prepared by key industries and management authorities, including HVFMS, Port of Newcastle, Hunter LLS, Hunter Water Corporation, other infrastructure providers and local councils provide local detail supplementing the broader climate risk and vulnerability assessments prepared by the NSW government</div>	<p>Climate risks in the Hunter Estuary are diverse but significant.</p> <p>The processes and hazards driving climate risks vary widely across the estuary and floodplain, because of the scale, distance inland to the tidal limit, morphological differences and the patterns of development, assets and natural resource values.</p> <p>A related component of strategic context is that these risks are not well understood across the broader community. This lack of understanding will make negotiation of trade-offs and land use change challenging.</p> <p>Emissions reduction is a key consideration in relation to the implementation of the CMP and activities such as carbon sequestration through riparian revegetation and blue carbon should be considered for dual benefit of this and habitat creation.</p>

8.0 STRATEGIC CONTEXT

8.1.1 COASTAL PROCESSES AND HAZARDS:  
8.1.1.1 COASTAL HAZARDS

The CM Act identifies seven coastal hazards, including two which are directly relevant to the Hunter Estuary:

(f) tidal inundation

These hazards affect the health and functions of wetlands, channel stability, the viability of agricultural land, land suitable for residential and recreational uses, community safety and resilience.

Tidal inundation (hazard (f)) is both a hazard and a factor in estuary function, health and productivity. During the twentieth century flood mitigation works and floodplain drainage structures reduced tidal ventilation and inundation of former intertidal areas, reducing the area and functions of saltmarsh and mangrove wetland systems.

Over the last 20 years, some floodgate systems have been modified, facilitating the recovery of coastal wetlands in Hexham Swamp and at Tomago/Kooragang. In the long term, tidal inundation is also a hazard and a risk to floodplain agriculture.

Hazard (g) is illustrated by ongoing bank erosion and bed sediment resuspension by tidal currents and flood flows. Review and analysis of bank erosion hazards by Soil Conservation Service on behalf of HVFMS and Hunter LLS indicates some current high-risk locations where rates of bank recession and channel widening are high.

(g) erosion and inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters.

Ongoing bank erosion along the estuary:

- » increases sediment and nutrient load into poorly flushed reaches of the waterway
- » threatens flood mitigation infrastructure such as levees
- » reduces potential riparian vegetation recovery
- » affects access.

Both hazard (f) and hazard (g) are expected to extend in their reach and impact as sea level rises and climate warms in the coming decades.

Detailed studies by HVFMS associated with the review of the scheme indicate that sea level rise will affect the banks and floodplain of the estuary by:

- » Reducing the efficiency of drainage channels and floodgates that currently protect low lying agricultural land. Some sections of the floodplain that currently drain will become permanently wet with sea level rise, reducing their viability for farming.
- » Increasing the likelihood of riverbank erosion that impacts on existing levee banks.
- » Increasing the likelihood of tidal overtopping of low-lying levees on the estuarine floodplain.

Figure 14 shows the additional area expected to be inundated by a 20% flood event by the end of the century, based on "Representative Concentration Pathway" (RCP) 8.5 (assumed sea level rise of 0.5 m by 2050 and 0.9 m by 2100).

The entrance to the Hunter Estuary is controlled by extensive training wall structures, so there is no lateral migration of the entrance. However, the entrance area is still affected by tidal delta processes, with associated impacts on dredging to maintain navigability for the large vessels accessing the Port, and for the sediment budget of the broader coastal sediment compartment.

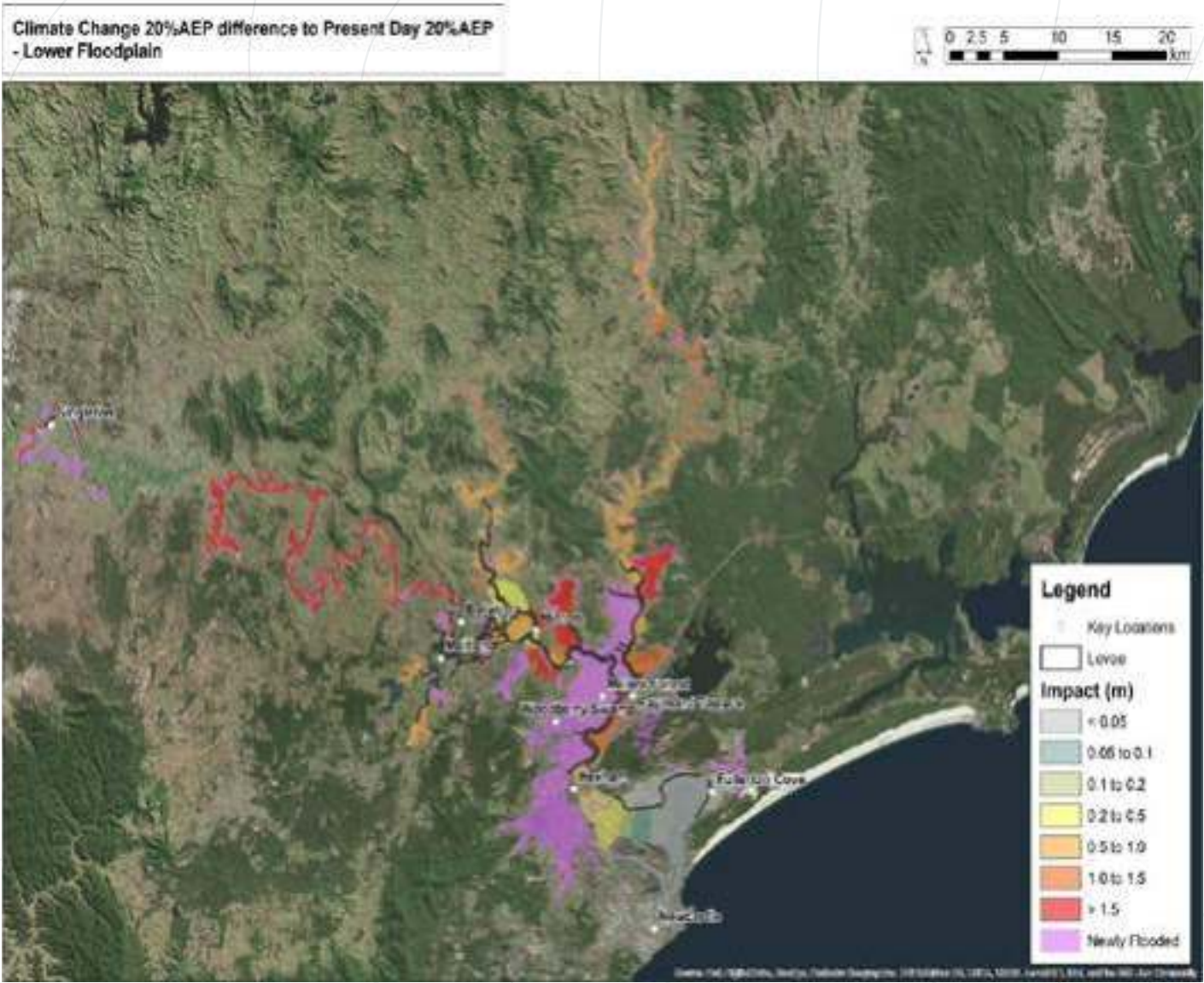


Fig 14: Climate Change 20% AEP Difference to Present Day 20% AEP Flood Areas, Lower Floodplain  
Source HVFMA Presentation to Hunter Environment Institute, June 2021.



8.0 STRATEGIC CONTEXT

8.1.1 COASTAL PROCESSES AND HAZARDS:  
8.1.1.2 HUNTER ESTUARY HYDRODYNAMIC MODEL

An understanding of hydrodynamic processes and hazards is fundamental to managing the estuary.

To support the assessment of threats, hazards and risks in the estuary, an estuary wide scoping study was undertaken in 2014 to determine the 'state of the science' for modelling and data in the Hunter Estuary (Glamore et al., 2014). The outcomes of this study highlighted numerous data gaps and the lack of adequate models of the broader hydrodynamic and water quality dynamics of the estuary.

An overarching independent committee, the Hunter Estuary Hydrodynamic Modelling Platform Committee, was formed to oversee the development of a detailed hydrodynamic and water quality model to simulate ecological processes in the Hunter Estuary, and to ensure the widespread, robust application of the approach.

Following an extensive three-year multi-disciplinary field campaign, WRL developed a multi-faceted hydrodynamic model to assess estuary processes and catchment management options to improve estuary water quality and health. The model outcomes are linked to water sharing plans, pollution reduction plans and coastal reform in the Hunter.

The WRL model (Glamore et al 2019) is now an important part of the strategic context for managing the Hunter Estuary. It facilitates quantitative testing of scenarios of estuary change and catchment and estuary management. This testing capacity is essential for making decisions about a large, complex and dynamic estuary system.

The hydrodynamic model refers to three zones which reflect the morphology and processes of the estuary:

- » The Lower Estuary combines the bay head delta and the tidal delta components of the estuary. It includes Newcastle Harbour/Port of Newcastle, the South and North Arms of the Hunter Estuary, and the Hunter estuary wetlands. These are Fullerton Cove, Hexham Wetland and Kooragang Island/ Ash Island, which are remnants of the many islands formerly occurring in this area.
- » The Mid Estuary includes the reach from just north of Hexham Bridge upstream to the Williams River junction.
- » The Upper Estuary (sometimes referred to as the tidal pool) includes the Williams River (below Seaham Weir), the Paterson River (to below Gostwyck Bridge) and the Hunter River (from the Williams River junction upstream to around Aberglasslyn). The upper estuary has low tidal circulation and may be dominated by fresh water in wet periods. It becomes strongly saline in extended dry periods.

8.2 SUMMARY- STRATEGIC CONTEXT THAT DIFFERENTIATES THE HUNTER

There are 12 strategic and interconnecting factors which influence the scope and approach to the Hunter Estuary CMP .

<b>COMPLEX ESTUARY</b> Scale, diversity and complexity: a large estuary with complex evolution and pressures	<b>INTERNATIONALLY IMPORTANT</b> Internationally significant wetlands and shorebird habitat in the lower estuary. Estuarine and floodplain wetlands across the system are critical to recovery of estuary health. Wetlands are threatened by ongoing rural, urban and port development and sea level rise	<b>POOR WATER QUALITY</b> Poor to very poor water quality, worse in the upper estuary; poor water clarity, very high nutrient levels
<b>HIGHLY MODIFIED</b> Major long term and ongoing morphological modification and adjustment, supporting national level economic values	<b>POOR RIPARIAN VEGETATION</b> Riparian vegetation removed, mangroves in poor condition, but clear evidence that wetland and estuarine habitat and function can be restored; opportunities for "blue carbon" projects	<b>PATCHY DATA</b> A much studied waterway, but still limited robust data on the performance of specific responses to key drivers of poor estuary health - low confidence in management decisions.
<b>CLIMATE CHANGE</b> Flood protection infrastructure is vulnerable to climate change and sea level rise, with implications for floodplain land use and productivity	<b>URBANISATION</b> Urbanisation of all flood free immediate catchment lands, increasing local stormwater issues, increasing flash flood risks and reducing agricultural flood refuge	<b>RECREATIONAL NEED</b> Increasing demand for quality river and harbour based recreation opportunities, highlighting existing poor connectivity of 'green' public land; on water risks and conflicts
<b>CULTURAL SIGNIFICANCE</b> Engagement about the scope and significance of Aboriginal culture and heritage, not well documented.  National heritage significance of early estuary settlement - not fully recognised and protected	<b>GOVERNANCE</b> Clarity and continuity of communication between public authorities, coordination of management responses, accountability for outcomes are all limiting management progress	<b>COMMUNICATION</b> How best to engage a diverse urban and rural community, spread across several local council areas, with different perspectives on values and priorities

Fig 15: Twelve Elements of Strategic Context

# 9.0 PRELIMINARY RISK ASSESSMENT

In accordance with the objects of the CM Act and guidance from the Coastal Manual, the scoping studies of CMP are required to undertake a first pass risk assessment.

This assessment is to be based on current knowledge and is to identify what values and assets might be at risk, and to establish whether these risks are high enough to warrant more detailed assessment in Stage 2 of the CMP.

The Coastal Manual suggests the use of the Threat and Risk Assessment (TARA) developed for the Marine Estate Management Strategy in 2015.

The top risks identified in the TARA Hunter Estuary are:

## TARA CENTRAL REGION PRIORITY THREATS

### Environmental

- Urban stormwater discharge
- Foreshore development
- Entrance modification
- Shipping (large commercial vessels and port industries)
- Agricultural diffuse source runoff
- Clearing riparian and adjacent habitat including wetland drainage
- Climate change 20 years
- Recreational Boating and boating infrastructure
- Sewage effluent and septic runoff
- Navigation and entrance management/ dredging
- Modified freshwater flows

### Socio-economic

- Water pollution on environmental values – urban stormwater
- Water pollution on environmental values – agricultural diffuse source runoff
- Water pollution on environmental values – litter, solid waste, marine debris, microplastics
- Sediment contamination (toxicants in sediment, particularly in Greater Sydney waterways)
- Inadequate social and economic information
- Anti-social behaviour and unsafe practices
- Limited or lack of access infrastructure to the marine estate
- Lack of compliance with regulations (by users) or lack of compliance effort (by agencies)
- Reductions in abundances of species and trophic levels
- Climate change stressors 20 years

A stakeholders meeting was held to further review known threats/risks to the estuary to develop a preliminary risk assessment. The results are provided in Appendix 2. It is noted that stakeholders that would represent the economic industry were not well represented at meetings. For stage 1 purposes it is assumed that impacts to the environment would impact industry, however these will be further investigated in the more in-depth risk assessment in Stage 2.

The “extreme” rated risks and those high risk assessed by the project management group to be notable issues that require additional research are provided below. These risks will form the basis of research projects in Stage 2 of the CMP.

Table 7 Preliminary risk assessment highest issues

RISK DESCRIPTION	RATING	ISSUE
Knowledge held with people without system / network for managing / retaining	Extreme	Governance
Changed weather patterns	Extreme	Climate Change
Changed weather patterns- NPWS land / Ramsar site	Extreme	Climate Change
Urban runoff is of poor quality and not sufficiently treated before discharge into waterways	Extreme	Water Quality
Upper catchment contribution of nutrients, sediments and other pollutants	Extreme	Water Quality
Unstable riverbanks	Extreme	Water Quality
Carp- reducing water quality through bank and bed feeding, out competing native fish	Extreme	Water Quality
Lack of riparian vegetation, inappropriate riparian vegetation causes unstable riverbank- leads to erosion	Extreme	Water Quality
Increased pollution, increased runoff, land clearing	Extreme	Water Quality
Use of boats creating wake impacts	Extreme	Water Quality
Lack of catchment vegetation, poor sediment and erosion control	Extreme	Water Quality
Habitat Loss	Extreme	Biodiversity
Poor water quality	Extreme	Water Quality
Flood mitigation infrastructure eg flood gates and flaps limits natural intrusion of brackish water from river to tributaries/ floodplain/wetlands	Extreme	Biodiversity
Black water events eg Woodberry Swamp	Extreme	Water Quality
Lack of single direction to create healthier estuary	Extreme	Governance
More extreme events – bigger floods, worse droughts	Extreme	Climate change
Sea Level Rise	High	Climate Change

9.0 PRELIMINARY RISK ASSESSMENT

9.1 HUNTER ESTUARY ISSUES

In Table 8, the issues which were identified in the Hunter Estuary CZMP (certified 2018) have been organised into categories, and a simple discussion of scope and scale is presented as a starting point for understanding which are the most important for future management.

For each group of issues, the objects of the CM Act to which the issue could be relevant (in whole or in part) are noted. Links to the MEMA TARA rankings (MEMA, 2015) for threats to environmental assets for the Central Region (Stockton to Shellharbour) are also identified to provide consistency.

Table 8 Review of 'Key Estuary Issues' from the CZMP (2018)

ISSUE	INDICATIVE PERFORMANCE
Biodiversity: Object (a) of the CM Act	
Habitat loss	Hunter Strategic Context
Impacts on native flora and fauna	» Riparian vegetation removed, mangroves in poor condition, but clear evidence that wetland habitat and function can be restored
Lack of riparian vegetation	» Internationally significant wetlands and shorebird habitat in the lower estuary, with values threatened by ongoing port and industry development, relic contamination and sea level rise
Mangroves and noxious weeds invasion	As a group, these issues relate to riparian and estuary wetland habitats, some of which have specific statutory protection.  Loss of these habitats has important implications for water quality and response to climate change.
What's missing from this group	
Loss of function and diversity in floodplain wetlands and saltmarsh in the lower estuary with changes to nutrient load, drainage, tidal circulation, clearing, cultivation; increasing threat from more intensive catchment/urban development and sea level rise; lack of ecological connectivity; oyster reef extent and condition	
Ranking of this group in the TARA?	
Clearing of riparian and adjacent habitat including wetland drainage was overall ranked 6 (as a threat to the environment) for the Central Region	

ISSUE	INDICATIVE PERFORMANCE
Estuary processes: Object (a) of the CM Act, potentially object (g), climate change is object (f)	
Bank erosion and sedimentation	Hunter Strategic Context
Changes to estuarine hydraulics	» Flood protection infrastructure is vulnerable to climate change and sea level rise, with implications for floodplain land use and productivity
Climate change	» Urbanisation of all flood free immediate catchment lands, increasing local stormwater issues, increasing flash flood risks and reducing agricultural flood refuge
Coastal inundation	» Major long term and ongoing morphological modification and adjustment, supporting national level economic values  Climate change is projected to impact on the frequency and duration of tidal inundation and to change catchment flooding patterns.
What's missing from this group	
Linkages to flood mitigation works; modified freshwater flows	
Ranking of this group in the TARA?	
Estuary entrance modification (which affects hydrodynamics) was overall ranked 3 for the Central Region	
Climate change generally was overall ranked at 7 for threats to environmental assets for the Central Region, and 10 for threats to social and economic values.	

ISSUE	INDICATIVE PERFORMANCE
Estuary values, impacts and conflicts: Objects (a), (b), and (c) of the CM Act	
Protecting estuary natural significance	Hunter Strategic Context
Estuary users and conflicts	» Increasing demand for quality river and harbour based recreation opportunities, highlighting existing poor connectivity of 'green' public land; on water risks and conflicts
Heritage	» Engagement about the scope and significance of Aboriginal culture and heritage, not well documented. National heritage significance of early estuary settlement - not fully recognised and protected
Scenic quality	
Fishing	
Need for foreshore reserves	User conflict will become increasingly relevant as populations continue to grow in the Hunter River catchments, and the scenic and recreational value of the estuary becomes more important.
What's missing from this group	
Tourism, cultural values, litter/marine debris	
Ranking of this group in the TARA?	
In relation to threats to environmental values, Recreational boating was overall ranked 8 for the Central Region. For social and economic values, threats 6, 7 and 8 relate to recreational users	



9.0 PRELIMINARY RISK ASSESSMENT

ISSUE	INDICATIVE PERFORMANCE
Catchment development/land use: Object (e) of the CM Act, and object (d) regarding economic value	
Development pressures and land management	<p>Hunter Strategic Context</p> <p>» Poor to very poor water quality, worse in the upper estuary; poor water clarity, very high nutrient levels</p> <p>Water quality issues are of key importance in the Hunter Estuary, including both point source (industrial and wastewater) and diffuse sources (catchment runoff, urban stormwater), risks increased by loss of floodplain and riparian biofiltering functions. Diffuse Source Water Pollution Strategy (Department of Environment and Climate Change 2009) priorities are sediment, nutrients and pathogens.</p> <p>Water quality in the upper estuary is poor (OEH 2017)</p>
Flood mitigation works	
Water quality	
Agricultural inputs	
Urban inputs	
Industrial inputs	
Water extraction	
Dredging and commercial sand and gravel extraction	
Port operations	
Condition of sea walls	
What's missing from this group?	
Service infrastructure (particularly in relation to pipes, cables, trenching and boring activities); thermal discharges; mining in the upper catchment; PFAS contamination; litter/marine debris	
Ranking of this group in the TARA?	
In relation to the environmental values: Urban stormwater discharge was ranked 1, foreshore development 2, port operations 4, sewage effluent and septic runoff 8 and industrial discharges 12 for the Central Region	
Agricultural diffuse source runoff into estuaries was ranked 5 and stock grazing of riparian and marine vegetation at 14 for the Central Region	
In relation to socio-economic and cultural values, aspects of water pollution ranked at 1, 2 and 3 in the TARA, with sediment contamination at 4. litter/marine debris was of significant concern to the community in community values as highlighted in 9.0 above	

ISSUE	INDICATIVE PERFORMANCE
Governance: Object (h) and object (j) of the CM Act	
Estuary management coordination (CZMP)	<p>Hunter Strategic Context</p> <p>» Clarity and continuity of communication between public authorities, coordination of management responses, accountability for outcomes are all limiting management outcomes</p> <p>» A much-studied waterway, but still limited robust data on the performance of specific responses to key drivers of poor estuary health - low confidence in management decisions.</p> <p>» How best to engage a diverse urban and rural community, spread across several local council areas, with different perspectives on values and priorities</p> <p>Finding a workable governance and funding arrangement for a large estuary system with conflicting values from one end to the other an important issue</p>
What's missing from this group?	
The role of public participation in the management of the estuary	
Ranking of this group in the TARA?	
This is not listed as a threat in the TARA, which is based on activities.	

# 9.0 PRELIMINARY RISK ASSESSMENT

## 9.1.1 INTEGRATION – KEY ISSUES FOR THE HUNTER ESTUARY CMP

In combination, the Strategic context of the Hunter Estuary, the priority regional issues identified in the TARA, the previous assessments for the CZMP and recent technical and risk studies highlight the following issues as the most important to be addressed in a coordinated way in the CMP.

### Some Key CMP Issues

- » Restoration of the riparian zone throughout the estuary. This includes bank stabilisation processes and restoration of riparian vegetation. It also includes tenure and land management arrangements along floodplain margins. Investigate opportunities for oyster reefs as streambank reinforcement instead of rock revetment.
- » Restoration of wetland condition and function, including saltmarsh, floodplain wetland, wetlands at the tidal limits of tributaries
- » Roles and responsibilities of floodplain land-owners and managers, to ensure that drainage, levees, access, grazing and water rights, nutrient management and other land management processes are managed effectively and fairly
- » Processes to help local communities better connect waterway and public recreation values to estuary health values
- » Improving understanding of sub-catchment contributions to estuary sediment and nutrient loads
- » Finding the right balance between point source and diffuse source pollutants (urban and rural) to improve water quality and the health of the estuary
- » Engaging Aboriginal traditional owners and others in the Aboriginal community in defining and protecting estuary values through cultural stewardship and participation in estuary management
- » Enhancing opportunities for communities to access the banks and waterway for public recreation
- » Developing a land use and infrastructure/asset adaptation and transition process for low lying land that is impacted by rising sea level over the next two decades and onward
- » Understanding climatic change implications on existing habitat, ecological adaptation and transition process for migration along the estuary
- » Strengthening data and knowledge sharing for more effective management
- » Building confidence in the capacity to manage the challenges of the Hunter estuary. Establish governance that allows projects to move forward to deliver change and uniting as a region to focus our efforts and resources towards the same goal.

# 9.2 GAP ANALYSIS

- » Although the region has a wealth of research opportunities and information from groups such as University of Newcastle, Hunter Water, Hunter Valley Flood Mitigation and Hunter Research Foundation, a number of knowledge and data gaps are also apparent, particularly studies linking science to management. These gaps hinder decision making and evaluation of the effectiveness of management interventions in a complex system with diverse

interrelated processes. They reduce certainty and confidence in the management process and the outcomes that can be achieved.

- » Examples of knowledge gaps, knowledge transfer gaps and limited evidence bases for decision-making have been noted from literature review and from discussion with stakeholders. Important gaps are summarised below.

## 9.2.1 KNOWLEDGE GAPS

- » The NSW Government and the Manual have stated expectations that management actions should deliver value for money for the people of NSW and for coastal regions.

To demonstrate value for money, quality data on community and environmental values, as well as financial costs, are required. Multiple organisations in the lower Hunter region have reviewed community values and the nature of values is understood. Most often, quantitative information to support robust analysis (in a cost benefit analysis) is not available. This includes recreational use data for the estuary and relevant quantified indicators of environmental benefit.

- » Although there have been estuary monitoring programs at various times, there is no continuous monitoring or performance indicators for the whole of the estuary and its near tributaries to show change as projects are undertaken.

There is strong agreement that diffuse source pollutants from the catchment have a major influence on estuary water quality and estuary health. However, there are no sub-catchment

specific data on sub-catchment flows and water quality which can be used to provide a detailed analysis of catchment risks. Risk assessment is currently based on generic pollutant loads linked to land use.

- » The WRL hydrodynamic model of the Hunter estuary is a powerful tool for testing scenarios such as climate change, estuary processes and estuary morphological and health response.

More work is necessary to better understand risks, such as individual and interacting pressures, hazards and responses, particularly the impacts of climate change in a highly modified and dynamic system. These include system responses:

- ongoing maintenance dredging of the harbour
- interactions of future runoff variability (extreme flood and drought events) on channel stability, water quality and wetland health
- the capacity of saltmarsh and floodplain wetlands to accommodate sea level rise and how to manage adaption and transition

## 9.0 PRELIMINARY RISK ASSESSMENT

### 9.2.2 KNOWLEDGE TRANSFER GAPS

- » The sharing of current knowledge on the environmental context of the Hunter Estuary is inconsistent and not transparent. Some research and management programs are published in peer reviewed journals; some reports are on council or agency websites; some reports are never made public. There is no consolidated public reporting of progress in estuary management for the Hunter.
- » There are multiple organisations pursuing data for specific issues within their statutory responsibilities; but an overarching program of research and monitoring to support initiatives to improve estuary health has not been developed. With the diverse interests of the coastal councils and multiple state authorities, there is significant risk of duplication but also of missing opportunities to connect studies to inform management of interconnected natural systems.

### 9.2.3 LIMITATIONS IN THE EVIDENCE BASE

- » There is an interest in the efficiency and effectiveness of management actions. This is strongly promoted by the Natural Resources Commission and the Coastal Manual. Various grant funding programs for catchment management and estuary management over the last decade or more have required some element of monitoring of outcomes, over a short period following the funded works. It is apparent that these short-term, grant-linked monitoring programs do not provide the robust science that is necessary to strengthen confidence in management decisions.

**Well-structured monitoring programs, linked to specific hypotheses about specific estuary health improvements are necessary. Pilot studies at a sub-catchment scale would be very beneficial.**

## 9.3 STAGE 2 RESEARCH

The preliminary risk assessment, issue identification and gap analysis provided a list of research projects that will be undertaken in Stage 2 to assist in the development of the CMP.

- » Business case for lead project group beyond the development of the CMP
- » Map of inundation and impact to the Hunter Estuary catchment from predicted climate change. Predictive identification of those areas to be prioritized for impact assessment and resilience actions.
- » Sub-catchment evaluation of water quality and prioritising actions for those catchments that will provide greatest water quality benefit to the estuary.
- » Catchment review for prioritized riverbank management and user education
- » Evaluation of risk from carp and impact of current carp management plans.
- » Alignment of catchment management controls across all Hunter Estuary Coastal Councils.
- » Habitat mapping, prioritization of rehabilitation projects particularly informed by climate change data.
- » Socio economic analysis to inform the values the estuary.



# 10.0 COMMUNITY ENGAGEMENT STRATEGY STAGES 2-4

The Coastal Management Manual suggests that in Stage 1 a “Community and Stakeholder Engagement Strategy be developed to identify opportunities and important timing at which engagement should occur. It is a requirement of the Coastal Management Act 2016 that Councils consult with the community and stakeholders before adopting the CMP. To ensure the stakeholders have an understanding and commitment to the CMP it is therefore crucial that engagement be undertaken throughout the CMP development process.

Stage 1 engagement has been undertaken as discussed in section 7 of this scoping study, and Molino Stewart (Water Technology) was engaged to develop a strategy for stage 2-4. This is provided in Appendix 3.

The strategy provides an indication of timing of engagement for each stage. Further refinement of the engagement will need to be undertaken in each stage depending on the research topic and related impacts.

Crucial to the development of the CMP is to ensure that the community is kept informed of its progress and given opportunity to comment at a time that suites the stakeholder which importantly links to an effective website development.

Photo by Kat Stanley



# 11.0 PRELIMINARY BUSINESS CASE

Developing a CMP is a strategic opportunity to unite the Hunter Region in the management of the Hunter Estuary to increase the environmental health, usability, resilience and spiritual wellbeing of the community. The following table provides the benefits of developing the CMP.

Table 8 Review of 'Key Estuary Issues' from the CZMP (2018)

ITEM	DISCUSSION	BUSINESS CASE –INDICATIVE ASSESSMENT
The complexity of management issues and decisions	The Hunter Estuary is a large, high value, multi-stakeholder system. It traverses five local council areas. While there is general agreement among the public authority stakeholders that work is needed to improve the health of the estuary, there is less agreement on strategic and priority issues and actions.	Preparation of the CMP is an opportunity to refine the approach to managing the estuary and focus on strategically important responses, implemented at the right scale.
The level of understanding about coastal (estuary) issues and coastal change	<p>The Hunter Estuary has been the subject of many detailed studies of processes, ecological values, productivity, physical and biodiversity threats and risks. There are long historical records of estuary change. Despite this, water quality and ecological condition of the estuary (particularly the upper estuary) are poor.</p> <p>There is difficulty in ascertaining change created by successful estuary health initiatives due to the number of negative influences and the complex nature of the estuary system.</p>	<p>Preparation of the CMP is an opportunity to strengthen structured responses to key estuary health issues, including collecting data on what contributes to sustainable beneficial outcomes, and how significant implementation risks can be managed.</p> <p>The CMP process will also enhance knowledge sharing across organisations with management and estuary health roles and responsibilities.</p>

ITEM	DISCUSSION	BUSINESS CASE –INDICATIVE ASSESSMENT
The level of uncertainty about risks and outcomes	<p>There is abundant evidence of changes to estuary processes, associated with development and engineering works in the lower, mid and upper estuary and in the large Hunter River catchment. A detailed hydrodynamic model was developed by WRL in 2018 and enables testing of diverse scenarios and responses in the estuary. Detailed risk analysis has recently been completed as part of the review of the HVFMS. Compared to other estuaries, there is a greater certainty about the impacts of current and future threats and hazards on the health of the estuary.</p> <p>More uncertain is the most effective way to mitigate risks from threats and hazards affecting the estuary.</p>	<p>Whilst there is a lot of work undertaken to achieve some positive outcomes, the overall condition of the estuary remains poor. This suggests that there is uncertainty about appropriate outcomes and how to achieve and maintain them.</p> <p>The CMP offers an opportunity to clarify appropriate estuary health outcomes for the Hunter Estuary and to increase certainty about what is needed to achieve them.</p>
The budget allocated to coastal management activities	More work is needed to understand the total cost of current 'coastal management' activities associated with the ecological health, use and physical stability of the Hunter Estuary.	Preparation of the CMP offers an opportunity for stakeholders to collaborate to understand the actual cost and benefits of efforts by all responsible organisations, public and private, to maintain or restore the health of the Hunter Estuary. Importantly, this will require better understanding of the environmental, social and economic benefits of a healthy and productive estuary system.
The capacity and willingness of the community and other private and public entities to contribute to the future cost of coastal management, particularly to the ongoing cost of management of areas exposed to current and future risk from coastal hazards or in coastal vulnerability areas	<p>The willingness of the Lower Hunter community to contribute to the cost of natural hazard management has been tested with the ongoing HVFMS levy. Hunter LLS currently contributes 25% of the operating and maintenance costs of the HVFMS with funds derived from the Hunter Catchment Contributions levy (under the Water Management Act 2000). The HVFMS is a state-owned engineering work, protecting private interests. It is valued at more than \$860 million and provides significant flood protection to community and commercial interests. However, future specific coastal hazards in the estuary include tidal inundation of low-lying agricultural land (mostly pasture) separate to catchment flooding impacts. In the lower estuary, there are also tidal inundation impacts on residential and recreation land.</p> <p>The cost of managing the lower estuary to support the operations of the Port of Newcastle is known (as is the willingness of stakeholders to meet these costs to protect port operations).</p>	<p>Recent work by HVFMS and HWC provides some information about the costs and benefits of aspects of estuary management, how those costs and benefits are, or could be, shared and the willingness (or capacity) of beneficiaries to pay for higher investment in improving the health of estuary systems (particularly water quality and estuarine ecology).</p> <p>Hunter LLS also has some evidence of the willingness of landholders to contribute to the cost of estuary health.</p> <p>Preparation of the CMP will facilitate sharing lessons from existing studies and improve the use of economic analysis in decision making.</p>



11.0 PRELIMINARY BUSINESS CASE

ITEM	DISCUSSION	BUSINESS CASE –INDICATIVE ASSESSMENT
<b>The value of economic activity in the area that is dependent on the coast</b>	<p>The lower Hunter estuary (the Port of Newcastle) is Australia's largest coal export port and contributes to the value of a major resources sector. The estuary also supports a moderate commercial fishing industry, recreational fishing and other recreational boating. The estuary provides landscape amenity for a growing regional population (Maitland as a 'river city'). Maitland also promotes its fresh rural produce – a city surrounded by productive farmland. Some of this is irrigated out of the tidal pool of the estuary, or from groundwater under the estuary floodplain. The NSW government has invested in recreational amenity along the Newcastle foreshore of the lower estuary.</p>	<p>Preparation of the CMP will strengthen understanding of the ways in which estuary systems contribute to the economic success of the lower Hunter region.</p> <p>Even without detailed analysis it is apparent that the Hunter Estuary contributes a significant share of the NSW economy.</p> <p>The CMP will facilitate consideration of changes in the land/waterway uses and economic value of the estuary and floodplain over the coming decades, as sea level rise and climate change factors become more influential.</p>
<b>The economic and ecosystem service value of a healthy coastal environment</b>	<p>The economic value of healthy estuary systems is continuing to be refined, with studies on the economic contribution (e.g. through productive fisheries) of healthy mangrove and saltmarsh systems, stable banks protecting agricultural land and pump sites, flood mitigation infrastructure) and water quality suitable to support recreational aspirations (e.g. see studies for swimming in the Parramatta River). Some of these are studies from the Hunter Estuary and its wetlands. Others would need to be reviewed and adapted before use in the Hunter estuary context.</p>	<p>There is strong agreement that healthy estuary systems have high ecosystem service and economic value across a range of indicators, but regionally appropriate values are not currently available.</p>
<b>The potential cost and liability of future coastal impacts if known threats are not addressed; and the added social, economic and environmental value if coastal threats and opportunities are well managed</b>	<p>Work has been undertaken to review implication of coastal hazards on the flood mitigation system and Hunter Water infrastructure. However, neither of these cover the whole picture of estuary management. Strategic analysis of the costs of not managing climate change impacts on the estuary and associated land uses has been prepared by Hunter JO and DPE EES, noting that sea level rise and estuary health impacts are only one part of the broader spectrum of climate change risks to community resilience and sustainability.</p>	<p>Preparing the CMP provides an opportunity to better understand roles and responsibilities for critical issues and aspects of estuary management and to review how costs and benefits are distributed in relation to roles and responsibilities. It will facilitate a strategic review of where liabilities from not managing risk may be accruing and where investment is supporting benefits that more than offset risk.</p>

ITEM	DISCUSSION	BUSINESS CASE –INDICATIVE ASSESSMENT
<b>How Council currently generates funding and allocates resources to priorities and whether these sources and mechanisms are sustainable for coastal management</b>	<p>The current situation in the lower Hunter, with five councils, a JO and multiple state level public authorities suggests that current funding frameworks need clarification and are likely not sustainable in their current form.</p> <p>None of the councils are in a position to lead estuary management with their available resources. The grants scheme offers approximately 2 for 1 funding for planning.</p>	<p>Preparing the CMP offers an opportunity to review funding sources and mechanisms and how these can be used more effectively to achieve agreed outcomes for the estuary. Funding will be allocated to projects by ensuring the CMP is linked to the IP&amp;R framework.</p>
<b>The proposed timeframe for preparing the CMP</b>	<p>Given the extension of the certified plans to December 2023, this now provides greater opportunity for the CMP's to be developed.</p>	<p>Whilst the development of the CMP's by December 2023 will be a dedicated task that will require extensive resourcing to ensure this occurs, completing the CMP is urgent so that the Councils and other public authority stakeholders can access funding to meet the requirements of necessary estuary projects.</p>

# 12.0 STAGING OF THE CMP DEVELOPMENT

## Stage 2: Determine Risks, Vulnerabilities and Opportunities

Stage 2 of the CMP involves undertaking detailed studies that help us to identify, analyse and evaluate risks, vulnerabilities and opportunities.

The Coastal Management Manual identifies the following for Stage 2:

- » Engaging with the community and stakeholders
- » Refining understanding of key management issues
- » Identifying areas exposed to coastal hazards and threats to coastal values
- » Analysing and evaluating current and future risks (details risk assessment)

- » Identifying scenarios for social and economic change and related opportunities for coastal communities
- » Preparing a planning proposal to amend maps of coastal management areas, to commence the Gateway process if required
- » Identifying timing and priorities for responses, thresholds and lead times.

These works have begun during the Stage 1 process and will continue through to completion of the Stage 2 forecast for June 2023

## Stage 3: Identify and evaluate options

Stage 3 involves the identification and evaluation of options following the research of risks investigated in Stage 2.

The Coastal Management Manual identifies the following for Stage 3:

- » Identifying and collating information on management options
- » Evaluating management actions, considering:
  - Feasibility (is it an effective and sustainable way to treat the risk)
  - Viability (economic assessment)
  - Acceptability to stakeholders
- » Engaging public authorities about implications for their assets and responsibilities
- » Evaluating mapping options and implications if a planning proposal is being prepared
- » Identifying pathways and timing of actions
- » Preparing a business plan for implementation

Stage 3 is forecast to be prepared by October 2023

## Stage 4: Prepare, exhibit, finalise, certify and adopt the CMP

Stage 4 delivers the development of the coastal management program following public exhibition, adoption by all 5 Councils and submission to the Minister for certification.

The Coastal Management Manual identifies the following for Stage 4:

- » Preparing a coastal management program (CMP)
- » Exhibiting the draft CMP and any related planning proposal
- » Reviewing and adopting the draft CMP
- » Submitting the draft CMP to the Minister for certification
- » Publishing the certified CMP in the Gazette.

Stage 4 is forecast to be undertaken to adoption by the Council and submission for certification by the Minister, by December 2023.

## Stage 5: Implement, monitor, evaluate and report

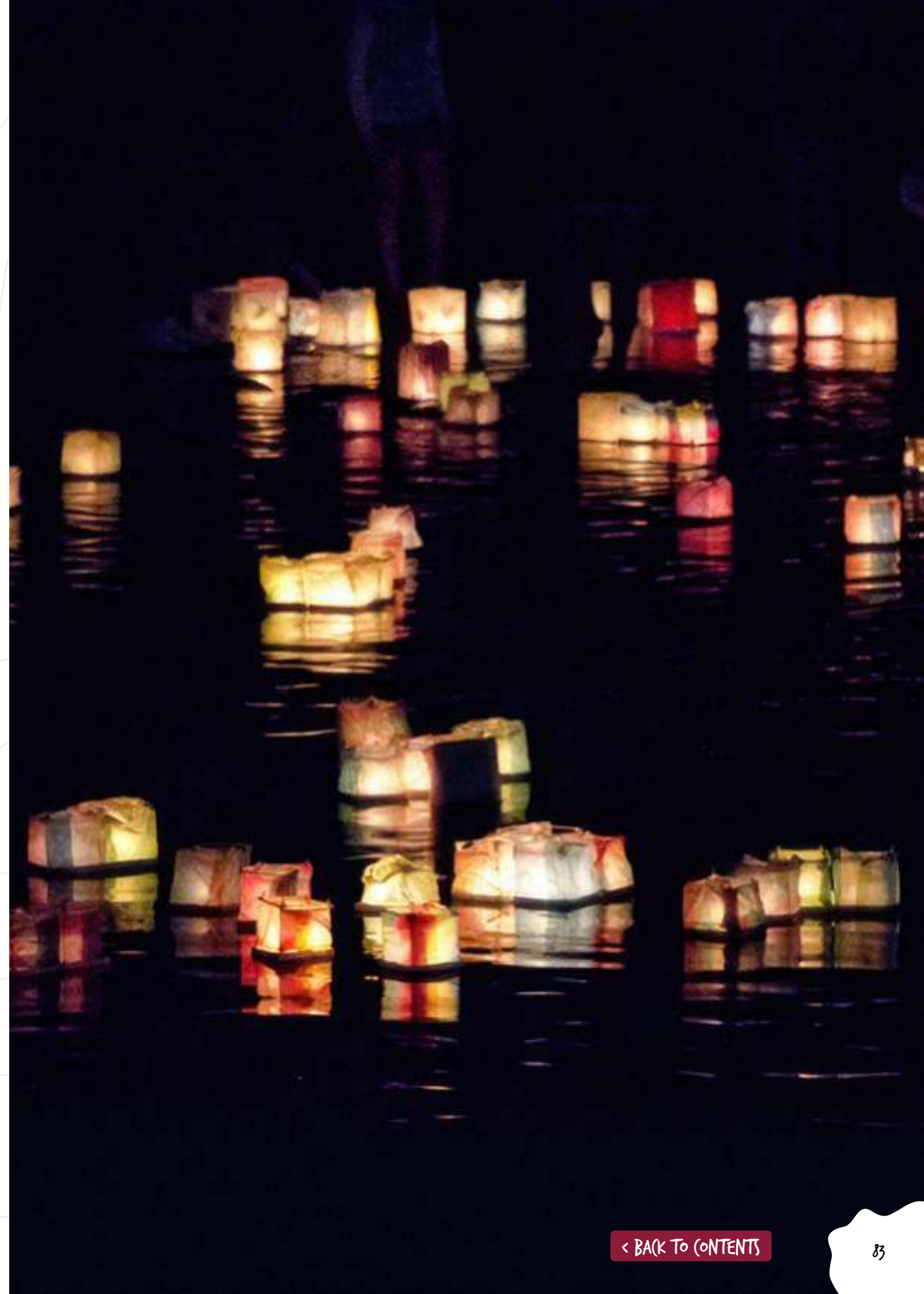
Stage 5 will be implemented following Ministerial certification of the CMP. Governance should be reviewed at that time to ensure the best model is created to deliver the CMP business case projects.

Interim review of the CMP should be undertaken yearly and in more detail in the fifth year, with a full review and rewrite at year 10.



# REFERENCES

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- » NSW Marine Estate Management Authority (2015) Threat and Risk Assessment Framework for the NSW Marine Estate.
- » NSW Office of Environment and Heritage (2014) Hunter Climate Change Snapshot.
- » NSW Office of Environment and Heritage (2017) Health of the Hunter: Hunter River estuary report card 2016.
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- » Royal HaskoningDHV 2020 Stockton Coastal Management Program.
- » Umwelt 2021 Hunter River Estuary Coastal Management Program. Stage 1A Scoping Study
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- » Winning G and Saintilan N (2009) Vegetation changes in Hexham Swamp, Hunter River, New South Wales, since the construction of floodgates in 1971, Cunninghamia 11(2): 185–194.



# APPENDIX 1: (ZMP IMPLEMENTATION

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
1. Establish or modify local planning guidelines and controls to allow appropriate assessment and consideration of estuarine habitats and biodiversity as part of any future development within the estuary and its surrounds	Investigate opportunities to develop compatible land use zonings and/or LEP mapping overlays (particularly near LGA boundaries) along the foreshore for each of the LGAs in consultation with community and government authorities	Considered at the time of the Standard LEP instrument being implemented by Councils	Yes
	Investigate new LEP provisions relating to the protection of the estuary identified by LEP overlays	Considered at the time of the Standard LEP instrument being implemented by Councils	Yes
	Organise a series of workshops to be attended by planning departments from each of the councils and aimed at establishing a unified and consistent approach to environmental planning on lands surrounding the estuary	Undertaken at the time of LEP development	Yes
	Investigate the creation of a checklist of considerations for all future development that allows assessing officers to identify and assess potential impacts on estuarine processes	Undertaken at the time of LEP development	Yes
	Continually update the checklist and associated assessment guidelines following monitoring, benchmarking and research	Not implemented	No

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
	Councils should identify the key estuary management issues that need to be addressed by the DG's environmental assessment report which accompanies State significant listings, concept plans and project applications.	Unknown if implemented, Councils would have provided this information as a matter of course if asked	No
	Based on habitat mapping (in Strategy 3) and the conservation and Rehabilitation Masterplan (Strategy 6), along with other new information, update and/or prepare new DCPs or similar... DCP documents should incorporate buffers, offsets and considerations and numerical controls such as boundary set backs to minimise impact on key habitats and biodiversity though development restrictions	Would have been considered at the time of LEP development, however with the updated mapping this would need to be revisited.	Yes
2. Investigate opportunities to protect key habitats and significant existing vegetation stands through rezoning to a more appropriate conservation zone	Overlay mapping from Strategy 3 with current zoning and land ownership maps	Not implemented	No
	Identify locations where current zoning is inadequate for conservation of existing vegetation and habitat areas	Would have been considered at the time of LEP development, however with the updated mapping this would need to be revisited	Yes
	Identify options for protection of key habitats and significant vegetation stands including voluntary conservation measures alongside zoning options	Unknown if implemented	No
	Coordinate among councils to establish a consistent approach	Not implemented	No



APPENDIX I – (ZMP IMPLEMENTATION

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
	As appropriate recommend alternative conservation agreements for areas of key habitat and existing vegetation in consultation with community and government authorities	Unknown if implemented however new biodiversity conservation Act has changed this working space.	No
3. Map estuarine /instream and riparian vegetation to determine habitat potential, health and location and extents of estuary-related EECs	Collate all available mapping of estuarine vegetation. Source may include councils, WCA, OEH, DPI Fisheries, Hunter LLS Acquire the most recent available aerial photography. Where appropriate photography was not available arrange for new air photographs to be taken	Ad hoc review and compilation of mapping has been undertaken at various sites in the estuary for various reasons (eg SEPP 2018 Coastal management; OEH report card; Hunter Water Wastewater Strategy)	Yes
4. Develop an integrated predictive numerical model of the Hunter estuary, incorporating hydrodynamics, water quality and sediment transport processes, as necessary		Model developed by WRL. Started by Hunter Estuary sub technical group and continued by Hunter Water	Yes
5. Identify all structures within the estuary that are interfering with fish passage and then replace and rehabilitate on a priority basis	Conduct an audit of all estuarine waterways in the Hunter and establish which barriers continue to impede fish passage. Identify relevant land managers/asset owners	'Bring Back the Fish' noted as an example of implementation Also work by HVFMS in their review of the scheme DPI/ Hunter LLS project on restoring stream connectivity at selected sites.	Yes
	In consultation with relevant agencies establish priorities for removal of barriers in the Hunter estuary	On going	Yes

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
6. Develop a Hunter estuary conservation and rehabilitation masterplan that provides clear priorities for implementation of future conservation and rehabilitation		Hunter LLS undertook a collation of works to date as a demonstrated masterplan	Yes
7. Incorporate objectives from the CZMP into the Plan of Management for Hunter estuary wetlands National Park and assist with support for implementation		City of Newcastle was a representative on the stakeholder working group and provided the objectives of the CZMP. City of Newcastle assisted with implementation of the PoM at the Stockton Sandspit	Yes
8. Prioritise bank erosion sites with consideration to assets (built and natural), infrastructure, River Styles condition and recovery potential, rates of recession, land tenure/use and vegetation. Implement strategies to address erosion on a priority basis		Part of this action has been undertaken by SCS for HVFMS within their strategic review of the design and operation of the scheme. This includes use of aerial imagery over the last 15 years to map rates of recession/migration of banks, and how bank retreat relates to HVFLS infrastructure. Not clear whether this type of risk assessment has been completed for other assets – such as RMS roads and bridges or private land outside the HVFMS.	Yes
9. Support volunteers and environmental group participation, including Aboriginal Land Management Teams, in revegetation of riparian zones, where appropriate include opportunities to improve public access		Actively targeted at the time with Hunter LLS, however it is unclear whether this continued	Yes
10. Build on existing riparian vegetation guidelines to encourage consistency across the estuary landscape and differing land tenures		Whilst Hunter LLS has guidelines and so do HVFMS, these need to be united as a single document and distributed widely	Yes

APPENDIX I – (ZMP IMPLEMENTATION

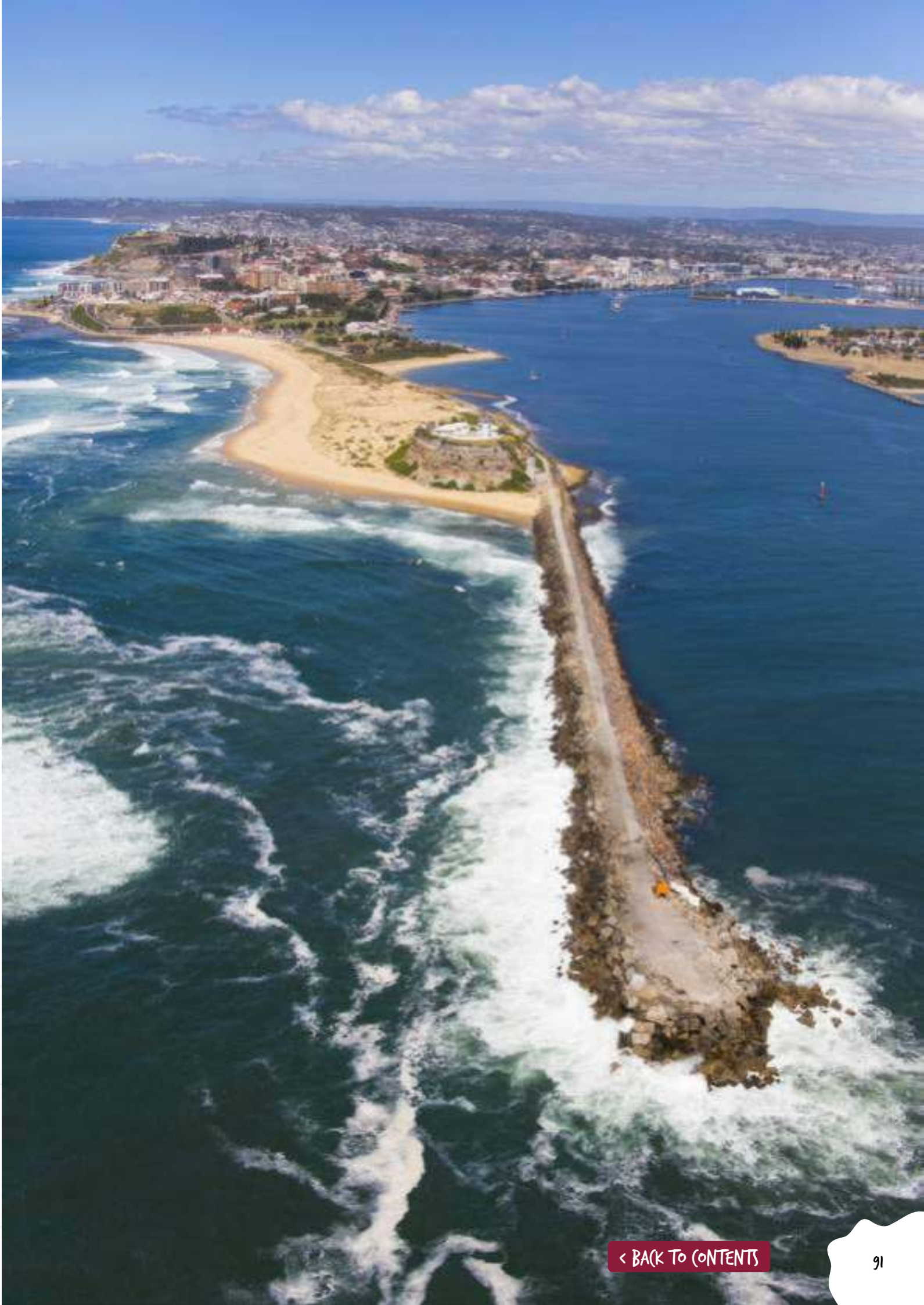
(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
11. Introduce environmental planning requirements for all new development to achieve no net increase in pollutant runoff loads, through best practice stormwater management		Each Council has a Manual of Engineering Standards to assist with this knowledge piece, however this will need to be reviewed in light of the draft NSW Water Quality Objectives at the time of their finalisation.	Yes
12. Through Hunter and Central Coast Estuary Management Committee (or similar) host on a needs basis intergovernmental panel/forum with senior administrators and agency staff to streamline coordinated and integrated decision making		Not implemented at the time, however the Hunter Wetlands Centre has undertaken a forum and will look to continue this with support from Hunter stakeholders	No
13. Raise public awareness of the values of the Hunter estuary including its international significance and sustainable use of the estuary through targeted community education		Some actions have been undertaken through the Estuary Health Report Card prepared by OEH and the Plan of Management for the Hunter Wetlands, however this has not been implemented at a community level	No
14. Improve land use practices throughout the catchment to minimise soil erosion and improve water quality		At the time of writing the CZMP, Councils were supported by a community support officer in association with Hunter LLS. These positions were not continued in some Councils, and this work is now done as a "business as usual" action by Hunter LLS with interested private landholders	Yes

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
15. Develop incentive mechanisms to promote and facilitate the adoption of sustainable agricultural practices that generate a commercial and environmental benefit		Hunter LLS provides incentive programs which have adapted over time depending on State Governments directive policy	Yes
16. Conservation of key habitat and significant vegetation should be undertaken through the Biobanking scheme or through preparation and implementation of individual conservation agreements		Unknown if implemented however new biodiversity conservation Act has changed this working space.	Yes
17. Undertake estuarine and related habitat restoration through physical works, revegetation and/or change management practices of assets and infrastructure		Some specific sites have had remediation undertaken specifically from the Hunter Wetlands and into the lower area for bird habitat. More planning is required for areas in the mid to upper estuary area	Yes
18. Develop a plan of all public access points along the Hunter estuary, review which coincide with sensitive habitats and formalise those with highest recreational usage/value to provide ongoing and undiminished access to the river		Not implemented	No
19. Support and participate in research programs and run these programs in partnership with stakeholders on a case by case basis		City of Newcastle worked with WRL to develop the hydrodynamic model and worked with UON on microplastics in the lower estuary	Yes
20. Investigate impacts from climate change and potential adaptations		Council undertook climate risk and adaptation plans in 2010 which need to be updated if they haven't been done already	Yes



APPENDIX I – (ZMP IMPLEMENTATION

(ZMP STRATEGY	(ZMP "SUGGESTED ONLY" ACTIONS	IMPLEMENTATION	ACHIEVED
21. Undertake a critical review of the salinity trading scheme, Hunter WSP and upstream activities in terms of environmental consequences of water discharges and offtakes		Unclear if this has all been completed and considered the CZMP	No
22. Undertake assessments for contaminated sediments in the estuary		Assessments have been undertaken in relation to PFAS and dredging of the river mouth	Yes
23. Where appropriate reuse sediment dredged from the estuary			Yes
24. Identify and conserve heritage objects, places and landscapes in the Hunter estuary		HVFMS has undertaken some work in relation to this, however not for the whole estuary	No
25. Review the impact of the accumulation/migration of sediments within the Hunter Estuary		WRL has undertaken some of this work during flooding however recent floods in 2022 may have changed this	Yes



APPENDIX 2: PRELIMINARY RISK ASSESSMENT

RISK RANK = <span></span> MEDIUM <span></span> HIGH <span></span> EXTREME				IS THIS RISK ADDRESSED IN A MANAGEMENT PLAN?			PRESENT DAY RESIDUAL RISK			FUTURE RISK			COMMENTS ON CONTROLS, PROGRAMS, STRATEGIES
DOMAIN	VALUE IMPACTED	RISK DESCRIPTION	OUTCOME	AREAS	HUNTER ESTUARY (ZMP)	HUNTER LLS NRM PLAN	CONSEQUENCE	LIKELIHOOD	RISK RANK	CONSEQUENCE	LIKELIHOOD	RISK RANK	
Healthy lifestyle	Liveability	Riverfront land is kept within private ownership	Limited access to the river for cultural and recreation purposes		X		Insignificant	Almost certain					How is this addressed in LEPs, Region Plan, Greater Newcastle Metro Plan, LSPS's etc
Healthy lifestyle	Public safety	Climate change: more frequent flooding	Increase in injuries and/or loss of human life. Loss of infrastructure		X		Major	Likely					
Healthy lifestyle	Recreation/ public safety	Primary contact poor water quality impacting public health (pathogens, algae)	Reduced opportunity for recreation and/or poor public health outcomes				Moderate	Likely					
Healthy lifestyle	Recreation	Secondary contact - poor water quality impacting public health (pathogens, algae)	Reduced access for recreation				Minor	Likely					
Healthy lifestyle	Recreation	Fishing – impacted by poor water quality leading to poor food safety	Reduced access for recreation, cultural				Moderate	Possible					
Healthy lifestyle	Recreation	Fishing – lack of habitat and poor water quality	Reduced fish stock		X		Moderate	Almost certain					
Healthy lifestyle	Recreation / Community access	Passive recreation (bird watching) limited by lack of habitat and access	Reduced recreation opportunity				Minor	Almost certain					

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Healthy lifestyle	Recreation / Community access	Recreation is limited by lack of public access to waterway and wetlands	Reduced recreation opportunity		X		Insignificant	Likely					Consider how this is addressed in the Hunter Region Plan and the Greater Newcastle Metro Plan
Healthy lifestyle	Indigenous Culture	Lack of access	Limited access to the river for cultural practices				Moderate	Likely					
Healthy lifestyle	Indigenous Culture	Shellfish closures	limits indigenous cultural practices				Moderate	Possible					
Healthy lifestyle	Indigenous Culture	Knowledge not well understood by decision-makers	Cultural practices not considered in decisions leading to destruction of cultural sites				Major	Possible					
Healthy lifestyle	Indigenous Culture	Inadequate protection for heritage sites	Loss of cultural heritage		X		Major	Possible					
Healthy lifestyle	Indigenous Culture	Stories and significance of place not known	Loss of cultural heritage		X		Major	Possible					
Healthy lifestyle	Indigenous Culture	Traditional owners not involved in management of the estuary	Important knowledge and practices not considered, no trust in the development of the CMP				Major	Possible					
Healthy lifestyle	Indigenous Culture	Loss of culturally important species from the estuary	Limited indigenous cultural practices				Moderate	Possible					
Healthy lifestyle	Indigenous Culture	Sea level rise	Inundation/ loss of important cultural heritage		X					Moderate	Possible		
Healthy lifestyle	Indigenous Culture	Erosion	Loss of important cultural heritage		X		Moderate	Possible					
Healthy lifestyle	Post contact heritage	Sea level rise	Inundation/ loss of important cultural heritage		X					Moderate	Possible		
Healthy lifestyle	Post contact heritage	Erosion	Loss of important cultural heritage		X		Moderate	Possible					
Healthy lifestyle	Community Access/ public safety	Appetite of land managers to provide green space access	Uncertainty of whether opportunity to create these spaces limits planning/ reduced access for recreation				Moderate	Possible					
Healthy lifestyle	Liveability/ Amenities	Need to manage floods	Community amenity & access blocked by flood infrastructure		X		Minor	Possible					



APPENDIX 2: PRELIMINARY RISK ASSESSMENT

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Healthy lifestyle	Community knowledge & understanding	Knowledge held with people without system/network for managing it	Knowledge gained can be lost over time				Major	Almost certain	<div><div></div></div>				
Healthy lifestyle	Liveability	Development/land use (urban/industrial) change doesn't consider liveability outcomes	Community loses access, amenity of waterway				Minor	Possible	<div><div></div></div>				
Healthy lifestyle	Public safety	Lack of regulation of pathogen sources	Potential community illness, lack of recreation opportunity				Moderate	Possible	<div><div></div></div>				
Healthy lifestyle	Resilience	Sea level rise	Risk to infrastructure/houses within close proximity to river/tributaries/wetlands		X					Major	Likely	<div><div></div></div>	
Healthy lifestyle	Resilience	changed weather patterns	Damage to recreational areas, infrastructure, vegetation reducing aesthetics and shade		X					Catastrophic	Almost certain	<div><div></div></div>	
Estuary health	Ramsar wetland / NPWS land	Sea level rise	Inundation, reduction in habitat available for migratory shorebirds, uncertainty of forward planning and revegetation efforts	X	X	X				Moderate	Likely	<div><div></div></div>	
Estuary health	Ramsar wetland / NPWS land	Salt water intrusion	Changing vegetation/ecosystem type, increased difficulty in maintenance and infrastructure installation	X	X	X				Moderate	Likely	<div><div></div></div>	
Estuary health	Ramsar wetland / NPWS land	PFAS discharge to Fullerton Cove	Possible impact to migratory birds		X	X	Moderate	Likely	<div><div></div></div>				
Estuary health	Ramsar wetland / NPWS land	Development pressure	Disturbance to birds and potential habitat reduction	X	X	X	Moderate	Likely	<div><div></div></div>				

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Estuary health	Ramsar wetland / NPWS land	Increase pest and weeds	Degradation of NPWS land due to increased presence of pests such as deer and increasing costs of weed maintenance as legislated species change	X	X	X	Minor	Possible	<div><div></div></div>				
Estuary health	Ramsar wetland / NPWS land	Industrial discharges	Pollution of significant international site	X	X	X	Major	Possible	<div><div></div></div>				
Estuary health	Ramsar wetland / NPWS land	Reliance on manipulation of flow	Reliance on flood mitigation system which is aging, however without issues such as wetland survival and acid sulphate soils may be impacted				Major	Likely	<div><div></div></div>				
Estuary health	Ramsar wetland / NPWS land	changed weather patterns	Increased storms creates a monetary impact to resolve damage; risk of reliance on aging flood mitigation system	X	X	X	Major	Almost certain	<div><div></div></div>				
Estuary health	Ramsar wetland / NPWS land	Loss of Assets of intergenerational significance (AIS)	Loss of habitat for species such as green and golden bell frog may mean possible extinction and loss to generations of the future			X	Catastrophic	Possible	<div><div></div></div>				
Estuary health	Water quality	Urban runoff is of a poor quality and not sufficiently treated before discharge into waterways	Water quality is below community objectives	X	X		Major	Almost certain	<div><div></div></div>				
Estuary health	Water quality	Sewage effluent and septic discharge to estuary	Water quality is below community objectives	X	X		Major	Possible	<div><div></div></div>				
Estuary health	Water quality	Industrial discharges	Water quality is below community objectives	X	X		Major	Possible	<div><div></div></div>				
Estuary health	Water quality	Upper catchment contribution of nutrients, sediment and other pollutants	Water quality is below community objectives	X	X	X	Major	Almost certain	<div><div></div></div>				
Estuary health	Water quality	Unstable riverbanks	Water quality is below community objectives		X	X	Catastrophic	Almost certain	<div><div></div></div>				
Estuary health	Water quality	Carp - reducing water quality through bank & bed feeding, out competing native fish	Increased sediment, reduced bank stability, impact to native marine animal health			X	Major	Almost certain	<div><div></div></div>				

APPENDIX 2: PRELIMINARY RISK ASSESSMENT

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Estuary health	Water quality	Litter in the environment results in plastics in waterways	Impact to aquatic & marine animal health	X		X	Major	Likely					
Estuary health	Water quality	Acid sulfate soil exposure	Acid discharge to estuary	X	X		Catastrophic	Possible					
Estuary health	Healthy riverbanks	Lack of riparian veg. inappropriate riparian veg causes unstable riverbank – leads to erosion	Bank erosion from flood impacts, increased velocities, sediment input, nutrient, loss of land	X	X	X	Major	Almost certain					
Estuary health	Urban development	Increased pollution, increased runoff, land clearing	Water quality & Biodiversity (all health values) impacts	X	X	X	Catastrophic	Likely					
Estuary health	Healthy riverbanks	Use of boats creating wake impacts	Boat wash impact increasing erosion of banks	X	X		Major	Almost certain					
Estuary health	Healthy riverbanks	Sedimentation	Causes shallowing of river and further bank erosion		X		Major	Possible					
Estuary health	Water quality	Lack of catchment vegetation, poor sediment and erosion control	Sediment in the water		X	X	Major	Almost certain					
Estuary health	Water quality	Dredging	Sediment in the water, loss of habitat, change in tidal prism, potential toxin release	X	X		Major	Likely					
Estuary health	Biodiversity	Habitat loss	Potential localised extinction of species, reduced genetic stock, competition for remaining habitat, pushing species into inappropriate space	X	X	X	Catastrophic	Likely					
Estuary health	Biodiversity	Poor water quality	Loss of food sources, incompatible habitat	X	X	X	Catastrophic	Likely					

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Estuary health	Biodiversity	Disruption of migratory bird feeding times by human activities (e.g. fishing, boating, passive recreation, located alongside incompatible land uses e.g. industrial)	Loss of biodiversity	X	X		Moderate	Possible					
Estuary health	Biodiversity	Loss of food sources due to channel modification, snag reduction, water quality	Loss of biodiversity	X			Major	Unlikely					
Estuary health	Biodiversity	Acidification of estuary	Unsure if we have any data on this?	X			Catastrophic	Unlikely					
Estuary health	Biodiversity	Loss of water/ flow due to extraction through the system impacts ecosystem health	Fresh water less available to ecosystems e.g. wetlands		X		Catastrophic	Possible					
Estuary health	Biodiversity	Change in salinity in the mid to upper estuary due to sea level rise	Changes the ecosystem (type and location of aquatic species)	X	X		Moderate	Possible					
Estuary health	Biodiversity	Foreshore development	Loss of biodiversity from floodplain, loss of opportunity for migration of ecosystems with sea level rise	X	X	X	Catastrophic	Possible					
Estuary health	Biodiversity	Flood mitigation infrastructure e.g. flood gates and flaps limits natural intrusion of brackish water from river to tributaries/ floodplain/ wetlands	Lack of flushing, poor water quality, change of ecosystem type, loss of biodiversity, loss of opportunity for future habitat and migration of ecosystems up the estuary	X	X		Catastrophic	Likely					
Estuary health	Biodiversity	Black water events (Woodberry Swamp)	Pollution, fish kills	X	X		Major	Almost certain					
Estuary health	Biodiversity	Over fishing	Loss of food sources, impact to economy	X			Major	Possible					
Estuary health	Biodiversity	By catch	Loss of food sources, impact to economy, potential impact to threatened or significant species, nutrient source if put back into waterways	X			Moderate	Possible					

APPENDIX 2: PRELIMINARY RISK ASSESSMENT

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Estuary health	Governance	Lack of single direction to create healthier estuary	Conflicts of projects, duplication of efforts, lack of planning resulting in no action due to indecision		X		Catastrophic	Almost certain					
Estuary health	climate change -Flow	More extreme events - bigger flood, worse droughts	More pollution, erosion, less enviro flow, habitat changes	X	X	X				Catastrophic	Likely		
Estuary health	Climate change - Flow, healthy riverbanks	More intense local storms	Mobilise pollutants, riverbank erosion,	X	X	X				Major	Likely		
Estuary health	Climate change - All estuary health values	Sea level rise	Changes in tidal prism, mosaic of habitat (loss/ change)	X	X	X				Major	Likely		
Estuary health	Climate change - All estuary health values	Changes in temperature	Change in species habitat/range	X	X	X				Major	Possible		
Estuary health	Climate change - Water quality, Biodiversity	Fire - Habitat destruction, long and short-term impacts, acid/ sediment runoff	Fish kills, long recovery, ecosystem shifts, tipping points			X				Catastrophic	Possible		
Estuary health	Water quality	Diffuse and point source contamination	Closure of fisheries, vegetation impacts, fisheries closure, shorebird health impacts	X	X		Moderate	Possible					
Productivity	Indigenous Culture	Lack of access and climate change	Reduced opportunity for economic enterprises				Major	Possible					
Productivity	Post contact heritage	Climate change - sea level rise	Reduced opportunity for economic enterprises such as tourism at heritage buildings, wharves etc				Major	Possible					

RISK RANK = <div><div></div>MEDIUM</div> <div><div></div>HIGH</div> <div><div></div>EXTREME</div>				IS THIS RISK ADDRESSED IN A MANAGEMENT PLAN?			PRESENT DAY RESIDUAL RISK			FUTURE RISK			COMMENTS ON CONTROLS, PROGRAMS, STRATEGIES
DOMAIN	VALUE IMPACTED	RISK DESCRIPTION	OUTCOME	MEAS	HUNTER ESTUARY (ZMP)	HUNTER LLS INRA PLAN	CONSEQUENCE	LIKELIHOOD	RISK RANK	CONSEQUENCE	LIKELIHOOD	RISK RANK	
Productivity	Ramsar wetland / NPWS land	Impacts to Ash Island	Increasing maintenance financial implication to NPWS			X	Moderate	Likely					
Productivity	Fisheries	Degrading wetlands or inability to maintain wetlands due to climate change	Financial loss to the fisheries industry				Major	Likely					
Productivity	Research	Research groups not included in the CMP development	Loss of opportunity to share the Hunter knowledge as examples to others, loss of collaboration				Moderate	Unlikely					

APPENDIX 2: PRELIMINARY RISK ASSESSMENT

SUCCESS CRITERIA					
RATING	PUBLIC SAFETY	LOCAL ECONOMY AND GROWTH	COMMUNITY AND LIFESTYLE	ENVIRONMENT AND SUSTAINABILITY	PUBLIC ADMINISTRATION
Catastrophic	Large numbers of serious injuries or loss of lives	Regional decline leading to widespread business failure. loss of employment and hardship	Region would be seen as very unattractive, moribund and unable to support its community	Major widespread loss of environmental amenity and progressive irrecoverable environmental damage	Public Administration would fall into decay and cease to be effective
Major	Isolated instances of serious injuries loss of lives	Regional stagnation such that businesses unable to thrive and employment does not keep pace with population growth	Severe and widespread decline in services and quality of life wrthin the community	Severe loss of environmental amenity and danger of continuing environmental damage	Public administration would struggle to remain effective and be seen as in danger of failing completely
Moderate	Small numbers of injuries	Significant general reduction in economic performance relative to current forecasts	General appreciable decline in services	Isolated but significant instances of environmental damage that might be reversed with intensive efforts	Public administration would be under severe pressure on several fronts
Minor	Serious near misses or minor injuries	Individually significant but isolated areas of reduction in economic performance relative to current forecasts	Isolated but noticeable examples of decline in services	Minor instances of environmental damage that could be reversed	Isolated instances of public administration being under severe pressure
Insignificant	Appearance of a threat but no actual harm	Minor shortfall relative to current forecasts	There would be minor areas in which the region was unable to maintain its current services	No environmental damage	There would be minor instances of public administration being under more than usual stress but it could be managed

LIKELIHOOD	CONSEQUENCE				
	Insignificant	Minor	Moderate	Major	Catastrophic
ALMOST CERTAIN	Medium	High	High	Extreme	Extreme
LIKELY	Medium	Medium	High	High	Extreme
POSSIBLE	Low	Medium	High	High	High
UNLIKELY	Low	Low	Medium	Medium	High
RARE	Low	Low	Medium	Medium	High



# APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

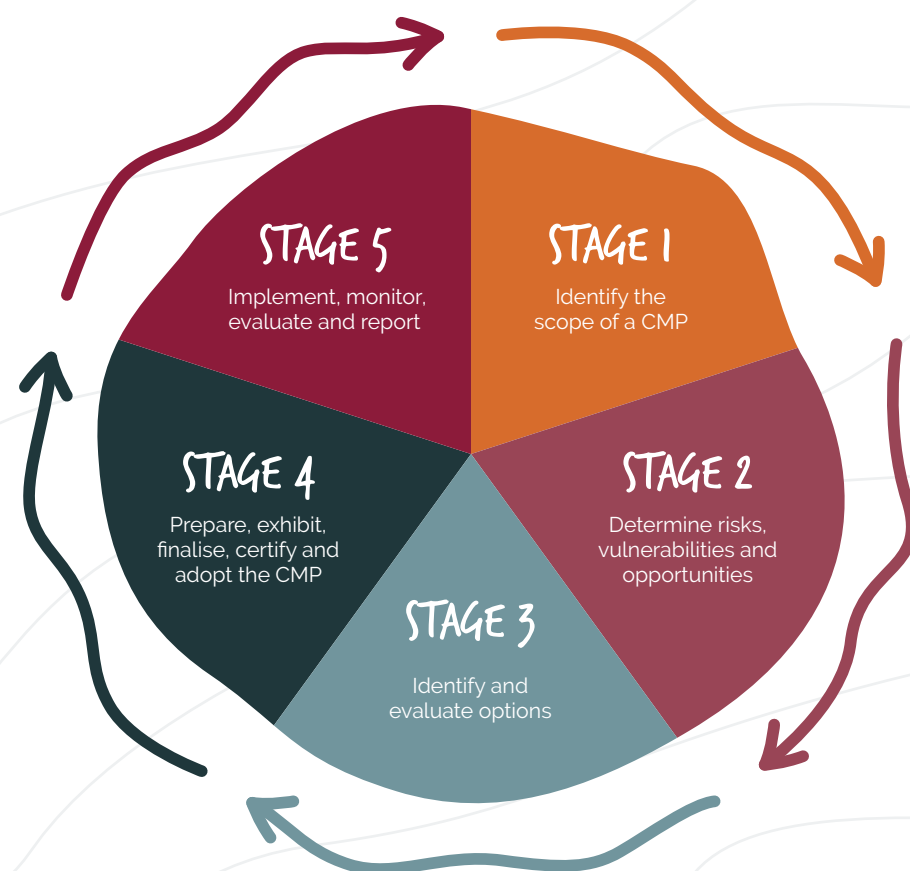
## 1.0 PROJECT BACKGROUND:

### 1.1 COASTAL MANAGEMENT PROGRAM

The purpose of a Coastal Management Program (CMP) is to set the long-term strategy for the coordinated management of the coastal zone with a focus on achieving the objectives of the Coastal Management Act 2016 (CM Act) in accordance with the NSW Coastal Management Manual 2018 (the Manual).

The Coastal Management Manual 2018 recommends that a five-stage risk management process for the preparation and implementation of a CMP be followed as shown in Figure 1.

Fig 1 (Right): Five stages of the coastal management program development



### 1.2 CMP ENGAGEMENT REQUIREMENTS.

The CM Act (Section 16) requires councils to engage with the community and other stakeholders before adopting a CMP. Part A of the coastal management manual includes statutory provisions and mandatory requirements relating to community and stakeholder engagement.

The NSW Government has provided guidance in how to prepare a CMP community and engagement strategy in its document: Guidelines for community and stakeholder engagement in coastal management (Guidelines). It is recommended that councils prepare

a community and stakeholder engagement strategy in Stage 1 to assist in identifying how the council will engage with the community and stakeholders during the preparation of the CMP. This strategy adheres to the guidance from the NSW Government.

### 1.3 STUDY AREA

The Hunter Estuary is one of the largest and most complex estuaries in NSW. It is subject to a range of pressures from mining, agriculture, industry and urbanisation while providing a home to internationally important shorebirds and wetlands.

The Estuary provides ecosystem services that support community economic, social, physical and spiritual wellbeing whilst also being sensitive to such risks as floods and sea level rise.

The extent of the Hunter Estuary is mapped as 65 kilometres along the Hunter River to Oakhampton within close proximity to Melville Ford Bridge, 75 kilometres from the ocean along Paterson River to Gostwyck Bridge and 46 kilometres from the ocean along the Williams River to the Seaham Weir.

It should be noted that the study area is limited to the coastal zone along each waterway as defined by the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP). The SEPP identifies four coastal management areas that when combined define the coastal zone:

1. Coastal rainforest and littoral rainforest area
2. Coastal Vulnerability Area
3. Coastal Environment Area
4. Coastal Use Area



Fig 2 (Above): Map of the study area

2.0 CONTEXT:  
2.1 HUNTER ESTUARY CMP

In Stage 1 it is recommended that councils develop a vision for the coast that is consistent with the objects of the CM Act and councils' broader vision, as set out in its CSP.

The Vision of the Hunter Estuary CMP is:

The Hunter Estuary is celebrated for its cultural significance, important ecosystems and the diversity of activities it supports. The people of the Hunter connect with the Estuary and are united in their stewardship of the Estuary for future generations. The Hunter Estuary is flourishing, resilient to change and rich in natural beauty.

The Objectives of the Hunter Estuary CMP are to:

- » Protect and enhance natural estuary processes and environmental values through restoration and rehabilitation.
- » Facilitate social interaction with and understanding of the Hunter estuary by maintaining and enhancing public access amenity and safe and appropriate use and activities, recognising the benefits that nature brings to human health and wellbeing and the importance of protecting the Hunter estuary.
- » Acknowledge, respect and protect indigenous communities' spiritual, social and economic use
- » Support the strategic economic importance of the Hunter Estuary
- » Facilitate ecologically sustainable development
- » Mitigate current and future risks from coastal hazards and climate change to improve resilience of the estuary
- » Enhance community stewardship of the estuary through consultation and engagement.

2.2 HUNTER ESTUARY ALLIANCE

Preparing and implementing a CMP is a major long-term project, requiring consideration of multiple complex issues about which there will be differing perspectives across the project partners and the community. Engagement is therefore not a one-off event, rather it is a long-term dialogue.

Maitland City Council is leading the development of the CMP supported by the Hunter Estuary Alliance (HEAL), a strategically designed initiative composed of influential government entities in the Hunter Region that are uniting efforts to "heal the estuary".

HEAL is directed by:

- » City of Newcastle
- » Port Stephens Council
- » Maitland City Council
- » Cessnock City Council
- » Dungog Shire Council
- » Hunter Local Land Services
- » Hunter Water
- » Department of Planning & Environment.

2.3 INTEGRATED PLANNING AND REPORTING

Many councils have comprehensive community engagement policies, strategies and capabilities in a range of engagement methods. The Integrated Planning and Reporting (IP&R) manual provides detailed guidance on how to develop a broad community engagement strategy to develop and review the Community Strategic Plan (CSP).

That manual and strategy are both relevant to the CMP. In developing the CMP community and stakeholder engagement strategy, this Strategy has drawn on the following engagement policies and strategies.

- » Maitland City Council Communication and Engagement Strategy 2022 – 2026
- » City of Newcastle Community Participation Plan
- » Port Stephens Communication and Engagement Strategy 2021 to 2025
- » Cessnock City Council Community Engagement Strategy
- » Dungog Shire Community Participation Plan.

2.4 COMMUNITY VALUES, ISSUES AND RISKS

Much of the information needed to develop this community and stakeholder engagement strategy has been generated by the councils and other public authorities in previous stakeholder engagement processes or in developing the councils' engagement policy and strategy.

Other plans, such as an existing coastal zone management plan or flood risk management plan or community development plan, may document issues and priorities that have previously been identified by stakeholders and the community.

Recently, several projects have undertaken community and/or stakeholder engagement to understand the value of the river, estuary and environment. These values are summarised in Table 1.

Table 1: Ramsar Wetlands and Strategic Context

ESTUARY HEALTH	HEALTHY LIFESTYLE	PRODUCTIVITY
Water Quality	Liveability	Jobs and Growth
Connectivity	Resilience	Resilience
Biodiversity / Habitat / Shorebirds	Community knowledge & understanding	Heritage
Wetlands	Recreation	Fisheries /Aquaculture
Resilience	Community Access	Creative and beautiful cities- urban design and liveability
Ecological Health	Amenity / scenic quality	Economy activated
Protecting and increasing native vegetation	Nature/Green Spaces	Tourism
Flow	Community	Flood mitigation
Healthy Riverbanks	Flood planning & emergency response	Agriculture
Significant species	Indigenous Culture	Water extraction- drinking / Port and associated industry / Research base

Issues and risks identified through prior community and stakeholder engagement relate to the following:

- » Restoration of riparian zone
  - » Restoration of wetlands
  - » Effective land management
  - » Community connection to waterways
  - » Better understanding contributions to estuary sediment and nutrient loads
  - » Improving water quality by understanding pollutant source
  - » Engagement of local Aboriginal groups and Traditional Owners
  - » Preserving local recreational uses
  - » Adaptation to sea-level rise
- » Improving data sharing for more effective land management
  - » Building confidence in the capacity to manage the estuary
  - » Loss of knowledge without system / network for managing / retaining
  - » Changed weather patterns and more extreme events
  - » Impact of pest species such as carp
  - » Loss of habitat
  - » Flood mitigation infrastructure
  - » Lack of governance in relation to estuary management
  - » Socio economic impacts.





2.5 IAP2 SPECTRUM

According to the Guidelines for community and stakeholder engagement in coastal management, 'community' refers to any individual or group of individuals who have something in common. They are members of the public who may be residents in the local government area or a local interest group.

'Stakeholders' refers to individuals or groups who have a stake or direct interest in the outcome of the process. This may include public authorities, community groups, directly affected landholders or business groups.

The IAP2 spectrum (Figure 3) provides a framework for defining the appropriate role of community and stakeholders in an engagement process. The spectrum identifies five levels of engagement, the goal of each level and the community's role in decision-making and implementation.

INCREASING IMPACT ON THE DECISION →					
	Inform	Consult	Involve	Collaborate	Empower
Public participation goal (what we are trying to achieve)	To provide the public with balanced and objective information to help them understand the problem, alternative and/or solutions	To obtain public feedback on alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered	To partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution	To place the final decision making in the hands of the public
Promise to the public	We will keep you informed	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision	We will work with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent	We will implement what you decide

Fig 3: IAP2 Public Participation Spectrum

According to the Guidelines, the identification of issues and the decisions made during the preparation of a CMP are generally of the same level of public impact as the decisions for the CSP, so tools and techniques

aligned with the 'involve' and 'collaborate' levels of engagement are strongly recommended. It is important to note that to operate at the 'involve' and 'collaborate' levels, the council will 'inform' throughout the process.

2.6 COMMUNITY PROFILE

The Guidelines for community and stakeholder engagement in coastal management recommend the development of a community profile for the CMP study area. This helps inform the engagement content and methods developed in the Strategy.

For the purposes of the Hunter Estuary CMP, the communities of Maitland LGA Newcastle LGA, Port Stephens LGA, Cessnock LGA and Dungog LGA have

been included in the community profile (Table 2). Data used in Table 2 has been obtained from the 2021 Census statistics.

Table 2: Community profile of the study area

	MAITLAND	NEWCASTLE	PORT STEPHENS	CESSNOCK	DUNGOG	NSW
LGA Population (2021)	90,553	169,317	75, 276	64,082	9,525	
Median age of persons (years)	36	37	39	37	46	39
Percentage <15 years old	21%	16%	17%	20%	19%	18%
Percentage >64 years old	16%	17%	26%	17%	22%	17%
Percentage Population Aboriginal and Torres Strait Islander	8%	4%	7%	10%	7%	3%
Birthplace: Australia	87%	81%	83%	88%	89%	65%
Language used at home: English only	91%	85%	91%	90%	95%	68%
Median total household income (\$/weekly)	\$1,766	\$1,760	\$1,372	\$1,493	\$1,485	\$1,829
Highest year of school completed: Year 12 or equivalent	12%	14%	11%	11%	9%	15%
Highest year of school completed: Bachelor's degree level and above	15%	28%	14%	10%	15%	28%
Employed population	64%	64%	52%	57%	59%	59%
% requiring assistance	6.7%	6.4%	7.2%	7.8%	10.5%	5.8%



## APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

### Features to note from the community profile include:

- » All LGAs had close to the NSW average percentage of population less than 15 years old (18%).
- » 26% of Port Stephens LGA and 22% of Dungog LGA are above the age of 64 years, higher than the NSW average of 17% of the population.
- » All LGAs had higher Aboriginal and Torres Strait Islander populations than the NSW average, with the highest percentage in Cessnock LGA (10%).
- » All LGAs had a higher percentage of people born in Australia and only speaking English at home compared to the NSW state average. The lowest percentages are in Newcastle LGA, where 81% of the population was born in Australia and 85% of the population only speaks English at home.
- » The LGAs generally have lower rates of year 12 and university schooling completed. Newcastle LGA had the highest rate of schooling completed, with 28% of the population having a bachelor's degree, compared to 10% in Cessnock LGA.
- » Port Stephens LGA has the lowest rate of employed population (52%) likely reflecting a higher rate of retirees. Maitland LGA and Newcastle LGA have 64% of the populations employed, higher than the state average of 59%.
- » The percentage of those requiring assistance is greatest in Dungog LGA (double the NSW average). This should be noted in the development of engagement activities for those people with disabilities and/or older people.

## 3.0 ENGAGEMENT OBJECTIVES: 3.1 PURPOSE OF ENGAGEMENT

### To work with communities and other stakeholders to:

- » understand stakeholder's issues, goals and aspirations for the Hunter Estuary and the social, economic and environmental services it provides.
- » identify and evaluate alternative management options to reduce impacts on the Hunter estuary.
- » identify preferred management actions to reduce impacts on the Hunter estuary.

The decision about the final management actions and priorities in the CMP remains with council, subject to advice from the NSW Coastal Council and certification by the Minister.

## 3.2 ENGAGEMENT OBJECTIVES

According to the Guidelines, the general objectives (intent) for each stage of the CMP are to:

- » **STAGE 1** - bring all interested parties on board early to share information and ideas (before decisions are made).
- » **STAGE 2** - work with community and stakeholders with knowledge to contribute to decisions in subsequent stages. Share information equitably among stakeholders.
- » **STAGE 3** - share the decision-making process. Establish a process that will be used to choose between management options, incorporating community preferences and criteria.
- » **STAGE 4** - gain community confidence and support for decisions that are in the documented CMP.
- » **STAGE 5** - maintain community support for and commitment to the CMP, especially among those directly involved in, or impacted by the implementation.

## 4.0 STAKEHOLDERS: 4.1 STAKEHOLDER IDENTIFICATION

The Guidelines recommend classifying stakeholder groups into four broad categories:

1. Community/business
2. Councils
3. Public authorities
4. Groups that require additional consideration.

Through discussion with the five councils directly involved in the Hunter Estuary CMP and review of previous stakeholder engagement, the following main stakeholder groups were identified (Table 3-Next page).

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Table 3: Main stakeholder groups for the Hunter Estuary CMP

COMMUNITY/BUSINESS	COUNCILS (FIVE)	PUBLIC AUTHORITIES	GROUPS THAT REQUIRE ADDITIONAL CONSIDERATION
Local Aboriginal Land Councils and traditional owner groups	Mayor and councillors	NSW Department of Planning and Environment	Indigenous peoples
Landholders: residents, non-residents, landholder groups	Senior leadership teams	Local Land Services	Children and youth
Visitors including tourists, non-resident workers	Relevant council advisory committees	Hunter Water	People with disabilities
Chambers of Commerce and other business groups	Council staff from land use planning	NSW Crown Lands	Older people
Tourist operators and organisations	Council staff from natural resource management	NSW Department of Primary Industries - Fishing	People from Culturally and linguistically diverse communities (focus on Newcastle LGA)
Aquaculture industry	Council staff from asset management	NSW Department of Primary Industries - Agriculture	Caravan park owners and dwellers
Farmers and agricultural groups e.g. NSW Farmers	Council staff from parks and recreation	Transport for NSW (Maritime)	
Environment groups including Landcare, Bushcare, birdwatcher groups, Hunter Wetlands Centre	Council staff from emergency services	NSW State Emergency Service	
Recreational groups including fishing clubs, rowing clubs	Council staff from communications	Port Authority NSW (Newcastle Port)	
Community groups including Lions, Rotary, Progress Associations	Neighbouring councils	WaterNSW (including Hunter Valley Flood Mitigation Scheme)	
Education institutions including pre-schools, schools, universities, TAFEs	Hunter Joint Organisation	Other public authorities e.g. NSW National Parks & Wildlife Service, EPA	

A detailed 'live' list of specific stakeholders related to each stakeholder group is provided as an addition to this Strategy.

4.2 STAKEHOLDER PROFILING

Identifying and establishing a profile of various stakeholders, the community and existing networks will enable the council to consider appropriate engagement techniques that encourage meaningful stakeholder and community involvement.

A profile of the main stakeholder groups identified in Table 3 is provided in Table 4.

Table 4: Stakeholder profile

STAKEHOLDER GROUP	LEVEL OF INTEREST/IMPACT	LEVEL OF INFLUENCE	WHAT IS IMPORTANT TO THE STAKEHOLDER	POTENTIAL VALUE OR THREAT TO ISSUE	STRATEGY FOR ENGAGING THE STAKEHOLDER
Local Aboriginal Land Councils and traditional owner groups	High	High	Tangible and intangible indigenous cultural heritage. Opportunities for indigenous peoples to be involved or lead CMP management actions.	It is valuable to understand the cultural significance of the Hunter estuary and the influence that estuarine processes, hazards and environmental change may have on the values of physical and non-physical elements of cultural heritage	Important to build trust throughout the CMP and meet regularly in a way that is appropriate to each indigenous group.
Landholders: residents, non-residents, landholder groups	Medium	High	Estuary health, healthy lifestyle, productivity	A threat is apathy and poor awareness of the need to maintain Hunter estuary health. Some people do value the estuary highly and these people should be strongly supported.	Online and in-person engagement with landholders throughout the process backed by communications to encourage involvement in the CMP stages.
Visitors including tourists, non-resident workers	Low	Low	Aesthetics and recreation (tourists), place to earn income (non-resident workers), environmental interests e.g. birdwatching	Generally not attuned to the Hunter estuary and not aware of issues.	Online engagement. Also link with tourist operators (tourists) and business groups e.g. Chambers of Commerce (non-resident workers)
Chambers of Commerce and other business groups	Low	Medium	Productivity	Opportunity for businesses to support CMP management actions. Also could have impacts on estuary health e.g. via stormwater pollution	Presentations and discussions at Chambers of Commerce meetings

APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

STAKEHOLDER GROUP	LEVEL OF INTEREST/ IMPACT	LEVEL OF INFLUENCE	WHAT IS IMPORTANT TO THE STAKEHOLDER	POTENTIAL VALUE OR THREAT TO ISSUE	STRATEGY FOR ENGAGING THE STAKEHOLDER
Tourist operators and organisations	Medium	Medium	Estuary health, healthy lifestyle	Could promote good estuarine health behaviours to visitors.	Meetings with tourist operators/ organisations
Aquaculture industry	High	Medium	Estuary health, Productivity	Estuary health is critical to this industry and could be involved in some management actions	Meetings with aqua culture industry reps. Possible use of Oceanwatch and other resources
Farmers and agricultural groups e.g. NSW Farmers	Medium	High	Estuary health, Productivity	Directly involved in catchment WQ and shoreline erosion	Target farmers especially in the coastal zone of the estuary
Environment groups including Landcare, Bushcare, birdwatcher groups, Hunter Wetlands Centre	High	High	Estuary health, healthy lifestyle,	Conduits into the community to promote CMP and its management actions	Meetings with environment groups, online engagement
Recreational groups including fishing clubs, rowing clubs	Medium	High	Estuary health, healthy lifestyle	River users and can influence others to participate in the CMP and its management actions	Meetings with recreational groups, online engagement
Community groups including Lions, Rotary, Progress Associations	Low	Medium	Heathy lifestyle, estuary health	Conduits into the community and can promote CMP and its management actions	Meetings with recreational groups, online engagement
Education institutions including pre-schools, schools, universities, TAFEs	Medium	High	Curriculum-based studies relating to local environment. Environmental education activities (non-curriculum)	Opportunities to promote CMP and possible management actions using local Environmental Education Centres, Hunter Wetlands Centre	Meetings with Environmental Education Centres, Hunter Wetlands Centre, online engagement. Promotion via online engagement

STAKEHOLDER GROUP	LEVEL OF INTEREST/ IMPACT	LEVEL OF INFLUENCE	WHAT IS IMPORTANT TO THE STAKEHOLDER	POTENTIAL VALUE OR THREAT TO ISSUE	STRATEGY FOR ENGAGING THE STAKEHOLDER
Mayor and councillors	Medium	Medium	Interest in local issues and Council activities	Conduits into the community and can promote CMP and its management actions	Regular briefings to Mayor and councillors of the five Councils
Council staff	High	High	Estuary health, healthy lifestyle, productivity	Have responsibility to develop and promote the CMP	Council workshops via HEAL throughout all Stages of the CMP, promotion of the CMP to stakeholders
Neighbouring councils	Medium	Medium	Estuary health, healthy lifestyle, productivity	Part of Hunter River catchment and thus influence Hunter estuary. Possible learnings from other CMPs	Meetings to brief and include neighbouring councils in the development of the CMP
Public authorities	High	High	Estuary health, healthy lifestyle, productivity	Have major legislated and policy influence on the Hunter estuary	Stakeholder workshops and interviews throughout the development of the CMP
Groups that require additional consideration	Low	Medium	Estuary health, healthy lifestyle	Some of these groups appear vulnerable to natural events (e.g. floods) and possibly not engaged, however may be important for the future of the CMP	Youth forums, school excursions, field trips for specific groups, online engagement



5.0 KEY MILESTONES

Table 5 outlines the key milestones for the completion of each stage in the Hunter Estuary CMP.

Table 5: Hunter Estuary CMP milestones

ACTIVITY	DATE
Stage 1	March 2023
Stage 2	June 2023
Stage 3	October 2023
Stage 4	December 2023 (dependent on certification by the Minister)
Stage 5	2033 (ongoing for 10 years)

6.0 IMPLEMENTATION PLAN

The following implementation plan provides an indication of the engagement content and methods for stakeholders in each stage of the CMP. The various engagement activities are linked to the engagement outcomes for each CMP stage as outlined in the Guidelines for community and stakeholder engagement in coastal management.

It should be noted that a more detailed engagement and communications action plan is required for each stage particularly to relate engagement actions to timeframes and responsibilities.

Stage 1

In Stage 1 councils set the scene for the coastal planning process. They will consider the status of coastal management for the council area and decide on the focus of the CMP.

The engagement outcomes for Stage 1 are:

- » stakeholders and the community understand how they can be involved in the preparation of a CMP
- » increase community and stakeholder understanding of the new legislative and planning framework – CM Act, State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP) and manual
- » establish strong working relationships with community networks and stakeholders which are built on mutual trust and respect
- » be clear about the coastal management roles and responsibilities of the council and public authorities
- » understand community goals and aspirations for the coastal zone and community views on values, opportunities and priorities
- » understand community motivations for participation and preferred approaches and processes, to encourage increased community interest and willingness to actively participate in coastal management
- » increase community and stakeholder understanding of the dynamic nature of coastal processes, risks and opportunities and the need to set long-term objectives
- » determine the engagement activities that are required during the preparation of subsequent stages of the CMP.

Considerable community and stakeholder engagement has been undertaken over the past years to identify values, issues and risks. The outcomes of this engagement are summarised in Section 2.4 of this Strategy.

In addition, the following engagement activities were conducted in Stage 1 of the Hunter Estuary CMP:

- » Participants at seminar on the Hunter Estuary hosted by Hunter Environmental Institute. The 66 attendees included a mix of council, public authority, consultant, academic and community representatives – June 2021

- » Senior Managers briefing of Maitland City Council by council’s environmental staff to assist with broader planning development reflecting on the value of the estuary to their community. – June 2021
- » Workshop which included 35 participants from multiple stakeholder groups to support analysis of governance development – July 2021
- » Briefing of Hunter Local Land Services – December 2021
- » Briefing Newcastle Coastal Management Program Working Group December 2021
- » Briefing Port of Newcastle – January 2022
- » Briefing Hunter Water – February 2022
- » Briefing Hunter Joint Organisations group- May 2022
- » Briefing General Managers Advisory Committee – May 2022
- » Briefing Cessnock City Council – May 2022
- » Briefing Mindaribba Local Aboriginal Land Council CEO – June 2022
- » Stakeholder tour of estuary and workshop – August 2022
- » Cessnock area values identification – September 2022
- » Dungog area values identification - September 2022
- » Port Stephens Council Aboriginal Strategic Committee – Oct 2022
- » Cessnock City Council Aboriginal and Torres Strait Islander Advisory Committee - Dec 2022
- » Mindaribba Local Aboriginal Land Council – Dec 2022.

The previous engagement activities in the study area and those conducted for Stage 1 help to achieve the recommended engagement outcomes. This Strategy fulfills the final engagement outcome for Stage 1: determine the engagement activities that are required during the preparation of subsequent stages of the CMP.



APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

Stage 2

Stage 2 involves detailed scientific, engineering, economic and social studies to fill knowledge gaps and help understand relevant to coastal management issues. Stage 2 may also include a detailed coastal risk assessment.

It is anticipated that there will be five detailed study areas in Stage 2:

- 1. Climate Change / Biodiversity / Resilience
- 2. Water quality / catchment management
- 3. Governance
- 4. Streambank erosion / riparian corridor creation
- 5. Socio economic analysis.

Each study will require its own community and stakeholder engagement plan. However, there is some general engagement that can be conducted in Stage 2 to build awareness in the community of the risks, vulnerabilities and opportunities and prepare it for informed consideration of management options and actions in Stage 3. This general engagement for Stage 2 is covered in Table 6 (Right).

Table 6: General engagement activities for Stage 2

ENGAGEMENT OUTCOMES	STAKEHOLDERS	IAP2 SPECTRUM	CONTENT & MESSAGES	METHODS
2.1 A shared understanding of risks and opportunities over different timeframes, and the range of actions that could address different risks	Community/ business, council, public authorities, other groups	Inform	Further identification of risks (e.g. flood, water quality, habitat) and opportunities on a community basis. The identification of possible risk management actions	Establish HEAL website to provide information about CMP stages
		Involve		Use promotional communications, meetings with indigenous groups and other community groups/ business
2.2 A shared understanding of the varied perspectives about coastal management within the community	Community/ business, other groups	Inform	Information on perspectives of estuary management. Various views on management of the Hunter estuary	Establish HEAL website and use promotional communications.
		Involve		Use social pins or equivalent program to encourage community members provide photographs and observations regarding management of the Hunter estuary
2.3 Council understands community's 'attitude to risk'	Community/ business	Consult	The range of attitudes to risk in communities across the study area	Use previous social research and engagement conducted by Councils, HEAL and other organisations e.g. Hunter Water
2.4 Community and stakeholders understand vulnerabilities, risk and opportunity studies, including technical aspects such as scenarios for sea level rise, hazards and impacts	Community/ business, council, public authorities, other groups	Inform	Findings from detailed studies e.g. water quality	Refer to stakeholder and engagement actions for each of the detailed studies in Stage 2.
		Involve		HEAL website covers and promotes the detailed studies
2.5 Increased community trust of technical information based on their involvement and understanding of assumptions and limitations	Community/ business, other groups	Inform	Understanding trade-offs e.g. if you focus on one risk and management option others may not be possible	Use of technical details (including Stage 1 report) in the HEAL website.
		Involve		Use Waterwatch and other citizen science programs to encourage community participation



APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

Stage 3

In Stage 3 councils identify and evaluate management options to address the coastal risks and opportunities identified in Stages 1 and 2. The engagement process aims to facilitate stakeholder and community

involvement in identifying and evaluating the local and regional scale management options so that preferred actions are consistent with the objects of the CM Act.

The proposed community and stakeholder engagement for Stage 3 is covered in Table 7.

Table 7: Engagement activities for Stage 3

ENGAGEMENT OUTCOMES	STAKEHOLDERS	IAP2 SPECTRUM	CONTENT & MESSAGES	METHODS
3.1 Strong working partnerships	Community/ business, council, public authorities, other groups	Involve	We do better together	Use and promote existing working partnerships e.g. HEAL, Council-community networks e.g. resident associations, chambers of commerce, indigenous and other groups
3.2 Managers within council aware of coastal hazards, threats, risks and vulnerabilities, opportunities and actions relevant to their responsibilities and potential conflict with other council priorities	Council staff	Consult	Awareness of intrinsic linkages across council related to CMP risk analysis findings. Need to tie CMP strategic planning across divisions of each council.	Workshop with council managers to review CMP risk analysis, what it means for council and implications of possible CMP actions
3.3 Public authorities contribute to identification and evaluation of management options, are aware of responsibilities and accept the adaptive nature of the CMP	Public authorities	Consult	Section 16 of the CM Act requires that councils consult with public authorities if the CMP proposes actions or activities to be carried out by that public authority or if the CMP relates to, affects or impacts on any land or assets owned or managed by that public authority.	Meetings with relevant public authorities to identify and evaluate management options and their responsibilities
3.4 Robust options, understood by all stakeholders in terms of risks, cost and benefits	Community/ business, council, public authorities, other groups	Inform	Findings from detailed studies e.g. water quality	Refer to stakeholder and engagement actions for each of the detailed studies in Stage 2.  HEAL website covers and promotes the detailed studies
3.5 Council understands stakeholder views about cost-benefit distribution, willingness to pay and potential trade-offs	Councils	Consult	Council understands stakeholder views and implications for the choice of management options	Use HEAL to review stakeholder views and implications for management options. Communicate this to upper management and councillors via briefings

In Stage 4, Councils must prepare a draft CMP. Section 16 of the CM Act requires that before adopting a draft CMP, a council must consult with the community. It also requires the council to consult with other public authorities if the draft CMP:

- » proposes actions or activities to be carried out by that public authority

- » proposes specific emergency actions or activities to be carried out by a public authority under the coastal zone emergency action subplan
- » relates to, affects or impacts on any land or assets owned or managed by that public authority.

The proposed community and stakeholder engagement for Stage 4 is covered in Table 8.

ENGAGEMENT OUTCOMES	STAKEHOLDERS	IAP2 SPECTRUM	CONTENT & MESSAGES	METHODS
4.1 Community and stakeholder support for actions and priorities in the CMP	Community/ business, council, public authorities, other groups	Inform	It is a mandatory requirement that a draft CMP must be exhibited for public inspection at the main offices of the council of all local government areas within the area to which the CMP community and stakeholder engagement guidelines applies, during the ordinary hours of those offices, for a period of not less than 28 calendar days, before it is adopted.	Exhibition at main offices of each council  Draft CMP available on HEAL website with online feedback form
		Consult		Hold drop-in session in study area to brief community on draft CMP and obtain feedback  Continue dialogue with indigenous and other groups
		Involve		Brief councillors re draft CMP  Meet with public authorities re draft CMP and their responsibilities.
4.2 Increased awareness about funding options and how CMP implementation will be integrated with council's Resourcing Strategy and Delivery Program under IP&R	Council	Inform	Recognition of multiple funding sources for the coastal zone. Identification of integration into council IP&R planning and operations. Recognition of funding and resourcing limitations.	Use internal council working groups to facilitate and raise awareness of funding options and integration of the CMP within council's IP&R framework
4.3 Public authorities accept roles and responsibilities in the CMP	State government and other public authorities	Involve, Collaborate	Determination of cost apportionment across responsible public authorities	Link with state government agency meetings in Strategy 4.1



APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

Stage 5

The engagement activities in Stage 5 continue to build on the relationships and opportunities that have been fostered in the earlier stages of preparing the CMP.

During Stage 5, councils may take the opportunity to:

- » provide project-based updates on implementation of specific coastal management actions that detail actions, costs and results
- » report to the community on progress in achieving coastal management outcomes
- » establish project-specific working groups to oversee the implementation of large-scale works (i.e. involving landowners, council, DPE and other relevant public authorities)
- » continue to work with the coastal management advisory working group (e.g. HEAL), where it exists.

The proposed community and stakeholder engagement for Stage 5 is covered in Table 9.

Table 9: Engagement activities for Stage 5

ENGAGEMENT OUTCOMES	STAKEHOLDERS	IAP2 SPECTRUM	CONTENT & MESSAGES	METHODS
5.1 Community understanding of how CMP will be implemented through the IP&R framework and land use planning system; and by other public authorities	Community, indigenous and other groups	Inform	Outline integration with council IP&R framework and roles and responsibilities for council and public authorities. Stress shared responsibility and that all are involved e.g. behaviour change	Project bulletin on HEAL website
		Involve		Use Council community networks and newsletters  Continued dialogue with indigenous and other groups where appropriate
5.2 Community informed about progress on actions	Community, indigenous and other groups	Inform	Community initiative – the need to continue to work together on actions	Media releases and social media on progress.  Letters to community groups re progress on actions
5.3 Community is aware of the effectiveness of actions in terms of changes to coastal risk profile, coastal condition and community satisfaction	Community, indigenous and other groups	Involve	Reporting measured improvements	Involve communities in implementation and monitoring actions e.g. via citizen science  Prepare and disseminate 'report cards' on the effectiveness of actions

ENGAGEMENT OUTCOMES	STAKEHOLDERS	IAP2 SPECTRUM	CONTENT & MESSAGES	METHODS
5.4 Continue partnership with community by creating opportunities for community involvement in implementing, monitoring, evaluating and reporting CMP effectiveness	Community, indigenous and other groups	Involve	Communities can be involved in implementing and monitoring and evaluation	Involve communities in monitoring actions e.g. via citizen science.  Continue dialogue with indigenous and other groups on their involvement  Use community reference groups for large projects
5.5 Maintain and enhance partnerships across public authorities and also to seek opportunities to leverage off other programs (e.g. MEMA)	Council, public authorities	Collaborate	Importance of maintaining and enhancing partnerships	Use CMP governance structure including HEAL to regularly meet with public authorities  Partner with public authorities on implementation projects

7.0 MONITORING AND EVALUATION

The participating partners via HEAL should use formative and summative evaluation to review this Strategy.

Formative evaluation is used during the implementation of the Strategy and related communication/engagement action plans. It can include evaluation methods such as feedback sheets, peer review, reflection and satisfaction surveys. The future Strategy content and methods may be amended as a result of this evaluation.

Summative evaluation occurs at the end of each Stage and generally involves the review of all evaluation data culminating in an engagement report in the report for the Stage.

Metrics could include:

- » number of responses to community surveys
- » quality of responses to community surveys
- » compliments/complaints received
- » level of interest in activities
- » positive feedback from workshop and drop-in sessions.

8.0 ACTION PLANS

Engagement action plans for Stages 2-4 related to the Strategy are provided below. The action plans provide a general sequence of engagement and associated communication activities for each Stage.

As noted previously, there are five specific projects required in Stage 2 with each requiring its specific action plan. However, there is general engagement required

in Stage 2 with it being an information gathering activity and the requirement to continue to keep community/stakeholders aware that the CMP is being written.

APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

Table 10: General engagement action plan for Stage 2

ACTION	STAKEHOLDERS	COMMUNICATION TOOLS	RESPONSIBILITY	RESOURCING NEEDS
Brief each Council's communication/ engagement staff re actions for Stage 2	Council	Hold virtual briefing session	HEAL	Briefing notes
Inform about Stage 2 specific studies as part of progress with CMP	Community/ business/special interest groups	HEAL website Media releases Posts through Council social media Email to stakeholders (use Stakeholder Contact List)	HEAL	Update HEAL website with CMP progress infographic  Develop media release, precanned social media posts
Inform about Stage 2 specific studies as part of progress with CMP	Indigenous groups	Direct organisation of meetings with each indigenous group	HEAL	Meetings with indigenous groups
Inform about Stage 2 specific studies as part of progress with CMP	Council staff, Councillors	Organise Council internal meetings  Organise councillor briefing at Council meetings	Each Council	Briefing notes, PP presentation for relevant Council staff, Councillors
Inform about Stage 2 specific studies as part of progress with CMP	Public authorities	Use Stakeholder Contact List to organise briefing meeting with public authorities	HEAL	Briefing notes, PP presentation
Continue to engage interest in CMP as prelude to identifying management options	Community/ special interest groups	As part of media release and social media posts encourage people to pin their thoughts on Hunter estuary management and possible management options	HEAL	Develop social pins or equivalent program on map on HEAL website to encourage community members provide photographs and observations regarding management of the Hunter estuary
Inform stakeholders of findings from detailed Stage 2 CMP studies e.g. water quality	Community/ business/special interest groups, indigenous groups	Email to Stakeholder Contact List with link to HEAL website  Media release re summary of findings	HEAL	Summary of findings of the five specific studies on HEAL website
Inform stakeholders of findings from detailed Stage 2 CMP studies e.g. water quality	Council staff	Organise Council internal meetings	All Councils	Briefing notes, PP presentation for relevant Council staff

Table 11: General engagement action plan for Stage 3

ACTION	STAKEHOLDERS	COMMUNICATION TOOLS	RESPONSIBILITY	RESOURCING NEEDS
Brief each Council's communication/ engagement staff re actions for Stage 3	Council	Hold virtual briefing session	HEAL	Briefing notes
Hold workshops with council managers to review CMP risk analysis, what it means for council and implications of possible CMP actions	Council	Organise manager workshops in each Council	HEAL	Briefing notes, PP presentation for relevant Council staff
Facilitate workshop with relevant public authorities to identify management options and their responsibilities	Public authorities	Organise virtual workshop with public authorities	HEAL	Briefing notes, PP presentation, facilitator
Meet with indigenous groups to identify possible management options	Indigenous groups	Organise meetings with indigenous groups	HEAL	One-on-one meetings at venues preferred by indigenous groups
Engage with community stakeholders re their preferred CMP management options	Community/ business/ special interest groups	Update HEAL website with community survey, information about Stage 3	HEAL	Provide list of possible management actions  Project bulletins and HEAL website
		Brief councillors of each Council on evaluation of possible management options	Each Council	Briefing notes for Councillors  Community online survey on possible management options
		Advertise drop-in sessions and online survey via media releases, social media posts  Send email to stakeholders re online survey and drop-in sessions using Stakeholder Contact List	HEAL	Community drop-in sessions in each LGA to review and choose management options
Hold workshop with relevant public authorities to evaluate management options	Public authorities	Organise virtual workshop with public authorities	HEAL	Briefing notes, PP presentation, facilitator
Hold workshop with Council staff to evaluate management options	Council	Organise virtual workshop with reps from each Council	HEAL	Briefing notes, PP presentation, facilitator
Meet with indigenous groups to evaluate management options	Indigenous groups	Organise meetings with indigenous groups	HEAL	One-on-one meetings at venues preferred by indigenous groups
Inform stakeholders of findings of the preferred management options	Community/ business/ special interest groups	Email to Stakeholder Contact List with link to HEAL website  Media release re summary of findings	HEAL	Summary of outcomes of Stage 3 including preferred management options



APPENDIX 3: HUNTER ESTUARY CMP COMMUNITY STAKEHOLDER ENGAGEMENT STRATEGY

Table 12: General engagement action plan for Stage 4

ACTION	STAKEHOLDERS	COMMUNICATION TOOLS	RESPONSIBILITY	RESOURCING NEEDS
Brief each Council's communication/ engagement staff re actions for Stage 4	Council	Hold virtual briefing session	HEAL	Briefing notes
Exhibit draft CMP online and at Council offices	All stakeholders	Draft CMP available as a hard copy in each Council office and selected libraries	Each Council	Draft CMP must be exhibited for public inspection at the main offices of the council, during the ordinary hours of those offices, for a period of not less than 28 calendar days
		Draft CMP available online	HEAL	Provide draft CMP and a summary infographic online at HEAL website  Provide feedback sheets (digital and hard copy) for comments on draft CMP
Involve community in the review of the draft CMP	Community, business, special interest groups	Provide media releases and social media posts to advertise the exhibition of the draft CMP and how people can be involved	Each Council	Media release, precanned social media posts at beginning and during exhibition period
		Organise and advertise drop-in session in each LGA to brief participants on the draft CMP	HEAL	Hold drop-in sessions at beginning of exhibition period
		Email to stakeholders on Stakeholder Contact List encouraging them to provide comments on the draft CMP	HEAL	Provide details of exhibition of draft CMP and how people can be involved
Meet with indigenous groups re their comments on draft CMP	Indigenous groups	Organise meeting with each indigenous group	HEAL	Hold meetings with indigenous groups to discuss draft CMP and obtain their comments
Advise public authorities and Councils of opportunity to provide comments on draft CMP	Public authorities, Council	Email public authorities re the draft CMP exhibition and encouraging their comments	HEAL	Provide draft CMP and deadline for comments
		Email relevant Council staff re the draft CMP exhibition and encouraging their comments	Each Council	Provide draft CMP and deadline for comments





HUNTER ESTUARY ALLIANCE

BRINGING LIFE TO THE ESTUARY.

**PROUDLY SUPPORTED BY:**

City of Newcastle

Port Stephen's Council

Maitland City Council

Cessnock City Council

Dungong Shire Council

Hunter Water

NSW Government

## **Planning and Environment**

**DA 2022/193 TORRENS TITLE  
SUBDIVISION TO CREATE THREE  
HUNDRED AND FIFTY FOUR (354)  
RESIDENTIAL LOTS, THREE (3) RESIDUE  
LOTS, PUBLIC RESERVE LOTS AND  
UPGRADE TO EXISTING  
INFRASTRUCTURE AT 464 CESSNOCK  
ROAD, GILLESTON HEIGHTS**

**Assessment Report (Under Separate  
Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 3**

**Number of Pages: 48**

# DEVELOPMENT APPLICATION ASSESSMENT REPORT

Version 1: Comprehensive

Application No:	DA/2022/193
Proposal:	Torrens Title Subdivision to Create Three Hundred and Fifty Four (354) Residential Lots, Three (3) Residue Lots and Public Reserve Lots And Upgrade to Existing Infrastructure
Cost of Works:	\$26,860,940
Address:	Nos. 464 Cessnock Road GILLIESTON HEIGHTS NSW 2321 and Lavender Close GILLIESTON HEIGHTS NSW 2321
Lot & DP No:	54/975994, 55/975994, 69/975994, 70/975994, 71/975994, 1/1206034, 1/456946, 2/456946, 3/456946, 4/456946, 5/456946, 7/456946, 8/456946, 9/456946, 134/1194709
Applicant:	Loxford Project Management Pty Ltd
Owner:	Hydro Aluminium Kurri Kurri Pty Ltd
Author:	Kristen Wells
Site Inspection:	16 June 2022

## INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2022/193 proposing Torrens Title Subdivision to Create Three Hundred and Fifty-four (354) Residential Lots, Three (3) Residue Lots and Public Reserve Lots. Upgrade works to an existing stormwater basin within the adjoining Gillieston Grove is also proposed. The assessment will provide consideration of the proposal under the *Environmental Planning and Assessment Act 1979*, the *Maitland Local Environmental Plan 2011*, the *Maitland Development Control Plan 2011* and other relevant legislation, guidelines and policies of the Council.

### Site Description

The land on which the development is to be carried out is legally described as Lots 54, 55, 69, 70 and 71 DP 975994, Lot 1 DP 1206034, Lots 1, 2, 3, 4, 5, 7, 8 and 9 DP 456946, and Lot 134 DP 1194709. The site is located to the west of Cessnock Road, within the Regrowth-Kurri Kurri Masterplan area. The masterplan includes land holdings of the former Hydro Aluminium Smelter.

The site is irregular in shape and has a collective site area of approximately 69.4 hectares and is predominately comprised of managed grassland vegetation. The site slopes away from a hilltop in the centre of the site at approximately RL 46 with an unsealed road currently traversing the site in an east west direction. The site has been predominantly used for grazing purposes. The land is bound by the South Maitland Railway.



A watercourse is located in the southern portion of the site and runs east to west towards the South Maitland Railway. The watercourse is lined by extensive native vegetation, with additional vegetation scattered throughout the site. Several drainage gullies in the southern part of the site drained to the south, towards the creek. Locally, drainage is towards Swamp Creek, which is located west and north-west of the site.

The site is identified within the Maitland Urban Settlement Strategy 2012 (MUSS 2012) for future urban development consistent with the sequencing and release of urban land in Gillieston Heights. A large portion of site has been recently rezoned in part from RU2 Rural Landscape to R1 General Residential. The Planning Proposal was finalised and gazetted on 30 May 2022. As part of the Planning Proposal a site-specific development control plan was prepared and is included in Chapter F of the Maitland Development Control Plan 2011 (DCP). This development application is a result of the planning proposal and responds to the provisions of the DCP.

South of the site in the Cessnock local government area (LGA) the area is subject to a current, yet to be determined, planning proposal (PP\_2020\_CESSN\_006\_00 / PP-2021-477) for the remainder of the Hydro Aluminium Smelter and buffer lands. This planning proposal seeks to continue the residential zone further south towards the existing urban areas of Cliftleigh and Heddon Greta.

An aerial and drone photographs of the existing site is provided in the Figures below.



Figure 1: Locality Plan (Source: ADW Johnson)



*Figure 2: Site looking south (with residential subdivision to the north in the foreground), photograph supplied by applicant.*



*Figure 3: Site beyond Cessnock Road looking north west, photograph supplied by applicant.*



*Figure4: Site looking north, photograph supplied by applicant.*



*Figure 5: Site looking south, including Swamp Creek, photograph supplied by applicant.*



## Description of Proposed Development

The proposal relates to Precinct 1A of the site subdivision (Figure 1) and the development application seeks consent for Torrens title subdivision of this land. Specifics of the proposed subdivision are outlined below:

- The creation of 354 residential allotments varying lot sizes of 450sqm – 1,029sqm;
- Three (3) residual lots 13.77ha, 7.74ha and 1.50ha zoned RU2 – Rural Landscape;
- Lots to be dedicated to Council as public reserve or drainage reserve;
- Drainage works within the road reserve of Holland and Auburn Streets, as well as increasing the capacity of an existing Council detention basin at Lot 134 DP 1194709.
- Full road construction of the following:
  - Road MC01 as a divided carriageway,
  - Auburn Street as a primary collector road with 11m pavement,
  - C05 as a primary collector road with 11m pavement,
  - MC08 (Southern Perimeter Road) with a 10.5m pavement, which will have ‘no stopping’ signs installed on the bushfire hazard side to achieve an 8m carriageway in accordance with Planning for Bushfire Protection 2019, and
  - All remaining roads as local streets with an 8m pavement.
- Upgrading of Cessnock Road and the provision of a signalised intersection subject to a VPA with Transport for NSW (TfNSW).
- District Park subject to a voluntary Planning Agreement with Council.
- Associated infrastructure and landscape works including a bulk earthwork and retaining walls, shared pathway, services, stormwater management facilities.
- Removal of existing vegetation on land zoned R1 – General Residential. Trees within the District Park are to be retained.
- Acoustic wall along Cessnock Road.
- Provision of easements.





Figure 6: Proposed Development (Source ADW Johnson)

## PREVIOUS DEVELOPMENT HISTORY

Planning proposal PP-2021-1233 for the site was finalised on 30<sup>th</sup> May 2022. The purpose of the planning proposal was to amend the Maitland LEP 2011 to provide for the development of the subject land for residential purposes. The subject lands are identified within the Maitland Urban Settlement Strategy 2012 (MUSS 2012) for future urban development consistent with the sequencing and release of urban land in Gillieston Heights. In summary the planning proposal amended the following:

- Zone part of the site from RU2 Rural Landscape to R1 General Residential; and
- Amend the minimum lot size (450m) to reflect the residential zone boundary; and
- Map the land as an urban release area.

The planning proposal retained part of the existing RU2 Rural Landscape zone due to its potential environmental constraints, including mine subsidence, endangered ecological communities and threatened species, this has informed the proposed subdivision layout in this development application.

The current development application for residential subdivision responds to the LEP amendment.

The Hydro owned land forms part of the wider land holding of the Kurri Kurri Hydro Aluminium industrial complex. This industrial land use ceased operation with the landowner investigating potential redevelopment opportunities for areas of the site.

The remainder of the Hydro Site (approximately 1300 hectares) is located within the Cessnock LGA and is subject to a separate planning proposal currently under consideration by Cessnock City Council to give effect to the Hydro Kurri Kurri Rezoning Masterplan.

DA/2022/912 was lodged in August 2022 for the Precinct 1B subdivision (adjacent to Precinct 1A) and proposes to create Two Hundred and Twenty Four (224) Torrens Title allotments in 13 Stages, bulk earthworks and construction of roads, associated footpaths, drainage infrastructure and landscaping at 464 Cessnock Road, Gillieston Heights (Regrowth Kurri Kurri). The DA was on exhibition from 31 August to 27 September 2022 and is currently under assessment.



Figure 1: DA/2022/912 – Precinct 1B (Source: AW Johnson)

## Regional Flying Squad

This development application was a participant in the Department of Planning and Environment's (DoPE), 'Regional Flying Squad' project. The project sought to assist regional councils facilitate housing proposals within their local government area.

The Development Application was handed over to the DoPE as a participant in this project in April 2022. The DoPE allocated the application to a planning consultancy, Urbis, to oversee the assessment of this proposal. Urbis took carriage of this application up until December 2022 when the project timeline ended. Urbis provided Council with a prepared assessment report and draft conditions of consent. Minor amendment to both documents has been made since December, noting that some assessment work remained outstanding at the time of handover.

### PLANNING ASSESSMENT - 4.15(1) matters for consideration

#### Development Type

- The proposal is categorised as *local development*, under the *Environmental Planning and Assessment Act 1979* (EPA Act).
- The proposal is also *integrated development* under Section 4.46 of the EPA Act. Referral to the following agencies has been required:
  - **Subsidence Advisory NSW** under s22 of the *Coal Mine Subsidence Compensation Act 2017* to subdivide land, within a mine subsidence district.
  - **NSW Rural Fire Service (RFS)** for authorisation under section 100B of the *Rural Fires Act 1997* in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes.
  - **NSW Resources Access Regulator (NRAR)** under s91 of the *Water Management Act 2000* for a controlled activity.
  - **Transport for NSW (TfNSW)** under s 138 of the *Roads Act 1993* to connect a road (whether public or private) to a classified road.

#### Contributions

- At the December 6, 2022 meeting of Council, it was resolved to endorse the Voluntary Planning Agreement for the provision of a district park. It is intended that the VPA will replace the requirement for monetary contributions which would ordinarily be levied on the development with the exception of those which would apply in the City Wide Road and Traffic category. In lieu of paying the remaining contributions, the Applicants will undertake capital works to satisfy the demand for recreation facilities arising as a result of the residential development. It is considered that the park will not only cater for residents of the estate, but those outside the local catchment providing a broader benefit to Council and the community.
- The proposal involves the subdivision of land within an identified 'urban release area'. A certificate issued by the Secretary Department of Planning and Environment in accordance with clause 6.1(2) of the Maitland LEP 2011 confirming that the proponent has made the necessary arrangements for contributions towards designated State public infrastructure must be received prior to the Council determining the development application. In this regard, the Secretary's certificate was received by Council on 30 May 2023 (SVPA2022-31).

#### Consideration of Threatened Species

Council is required under Section 4.15 of the EP&A Act to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW *Biodiversity Conservation Act 2016* or under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The DA was supported with a Biodiversity Assessment Report, which is assessed in further detail below.

## **Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument**

### ***State Environmental Planning Policies***

The following State Environmental Planning Policies (SEPP's) are relevant to the assessment of the proposal:

#### ***State Environmental Planning Policy (Biodiversity and Conservation) 2021***

##### ***Chapter 3 Koala Habitat Protection 2020***

This chapter applies to all lands within Maitland LGA except for lands zoned RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry. As there is no approved Koala Plan of Management (KPoM) the Chapter also applies to the subject land. A Koala Assessment Report, prepared by a GHD was submitted with the application. To satisfy the Chapter of the Biodiversity and Conservation SEPP, the Koala Assessment Report undertook a desktop review and surveys and confirmed:

- Koalas have not been historically recorded as being present within 2.5 km of the land in the previous 18 years.
- No koalas or signs of koala occupation were recorded as being present during any of the site assessments completed within the proposal site.

The land subject of the development application is therefore not considered to be core koala habitat and Clause 4.9 of the Biodiversity and Conservation SEPP is satisfied.

##### ***Chapter 2 Vegetation in Non-rural areas***

Chapter 2 of the SEPP works with the *Biodiversity Conservation Act 2016* (BC Act) and the *Local Land Services Act 2013* (LLS Act) to create a regulatory framework for the clearing of native vegetation in NSW.

The SEPP regulates clearing that is not linked to development requiring consent. Clearing that is ancillary to development requiring consent will be assessed as part of the development assessment process. As the clearing of vegetation is ancillary to the proposed subdivision, Council as the consent authority, has assessed the Biodiversity Development Assessment Report (BDAR) submitted which is further discussed in this report.

#### ***State Environmental Planning Policy (Resilience and Hazards) 2021***

Clause 4.6 in this SEPP requires Council to consider whether the land is contaminated before it can issue development consent. A Site Audit Statement (SAS) and subsequent letter was submitted with the application and reviewed by the Hunter Joint Organisation. This is discussed in Section 4.15 (1)(c) of this report. The SAS confirms that following remediation, the site will be suitable for its proposed use, subject to the imposition of relevant conditions. The applicant confirmed that the SAS applies to both the rezoning and the residential land uses to be provided upon the land.



As such, the consent authority can be satisfied that the site can be made suitable for future residential development.

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

The DA proposes the creation of more than 200 allotments and therefore required referral to TfNSW as traffic generating development in accordance with Section 1.121 / Schedule 3 of SEPP Transport and Infrastructure. It is noted that Cessnock Road (MR195) is a classified State Road. Council is the roads authority for Cessnock Road and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*. The proposed development will rely on the Cessnock Road intersection for access. TfNSW provided advice as part of Planning Proposal PP\_2020\_MAITL\_002\_00 (western precinct) finalised on 30 May 2022 that requested the developer enter into a voluntary planning agreement (VPA) with the Minister for Planning and Public Spaces to formalise the intersection arrangements. A letter of offer for a VPA has been submitted by the developer to TfNSW which includes:

- Monetary Contributions in line with the rate in the Lower Hunter Draft SIC,
- Land Dedication for the Future Road Widening of Main Road 195 (MR195); and
- Works-in-Kind (WIK) for:
  - Intersection with Cessnock Road – to facilitate the ultimate development,
  - Internal collector road.

TfNSW identified that this application includes the construction of new roads, upgrading of Cessnock Road and the provision of a signalised intersection, a shared pathway, services, stormwater management facilities, landscaping works and a local park.

The developer must design and construct the intersection works at no cost to TfNSW. TfNSW outlined that the completion of the intersection and dedication of land will occur prior to the issue of the first subdivision certificate which creates the first residential lots within the land. The internal collector road will be delivered progressively in line with the development of the land. Conditions outlining this arrangement have been provided in the notice of determination.

This includes the requirement for the developer to enter into a Works Authorisation Deed (WAD) with TfNSW.

#### Maitland Local Environmental Plan 2011

The site is zoned part R1 General Residential and part RU2 Rural Landscape under the Maitland Local Environmental Plan 2011 (MLEP 2011). The proposed development is defined as Torrens Title Subdivision to create Three Hundred and Fifty-four (354) Residential Lots, three (3) Residue Lots and five (5) Public Reserve Lots to be used for future local and district open space which is a type of development permitted with consent in the R1 General Residential zone under Clause 2.6 of MLEP.

##### *R1 General Residential*

The proposed development is consistent with the objectives of the R1 General Residential zone. The proposal facilitates the delivery of additional residential lots within the LGA that will enable residential development to provide for the housing needs of the community. It is anticipated that the development will provide for a variety of housing types, through a variety of lot sizes within the locality. Additionally, the proposed development provides greenspaces to meet the day to day needs of the future residents, including District Park.

##### *RU2 Rural Landscape*

The proposed development is consistent with the objectives of the zone by maintaining the rural landscape character of the land, while also providing a range of non-agricultural uses in areas where infrastructure is adequate. Land within the RU2 is not subject to this DA rather Precinct 1B.



Figure 8: Land Zoning (Source AW Johnson)

The following clauses of the Maitland LEP 2011 are relevant to the assessment of the proposal:

**Clause 2.6 – Subdivision – Consent Requirements**

This clause permits the subdivision of land, to which the MLEP 2011 applies, with consent.

**Clause 4.1 Minimum Subdivision Lot Size**

The minimum lot size within the R1 General Residential zone is 450m<sup>2</sup>. All proposed residential lots are above the minimum lot size. No residential lots are proposed within the RU2 Rural Landscape zone which is subject to Precinct 1B subdivision DA and are residual lots.

**Clause 4.2A Minimum Subdivision Lot Sizes for Certain Split Zones**

The land contains split zoning, being R1 Residential zoned land as depicted in Figure 8 Land Zoning above. The provision of this clause therefore apply. All proposed lots in residential zoned portions of the site exceed the minimum lot size prescribed for the land. This complies with Clause 4.2C(3)(a)(i) of the Maitland LEP.

Three residue allotments within rural zoned land have also been proposed. The three residual lots contain a minimum of 450sq of R1 Zoned land, therefore compliant with this provision.

**Clause 5.10 – Heritage Conservation**

There are no European heritage items to consider in relation to the proposed development. Aboriginal archaeology is discussed in section 4.15(1)(b) in this report. Based on the assessment appropriate conditions of consent have been included, the clause has therefore been satisfied.

**PART 6 – URBAN RELEASE AREAS**

The site is located within the Regrowth-Kurri Kurri Urban Release Area (URA). Part 6 of the MLEP 2011 applies and is discussed below.

***Clause 6.1 Arrangements for designated State public infrastructure***

This clause requires Council to be in receipt of a Satisfactory Arrangement Certificate issued by the NSW Department of Planning and Environment before development consent can be issued. Satisfactory Arrangements Certificate – DA/2022/193– SVPA2022-31. The Certificate has been issued by the Department dated 30 May 2023 and requires the developer to pay a monetary contribution towards State infrastructure prior to the issue of a Subdivision Certificate.

***Clause 6.2 Public utility infrastructure***

This clause requires Council to be satisfied that necessary public infrastructure is available to the development when required, to service proposed residential lots. A letter of offer was submitted with the application and included the concept design for the proposed 'District Park' of 8828sqm. The Design Standards for this 'District Park' has been informed by the Draft Maitland City Council Community Infrastructure Strategy 2021. A VPA was drafted reflective of the Letter of Offer and in consultation with Council. It was exhibited between 30 September and 28 October 2022 and detailed the following:

- Delivery of a district park on land which forms part of the Gillieston Heights South Urban Release Area. The park comprises an area of 8828sqm and features play equipment, amenities and parking.
- It is intended that the VPA will replace the requirement for monetary contributions which would ordinarily be levied on the development with the exception of those which would apply in the City Wide Road and Traffic category. In lieu of paying the remaining contributions, the Applicant will undertake capital works to satisfy the demand for recreation facilities arising as a result of the residential development. It is considered that the park will not only cater for residents of the estate, but those outside the local catchment providing a broader benefit to Council and the community.

The location of the park within the development site, as well as concept plans for the park are shown below:



Figure 9: Proposed park location





Figure 10: Proposed concept plan

Council requested the preparation of a servicing strategy, to ensure adequate arrangements have been made for sewerage. This is still under preparation, however Hunter Water have provided confirmation that a compliant level of servicing will be available to the subdivision. A Section 50 compliance certificate can be issued for each stage within the subdivision.

The application was referred to Ausgrid and comments were provided regarding electrical infrastructure. In response the applicant outlined the existing network can support the expected electrical demand from the new development through a 11-kilowatt extension to supply kiosk substations. Upstream augmentation is not expected but will be advised when Ausgrid issue the Design Information Package (DIP). Pad mount kiosk substations will be required to provide low voltage power supply to the development.

As such, the proposed subdivision can be connected from all relevant infrastructure and utility services. The consent authority can be satisfied that any public utility infrastructure that is essential for the proposed development is available and adequate arrangements have been made to make that infrastructure available when it is require.

#### **Clause 6.3 – Development control plan**

This clause requires a Development Control Plan (DCP) to be in force that addresses the relevant matters for consideration under clause 6.3(3) before development consent can be issued. Chapter F – Gilleston Heights Urban release Area DCP is in force.

#### **Clause 7.1 – Acid Sulfate Soils**

The site is identified as containing Class 5 ASS on the Acid Sulfate Soil Map but is not located near any higher order acid soil classifications. The Geotechnical Report confirms the site is located in an area with no known occurrence of acid sulfate soils. As such, the clause is not triggered by the proposed development.

### **Clause 7.2 – Earthworks**

Separate development consent is not specifically required under this clause as the proposed earthworks are ancillary to the proposed subdivision and will be considered in this assessment. The matters for consideration outlined in subclause (3) are addressed in the discussion of section 4.15(1)(b) of the EP&A Act in this assessment report.

Subclause (3) requires a consent authority to consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

Comment: This matter has been addressed in section 4.15(1)(b) in this report respectively and considered to be satisfactory.

- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*

Comment: The subdivision is necessary to facilitate the future development of the land for residential purposes.

- (c) the quality of the fill or the soil to be excavated, or both,*

Comment: The submitted Geotechnical Report concludes that the site is suitable for residential development, provided that a maximum particle size of approximately 150 mm can be achieved and the resulting material is well-graded, the geotechnical report confirms the majority of the material that is expected to be excavated is considered suitable for use as bulk earthworks fill. Conditions will be included in the consent to ensure the site appropriately deals with excavated materials and fill.

- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*

Comment: Earthworks form part of the development of the subdivision and does not, in itself, impact on the existing and likely amenity of adjoining properties.

- (e) the source of any fill material and the destination of any excavated material,*

Comment: The submitted earthworks plan demonstrates that the site provides for a balanced cut/fill arrangement.

- (f) the likelihood of disturbing relics,*

Comment: This matter has been addressed elsewhere in this assessment report under Aboriginal archaeology.

- (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

Comment: This matter has been addressed elsewhere in this report under Stormwater Management.

### ***Clause 7.3 – Flood planning***

The site is not identified as being within a flood planning area. This clause is therefore not relevant.

### ***Clause 7.4 – Riparian land and watercourses***

The watercourse in the south of the site runs from east to west and under the South Maitland Rail Corridor. The watercourse in the south is to be maintained as a drainage corridor. The watercourse is unlikely to have adverse impact associated with water quality, flows and stability of the banks and this clause is complied with.

### ***Hunter Regional Plan 2036/Greater Newcastle Metropolitan Plan 2036***

The development is consistent with the goals and outcomes expressed in both documents as they relate to housing supply. The subdivision of the site within the URA will release land to provide for additional housing opportunities within the Hunter Region.

## **Section 4.15(1)(a)(ii) - Any draft environmental planning instrument that is or has been placed on public exhibition**

There are no draft environmental planning instruments applicable to this proposal.

## **Section 4.15(1)(a)(iii) - Any development control plan**

### ***Maitland Development Control Plan 2011 (DCP)***

The following chapters of the Maitland DCP 2011 are relevant to the assessment of the proposal:

*Part A – Administration*

*Part B – Environmental Guidelines*

*Part C.10 – Design Guidelines*

*Part F.5 – Gillieston Heights Urban Release Areas*

### ***Part A – Administration***

#### ***A.4.1 Notification***

The application was notified in accordance with Council's Community Participation Plan from 1 April 2022 to 28 April 2022 with one (1) submission received. The applicant responded to the submission on 7 June 2022. Further discussion in regard to the submission is provided in section 4.15(1)(d) of this report.

### ***Part B – Environmental Guidelines***

#### ***B.7 – Riparian Land and Waterways***

The site contains a waterway on the southern boundary, which is known as Swamp Creek. The development does propose alterations to the existing riparian zone. The provision of services including stormwater, water and sewer infrastructure within riparian areas has been limited.

Soil disturbance within riparian areas will be limited to the purposes of providing critical infrastructure and remediation activities associated with improving flood mitigation and health of waterways.

The proposed stormwater detention areas and infrastructure will ensure that all stormwater is treated prior to entering riparian waterways, whilst ensuring that the location of stormwater devices, including

siltation fences does not compromise the connectivity and functioning of riparian vegetation, habitat and waterways.

The development does not propose the removal of any vegetation within the riparian area and it is considered that the development will not compromise the connectivity of riparian vegetation and habitat. The BDAR confirms no endangered aquatic communities, aquatic fauna or marine vegetation listed under the *Fisheries Management Act* or *Environment Protection Biodiversity Conservation Act* occur in or adjacent to the footprint and no significant impacts on riparian vegetation or habitats downstream of the development footprint are anticipated as a result of the proposal.

Additionally, the development was referred to NRAR as integrated development, with general terms of approval being issued for the proposal which will be included as conditions of consent.

### **Part C – Design Guidelines**

#### **C.10 - Subdivision**

Environmental considerations under this chapter have been addressed elsewhere in this report and are not reproduced in this section. Specific development controls relating to the site are discussed under Chapter F – Gillieston Heights (URA). General development controls relating to subdivision (where relevant) are discussed below.

**Table 1 Development Control Plan Provisions**

<i>Performance Criteria:</i>		<b>Complies</b>
<b>EC.1 Flora and Fauna</b>		
Areas of significant habitat must be protected.	A draft Vegetation Management Plan VMP has been submitted and provides management details about how RU2 – Rural Landscape zoned land will be managed for weeds and revegetated (where appropriate) to a standard appropriate of an urban setting. A separate Wildlife Management Plan (WMP) will be prepared to detail how any impacts to native wildlife as a result of the proposal will be managed. The management actions of this VMP will result in beneficial outcomes for native wildlife by protecting native habitat, enhancing its ecological value and restoring habitat connectivity.	Yes
Design subdivision layout to avoid significant stands of vegetation. Where the subdivision proposal affects significant stands of vegetation, lot layout and lot size must take into account the need to retain the vegetation and the impact of likely future development on the lots, including building envelopes, parking, access and other development requirements such as Asset Protection Zones.	The proposal will impact stands of vegetation removing vegetation within the R1 General Residential zone. The proposed subdivision layout has been designed and modified to avoid impacts to areas adjacent to the site that have the best quality vegetation and highest biodiversity values. In addition, significant vegetation is retained within the RU2 Rural Landscape zone, this zoning was maintained as part of the recent rezoning of the site to ensure environmental impacts across the broader site were	Yes



	<p>minimized.</p> <p>Of the 12.98ha of native vegetation to be removed, the BDAR determined that 10.24 ha is in poor condition and 2.74 ha is in good condition.</p> <p>The proposal site does not contain any threatened ecological communities or species that are listed as a Serious and Irreversible Impact (SAIL) entity.</p>	
Retain existing natural drainage lines and watercourses where practicable	The natural drainage line in the south of the site is retained.	Yes
Link existing vegetation corridors through open space provision and appropriate planting.	The subdivision retains some vegetation on the site in the district park and retains the riparian corridor to south. This was achieved through the RU2 Rural Landscape zoning as part of the recently gazetted LEP amendment.	Yes
<b>EC.2 Heritage and Archaeology</b>		
Preparation of an Archaeological Assessment may be required where there is no previous investigative study	An Aboriginal Cultural Heritage Assessment Report (ACHA) has been prepared. The ACHAR concluded that there is little to no potential for in situ cultural materials to be present through the majority of the site. The exceptions are the creeks in the south which appear to remain relatively undisturbed and consist of relatively flat landforms, and have been identified as Potential Aboriginal Deposits (PADs). As such, conditions have been included accordingly.	Yes
<b>EC.3 Hazards</b>		
A bushfire threat assessment must form part of all development applications for subdivision where the land is identified as 'bush fire prone land' on Council's map.	A Bushfire Assessment Report has been prepared for the proposed development.	Yes
Asset Protection Zones must be contained wholly within the subject site, and may incorporate fire trails, perimeter roads, cleared road verges and fixed building lines.	<p>Asset Protection Zones (APZ) are fully contained within the site. All land to the immediate west of Phase 1A will be cleared as part of the development and will be maintained as a temporary APZ, while the land is developed.</p> <p>A 24m wide perimeter road (MC08) will be constructed to the south of the development and act as the APZ against the primary bushfire hazard.</p> <p>Adjacent sites to the north and east can be classified as managed land or</p>	Yes

	excluded given any existing vegetation will be cleared when the land is developed. This must occur prior to the commencement of this proposed development. As such vegetation removal and APZ creation is part of this proposal.	
The subdivision design must provide adequate emergency vehicle access to those parts of the site fronting a potential bushfires source.	Adequate emergency vehicle access has been provided and has been reviewed by Rural Fire Service. GTAs will be included in the consent conditions.	Yes
Contamination The provisions in SEPP55 will be used by Council to determine if and how land must be remediated. Comments will be sought from the Environment Protection Authority.	A Site Audit Report and Statement was prepared and reviewed by Hunter JO who have accepted the findings subject to conditions. The site can be made suitable for the future residential development	Yes
Other hazards Development applications for subdivision must include relevant assessment and geotechnical investigation regarding the potential for the presence of salinity and acid sulfate soils to determine if any specific measures are required.	<p>A Geotechnical Report has been prepared and has considered the potential presence of salinity and acid sulfate soils. The Geotechnical Report confirmed that the risk of settlement for fill up to 4.5m thickness is no greater than the risk of seasonal movements from the shrinking and swelling of clay soils due to moisture variations.</p> <p>The recommendations of the geotechnical report will be implemented through conditions of consent. This includes geotechnical inspections and testing to be performed during construction with reference to AS3798. Level 1 inspections and testing requires that geotechnical testing authority is on site whenever fill is being placed and compacted. Testing requirements are outlined in AS3798. At the completion of earthworks, the geotechnical testing authority will issue a Level 1 report that provides an opinion as to whether the earthworks comply with the adopted fill specifications.</p> <p>Council also requires that, at the completion of earthworks, and prior to subdivision certificate, the lots within a residential subdivision are classified to with reference to AS2870 – Residential Slab and Footings Classification.</p>	Yes
<b>DC.1 – Lot Size and Dimension</b>		
<i>Performance Criteria:</i>		
<u>General</u>		

Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimise the potential for soil erosion.	The proposed 354 residential lots are designed appropriately with the detention basin and drainage reserves utilizing the natural contours and existing watercourse. The road network follows the contours of the existing ground level.	Yes
Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.	It is not considered necessary for any screening or buffering from adjoining land uses to the south and north to be provided given the size of the surrounding lots and their future development potential. The proposal will result in the installation of acoustic wall to Cessnock Road to manage impacts in accordance with recommendations from the Acoustic Report and TfNSW.	Yes
Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent.	The proposed lot sizes achieve the minimum lot size for the R1 General Residential zone and are considered to be suitable for the future use of residential development.	Yes
<i>Specific Controls:</i>		
<u>Residential</u>		
A suitable building envelope with minimum dimensions of approximately 15 metres by 10 metres shall be provided behind the building line.	All lots are capable of accommodating a building envelope of these dimensions.	Yes
<b>DC.2 – Solar Access and Energy Efficiency</b>		
<i>Performance Criteria:</i>		
80% of new lots are to have 5 star solar access, as defined by an analysis determined from the “Possible Design Solutions – Solar Access” booklet, and the remainder a 3 or 4 star rating.	The majority of the residential lots are within the preferred orientation as presented in Figure 1 in DC.2. This was confirmed within the Urban Design referral.	Yes
Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access.	Lot sizes range predominately between 450m <sup>2</sup> – 950m <sup>2</sup> , with lot widths generally exceeding 15m. The site has a slope in various directions which warrants the construction of retaining walls of up to 1.5 m height. Nevertheless, lot sizes and configuration have followed the contours of the site to minimize the potential for soil erosion.	Yes
Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north.	Where possible, the subdivision has been designed to comply with this control, however, the road layout is dictated by topography, contours and drainage design, consistent with the master plan and site specific DCP.	Yes
Where a northern orientation of the long	All residential lots within the proposed	Yes

axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling.	subdivision have sufficiently wide frontages to provide for solar access opportunities to the north.	
Proposals for street planting or open space planting are to take account of the potential for shading, provision of adequate solar access to dwellings and, if necessary, protection from winter winds.	Street tree planting has been designed with consideration to future driveway locations with trees to be in the centre of each lot.	Yes
<b>DC.3 – Drainage, Water Quality &amp; Soil Erosion</b>		
<i>Performance Criteria:</i>		
a) Existing topography and natural drainage lines should be incorporated into drainage designs for larger proposals, and enhanced through provision of additional landscaping, detention areas, artificial wetlands and the like.	Existing drainage lines have been incorporated into the subdivision layout design. As detailed in the stormwater management plan gross pollutant traps (GPTs) will be incorporated at the end of the street networks. GPTs are designed to capture and retain gross pollutants, litter, grit and sediments from stormwater. Bioretention basins allow infiltration of stormwater through suitable vegetation.	Yes
b) Drainage from proposed lots should be consistent with the predevelopment stormwater patterns. An analysis of the downstream drainage system, to the receiving area or waters, may be required.	From the results of the modelling presented in the Stormwater Management Plan, post-development flows for all storm events are estimated to be less than the existing flows leaving the site. This is achieved through on-site stormwater detention systems.	Yes
c) Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on down stream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place.	Erosion and sedimentation control measures need to be implemented during any construction activities on the proposed subdivision to minimise the risk of erosion to disturbed areas and limit the transport of sediments from the construction site to downstream drainage. A sediment and erosion control plan has been prepared and will be appropriately conditioned.	Yes
d) Where possible, design multiple use drainage and treatment systems incorporating gross pollutant traps, constructed wetlands and detention basins.	Gross Pollutant Traps will be utilised in the development to treat stormwater runoff and reduce pollutant loads being directed towards the downstream stormwater system.  Ponds/Sediment Basins will be utilised in the development as the downstream water quality treatment device. The ponds will also act as detention basins to allow post-development flows to be reduced to pre-development flows as stormwater runoff is discharged from the site towards the existing downstream	Yes



	<p>stormwater system.</p> <p>Bioretention basins will be utilised in the development as the downstream water quality treatment device. The bioretention basins will also act as detention basins to allow post-development flows to be reduced to pre-development flows.</p> <p>It is noted that the Northern basin / dam was deleted during assessment as part of the amended design. The applicant now seeks approval to upgrade the piped route to the north of the site, via Auburn Street, Holland Circuit and into an existing stormwater basin within Gilleston Grove at Lot 134, DP 1194709. The capacity of the existing basin will need to be increased under this proposal.</p>	
e) The subdivision should be designed so as to minimise disturbance of the subject land especially in circumstances where there are topographical constraints.	The proposed development maintains the riparian corridor to the south and creates a District park at the high point of the site. The proposed road network and lot design minimize cut and fill where possible following the topography of the land.	Yes
f) Adequate provision should be made for implementation of measures during subdivision construction to ensure that the landform is stabilized and erosion controlled.	The Soil and Water Management Plan (SWMP) recommends Erosion and Sedimentation Control Plan is implemented throughout the entire construction period to minimise the quantity of sediments being conveyed to the temporary sediment basin. A concept erosion and sediment control plan has been prepared and will be appropriately conditioned.	
<i>Specific Controls:</i>		
Where the drainage impacts of the subdivision proposal cannot be limited to pre-development stormwater levels by retention or other approved methods, drainage easements will be required over all necessary properties and watercourses. In such circumstances, the easement must be the subject of a signed agreement prior to issue of development consent. Such easements shall be created with, or prior to issue of the Subdivision Certificate.	The proposed stormwater system including detention devices attenuate peak post-development flow rates to pre-development peak flow rates for the critical duration for design storms with annual exceedance probabilities (AEPs) ranging from 63.2% to 1%.	Yes
A soil and water management plan (SWMP) should be prepared by a properly qualified practitioner with the	A SWMP has been prepared and is included in the application. Erosion and Sediment control plans have also been	Yes

aim of minimising erosion and maximising the quality of any water leaving the site. Applicants should refer to Council's Manual of Engineering Standards.	prepared and will be appropriately conditioned.	
<b>DC.4 – Landscape, Streetscape &amp; Visual Impact</b>		
Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items including surface treatments and street furniture. Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping	<p>A landscape plan has been submitted with the application, which demonstrates street tree plantings to soften the proposed subdivision, and to create an emerging character within the subdivision. The application has also been supported by Urban Design Report.</p> <p>Changes in topography and existing built form reduce visual impacts. While the development will visually result in changes to the locality, it is recognized that the site is zoned R1 and is within an URA and as such, the changes to views are consistent with the emerging character of the locality.</p>	Yes
<b>DC.5 – Effluent Disposal</b>		
<i>Specific Controls:</i>		
All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier.	The development will require a connection to reticulated sewerage system. Hunter Water notice of formal requirements, including stamped plan has been submitted with the development application. All residential lots will be provided with reticulated sewer connections.	Yes
<b>DC.6 – Roads &amp; Access, Pedestrians &amp; Cycleways</b>		
<i>Specific Controls:</i>		
Public road access is required to all new lots in Torrens Title subdivision.	All proposed lots will have suitable vehicular access to a public road.	Yes
<u>Residential Subdivisions</u>		
A network of constructed (i.e. not grass) footpaths and cycleways will be required in all residential subdivisions, located, designed and constructed in accordance with Council's Manual of Engineering Standards, and in view of streets wherever possible to allow surveillance.	The proposal includes standard residential design consistent with hierarchy established under the design with the site specific DCP. Council's engineers requested that the footpath around the proposed district park shall be 2.5m wide along trunk roads, i.e., MC01 and Auburn Street. The footpath is to be 1.5m wide for other frontages. The applicant in response outlined that the planning proposal identified a shared pathway that ran along the western boundary of the proposed District Park. This shared pathway will continue to the west and then form part of a shared pathway network for Precinct 1A and 1B.	Yes

	<p>The applicant also outlined that a shared pathway in this location would also better serve future vehicles in the proposed parking bays who will be unloading and loading prams, bikes, and picnic equipment to then access the park. Proposed Road MC05 also proposes a shared pathway, which is consistent with the Development Control Plan – F.5 Gillieston Heights. This response was deemed satisfactory.</p> <p>All internal access roads will be constructed with a minimum 8m pavement and 4.5 m road reserve to provide for footpaths and cycleways (each side) in accordance with Council Manual of Engineering Standards (MOES). Main roads include Road MC01 as a divided carriageway; Auburn Street as a primary collector road with 11m pavement; C05 as a primary collector road with 11m pavement. Further, the development includes an upgrade to Cessnock Road intersection which will provide footpaths to connect to the subdivision. Whilst a 2.5m wide footpath is not provided along Cessnock Road, the current layout is based on extensive liaison with TfNSW, which acknowledges the land ownership and road alignment constraints of the Cessnock Road Corridor. The proposal is in accordance with the TfNSW MR195 Corridor Strategy and is supported by the TfNSW as detailed in their letter dated 20 April 2022.</p> <p>In addition, during assessment an updated engineering plan set was provided to demonstrate a 2.5m shared path to link up with Cessnock Road from MC08.</p>	
Pedestrian links between residential cul-de-sacs or other road layouts.	The proposed subdivision includes a footpath network to connect the subdivision both internally, and externally to Cessnock Road. The footpath network is generally consistent with site specific DCP (Chapter F - URA) which is discussed further in this report. The proposal does not include cul-de-sacs.	Yes
Particular attention should be paid to pedestrian links to schools, with regard to	The proposed road network within the subdivision does not have direct access	Yes

their width, lighting (to Australian Standard) and the appropriateness of landscaping and related safety issues.	to schools. However, the subdivision provides connectivity to Cessnock Road where the existing road network can be utilised for this purpose.	
The road, footpath and cycleway network should facilitate walking and cycling throughout neighbourhoods and provide links to schools, community facilities and other activity centres.	Complies. The development proposes a footpath and cycleway network within the subdivision, which is connected to external pedestrian networks on Cessnock Road and the subdivision to the north.	Yes
<b>DC.7 Crime Prevention – Safer By Design</b>  To ensure that Council does not approve subdivisions that create or exacerbate crime risk or community fear.	The development proposes clear sightlines between public and private spaces. The proposed District Park is centered within the subdivision and is therefore surrounded by the road network and future dwellings in all directions and as such will have passive surveillance. The proposed lot layout provides for lots which will have future development facing the street and public areas to provide further natural surveillance. The landscape plans propose street trees at regular intervals to make the proposed development attractive while maintaining site lines. Conditions will be included in the consent to ensure that appropriate lighting, fencing and landscaping is included within the development.	Yes
<b>DC.8 Site Filling</b>	A geotechnical report was submitted in support of the application. Bulk earthworks and benching will occur over the site, with retaining walls up to 1.5m in height proposed. A preliminary earthworks plan indicates that bulk earthworks will include excavations in the order of up to 4.5m, and fill of up to 4m. Whilst these levels of earthworks exceed the 2m fill limitation stipulated in the DCP, a variation is worthy of support in this instance. The provision relates primarily to the importation of fill brought into a site. In this instance, the applicant has anticipated that material cut from excavations will be used in the areas of fill; maintaining a balanced extent of cut and fill across the site. Noting that no importation of fill is required to create this subdivision, this item can be supported for variation.	No, variation required - the proposal provides for more than 2m fill in portions of the site.
<b>DC.9 Reticulated Services (Water/Sewer/Electricity/</b>	Evidence of satisfactory arrangements being agreed will be required to be	Yes



Telecommunications)	provided to Council prior to issue of subdivision certificate.	
<b>IC.1 Entry Features</b> Entry features for residential subdivisions shall be limited to a size of 20m sq with a maximum height of 2 metres.	The development proposes a feature entry wall at the intersection of Cessnock Road and the proposed Collector Road. The future owners of these lots will be responsible for the long-term maintenance and up-keep of this public art associated with the entry features through a proposed 88b instrument. A condition of consent has been included.	Yes

### *Part F – Urban Release Areas*

DCP requirements are detailed in the following table:

**Table 2 URA DCP Provisions**

<b>1.2 Precinct Plan</b>		<b>Complies</b>
<i>Development Controls:</i>		
Any Development Application prepared for subdivision will provide consideration (e.g., interconnecting roads) to the development of the overall precinct in which the subdivision is located as shown.	The submitted plans are generally in accordance with the overall precinct layout contained within the DCP.	Yes
<b>2.1 Transport and Movement</b>		
The street network is generally provided in accordance with the Development Circulation Map and the Road Sections, which is not covered by the Maitland Council Manual of Engineering Standards.	The submitted plans are generally in accordance with the street network and road sections contained within the DCP.	Yes
2Alternative street designs for local streets and accessways may be permitted on a case-by case basis to accommodate local features if they preserve the function objectives and requirements of the design standards.	Lots 1710 – 1719 will have dual frontage to Road MC01 and Road MC10. This arrangement is not generally supported by planning staff, and the applicant was requested to address the practicality and compliance of these lots. Typical building envelope designs have been provided, showing future dwellings fronting MC01, with garages and private open spaces fronting MC10. The fencing and design criteria of these lots has been recommended, with a condition of consent requiring full design guidelines to be submitted and approved by Council prior to the release of the subdivision certificate for these lots.	Yes
3. No future lot will have direct access to Cessnock Road (MR195).	No lots have direct access to Cessnock Road.	Yes
4. Except where otherwise provided for in	All internal access roads will be	Yes

<p>this Chapter, all streets and intersections are to be design and constructed in accordance with the Maitland City Council Manual of Engineering Standards.</p>	<p>constructed with a minimum 8m pavement and 4.5 m road reserve to provide for footpaths and cycleways (each side) in accordance with Council Manual of Engineering Standards (MOES). Main roads include Road MC01 as a divided carriageway; Auburn Street as a primary collector road with 11m pavement; C05 as a primary collector road with 11m pavement. Further, the development includes an upgrade to Cessnock Road intersection which will provide footpaths to connect to the subdivision. The road designs are generally in accordance with the concept plan included in the site specific DCP previously prepared.</p>	
<b>2.2 Overall Landscaping Strategy</b>		
<p>1. An Overall Landscaping Strategy is required to accompany any Development Application for subdivision</p>	<p>Landscape Plans have been prepared and are submitted with the application. This includes:</p> <ul style="list-style-type: none"> <li>o Asset protection zones</li> <li>o Plant species and sizes, which includes consideration of street trees</li> <li>o Play equipment</li> <li>o Utilities and services</li> <li>o Public art</li> <li>o Entry Statement</li> <li>o Soft and hard landscaping</li> <li>o Any other embellishment</li> </ul>	<p>Yes</p>
<b>2.3 Passive and Active Recreation Areas</b>		
<p>Open space is generally accordance with Council's Maitland Recreation &amp; Open Space Strategy and generally located in accordance with FIGURE 3</p>	<p>The proposed open space is generally in accordance with Figure 3 of the DCP.</p>	<p>Yes</p>
<b>2.4 Stormwater and Water Quality Management Controls</b>		
<p>There are no specific requirements as stormwater and water quality management controls are controlled by other provisions of the Maitland Development Control Plan.</p>	<p>The other provisions within the DCP have been considered above.</p>	<p>Yes</p>
<b>2.5 Amelioration of Natural and Environmental Hazards</b>		
<p>Development Applications for subdivision provide consideration to the general provisions of the Maitland Development Control Plan for flooding.</p>	<p>The site is not identified as flood prone. It is additionally noted that at the completion of the this subdivision and further stages, an alternative flood free access road will be provided between the Cessnock LGA and Maitland LGA.</p>	<p>Yes</p>
<p>The Bushfire Assessment Report (BAR) that accompanies the Development Application for subdivision is to be in accordance with the document titled Planning for Bushfire Protection,</p>	<p>The BAR has been prepared and submitted with the application. The application was referred to RFS who provided general terms of approval on 23 June 2022.</p>	<p>Yes</p>

prepared by the NSW Rural Fire Service.		
All Development Applications are to demonstrate compliance with State Environmental Planning Policy No.55 – Remediation of Land	A Site Audit Statement has been prepared and was submitted with the development application. The report was referred to Hunter JO for peer review and was considered acceptable subject to conditions.	Yes
<b>2.6 Key Development Sites</b>		
<b>2.6.1 Land fronting Cessnock Road and South Maitland Railway</b>		
1. An acoustic assessment is required to accompany the Development Application for subdivision to demonstrate if any mitigation measures will be required for those lots in proximity to the South Maitland Railway Line and Cessnock Road as identified by FIGURE 7 (below). The assessment should be undertaken by a suitability qualified acoustic consultant to ensure that the properties are designed and constructed in accordance with NSW document titled 'Development near Rail Corridors and Busy Roads – Interim Guideline' to achieve acceptable internal noise amenity, regarding the external noise exposure levels.	An Acoustic Assessment accompanies the development application. The subdivision will be in accordance with 'Development near Rail Corridors and Busy Roads – Interim Guideline' and will achieve acceptable internal noise amenity, regarding the external noise exposure levels. Precinct 1A subdivision (subject of this DA) is removed from the rail corridor and all lots within this stage will comply with relevant criteria. Precinct 1A is over 200m from the rail corridor line. An acoustic wall is proposed to be constructed adjacent to Cessnock Road consistent with advice from TfNSW.	Yes
2. Any proposed fencing shall be located on private land and not on public land.	This requirement will be appropriately conditioned.	Yes
3. Subdivision in proximity to the South Maitland Railway Line may result in the need for the construction of security fencing to restrict access and improve safety.	This will be assessed as part of Precinct 1B DA.	Yes
<b>2.6.2 Mine Subsidence – Old Mine Workings</b>		
Prior to any Development Application for Subdivision within the mine workings or mine zone with limitations, the applicant will undertake further geotechnical assessment to assess the suitability of this land for the development that is proposed (e.g., roads, services, etc.).	A Geotechnical Assessment has been prepared and recommendations provided. However, the area of mine subsidence is not included in the area of the Precinct 1A Subdivision.	Yes
<b>2.6.3 Archaeological Significance</b>		
An Aboriginal Heritage Impact Permit (AHIP) issued under Part 6 of the National Parks and Wildlife Act 1974 (NPW Act 197) is required for any works which affect these sites.	The ACHA confirms no sites have been identified in the project area, an AHIP is not required at this time.	Yes
Areas of high archaeological sensitivity, warrant a full Aboriginal Cultural Heritage Assessment prior to any development works. If impacts to any Aboriginal objects identified through these assessments cannot be avoided, an AHIP issued under Part 6 of the National Parks and Wildlife	An ACHA has been prepared.	Yes

Act 1974 (NPW Act 1974) will be required.		
If any Aboriginal objects are encountered during development, and impacts cannot be avoided, an AHIP issued under Part 6 of the NPW Act 1974 will be required.	This will be conditioned.	Yes
<b>2.7 Residential Densities</b>		
There are no specific requirements as residential densities are already controlled by the minimum lot size map contained within the Maitland Local Environmental Plan 2011.	The proposed subdivision is compliant with the minimum lot size controls.	Yes
<b>2.8 Neighbourhood Commercial and Retail Uses</b>		
There are no specific requirements because there are no lands zoned for commercial or retail purposes within the part of the Urban Release Area, which is within the Maitland Local Government Area.	Noted.	Yes
<b>2.9 Provision of Public Facilities and Services</b>		
There are no specific requirements as provision of public facilities and services is already controlled by other provisions within the Maitland Local Environmental Plan and Maitland Development Control Plan.	Noted.	Yes

**Section 4.15(1)(a)(iia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

A Planning Agreement is to be entered into between the TfNSW and the developer for the payment of a monetary contribution towards State infrastructure, as required under clause 6.1 in the MLEP 2011 when land is subdivided within an urban release area (Planning Agreement SVPA2022-31). Relevant matters for consideration are addressed under discussion in this report relating to clause 6.1 of the MELP 2011.

The obligations for the developer regarding the timing for the payment of the contribution are embedded in the Agreement. Council is required to ensure that the obligations in the Agreement have been complied with before it can issue the related Subdivision Certificate and this requirement is included in the recommended schedule of conditions.

Additionally, consistent with Clause 6.2 Public utility infrastructure, a VPA will be entered between Council and the applicant for the dedication of the District Park. The VPA is to be executed prior to determination. A letter of offer was submitted with the application and included the concept design for the proposed 'District Park' of 9166sqm. The Design Standards for this 'District Park' has been informed by the Draft Maitland City Council Community Infrastructure Strategy 2021. A VPA was drafted reflective of the Letter of Offer and in consultation with Council. It was exhibited between 30 September and 28 October 2022 and detailed the following:

- Delivery of a district park on land which forms part of the Gillieston Heights South Urban Release Area. The park comprises an area of 8828sqm and features play equipment, amenities and parking.



- It is intended that the VPA will replace the requirement for monetary contributions which would ordinarily be levied on the development with the exception of those which would apply in the City Wide Road and Traffic category. In lieu of paying the remaining contributions, the Applicant will undertake capital works to satisfy the demand for recreation facilities arising as a result of the residential development. It is considered that the park will not only cater for residents of the estate, but those outside the local catchment providing a broader benefit to Council and the community.

**Section 4.15 (1)(a)(iv) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

There are no regulations prescribed under Section 61 of the Environmental Planning and Assessment Regulation 2021 which apply to this proposal.

**Section 4.15 (1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.**

The following table identifies and discusses the relevant matters for consideration in relation to environmental, social and economic impacts associated with the proposal.

**Table 3 Assessment of Impacts**

Matters for Consideration	Comments
<b>Aboriginal Archaeology</b>	<p>An Aboriginal Cultural Heritage Assessment (ACHA) prepared by McCardle Cultural Heritage (MCH) dated 25 February 2022. MCH developed a consultation strategy and contacted Heritage NSW four (4) times and allowed 4 weeks for a response, consistent with requirements. MCH did not receive a response from Heritage NSW throughout the preparation of the ACHA, as such no list of Registered Aboriginal Parties (RAPs) was provided. An advertisement was placed in the Maitland Mercury 22<sup>nd</sup> October 2021. The advertisement included the required information as per the Aboriginal Cultural Heritage Consultation Requirements for Proponents (April 2010). MCH received no requests for registration for this project and the project continued.</p> <p>A search of the AHIMS register by MCH demonstrated that 27 known Aboriginal sites are recorded within two kilometres of the project area (as defined with ACHA) and include 16 artefact sites (AFT), 7 PADs, two AFT and PAD sites, one scar tree (TRE) and one Aboriginal resource and gathering site (ARG). Although not registered on AHIMS, a previous assessment that included the land identified an isolated artefact in the project area known as 1A03-14, adjacent to an erosion control bank. Located approximately 55 metres from the 2nd order creek, there was no potential for additional artefacts and the archaeological site was assessed by MCH as being of low scientific significance. Additionally, two locations of potential archaeological sensitivity within the project area were also identified (along water sources) based on landforms.</p> <p>Based on archaeological sites registered in the region and the results of past archaeological studies, two site types are likely to occur throughout the</p>

	<p>project area: <i>Artefact scatters and Isolated finds.</i></p> <p>MCH surveyed the project area. The survey included transects at approximately 10 metres apart walked in an east/west direction across the project area and focused on areas of high ground surface visibility and exposures. No sites were found in the project area during the survey by MCH. The survey identified a disturbed landscape that had evidence of long-term clearing and agricultural /pastoral purposes. These land uses have affected any cultural heritage that may have been present. MCH confirmed that this was consistent with the predictive model and there is minimal potential for in situ cultural materials to be present through the majority of the project area.</p> <p>Nevertheless, the ACHA identified two Potential Archaeological Deposits (PADs). The report stated that PAD1 extends from the western boundary (commencing further west outside the project area) and continues east to the convergence of two 1st order creeks. The creek line will remain largely unencumbered by the subdivision; this land is set aside for vegetation retention and as a residue lot. PAD2 includes the two 1st order creeks that join to form the 2nd order creek. The convergence of the two streams was identified in report as being suitable for past Aboriginal land uses. Portions of the northern stream will contain residential lots and road. The report notes that the stream is only identified as suitable for containing deposits and no such deposits have been located to date.</p> <p>As a result of the PADs being identified, the following recommendations were provided and will be appropriately conditioned:</p> <ol style="list-style-type: none"> <li>1) <i>The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974;</i></li> <li>2) <i>Works may proceed in the project area (excluding the PAD area) and should any Aboriginal objects be uncovered during works, all work will cease in that location immediately and the Environmental Line contacted; and</i></li> <li>3) <i>If the identified PAD will be impacted upon by any future development an archaeological subsurface investigation will be required in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW.</i></li> </ol>
<b>Biodiversity</b>	<p>The proponent has sought consent for the clearing of land within Stage 1(a), (i.e. this application) and Stage 1(b) (i.e. DA2022/912).</p> <p>A Biodiversity Development Assessment Report (BDAR) covering both development applications was prepared by GHD dated 2 February 2022. Targeted flora and fauna surveys were conducted between August 2019 and December 2021. No areas identified under the BC Act as being of outstanding biodiversity value have been mapped in the proposal site. Vegetation along the southern drainage line has been identified on the Biodiversity Values Map (DPIE 2021f). The biodiversity criteria stated on</p>

the map for this patch of vegetation is “threatened species or community at risk of serious and irreversible impacts”.

The proposed development will result in the removal of 12.98 ha of potential native vegetation. GHD determined that 2.74 ha is comprised of remnant woodland patches in good condition and 10.24 ha have been substantially modified. There are three PCTs present within the site, which comprise local occurrences of endangered ecological communities listed under the BC Act. The BDAR confirms there are small patches of Spotted Gum - Red Ironbark - Narrow-leaved Ironbark - Grey Box shrub-grass open forest (PCT1600) occurring as scattered trees over a highly disturbed, under scrubbed understorey or areas of regrowth, however, does not comprise of native vegetation and is in exotic condition. The southern boundary of the site along there are areas of remnant Grey Gum - Rough-barked Apple shrubby open forest (PCT1591) in the riparian corridor of a drainage line that traverses the boundary of the site and PCT 1736, Water Couch -Tall Spike Rush Freshwater Wetland of the Central Coast and Lower Hunter.

Approximately 43.28 ha of the site is mixed grassland but does not comprise native vegetation cover, 1.19 ha is cleared land and 0.96 ha is planted vegetation. No threatened flora species were recorded during targeted survey completed.

A total of 131 fauna species (126 native and five exotic) were recorded within the site and wider Hydro site by GHD. Most of these species were recorded in larger patches of remnant vegetation within the wider Hydro site. Five threatened fauna species classified as ecosystem credit species were recorded within the site. These are:

- Grey-crowned Babbler (*Pomatostomus temporalis*) (nest recorded in the proposal site and conditions imposed to mitigate any adverse impact to the removal of the nest);
- Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*);
- Grey-headed Flying-fox (*Pteropus poliocephalus*);
- Little Bent-wing Bat (*Miniopterus australis*); and
- Large Bent-wing Bat (*Miniopterus orianae oceanensis*) (probable call recorded).

All these species are listed as vulnerable under the BC Act. The Grey-headed Flying-fox is also listed as a vulnerable species under the EPBC Act. One species credit fauna species (Southern Myotis (*Myotis macropus*)) was also recorded utilising a culvert located immediately adjacent to the site while a second species credit species (Squirrel Glider (*Petaurus norfolkensis*)) has been assumed present based on the presence of previous records and the presence of suitable habitat within and adjacent to the proposal site (DPIE 2020b and ELA 2016). Species credits would be required to offset impacts to these species.

Figure 11 describes areas which require offsets.

The site does not contain any threatened ecological communities or species that are listed as an SAIL entity. The proposal would not result in any impacts to listed SAIL entities or their habitat.



*Figure 11: Biodiversity Offsets Required*

The applicant identifies that approximately 770 ha of the Hydro Lands will be secured within a biodiversity stewardship site (BSS) as part of their overall masterplan. It is proposed that credits generated within the BSS would be retired. The proposed stewardship site is under separate assessment in accordance with the BAM that will assess the ecosystem and species credits for the overall masterplan development.

The subject application does not form part of the Biodiversity Credit Assessment Report (BCAR), with the subject land in the Maitland LGA being lodged under a separate BDAR. As an avoidance strategy, within the area assessed for the BDAR, the applicant's design process has sought to avoid impacts to the highest quality vegetation along the drainage line to the south and restrict impact to areas of lower quality vegetation that have been previously disturbed.

A range of mitigation measures are proposed to minimise impacts of the development, including the development and implementation of a Vegetation Management Plan (VMP) and Construction Environment Management Plan (CEMP) that would include comprehensive measures to maintain and improve vegetation adjacent to the site, manage habitat clearance, and prevent impacts associated with erosion and sedimentation, weeds, pest, noise light and vibration. The BDAR also outlines measures for the protection of vegetation to be retained on and adjacent to the site. There are conditions of consent incorporated to ensure the VMP applies to the RU2 area the applicant nominated for vegetation retention.

The second order stream leading out of the riparian corridor continues westward towards Wentworth Wetlands and beyond. The wetlands are within the proposed stewardship offset lands and are of high ecological value. Council's environmental team have identified the connectivity between the subdivision site and the wetlands to be of value. Where this



	<p>stream meets the western boundary is a potential provider of connectivity from the dense vegetation along the southern riparian corridor to the western wetlands. It has been deemed possible for the retention of some vegetation within this area of the site to be achieved. The retention of vegetation, as well as revegetation of this portion of the land will enable connectivity between the southern riparian corridor and the land westward. As this portion of the site sits within the Stage 1(b) portion of the subdivision, it can be dealt with under DA 2022/912.</p> <p>The submitted BDAR identifies numerous hollow bearing trees across the combined site [i.e. Stage 1(a) and Stage 1(b)]. Figure 6-1 within the BDAR identifies seven hollow bearing trees containing hollows with a diameter of 20cm or more. The plan fails to identify any hollow-bearing trees with a diameter of less than 20cm. A condition of consent has been imposed for hollow bearing trees of above 5cm to be nominated on a plan, and that they be retained where possible.</p> <p>In addition to the three key outcomes above, it is also acknowledged that additional vegetation has been identified by the applicant as being retained. This includes:</p> <ul style="list-style-type: none"> <li>• Eleven mature trees will be retained and utilized within the district park within the centre of the Stage 1(a) subdivision.</li> <li>• Five mature trees within the south-eastern drainage basin will be retained within the Stage 1(a) subdivision.</li> </ul>
<b>Waste Management</b>	<p>A Site Waste Minimisation Management Plan (SWMMP) prepared by ADW Johnson was submitted with the application. The main waste streams comprise excavation material which will be reused onsite where possible including site regrading. Conditions will be included in the consent to ensure that all site waste is managed in accordance with the SWMMP.</p>
<b>Bushfire</b>	<p>A Bushfire Assessment Report (BAR) was prepared by Bushfire Planning Australia, dated 9 February 2022. The site is subject to a low to moderate bushfire threat immediately to the south of the site. The BAR concludes that the hazard identified can be successfully mitigated by applying the requirements of PBP 2019, such as a combination of temporary and permanent Asset Protection Zones (APZs). The report provided key recommendations that have been designed to enable the proposed development to maintain an acceptable level of protection from the residual risk of a bushfire that may occur in the existing vegetation, in accordance with PBP 2019. These recommendations will be accordingly conditioned.</p> <p>The assessment process raised concern with the width of non-perimeter roads within the subdivision. These roads are identified on plans with a kerb to kerb width of 8.0m. The Planning for Bush Fire Protection (PBP) includes the following requirements:</p> <ul style="list-style-type: none"> <li>• <i>Perimeter Roads – 8.0m travel corridor (clear of parking), linked to internal road network every 500m maximum.</i></li> <li>• <i>Non-perimeter roads – 5.5m travel corridor (clear of parking).</i></li> </ul> <p>Maitland City Council's development standards (DCP, MOES) requires that a minimum width of 2.5m shall be provided on either side of the road for the</p>

	<p>provision of on-road parallel parking. In a road reserve of 8m, this equates to a travel corridor of 3m (noting 2 x 2.5m is dedicated to parking). As noted above, the PBP requirements for travel corridors on non-perimeter roads in bushfire prone areas is 5.5m, meaning the roads within this subdivision are non-compliant with PBP.</p> <p>The applicant has sought a performance-based approach to this matter. The performance-based solution relies on parking and traffic studies concluding that an acceptable travel carriageway can be provided to the non-perimeter roads. The performance solution also makes reference to the low risk posed by bushfire at this site. The RFS reviewed the documentation and provided General Terms of Approval on 23 June 2022. It is noted that no parking restrictions have been imposed on non-perimeter roads and the General Terms of Approval have been included as conditions of consent.</p>
<b>Traffic and Transport</b>	<p>The DA was supported with a traffic impact assessment (TIA). The development proposes an upgrade to the intersection with Cessnock Road, in accordance with the URA DCP and recently gazetted planning proposal. This upgrade includes a signalised entry and exit from the site.</p> <p>The development application was referred to TfNSW, with the agency advising that it was <i>'satisfied that the traffic impact assessment and associated traffic modelling which supports the design of the intersection and the collector road, facilitates access to the proposed residential development in the Maitland Local Government Area. TfNSW is satisfied that the design is in accordance with Austroads Guidelines, Australian Standards and TfNSW Supplements'</i>.</p> <p>It is additionally noted that this subdivision will facilitate a new road access into further 'Hydro' stages, providing an alternative flood access linking the suburbs of Cliftleigh / Heddon Greta (Cessnock City Council) in the south to Gillieston Heights (Maitland City Council) in the north.</p>
<b>Acoustics</b>	<p>An Acoustic Report was prepared by Rapt Consulting, dated 31 January 2022. The report included recommendations for future residential treatments and mitigation measures. The recommendations are generally applicable to the eastern facades of future dwellings that front Cessnock Road. Windows with direct line of sight to traffic such as areas on the eastern façade, sleeping area / bedroom would need to attenuate at least 26dB(A) of the traffic noise. The façade of any living areas would need to attenuate at least 25 dB(A). As such, the report recommends Category 2 noise control treatment is be utilised for residences particularly for eastern facades lining Cessnock Road. A minimum of category 1 is recommended for the remaining properties. Category 2 building treatment recommendations are shown below:</p>



Figure 12: Category 2 and Barrier Required

Category of Noise Control Treatment	R <sub>n</sub> of Building Elements (minimum required)				
	Windows/Sliding Doors	Frontage Facade	Roof	Entry Door	Floor
Category 1	34	36	40	26	29
Category 2	37	40	43	30	33
Category 3	40	43	46	33	36
Category 4	43	46	49	36	39
Category 5	46	49	52	39	42

Figure 13: Required Acoustic Performance of Building Elements

As part of the referral to TfNSW the following comments were provided:

- There is the potential for road traffic noise to impact on development on the site, in particular, noise generated by the Cessnock Road, a classified State Road (MR195). In this regard, the developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the NSW Road Noise Policy 2011, prepared by the department previously known as the Department of Environment, Climate Change and Water. If the external noise criteria cannot feasibly or reasonably be met, TfNSW recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

The above comment is relevant to the acoustic comments provided by Councils acoustic assessment to ensure appropriate noise attenuation measures near Cessnock Road are implemented:

1. The acoustic report uses the Department of Planning Guideline "Development near Rail Corridors and Busy Roads – Interim Guideline" as the reference document. The SEPP (Transport and Infrastructure) 2021 has a slightly different standard that will probably impact on the recommendations of the report.
2. While the guideline sets a maximum noise level of 35dB(A) and 40dB(A) in rooms, it is with the windows closed. A 10dB(A) allowance has been quoted in the report should a window be open for ventilation.
3. The SEPP sets the same dB(A) limits, but does not make provision for a

	<p><i>10dB(A) allowance if a window is open for ventilation.</i></p> <p>4. <i>The report should be revised to reference the SEPP requirements as this will probably lead to recommendations regarding noise attenuation with windows open for ventilation.</i></p> <p>The applicant provided the following response to the comments raised on 23<sup>rd</sup> June 2022:</p> <ol style="list-style-type: none"> <li>1. <i>The Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008) (Guideline) states, “It supports specific rail and road provisions of the State Environmental Planning Policy (Infrastructure) 2007 (the ‘Infrastructure SEPP’).”</i></li> <li>• <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 2 Part 2.3 Division 17 Subdivision 2 Section 2.119(3) States: If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded— (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am, (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</i></li> <li>• <i>This is the same standard which was utilised for the assessment as outlined in Table 3-1 of the report.</i></li> </ol> <ol style="list-style-type: none"> <li>2. <i>The report specifically states below Table 3-1 “The guidelines outlined above originated from the Rail Infrastructure Corporation (RIC) publication Consideration of Rail Noise and Vibration in the Planning Process” (2003) where it is specific that the criteria apply with windows and doors closed.” This is what the report and assessment was based upon. Section 3.6.1 of the Guideline does say, “If internal noise levels with windows or doors open exceed the criteria by more than 10dBA, the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia.” Therefore, this was included in the report just for context. The internal noise goals of the assessment were still based upon the SEPP and Guideline with windows closed.</i></li> <li>3. <i>As above, the report was based upon internal noise goals being with windows closed.</i></li> <li>4. <i>Response: Based on the above, no further updates are considered necessary.</i></li> </ol> <p>The responses were reviewed by Council and were deemed acceptable.</p> <p>Relevant conditions of consent have been incorporated, including compliance with recommendations of the acoustic report.</p>
<p><b>Stormwater Management and Flooding</b></p>	<p><u>History of consideration of stormwater</u></p> <p>A number of design iterations have taken place to address stormwater management concerns raised throughout the assessment process. The ultimate design solution has been considered, and while further modelling may be necessary as detailed drawings are prepared, the submitted design can be supported subject to conditions of consent.</p>



A summary of the key design changes are as follows:

- A drainage basin in the NE of the site has been deleted. Stormwater that was intended to be directed to this basin will now be redirected to an existing basin in an adjoining subdivision to the north of this site (Gillieston Grove – Lavender Circuit). The existing basin will be upgraded and increased in size to support the additional stormwater flows. The existing infrastructure pipes leading to the basin will also need to be increased in capacity.
- Council's engineers requested that the south-eastern stormwater basin be deleted. The applicant outlined that the south-eastern basin is required as part of the overall stormwater strategy for this DA/2022/193 and adjoining DA/2022/912 (Precinct 1B) to ensure that head of water can be developed to push flows through South Maitland Rail Culverts while no additional stormwater is retained by the South Maitland Rail embankment. Council agreed that the basin would serve the subsequent DA lodged for Precinct 1B.
- Council engineers did not support the proposed drainage channel in the northeast portion of the site, shown as proposed lot 12016. The applicant outlined that the proposed road layout is consistent with the Development Circulation Map that is contained within the Development Control Plan – Gillieston Heights South (Western Precinct). The applicant and Council agreed to create section 88B instrument for fencing adjacent the corridor to require the fencing to be open style fencing for passive surveillance. Significant landscaping of this channel has also been proposed under the submitted landscaping plan. This is an acceptable solution.

The applicant's response is deemed acceptable and conditions of consent will be included accordingly.

#### Stormwater outcomes

The final stormwater outcome is summarised as follows:

The site represents the highest point in the Regrowth Kurri Kurri Development and therefore the village precincts naturally drain to the north, west and south boundaries. The proposed stormwater network includes;

- To accommodate pre-development flows detention basins will be required in the south-eastern and south-western portions of the site. These basins will direct stormwater into an existing watercourse, towards Swamp Creek in a managed manner.
- A small temporary basin is proposed in the north-western portion of the site to capture stormwater flows up until future stages of the Hydro development progress.
- An upgrade of the existing stormwater infrastructure within the road reserve of Broad Street, Holland Circuit and Auburn Street will be required. This infrastructure flows towards an existing basin in Lavender Close (Lot 134 DP 1194709). This basin will also be upgraded to accommodate the increase in upstream flows as part of these works. These works are summarised in detail below.

	<p><u>Upgrade of Existing Infrastructure</u></p> <p>The upgrade of existing stormwater infrastructure involves the proposed duplication of a stormwater main on the east side of Holland Circuit and the extension of this main for the full length to the existing basin, including infrastructure improvements within the road reserve of Broad Street and Auburn Street.</p> <p>The upgrade of the existing basin at the bottom of the stormwater catchment within Lavender Close (Lot 134 DP 1194709) is required due to the increase in the calculated stormwater runoff, which also requires outlet optimization to match pre and post flows. The upgrade involves:</p> <ol style="list-style-type: none"> <li>1. Extension of two existing headwalls, plus construction of new 5 cell headwall,</li> <li>2. Increase in permanent water level from 9.0m AHD to 9.50m AHD,</li> <li>3. Proposed 5.7m wide macrophyte bench,</li> <li>4. Retention of existing spillway.</li> </ol>
Utilities	<p><b>Ausgrid</b></p> <p>The application was referred to Ausgrid and comments were provided regarding electrical infrastructure.</p> <p>In response the applicant outlined the existing network can support the expected electrical demand from the new development through a 11-kilowatt extension to supply kiosk substations. Upstream augmentation is not expected but will be advised when Ausgrid issue the Design Information Package (DIP).</p> <p>Pad mount kiosk substations will be required to provide low voltage power supply to the development.</p> <p><b>Sewer</b></p> <p>Council requested a sewer servicing strategy detailing how the sewer will be disposed from the site, in accordance with the Hunter Corporation Standards. It is understood the sewerage will be disposed via the existing sewer network to the Farley Wastewater Treatment Work (WWTW), while water will be provided through the augmentation of the existing water network.</p> <p>Hunter Water Corporation and Council in a meeting on 17 August 2022 confirmed the Notice of Arrangements issued by Hunter Water Corporation on 14th July 2022 is sufficient information for development consent to be issued on the basis of ensuring the availability of water and sewer. The servicing strategy will form the basis for assessment of the section 50 compliance certificate at the subdivision certificate stage.</p>
Earthworks & Geotechnical	<p>A Geotechnical Assessment prepared by Douglas Partners dated 5 February 2022 was submitted with the application. The purpose of the geotechnical investigation was to obtain information on subsurface conditions as a basis for recommendations for earthworks procedures, and other geotechnical matters. The assessment included a desktop review of relevant related</p>

	<p>reports and mapping data, as well as field and laboratory investigations.</p> <p>The results of field investigation indicated that the subsurface conditions generally comprise residual silty / sandy clay profile overlying rock at variable depth. Groundwater was not observed in the test pits from either the current or previous investigations.</p> <p>Bulk earthworks are proposed which will result in excavations of up to 4.5 m depth in the north-western quadrant and fill of up to 4 m in other parts of the site. A cut and fill plan is included as part the Concept Engineering Plans. Material collected during the bulk excavations will be re-used as fill where required on the site. The report further concludes that a <i>balanced extent</i> of earthworks is likely to be achieved across the site. The Geotechnical Report outlined earthworks will need to consider excavation through rock, and appropriate methods to break down excavated particles to render them suitable for use in engineered fill. To further consider the excavatability of rock, targeted investigation with a drill rig (cored bores) will be required to reduce the risk of creating Class E lots and will be conditioned accordingly.</p> <p>To achieve suitable lots, it will be necessary to provide retaining walls in addition to the site regrading works. However, Geotechnical Report confirms the majority of the site is considered to have a low risk of slope instability.</p> <p>The report includes recommendations including:</p> <ul style="list-style-type: none"> <li>• Future residential design and construction should be undertaken with reference to good practices as detailed in published guidelines to minimise the potential for saline impact to occur.</li> <li>• The report provides a general procedure that must be considered detention basin construction.</li> <li>• Geotechnical inspections and testing should be performed during construction in accordance with the earthworks standard (AS 3798, 2007).</li> </ul> <p>The recommendations of the report will be appropriately conditioned.</p>
Contamination	<p>A Site Audit Report and Statement was prepared by AECOM dated 14 September 2020. The SAR was referred to Hunter Joint Organisation for review, with the Hunter JO recommending that a Construction Environmental Management Plan be included as a condition of consent.</p> <p>A further letter from the applicant was provided on 12 April 2022 to confirm the site was suitable for residential purposes. The Site Auditor outlined "site works undertaken at Site, as documented in the SAR, were sufficient to render the site suitable for residential purposes".</p> <p>Based on the site history, field observations, and laboratory results, it is considered that the site can be made suitable for the proposed residential subdivision, if the following recommendations are implemented:</p> <ul style="list-style-type: none"> <li>• An unexpected finds protocol should be developed to address any potential contamination during construction phase.</li> <li>• If potential contamination is encountered, site works will be ceased, and suitable environmental consultant will be engaged for assessment.</li> </ul>

**Lot design, Public Domain & Visual Impact**

The Subdivision Plans and Urban Design Report were referred to Council's urban designer who provided the following comments, regarding the public domain and visual impact:

- The use of public art and planting to signify entrances, public spaces and important intersections will help wayfinding and intuitive use of spaces.
- The road hierarchy is well defined, purposeful and will be intuitive.
- The subdivision pattern follows the contours of the land, takes advantage of ridgelines is rational and adaptable, creates lots oriented as per our DCP, and ensures roads terminate in green spaces.
- The proposed district park is centrally located and placed on a hilltop, democratising views for residents while also ensuring views to the site will be a bit greener.
- The landscape design includes accessible elements, making good use of the topography, include a mix of activities to cater for a variety of ages and abilities, while maintaining strong sight lines to higher ground to improve safety.
- The landscape architect is using planting to clearly differentiate the collectors from the local roads. This will help with wayfinding, will create an intuitive understanding of road hierarchy and will help establish the area's character.
- The landscape plan shows street tree planting that is regular and has an offset structure.

Updates to the plans were also provided to respond to the following comments:

*The Urban Design Report submitted states 'semi-detached homes on lots smaller than 560sqm and with a max frontage of 16m'. Please confirm if this type of housing will be provided. If so, a typical layout of these homes is required, showing compliance with the DCP. Using narrower lots to accommodate two dwellings is not appropriate, where compliance is not achieved.*

*The proposed subdivision includes "semi-public" spaces (light green below). These spaces tend to be ambiguous in the public realm and it is unclear the maintenance strategy for these spaces. It is recommended that they are removed and made part of the adjacent lots. Please provided updated plans with reconfigured allotments.*

The applicant provided a response on 23 June 2022 and outlined:

*This Development Application is not proposing residential accommodation. Any future residential accommodation that is permissible with consent under the Maitland Local Environmental Plan 2011 will need to demonstrate compliance with relevant planning guidelines, such as the Maitland Development Control Plan.*

*b. The Subdivision Plans have been updated so that these 'semi-public spaces' are now part of the adjoining lots. Landscaping will be established on this space and a covenant placed on the title of each lot to ensure that it is maintained. This will improve both public and private amenity along proposed 'Road MC01'.*

The response and updates to plans address the previous issues raised by Council.



<b>CPTED</b>	It is not anticipated that the development will result in adverse impacts in regard to safety and crime prevention within the locality. This has been further demonstrated in the DA's compliance with CPTED provisions within the DCP.
<b>Social and Economic Impact</b>	The proposal will have a positive social and economic impact, both through the promotion of employment during construction and creation of residential land within the URA.
<b>Construction</b>	Construction impacts are expected to be short term and limited to the construction program. A CEMP will assist in managing identified impacts and will be developed by the contractor.

#### Section 4.15 (1)(c) - The suitability of the site for the development

The subject site is located within the Gillieston Heights Western Urban Release Area and zoned for residential purposes. The development application is consistent with the DCP for the site. The site is identified as bushfire prone land and within designated mine subsidence district and these matters have been appropriately addressed. Issues relating to stormwater and drainage have been discussed in this report. Discussions in relation to traffic generation and distributions are provided throughout this report, and the proposed road network is considered to be satisfactory. Geotechnical and contamination issues have been addressed and are considered appropriate. The site is considered suitable for the proposal.

#### Section 4.15 (1)(d) - Any submissions made in accordance with this Act or the regulations

##### *Public Submissions*

The proposal was placed on public exhibition for a period of 28 days in accordance with the Environmental Planning and Assessment Act 1979 and the Maitland Development Control Plan 2011.

A total of one (1) submission was received during the exhibition period, raising objection to the proposal. A summary of the issues is provided in the following table:

Review of Submissions		
Issue	Details	Comment
Acoustic and Vibration Impacts	<p><i>The proposal does not give consideration to potential acoustic or vibration impacts that may arise from the operation of the rail line located to the west of the proposed development.</i></p> <p><i>Demonstrate compliance within the relevant provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021, Division 15 Railways, Subdivision 2.</i></p>	<p>The applicant provided a further acoustic assessment prepared by Vipac on 12 May 2022. The acoustic assessment included the relevant criteria and guidelines and deemed that the noise from freight rail will not have a high enough impact on the Precinct 1A subdivision to require upgraded architectural noise control treatments for dwellings to the rail corridor. An Acoustic Wall is required to Cessnock Road in association with road traffic noise.</p> <p>The assessment also reviewed the potential for sleep disturbance because of the rail corridor. Vipac concluded that internal noise levels are expected to be compliant with the relevant criteria. No</p>

		proposed lots within Precinct 1A are within zone 1 or 2 where noise mitigation measures are required.
Public safety	<i>a) Installation of security fencing along the full length of the rail corridor where it borders the subject land. b) Construction of the security fencing must be completed prior to the release of any lots to appropriately manage risk to public safety; and c) Responsibility for the installation and ongoing maintenance shall not burden SMR now or into the future.</i>	Security fencing can be constructed prior to future subdivisions when lots are in closer proximity. Precinct 1A is removed from the existing rail corridor by a distanced of more than 200m.
Stormwater Management	<i>The proposed subdivision will result in an increased burden of responsibility to SMR for the ongoing maintenance and function of the culverts. To mitigate this risk, SMR require that an easement for drainage be created over the culverts and that SMR have no responsibility for the ongoing maintenance and function of this infrastructure. The function of the easement must not impact on the ongoing operation and continued maintenance of the rail corridor.</i>	As outlined by the applicant the development is not proposing any works in proximity to these existing culverts as detailed in the Stormwater Management Report. This is currently being investigated and assessed as part of the DA for Precinct 1B.
Ongoing operational security of the active rail corridor	<i>To appropriately maintain operational security, SMR require that: a) The proposed subdivision must not compromise or diminish the ability to utilise the rail corridor to its fullest extent now or into the future.</i>	Noted, appropriate management measures have been included in the conditions of consent to ensure the ongoing security and use of the rail corridor is not diminished.

### Government Agency Submissions

General terms of approval (GTA's) have been provided by the following government agencies on the basis that the development is classified as integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. A summary of the requirements of each government agency is provided in the following table:

Government Agency Submissions (GTA's)		
Responding Agency	Section/Act under which GTA's are provided	Summary of requirements
Natural Resource Access Regulator	S91 of the <i>Water Management Act 2000</i>	Controlled activities carried out in, on or under water front land are regulated by the <i>Water Management Act 2000</i> . The Natural Resources Access Regulator (NRAR) administers the <i>Water Management Act 2000</i> and is required to assess the impact of any controlled activity. The requirements of the <i>Water Management Act 2000</i> are triggered by the proximity of works to tributaries of Swamp Creek, in the south of the site.

		<p>NRAR reviewed the application and provided concurrence subject to following GTAs:</p> <ul style="list-style-type: none"> <li>• If any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities: <ul style="list-style-type: none"> <li>(i) in the bed of any river, lake or estuary;</li> <li>(ii) (ii) on the banks of any river lake or estuary,</li> <li>(iii) (iii) on land within 40 metres of the highest bank of a river lake or estuary;</li> <li>(iv) or (iv) any excavation which interferes with an aquifer.</li> </ul> </li> </ul> <p>the Department of Planning and Environment—Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.</p> <ul style="list-style-type: none"> <li>• If Council receives an application under s4.55 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.</li> <li>• of any legal challenge to the consent.</li> </ul> <p>As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:</p> <p><i>The attached GTA issued by the Department of Planning and Environment—Water do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the</i></p>
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		<i>commencement of any work or activity</i>
Rural Fire Services	Rural Fires Act - S.100B	The proposed development is classified as residential subdivision within a bushfire prone area and required referral to the NSW Rural Fire Service (RFS) in accordance with section 100B of the <i>Rural Fires Act 1997</i> . RFS reviewed the documentation, including Bushfire Assessment Report and provided General Terms of Approval on 23 June 2022. These have been included as conditions of consent.
Subsidence Advisory NSW	Coal Mine Subsidence Compensation Act 2017	The DA was referred to the Subsidence Advisory NSW who provided General Terms of Approval (GTA). This satisfies the approval of Subsidence Advisory NSW under section 22 of the <i>Coal Mine Subsidence Compensation Act 2017</i> , subject to satisfying the relevant conditions.

Comments with respect to the proposal have been provided by the following government agencies as summarised in the following table:

Government Agency Submissions (Comments)		
Responding Agency	Section/Act under which comments are required	Summary of Comments
Transport for New South Wales	SEPP (Transport & Infrastructure) – cl 2.121 traffic generating	<p>Cessnock Road (MR195) is a classified State Road. Council is the roads authority for Cessnock Road and all other public roads in the area, in accordance with Section 7 of the Roads Act 1993. The development proposes to disturb the surface of Cessnock Road to construct the Cessnock Road Intersection and associated collector road. The strategic design of this intersection has been informed by discussions with Transport for NSW.</p> <p>The Voluntary Planning Agreement to be entered between the applicant and TfNSW includes the construction of new roads, upgrading of Cessnock Road and the provision of a signalised intersection, a shared pathway, services, stormwater management facilities, landscaping works and a local park.</p>



		<p>TfNSW has liaised directly with the developer and is satisfied that the traffic impact assessment and associated traffic modelling which supports the design of the intersection and the collector road, facilitates access to the proposed residential development in the Maitland Local Government Area.</p> <p>TfNSW is satisfied that the design is in accordance with Austroads Guidelines, Australian Standards and TfNSW Supplements. TfNSW is working with the developer to progress the intersection upgrade under a Works Authorisation Deed (WAD).</p> <p>The developer must design and construct the intersection works at no cost to TfNSW this covered in the satisfactory arrangements to be signed off by the Secretary.</p>
Ausgrid	SEPP (Infrastructure) - cl 45	Comments have been provided to the applicant and conditions of consent included accordingly.

#### Section 4.15(1)(e) - The public interest

The proposal is unlikely to impact on any Federal, State and Local Government or community interests. The proposal is in the public interest on the basis that:

The subject site is located within an Urban Release Area (URA). The proposal will result in an upgrade to public infrastructure including the proposed intersection with Cessnock Road, as well as creating a new District Park within the URA. Impacts to native vegetation will be appropriately mitigated through the biodiversity offset scheme. As such, it is considered that the development is in the public interest.

## REFERRALS

The application was referred to the following internal referrals for comment.

### *Development Engineering*

The subject application was referred to Council's Senior Subdivision and Development Engineer. A number of revisions were requested by the Development Engineer, to ensure that Council had the required information to adequately assess the proposal. The final revision of the submitted documents was reviewed by the engineer and determined to be satisfactory, subject to the imposition of recommended conditions of consent.

### *Biodiversity*

The application was referred to Council's Biodiversity and Resilience Officer, initial comments were provided to the applicant for a response. The BDAR was accordingly updated reflective of the comments. Council's biodiversity officer deemed the BDAR sufficient subject to conditions, including finalisation of the draft VMP.

The application will be conditioned accordingly.

### *Urban Design*

The proposal was referred to Council's Senior Urban Designer. Initial comments were provided regarding orientation of the lots, street network and sections. Revised plans were submitted with regard to the Urban Design comments and are considered to be satisfactory.

### *Acoustic*

The proposal was referred to Council's Team Leader of Building and Development. Initial comments were provided to the applicant regarding guidelines within *SEPP (Transport and Infrastructure) 2021* and appropriate acoustic attenuation near Cessnock Road.

### *Recreation & Community Planning*

The proposal was referred to Council's Recreation & Community Planning Team, who confirmed the location of the park was satisfactory and provided conditions to be included in the consent regarding the dedication of the park to Council.

### *Development Contribution Administrator*

A planning agreement in lieu of monetary contributions has been agreed to via a Planning Agreement outlined previously within this report. The condition of consent recommended by Council's Contribution Development Contribution Administrator has been incorporated into the recommended conditions of consent.

## ASSESSMENT CONCLUSION

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. The proposed development is considered acceptable in terms of the relevant matters for consideration under the Act and the development application is recommended for approval.

## RECOMMENDATION AND DETERMINATION

Consent be granted subject to the conditions provided in the attached schedule.



## **Planning and Environment**

**DA 2022/193 TORRENS TITLE  
SUBDIVISION TO CREATE THREE  
HUNDRED AND FIFTY FOUR (354)  
RESIDENTIAL LOTS, THREE (3) RESIDUE  
LOTS, PUBLIC RESERVE LOTS AND  
UPGRADE TO EXISTING  
INFRASTRUCTURE AT 464 CESSNOCK  
ROAD, GILLESTON HEIGHTS**

**Schedule of Conditions (Under Separate  
Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 4**

**Number of Pages: 19**



## Schedule of Conditions DA/2022/193

### *Reason for Conditions*

*The following conditions are applied to:*

- Confirm and clarify the terms of Council's Approval;*
- Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and*
- Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment.*

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions of this consent or as shown in red colour on the plans:

Plan Ref No.	Sheet No.	Rev No.	Revision Date	Prepared by: (consultant)
DA-002	Precinct Plan	F	02.09.2022	ADW Johnson
DA-003	Existing Site Natural Surface Plan	F	02.09.2022	ADW Johnson
DA-004	LEP Zoning	F	02.09.2022	ADW Johnson
DA-005	LEP Minimum Lot Size	F	02.09.2022	ADW Johnson
DA-006	Overall Stage Master Plan	F	02.09.2022	ADW Johnson
DA-007	Stage 1 Detail Plan	F	02.09.2022	ADW Johnson
DA-008	Stage 2,3,4,6 & 7 Detail Plan	F	02.09.2022	ADW Johnson
DA-009	Stage 5,8 & 18 Detail Plan	F	02.09.2022	ADW Johnson
DA-010	Stage 9,10,11,12, 13, 14, 15,16, 17 Detail Plan	F	02.09.2022	ADW Johnson
DA-011	Residue Plan: Lot 1 & Lot 2	F	02.09.2022	ADW Johnson
DA-012	Lot Diversity Plan	F	02.09.2022	ADW Johnson
DA-013	Mobility Plan (Pathways, Cycleways, Shared Paths)	F	02.09.2022	ADW Johnson
DA-014	Vegetation Removal / Retention Plan: Sheet 1	F	02.09.2022	ADW Johnson
DA-015	Vegetation Removal / Retention Plan: Sheet 2	F	02.09.2022	ADW Johnson
	Gillieston Grove Network Upgrades	A	Nov 2022	ADW Johnson

## SEQUENCING OF STAGES

2. The subdivision shall be conducted in accordance with the sequencing of the staging plans approved in condition 1, except where it can be demonstrated in an application for a subdivision works certificate that a change in the proposed staging has been adequately catered for access, stormwater and servicing.

## CONTRIBUTIONS & FEES

3. Pursuant to section 7.7(3) of the *Environmental Planning and Assessment Act 1979* (NSW), the planning agreement under section 7.4 of the Act titled '*Voluntary Planning Agreement – Cessnock Road, Gillieston Heights*' between McCloy Loxford Land Pty Ltd, Dowmere Pty Ltd, Hydro Aluminium Kurri Kurri Pty Ltd and Maitland City Council, the subject of the written offer made to the Council on 1 December 2022 must be entered into prior to release of any Certificate under Part 6 of the Act for Stage 1 of the development approved under DA 2022/193.

## VOLUNTARY PLANNING AGREEMENTS

4. The District Park that is referenced on the Landscape Plan titled District Park Landscape Plan, prepared by Terras Landscape Architects, must be carried out to the satisfaction of Council in accordance with the registered Planning Agreement. These works must be completed to Council's satisfaction prior to the issue of any Subdivision Certificate.

## STATE VOLUNTARY PLANNING AGREEMENT

5. Prior to the issue of a Subdivision Certificate for any construction stage, all the requirements of the State Voluntary Planning Agreement (SVPA-2022-31) for 464 Cessnock Road, Gillieston Heights are to be complied with. Documentation is to be provided to Council with the application for the Subdivision Certificate.

*Note: Section 6.15(1)(d) in the Environmental Planning and Assessment Act 1979 places a restriction on the issue of a Subdivision Certificate relating to this matter.*

## CERTIFICATES & REPORTS

6. Prior to the issue of the Subdivision Certificate, "house numbering" and "subdivision certificate" fees, in accordance with Council's *Schedule of Fees and Charges*, shall be paid to Council.
7. Prior to issue of the relevant Subdivision Certificate, a copy of a report prepared by a geotechnical engineer shall be submitted to Council:
  - classifying each lot in accordance with Australian Standards AS 2870, and
  - verifying that compaction of any approved fill-material on the lots is in accordance with AS3798 employing "level 1" inspection and testing.
  - Engineered fills should be compacted to a minimum of 98% Standard Maximum Dry Density.
8. Prior to issue of the relevant Subdivision Works Certificate for earthworks or road construction, application (together with a plan) shall be made, and submitted to Council, for road names. The suggested names shall offer options, which shall be supported with reasons (historical or otherwise) for

the chosen names.

9. A Dilapidation Report shall be submitted to Council and the Certifying Authority prior to any works, including demolition works, commencing. The report shall be prepared by an engineer or other suitably qualified person. The report shall cover all properties and public land that adjoin the development or that could be potentially damaged by the works. The report shall include a description of the location and nature of any existing observable defects to the properties and existing public infrastructure, including a photographic record.

9. **Prior to the Subdivision Certificate** a final dilapidation survey report shall be prepared at the completion of the works to ascertain if any structural or cosmetic damage has occurred to the properties or infrastructure specified in the earlier report. A copy of the report shall be submitted to Council prior to the issue of the Subdivision Certificate.

Any damage identified in the dilapidation survey report shall be repaired prior to the issue of the Subdivision Certificate.

## UTILITY SERVICES

10. Underground water, sewerage, telecommunications and electrical power services shall be reticulated for each lot in accordance with the service provider's requirements.
11. Street and pathway lighting shall be provided in accordance with the requirements of Council and the power supply authority:
  - Generally based on Australian Standard AS 1158 categories PR3 & PR4;
  - Providing lighting for the public pathways within the development;
  - Providing "cut-off" luminaries (such as "Aeroscreen" or similar); and
  - Adopting category V intersection lighting at the roundabout and traffic controlled signal intersection.

Lighting is to be installed prior to dedication of public roads.

12. Any necessary alterations to public utility installations being at the developer's expense and the requirements of both Council and the relevant authority.
13. Prior to issue of the relevant Subdivision Certificate, a Compliance Certificate under Section 50 of the Hunter Water Act 1991 for this development shall be submitted to Council.

*Note: Where the proponent enters into an interim arrangement with Hunter Water for the provision of temporary sewerage disposal a copy of the agreement between Hunter Water and the proponent shall also be provided to the Council prior to the issue of the Subdivision Certificate.*

14. Prior to issue of the relevant Subdivision Certificate, documentary evidence from the suppliers of electrical power, and communications (and including gas if applicable), confirming that satisfactory arrangements have been made for the installation of infrastructure services, shall be submitted to Council.
15. Prior to issue of the relevant Subdivision Certificate in connection with a development, the developer (whether or not a constitutional corporation) is to provide evidence satisfactory to the Certifying Authority that arrangements have been made for:
  - i. the installation of fibre-ready facilities to all individual lots and/or premises in a real estate

development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.

and

- ii. the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

- 16. No electrical easement shall be required on Council land. Any electrical kiosks shall be located on the proposed development lots and not within land that will be dedicated to Council.

## VEGETATION, LANDSCAPING & FAUNA

- 17. Prior to the commencement of any works associated with this approval, an updated plan should be submitted identifying all hollow bearing trees (diameter >5cm) upon the site. The plan shall identify if it possible to retain any hollow bearing trees (where practical).
- 18. Where the removal of a hollow bearing tree is unavoidable, the clearing shall be completed in accordance with "Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects" prepared by Roads and Traffic Authority, September 2011. A minimum of two replacement nest boxes are to be provided in accordance with condition 17 for each hollow identified by the hollow tree assessment. The replacement artificial hollows shall be positioned within the land covered by the VMP.
- 19. Prior to the issue of the Subdivision Works Certificate for road construction, a detailed "landscape plan", in accordance with Council's tree planting guidelines and Manual of Engineering Standards shall be submitted to Council for approval. The plan shall:
  - a) Be generally in accordance with the approved plan as referenced in condition 1 and designed by a suitably accredited landscape architect.
  - b) Be of a design and construction standard that minimises ongoing maintenance costs to Council and is maintainable by the Council 72 inch wide ride-on machinery.
  - c) Street trees shall have a minimum pot size of 45 Litres (desirably minimum height of 1.5m at time of planning) include details of the height and spread at maturity (of the approved species).
    - a. *Landscaping of any existing or proposed public land shall include:*
  - d) A minimum 3.0m wide couch turfed strip provided along adjoining private property boundaries for boundary maintenance purposes with maximum slope of 5H:1V.
  - e) Show construction details of any fencing/bollards/barriers/lighting items approved in the landscape concept plan.
  - f) Where landscaping adjoins pedestrian paths/corridors, the plants shall be positioned at least 1.0m offset to the edge of path.
  - Landscaping of water quality systems*
  - g) A robust and resilient design that can withstand the potential flooding impacts within the drainage reserve/corridors.
- 20. Prior to any clearing works occurring on site, the Vegetation Management Plan (VMP) submitted with the Development Application shall be updated by a qualified restoration ecologist for the maintenance and improvement of native vegetation within the area that is the subject of the VMP (hereafter referred to as the VMP area). The updated VMP shall be submitted and approved by Council's Manager of Environment and Sustainability prior to any clearing works occurring on site. The VMP must include, the



following:

- Map identifying the VMP area and proposal site
- Key Performance Indicators (KPIs) to assess the success of weed management and regeneration against VMP objectives
- Planting schedule including species list, planting density, timing
- Maintenance regime and weed control
- Annual monitoring and reporting
- For rehabilitation within a Vegetated Riparian Zone (VRZ), the density of plantings shall be consistent with the naturally occurring density of endemic species in the riparian area and shall comprise entirely locally native species. No substitution for native endemic species will be permitted
- Plan outlining nest box installation, maintenance, long term monitoring and vegetation retention, acknowledging that removal of hollow bearing trees will be offset through the installation of nest boxes at a ratio of 2 nest box's for every hollow. Maintenance and monitoring of nest boxes will be undertaken every six months over the duration of the subdivision work and on an annual basis for the duration of the VMP

21. Prior to the issue of the Subdivision Certificate the applicant shall provide to the Council either:
- (a) A copy of a 'landscape maintenance agreement' with a qualified landscape contractor to secure maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan; or
  - (b) Provide a landscape maintenance bond to the Council for the maintenance of the landscape plantings for a period of not less than 2 years in accordance with the approved landscape plan.

*Note: The applicant shall provide three quotations from qualified landscape consultants for the landscape maintenance work and the amount of the bond is to be determined having regard to these quotations.*

22. Prior to the issue of the Subdivision Certificate all landscaping shall be undertaken in accordance with the approved landscape plan(s) and Vegetation Management Plan.
23. Prior to commencement of works an eradication report for noxious and environmental weeds shall be provided to, and approved by Council, by a suitably qualified professional. The report shall include the proposed public reserve, drainage reserve and/or creek waterways.
24. Prior to issue of the relevant Subdivision Certificate noxious and environmental weeds shall be destroyed or removed from within the proposed public reserve and/or creek waterways, in accordance with the requirements of an approved eradication report. Certification shall be provided by a suitably qualified professional.
25. Prior to the issue of the Subdivision Works Certificate for earthworks or road construction, a detailed "vegetation removal plan" for all noxious weeds within the proposed public land shall be submitted to Council for approval.
26. Tree clearing shall not take place between nominated breeding seasons of threatened microbats, woodland birds (including grey-crowned babbler) and any other species that may be utilizing trees within the subdivision footprint. These periods must be confirmed and approved under the Construction Environmental Management Plan (CEMP).
27. Prior to commencement of works, a qualified ecologist shall inspect, supervise and report to Council

regarding the removal and relocation of any threatened fauna species, which in the professional opinion of the ecologist, require such removal and relocation.

28. A pre-clearing survey shall be conducted by a qualified ecologist to identify number and type of hollows present within the habitat tree and potential resident fauna utilizing the hollows. This survey should be undertaken as soon as practical and will inform the timing of the clearing activities.

## BIODIVERSITY OFFSET

29. Ecosystem credit retirement conditions

Prior to the commencement of clearing works on site the class and number of ecosystem credits outlined in the table below must be retired to offset the residual biodiversity impacts of the development.

Impacted plant community type	Number of ecosystems credits	IBRA region	Plant community type(s) that can be used to offset the impacts from development
1 Spotted Gum – Red Ironbark – Narrow-leaved Ironbark – Grey Box shrub grass open forest of the lower Hunter (PCT 1600_underscrubbed)	142	Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, Tomalla, Upper Hunter, Wyong and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions. This includes PCT's: 1590, 1592, 1593, 1600, 1602
2 Spotted Gum – Red Ironbark – Narrow-leaved Ironbark – Grey Box shrub grass open forest of the lower Hunter (PCT 1600_regrowth)	43	Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, Tomalla, Upper Hunter, Wyong and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions. This includes PCT's: 1590, 1592, 1593, 1600, 1602
3 - Grey Gum - Rough-barked Apple shrubby open forest of the lower Hunter (PCT 1591)	107	Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, Tomalla, Upper Hunter, Wyong and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	1590 - Spotted Gum - Broad-leaved Mahogany - Red Ironbark shrubby open forest  Note: credits for this PCT must be listed as <i>Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions</i> EEC
4- Water Couch -Tall Spike Rush Freshwater Wetland of the	4	Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool	Freshwater Wetlands on Coastal Floodplains of the

Central Coast and Lower Hunter (PCT 1736_moderate)		Range, Peel, Tomalla, Upper Hunter, Wyong and Yengo. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	New South Wales North Coast, Sydney Basin and South East Corner Bioregions. This includes PCT's: 780, 781, 782, 828, 1071, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1911
<b>Total</b>	<b>296</b>		

- b) The requirement to retire credits in condition 25 a) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).  
*Note: prices of credits in the BAM-C are subject to change. The amount payable to discharge an offset obligation will be determined at the time of payment.*
- c) Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition 25 a) must be provided to the consent authority prior to the issue of the Subdivision Certificate.
- d) Prior to the issue of the Subdivision Certificate, the class and number of species credits in the below table must be retired to offset the residual biodiversity impacts of the development.

Impacted species credit species	Number of species credits	IBRA region
Myotis macropus / Southern Myotis (Fauna)	175	Any in NSW
Petaurus norfolcensis/ Squirrel Glider (fauna)	128	Any in NSW

- e) The requirement to retire credits outlined in condition 25 d) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the BAM Credit Calculator (BAM-C).
- f) Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition 25 d) requirements must be provided to the consent authority prior to the Subdivision Certificate.

30. Prior to the commencement of clearing work on site, a Construction Environmental Management Plan (CEMP) must be prepared for the construction phase of the Proposal to the satisfaction of the consent authority. The CEMP must include the following:

- a) The CEMP must identify the development site as per the Biodiversity Development Assessment Report (BDAR) and approved plans.
- b) The CEMP must identify areas of land that are to be retained as outlined in the BDAR.
- c) Construction impacts must be restricted to the development site and must not encroach into areas of retained native vegetation and habitat. All materials stockpiles, vehicle parking, machinery storage and other temporary facilities must be located within the areas for which biodiversity impacts were assessed in the BDAR.
- d) The CEMP must identify all measures proposed in the BDAR (Table 7.1) to mitigate and manage impacts on biodiversity, including performance measures for each commitment.
- e) In addition, the protection of biodiversity values will be addressed during clearing, construction

and post construction phase as per the table below:

Biodiversity issue	Measure
Protection of retained vegetation adjacent to the site	<p>The boundaries of the development footprint will be delineated in the field using bunting / flagging tape to ensure inadvertent clearing / disturbance of the adjacent vegetation does not occur.</p> <p>A tree retention plan must be prepared by a qualified arborist and include guidelines from the Australian Standard Protection of Trees on Development Sites AS 4970-2009. The retention plan must include identification of Tree Protection Zones (TPZ) for all trees adjacent to the impact area and potentially impacted.</p> <p>A weed and hygiene protocol must be developed to minimize the spread of weeds and pathogens during clearing and construction.</p> <p>Any site workers / contractors are to be inducted on the ecological sensitivities of the site, including, but not limited to, the importance of avoiding disturbance to the vegetation / habitat external to the development footprint</p>
Pre-clearing survey	<p>A pre-clearing survey will be conducted by a qualified ecologist.</p> <p>In particular, all hollow-bearing trees within the clearing footprint shall be clearly marked (with flagging tape and fluo spray-paint). All hollows present onsite shall be inspected by an ecologist prior to removal to assess occupation by native fauna</p>
Redistribution of salvageable habitat features	<p>Any salvageable habitat features (such as ground timber), identified during the pre-clearing survey, shall be redistributed in the retained area of vegetation south of the site.</p>
Protection of resident fauna	<p>Timing of clearing must consider the life cycle of all resident fauna and must occur outside of breeding season (preferably late summer and autumn) of species identified onsite.</p> <p>Vegetation removal (in particular, removal of hollow-bearing trees) is to be supervised by a qualified ecologist or fauna handler. Clearing of habitat trees must be undertaken using best practices in the industry including using techniques such as sectioning, and soft felling. This will be detailed in the CEMP.</p> <p>Hunter Wildlife Rescue must be contacted prior to habitat tree removal to ensure they have capacity to care for any wildlife potentially injured during clearing activities.</p>
Inspection of dam drainage	<p>A qualified ecologist or fauna handler must inspect all drainage or dam areas prior to dewatering and be present during the process to relocate any aquatic fauna present. This will be detailed in the CEMP.</p>
Mulching, stockpile and reuse of removed vegetation	<p>Cleared vegetation will be mulched and stockpiled for later use in any vegetation restoration/landscaping activities and must be cleared of weed propagules). Where possible, any felled trees may be cut into manageable sections and redistributed along the drainage corridor. Exotic species present such as African Olive shall be chipped separately.</p>

## DAM DECOMMISSIONING

31. The existing dams shall be decommissioned as follows:

- Breaching and draining of any ponded water within the existing dams as soon as practical to allow any sediment to dry as much as possible prior to removal;
- Removal of any existing fill (dam wall), stockpiles, topsoil, slop-wash / colluvium, over-wet, organic or deleterious materials from the areas where fill is to be placed;
- Stripping within the existing dam footprints. It should be noted that the removal of all

- sediment as well as dam walls from the development area is required.
- Inspection of all stripped surfaces should be undertaken by an experienced geotechnical consultant to confirm removal of all deleterious material and suitable foundation materials prior to placement of fill. Filling is to be undertaken as detailed above.
- A qualified ecologist to be on site prior to and during the works to breach and drain any ponded water within the dams. Any aquatic fauna to be relocated during works.

## FAUNA

32. Prior to commencement of any works, a qualified ecologist shall inspect, supervise and report to Council regarding the removal and relocation of any threatened fauna species, which in the professional opinion of the ecologist, require such removal and relocation.

## BOUNDARY FENCING

33. Prior to the issue of the relevant Subdivision Certificate new fencing shall be erected along the northern boundary of lot 1209 and 1008 that is visually permeable and less than 1.8m in height to ensure passive surveillance to lot 1216.
34. Prior to the issue of the Subdivision Certificate, boundary fencing of a rural post and wire construction is to be provided around the perimeter of Lot 323 (the drainage reserve), which the exception of the common boundary between Lots 323 and 206, which shall be timber lapped and capped design and a minimum of 1.8m in height, in accordance with acoustic requirements.

## ARCHAEOLOGY

35. Prior to, or during construction, identification of any potential archaeological deposit likely to contain Aboriginal artefacts, shall cause construction works to cease. Application shall be made by a suitably qualified Archaeologist to the National Parks and Wildlife Service (NPWS) for an excavation permit for Aboriginal relics. A copy of such a permit, shall be submitted to Council.
36. The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974;

## RETAINING WALLS

37. No retaining walls are approved within existing or future dedicated public land including road reserves. All batter slopes shall comply with the 'desirable' requirements as listed in Council's Manual of Engineering Standards.
38. Retaining walls on common boundaries between allotments shall be in accordance with any approved retaining plan. No walls shall exceed the maximum height of 1.5m.
39. All recommendations contained in the Geotechnical Report No. R.001.Rev1 prepared by Douglas Partners Revision 1 dated 15 February 2022 shall be incorporated into the engineering design for the subdivision. All works proposed to be undertaken shall embody the relevant recommendations of the Geotechnical Report.



## NOISE

40. Acoustic fences are to be installed on the eastern facades of the private space areas of lots adjoining Cessnock Road prior to the relevant subdivision certificate. The wall must be solid (minimum 10kg/m<sup>2</sup>) and to be at least 1.8 metres high with no gaps for the passage of sound.
41. Category 2 noise control treatment is to be utilised for residences within eastern facades lining Cessnock Road in the design of this development. Under Section 88B Conveyancing Act 1919 a positive covenant is to be created in accordance with Figure 4-7 of the Acoustic Report prepared by Rapt Consulting February 2022 prior to the relevant subdivision certificate and registered on the relevant allotments.

## TRAFFIC AND TRANSPORT

42. Prior to the issue of the Subdivision Certificate the subdivision construction shall be carried out in the numerically consecutive stages as shown on the approved plan 240289(1)-DA-006.

Specific works shall be completed by the following thresholds:

- a) TCS Intersection on Cessnock Road to be constructed and operational by the release of the first lot (Stage 1).
  - b) Roundabout to be constructed and operational by the release of the first lot (Stage 1).
  - c) Drainage Basin on lot 323 to be constructed by the release of the first lot (Stage 1).
  - d) Drainage Basin to the Southwest of development to be constructed in Stage 4.
  - e) Drainage Basin to the Northwest of development to be constructed in Stage 9.
43. Prior to the issue of the Subdivision Certificate kerb and gutter and road construction with an asphaltic concrete wearing surface of all proposed roads, together with all necessary stormwater drainage and infrastructure facilities, shall be provided in accordance with Council's Manual of Engineering Standards.
44. Prior to the issue of the Subdivision Works Certificate the following road hierarchy shall apply to all roads, (including widths, pavement design and the like) in accordance with council's Manual of Engineering Standards:

A minimum 300mm select layer of sub-base quarry product material shall be added to the pavement design and construction plans due to the presence of high shrink/swell clays in the Maitland Local Government Area.

ROAD TYPE	ROAD DESCRIPTION	Comments (shared paths, etc)
Local – Secondary	Road MC02, MC03, MC07, MC09, MC12, MC13, MC14, MC15	ESA 2x10 <sup>5</sup> (rolled kerb)
Local - Primary	Road MC10	ESA 5x10 <sup>5</sup> (rolled kerb)
Collector - Secondary	Road MC08, MC11	ESA 1x10 <sup>6</sup> (rolled kerb)
Collector- Primary	Road MC04 (South Roundabout leg), MC05	ESA 1.5x10 <sup>6</sup> (upright kerb)
Public Bus Route	Auburn Street	ESA 5x10 <sup>6</sup> (upright kerb)
Sub Arterial	Road MC01	ESA 1x10 <sup>7</sup> (upright kerb)

*Note: where other conditions of consent require larger criteria (such as shared paths and verge) the larger provision takes precedence.*

45. Prior to the issue of the Subdivision Works Certificate, Road MC04 (Southern roundabout leg) shall be increased to an 11m carriageway width.
46. Prior to issue of the Subdivision Certificate for stage 1, the roundabout intersection shall be designed and constructed providing (but not limited to):
  - a) Layout generally in accordance with concept design by ADW Johnson and Austroads Guide to Road Design – Part 4B (Roundabouts).
  - b) auxiliary lanes catering for “left-in” and “passing/right-in” movements in accordance with the Austroads Standards;
  - c) a flexible pavement with design-life traffic loadings for a ‘Sub-Arterial’ road in accordance with Council’s Manual of Engineering Standards;
  - d) Vehicle turning paths for “B-double” transport;
  - e) Pedestrian cut-outs in splitter islands;
  - f) “minor/major event” stormwater drainage for contributing catchments;
  - g) all line marking and signage shall be approved by Local traffic committee.
47. Prior to the issue of a Subdivision Certificate for Stage 10 opposing bus stops (concrete slabs) generally adjacent to lots 1020/1021 and the proposed park shall be provided. The applicant is to consult with Transport for NSW, the bus service provider and Maitland City Council with regard to location(s) and in corporate recommendations arising from consultation. The works shall include:
  - a) Concrete centreline refuge and concrete blisters in the parking lanes,
  - b) Kerb indents provided to achieve 3.0m bus indent outside travel lane (3.5m) and any on-road bike lanes,
  - c) Connecting footpaths, pram ramps, line marking, signage and associated works,
  - d) Street lighting on each vehicle approach side.
48. Prior to the issue of the Subdivision Certificate the following works shall be provided within the existing road reserve(s), requiring a S138 Roads Act approval (Road Reserves) or S68 Local Government Act (Drainage Reserves) approval:
  - a) A shared pedestrian/cycle path 1.5m wide, along the full frontage of the site in Cessnock Road and connected to the existing 2.5m footpath at Saddlers Drive.
  - b) Other paths and footpath as shown on the approved plans.
  - c) Ancillary drainage works, including a new single drainage line under kerb along Holland Circuit, existing drainage reserve and connect to existing drainage basin adjacent to Ardennes Circuit. Includes augmentation of existing basin. All costs associated with the works are to be borne by the developer.
49. Prior to the issue of the Subdivision Certificate the following subdivision works within the private property shall be provided in accordance with Council’s Manual of Engineering Standards:
  - a) Internal roads, drainage and pathways.
  - b) Shared pedestrian/cycle path 2.5m wide and pedestrian path 1.5m wide as shown on the approved plans, including connections through to Cessnock Road.

- c) Ancillary roadside furniture and safety devices including fencing, signage, guide posts, chevrons, directional arrows and guard rail.
- d) Footway flowpaths generally in accordance with Council's standard drawing SD037 through lots 1721, 1216 and 1205 through to Broad Street. Include bollards at both ends to restrict vehicles. Any landscaping shall comply with CPTED requirements and be approved by the PCA.
- e) "Battle-axe" lots shall construct a concrete driveway to industrial thickness requirements within the lot "handle".
- f) Kerb blisters and 'BB' linemarking on T-intersections of Road MC08 with MC12, MC13, MC14 & MC15, to reduce MC08 carriageway to 8m.

50. Prior to the issue of the relevant Subdivision Works Certificate or Roads Act Approval, all (traffic) Regulatory line marking and signage shall be approved by Council's Local Traffic Committee. Note: Please allow three months from lodgement for the LTC process. All recommendations of the committee shall be incorporated into approvals and works. The works to be approved include:

- a) "Four-way" cross intersections shall identify priority requirements.
- b) All regulatory line marking and regulatory signage.
- c) Roundabouts and signals.
- d) Refuge islands

51. Prior to the issue of a Subdivision Certificate temporary turning heads, relevant signage and markers for all terminating roads shall be provided. Turning heads shall comply with:

- 12.0m minimum radius for bushfire route and trunk road systems shall be provided for heavy vehicles at the end of roads, or
- 12.0m minimum radius shall be provided on local and minor streets in accordance with Council's Manual of Engineering Standards, or
- Staging to incorporate a complete loop road.

52. Prior to issue of a Subdivision Works Certificate any major utilities facilities, (water sewer, telecommunications items larger than individual lot scale provisions) shall be clearly shown on the construction drawings. Offsets from items such as road reserves, footpaths or retaining walls shall be shown demonstrating no impacts/encroachment into those adjoining items clear-zone requirements.

53. A Construction Traffic Management Plan (CTMP) is to be submitted to Council's Infrastructure Works Team for approval prior to release of the first or any Construction Certificate by the Principal Certifying Authority. The CTMP is to be implemented prior to the commencement of works and maintained until the completion of each stage. The CTMP is to include a Vehicle Movement Plan and Traffic Control Plan. It shall be prepared with the intention of minimising impact on the operation of the road network during construction and neighbouring properties.

54. No Subdivision Certificates shall be issued until the intersection at the Cessnock Road and the Collector Road is upgraded to traffic signals. The works shall be designed and constructed to completion to the satisfaction of TfNSW. Confirmation from TfNSW shall be provided to Council demonstrating that the works have been completed.

55. Intersection treatments at the junction of "four-way" cross intersections providing priority to Council's requirements, shall be provided in accordance with Council's Manual of Engineering Standards.

## ROADS AND PATHS

56. Prior to commencement of works within an existing public road reserve;

- An engineering design, in accordance with Council's Manual of Engineering Standards, shall be submitted to Council for approval,
- Consent under the Roads Act for the approved works, shall be issued by Council,
- All relevant Council fees shall be paid,
- A traffic control plan in accordance with the TfNSW publication "Traffic control at Worksites" shall be submitted to, and be approved by, Council.

57. Prior to commencement of works within the Cessnock Road reserve:

- An engineering design for road infrastructure required by this consent, including any additional works arising from design warrants, shall be submitted to the TfNSW for approval,
- Consent for the approved works, under the Roads Act, shall be issued,
- All relevant fees/monies/bonds required by the TfNSW shall be paid,
- Any "agreements/deeds" required by the TfNSW shall be in place,
- An approved traffic management plan in accordance with TfNSW requirements shall be approved.

## STORMWATER DRAINAGE

58. Prior to issue of the Subdivision Works Certificate a drainage reserve shall be create centrally over the natural depression discharging from the Cessnock Road Culvert and conveying to the downstream adjoining boundary. Lots 1412-1417 to shall be reconfigured accordingly. Further, a 3.5m corridor (Drainage Reserve) shall be excised from the back of lots 1414 – 1417 to provide access to the drainage reserve as access from Cessnock Road is not possible. Calculations shall be provided demonstrating 1% AEP storm event is contained within the easement and provides the required freeboard to adjoining lots on both sides of the corridor.

Note: This could be modified in the future if arrangements with the adjoining downstream owner is satisfactorily negotiated.

59. A drainage design shall be prepared by a suitably qualified and experienced drainage engineer, in accordance with Council's Manual of Engineering Standards. The major system requirements shall include, but not limited to, the following:

- a) A major stormwater drainage system catering for discharge form contributing catchment areas in their ultimate developed state.
- b) A stormwater detention system to reduce post-developed discharges to pre- developed discharges, for the critical storm up to and including the 1% AEP ("100 year") event.
- c) A stormwater water quality system to collect gross pollutants, nutrients and hydrocarbons generated from the contributing catchment areas in their ultimate developed state.
- d) All pipelines running longitudinally down road reserves are to be located under kerblines.

60. Specific drainage requirements shall include the provision of:

- a) Provision of Q100 flow depths, freeboard, and velocity depth ratios shown on the construction drawings at relevant locations for overland flowpaths on road and drainage corridors.
  - b) The existing dams shall be decommissioned. A geotechnical report and civil engineers design shall be provided for the new basin wall including any required clay core or equivalent.
  - c) Interallotment drainage to internal lots as required.
  - d) Post & cable fencing to prevent vehicles entering public lands.
  - e) Floodway signage near basins in accordance with Council's standard drawing SD038.
61. A suitably qualified geotechnical engineer shall supervise the decommissioning of the two dams to ensure any contamination is identified and actioned appropriately. Where contamination is found during the decommissioning, an action plan is to be provided to, and approved by Council, prior to undertaking the decontamination works.
62. Prior to issue of the first Subdivision Certificate, certification from a suitably qualified geotechnical engineer shall be provided confirming that any contamination at the decommissioned farm dam site has been removed.
63. Prior to the issue of the Subdivision Works Certificate and Subdivision Certificate, a Structural Engineers report of pre and post construction conditions of dwellings and structures located on lots 119 & 120 DP 1194709, lot 207 DP 1223484, Lot 322 DP1212970 and lots 606 & 607 DP 1245051 shall be provided to council. A dilapidation report on those dwellings shall be provided.
64. Prior to issue of the Subdivision Certificate, the detention/water quality system shall be dedicated to Council at the last stage that discharges to the relevant basin. The requirements include:
- a) An easement to drain water shall be placed over the drainage corridor/system benefiting Council and any adjoining upstream lots.
  - b) A positive covenant shall be placed over the detention/water quality system requiring the lot owner to maintain the detention and water quality system until the basin is dedicated as drainage reserve.
  - c) A positive covenant shall require the lot owner to hold \$15 million public liability for the drainage and detention system until it is dedicated as drainage reserve.
  - d) The authority to release vary or modify the easements/covenants above shall be nominated as 'the lots burdened and benefited only with the written consent of Maitland City Council'.
  - e) Prior to the dedication of the drainage reserve to Council, the lot owner shall request a handover inspection and undertake any works to provide an 'as new system and established landscaping' to the satisfaction of the PCA (council).
65. Prior to issue of the first Subdivision Certificate Stage 1 a Maintenance Management Plan for the stormwater detention/retention systems shall be prepared by a suitably qualified and experienced person, shall be submitted to, and accepted as satisfactory by Council.

## EROSION CONTROL AND BULK EARTHWORKS

66. The site and its surrounding environs shall be protected from the effects of erosion (as water and wind



borne particles) and off-site “vehicle tracking”, by the application of adequate controls. Details in accordance with Council’s Manual of Engineering Standards and the manual, “Managing Urban Stormwater” shall be submitted as part of the Subdivision Works Certificate application.

67. Prior to the issue of a Subdivision Works Certificate for subdivision works a Bulk Earthworks Management Plan (BEMP) is required to be submitted to Council for approval. The BEMP must include a report from a suitably qualified engineer that examines and determines:
- a) The extent of bulk earthworks require for the construction of each stage;
  - b) How stockpiles will be managed during construction;
  - c) Where stockpiles will be located for each stage and what requirements are necessary to manage the locations;
  - d) Stockpile dimensions and stabilisation measures;
  - e) Site haulage routes and movement for each stage;
  - f) How fill will be managed in the floodway during construction;
  - g) Any specific requirements relating to the management of Acid Sulfate Soils.
68. Prior to the issue of any Subdivision Works Certificate, a Soil and Water Management Plan shall be submitted to Council for approval, in accordance with Council’s Manual of Engineering Standards and “Managing Urban Stormwater – Soils & Construction 2004 Manual. The plan is to be prepared by a suitably qualified professional detailing temporary and permanent measures to be installed. The Plan is to include an analysis of the susceptibility of soil to erosion and is to be submitted with the Engineering plans. All erosion and sediment control measures undertaken on the site are to conform to the specifications and standards contained in the relevant Manual.
69. Where site filling is necessary or proposed, the materials used, and extent and depth of fill must be detailed in the development application for the approval of Council prior to issue of a Subdivision Works Certificate. Council will take into account the provisions of AS 3798-1990, which provides guidelines on the specifying, execution and control testing of earthworks and associated preparation works within residential developments.

#### CIVIL WORKS - CERTIFICATION

70. Prior to issue of the Subdivision Works Certificate for the road, drainage, public landscaping and civil works an engineering design shall be prepared by a suitably qualified and practicing engineer, in accordance with Council’s Manual of Engineering Standards (MOES), and this consent.
71. Prior to commencement of works within an existing public road reserve:
- a) An engineering design, in accordance with Council’s Manual of Engineering Standards, shall be submitted to Council for approval;
  - b) Consent under the Roads Act for the approved works, shall be issued by Council;
  - c) All relevant Council fees shall be paid;
  - d) A traffic control plan in accordance with the RMS publication “Traffic control at Worksites” shall be submitted to Council.
72. Prior to issue of the Subdivision Certificate, all necessary works required for compliance with this consent and the Subdivision Works Certificate shall be provided in accordance with Council’s Manual of Engineering Standards. Confirmation of works shall include:

- a) Confirmation that the construction works have been completed.
- b) Confirmation from the road authority for any Roads Act Approval requirements.
- c) Work-as-executed drawings, utilities plans, electronic files are provided to Council.
- d) Geotechnical testing (pavement, concrete, etc) and inspection certification is provided.
- e) Geotech certification of the detention basin works (including any clay core requirements).

## CONTAMINATION

73. An unexpected finds protocol should be developed prior to the commencement of any works a copy provided to Council and the Certifier to address any potential contamination during construction phase. If potential contamination is encountered, site works will be ceased and suitable environmental consultant will be engaged for assessment.

## LAND TITLE

(Note: Lot numbers quoted in "Land Title" conditions refer to the approved plan. Any requirements for specified lots within nominated reports must be cross-referenced with the approved plan.)

74. The proposed public roads and any widening of existing road reserves, necessary to contain works required by this consent, shall be dedicated to Council, at no cost to Council.
75. The land containing the proposed stormwater basins and associated overland flow paths shall be dedicated to Council as drainage reserve, at no cost to Council prior to subdivision certificate.
76. Prior to issue of the Subdivision Certificate a drainage reserve shall be dedicated centrally over the natural depression discharging from the Cessnock Road Culvert and conveying to the downstream adjoining boundary. Lots 1412-1417 to shall be reconfigured accordingly. Further, a 3.5m corridor (Drainage Reserve) shall be dedicated from the back of lots 1414 – 1417 to provide access to the drainage reserve as access from Cessnock Road is not possible.

Note: This could be modified in the future if arrangements with the adjoining downstream owner is satisfactorily negotiated

77. The future landowners of Lots 1710 & 151 are responsible for the long-term maintenance and up-keep of this public art associated with the entry features. A restriction on the title of each affected lot, under Section 88B of the Conveyancing Act 1919, shall be created to give effect to the provision. This shall be created prior to the relevant subdivision certificate.
78. A restriction or covenant on the title of affected lots (generally Section 88B) under the Conveyancing Act 1919, shall be created to give effect to:
- a) A right of access shall be provided over all temporary turning heads.
  - b) The prohibition of vehicular access across the common boundary with Cessnock Road.
  - c) The prohibition of vehicular access across the common boundary of lots 1710 to 1720 with Road MC01.
  - d) Where public water quality or stormwater detention systems are not dedicated at the time of commissioning, a positive covenant shall be created, burdening the lot, to maintain the system in accordance with the maintenance management plan until the land is dedicated as drainage reserve.
  - e) Retaining walls on common boundaries shall have a 900mm easement to prevent excavation

- and for maintenance access shall be provided on the downhill lot.
  - f) Minimal home-grown produce contributing less than 10% fruit and vegetable intake, and no keeping of poultry shall occur on residential properties.
  - g) All acoustic requirements for future residential development as specified in condition 40.
79. Prior to the release of the Subdivision Certificate for the relevant stage, a restriction on the title under Section 88B of the Conveyancing Act 1919 shall be created, restricting the built development on lots 1711 – 1720 to approved design guidelines. The design guidelines shall be submitted to and approved by Council. The guidelines shall include, but not be limited to, fencing, building location, private open space location, streetscape requirements, pedestrian access, preferred garage location and any other relevant criteria.
  80. Easements to drain water, in accordance with Council's Manual of Engineering Standards, under Section 88B of the Conveyancing Act 1919, shall be created over pipes, overland flow paths, final discharge structures, stormwater control devices, and stormwater dispersal areas where public stormwater is not located within public land.
  81. The authority empowered to release, vary or modify inter-allotment drainage easements shall be nominated as "the lots burdened and benefitted, only with the consent of "Maitland City Council".
  82. The authority empowered to release, vary or modify restrictions and covenants on the use of the land required by this consent, shall be nominated as "Maitland City Council".

#### NEW SOUTH WALES RURAL FIRE SERVICE (NSW RFS) - GENERAL TERMS OF APPROVAL

83. The General Terms of Approval from state authorities must be complied with prior to, during, and at the completion of the development.  
The General Terms of Approval are:
  - (a) General Terms of Approval, NSW Rural Fire Service, DA20220325006493-CL55-1, dated 25 September 2022'. References to superseded lot numbers relate to a previous version of the Subdivision Plan. The references relate to the requirement for proposed public reserves to be maintained as inner protection areas (IPA)s.
84. **Prior to issue of Subdivision Certificate**, the applicant shall provide certification from a suitably qualified bushfire consultant that the works comply with the General Terms of Approval issued by the NSW Rural Fire Service, dated 25 September 2022.

#### TRANSPORT FOR NSW

85. The development shall comply with the letter issued by the Transport for NSW dated 20 April 2022 as follows -
  - a) The developer should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
  - b) Discharged stormwater from the development shall not exceed the capacity of the Cessnock Road stormwater drainage system. The developer shall ensure that drainage from the site is catered for

appropriately and should advise TfNSW of any adjustments to the existing system that are required prior to Subdivision Certificate.

- c). The developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the NSW Road Noise Policy 2011, prepared by the department previously known as the Department of Environment, Climate Change and Water.
- d). The development shall comply with the requirements of Transport for New South Wales (TfNSW) for works on the Intersection to Cessnock Road (classified road network):
  - TfNSW will require the developer to enter into a Works Authorisation Deed (WAD) with TfNSW. TfNSW would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act, as applicable, for all works under the WAD (Attachment A).
  - This does not guarantee TfNSW's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.
  - The WAD process, including acceptance of design documentation and construction, can take time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through this process as soon as possible with the TfNSW.
  - All works associated with the proposed subdivision shall be carried out at full cost to the developer and at no cost to Roads and Maritime Services or Council, to Roads and Maritime and Council requirements.

#### **DEPARTMENT OF PLANNING AND ENVIRONMENT—WATER'S GENERAL TERMS OF APPROVAL (GTA)**

- 86. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.
- 87. The development shall comply with the General Terms of Approval issued by the Department of Planning & Environment – Water, dated 22 July 2022 as follows -
  - a) A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:  
<https://www.planningportal.nsw.gov.au/>

#### **SUBSIDENCE ADVISORY NSW GENERAL TERMS OF APPROVAL (GTA)**

- 88. The development shall comply with the General Terms of Approval issued by Subsidence Advisory NSW dated 11 April 2022 as follows -
  - a) These General Terms of Approval (GTAs) only apply to the subdivision development described in the plans and associated documentation relating to DA/2022/193 and provided to Subsidence Advisory NSW. Any amendments or subsequent modifications to the development may render these GTAs

invalid. If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified to determine if any variations to these GTAs are required.

- b) This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.
- c) Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.
- d) Approval under Clause 22 of the Coal Mine Subsidence Compensation Act 2017 is also required for the erection of all improvements within a mine subsidence district. As a guide, improvements within a district shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines, or otherwise assessed on merit.

## ADVICES

The following advices are limited in scope and should not be understood to encompass all areas of responsibility of the consent holder, relating to the development.

- A. You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- B. You are advised that, in accordance with the EP&A Act, (sec.109F) payment of the building industry Long Service Leave levy, where applicable, must be paid prior to issue of any Subdivision Works Certificate.
- C. You are advised that the issue of this development consent does not negate the responsibility of the land owner in respect to any restriction, covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.
  - a) Where public water quality or stormwater detention systems are not dedicated at the time of commissioning, a positive covenant shall be created, burdening the lot, to maintain the system in accordance with the maintenance management plan until the land is dedicated as drainage reserve.
  - b) Retaining walls on common boundaries shall have a 900mm easement to prevent excavation and for maintenance access shall be provided on the downhill lot.
- D. You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- E. You are advised that, in accordance with the EP&A Act, (sec.109F) payment of the building industry Long Service Leave levy, where applicable, must be paid prior to issue of any Subdivision Works Certificate.
- F. You are advised that the issue of this development consent does not negate the responsibility of the land owner in respect to any restriction, covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.



## **Planning and Environment**

# **DA/2022/524, LIVESTOCK PROCESSING INDUSTRY (PET FOOD MANUFACTURING) AT 91 GARDINER STREET RUTHERFORD**

## **Assessment Report (Under Separate Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 3**

**Number of Pages: 30**

# DEVELOPMENT APPLICATION ASSESSMENT REPORT

Version 1: Comprehensive

Application No:	DA/2022/524
Proposal:	Livestock Processing Industry (Pet Food Manufacturing) with a Capacity of 25,000 Tonnes per Annum including Production Area, Warehousing, Ancillary Areas, Signage and 24 Hour Operation
Address:	91 Gardiner Street RUTHERFORD NSW 2320
Lot & DP No:	2/1197299
Property No:	50417
Applicant:	SPF Diana Australia Pty Ltd
Owner:	Machil Pty Ltd
Author:	Kristen Wells
Site Inspection:	20 <sup>th</sup> November 2022

## INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2022/524 proposing *Livestock Processing Industry (Pet Food Manufacturing) with a Capacity of 25,000 Tonnes per Annum including Production Area, Warehousing, Ancillary Areas, Signage and 24-Hour Operation*. The assessment will provide consideration of the proposal under the Environmental Planning and Assessment Act 1979, the Maitland Local Environmental Plan 2011, the Maitland Development Control Plan 2011 and any other relevant legislation, guidelines and policies of the Council.

The Development Application is classified as Designated Development pursuant to Clause 22 of Schedule 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) as the proposed development is in respect to the operation of a livestock processing facility that has a production capacity of up to 25,000 tonnes per annum and is within 5km of residential zone land. In accordance with Clause 23 of Schedule 1 of the Protection of the Environment Operations Act 1997 (POEO Act), the proposal also requires an environmental protection licence as it has a production capacity of up to 25,000 tonnes per annum. As such, under Section 4.46 of the EP&A Act, the proposal is also Integrated Development.

## Description of Proposed Development

The proposal seeks approval for the construction and operation of a pet food ingredient manufacturing facility with a capacity for the production of up to 25,000 tonnes per annum. The manufacturing involves the heating and processing of raw animal product into a liquidised substance that is distributed to pet food manufacturers for use in their product. The building comprises the following:

- Loading docks – for the delivering and export of the product,
- Production area – where meat is processed, cooked and packed,
- Warehousing – storage of the finished product,

- Ancillary areas including officer space, mechanical plant, laboratories control room, cleaning rooms, staff breakout rooms and amenities.

Business identification signage, which is consistent with the company logo, as well as directional signage is also proposed.

The proposed hours of operation are twenty four (24) hours a day, seven ( 7) days a week. Deliveries to and from the site, as well as garbage collection, are also proposed to be twenty four (24) hours a day, seven (7) days a week. The business is expected to be a significant contributor of employment for the area.

A 1941sqm portion of land in the western extremity of the land will be set aside for vegetation retention. This portion of the land includes an existing second order stream and dense coverage of Spotted Gum Ironbark Forest vegetation.

The livestock processing facility is separated into two (2) key floors, the use of each floor is summarised:

#### *Ground floor*

The ground floor comprises a loading area where raw materials are unloaded and the finished product is distributed. The loading facilities are situated on the western elevation, out of view from the roadway frontage. The production area is also provided on the ground floor. This area features multiple rooms for the handling and cooking of the liquid pet food ingredients. An additional warehouse is also provided for the finished goods to be kept while awaiting transportation offsite. Staff facilities, including meeting rooms, staff amenities and offices are located on the ground level.

#### *First floor*

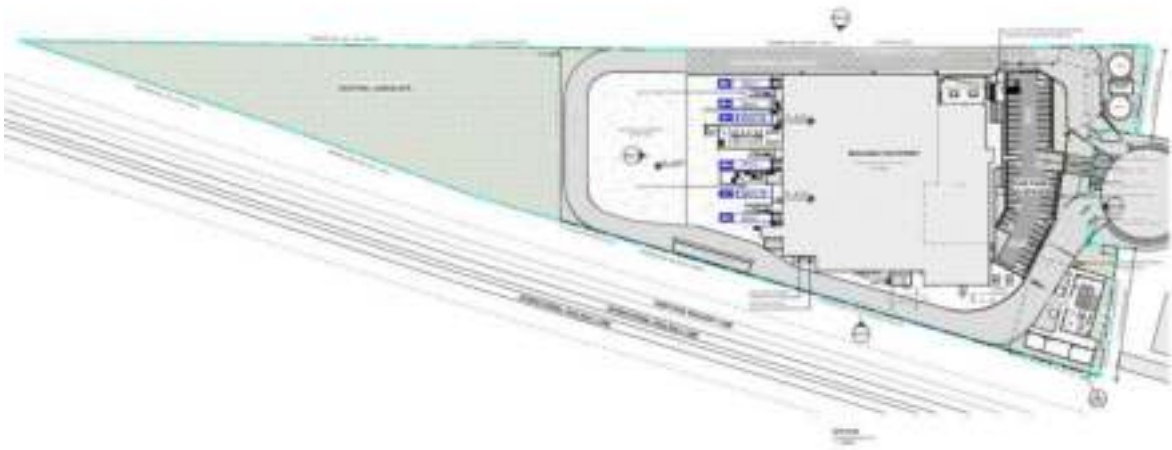
The first floor is occupied by plant, storage, biosecurity room and reactor mezzanine.

#### *Building Description*

The building has a large built form, comprising a range of building materials. External walls consist of a combination of cladding (shale grey) and concrete panels (natural finish). Consideration has been given to the design of the east elevation which is visible from the street. The façade is articulated, comprises architectural features and is of a high-quality finish. An artist impression of the building is shown in figure 1 below.



*Figure 1: External facade as seen from road.*



*Figure 2: Building footprint*

### Description of the Land on which the proposal is to be carried out.

The legal description of the land on which the development is to be carried out is Lot 2 DP 1197299, 91 Gardiner Street RUTHERFORD.

The proposed lot is situated at the head of a proposed cul-de-sac, at the western end of a large 23,015sqm parcel of land, accessed via Gardiner Street. The site has a slope of approximately 4.68m, falling from the south-western boundary to the north-eastern end of the site. A stream traverses the western-most portion of the site, which flows into Stoney Creek to the north. The site has been

previously cleared, with remnant vegetation located at the western portion of the site, as well as along the northern and southern boundaries. Council's mapping identifies the site as bushfire prone land.

The site is currently surrounded by undeveloped land. The site is currently zoned E4 General Industrial. The site is bound to the south by a corridor of SP2 Infrastructure zoning for the railway; where beyond that, the land south is zoned RU2 Rural Landscape. The lot immediately to the north of the site is zoned E3 Productivity Support, except for a tributary of stony creek and its banks. These areas are zoned C3 and covers a portion of the land to the north and northeast of the site. This creek runs through the tip (western corner) of the subject site. The nearest residences are approximately 748m to the south.

The land is situated within an approved community title subdivision which has not yet been registered. The development site is within approved Lot 206, which was created by a subdivision approved via DA2022/608 on 25<sup>th</sup> January 2023. Subdivision works in relation to approval DA2022/608 have commenced; however the land will not be registered prior to consent for this proposal being issued. Works that are necessary to facilitate this proposal include construction of an access road through to the development site. A deferred commencement condition has been imposed to ensure that the land is registered prior to works commencing.

Photographs of the site are show below:



*Figure 3: Aerial view of the site.*





Figure 4: Aerial image showing Lot 206, and the approved access road (issued via DA2022/608) leading to the site.



Figure 5 The site facing west (Supplied by applicant, source: Hunter Civilab)




*Figure 6: Existing trees adjacent to the northern boundary (Supplied by applicant, source: Hunter Civilab)*



*Figure 7: The site looking east (Supplied by applicant, source: Hunter Civilab)*

## PREVIOUS DEVELOPMENT HISTORY

The table below provides a consent history and background context that is a relevant consideration in the assessment of the application.

DA No.	Description of Development	Date Determined	Key Issues
2022/608	7 Lot Community Title Subdivision	Approved:	 <p>This subdivision (as shown above) permitted the subdivision of Lot 3 into 7 community title allotments. The proposed livestock processing plant is to be situated upon Lot 206, positioned in the far west of the land.</p> <p>This subdivision has not yet been registered; however works are underway to complete the registration of the lots.</p>
2002/3829	1 into 15 Lot subdivision	10/06/2003	Not proceeded with – since lapsed.
2004/2672	Industrial subdivision - 39 Lots & 3 drainage reserves	12/07/2005	Not proceeded with – since lapsed.
2006/3016	Clearing and earthworks for site pads	21/12/2006	Not proceeded with – since lapsed.
2007/1067	Industrial subdivision – 48 Lots + drainage reserve	13/11/2007	<p>CC08-133 for stage 1 was issued by Council for the road and drainage works.</p> <p>29.10.2012 - Council issued a letter confirming physical commencement of the development on the site. A condition of consent was imposed on DA2022/608 requiring the surrender of this approval prior to the commencement of works.</p>
2008/871	Industrial Development	18/6/2008	Not proceeded with – since lapsed.
2019/1049	Community title, one into four lot subdivision	01/07/2020	Road construction within Lot 1 has occurred and will be used as a right of carriageway for traffic associated with this development.

2019/1049: 1	Community title, one into four lot subdivision		<p>The modified lot layout will create proposed lot 3, which will contain all 7 lots under DA2022/608.</p> <p>This consent enables vehicular access to be provided via an internal driveway to the development site.</p>
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#### PLANNING ASSESSMENT - 4.14 Consultation and development consent – certain bushfire prone land

The land has been identified as bushfire prone land and a bushfire assessment report has been submitted in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979. The report has been prepared and certified by a BPAD accredited consultant in accordance with Section 4.14(b). The report states that compliance with the Planning for Bushfire Protection Guidelines (published 2019) can be achieved.

Compliance with the Bushfire Report will be conditioned within the consent.

#### PLANNING ASSESSMENT - 4.15(1) matters for consideration

##### Development Type

Clause 22 of Schedule 3 of the EP&A Regulation stipulates that livestock processing facilities constitute designated development if they meet the following criteria:

##### *22 Livestock processing industries*

*Livestock processing industries (being industries for the commercial production of products derived from the slaughter of animals or the processing of skins or wool of animals)--*

*...*

*(b) that manufacture products derived from the slaughter of animals, including--*

*...*

*(iii) plants with an intended production capacity of more than 5,000 tonnes per year of products (including hides, adhesives, pet feed, gelatine, fertiliser or meat products), or*

*...*

*(d) that are located--*

*(i) within 100 metres of a natural waterbody or wetland, or*

*(ii) in an area of high watertable or highly permeable soils or acid sulphate, sodic or saline soils, or*

*(iii) on land that slopes at more than 6 degrees to the horizontal, or*

*(iv) within a drinking water catchment, or*

*(v) on a floodplain, or*

*(vi) within 5 kilometres of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.*

In this case, the proposed development is a pet food ingredient manufacturing facility that has a production capacity of up to 25,000 tonnes per annum, and is within 5 kilometres of residential zoned land; therefore, the proposal is classified as *designated development*.

## Contributions

The proposal attracts a contribution of \$307 306 under Council's current adopted Section 7.12 Plan.

### Section 4.15(1)(a)(i) - Provisions of any environmental planning instrument

#### *Maitland Local Environmental Plan 2011*

The subject land is zoned E4 General Industrial under the Maitland Local Environmental Plan 2011 (LEP). The proposed development is defined as *Livestock Processing Industry* which is a type of development permitted with consent.

The objectives of the zone are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To provide a limited range of retailing activities that accommodate the everyday needs of employees within the zone and do not adversely affect the viability of centres.*

The proposal is considered to be consistent with the zone objectives as the proposal will allow a compatible land use to establish within an existing industrial precinct. The proposal is not likely to significantly impact onto surrounding industrial uses and it will encourage employment opportunities for the area.

The following clauses of the Maitland LEP 2011 are relevant to the assessment of the proposal:

#### Clause 5.10 Heritage Conservation

Local heritage item 119, the *Government Railway* is located immediately south of the proposed subdivision. The proposal will not demolish, alter, disturb or excavate the *Government Railway* or its surrounds. No work are proposed on or within the vicinity of the railway. The proposal will not affect the heritage significance of the item.

In addition to this, an AHIMS search of this property has indicated the presence of a number of Aboriginal sites in or near the location. The sites generally align with watercourses identified on the property. Noting that a vegetation buffer has been imposed along each of the watercourses (under the subdivision consent), the retention and protection of the sites can be maintained. An additional precautionary condition will be imposed, worded as follows:

*Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment and Heritage must be informed accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.*

#### Clause 7.1 – Acid Sulphate Soils

This clause aims to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The land is mapped as Class 5 under the MLEP 2011. Consequently, no acid sulfate soils management plan is considered necessary given the Class 5 classification of soil.



### Clause 7.2 - Earthworks

This clause is intended to ensure that proposed earthworks will not have a detrimental impact on the environmental functions and processes, neighbouring uses or features of the surrounding land.

In this case, the site has a slope of approximately 4.68 metres, falling from the south-western boundary to the north-eastern extremity across the site. The proposed finished floor level (FFL) of the building is RL 30.90m. The proposed FFL has been adopted in response to restrictions imposed on the surface grading as dictated by Australian Standards, and the requirement of the loading dock ground level to be 1.2 metres below the proposed FFL.

To facilitate the development, the proposal seeks cut to the extent of 6650m<sup>3</sup> and fill to the extent of 9650m<sup>3</sup>. The balance equates to 3000m<sup>3</sup> of imported fill. Conditions requiring the importation of certified clean fill have been imposed.

The height of proposed retaining walls varies as it correlates to the proposed earthworks. The face of perimeter retaining walls have been offset 600mm from the property boundary to ensure all construction works are within the property boundaries. The submitted civil plans provide details on the proposed earthworks and elevations of the retaining walls.

The development is considered compliant with this clause.

### Clause 7.4 – Riparian Land and watercourses

This clause applies to land within 40m of the top of the bank of a watercourse identified on the Maitland LEP Watercourses Map. There are a number of low order streams situated on the site according to the Water Management (General) Regulation (Hydroline Spatial 1.0) Maps; however, under the Watercourses map, no identified watercourses are positioned on or within 40m of the subject site.

### **State Environmental Planning Policies**

The following State Environmental Planning Policies (SEPP's) are relevant to the assessment of the proposal:

#### State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021) applies to all signage that, under an environmental planning instrument, can be displayed with or without development consent and is visible from any public place or public reserve. The proposed signs are considered 'business identification signs', and therefore the controls under Part 3.3 of the SEPP do not apply. Accordingly, the policy's objectives and the criteria listed under Schedule 5 are subsequently required for primary consideration. A summary of compliance against these requirements are outlined below:

#### *Schedule 5: Assessment Criteria*

Assessment Criteria	Comments	Compliance
<i>1. Character of the area</i>		
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The proposed signage is of an appropriate location, size and scale being consistent with other business identification signage within the Rutherford employment area. The signage serves the purpose of informing road users on the location and business. The nature and design of the signage is	Yes

	consistent with the desired future character of the site and its locality.	
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	The proposed signage designs will likely be consistent with other signage associated with future industrial-type land uses in the locality.	Yes
<b>2. <u>Special Areas</u></b>		
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The proposed signage is of an appropriate size and scale which will not detract from the visual quality of the area, as all signs are appropriately located. The proposal will not have any adverse impact on the amenity or visual quality of the surrounding area. The proposed signs are oriented away from the adjacent heritage item and accordingly, will not have an impact upon its significance.	Yes
<b>3. <u>Views and Vistas</u></b>		
<i>Does the proposal obscure or compromise important views?</i>	The proposal will not have any adverse impact on the amenity or visual quality of the surrounding area as they are all visually contained within the proposed building envelope and pylon sign when viewed from its surrounds. The signage is not of a size which will dominate the skyline or otherwise compromise views.	Yes
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>		Yes
<i>Does the proposal respect the viewing rights of other advertisers?</i>	No existing advertising structures are located near the vicinity of the proposed signage and thus the viewing rights of advertisers is respected.	Yes
<b>4. <u>Streetscape, Setting or Landscape</u></b>		
<i>Is the scale, proportion and form of the proposal</i>	The scale, proportion and form of the proposed signage is appropriate as it is complementary with the bulk and scale of the proposed built form. The signage will not protrude beyond the height or width of these structures, ensuring it is also of an appropriate scale, proportion and form.	Yes
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The colour of the proposed signage is consistent with other red articulation elements on the east elevation (eg the entry and vertical blade screens). This contributes to the visual interest from the streetscape.	Yes
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Not applicable. The signage proposed is not for the purposes of advertising and does not relate to existing advertising on or near the site.	Yes
<i>Does the proposal screen unsightliness?</i>	Not applicable to the proposal. The signage does not screen unsightliness but acts as an opportunity to provide signage which is compatible in scale, materiality and finish to the proposed building.	Yes
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	The proposed signage will not protrude above buildings, structures or tree canopies in the area or locality as it will be affixed and fully contained within the envelope of the proposed building.	Yes
<i>Does the proposal require ongoing vegetation management?</i>	The proposal does not require vegetation management.	Yes
<b>5. <u>Site and Building</u></b>		

<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	The scale and proportion of the signage is consistent and complementary to the proposed building to which they will be affixed.	Yes
<i>Does the proposal respect important features of the site or building, or both?</i>	The proposal will be of a simple design that effectively identifies the building and promotes the business operating on the site.	Yes
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	The signs are appropriately integrated with other features of the proposed building including entry features and vertical blade screens.	Yes
<u>6. Associated Devices and Logos with Advertisements and Advertising Structures</u>		
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	The proposed signage will be fixed securely on the building and pylon sign.	Yes
<u>7. Illumination</u>		
<i>Would illumination result in unacceptable glare?</i>	The signage consists of illumination. Glare will be managed to ensure illumination impacts are acceptable.	Yes
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	The proposed illuminated signage is of a height, scale and location where it is well separated from the public domain and is not at aircraft flight heights associated with Maitland Airport.  The proposed illumination of the sign will not adversely affect safety for pedestrians or vehicles.	Yes
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	Glare from the signage will be controlled to ensure that illumination does not adversely detract from the amenity of nearby residences.	Yes
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	The signage may be adjusted to turn on and off or dimmed if required.	Yes
<i>Is the illumination subject to a curfew?</i>	It is intended that the signage will not be subject to a curfew.	Yes
<u>8. Safety</u>		
<i>Would the proposal reduce the safety for any public road?</i>	Due to the design, location and scale of the signage, the proposal will not have any impact on safety for any public road. The proposed signage is of a design which will not be mistaken for road traffic control devices.	Yes
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The proposed signage is securely fixed, will not be mistaken for traffic control devices and will not reduce the safety for pedestrians or cyclists.	Yes
<i>Would the proposal reduce the safety for pedestrians, by obscuring sightlines from public areas?</i>	The proposed signage is attached to the proposed building. As the site is located at the head of the future cul-de-sac, the proposed pylon sign does not obscure sightlines from public areas.	Yes

### **Chapter 3 Koala Habitat Protection 2020**

This chapter applies to all lands within Maitland LGA except for lands zoned RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry. As there is no approved Koala Plan of Management (KPOM) the Chapter also applies to the subject land. A Koala Assessment Report, prepared by a Firebird was submitted with the subdivision application (DA2022/608). To satisfy the Chapter of the Biodiversity and Conservation SEPP, the Koala Assessment Report undertook a desktop review and surveys and confirmed:

- Koalas have not been historically recorded as being present within 2.5 km of the land in the previous 18 years.
- No koalas or signs of koala occupation were recorded as being present during any of the site assessments completed within the proposal site.

The land subject of the development application is therefore not considered to be core koala habitat and Clause 4.9 of the Biodiversity and Conservation SEPP is satisfied.

### **Chapter 2 Vegetation in Non-rural areas**

Chapter 2 of the SEPP works with the *Biodiversity Conservation Act 2016* (BC Act) and the *Local Land Services Act 2013* (LLS Act) to create a regulatory framework for the clearing of native vegetation in NSW. The SEPP regulates clearing that is not linked to development requiring consent. Clearing that is ancillary to development requiring consent will be assessed as part of the development assessment process. The clearing of this site is able to occur under a previous consent issued for the subdivision of the land (DA2022/608). This means no further action is required under this proposal, as the subdivision is required to be finalised prior to this consent commencing.

### State Environmental Planning Policy (Resilience and Hazards) 2021

### **Chapter 3 Hazardous and Offensive Development**

A total of two substances exceed the threshold quantities for dangerous and hazardous goods. The substances and their exceedances are shown in the table below:

Source: Benbow Enviro

Class	Screening threshold	Description	Site-specific description	Quantity to be stored based on separation distances	Triggers Hazards SEPP – Chapter 3
Class 8 PGII	25 tonne	Corrosive substance	Caustic soda – liquid Cleaning Chemical various	52 tonnes	Yes
Class 8 PGIII	50 tonne	Corrosive substance	Phosphoric acid, >=25% Lactic acid	90 tonnes	Yes

An assessment against the Transportation Screening Thresholds from the *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33* was undertaken by the applicant. The number of Class 8 dangerous goods deliveries per week is typically 4-5. Therefore, the vehicle movements are well below that which triggers further consideration under Chapter 3 of this SEPP.

Despite this, a Preliminary Hazard Analysis (PHA) has been undertaken and submitted in support of this proposal. The PHA has been prepared in accordance with the *Department of Planning and Environment's Hazardous Industry Planning Advisory Paper No 4 (HIPAP No. 6) – Guidelines for Hazard Analysis* and *HIPAP No. 8 – HAZOP Studies*. The PHA includes a detailed discussion of the risk assessment criteria according to the guidelines, including identification of potential risks to off-site receptors in relation to possible incidents at the facility. In particular, the PHA identifies the nearest sensitive existing receptors and future receptors that have the potential to be affected by the proposal. The receptors include residential land, commercial and industrial. The PHA analyses the consequences for each possible hazardous event and the possible frequencies of each initiating failure. The PHA considers both injury risk as well as risk of property damage, and risk to the biophysical environment. The PHA concludes that there are no credible events that would generate any offsite risks to the residents or neighbouring existing or future occupants; subject to the implementation of appropriate mitigation measures outlined below;

- Dangerous good storage areas are to comply with the following standards:
  - AS3780-2008 – The storage and handling of corrosive substance
  - AS/NZS 3833:2007 – The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containersAccess control in chemical tanker unloading area. Dual locks for compatible/incompatible coupling adaptors for acid and bases (one at the connection point and one at the adapter storage location).
- Overpressure vents to be installed on all tanks. Ensure tanks required to be vented to odour control system have an additional emergency overpressure release vent.
- Site management to routinely review and maintain operational procedures to minimise the number of hazardous incidents and accidents on site and to mitigate the consequences of incidents regarding the handling of dangerous goods and chemicals.
- Site employees and truck drivers shall be trained in the Spill Management Plan prepared for the site.
- Preparation of a manifest and site manifest plan and notification is required.
- An Emergency Plan is to be prepared and implemented.

All these mitigation requirements have been replicated in a condition of consent within the draft notice of determination. Compliance with this chapter of the SEPP can be achieved.

## Chapter 4 Contamination

The aim of the State Environmental Planning Policy (Resilience and Hazards) 2021 is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 4.6 of the SEPP is relevant to the assessment of this Development Application.

Clause 4.6 requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The site is identified in Council's mapping layer as being 'potentially contaminated land'. According to Council's mapping system, the potential contamination relates to; *chemical production waste generation, PFAS investigation area, pharmaceutical and veterinary products production*. It is noted that none of these activities relates specifically to activities known to have specifically been conducted on the subject site.

A preliminary site investigation has been provided by the applicant. In accordance with Section 5.1 of the MCC Contaminated Land Policy – Land Use Planning, a PSI involves: *"The main objectives are to identify*



*any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination, and if required, provide a basis for a Detailed Site Investigation."*

In this instance, the past activities are stated to include: grazing, as well as site preparation works for previously approved subdivisions. The site includes a number of past approvals upon it, of which 2007/1007 and DA2019/1049 are the only ones enacted. The 2007 consent permitted a 48 lot subdivision upon the entire 91 Gardiner Street property (i.e. Lots 1, 2, 3 and 4). Clearing in accordance with this consent has occurred, primarily to the land area upon the portion known as Lot 2. The 2019 approval created the portion of the site known as Lot 3. In addition to these approvals, the site has no known use and has been set aside primarily for environmental conservation. These uses are not likely to be sources of contamination.

Furthermore, there was no evidence of contamination observed during the inspection of the site. Noting that that the site is zoned for industrial land uses, it is unlikely that the site will be contaminated such that it will be rendered 'undevelopable'.

On the basis of this information, the determination of this proposal is able to be made with the reasonable surety that the land is fit for the purpose to be carried out in accordance with the SEPP.

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

The subject subdivision is located adjacent to an existing railway network. Section 2.97 of this SEPP states that:

- (1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—*
  - (a) is likely to have an adverse effect on rail safety, or*
  - (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
  - (c) involves the use of a crane in air space above any rail corridor, or*
  - (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

In response to items (a) – (d), the development works itself are unlikely to have an impact on the safety of the railway networks. The site does not abut a rail corridor where electric trains are in use. The subdivision does not involve the use of cranes or the air space and no works will be located within 5m of exposed overhead electricity lines. In this regard, no further action is required under this clause.

#### **Section 4.15(1)(a)(ii) - Any draft environmental planning instrument that is or has been placed on public exhibition**

There are no draft environmental planning instruments applicable to this proposal.

#### **Section 4.15(1)(a)(iii) - Any development control plan**

##### ***Maitland Development Control Plan 2011 (DCP)***

The following chapters of the Maitland DCP are relevant to the assessment of the proposal:

##### A.4 – Community Participation

The development application was advertised for public comment for a period of 28 days, between 15<sup>th</sup> June 2022 and 12<sup>th</sup> June 2022. No submissions were received during this time.

#### B.6 – Waste Not – Site Waste Minimisation and Management

A Site Waste Minimisation and Management Plan (SWMMP) has been submitted with the application. Waste has been separated into two classifications: construction waste and operational waste.

##### *Construction Waste*

Construction works would involve establishment of a concrete hardstand area, car park, internal roadways, construction of a large building and associated infrastructure. The majority of waste generation relates to excavation (>2,500 tonnes), which will be reused on site for cut and fill purposes. Other materials (including greenwaste, concrete, metals etc), will be transported to an authorised recycling facility.

##### *Operational Waste*

The operational waste streams associated with the proposed development will be managed through waste disposal procedures that focus on the waste hierarchy of avoid, reuse, recycle then finally disposal. This model is reflected in the proposed waste management measures which relate to reuse, disposal at a composting or recycling facility, or sent to landfill as the final resort. The expected type, quantity, onsite management, and offsite destination of wastes generated by the proposed facility have been summarised within the documentation and is deemed acceptable.

#### B.7 – Riparian Land and Waterways

The site contains waterways on the western and eastern boundary, which are tributaries of Stony Creek. The development does propose alterations to the existing riparian zone. The provision of services including stormwater, water and sewer infrastructure within riparian areas has been limited.

Soil disturbance within riparian areas will be limited to the purposes of providing critical infrastructure and remediation activities associated with improving flood mitigation and health of waterways.

The proposed stormwater detention areas and infrastructure will ensure that all stormwater is treated prior to entering riparian waterways, whilst ensuring that the location of stormwater devices, including siltation fences does not compromise the connectivity and functioning of riparian vegetation, habitat and waterways.

The development does not propose the removal of any vegetation within the riparian area and it is considered that the development will not compromise the connectivity of riparian vegetation and habitat. The BDAR confirms no endangered aquatic communities, aquatic fauna or marine vegetation listed under the FM Act or EPBC Act occur in or adjacent to the footprint and no significant impacts on riparian vegetation or habitats downstream of the development footprint are anticipated as a result of the proposal.

Additionally, the development was referred to NRAR as integrated development, with general terms of approval being issued for the proposal which will be included as conditions of consent.

#### C.5 Industrial land

This section of the DCP applies to development in the IN1 zone (now known as the E zones).

The proposal is generally consistent with the objectives of this DCP Chapter. The design and appearance of the building is typical of modern industrial buildings, comprising a mixture of building materials: prefabricated panels, vertical metal sheet cladding, louvred plant screens and bold colours. The locality is characterised by large scale industrial building, many featuring plain sheet metal cladding and roofing. This proposal is considered to provide a visually attractive alternative to these existing buildings, despite not being viewable from the public domain.

The height of the proposed building, whilst considerably high, is not out of character with other large scale industrial warehouses within the Gardiner Street precinct. The main building has a ridge height of 13.1m.

The site is accessed via an existing private road; therefore, front setback landscaping (in accordance with this chapter of the DCP) cannot be provided. Notwithstanding this, there is some landscaped coverage of the site, with landscaping proposed within the hardstand parking areas, alongside proposed buildings and via the retention of a large 'green' space at the rear of the site (adjoining the riparian land to the west). A discussion with the applicant was held on May 12<sup>th</sup>, 2023 to outline increasing landscaping within the eastern portion of the site, adjacent to the built form against the roadway.

A revised landscape plan is required, showing increased planting (preferably of native plant species endemic to the local area) at the far east of the site. The applicant has willingly obliged to this request and will prepare this plan for approval prior to the commencement of works. A condition of consent has been imposed accordingly.

The proposal does not raise any issues that conflict with the provisions of the DCP.

#### *C.6 – Advertising and Signage*

A total of three (3) signs are proposed across the entire site including the following:

Sign Type	Location	Content	Dimensions	Illumination
Business Identification Sign	East Elevation	'Symrise' and logo	A: 12.71sqm 7.18m x 1.77m	Backlit illumination.
Business Identification Sign	East Elevation, atop entry	Logo (embossed)	A: 15.21sqm 3.9m x 3.9m	Internal edge circle to be illuminated with LED strip.
Business Identification	Pylon sign adjacent front boundary	'Symrise Rutherford Facility' and logo	A: 8sqm 2m x 4m	Backlit illumination.

\*Provision of 3 x wayfinding signage is also proposed to assist vehicle and truck drivers of the appropriate entry/exit points.



Figure 8: Images of the proposed business identification signs.



Figure 9: Images of the directional signage.

The placement of advertising signage is nominated on the plans. The applicant has indicated that all signage will be backlit illuminated.

The proposed signage is considered to be simple and clear in design, and in keeping with the architectural style of the building and its materials. There are no significant or sensitive character locations in the vicinity of the subject site. Appropriate maintenance and presentation of the signage will be required by way of including a condition in the notice of determination.

The proposal is considered to comply with the requirements of this policy.

#### C.11 – Vehicular Access and Parking

A total of 45 car parking spaces have been provided to the proposed development. The 45 spaces are positioned within the eastern portion of the allotment.

According to Appendix 2 of this DCP chapter, the proposal generates the requirements for parking as follows:

Control	Proposed
---------	----------

<i>Warehouse</i> 1 space per 3000sqm Gross Floor Area	5091sqm /300sqm = 16.9 spaces
<i>Industry</i> 1 space per 75sqm Gross Floor Area, or 1 space per 2 employees (whichever is greater)	1316sqm /75sqm = 17.5 spaces  With a peak demand of 35 - 40 staff, applying the staff parking rate would equate to a parking provision of 18 – 20 spaces.
<b>TOTAL</b>	35 parking spaces required.  45 parking spaces provided.

In addition to the designated car park, a six (6) bay loading space is dedicated to trucks, west of the building, as well as six (6) bicycle parking spaces. Manoeuvrability for trucks can be achieved throughout the site.

Vehicle entry/exit to the site is appropriate, with the provision of a 10m wide concrete accessway. Swept path turning templates for a B-double vehicle have been provided and show the satisfactory movement of these large vehicle through the site.

Vehicular access to the site is via a future private road to be delivered as part of a community title subdivision DA that has been approved by Council, with works underway. Three (3) vehicle crossovers are proposed at the head of the future cul-de-sac as follows:

- Separate ingress/egress for light vehicles, controlled by boom gates.
- Ingress only for heavy vehicles, controlled by sliding gates.
- Egress only for heavy vehicles, controlled by sliding gates.

The heavy vehicle access driveway is an 8m wide one-way driveway which circulates the proposed building to allow access to the loading docks at the western extent of the building, and extends to the wastewater unit at the rear of the site.

It is expected that heavy rigid vehicles (HRV) or 19.0m semi trailers will service the development daily, noting these vehicle types service the existing facility in Beresfield. On occasion (less than once per day), access to / from the site may occur via a B-Double vehicle. Provision of six (6) loading docks is accommodated. The Traffic and Parking Assessment provides swept paths which confirms the proposed access, loading dock arrangements and manoeuvring areas would adequately cater for the expected operational largest vehicle to access the site.

The car parking area is visible from the street and it is deemed appropriately located. Car parking spaces are 5.7m by 2.6m which meets DCP requirements. Sight distance for vehicles ingress/egress the access appears satisfactory. The DCP requires that every 10 spaces be broken by landscaping. This has been provided.

#### *C.12 - CPTED*

The proposal does not raise any issues with the CPTED chapter of the DCP. A CPTED report was not required for the proposal, and the proposal is not expected to raise any issues that conflict with the four CPTED principles.

**Section 4.15(1)(a)(iia) – Any planning agreement that has been entered under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**



There are no planning agreements, or draft planning agreements.

**Section 4.15 (1)(a)(iv) - The regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

There are no additional matters prescribed by the Regulations for further consideration. Matters pertaining to Schedule 3 – Designated development have been discussed within other sections of this report.

**Section 4.15 (1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.**

The following table identifies and discusses the relevant matters for consideration in relation to environmental, social and economic impacts associated with the proposal.

Matters for Consideration	Comments
Acoustic	<p>A Noise Impact Assessment (NIA) as prepared by Pulse White Noise Acoustics and submitted in support of the proposal. The NIA considered acoustic and vibration impacts during construction and operation, including an assessment of noise emissions to external receivers. The operational noise assessment was assessed against the <i>Noise Policy for Industry</i>.</p> <p>A total of sixteen (16) residential receivers were assessed (see figure below). The report opted to not place receivers within the industrial lots to the north-east of the site, as the noise intrusion from the site at these locations was predicted to be well within compliance of the industrial noise criteria.</p>  <p><i>Figure 10: Location of acoustic receivers used in testing.</i></p>

The background noise level has been monitored at the logger location shown in the figure above. The background noise was measured as being 40 dBA during the daytime (7am-6pm) and evening (6pm-10pm) periods, and 38 dBA during the night time period (10pm-7am).

With consideration of these background levels, the following project-specific noise level criteria have been established for the closest residential receptors near the proposed development:

- Daytime period criterion of 45 dBA measured as a 15-minute average (LAeq, 15-min).
- Evening criterion of 45 dBA LAeq, 15-min.
- Night time criterion of 38 dBA LAeq, 15-min.
- For industrial receptors, the noise criteria established is 68 dBA LAeq, 15-min.

A sleep disturbance criterion has been established, which takes into consideration the maximum noise level or LA1, 1-min. The sleep disturbance criteria is based on the night time background noise level plus 15 dBA, which in this case would be a criterion of 53 dBA LA1, 1-min.

Road traffic noise assessment criteria are established under the Road Noise Policy, which establishes that incremental increases in road traffic noise on any road should not increase by more than 2 dBA.

Construction noise is assessed under the Interim Construction Noise Guideline, which establishes noise management level as background noise + 10 dBA (which in this case would be 50 dBA) during standard day time construction hours, as well as a 'highly affected' noise level of 75 dBA.

#### *Acoustic outcome*

Primary noise generating sources from the site are expected to include heavy vehicle movements, car movements, mechanical equipment and plant items. Importantly, the proposed hours of operation (24 hours per day) were factored into the operational noise assessment. The noise levels during the 'day scenario' 'evening scenario' and 'night scenario' were predicted to comply with the criteria at these 16 residential receivers. In most cases the noise from the proposed development would be negligible (i.e. less than 20 dBA), with the highest impact being 32 dBA in the daytime, and 26 dBA in the evening and night time periods. In all cases these noise levels are well below the project-specific noise criteria.

Gardiner Street was selected for the road noise assessment as it will have the highest proportion of additional vehicle movements. Due to the small increase in total vehicle numbers, the noise assessment predicted that road traffic noise levels would be negligible and will not increase by 2 dB. The proposed road movements are thus predicted to comply with the *Road Noise Policy* and no further noise mitigation measures were recommended.

With regard to construction vibration, there is considered to be substantial spatial separation between the site and nearest surrounding receivers. Vibration impacts are predicted to be well below the criteria for cosmetic damage and human comfort at the neighbouring receivers. Construction noise levels were also predicted to comply with the specific noise management levels.

	<p>Due to the unlikely risk of noise exceedances, no specific mitigating measures have been recommended in association with his development proposal. An Operational Plan of Management (POM) will be recommended as a condition of consent. The POM will be a resource that can be used to deal with any unexpected future complaints that may arise during the operation of the premises.</p>
Odour	<p>An air quality impact assessment (AQIA) prepared by Benbow Environmental was submitted in support of the proposal. The AQIA has been prepared in accordance with the NSW Environment Protection Authority (EPA) <i>“Approved Methods for the Modelling and Assessment of Air Pollutants in NSW”</i>. An air dispersion model was used for the prediction of off-site impacts associated with the air emissions from the site’s operations, taking into account meteorological conditions, terrain and building wake affects. The AQIA reports the sources of odour include the internal production process (including raw materials), external filling onto tanker trucks, and the wastewater treatment plant (WWTP).</p> <p>The AQIA involved a number of revisions, responding to requests for clarification from the EPA. Ultimately, it was concluded that with ongoing monitoring and the installation of carbon air filtration devices on the main stack for processing, support for the proposal in terms of air quality could be issued.</p> <p><i>Receptors</i></p> <p>The AQIA identifies the nearest sensitive existing receptors (9) and future receptors (3) that have the potential to be affected by the proposal (see figure below). These receptors include residential, commercial and industrial land uses.</p>



*Figure 11: Sensitive receptor locations.*

### *Modelling*

The results of the modelling show that the impact of the identified pollutants will be negligible on the surrounding environment.

In NSW the odour impact assessment criteria is determined using a statistical approach based on population size. The criteria is applicable at the nearest existing or likely future off-site sensitive receptor. Due to the dispersed nature of the surrounding residential properties a criteria of 7.0 OU/m<sup>3</sup> has been adopted. This is also the generally accepted criteria for industrial/commercial areas.

The odour modelling results conclude that the predictions comply with the approved methods criteria at all existing and future receptors. For residential receptors, the predicted odour levels are well below the 7 odour units (OU) assessment criteria, and in all cases are less than 1OU. Surrounding commercial and industrial properties may experience higher levels of odour, but in all cases the odour levels would remain below the 7 OU criteria.

Receptor R12 is predicted to be subjected to 6.9 OU, which is the receptor that is predicted to experience the highest odour level from the proposed development. It is noted the point of this receptor is measured 40m away from the site and is zoned for commercial purposes (E3 Productivity Support).

In relation to dust (and particulates), it is highlighted that most of the materials used in the process are not dusty, and all potentially dusty activities would be undertaken

	<p>within the building, involving negligible quantities. As such, no dust impacts are expected.</p> <p>The boiler heats water using natural gas. The combustion emissions from burning of natural gas generates some particulates, however the boiler is relatively small, and natural gas is a low dust emission fuel, meaning that it is not expected to cause significant particle emissions.</p> <p>Combustion emissions also include nitrogen dioxide. Modelling of the boiler combustion emissions indicate that the highest predicted incremental increase in nitrogen dioxide at a residential receptor is a 24-hour average of 33 µg/m<sup>3</sup>, which is well below the assessment criteria of 246 µg/m<sup>3</sup>. Taking into account background concentrations of nitrogen dioxide, the highest cumulative level of nitrogen dioxide at a residential receptor is a 24-hour average of 105 µg/m<sup>3</sup>, which is still well below the assessment criteria of 246 µg/m<sup>3</sup>. Concentrations of nitrogen dioxide are also well below the annual average assessment criteria for all residential receptors, and well below all assessment criteria for commercial and industrial receptors.</p> <p>It is noted that modelling demonstrates compliance with the “Approved Methods for the Modelling and Assessment of Air Pollutants in NSW” without the inclusion of carbon filtration. Despite this, the EPA insisted that air quality mitigation methods are installed, hence it was agreed to implement carbon filtration devices within the main stacker. With the adoption of carbon filtration for the processing plants extraction system (as recommended by the EPA), the odour levels will be further reduced. It is estimated that the carbon filtration can reduce odour emissions by 89% or greater. The risks associated with variability in emission rates, due to processing activities and/or mechanical extraction ventilation design details are then additionally minimised.</p> <p><i>Conclusion</i></p> <p>The revised AQIA satisfactorily demonstrates that odour emissions will be within acceptable levels for sensitive land receptors. All recommendations out of the AQIA will be replicated within conditions of consent.</p>
Flora and Fauna	<p>No vegetation clearing is required to facilitate this proposed use. The site currently comprises a mix of grassland and native vegetation; however, under the Community Title Subdivision (DA2022/608), selected clearing of the site has been able to occur. The clearing consists of the vegetation of the north, south and central west boundaries, with the dense vegetation (Plant Community Type 1600 Spotted Gum – Narrow Leaved Ironbark – Red Ironbark Shrub – Grass Open Forest of the Central and Lower Hunter) being retained in the far western portion of the site.</p> <p>This proposal is recommended for approval via a deferred commencement condition requiring that the subdivision under DA2022/608 is completed and registered prior to this consent commencing. This will mean that all items relevant to the Biodiversity Development Assessment Report (BDAR) agreed to under the subdivision consent will be finalised and no additional consideration is required under this proposal.</p> <p>The figure below depicts the extent of clearing of this Lot 206 permitted under consent DA2022/608, as well as the portion of the west set aside for vegetation retention.</p>



	
Bushfire	<p>As previously stated above within this report, the application has been supported with a Bushfire Assessment Report (BAR). The report was prepared by a CPAD accredited consultant and outlined compliance with the Planning for Bushfire Protection Guidelines 2019. Recommendations of this report are provided:</p> <ul style="list-style-type: none"> <li>• The entire site shall be managed as an Inner Protection Area (IPA) APZ, in perpetuity, with the exception of the western portion nominated on the plans as 'existing landscape'.</li> <li>• The building (non-habitable structure) is separated from the hazard by 10.8m to north, which affords the building and its occupants protection from exposure to a bushfire.</li> <li>• New construction of the weighbridge only is to be subject to BAL Flame Zone construction standards.</li> <li>• A 20,000L static water supply is to be available for bush fire fighting purposes.</li> <li>• Hydrants are to be provided in accordance with the relevant clauses of AS 2419.1:2005.</li> <li>• Wherever possible, the storage of hazardous materials will be sited away from the hazard.</li> <li>• An emergency evacuation plan shall be prepared prior to operation of the premises.</li> </ul>
Wastewater	<p>The proposal is serviced by an above-ground wastewater unit at the rear of the development for the treatment of commercial waste associated with the processes at the site. Wastewater equipment includes a filtration plant for gross pollutants, dosing plant, dissolved air flotation (DAF) plant and a bioreactor. As documented in the Wastewater Management Plan submitted with the proposal, wastewater will be managed as follows:</p> <ul style="list-style-type: none"> <li>○ Solids and sludge: Picked up by a licenced waste contractor.</li> <li>○ Wastewater: Discharged as trade wastewater to Hunter Water Sewer system under a trade wastewater agreement.</li> </ul> <p>Appropriate conditions of consent with regard to wastewater have been imposed.</p>

Stormwater	<p>The site is planned to benefit from an Easement for Stormwater 3m wide (C), under a future community title subdivision, which would convey stormwater flows to the public stormwater network in Gardiner Street via the new subdivision's stormwater management system. The majority of stormwater flow will be direct to the detention tank located under the carparking area at the front of the development (i.e. the eastern end of the site). The pipe flows from the detention tank will be directed to the inter-allotment pit in the north-east corner of the site. The stormwater management system has been reviewed by Council's Subdivision &amp; Development Engineer and found to be satisfactory.</p>
Traffic Impact	<p>A Traffic Impact Assessment has been provided, summarising the traffic movements to and front the site, as well as any mitigating measures provided.</p> <p>To inform the traffic study a review of the existing Beresfield facility was undertaken. The forecast traffic generation of the proposed development was reported to be:</p> <ul style="list-style-type: none"> <li>• Staff vehicle trips: With a doubling of production compared to the Beresfield site, it is estimated on average the site would generate the following during road network peak periods: <ul style="list-style-type: none"> <li>○ 20 staff inbound trips in the AM peak</li> <li>○ 20 staff outbound trips in the PM peak</li> </ul> </li> <li>• Service vehicle generation: the site is forecast to generate 8 rigid trucks and 10 semi trailers each weekday. The majority of these service vehicles would travel to / from the site avoiding road network peak periods. The assessment concluded the potential traffic generation of the proposed development during road network peak periods would be minimal and would not impact on the function of the surrounding road system.</li> </ul> <p>A conservative estimate of future intersection operating conditions was documented, which considered the cumulative traffic generation of service vehicles and staff vehicle trips.</p> <p>The potential peak hour traffic generation would have minimal impact on the future intersection operating conditions, namely the intersection of the New England Highway / Kyle Street / Mirage Drive. Considering a 2% growth p.a. on all movements to the year 2032, this intersection would continue to operate at a satisfactory level of service with spare capacity. Overall, the potential traffic impacts of the proposal were considered satisfactory.</p>

#### Section 4.15 (1)(c) - The suitability of the site for the development

As detailed earlier in the report the development is a permissible land use within the E3 Productivity Support (previously IN1 General Industrial) zone and complies with the relevant zone objectives. The site is considered sufficient to accommodate the development.

The development application is supported by a number of specialist report that demonstrate that the proposal complies with the relevant statutory requirements. This assessment has taken into consideration the potential impacts of the proposed and concluded that the development is reasonable and will not create adverse environmental issues within the locality. It is therefore considered suitable for the proposed development.

#### Section 4.15 (1)(d) - Any submissions made in accordance with this Act or the regulations

## Public Submissions

The proposal was publically notified/advertised for a period of 28 days between 15<sup>th</sup> June 2022 – 12<sup>th</sup> July 2022 in accordance with the Environmental Planning and Assessment Act 1979 and the Maitland Development Control Plan 2011.

## Government Agency Submissions

General terms of approval (GTA's) have been provided by the following government agencies on the basis that the development is classified as integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979*. A summary of the requirements of each government agency is provided in the following table:

Government Agency Submissions (GTA's)		
Responding Agency	Section/Act under which GTA's are provided	Summary of requirements
Environmental Protection Agency (EPA)		<p>General Terms of Approval have been received from the EPA (Date 29 March 2023, Reference: 1626807). During the consideration of this proposal, a number of clarifications have been required in regard to the submitted Air Quality Impact Assessment (AQIA). The applicant originally submitted the proposal without the addition of odour control devices. This was made on the assumption that air quality predictions did not deem it necessary to install such devices. The applicant claimed that odour control devices could be retrofitted at a later date if the need arose. The EPA was hesitant to support this outcome, noting that retrofitting of odour control devices is not a quick and easy solution; therefore the clear preference was to have devices implemented from the commencement of the use.</p> <p>The applicant ultimately agreed to install carbon filtration within the main stacker. The EPA supported this outcome and issued GTA's accordingly. The GTA's include the following conditions that have been included in the notice of determination:</p> <ol style="list-style-type: none"><li><i>1. The final design of the discharge stack/s of the odour control system and gas-fired boiler must include a sampling plane compliant with Australian Standard AS4323.1 Stationary source emissions - Selection of sampling positions (2021).</i></li><li><i>2. The Proponent shall prepare, implement and maintain an Air Quality and Odour Management Plan describing measures to minimise odour impacts associated with the operation. The Plan shall include, but not necessarily be limited to:</i><ol style="list-style-type: none"><li><i>i. objectives and targets.</i></li><li><i>ii. key performance indicators.</i></li><li><i>iii. identification of all sources of odour associated with the operation.</i></li></ol></li></ol>

		<p>iv. a detailed description of odour mitigation methods and management practices</p> <p>v. a detailed description of the methods used for monitoring the effectiveness of the odour mitigation methods and management practices</p> <p>vi. location, frequency and duration of monitoring</p> <p>vii. details of proposed contingency measures should odour impacts occur</p> <p>viii. a communications strategy for handling potential odour complaints that includes recording, investigating, reporting and actioning</p> <p>ix. system and performance review for continuous improvement</p>
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Government Agency Comment		
Responding Agency	Section/Act under which comments are provided	Summary of comment
Australian Rail Track Corporation (ARTC)	State Environmental Planning Policy (Infrastructure) 2007	<p>The ARTC raised no objection to the proposal on the basis that the requirements of the SEPP and the “<i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i>”, as prepared by the Department of Planning is complied with.</p> <p>The correspondence further recommends the imposition of a range of conditions, all of which have been included within the notice of determination. The recommendations are summarised below:</p> <ul style="list-style-type: none"> <li>• Council shall consider if the development is a sensitive land use with regard to noise and vibration. It is noted that the land use is industrial and not residential, therefore no further consideration is needed in terms of noise and vibration mitigation from the rail corridor.</li> <li>• A condition ensuring that no adverse impact to the rail corridor associated with stormwater disposal is created by the development. An engineering referral has been conducted which confirms that pre and post development flows can be discharged adequately from the site with no adverse impact to adjoining property owners.</li> <li>• In order to prevent unauthorised entry to the rail corridor, the ARTC recommends a condition of consent requiring that the boundary shared on the southern boundary between the development site and the rail corridor be fenced in a 1.8m high mesh fence. Installation of any new boundary fence will require rail safety controls to be implemented and installation subject to ARTC Third Party Works process.</li> <li>• The ARTC noted that lighting and external finishes of buildings which face the rail corridor have the potential to affect the safety of rail operations via</li> </ul>

		<p>temporary blinding effects or distraction caused by lighting and glare from reflective surfaces. Recommended measures to mitigate this risk include the use of non-reflective materials and landscaping with adherence to <i>AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <ul style="list-style-type: none"> <li>• It is note that works are proposed within 25m of the rail corridor, therefore the applicant is required to seek confirmation from the ARTC to carry out the works in a safe manner and without impact to the operation of the rail network. Contact details for the ARTC have been provided to the proponent.</li> </ul>
Ausgrid	Clause 45(2) of State Environmental Planning Policy (Infrastructure) 2007	Ausgrid raise no objection to the proposed development subject to the imposition of recommended conditions of consent.

#### External referral

The proposal was referred to the Mindaribba Local Aboriginal Land Council for comment. No response was received.

#### **Section 4.15(1)(e) - The public interest**

The proposal satisfies the provisions of the Maitland LEP 2011 and will provide an alternate facility for processing livestock for the purpose of pet food production. The proposal is considered to be in the broader public interest.

#### **REFERRALS**

The proposed development was subject to a number of internal referrals. The referrals were received from the below internal experts:

- Environmental Health
- Contributions
- Ecology
- Heritage
- Waste Management
- Building
- Engineering

Each referral supported a recommendation to approve this proposal, subject to recommended conditions of consent. All recommended conditions of consent have been replicated into the draft notice of determination.

#### **ASSESSMENT CONCLUSION**

An assessment of the application has been undertaken against Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979 as amended*. The proposed development is considered acceptable in



terms of the relevant matters for consideration under the Act and the development application is recommended for approval.

## RECOMMENDATION AND DETERMINATION

Consent be granted subject to the conditions provided in the attached schedule.

# **Strategy, Performance and Business Systems**

## **DELIVERY PROGRAM 2022-2026 INCLUDING OPERATIONAL PLAN 2023-24 AND LONG TERM FINANCIAL PLAN**

**Delivery Program 2022-2026 incorporating  
Operational Plan 2023/24 (Under Separate  
Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 3**

**Number of Pages: 232**

# maitland

city council

## **Delivery Program 2022-2026**

**INCORPORATING OPERATIONAL  
PLAN AND FEES AND CHARGES 2023-24**

**Together, we make Maitland**



An aerial photograph of a park. In the foreground, a large, dense tree with green and some yellowing leaves dominates the lower half of the frame. To the left of the tree, a paved path curves through a grassy area. In the background, a calm lake reflects the sky and the surrounding trees. The sky is a pale blue with some light clouds. The overall scene is peaceful and natural.

## **ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Maitland Local Government Area. Council pays respect to all Aboriginal Elders, past, present and future with a spiritual connection to these lands.



*Hunter River, Morpeth*







Morpeth Bicentenary 2022

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An aerial photograph of Maitland, New South Wales, Australia, showing the city's layout along the Maitland River. The image is partially covered by a teal-colored rectangular overlay in the upper left corner, which contains the title and table of contents. The city features a mix of residential houses, commercial buildings, and industrial structures. The river flows through the center, with a small boat visible on its surface. The surrounding landscape includes green fields and distant hills under a clear sky.

# Welcome

8 | Message from our Mayor

9 | Message from our General Manager





*Hunter River, Central Maitland*



# MESSAGE FROM OUR MAYOR

Welcome to the second year of our Delivery Program 2022-2026 and Operational Plan 2023-24. This is our commitment to the community about what we will deliver during the term in office and our response to the priorities identified by you in Maitland +10.

I'm proud to present a strongly aligned plan with our shared vision for Maitland, as captured in Maitland +10. The plan guides the projects, actions and services Council will provide in 2023-24, as we work together to make Maitland an even greater place to live.

Council's operations are diverse from events and activations, development assessment and compliance to facilities and sport and recreation - the work of Council impacts our residents daily, often without anyone realising.

This Operational Plan will see a range of new projects underway, from new and upgraded sports facilities, improved parks and playgrounds to an expanded shared pathway network. Our focus on renewing and replacing ageing facilities, roads and drainage will continue, as well as construction of new assets in our growing new suburbs.

Investment will occur right across our city with key highlights including:

- Commencement of construction for new multipurpose centres at Tenambit and Chisholm
- Delivery of an on demand bulky waste management service
- Improvements at Harold Gregson Park, Central Maitland
- Lighting and park amenities at Maitland Park, South Maitland
- Delivery of upgrades to Max McMahon Oval, Rutherford
- Upgrade works at Maitland Gaol, East Maitland
- Guided tours and interpretation of the new tower experience at Maitland Gaol, East Maitland
- Replacement of Melville Ford Bridge, Melville
- Progressing Stage 1 of the reopening and activation of Walka Water Works, Oakhampton
- Roy Jordan playground and skate park, Gillieston Heights.

The Thornton Road network continues to be a key focus, with more investments occurring in 2023-24. We will continue to advocate for broader State funded solutions, a range of new intersections, road upgrades.

Beyond our investment in capital works across the city, we are introducing a stronger focus on environmental programs, including Landcare programs, increased public tree plantings and community education and collaboration to improve the health of the Hunter River.

Furthermore, we are making changes to the way we manage waste. We are preparing for the food and garden organics waste collection services in 2025, finalising the construction of a Waste Transfer Station and implementing an on demand bulky waste management service all to meet our goal of waste minimisation into the future.

As the city continues to grow, over this term we will continue consultation with our community on our expenditure, and the services you expect from Council. This feedback will inform us as we work to ensure Council remains financially sustainable into the future.

Our Delivery Program and Operational Plan is our commitment to you, people of Maitland, by demonstrating a clear plan to deliver projects to make our city an even better place to live.



# MESSAGE FROM OUR GENERAL MANAGER

Each financial year provides council with an opportunity to outline its commitments for the upcoming 12 months and explain to the community how we will continue shaping Maitland into the city we all love.

As we move into the next Operational Plan, we continue to focus our efforts on achieving the objectives, actions and projects set in our Delivery Program 2022-2026.

The core services of Council are critical to ensuring the liveability of our city. Our workforce of more than 540 people delivers maintenance across a full range of facilities, plans for city growth, assesses development, collects and disposes of waste, undertakes inspections to ensure public health and safety. They repair and improve our roads; provide events and great experiences for residents and visitors; operate our libraries, aquatic facilities, Gallery and Gaol; and much more in each and every year.

A major change in this program is the accelerated delivery of infrastructure funded by development contributions in the expanding suburbs of Thornton/Chisholm, Lochinvar and Gillieston Heights. Programmed over this council term are new multipurpose centres, parks and playgrounds, sport facilities, road widenings and intersections.

Our city is one of Australia's fastest growing inland cities with an annual growth rate consistently above 2.4%. We welcome around 2,000 new residents each year with the population expected to grow to at least 144,550 by 2041.

Our Long Term Financial Plan reveals the impacts of this continuing and rapid greenfield growth on Council's financial sustainability. While there may be a community perception that Council significantly benefits from additional rate revenue as new homes are built, in practice this is not the case. Our Delivery Program forecasts that for every dollar spent on Council services, rates will contribute approximately \$0.55, with remaining required funds coming from grants, developer contributions and other revenues such as user fees.

These growing pains are not uncommon. Local government industry estimates show that greenfield development comes at six times the cost of infill development. This results in significant financial impacts as newly constructed roads, footpaths, drainage, community, recreation and sports facilities are handed to Council for operation, maintenance and ultimately renewal over time. These developments provide residents with improved liveability but significantly increase Council's operational, maintenance and depreciation costs.

With this in mind, a key focus of council is to continue on the path of financial sustainability and deliver the many essential services expected of local government and our community within the tight constraints of the rate peg. The current rate peg methodology is based on changes in the average costs faced by NSW councils and each council's population growth. Maitland's rate peg is 5.9% which includes a growth factor to accommodate the high population growth we are experiencing.

Over the next few years, we will address the challenges of and explore solutions to ensuring our ongoing financial sustainability. We will be open about how maintaining Council's existing services and service levels to an expanded community will require additional revenue.

Lastly, I would like to thank the entire Maitland City Council workforce for their role in creating this plan and their commitment to delivering it. We are incredibly fortunate to have a workforce so committed to delivering on the community's vision.



# Our Maitland

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*Maitland Aroma 2022*

# OUR VISION

We are a proud and changing community, celebrating our heritage and future potential. Our housing choices are diverse, with education and job opportunities for all. From parks to sport and culture, we have all that we need close to home. The iconic Hunter River shapes our landscape, bringing both opportunities and challenges. We aim to live sustainably, restoring our natural environment and reducing waste where we can. Our leaders are always listening, and let the community know about decisions made. Together, we make Maitland



## LET'S CONNECT WITH EACH OTHER

We love our city and our neighbourhoods, from our heritage areas to our new areas, and want everyone to feel welcome. We take opportunities to connect and relax with each other and make sure everyone feels included, in areas such as sports, culture and arts, and health and wellbeing. We want to be active, yet feel safe. We want access to all the essential services a growing community needs and to move quickly and easily about the city, no matter how we choose to travel.



## LET'S CREATE OPPORTUNITIES

We want our new suburbs to have everything in place, and to complement existing suburbs and villages. We want all kinds of homes, for all types of families. We want to show off our city and its iconic sites and events. Shopping and working locally is vital, as is helping us to prepare for future industries and jobs.



## LET'S LIVE SUSTAINABLY

We love our green spaces, from parks to bushland, rivers to floodplains. We worry about our environment and want to work together to reduce our impact, including what we buy, use and throw away. We know we need to be more resilient to the impacts of climate changes.



## LET'S LEAD TOGETHER

We want diverse leaders to listen and represent us in government, as well as in industry and community forums. We want to have our say in important decisions, including making sure our city is well planned, and knowing what will go where and when and how we are doing. We want innovative access to services and better use of technology.

# MAITLAND +10

Maitland +10 and our Delivery Program and Operational Plan are all founded based on the quadruple bottom line - social, economic, environmental and governance factors through four themes:

- Let's connect with each other
- Let's create opportunities
- Let's live sustainably
- Let's lead together.





# OUR CITY OUR PEOPLE

## HUNTER REGION

**396km<sup>2</sup>** Area

**228 persons/km<sup>2</sup>**  
Population density



Located in the lower Hunter region of New South Wales, Maitland is a 90 minute freeway drive to Sydney, 30 minutes to the vineyards, Newcastle and Port Stephens, with the airport, shipping terminals and freight rail access. You won't find a better place than Maitland.



**89,750** Estimated  
residential population

**144,550** Population  
projection by 2041

**2.4%** Annual growth

**61%** Forecast population  
growth over the next 20 years

The Wonnarua people are the traditional land owners and custodians of the Maitland area, and their lands extend throughout the Hunter Valley. A Dreamtime story explains how the hills and rivers in the Hunter Valley were created by a spirit called Baiame. Neighbouring nations to Wonnarua include Geawegal, Worimi, Awabakal, Gamilaroi, Wiradjuri, Darkinjung and Birpai.

Maitland is one of the oldest regional centres in Australia, built on the banks of the Hunter River, and a key centre in the Hunter Region. The city provides a diverse mix of iconic heritage sites, historic villages and town centres. The river and floodplains provide a distinctive mix of rural, agricultural, residential and commercial lands.

With more than 90,000 residents settled within the town centres, new and growing suburbs and quiet rural areas spread over the 396 square kilometres of the city limits. We welcome around 2,000 new people each year, and the population is expected to grow to at least 144,550 by 2041, representing a forecast population growth of 61% over the next 20 years.

*Our city is one of the fastest growing inland cities in Australia with an annual growth rate consistently above 2.4%.*

## OUR COMMUNITY



## 2023 DEMOGRAPHICS

<b>37</b> <sup>YEARS</sup> Median age	<b>39</b> <sup>YEARS</sup> NSW median age
<b>25,244</b> Families	<b>7.5%</b> Aboriginal and Torres Strait Islander
<b>6.7%</b> People with a disability	<b>15.6%</b> Population over 65
<b>13.1%</b> Born overseas	<b>9.4%</b> Speak another language

## OUR ECONOMY



<b>\$11.6<sup>B</sup></b> Economic output (June 2022)	<b>\$5.8<sup>B</sup></b> Gross regional output (June 2022)
<b>5,555</b> Active trading businesses	<b>45,403</b> People in labour force

## NUMBER OF JOBS

			
<b>6,973</b> Healthcare	<b>4,387</b> Retail trade	<b>4,083</b> Construction	<b>3.5%</b> Unemployment

## OUR HOUSING



<b>30%</b>	Renting	<b>2.7PEOPLE</b>	Average per household
<b>39%</b>	Dwellings owned with a mortgage	<b>87.3%</b>	Single detached dwellings
<b>28%</b>	Dwellings owned outright		
<hr/>			
<b>\$1,766</b>	<b>\$1829</b>	<b>\$370</b>	
Median weekly household income	Median monthly mortgage repayment	Median weekly rent	

## OUR ENVIRONMENT



<b>426<sup>KM</sup></b> Creeks and rivers	<b>8,534<sup>HA</sup></b> Native vegetation
<b>450<sup>HA</sup></b> Passive and open spaces	<b>16%</b> Remnant bushland
<b>1,290</b> Recorded flora species	<b>390</b> Recorded fauna species



Community Fun Days Rutherford 2022

# OUR ELECTED LEADERS

Maitland City Council has a popularly elected Mayor and 12 councillors representing our city, elected in four wards North, West, Central and East. Wards are established to have an equal number of voters.

Elected in December 2021, Council now has the highest representation of female council members in its history.

In January 2022, councillors elected Councillor Mitchell Griffin to undertake the role of Deputy Mayor until the next local government election, scheduled for September 2024.

Council represents our community by:

- actively reviewing and debating matters that come before them for decisions
- participating in the allocation of Council's resources to optimise benefits to the community
- assisting in the creation and undertaking reviews of Council's policies, strategies, plans and programs
- reviewing the management performance of Council and our delivery of services
- facilitating communication between residents and Council
- providing leadership to the community.

Our Mayor also carries civic and ceremonial functions and presides over the meetings of Council.

All Council decisions are made at Council meetings or through them, usually held on the second and fourth Tuesdays of the month from 5.30pm. A schedule of meetings, including agendas and minutes, is available at [maitland.nsw.gov.au/meetingagendasandminutes](https://maitland.nsw.gov.au/meetingagendasandminutes).



## Mayor

Philip Penfold

First elected to Council in 2008, Mayor Philip Penfold was born and raised in Maitland.

He studied at Maitland Boys High School and Rutherford Technology High School, played soccer with Rutherford Football and the Maitland Magpies, and discovered a passion for martial arts.

During a stint living in the United States, where he saw first hand the positive impact of community working together, Philip was inspired to run for Council, citing a desire to have a seat at the table and make a difference.

Philip is a Justice of the Peace and has a career background in banking and finance. He is an eager contributor to his community and an advocate for causes such as homelessness and support for people in crisis.

His priorities include sound fiscal management, increased focus on sporting and recreation infrastructure, and improvements to roads that reduce traffic congestion.



Scan the QR code to get to know who is representing you and how to contact them.

## NORTH WARD



**Deputy Mayor**  
Mitchell Griffin



**Councillor**  
Robert Aitchison



**Councillor**  
Mike Yarrington

## WEST WARD



**Councillor**  
Ben Mitchell



**Councillor**  
Stephanie Fisher



**Councillor**  
Kristy Flannery

## CENTRAL WARD



**Councillor**  
Loretta Baker



**Councillor**  
Sally Halliday



**Councillor**  
Bill Hackney

## EAST WARD



**Councillor**  
Peter Garnham



**Councillor**  
Kanchan Ranadive



**Councillor**  
Ben Whiting

# OUR ORGANISATION

We are a large regional Council with more than 540 employees and a cash budget of \$172 million in 2023-24.

We are responsible for providing services and facilities to more than 90,000 people.

We seek to employ highly skilled employees who are motivated and able to contribute to the efficient and effective provision of a diverse range of services to the city of and our community.

Our structure establishes clear lines of accountability and responsibility to ensure we achieve the outcomes our community expects.

## OUR ORGANISATION'S STRUCTURE



### GENERAL MANAGER

David Evans PSM

### INFRASTRUCTURE & WORKS



#### David Moloney

Buildings Projects & Services  
Works  
Engineering & Design  
Asset Strategy, Planning & Plant

### STRATEGY, PERFORMANCE & BUSINESS SYSTEMS



#### Leah Flint

Finance & Procurement  
Corporate Planning & Performance  
Chief Financial Officer  
Governance and Risk

### CULTURE, COMMUNITY & RECREATION



#### Judy Jaeger

Maitland Regional Art Gallery  
Community & Recreation  
Libraries & Learning

### PLANNING & ENVIRONMENT



#### Matt Prendergast

Strategic Planning  
Environment & Sustainability  
Development & Compliance

### VIBRANT CITY



#### Rachel MacLucas

Customer, Engagement & Marketing  
City Experiences & Economy

### DIGITAL TRANSFORMATION



#### Mark Margin

Business Systems  
Enterprise Architecture

### WORKPLACE CULTURE & SAFETY



#### Tiffany Allen

Human Resources  
Work Health & Safety

-  Group Managers
-  Executive Managers



# OUR WORKFORCE

As an employer, we pride ourselves on providing opportunities for staff to be part of a high performing, dynamic and progressive team and establish fulfilling careers. Our people come from diverse backgrounds and professions creating a dynamic workforce. We are highly motivated and focused on providing a positive customer experience as we work towards delivering the outcomes set by our community.

To ensure that we are working toward achieving our community's vision, we undertake workforce planning to project staffing needs and ensure we have the capacity and capabilities to deliver our role within the community.

We achieve this by identifying how our staffing levels and skill requirements will be met, including recruitment, staff progression and development and succession planning.

Our environment requires flexibility, responsiveness and a continuous improvement mindset to meet agile labour markets, skills shortages and an ageing workforce.

## OUR PEOPLE


**540**

Employees


**45%**

Are female


**43**

Average employee age


**63%**

Indoor staff


**55%**

Are male


**37%**

Outdoor staff


**14.5%**

Staff turnover rate

\*Data as at June 2022

## OUR GUIDING PRINCIPLES

Our Guiding Principles help guide us to live and breathe customer centric behaviours that our customers value. We embrace these principles in everything we do, whether we're planning a new road, designing a new policy or interacting directly with our community.

We will:



### MAKE THINGS EASY

Do the hard work to make things intuitive for me.



### BE WELCOMING

Care for me as a person, not a task or a number.



### BE OPEN MINDED

Listen to me and work with me to find solutions.



### LOOK OUT FOR ME

Thoughtfully anticipate what will make my days go smoother.



### KEEP YOUR PROMISES

Follow through on your commitments to me.

# OUR SERVICES



## CITY LEADERSHIP

We steer the development of a contemporary city and desirable community through the leadership of our elected councillor and senior staff. Together, these groups represent community interests, making decisions, setting policies and delivering services.



## ASSET CONSTRUCTION AND MAINTENANCE

We plan, build and manage community assets including roads, footpaths, car parks, stormwater drains, recreation facilities and cemeteries to meet the needs of a growing community.



## CITY APPEARANCE

We plan and deliver a range of activities that contribute to the character of our city, from parklands to street trees, signage and flags to street sweeping, graffiti removal and litter collection.



## CULTURAL AND EDUCATIONAL SERVICES

We contribute to our community's cultural development and learning through the management and promotion of our libraries, art gallery and museum in addition to initiatives like public art.



## COMMUNITY SERVICES

We enhance and support our community and the many groups within it through active planning, partnerships and provision of high quality, accessible services.



## EVENTS AND PLACE ACTIVATION

We deliver and support events celebrating what we love about our city and commit to retaining a sense of place in Maitland's streets and public places.



## ECONOMIC DEVELOPMENT AND MARKETING

We contribute to the growth of our local economy through efficient, timely approval processes, marketing and visitor economy as well as supporting high profile events and developing Maitland Gaol and Walk Water Works as iconic tourist destinations.



## ENVIRONMENT MANAGEMENT

We help protect and enhance our natural environment through planning, partnerships and the delivery of a range of programs.



## HEALTH AND SAFETY

We enhance community health and safety through the delivery of a range of programs, as well as help protect our community in times of emergency or disaster.



## PLANNING AND DEVELOPMENT

We plan and manage the sustainable growth and development of our city, while respecting our heritage rich built environment.



## RECREATION AND LEISURE

We manage our city's recreation areas including parks, sports grounds and green spaces, as well as aquatic facilities and a range of community buildings including neighbourhood centres and the Town Hall.



## ROADS AND TRANSPORT

We provide transport routes for vehicles, bicycles and pedestrians through planning and management of road and transport networks in the city.



## WASTE MANAGEMENT AND RECYCLING

We manage the collection and disposal of our waste as well as recovering recyclable materials.

# OUR APPROACH TO SERVICE DELIVERY

We have always strived to provide quality and inclusive services to our community. Built on our culture of continuous improvement, our framework will see our commitment to delivering our services better and support our focus on our Customer Driven Transformation Program to deliver services in an un-council like way.

## INCLUSION

We have a key role in ensuring that our community has fair and equitable access to facilities and services and the opportunity to participate in engagement, activities, programs and events. We have focused on accessibility and inclusivity for all community members through this Delivery Program and the Operational Plan.

## SERVICE REVIEWS

We're building upon our culture of continuous improvement to deliver services to our community in a better way.

We deliver diverse services to the community through our assets, programs and events. To provide a better approach to delivering our services, this Delivery Program will see the implementation of our Service Review Framework.

This framework is a vital process to ensure our services are:

- **Effective** - improves resource use and redirects savings to finance new or improved services
- **Efficient** - deliver targeted, better quality services in new ways
- **Appropriate** - services meet the current and future community needs and wants
- **Quality** - provides services and assets to a standard guided by our community.

It outlines how we engage with the community and other stakeholders to define service level expectations and identify appropriate indicators to measure the achievement of objectives identified in the service review.

Supported by our Communication and Engagement Strategy we will ensure that we check in with the community on the levels of service expected from the different areas of Council.

As we move through this process, we will inform the community about the impacts of changes to the service levels and impacts to other services, the cost of changes and how these would be funded.

Our focus in this Delivery Program will continue to be on reviewing customer experience related to using digital technologies and responses to customer service requests within defined service level agreements.

## CUSTOMER DRIVEN TRANSFORMATION

Our Customer Driven Transformation Program commenced in 2021 with a vision to deliver consistently great service regardless of how customers choose to interact with us. The program draws together two pivotal plans, our Customer Experience Plan and Digital Transformation Strategy and Roadmap, to deliver a shared vision: delivering un-council like service.

- We put our customers first in designing and delivering of our services and experiences, using digital technologies and offline opportunities to make their engagement with us easy.
- We empower our staff to deliver services in an 'un-council' like way by providing them with data and digital technologies to get things done.
- We use data and smart solutions to manage land, our built and natural environment and plan for a sustainable future for our city.
- We achieve all this using cost effective, 'ever-green' digital platforms that flex to meet Council and community needs.

The program has completed a range of significant milestones with the review of services with high customer impact, including bins, facility bookings, rates, roads, footpaths and driveways. Taking a human centered design approach to these reviews, we have directly involved customers in designing how they prefer to interact with our services.

## BUSINESS CONTINUITY

Just as we plan to support our community in times of incidents and emergency events, we also plan to manage our business operations so that we can provide vital services such as waste management and road management.

Council adopted our Business Continuity Plan in December 2020 to provide a framework for organisational resilience in identifying and managing potential operational threats and their impacts.



# Delivering for our community

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- 36 | Summary of 2023-24
- 38 | Key project highlights







*Dive in Cinema 2023*



# INTEGRATED PLANNING AND REPORTING

## WHAT IS INTEGRATED PLANNING AND REPORTING

Legislated by the *Local Government Act 1993*, the Integrated Planning and Reporting framework allows NSW Councils to draw their plans together, to understand how they interact and inform each other, and to get the maximum benefit from their efforts by planning holistically for the community's future.

## WHY IS IT IMPORTANT?

The Integrated Planning and Reporting framework allows Maitland City Council to:

- integrate the community's vision and priorities into strategies and plans
- support our community and stakeholders to play an active role in the shaping future of their community
- plan resources to support the delivery our vision and priorities
- maintain accountability and transparency through regular reporting.

At Maitland City Council, the IPR framework comprises of the Community Strategic Plan, Delivery Program and Operational Plan.



## HOW WE WILL DELIVER

### MAITLAND +10

#### Our community's vision

Maitland +10, our Community Strategic Plan, is the highest level plan that Maitland prepares. Its purpose is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these. Maitland +10 guides all other Maitland strategies and plans.

### DELIVERY PROGRAM

#### Our commitment of delivery to the community

The Delivery Program is Council's commitment to the community about what will be delivered during the term in office, outlining the principal activities to be undertaken to implement the strategies to achieve Maitland +10.

### OPERATIONAL PLAN

#### Our plan for action

Our action plan for achieving the community's priorities outlined in Maitland+10 and the Delivery Program. Our Operational Plan is prepared each year and shows the individual actions, projects and activities to be undertaken. It includes Council's annual budget, Statement of Revenue Policy and fees and charges.

## HOW WILL WE RESOURCE IT?

### RESOURCING STRATEGY

#### Our resources to deliver Maitland +10

Clearly shows how council will resource its priorities. The Resourcing Strategy includes three interrelated elements:

- **Financials** - Long Term Financial Planning
- **People** - Workforce Management Planning
- **Assets** - Asset Management Planning

## REPORTING TO OUR COMMUNITY

Delivery indicators and operational measures will help us understand how well we are performing. They also support evidence based decision making to inform other stages in our planning cycle.

- **Community indicators** - measures the wellbeing of our city and community.
- **Delivery indicators** - measures the highlevel impact of our service delivery on our city and community.
- **Operational measures** - measures the impact of our programs and services.

We use a variety of reporting documents to outline our progress in towards achieving the actions of the Operational Plan, Delivery Program objectives and community outcomes from Maitland +10.

- **Annual Report** The report outlines the achievements in implementing our Delivery Program.
- **Six monthly progress report** Reports on how Council is tracking against its commitments made in the Delivery Program.
- **State of the City** Reports on the term of the previous council's, tracking progress against Maitland +10.



Maitland River Regatta 2023





*Maitland Your Say pop up, Rutherford Library*

# COMMUNITY CONVERSATIONS

*Community is at the heart of local government. Listening and having community voices shapes Council plans and supports strong communities.*

Maitland +10 has been developed through an extensive engagement process undertaken throughout 2020-21. Over 2,645 citizens and stakeholders across our community were involved in shaping the vision and outcomes outlined in our community strategic plan.

The focus of this process was to listen to the needs and aspirations of our community to determine our future priorities based on our strengths, challenges and opportunities.

Delivering for  
our community



**2,645**

People contributed



**54,277**

Engagement reach

We are committed to ongoing and honest conversations with our community and engagement activities that are shaped by our Guiding Principles, social justice principles and best practice engagement.

Our engagement approach can vary depending on the need and impact of the project, and includes a range of online and offline tools including surveys, social media quick polls, event pop ups, forums and focus groups, workshops and meetings, committee and community ambassadors, online Q&A's, mapping and ideas walls. We are also committed to continuing to adapt and use new and emerging technologies to meet our communities needs.

**OUR ENGAGEMENT GOAL:** *To facilitate honest conversations with our community and develop an approach built on best practice, which reflects our community's values.*

# OUR INFORMING PLANS AND STRATEGIES

Informing strategies help to deliver community aspirations. They provide specific, detailed guidance on how we will achieve the objectives and priorities of Maitland +10.

## DELIVERED AT THE STATE LEVEL



- **Premier's Priorities**  
These priorities represent the NSW Government's commitment to making a significant difference to enhance the quality of life of the people of NSW. They have been set with the purpose of delivering on the State's key policy priorities.
- **NSW Disability Inclusion Plan (2021-2025)**  
The *Disability Inclusion Act 2014* (the Act) commits the NSW Government to creating a more inclusive community in which mainstream services and community facilities are accessible to people with disability to help them achieve their full potential.
- **Future Transport Strategy**  
NSW Government's Future Transport Strategy sets Transport's vision for safe, healthy, sustainable, accessible and integrated passenger and freight journeys in NSW.
- **Net Zero Plan 2020-2030**  
NSW's action on climate change and goal to reach net zero emissions by 2050. The plan supports a range of initiatives targeting energy, electric vehicles, hydrogen, primary industries, technology, built environment, carbon financing and organic waste.
- **NSW Visitor Economy Strategy 2030**  
The NSW Government's Visitor Economy Strategy 2030 that focuses on five strategic pillars; road to recovery, build the brand, showcase our strengths, invest in world class events and facilitate growth.
- **Housing 2041**  
NSW Housing Strategy sets a long term strategy for better housing outcomes across NSW housing in the right locations, housing that suits diverse needs and housing that feels like home.

## DELIVERED AT THE REGIONAL LEVEL



- **Hunter Regional Economic Development Strategy 2018-2022**  
Long term vision and associated strategy for the Hunter Region, formed in collaboration with Cessnock City, Dungog Shire, Maitland City, Muswellbrook Shire, Port Stephens, Singleton and Upper Hunter Shire Councils.
- **Hunter Regional Plan 2041**  
Twenty year strategic planning blueprint to ensure the ongoing prosperity of the region's vibrant and connected communities. The draft plan responds to this era of rapid change to promote sustainable growth, connected communities, resilience and a region that all residents have a stake in.
- **Greater Newcastle Metropolitan Plan 2036**  
NSW Government's outcomes and strategies for an integrated metropolitan city with focus on a skilled workforce, environmental resilience and quality of life, and connections to jobs, services and recreation.
- **Greater Newcastle Future Transport Plan 2056**  
NSW Government's strategic transport network and vision of future transport planning for the Greater Newcastle area.
- **The Hunter JO Strategic Plan 2032**  
Draws from the community strategic plans of our ten member councils, regional level plans, and other state strategic documents to clearly identify the highest regional priorities.
- **Lower Hunter Regional Conservation Plan**  
This Regional Conservation Plan (RCP) sets out a 25 year program to direct and drive conservation planning and efforts in the Lower Hunter Valley. It is a partner document to the Government's Lower Hunter Regional Strategy (LHRS).





## MAITLAND LOCAL GOVERNMENT AREA

### DELIVERED AT THE LOCAL LEVEL

- **Local Strategic Planning Statement 2040+**  
Sets out our 20 year vision for land use planning in Maitland, including how we intend to manage population growth while respecting the existing character of the city's suburbs and community values.
- **Disability Inclusion Action Plan 2017-2023**  
Outlines Council's commitment to improving opportunities for people of all ages with any disability to participate fully in community life.
- **Communication and Engagement Strategy 2022-2026**  
It helps communities shape their own futures and informs the vision and direction of council, while keeping the community informed through quality and responsive communications.
- **Hunter Estuary Coastal Zone Management Plan 2017**  
Guides future decision making regarding the management of the Hunter Estuary and surrounding area.
- **Destination Management Plan 2017**  
Provides a 10 year plan for building and managing Maitland's visitor economy.
- **Maitland Gaol Development Plan and Site 2020**  
Identifies and prioritises the strategic direction for the development and operation of Maitland Gaol as a business.
- **Customer Experience Plan 2019**  
Outlines service model concepts to enhance customer experience.
- **Digital Transformation Strategy and Roadmap 2021**  
Ensures Council has the skills, resources, digital architecture, security measures and strategy to fully implement the Customer Experience Plan and to enable wider process improvement and resource efficiency within every business unit.
- **Central Maitland Structure Plan (2009)**  
Sets out a vision, supported by strategies to guide growth and development over the next 20 years.
- **Central Maitland Interpretation Plan**  
A plan to bring the heritage of Central Maitland to life through walks, installations and web based media.
- **Open Museums, Open Minds**  
Documents the public, socioal and cultural assets that contribute to the visitor economy and Maitland's cultural landscape.

# PROVIDING INFRASTRUCTURE

We manage around \$1.7 billion in infrastructure assets. This includes roads, footpaths and cycleways, drainage, bridges and major culverts, buildings, aquatic facilities, recreational assets, land, works depots, plant and equipment.

The city is located within a major growth corridor of the Greater Newcastle Metropolitan region, which identifies significant current and future housing and industrial/commercial growth. This growth impacts on the use of current assets and the creation of new assets against community needs and expectations.

In 2022-23 we reviewed our 10 year Asset Management Policy, strategy and the Asset Management Plans for our different types of assets. This ensures we provide community infrastructure at an agreed level of service and in a financially sustainable way, as guided by Maitland +10. The process of asset management planning considers assets that are critical for growth, and the cost of building, maintaining and replacing these, including resources, timeframes and capabilities.

The delivery of infrastructure is supported by an annual program of capital works contributions made by developers, which can be funds or physical infrastructure grant funding and loans.

Over the past 10 years our asset management approach has been focused on maintaining and incrementally improving assets over time, while providing key major infrastructure improvements via grant funding, developer contributions and loan borrowing. To achieve this, we have been highly successful in securing grant funding which has enabled the delivery of projects such as The Levee, the Maitland Regional Sports Complex, major road upgrades, playground improvements and shared pathway extensions. All of these projects would otherwise have required alternate funding and would have taken much longer to achieve.

As we grow, our five current Development Contribution Plans have identified over \$350 million in infrastructure required by new residents, ranging from roads, drainage and shared pathways to sports facilities, parks and playgrounds. These plans are a legislated requirement for developers to contribute to the infrastructure that supports growth. It is important to note that contributions are received over extended periods of time as land is released for development. Details of works funded by developer contributions can be found on our website.

In addition, we use loan funding as a fundamental source of capital revenue to fund appropriate infrastructure renewals and where necessary, match grant funding. This allows those who will benefit from new facilities over the life of the asset to share in meeting the cost of providing those facilities.

## MAJOR PROJECTS OVER THE TERM

**Maitland Regional Sports Complex** Stage 4  
Harold Gregson Park

**Maitland Regional Art Gallery** facade, roof,  
underground power

**Morpeth to Walka Water Works shared  
pathway stages**

**Community Centres** Tenambit, Chisholm

**Chisholm and Lochinvar sportsgrounds  
planning**

**Administration building adaptive reuse**

**Thornton intersections and road upgrades**

**Melville Ford Bridge replacement**

**Maitland Gaol redevelopment**

**Walka Water Works redevelopment**

**Mount Vincent Waste Transfer and  
Recycling Facility**

**Former Anambah landfill**

**Walka Water Works remediation action  
plan**

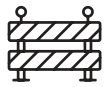
**Roy Jordan Oval skate park and play space**

**Pothole Repair Program**



*Council Infrastructure and Works team*

# CAPITAL WORKS PROGRAM



**\$6.2M**

Road works major construction



**\$7.4M**

Road rehabilitation and resurfacing



**\$0.9M**

Drainage



**\$0.3M**

Bridge and guardrail works



**\$0.45M**

Footpath construction and renewal



**\$0.8M**

Cycleways



**\$4.5M**

Building works



**\$0.7M**

Traffic facilities



**\$0.1M**

Car parking



**\$2.8 M**

Recreation works

# ASSET PORTFOLIO SUMMARY



## BRIDGES

- 2** timber bridges
- 14** concrete bridges
- 1** steel/concrete composite bridge
- 45** major culverts



## STORMWATER

- 429** kilometres conduits/culverts
- 18,018** pits and headwalls
- 42** flood gates
- 146** detention basins/ponds
- 186** gross pollutant traps
- 1** pump station



## BUILDINGS

- 5** district buildings
- 4** libraries
- 4** childcare buildings
- 16** community halls/centres
- 34** amenities buildings
- 22** public toilet blocks
- 8** grandstands
- 14** kiosks
- 2** outdoor pools
- 1** indoor pool
- 22** equipment sheds
- 1** Maitland Gaol
- 1** Walka Water Works
- 1** Mount Vincent Road Waste Management Centre



## ROADS AND ROADSIDE INVENTORY

- 699** kilometres sealed local roads
- 32** kilometres regional roads
- 20** kilometres unsealed roads  
(figures do not include State roads)
- 342** kilometres footpaths/cycleways
- 992** kilometres kerb and gutter
- ALL** bus stops
- ALL** signage



## OPEN SPACE AND RECREATION

- 1** Regional Sports Complex
- 326** hectares passive open space
- 118** hectares recreational open space
- 79** playgrounds
- 2** aquatic centres
- 7** skate parks
- 49** shade structures
- 20** public barbeques
- 2** baseball facilities
- 250** light poles
- 38** netball courts
- 1** basketball stadium
- 1** hockey facility
- 32,000** square metres of park roads (5.3 kilometres)
- 60,000** square metres of car parking
- 1** BMX facility
- 31** tennis courts
- 9** cemeteries
- ALL** park furniture, lights, fencing, signage
- ALL** sportsground fencing



Delivering for  
our community

*Norm Chapman Oval, Rutherford*



# FUNDING OUR PLAN

We plan to spend \$153 million this year to provide services and facilities to more than 90,000 residents.

We generate income to fund services and facilities via rates on property, government grants, interest on investments and user charges. This income is then spent on construction, maintenance, wages, grants to the community, and other services like libraries, pools, parks art gallery and waste facilities.

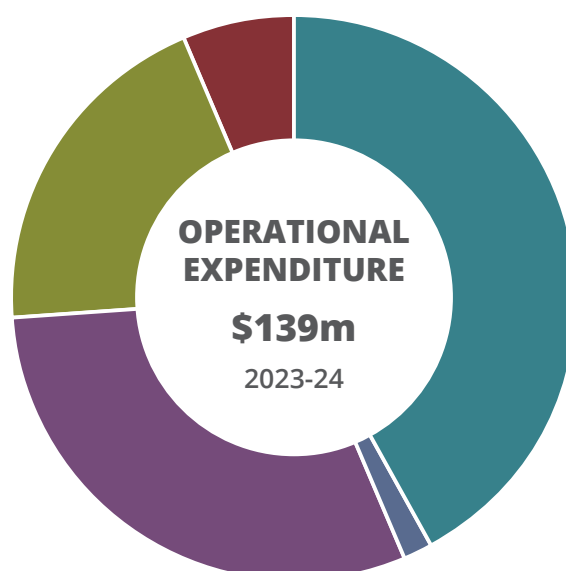
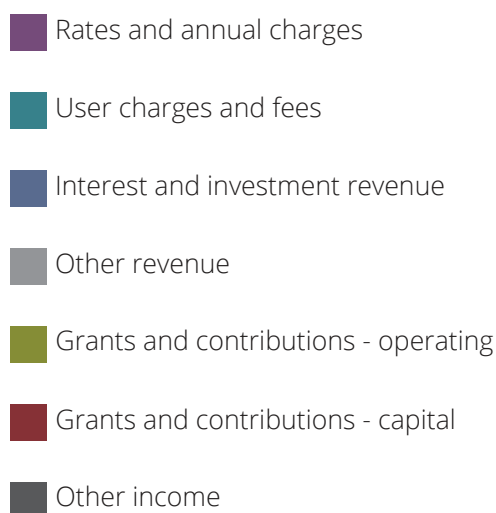
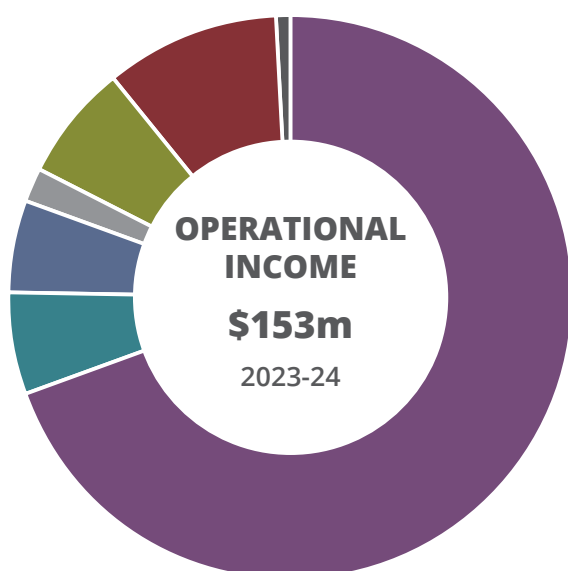
## WHERE DOES OUR MONEY COME FROM?

Income from rates and annual charges contributed \$107 million or 69% of total revenue.

Federal and State Government grants and contributions assist us to provide facilities and services in the community. This year we forecast to receive \$26 million or 17% of grant and contributions (including capital and operational).

## WHERE DOES OUR MONEY GO?

Our total operating expenditure of \$139 million contributed towards our services to the community such as community and cultural facilities including libraries, Maitland Regional Art Gallery, community centres, road maintenance, waste management, parks, recreation, sporting, and our pools.



## FINANCIALLY SUSTAINABLE

*A financially sustainable Council is one that can meet the service and asset needs of the community both now and into the future. Financial sustainability is a key focus of Maitland.*

Our Long Term Financial Plan (LTFP) is updated annually and outlines the financial implications of delivering Maitland +10 and our annual and multiyear objectives within our Delivery Program and Operational Plan, while providing a framework for the prioritisation and allocation of our financial resources.

The LTFP ensures that Maitland maintains financial sustainability into the future and effectively mitigates financial impacts and challenges as they occur, including population growth and the changing needs across our city.

Our community is growing at a rate of around 2.4% per annum<sup>1</sup>, bringing around 2,000 new people to the city each year. This population growth has seen around 1,000 new dwellings built each year, supported by new streets, footpaths, kerb and gutter, playgrounds and resulting in new assets to be maintained and renewed by Council over time.

While we collect funds from developers, the cap placed on these legislated contributions by State Government, has made it challenging to deliver the required infrastructure in greenfield release areas.

Additionally, the amount of money that can be raised from rating revenue is also capped, meaning that more houses does not mean an equivalent amount of additional funding. This leaves a gap in covering the costs of the delivery of new assets and service demands generated by new residents.

Council will continue to engage with the community to ensure awareness and understanding of our financial challenges and consult on how we might overcome challenges in the future, including service and rating changes.

### 2023-24 RATE PEG INCREASE

Independent Pricing and Regulatory Tribunal (IPART) has been setting the rate peg for councils across NSW since 2010. The rate peg limits the total amount by which councils can increase their income from rates each year. The current rate peg methodology is based on changes in the average costs faced by NSW councils and each council's population growth.

In September 2022, IPART set the rate peg for Maitland to 5.9%.

*Our LTFP confirms that the full rate peg of 5.9% is the best way to achieve a balanced budget while maintaining our core services and facilities the foundation of what Maitland community expects.*

To mitigate future risks and ensure we can continue to deliver services and infrastructure spending, we remain committed to identifying opportunities for future funding and cost saving.

## EFFICIENCY DIVIDEND

We are committed to increasing our productivity and efficiencies as we balance the challenges presented with the growth of the city. We will continue to apply an efficiency dividend to our internal budgets and support a culture of continuous improvement through our dedicated Service Review Framework to enable the identification of improvement opportunities and efficiency gains.

*We commit to each year finding an efficiency dividend or reduction of \$500,000*

We report the information about our productivity, service reviews and improvements via our Annual Report and the six monthly report On the Move. We also encourage a shared understanding within the community of Council's work and challenges faced in sustainably delivering services to our growing community over time.

## GRANT FUNDING

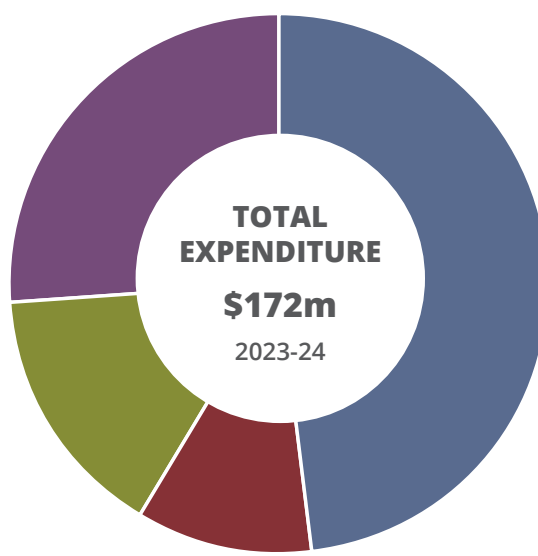
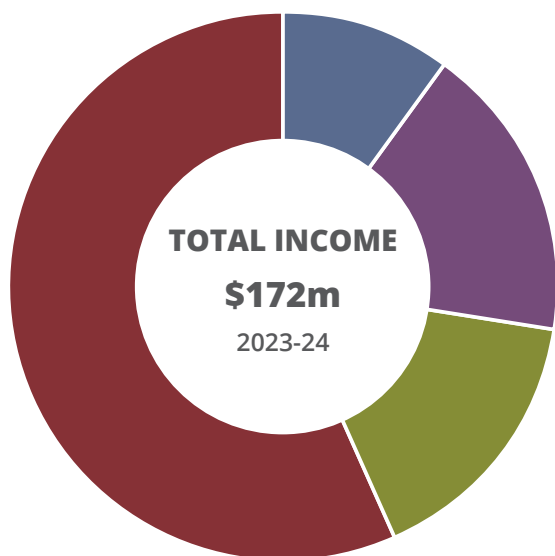
We have worked hard over recent years to secure opportunities for grant funding for numerous capital and operational projects that enhance community wellbeing and lifestyle.

We will continue to focus on securing grant funding as we deliver identified projects throughout this Delivery Program and the 2023-24 financial year that have been enabled because of successful grant contributions from Federal and State Governments.

<sup>1</sup> NSW Department of Planning

# SUMMARY OF 2023-24

A snapshot of our total budget (including both operational and capital) for 2023-24 against the four themes of Maitland +10 is provided below. More detailed information is provided in our budget section.



Let's connect together

Let's live sustainably

Let's create opportunities

Let's lead together

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>INCOME</b>				
Let's connect with each other	13,435	17,620	17,981	17,966
Let's create oppportunities	37,629	29,867	32,266	36,682
Let's live sustainably	23,499	27,147	27,113	29,199
Let's lead together	88,296	97,424	101,531	105,789
<b>Total income</b>	<b>162,859</b>	<b>172,058</b>	<b>178,891</b>	<b>189,636</b>
<b>EXPENDITURE</b>				
Let's connect with each other	84,123	83,127	89,441	97,214
Let's create oppportunities	15,076	18,103	16,457	16,925
Let's live sustainably	22,185	26,116	27,750	28,324
Let's lead together	41,463	44,702	45,241	47,165
<b>Total Expenditure</b>	<b>162,847</b>	<b>172,048</b>	<b>178,889</b>	<b>189,627</b>
<b>NET PROGRAM SURPLUS/(DEFICIT)</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>9</b>

## WE MANAGE

**\$1.7B** worth of infrastructure and assets

## WE WILL SPEND

**\$172M** on services for the community

**\$24.3M** on infrastructure projects

## WE FORECAST

**BALANCED BUDGET**

## WE WILL DELIVER

**101** projects

**254** actions

## HIGHLIGHTS FOR 2023-24

- Commence construction of new multipurpose centres Tenambit and Chisholm
- Deliver Harold Gregson Park improvements
- Progress Stage 1 of the reopening and activation of Walka Water Works
- Deliver Major Chisholm/Thornton Road network improvements
- Upgrade Maitland Park lighting
- Deliver upgrades to Max McMahon Oval
- Continue advocacy for infrastructure at Thornton
- Deliver a new approach to customer experience
- Plan and deliver expanded Riverlights Multicultural Festival
- Continue to rollout new and improved services through the My Council self service portal
- Upgrade works at Maitland Gaol
- Deliver guided tours and interpretation of the new tower experience at Maitland Gaol
- Implement the Environmental Sustainability Strategy
- Deliver an on demand bulky waste management service
- Continue the Recycle Smart collection program to increase recycling of problem wastes
- Deliver Landcare program
- Develop an action plan for future flood studies and mapping
- Increase opportunities for community engagement.

# KEY PROJECT HIGHLIGHTS



## 1. LET'S CONNECT WITH EACH OTHER

### RAYMOND TERRACE ROAD AND GOVERNMENT ROAD INTERSECTION UPGRADE

Council's long term strategy for the Thornton Road Network will progress in 2023-24 with work underway on a \$26 million project to upgrade the intersection of Raymond Terrace Road and Government Road in Thornton.

Construction started in January 2023 and is expected to finish mid 2024. The upgrades include:

- Installing traffic lights to aid traffic flow
- Adding dedicated right hand turning lanes and left hand turn slip lanes
- Widening both Raymond Terrace Road and Government Road for tow lanes in each direction
- Adding a northern leg to make the intersection four way.

### RECREATION AND COMMUNITY FACILITIES

We continue to invest in recreation facilities as it is a key focus area for Council. We will see upgrades to Maitland Park, Max McMahon Oval, Cooks Square Park and planning for a new sportsground at Thornton North. Construction will commence for new multipurpose centres in Tenambit and Chisholm.



## 2. LET'S CREATE OPPORTUNITIES

### MAITLAND'S DESTINATION MANAGEMENT PLAN

We will continue to implement the Maitland Destination Management Plan with the progression of Stage 1 reopening and activation of Walka Water Works and continuation of the staged development of Morpeth to Walka Water Works shared pathway.

The fourth and final stage of the Maitland Regional Sports Complex upgrades will be completed, funded by the NSW Government. A brand new playspace, full sized basketball and multipurpose court, parkour equipment, and an upgraded skate park will be delivered at Harold Gregson Reserve.

The transformation will see an events lawn and amphitheatre, an amenities block, lark picnic shelter, RV parking, public electric charging, new parking and shade for the existing offroad remote control track.





### 3. LET'S LIVE SUSTAINABLY

#### BULKY WASTE COLLECTION

A new on demand bulky waste kerbside collection service will be available to all domestic properties in the Maitland LGA. The service is set to commence in June 2023 and will be included in the total cost to the domestic waste charge on rate notices from 2023-24.

Through this service residents will have the option to book a date for bulky waste kerbside collection or can request waste vouchers to redeem at Mount Vincent Road Waste Management Centre.

#### MAITLAND RESOURCE RECOVERY FACILITY

Major works and upgrades to our Waste Management Centre will create a modern Maitland Resource Recovery Facility which maximises circular economy opportunities now and into the future.

This operational plan will see the continuation of Stage 3 of the project for a resource recovery and transfer building, with the commencement of Stage 4 seeing construction of upgraded amenities including offices, development of an education facility and construction of a Circular economy/reuse centre.



### 4. LET'S LEAD TOGETHER

#### ADVOCATING FOR MAITLAND'S FUTURE

We have a proud history of working with the State Government to deliver the infrastructure needed to meet our growing population and meet Maitland's position in New South Wales as a major regional growth corridor.

Maitland City Council has identified five key funding and policy priorities ahead of the 2023 NSW State Government election.

These priorities are to:

- To ensure NSW Government services meet the needs of our existing and growing population
- To address funding shortfalls for new local infrastructure and services, to meet the needs of the growing young population
- To recognise the significance of key roads through their transfer to the State
- To maximise the value of State assets to the Maitland community
- To address the inherent challenges of a floodplain city in a changing climate through new infrastructure and community education.

We have released an Election Advocacy Report NSW State Election 2023 that reflects the needs and views of the Maitland community.

An aerial photograph of Maitland, New South Wales, Australia. The top half shows a dense urban area with various buildings, including residential houses and commercial structures. A large, semi-transparent teal rectangle is overlaid on the left side of the image, containing the title and table of contents. The bottom half of the image shows a wide river, likely the Maitland River, with a rocky embankment and lush green trees in the foreground. The lighting suggests it might be late afternoon or early morning, with long shadows and warm tones.

# Delivering Maitland +10

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*Hunter River, Central Maitland*

# HOW TO READ THIS DOCUMENT

## OUR COMMITMENT TO OUR COMMUNITY

Our Delivery Program and Operational Plan is presented in the same four themes as Maitland +10, our Community Strategic Plan.



## 1. LET'S CONNECT WITH EACH OTHER

### 1.1 To stay friendly, happy and proud as our city grows

Make our neighbourhoods great with spaces, activities and programs that connect us.

Connect with each other through participating in local arts, cultural and library activities and programs.

Take steps to feel safe wherever we are, anytime of day or night.

### 1.2 To easily get to where we want to go

Plan to meet the need of those using our roads.

Make it safe and easy to get around the city, no matter how we choose to travel.

### 1.3 To acknowledge First Nations peoples and their stewardship of the land within our city

Recognise and respect our First Nations peoples and their connection with the land and waterways for thousands of years.

## THEMES

These four themes are our key focus areas and based on the quadruple bottom line reflecting what's important to our community.

## COMMUNITY OUTCOMES

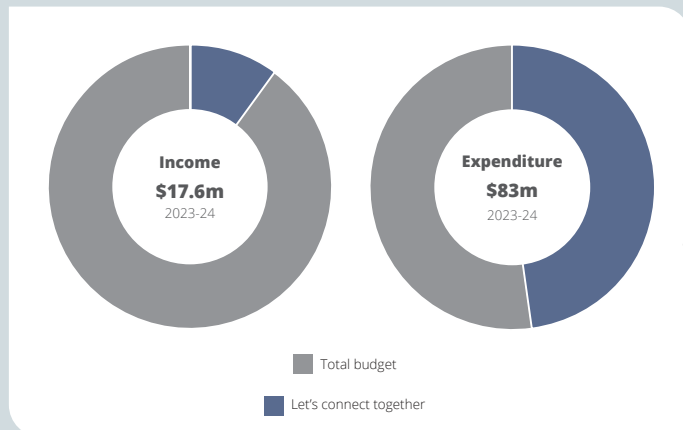
These are the community's long term priorities and aspiration for our city. They contribute to achieving our community vision.

## COMMUNITY STRATEGIES

Strategies are the approach we will take to meet the community outcomes.

## HOW WE WILL ACHIEVE OUR PRIORITIES

These pages showcase the actions and measures we will undertake within the financial year 2023-24, including the funding required to deliver these actions.



### FUNDING BY THEME

Breakdown of total operational income and expenditure by community theme.

#### OPERATIONAL PLAN ACTION

#### RESPONSIBILITY

**Community Outcome: 1.1 To stay happy, friendly and proud as our city grows**

**Delivery Program Objective:**

**1.1.1 Welcome new residents and foster community connection**

**Delivery Indicator:** Community satisfaction with overall quality of life

**Operational Plan actions:**

1.1.1.1 Continue to engage and build connections with our multicultural community	Community & Recreation
1.1.1.2 Engage and develop next stage of Neighbourhood Plans to be determined by Social Profile data and implement Woodberry, Metford, Telarah and Rutherford Neighbourhood Plans	
1.1.1.3 Continue to welcome people to the city through our new resident initiatives	City Experiences & Economy

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

**Delivery Program Objective:**

**1.1.2 Provide inclusive spaces where people can access services, and participate in a wide range of recreation, cultural and social activities**

**Delivery Indicator:** Community satisfaction with quality of life

**Operational Plan actions:**

1.1.2.1 Deliver programmed maintenance and improvements across prioritised assets	Building Projects & Services
1.1.2.2 Increase usage and availability of our community centres	Community & Recreation
1.1.2.3 Increase usage of community spaces in the Maitland Town Hall	
1.1.2.4 Develop and adopt a Disability and Inclusion Action Plan (DIAP 202325)	
1.1.2.5 Investigate and review community based preschool needs across the Local Government Area	General Manager
1.1.2.6 Act on Council's decision in relation to the future use of the former Council Administration building	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

**Delivery Program Objective:**

**1.1.3 Improve the appearance and presentation of the city, supporting a sense of community pride**

**Delivery Indicator:** Community satisfaction with city appearance

**Operational Plan actions:**

1.1.3.1 Deliver a city wide graffiti removal program in partnership with Rotary	Building Projects & Services
---	------------------------------

### DELIVERY PROGRAM OBJECTIVES

Council objectives contributing to the community outcomes.

### OPERATIONAL PLAN ACTIONS

These are the specific activities that we will undertake during the year to deliver our Deliver Program objective.





## 1. LET'S CONNECT WITH EACH OTHER

### 1.1 To stay friendly, happy and proud as our city grows

Make our neighbourhoods great with spaces, activities and programs that connect us.

Connect with each other through participating in local arts, cultural and library activities and programs.

Take steps to feel safe wherever we are, anytime of day or night.

### 1.2 To easily get to where we want to go

Plan to meet the need of those using our roads.

Make it safe and easy to get around the city, no matter how we choose to travel.

### 1.3 To acknowledge First Nations peoples and their stewardship of the land within our city

Recognise and respect our First Nations peoples and their connection with the land and waterways for thousands of years.

### 1.4 To be healthy and active with access to local services and facilities

Ensure the community and health services and facilities we need are available as our population grows and changes.

Expand and enhance formal education opportunities from preschool to post graduate.

Provide facilities that enable us to participate in recreational and sports activities, no matter our background, ability or age.

### 1.5 To celebrate what makes our city unique our history, our people and our river

Understand and acknowledge the rich culture of our people.

Recognise the importance of our heritage buildings and precincts.

Embrace the Hunter River as an iconic part of our city.



## 2. LET'S CREATE OPPORTUNITIES

### 2.1 To shop and work locally

Access what we need in our local neighbourhoods.

Attract new and innovative industries and opportunities.

### 2.2 To afford the house we want in the neighbourhood we like

Access different housing options in new and old suburbs, villages and townships.

Manage growth sustainably, integrating the new and old while respecting our rural amenity and character.

### 2.3 To have Central Maitland as the vibrant heart of our city

Make Central Maitland 'the' place to visit contemporary, vibrant and full of experiences.

### 2.4 To show off our city

Showcase our iconic attractions and experiences.

Promote major facilities to attract events and activities.

Retain and promote our unique rural landscapes, farms and food markets.

## HOW WILL WE DELIVER THE MAITLAND +10?

Our **Delivery Program** is our commitment to the community, outlining the principal activities and programs to be undertaken during the council term.

The annual **Operational Plan** is our action plan for achieving the community's priorities outlined in Maitland+10 and the Delivery Program.

The **Resourcing Strategy** (including Long Term Financial Planning, workforce management planning and asset management planning) outlines how we will resource our priorities.

Our **Annual Budget** describes how we will allocate funds to deliver the annual Operational Plan actions.

# TOGETHER, WE MAKE MAITLAND



## 3. LET'S LIVE SUSTAINABLY

### 3.1 To love and look after our great outdoors

Tread lightly while enjoying our areas of bushland and open spaces.

Protect our native plants and animals.

Improve the quality of our waterways and wetlands.

### 3.2 To reduce our reliance on non renewable natural resources

Learn how to positively contribute to our environmental wellbeing, at home and as a community.

### 3.3 To be ready in case of more hot days, storms and floods

Understand climate risks and our impacts and take action against these.

### 3.4 To reduce our waste

Limit the amount of waste we create and send to landfill.



## 4. LET'S LEAD TOGETHER

### 4.1 To have elected leaders that look out for us

Take opportunities to have our say on Council decisions that impact us.

Access our leaders to discuss local issues.

Have our elected leaders make decisions in the best interest of our community.

### 4.2 To have an efficient and effective Council.

Ensure our city infrastructure, services and finances are managed sustainably and transparently.

Have a local government that is 'un-council like' in the delivery of great service.

Hear what our Council is doing and how that is serving the community.

### 4.3 To work together to be the best our community can be.

Partner across all levels of government and the private sector to plan our city's future.

Contribute to a positive city future in our day to day activities.

## HOW WILL WE REPORT OUR PROGRESS?

We report our progress every six months through **On the Move** and the **Annual Report**.

The **State of City** report summarises our achievements with each council term.

## READ MORE ABOUT OUR COMMUNITY STRATEGIC PLAN

[mait.city/  
communitystrategicplan](https://mait.city/communitystrategicplan)





# 1. LET'S CONNECT WITH EACH OTHER

## OUR COMMUNITY WANTS:

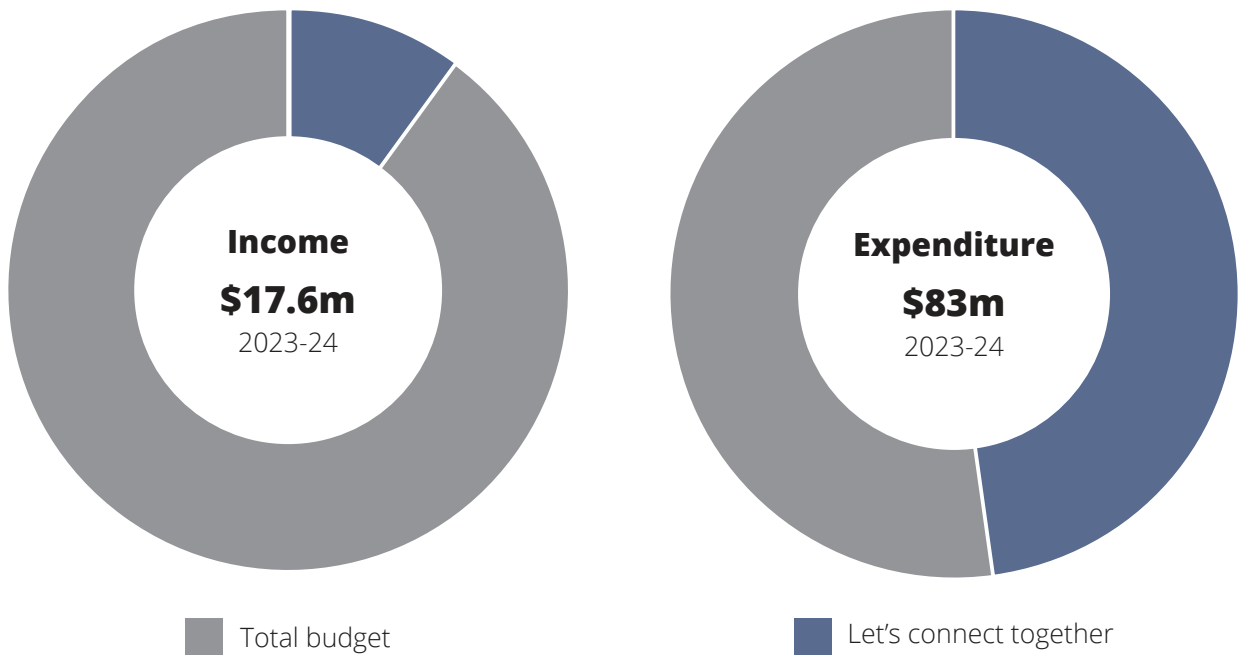
- 1.1 To stay friendly happy and proud as our city grows.
- 1.2 To easily get to where we want to go.
- 1.3 To acknowledge First Nations peoples and their stewardship of the land within our city.
- 1.4 To be healthy and active with access to local services and facilities.
- 1.5 To celebrate what makes our city unique - our history, our people and our river.



*The Levee, High Street*

# OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to ‘connect with each other’ to deliver the following objectives, actions, indicators and measures.



OPERATIONAL PLAN ACTION		RESPONSIBILITY
Community Outcome: 1.1 To stay happy, friendly and proud as our city grows		
Delivery Program Objective:		
1.1.1 Welcome new residents and foster community connection		
Delivery Indicator: Community satisfaction with overall quality of life		
Operational Plan actions:		
1.1.1.1 Continue to engage and build connections with our multicultural community	Community & Recreation	
1.1.1.2 Engage and develop next stage of Neighbourhood Plans to be determined by Social Profile data and implement Woodberry, Metford, Telarah and Rutherford Neighbourhood Plans		
1.1.1.3 Continue to welcome people to the city through our new resident initiatives	City Experiences & Economy	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.1.2 Provide inclusive spaces where people can access services, and participate in a wide range of recreation, cultural and social activities		
Delivery Indicator: Community satisfaction with quality of life		
Operational Plan actions:		
1.1.2.1 Deliver programmed maintenance and improvements across prioritised assets	Building Projects & Services	



OPERATIONAL PLAN ACTION	RESPONSIBILITY
1.1.2.2 Increase usage and availability of our community centres	Community & Recreation
1.1.2.3 Increase usage of community spaces in the Maitland Town Hall	
1.1.2.4 Develop and adopt a Disability and Inclusion Action Plan (DIAP 202325)	
1.1.2.5 Investigate and review community based preschool needs across the Local Government Area	
1.1.2.6 Act on Council's decision in relation to the future use of the former Council Administration building	Office of the General Manager

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

### 1.1.3 Improve the appearance and presentation of the city, supporting a sense of community pride

Delivery Indicator: Community satisfaction with city appearance

#### Operational Plan actions:

1.1.3.1 Deliver a city wide graffiti removal program in partnership with Rotary	Building Projects & Services
1.1.3.2 Complete the installation of branded signage for the city	Works
1.1.3.3 Maintain New England Highway medians and verges under agreement with Transport for NSW	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

### 1.1.4 Deliver vibrant and valued community events and programs

Delivery Indicator: Community satisfaction with events

#### Operational Plan actions:

1.1.4.1 Investigate new opportunities to deliver neighbourhood events and place activation activities across our suburbs	City Experiences & Economy
1.1.4.2 Engage with our community to develop community programs	Community & Recreation
1.1.4.3 Deliver the Vibrant City Sponsorship Program	Customer, Engagement & Marketing

Operational measures: actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

### 1.1.5 Commence construction of new multipurpose centres at Thornton, Tenambit and Chisholm

Delivery Indicator: Community satisfaction with community halls and community centres

#### Operational Plan actions:

1.1.5.1 Commence construction to expand Thornton Branch Library	Building Projects & Services
1.1.5.2 Commence construction of a new multipurpose centre at Tenambit	
1.1.5.3 Commence construction of a new multipurpose centre at Chisholm	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
1.1.6 Complete design documentation for a new multipurpose facility at Lochinvar		
Delivery Indicator: Community satisfaction with community halls and community centres		
Operational Plan actions:		
1.1.6.1 Develop a concept design for a new community hub at Lochinvar	Building Projects & Services	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.1.7 Enhance library facilities, content and collections to maximise opportunities for community connection and learning		
Delivery Indicator: Community satisfaction with Maitland libraries		
Operational Plan actions:		
1.1.7.1 Deliver contemporary library operations and experiences across the Maitland LGA	Libraries & Learning	
1.1.7.2 Provide a diverse range of literacies and learning programs, conversations, workshops and partnerships that are inclusive and accessible across a lifelong learning framework		
1.1.7.3 Increase community engagement with the libraries through increasing membership, content and participation opportunities		
1.1.7.4 Provide access to and opportunities to connect with diverse collections through the management of physical and digital collections including community heritage		
1.1.7.5 Provide access to accessible and easy to use digital experiences through provision of latest technology and interactive digital library experience		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.1.8 Deliver contemporary and engaging art exhibitions and cultural programs to our community and visitors through Maitland Regional Art Gallery		
Delivery Indicator: Community satisfaction with Maitland Regional Art Gallery		
Operational Plan actions:		
1.1.8.1 Provide a range of inclusive and accessible cultural and educational programs and partnerships that engage local artists, youth, students, First Nations, multicultural and disabled communities	Maitland Regional Art Gallery	
1.1.8.2 Store and display the city's collection of art, including increasing the availability of online content through asset digitisation		
1.1.8.3 Provide opportunities to connect with and enjoy local, national and international artists, through a program of exhibitions, creative workshops and artistic programs		
1.1.8.4 Identify potential additional streams of revenue for the Maitland Regional Art Gallery while continuing to reduce reliance on rate income		
1.1.8.5 Increase community engagement with the gallery through memberships, volunteering or engagement with online content		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
1.1.9 Design and manage our public spaces to ensure people feel safe		
Delivery Indicator: Perception of safety in our community		
Operational Plan actions:		
1.1.9.1 Increase the perception of safety through supporting increased night time place activation		City Experiences & Economy
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Community Outcome: 1.2 To easily get to where we want to go		
Delivery Program Objective:		
1.2.1 Better align land use and transport planning to move toward the region's target of 15 minute neighbourhoods with access to housing, jobs, services and transport		
Delivery Indicator: Community satisfaction with overall quality of life		
Operational Plan actions:		
1.2.1.1 Participate in long term transport planning that supports the delivery of state and regional plans		Engineering & Design
1.2.1.2 Advocate to and engage with Transport for NSW on the long term management of city roads and road related infrastructure		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.2.2 Work with the State Government to fund the timely maintenance and/or delivery of essential State infrastructure across the City and its urban release areas		
Delivery Indicator: Community satisfaction with providing leadership that enables and moves community forward		
Operational Plan actions:		
1.2.2.1 Represent community needs to the NSW Government in relation to funding and partnering for improvements to Raymond Terrace Road the corridor through Thornton linking Weakleys Drive and Raymond Terrace Road		Office of the General Manager
1.2.2.2 Work with Transport for NSW and other stakeholders to develop a Place Plan for Maitland LGA, focusing on the Eastern, Western and Central Precincts		Engineering & Design
1.2.2.3 Continue to work with Transport for NSW to address the increasing traffic congestion along the New England Highway corridor		
1.2.2.4 Work with relevant stakeholders to ensure the timely delivery of enabling infrastructure and services		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.2.3 Develop and promote Council's long term program for road and related infrastructure construction and maintenance		
Delivery Indicator: Community satisfaction with long term planning for maitland		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Operational Plan actions:		
1.2.3.1 Promote Council's Capital Works Program and major infrastructure projects via the web and other mediums to increase community awareness		Customer, Engagement & Marketing
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.2.4 Make our roads safer through the timely delivery of road maintenance and safety programs		
Delivery Indicator: Community satisfaction with our roads, footpaths and traffic management		
Operational Plan actions:		
1.2.4.1 Deliver a road safety program, in accordance with funding provided by the State Government's Local Government Road Safety Program		Engineering & Design
1.2.4.2 Review and update the Road Safety Action Plan		
1.2.4.3 Deliver traffic facilities, such as pedestrian refuges and line marking, to support road user safety (refer Capital Works Program)		Works
1.2.4.4 Deliver major road maintenance and construction programmed works at Aberglasslyn, Berry Park, Bolwarra Heights, East Maitland, Lochinvar, Luskintyre, Maitland, Farley, East Maitland and Morpeth (refer Capital Works Program)		
1.2.4.5 Deliver city wide programmed urban and rural road maintenance, rehabilitation, resurfacing and renewal works (refer Capital Works Program)		
1.2.4.6 Deliver programmed bridge and culvert maintenance and inspection works (refer Capital Works Program)		
1.2.4.7 Continue to progress the delivery of programmed improvements to the Thornton Road network (refer Capital Works Program)		
1.2.4.8 Deliver Pump House Control Access Road, Oakhampton Heights		
1.2.4.9 Progress construction of the Raymond Terrace and Government Road intersection upgrade at Thornton, in accordance with Council's works program and part funding received by the State Government Restart NSW program		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.2.5 Continue to advocate for more and improved public transport services including stops and service frequency in areas of identified residential and economic growth		
Delivery Indicator: Community satisfaction with providing leadership that enables and moves the community forward		
Operational Plan actions:		
1.2.5.1 Advocate for more reliable, frequent and connected public transport services		Engineering & Design
1.2.5.2 Contribute to the review of the Hunter Regional Transport Plan, reiterating support for improved access to rail travel, stations and parking		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
<b>Delivery Program Objective:</b>		
<b>1.2.6 Resolve parking and accessibility challenges in key community and recreation precincts</b>		
Delivery Indicator: Community perception of parking availability		
<b>Operational Plan actions:</b>		
1.2.6.1 Deliver programmed car park maintenance and construction works (refer Capital Works Program)		Works
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b>		
<b>1.2.7 Replace the bridge at Melville Ford to improve access for residents</b>		
Delivery Indicator: Melville Ford construction complete		
<b>Operational Plan actions:</b>		
1.2.7.1 Remove and replace Melville Ford Bridge with a raised deck		Works
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Community Outcome: 1.3 To acknowledge First Nations peoples and their stewardship of the the land within our city land within our city</b>		
<b>Delivery Program Objective:</b>		
<b>1.3.1 Acknowledge and improve engagement with our indigenous community, the caretakers of the land, who have been looking after both land and waterways for thousands of years</b>		
Delivery Indicator: Community engagement improved		
<b>Operational Plan actions:</b>		
1.3.1.1 Engage and partner with Mindaribba Local Aboriginal Land Council our Aboriginal community to explore options for progressing relevant cultural tourism experiences identified in the Destination Management Plan		City Experiences & Economy
1.3.1.2 Continue to draw on information, guidance and strategic advice through a revised and representative Aboriginal Reference Group on matters relating to Aboriginal community, culture and heritage.		Customer Engagement & Marketing
1.3.1.3 Engage with our Aboriginal community to progress the development and implementation of a reflect reconciliation action plan		
1.3.1.4 Support the delivery of NAIDOC week celebrations		Community & Recreation
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Community Outcome: 1.4 To be healthy and active with access to local services and facilities</b>		
<b>Delivery Program Objective:</b>		
<b>1.4.1 Deliver Council's community health responsibilities</b>		
Delivery Indicator: All legislative obligations are met and regulations are enforced		
<b>Operational Plan actions:</b>		
1.4.1.1 Provide four free immunisation clinics each month for children up to four years of age, in line with the NSW immunisation schedule		Environment & Sustainability



OPERATIONAL PLAN ACTION		RESPONSIBILITY
1.4.1.2 Investigate, enforce and educate the community on local laws, policies and guidelines as they refer to food safety and hygiene		Development & Compliance
Operational measures: Operational plan actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.2 Provide continued and improved cemetery services		
Delivery Indicator: Level of cemetery services met		
Operational Plan actions:		
1.4.2.1 Prepare a project plan and cost estimates for the digitisation of cemetery records and headstones	Governance & Risk	
1.4.2.2 Manage cemetery enquiries and the administration of cemetery records		
1.4.2.3 Identify and implement a prioritised program for the replacement and maintenance of cemetery fencing, as required, across the city	Building Projects & Services	
1.4.2.4 Facilitate burials and ash interments at the city's four operational cemeteries		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.3 Manage community assets in line with agreed levels of service as captured in asset management plans, policy and strategy		
Delivery Indicator: Community satisfaction with community facilities		
Operational Plan actions:		
1.4.3.1 Develop asset lifecycle plans for high priority assets	Asset, Strategy, Planning & Plant	
1.4.3.2 Deliver the actions of Council's Asset Management Strategy		
1.4.3.3 Deliver the plant replacement program		
1.4.3.4 Develop a plan of management for community land, including Crown Land sites	Community & Recreation	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.4 Deliver the final stages of Maitland Regional Sports Complex Masterplan		
Delivery Indicator: Community satisfaction with Maitland Regional Sports Complex		
Operational Plan actions:		
1.4.4.1 Complete Stage 4 of the Maitland Regional Sports Complex, the upgrade of Harold Gregson Park, in accordance with funding provided by the State Government Resources for Regions Fund	Building Projects & Services	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.5 Progress the delivery of improvements to Cooks Square Park		
Delivery Indicator: Community satisfaction with Maitland Regional Sports Complex		
Operational Plan actions:		

OPERATIONAL PLAN ACTION	RESPONSIBILITY
1.4.5.1 Upgrade amenities and changerooms, including to provide gender inclusivity and accessibility, at Cooks Square Park, East Maitland, in accordance with funding provided by the State Government Stronger Country Communities Fund	Building Projects & Services

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 1.4.6 Provide play spaces across the city to accommodate all age and ability groups

Delivery Indicator: Community satisfaction with Playgrounds

#### Operational Plan actions:

1.4.6.1 Develop concept plan for Farley youth and playspace	Community & Recreation
1.4.6.2 Progress Councils position on a playground of significance	
1.4.6.3 Plan development and commence community consultation for inclusive play space improvements at Metford Oval, in accordance with funding provided by the State Government's Stronger Country Communities fund (Round 5)	
1.4.6.6 Deliver an inclusive play space and skate park in Roy Jordan Oval, Gillieston Heights, in accordance with funding provided by the State Government's Places to Play Program	
1.4.6.4 Deliver universal toilet and carparking at Wirraway Park, Thornton, in accordance with funding provided by the State Government's Stronger Country Communities fund (Round 5)	Infrastructure & works
1.4.6.5 Deliver play space works across the city in accordance to the Capital Works Program	
1.4.6.7 Deliver shared pathway and exercise stations at Norm Chapman Oval, Rutherford, in accordance with funding provided by the State Government's Stronger Country Communities fund (Round 5)	Infrastructure & Works

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 1.4.7 Construct, maintain and manage inclusive sport and recreation facilities across the city

Delivery Indicator: Community satisfaction with sports grounds and ovals

#### Operational Plan actions:

1.4.7.1 Research and develop a Maitland City Council recreation profile	Community & Recreation
1.4.7.2 Pursue grant opportunities to implement actions from the tennis review and plan for the improvement of tennis facilities	
1.4.7.3 Develop affordable and appropriate playspace and recreation infrastructure guidelines for use internally and externally	
1.4.7.4 Prepare a prioritised plan for the delivery of infrastructure identified in Council's repealed and current S.7.11 Contributions Plans using funds held in Council's S7.11 Reserve, to facilitate expedited delivery and where appropriate, grant readiness	Strategic Planning
1.4.7.5 Upgrade sports and recreation amenities and changerooms works program to provide accessible and inclusive access (refer Capital Works Program)	Building Projects & Services
1.4.7.6 Implement Councils resolution in relation to Kyle Street motorcycle flat track	

OPERATIONAL PLAN ACTION	RESPONSIBILITY
1.4.7.7 Provide access to a range of community sporting and recreation facilities that support various sporting pursuits, through scheduled bookings for sporting clubs, schools and other parties	Community & Recreation
1.4.7.8 Manage the booking and use of the Maitland Regional Sports Complex, including the Maitland Regional Sportsground and Maitland Regional Athletics Centre grounds and function rooms	
1.4.7.9 Facilitate the Sport and Recreation Advisory Committee with peak sporting bodies	
1.4.7.10 Commence design and investigation for Thornton North Sportsground in accordance with funding provided by the State Government's NSW Accelerated Infrastructure Fund (Round 3)	
1.4.7.11 Maintain and improve the quality of sportsground playing surfaces, lighting and facilities	Works
1.4.7.12 Deliver upgrades to tennis courts at Bolwarra, Rutherford and East Maitland	
1.4.7.13 Deliver site improvements and sewer connection works at Lochinvar Sports Complex and Rural Fire Station, in accordance with funding provided by the State Government's Resources for Regions Fund	Building Projects & Services
1.4.7.14 Commence construction to Max McMahon Oval Building and Facilities Rutherford	
1.4.7.15 Progress planning to act on an enclosed off leash dog area on the western side of the LGA	
1.4.7.16 Concept plan, location and cost estimates for a Roller skating facility in time for deliberation for 24-25 budget	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 1.4.8 Plan and build more shared pathways that connect sites and centres via walking and riding, both within the Maitland local government area and regionally

Delivery Indicator: Community satisfaction with footpaths

#### Operational Plan actions:

1.4.8.1 Develop a concept plan identifying a shared pathway route across the city Rutherford to Walka Water Works, Walka Water Works to Central Maitland, Maitland to Morpeth and identify funding to deliver the section from Walka to Central Maitland as soon as practicable	Engineering & Design
1.4.8.2 Deliver Stage 2B of a shared pathway route from Walka Water Works to Morpeth, linking Steamer Street to Queens Wharf Road via Morpeth Road, in accordance with funding provided by the State Government's Resources for Regions Fund	
1.4.8.3 Continue the delivery of improved shared pathway connections between Chisholm and Thornton, including construction of a shared pathway between Hillgate Drive and A&D Lawrence Sportsfield, Thornton	
1.4.8.4 Continue to work with Transport for NSW on shared path link from Hillgate Drive to Settlers Boulevard on Raymond Terrace Road	Works
1.4.8.5 Deliver programmed pathway maintenance works (refer Capital Works Program)	
1.4.8.6 Review and update the pedestrian access and mobility plan together with Maitland Bicycle Plan	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
1.4.9 Operate Council’s aquatics service in line with community needs		
Delivery Indicator: Community satisfaction with swimming pools		
Operational Plan actions:		
1.4.9.1 Operate community pools in compliance with NSW Health, Royal Life Saving NSW and Workplace Health and Safety requirement	Community & Recreation	
1.4.9.2 Operate a kiosk facility at Maitland Aquatics Centre, servicing not only the pool but the wider Maitland Park		
1.4.9.3 Deliver a range of inclusive and accessible aquatics programs, including learn to swim, swim and survive, and fitness and squad programs		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.10 Plan for the long term management and improvement of the Maitland Park precinct		
Delivery Indicator: Maitland Park master plan progressed		
Operational Plan actions:		
1.4.10.1 Upgrade amenities and changerooms to be inclusivity and accessibility, at Maitland Park outer fields, Maitland, in accordance with funding provided by the State Government Stronger Country Communities Fund	Building Projects & Services	
1.4.10.2 Install shared pathway and facility lighting around Maitland Park and commence placement of flood lighting on the outer fields in accordance with funding provided by the State Government Stronger Country	Works	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.11 Work in partnership with the State Government to remediate and improve the Walka Water Works Precinct		
Delivery Indicator: Remediation works and stage 1 complete		
Operational Plan actions:		
1.4.11.1 Deliver Walka Water Works site remediation as funded by Crown Lands	Building Projects & Services	
1.4.11.2 Urgently act upon State/Federal funding for remediation of the picnic area number one at Walka Water Works		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.12 Progress the delivery of the Maitland Aquatics Masterplan, including new and inclusive amenities		
Delivery Indicator: Community satisfaction with Maitland swimming pools		
Operational Plan actions:		
1.4.12.1 Finalise Maitland Aquatic Strategy	Community & Recreation	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
1.4.13 Plan for and facilitate the development of an expanded health precinct at the East Maitland catalyst area		
Delivery Indicator: East Maitland catalyst area completed		
Operational Plan actions:		
1.4.13.1 Work in collaboration with the relevant NSW Government agencies to plan and develop the East Maitland catalyst area	Strategic Planning	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.14 Advocate for the provision of education facilities and services that meet current and anticipated community growth		
Delivery Indicator: Community satisfaction with leadership that enables and moves the community forward		
Operational Plan actions:		
1.4.14.1 Provide a diverse range of literacies and learning programs, conversations, workshops and partnerships that are inclusive and accessible across a lifelong learning framework	Libraries & Learning	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
1.4.15 Commence delivery of a new sportsground at Weblands Reserve, Rutherford		
Delivery Indicator: Webland Reserve progressed		
Operational Plan actions:		
1.4.15.1 Planning and design for Weblands Street district sportsground Rutherford	Building Projects & Services	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Community Outcome: 1.5 To celebrate what makes our city unique our history, our people and our river		
Delivery Program Objective:		
1.5.1 Curate and promote our unique history through our collections, museums and experiences		
Delivery Indicator: Community satisfaction with protecting heritage values and buildings		
Operational Plan actions:		
1.5.1.1 Promote our unique history to attract visitors and investment	City Experiences & Economy	
1.5.1.2 Continue to deliver projects from the Maitland Heritage Interpretation Masterplan, including plans for post markers and shopfront projections.		
1.5.1.3 Continue to support the Morpeth Museum committee in its mission to collect, preserve and interpret the history of Morpeth and district for future generations	Community & Recreation	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		



OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
1.5.2 Support the recording of stories and development of new narratives about Maitland's identity		
Delivery Indicator: Community satisfaction with protecting heritage values and buildings		
Operational Plan actions:		
1.5.2.1 Implement Council resolution for a physical depiction of Maitland Hall of Fame recipients	City Experiences & Economy	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.5.3 Support a modern approach to the interpretation of our city's built heritage through development controls and incentives		
Delivery Indicator: Community satisfaction with protecting heritage values and buildings		
Operational Plan actions:		
1.5.3.1 Conserve the city's heritage items through a heritage incentive program, providing matching funding for works approved within the guidelines of the Local Heritage Fund	Strategic Planning	
1.5.3.2 Commence a review of the city's local heritage items and heritage precincts to support the review of the Maitland Local Environmental Plan		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.5.4 Manage Council's heritage assets, including our buildings and cemeteries, in line with community expectations		
Delivery Indicator: Community satisfaction with protecting heritage values and buildings		
Operational Plan actions:		
1.5.4.1 Deliver improvement and restoration works at Morpeth Museum, Morpeth School of Arts, Maitland Regional Art Gallery (refer to Capital Works Program)	Building Projects & Services	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
1.5.5 Improve facilities at the Steamfest Rally Ground		
Delivery Indicator: Community satisfaction with protecting heritage values and buildings		
Operational Plan actions:		
1.5.5.1 Continue to support the delivery of Steamfest and support of the Steamfest working group	City Experiences & Economy	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		



## 2. LET'S CREATE OPPORTUNITIES

### OUR COMMUNITY WANTS:

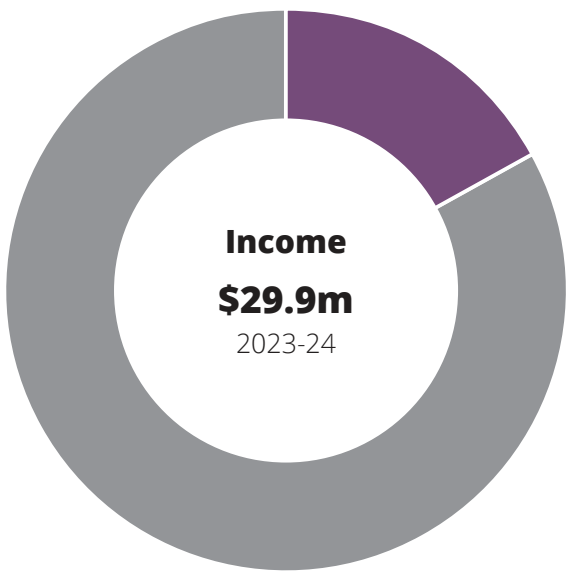
- 2.1 To shop and work locally.
- 2.2 To afford the house in the neighbourhood we like.
- 2.3 To have central Maitland as the vibrant heart of our city.
- 2.4 To show off our city.



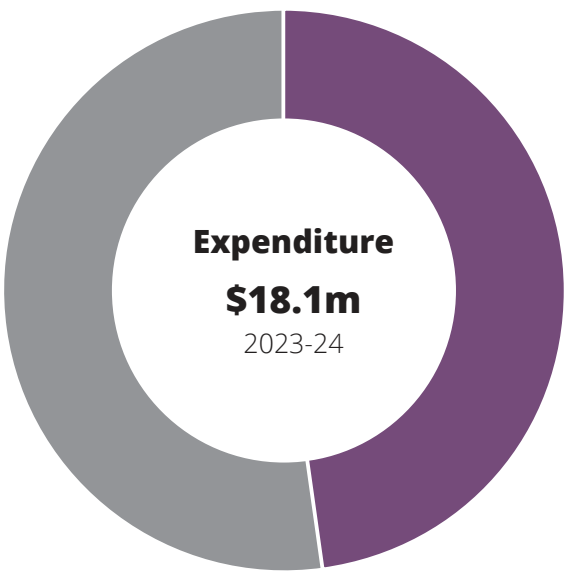
Maitland River Regatta 2023

# OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to create opportunities to deliver the following objectives, actions, indicators and measures.



Total budget



Let's create opportunities

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Community Outcome: 2.1 To shop and work locally		
Delivery Program Objective:		
2.1.1 Review existing Development Contribution Plans (7.11) in line with State Government changes, to allow for improvements to local facilities and services required within areas of urban and commercial growth		
Delivery Indicator: Development Contribution Plans review completed		
Operational Plan actions:		
2.1.1.1 Review and amend the Lochinvar Development Contributions Plan	Strategic Planning	
2.1.1.2 Prepare an Anambah Development Contribution Plan		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.1.2 Finalise planning for the East Maitland catalyst precinct to support projected growth		
Delivery Indicator: East Maitland catalyst precinct completed		
Operational Plan actions:		
2.1.2.1 Work in partnership with State Agencies to finalise the East Maitland Catalyst Area Place Strategy	Strategic Planning	
2.1.2.2 Commence an Employment Lands Strategy identifying the city's future employment land needs		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
2.1.3 Complete and implement a new approach to economic development		
Delivery Indicator: Community satisfaction with encouragement of local jobs		
Operational Plan actions:		
2.1.3.1 Commence implementation of a City Economy Strategy to support economic and social growth		City Experiences & Economy
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Community Outcome: 2.2 To afford the house we want in the neighbourhood we like		
Delivery Program Objective:		
2.2.1 Implement a Local Housing Strategy that identifies how and where housing will be provided across the city		
Delivery Indicator: Community perception of housing styles and diversity		
Operational Plan actions:		
2.2.1.1 Develop a local Urban Development Program to monitor the supply of residential and employment land across the city		Strategic Planning
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.2.2 Maitland guidelines for appropriate design and construction of major subdivisions		
Delivery Indicator: Community satisfaction with development assessments and approvals		
Operational Plan actions:		
2.2.2.1 Provide advice on development applications for transport and drainage standards		Engineering & Design
2.2.2.2 Assess developer works in new subdivisions to ensure compliance with approved plans		
2.2.2.3 Deliver civil infrastructure projects that support the development of Urban Release Areas		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.2.3 Deliver development assessment approach that supports development in new and established areas		
Delivery Indicator: Community satisfaction with development assessments and approvals		
Operational Plan actions:		
2.2.3.1 Provide advice and receive and assess planning applications, including the provision of electronic lodgement and processing, and the issuing of planning property certificates		Development & Compliance
2.2.3.2 Receive and assess building applications, including mandatory inspections, fire safety, on site sewage and issuing of relevant certificates		
2.2.3.3 Prepare a contaminated land information system		Environment & Sustainability
2.2.3.4 Provide environmental impact advice on development and rezoning applications		



OPERATIONAL PLAN ACTION		RESPONSIBILITY
2.2.3.5 Assess scoping and planning proposals against the adopted Planning Framework, and refer these for determination by the state government as required	Strategic Planning	
2.2.3.6 Provide advice on development applications, planning proposals, and other strategic initiatives impacting heritage items		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.2.4 Review the city’s Development Control Plan and Local Environmental Plan		
Delivery Indicator: Review of relevant plans complete		
Operational Plan actions:		
2.2.4.1 Review and prepare an amended Maitland Development Control Plan for community consultation	Strategic Planning	
2.2.4.2 Commence a review of the Maitland Local Environmental Plan to reflect the key actions within the Local Housing Strategy and the Rural Lands Strategy		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.2.5 Update city’s planning and engineering policies and guidelines to ensure a contemporary legislated framework to guide development activities		
Delivery Indicator: Engineering standards compliant		
Operational Plan actions:		
2.2.5.1 Commence and complete a review of Council's Manual of Engineering Standards which sets the engineering guidelines and drawings for major subdivision testing and construction	Engineering & Design	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Community Outcome: 2.3 To have Central Maitland as the vibrant heart of our city		
Delivery Program Objective:		
2.3.1 Continue to promote and market the business and shopping opportunities within Central Maitland		
Delivery Indicator: Community satisfaction with the Levee lifestyle precinct, festivals and major events, and place activation		
Operational Plan actions:		
2.3.1.1 Support the delivery of a range of events and public programs in Central Maitland, including night time events	City Experiences & Economy	
2.3.1.2 Deliver trader networking and education programs to support business development and attraction		
2.3.1.3 Deliver a marketing and activity plan for The Levee which delivers marketing campaigns, promotions and activities	Customer, Engagement & Marketing	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.3.2 Continue to deliver infrastructure improvements in Central Maitland		
Delivery Indicator: Community satisfaction with the Levee lifestyle precinct, festivals and major events, and place activation		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Operational Plan actions:		
2.3.2.1 Complete Stage 4 of the Maitland Regional Sports Complex, the upgrade of Harold Gregson Park, in accordance with funding provided by the State Government Resources for Regions Fund	Building Projects & Services	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.3.3 Deliver car parking improvements in Central Maitland		
Delivery Indicator: Customer satisfaction with parking		
Operational Plan actions:		
2.3.3.1 Improve the number of and accessibility of car parking in Central Maitland	Engineering & Design	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Community Outcome: 2.4 To show off our city		
Delivery Program Objective:		
2.4.1 Deliver flagship events and place activation programs		
Delivery Indicator: Community satisfaction with festivals and major events, and place activation		
Operational Plan actions:		
2.4.1.1 Deliver an annual program of iconic events	City Experiences & Economy	
2.4.1.2 Review the Maitland Place Activation Strategy		
2.4.1.3 Plan and deliver expanded Riverlights Multicultural Festival in line with the Multicultural NSW Funding		
2.4.1.4 Continue to implement the Maitland Place Activation Program		
2.4.1.5 Install a large Christmas tree, in a prominent public place in the city		
2.4.1.6 Install a large flagpole in the Queen Elizabeth II Park		
2.4.1.7 Commence planning for the new biennial event in Central Maitland, following the successful pilot program		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
2.4.2 Progress the implementation of the Maitland Destination Management Plan		
Delivery Indicator: Community satisfaction with our major destinations		
Operational Plan actions:		
2.4.2.1 Continue to provide a visitor information service	City Experiences & Economy	
2.4.2.2 Prioritise and, where possible, implement the actions identified in the Visitor Information Services Review Report		
2.4.2.3 Continue the staged development of the Morpeth to Walka shared pathway		
2.4.2.4 Progress Stage 1 of the reopening and activation of Walka Water Works		
2.4.2.5 Promote opportunities identified for visitor accommodation in the Visitor Accommodation Development Report		
2.4.2.6 Refresh our destination marketing brand and marketing plan		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
2.4.3 Progress the delivery of Maitland Gaol Development Plan		
Delivery Indicator: Community satisfaction with Maitland Gaol		
Operational Plan actions:		
2.4.3.1 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	City Experiences & Economy	
2.4.3.2 Develop and implement guided tours and interpretation of the new tower experience		
2.4.3.3 Undertake the preparatory work required to allow for expressions of interest to be called for the proposed hotel development		
2.4.3.4 Prioritise, and where possible, progress actions in the Maitland Gaol Interpretation Plan		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
2.4.4 Operate Maitland Gaol as an iconic tourism destination, driven by its unique heritage and innovative experiences		
Delivery Indicator: Community satisfaction with Maitland Gaol		
Operational Plan actions:		
2.4.4.1 Showcase Maitland Gaol's significant heritage and cultural value through a range of guided and self guided tours, booking spaces, functions and events	City Experiences & Economy	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
2.4.5 Support visitor experience at Morpeth		
Delivery Indicator: 'It must be Morpeth' campaign implemented		
Operational Plan actions:		
2.4.5.1 Partner with the 'It Must be Morpeth' Business Association (IMBM) to establish Morpeth as a priority destination hub in line with the Destination Management Plan	City Experiences & Economy	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
2.4.6 Support opportunities for agritourism across the city, including access to local and seasonal produce and farm gate experiences		
Delivery Indicator: Community satisfaction with promotion of the city		
Operational Plan actions:		
2.4.6.1 Identify education, planning and promotional pathways for agritourism and deliver actions to develop and grow the industry	City Experiences & Economy	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
2.4.7 Attract major events and increase utilisation of major venues including the Maitland Regional Sports Complex, Maitland Regional Art Gallery and Maitland Town Hall		
Delivery Indicator: Community satisfaction with festivals and major events, and place activation		
Operational Plan actions:		
2.4.7.1 Attract significant national and regional sporting and cultural events	City Experiences & Economy	
2.4.7.2 Provide guidance and opportunities for external event organisers to host events, increase visitation and city vibrancy		
2.4.7.3 Unlock the potential commercial opportunities of Maitland Town Hall		
2.4.7.4 Review Council's annual flagship event program		



## 3. LET'S LIVE SUSTAINABLY

### OUR COMMUNITY WANTS:

- 3.1 To love and look after our outdoors.
- 3.2 To reduce our reliance on non-renewable natural resources.
- 3.3 To be ready for more hot days, storms and floods.
- 3.4 To reduce our waste.

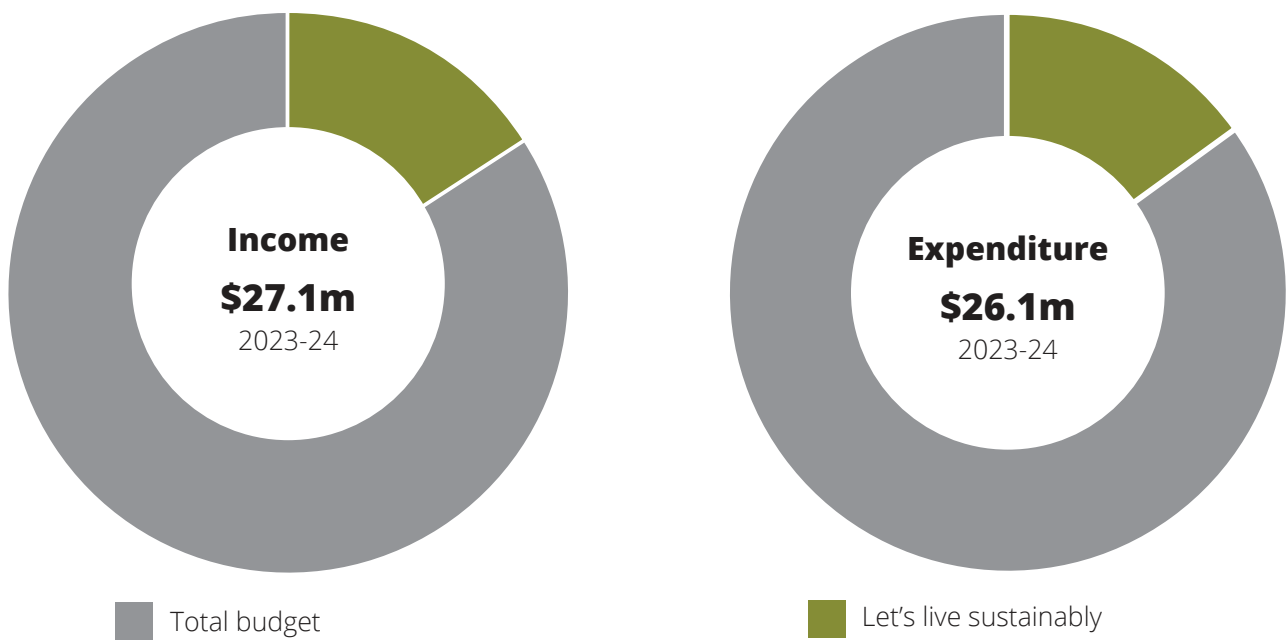




*Purple Pear Farm, Maitland*

# OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners to ‘live sustainability with each other’ to deliver the following objectives, actions, indicators and measures.



OPERATIONAL PLAN ACTION		RESPONSIBILITY
Community Outcome: 3.1 To love and look after our great outdoors		
Delivery Program Objective:		
3.1.1 Promote opportunities to access public bushland and open space across the city		
Delivery Indicator: Community satisfaction with access to public bushland and open spaces		
Operational Plan actions:		
3.1.1.1 Work with our community to design and improve natural spaces in accordance with funding provided by the State Government Resources for Regions Fund	Environment & Sustainability	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
3.1.2 Retain areas of bushland and open space, including wildlife corridors		
Delivery Indicator: Corridor mapping complete		
Operational Plan actions:		
3.1.2.1 Undertake citywide wildlife corridor fauna surveys and prepare plans and guidance for corridor improvement	Environment & Sustainability	
3.1.2.2 Investigate the opportunity to establish environmental stewardship sites		
3.1.2.3 Deliver the Flying fox home base project at Earthcare Park, Tenambit		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
3.1.3 Manage revegetation and the control of weeds and invasive animals in public natural spaces		
Delivery Indicator: Community satisfaction with open spaces		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Operational Plan actions:		
3.1.3.1 Maintain priority weeds on public and private land, to manage their negative impact on our environment	Works	
3.1.3.2 Upgrade and expand Maitland's Animal Management Facility		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
3.1.4 Improve the management of stormwater to protect homes, improve water quality and mitigate water wastage		
Delivery Indicator: Community satisfaction with storm water management and drainage		
Operational Plan actions:		
3.1.4.1 Look after our wetlands and lagoons by monitoring water quality, and implementing signage to advise on appropriate site usage	Environment & Sustainability	
3.1.4.2 Monitor water use at select Council sites, and implement water efficiency programs where high use is detected		
3.1.4.3 Deliver programmed drainage works (refer Capital Works Program) to improve their ability to deal with localised flooding events	Works	
3.1.4.4 Deliver tree planting at strategic locations across the city		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
3.1.5 Partner with relevant parties to protect, enhance, maintain and restore river and wetland health and amenity through the development and delivery of a Hunter River Estuary Coastal Management Plan		
Delivery Indicator: Hunter River Estuary Coastal Management Plan progressed		
Operational Plan actions:		
3.1.5.1 Work with lower Hunter councils and stakeholders to revise the Hunter Estuary and Coastal Zone Management Plan	Environment & Sustainability	
3.1.5.2 Deliver a Hunter River education project, 'Vibrant River', in accordance with funding provided by the State Government Coastal and Estuary Grants Program		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Community Outcome: 3.2 To reduce our reliance of nonrenewable natural resources		
Delivery Program Objective:		
3.2.1 Provide opportunities to participate in environmental learning activities and programs		
Delivery Indicator: Community satisfaction with environmental and sustainability measures		
Operational Plan actions:		
3.2.1.1 Deliver a 'greening communities' program of information and events, including our school programs and environmental youth forum	Environment & Sustainability	
3.2.1.2 Deliver Landcare program in accordance with Council's Landcare Policy		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		



OPERATIONAL PLAN ACTION		RESPONSIBILITY
<b>Delivery Program Objective:</b> <b>3.2.2 Implement solutions that reduce our reliance on nonrenewable natural resources</b> <b>Delivery Indicator:</b> Increase usage of renewable energy		
<b>Operational Plan actions:</b>		
3.2.2.1 Monitor energy use at our facilities, and install building and lighting upgrades as identified to maximise use of renewable energy		Building Projects & Services
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b> <b>3.2.3 Develop a remediation action plan former landfill sites</b> <b>Delivery Indicator:</b> Remediation action plans developed		
<b>Operational Plan actions:</b>		
3.2.3.1 Implement and manage remediation action plan for the former Anambah landfill		Environment & Sustainability
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Community Outcome: 3.3 To be ready for more hot days, storms and floods</b>		
<b>Delivery Program Objective:</b> <b>3.3.1 Partner with the community to develop a sustainability strategy and action plan</b> <b>Delivery Indicator:</b> Sustainability Strategy and action plan complete		
<b>Operational Plan actions:</b>		
3.3.1.1 Develop dashboards and data sharing approaches to monitor and share our environmental performance over time		Environment & Sustainability
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b> <b>3.3.2 Address urban heat island effects through increased tree planting and retention across the city</b> <b>Delivery Indicator:</b> Tree canopy coverage		
<b>Operational Plan actions:</b>		
3.3.2.1 Encourage community involvement in reducing the impacts of hot days, through seedling giveaways and tree planting events		Environment & Sustainability
3.3.2.2 Develop strategic initiatives to support increased tree canopy cover and reduce urban heat across selected Council managed lands		
3.3.2.3 Increase street tree planting on roadsides and community spaces		Works
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b> <b>3.3.3 Support the State Government's commitment to the reduction of greenhouse gas emissions and use of fossil fuel</b> <b>Delivery Indicator:</b> Reduce our greenhouse gas emissions		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Operational Plan actions:		
3.3.3.1 Monitor energy use at select Council sites, and develop and implement site specific energy efficiency programs where high use is detected	Environment & Sustainability	
3.3.3.2 Participate in the development of a Hunter Regional Electric Vehicle (EV) charging regional strategy with the Hunter JO and Hunter Councils and develop a local approach to its implementation		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
3.3.4 Participate in partnership and seek grant funding to achieve climate change action		
Delivery Indicator: Climate change resilience action plan commenced		
Operational Plan actions:		
3.3.4.1 Take a regional approach to environmental sustainability, working with other Hunter councils on projects to increase our environmental resilience	Environment & Sustainability	
3.3.4.2 Develop local climate change resilience plans for locations affected by heat, fire and flooding		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
3.3.5 Ensure Council is appropriately managing the risk to current and future residents on land impacted by flooding		
Delivery Indicator: Community satisfaction with flood planning and emergency response		
Operational Plan actions:		
3.3.5.1 Undertake a review of the Maitland Local Environmental Plan 2011 and/ or Maitland Development Control Plan to reflect State changes to flood planning in New South Wales	Strategic Planning	
3.3.5.2 Revise the Maitland Floodplain Risk Management Study and Plan for the whole of Maitland LGA in accordance with the NSW floodplain risk management process (pending the availability of funding)	Environment & Sustainability	
3.3.5.3 Undertake further Hunter River and local catchment flood studies to address flood information gaps (pending the availability of funding)		
3.3.5.4 Improve the availability of flood mapping data for the Maitland community		
3.3.5.5 Install flood warning signage on major evacuation routes	Works	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Community Outcome: 3.4 To reduce our waste		
Delivery Program Objective:		
3.4.1 Support the State Government's commitment to diversion of waste from landfill		
Delivery Indicator: Increase waste diversion from landfill		
Operational Plan actions:		
3.4.1.1 Reduce the amount of waste produced at Council events	City Experiences & Economy	



OPERATIONAL PLAN ACTION	RESPONSIBILITY
3.4.1.2 Provide community recycling and reuse education, workshops and programs	Environment & Sustainability
3.4.1.3 Develop technical guidance and monitoring tools to support the use of circular economy enabled goods and services (that is those that support the use of existing products)	
3.4.1.4 Continue the Recycle Smart collection program to increase recycling of problem wastes	

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 3.4.2 Deliver a sustainable waste management collection and disposal service

Delivery Indicator: Community satisfaction with waste and recycling services

#### Operational Plan actions:

3.4.2.1 Provide general waste, organics and recycling collection and disposal services	Environment & Sustainability
3.4.2.2 Provide additional resource recovery options at our waste and recycling centres	
3.4.2.3 Deliver an on demand bulky waste management service and engage the community on the correct use of this service	
3.4.2.4 Commence a review for the long term use of the tip face and remediation of the Mt Vincent Road Waste Management Centre landfill	
3.4.2.5 Develop an Asset Management Plan for Waste Services	Asset, Strategy, Planning & Plant

Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 3.4.3 Increase focus on eliminating litter and illegal dumping

Delivery Indicator: Reduce illegal dumping

#### Operational Plan actions:

3.4.3.1 Collect waste and investigate illegal dumping activities, at the same time educating our community on alternatives for getting rid of problem waste, like mattresses, tyres and furniture	Environment & Sustainability
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Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

#### Delivery Program Objective:

#### 3.4.4 Complete construction of the Mount Vincent Waste Transfer Station

Delivery Indicator: Project completed

#### Operational Plan actions:

3.4.4.1 Progress the staged delivery of the Waste Management Centre upgrade	Environment & Sustainability
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Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report

OPERATIONAL PLAN ACTION	RESPONSIBILITY
<p>Delivery Program Objective:</p> <p>3.4.5 Implement waste service changes, including the introduction of Food Organics and Garden Organics (FOGO) collection</p> <p>Delivery Indicator: FOGO Implemented</p>	
<p>Operational Plan actions:</p>	
3.4.5.1 Deliver a community education program to introduce the FOGO service	Environment & Sustainability
3.4.5.2 Roll out kitchen caddies and liners to all residential premises in preparation for the food organics service	
<p>Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report</p>	



*Maitland street sweeper*



## 4. LET'S LEAD TOGETHER

### OUR COMMUNITY WANTS:

- 4.1 To have elected leaders that look out for us.
- 4.2 To have an effective and efficient Council.
- 4.3 To work together to be the best our community can be.

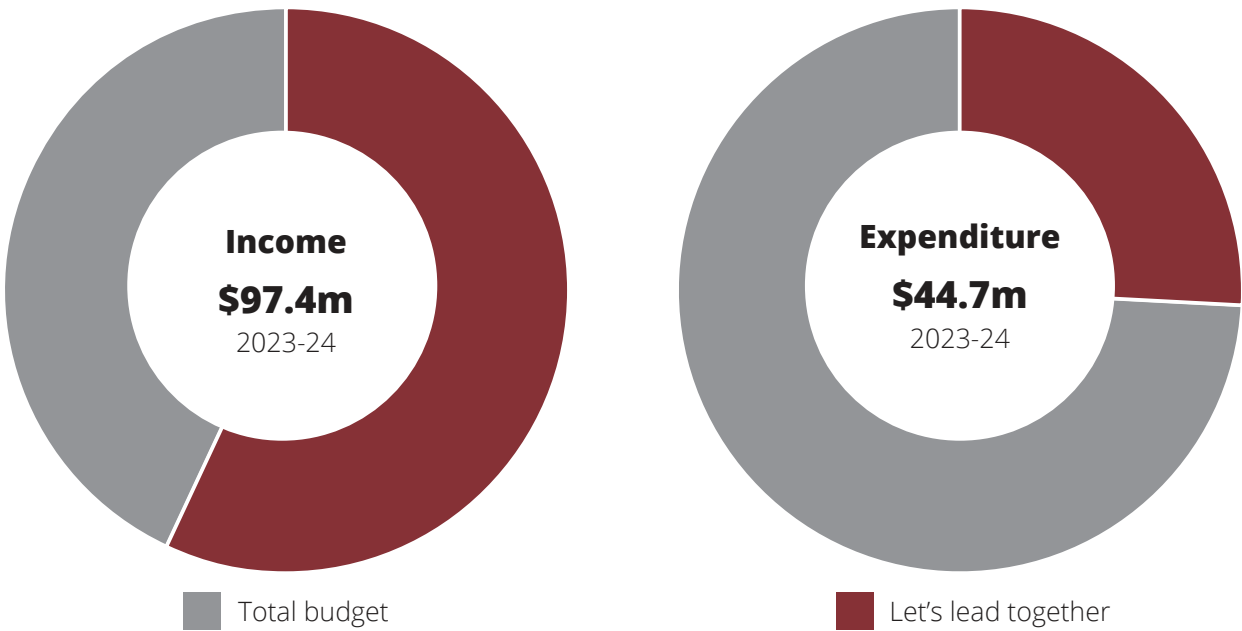




*Morpeth Bicentenary 2022*

# OUR COMMITMENT TO DELIVER

We have made a commitment to working together with our community, stakeholders and partners. To lead together with each other’ to deliver the following objectives, actions, indicators and measures.



OPERATIONAL PLAN ACTION		RESPONSIBILITY
Community Outcome: 4.1 To have elected leaders that look out for us		
Delivery Program Objective:		
4.1.1 Increase opportunities for our members of our community to have their say in decision making		
Delivery Indicator: Community satisfaction with opportunities to have your say on Council’s planning		
Operational Plan actions:		
4.1.1.1 Address the objectives in the Communication and Engagement Strategy and Community Participation Plan through progressive implementation of the supporting action plan	Customer, Engagement & Marketing	
4.1.1.2 Continue to develop an online engagement space to support our ongoing conversation with the community		
4.1.1.3 Review and trial a new approach to measure community satisfaction		
4.1.1.4 Investigate and trial opportunities to increase engagement between the community and councillors		
4.1.1.5 Actively engage with hard to reach groups to increase involvement in Council's decision making		
4.1.1.6 Review Council's Communication and Engagement Strategy for the 2024 election		
4.1.1.7 Report on the outcomes of the biennial community satisfaction survey		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		



OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
4.1.2 Expand opportunities for the community to connect with councillors		
Delivery Indicator: Community perception of connection with Councillors		
Operational Plan actions:		
4.1.2..1 Develop and implement a program of activities and promotions for Local Government Week	Office of the General Manager	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.1.3 Ensure councillors have access to professional development and support required to enable them to best do fulfill their role		
Delivery Indicator: Professional development opportunities provided		
Operational Plan actions:		
4.1.3.1 Support meetings of Council through legislative advice, production of agendas and minutes and administrative support	Governance & Risk	
4.1.3.2 Provide opportunities for councillors to develop their local government knowledge, experience and skills via a professional development and learning program		
4.1.3.3 Administer Councillor Expenses and Facilities Policy		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.1.4 Undertake a range of education and compliance activities to enforce state and local government regulations, from road use to companion animal management		
Delivery Indicator: Legislation obligations met		
Operational Plan actions:		
4.1.4.1 Investigate, enforce and educate the community on local laws, policies and guidelines, including food safety, swimming pools, parking, animal control, illegal dumping and abandoned vehicles	Development & Compliance	
4.1.4.2 Provide care for seized, lost and abandoned pets and animals through Maitland Animal Management Facility		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Community Outcome: 4.2 To have an efficient and effective Council		
Delivery Program Objective:		
4.2.1 Continue to attain major state and Federal Government grants to deliver new and enhanced infrastructure		
Delivery Indicator: Grant funding received		
Operational Plan actions:		
4.2.1.1 Align Council's strategic priorities to appropriate state and federal government funding opportunities to provide prioritised new infrastructure, programs or events for the city	Corporate Planning & Performance	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
4.2.2 Ensure Council is financially sustainable and meets required levels of performance		
Delivery Indicator: Financial performance ratio met		
Operational Plan actions:		
4.2.2.1 Deliver Council services within available financial resources, and in compliance with local government performance benchmarks		Chief Financial Officer
4.2.2.2 Complete annual financial statement and audit processes in line with legislated requirements		Chief Financial Officer
4.2.2.3 Review the policy and framework for fees and charges for sports venues		Community & Recreation
4.2.2.4 Deliver Council's Section 356 Community Grants Program, including annual community grants, commemorative and recognised days and high achievers		
4.2.2.5 Appropriately manage the investment of funds in accordance with legislative requirements		Finance & Procurement
4.2.2.6 Manage the receipt and expenditure of funding in line with legislated requirements		
4.2.2.7 Review Council's community and operational land and buildings for potential disposal		Governance & Risk
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
4.2.3 As a growing city, ensure our community understand our financial challenges and are engaged on potential solutions for long term sustainability		
Delivery Indicator: Community satisfaction with Council's financial management		
Operational Plan actions:		
4.2.3.1 Develop a program that incorporates a suite of educational materials and engagement opportunities that build community understanding of local government		Customer, Engagement & Marketing
4.2.3.2 Host Facebook live question and answer sessions with Executive Leadership Team		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
4.2.4 Implement and maintain a contemporary governance, audit and risk framework		
Delivery Indicator: Legislated obligations met		
Operational Plan actions:		
4.2.4.1 Manage Council's Audit, Risk and Improvement Committee in accordance with regulations		Governance & Risk
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
4.2.5 Implement a new approach to customer experience		
Delivery Indicator: Overall community satisfaction		
Operational Plan actions:		
4.2.5.1 Continue to deliver the 10 service model concepts identified in the Customer Experience Plan	Customer, Engagement & Marketing	
4.2.5.2 Operate Council's Customer Experience Team		
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.2.6 Improve customer experience through new front and back office technology		
Delivery Indicator: Overall community satisfaction		
Operational Plan actions:		
4.2.6.1 Provide technology and equipment that supports workplace efficiency and effectiveness to improve customer experience	Business Systems	
4.2.6.2 Implement Information Security Management System tooling and processes to manage, monitor, audit and improve Council's security posture		
4.2.6.3 Continue to progress the programs of work identified within Council's Digital Capability and Capacity Strategy and Roadmap, under the Customer Driven Transformation Program, to improve customer experience	Digital Transformation	
4.2.6.4 Design and implement secure, adaptable IT solutions that support the delivery of Council's strategic outcomes		
4.2.6.5 Continue to redesign our customer service interactions based on feedback received from our staff and customers that will generate efficiencies, increase productivity and improve customer interactions with Council and their experience across the city	Customer, Engagement & Marketing	
4.2.6.6 Deliver and enhance digital services that enable self service and are user friendly, consistent, accessible, intuitive and easy for customers to use		
4.2.6.7 Continue to progressively rollout new and improved services through the My Council self service portal		
4.2.6.8 Deliver the program of works for the Business Performance Stewardship portfolio under the Customer Driven Transformation	Digital Transformation	
4.2.6.9 Deliver the program of works for the Customer Experience portfolio under the Customer Driven Transformation		
4.2.6.10 Deliver the program of works for the Growing Cultural and Community Spaces portfolio under the Customer Driven Transformation		
4.2.6.11 Deliver the program of works for the Intelligent Asset Management portfolio under the Customer Driven Transformation		
4.2.6.12 Deliver the program of works for the Sustainable Future portfolio under the Customer Driven Transformation		
4.2.6.13 Deliver the program of works for the Connected Workforce portfolio under the Customer Driven Transformation	Digital Transformation	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
Delivery Program Objective:		
4.2.7 Foster an engaged workforce that is skilled, collaborative and focused on our customers		
Delivery Indicator: Employee satisfaction		
Operational Plan actions:		
4.2.7.1 Deliver the actions of Council's Workforce Management Plan	Human Resources	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
4.2.8 Monitor and report progress against the delivery of projects and services, as identified in the Community Strategic Plan, Delivery Program and annual Operational Plan		
Delivery Indicator: Plans and reports delivered		
Operational Plan actions:		
4.2.8.1 Demonstrate our commitment to transparency and accountability by reporting to our community on delivering projects and services outlined in the delivery program and operational plan	Corporate Planning & Performance	
4.2.8.2 Lead a centralised function to capture and understand community indicators and operational measures to improve community outcomes and measure the success of our strategies		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Delivery Program Objective:		
4.2.9 Increase understanding of Council activities through accessible and clear messaging and information		
Delivery Indicator: Overall community satisfaction		
Operational Plan actions:		
4.2.9.1 Promote our services and city experiences through marketing, advertising, signage, imagery and the ten different brands we manage, including libraries, pools, gaol, gallery, The Levee and events	Customer, Engagement & Marketing	
4.2.9.2 Undertake an audit and review of Council's brands to make sure they are accessible, positioned correctly, and managed appropriately		
4.2.9.3 Provide opportunities for increased understanding of Council services and programs through the provision of information via various multimedia, publications, websites and social media platforms		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
Community Outcome: 4.3 To work together to be the best our community can be		
Delivery Program Objective:		
4.3.1 Develop contemporary and integrated community and corporate strategic and operational plans		
Delivery Indicator: Strategies and plans developed		
Operational Plan actions:		

OPERATIONAL PLAN ACTION		RESPONSIBILITY
4.3.1.1 Develop Council's Delivery Program and Operational Plan by applying an integrated and collaborative approach that aligns the priorities of Maitland +10	Corporate Planning & Performance	
4.3.1.2 Use Council's Service Review Framework to implement a continuous improvement program to increase efficiencies in our service delivery		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b>		
<b>4.3.2 Work with service providers and other levels of government to deliver land use planning and community infrastructure outcomes</b>		
Delivery Indicator: Community satisfaction with providing leadership that enables and moves community forward		
<b>Operational Plan actions:</b>		
4.3.2.1 Engage with, and advocate to, our regional, state and federal politicians and departments to identify and deliver opportunities to deliver our Community Strategic Plan	Office of the General Manager	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b>		
<b>4.3.3 Take a regional approach to service provision and community benefits through membership on the Hunter Joint Organisation of Councils</b>		
Delivery Indicator: Active membership of the Hunter Joint Organisation of Councils and collaborative with member councils		
<b>Operational Plan actions:</b>		
4.3.3.1 Join member councils at the Hunter Joint Organisation to deliver a regional approach to planning for our economic, environmental and social future	Office of the General Manager	
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b>		
<b>4.3.4 Represent the views of the community in relation to the health and usage of the Hunter River and its floodplains</b>		
Delivery Indicator: Active membership of the Hunter Joint Organisation of Councils and collaborative with member councils		
<b>Operational Plan actions:</b>		
4.3.4.1 Work with Lower Hunter councils and stakeholders to revise the Hunter Estuary and Coastal Zone Management Plan	Office of the General Manager	
4.3.4.2 Continue to represent the views of stakeholders at relevant forums		
Operational measure: Actions will be reported as 'achieved' or 'not achieved' in our 2023-24 Annual Report		
<b>Delivery Program Objective:</b>		
<b>4.3.5 Participate in the planning and delivery of emergency management and response activities</b>		
Delivery Indicator: Collaborative participation in emergency planning		
<b>Operational Plan actions:</b>		



OPERATIONAL PLAN ACTION		RESPONSIBILITY
4.3.5.1 Assist our community to prepare for, respond to and recover from emergency events through joining with key agencies to develop and maintain emergency plans		Group Manager Infrastructure & Works
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.3.6 Recognise community contributions to the city through Council's civic programs		
Delivery Indicator: Providing leadership that enables and moves the community forward		
Operational Plan actions:		
4.3.6.1 Prepare and deliver a corporate volunteer policy and framework, and recognition of service	Executive Manager Vibrant City	
4.3.6.2 Deliver community awards and recognition programs	City Experiences & Economy	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.3.7 Facilitate opportunities for community leaders to connect and collaborate		
Delivery Indicator: Number of opportunities provided		
Operational Plan actions:		
4.3.7.1 Deliver a program of business development functions and initiatives that meets the diverse needs of City Economy stakeholders	City Experiences & Economy	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		
Delivery Program Objective:		
4.3.8 Provide an environment of safety and wellbeing for Council's workforce		
Delivery Indicator: Safety standard met or exceed industry standard		
Operational Plan actions:		
4.3.8.1 Ensure our staff maintain personal safety and wellbeing through a range of workplace health and safety programs	Workplace Health & Safety	
Operational measure: Actions will be reported as ‘achieved’ or ‘not achieved’ in our 2023-24 Annual Report		





# Our capital works

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*Gillieston Heights Community Centre*



Road Works

# DEFINITIONS

## ROAD WORKS - MAJOR CONSTRUCTIONS

Projects selected for inclusion in this program are roads where the pavement is near the end of its life, and rehabilitation is not an option. Also, roads requiring upgrade to an appropriate standard. The allocation includes:

- Roads to Recovery (R2R) - Projects are typically roads of significance and/or of high use
- Urban Local Roads (ULR) - Projects are typically collector and distributor type roads
- New Works Urban - other roads categories requiring reconstruction and/or kerb
- Rural Reconstruction - focus on the rural road network
- Regional Repair Program - funding aimed at the Regional Road network.

## ROAD WORKS - REHABILITATION

Road rehabilitation is an important treatment in renewing road pavement and surfaces. It corrects road deformation and increases pavement strength. Typically, the treatment is applied once a reseal treatment is not feasible and the pavement reaches prescribed intervention levels. Treatments include in situ stabilisation, tining and adding gravels and gravel overlays. The process reuses the existing materials and can significantly increase the service level on both a single road and a whole of network perspective. It is significantly less expensive than full reconstruction and is a preferred option if viable. Council uses a pavement management system to assist in road management.

- Urban Local Roads (ULR)
- Accelerated Roads Rehabilitation Program from Major Roads Reconstruction Program funding sources.

## ROAD RESURFACING

Road resurfacing is an important treatment in prolonging the life of the pavement. It covers cracks and prevents water from entering the pavement. Timing is critical and typically the treatment is applied before noticeable pavement deterioration. Treatments include bitumen/chip seals, mill and asphalt, 'liquid' road and micro asphalt. Council uses a pavement management system to assist in road management. The allocation includes:

- Citywide local roads
- Accelerated Roads Resurfacing Program from Major Roads Reconstruction Program funding sources.



## **BRIDGE AND GUARDRAIL WORK CONSTRUCTION AND RENEWALS**

The bridge works program is determined from an inspection and testing regime to minimise structural deterioration and improve the overall condition of the existing bridge stock. Typical activities include major repairs, rehabilitation, and replacement of components such as guardrails, girders, joints and decks. In addition, Council bridges are gradually being upgraded or replaced when required.

## **DRAINAGE**

The drainage program is designed to improve drainage systems by modifying, repairing, and replacing drainage infrastructure. Catchment studies, condition assessments and customer requests determine the works and also improves environmental issues such as detention and water quality. The program is complemented by routine maintenance and the stormwater management charge.

## **TRAFFIC FACILITIES**

The program includes pedestrian facilities, bus shelters, stops and furniture, line marking, traffic control devices, road safety projects, street lighting, etc.

## **FOOTPATH CONSTRUCTION**

Program to establish footpaths in older areas that current standards now warrant. Generally, projects are investigated and prioritised based on factors such as usage, connectivity, safety and evidence of need. Also, footpaths should only be installed on one side of the road unless there are safety/usage issues.

## **FOOTPATH RENEWALS**

Footpath renewal is based on risk management and level of service principles. We use broad range of remediation techniques, from minor adjustments to full replacement. Based on an adopted risk management protocol, the footpath/cycleway network are surveyed for defects. Reactive footpath repairs are also performed under routine maintenance allocations.

## **ACCESS PRIORITY PROGRAM - ACCESS TO MEET ACCESSIBILITY STANDARDS**

The Access Priority Program targets access inequities throughout the City. The program is developed from the recommendations in Council's Pedestrian Access Mobility Plan (PAMP), requests to Council from customers and councillors, consideration of the Disability Inclusion Action Plan (DIAP) and other works programs.

## **CYCLEWAY WORKS**

This program of works is primarily based on the Maitland Bike Plan (2014) and promotes a hierarchy of trunk, collector and scenic routes.

## **BUILDING WORKS - CONSTRUCTION AND RENEWALS**

The building program has been developed from condition assessments and conservation management plans for buildings. The program includes work on the physical structure, fit out, operations, health, safety and security.

## **RECREATION WORKS**

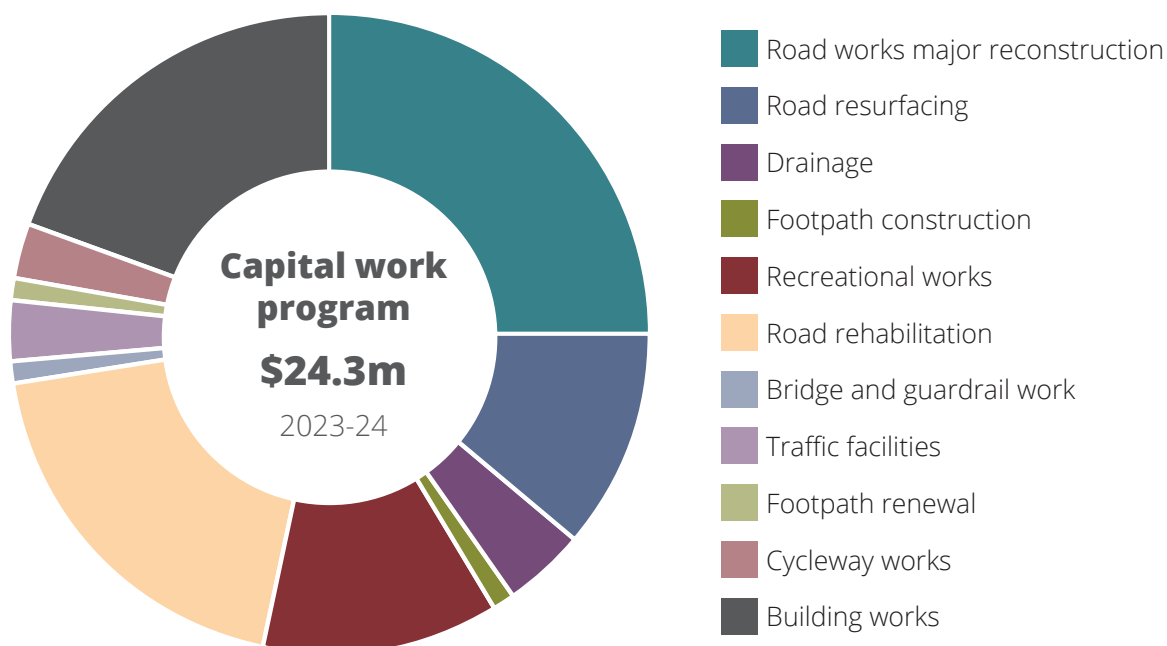
Recreation capital works include major repairs, rehabilitation or replacement of recreation facilities and supporting infrastructure. Projects include playground equipment, fencing, floodlights, amenities and playing surfaces.

## **CAR PARK RENEWALS**

The Car Park Renewal Program allocates funding to extend the life of public car parks throughout the Maitland local government area. Project selection considers the area of coverage for the available budget, car park condition and level of usage. The condition of selected car parks may vary due to a correlation between higher condition rating and cheaper renewal costs. Improvements to car parks may be included in works such as a stronger wearing surface, additional drainage, and footpath access.

# CAPITAL WORKS SUMMARY

We plan to invest \$24.3m in our Capital Works Program for 2023-24. Our Delivery Program to 2026 sees us invest a further \$65m in capital works. Presented as a four year rolling program 2026-27 is also shown to provide assurance to the community of future planning.



CAPITAL WORKS SUMMARY	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
Road works – major reconstructions	10,767	6,168		2,095
Road rehabilitation	3,879	4,722	12,350	12,685
Road resurfacing	3,400	2,736	3,269	3,300
Bridge and guardrail work	310	310	325	250
Drainage	2,657	912	1,600	2,160
Traffic facilities	830	728	695	750
Footpath construction	555	290	155	0
Footpath renewals	150	150	300	500
Access Priority Program	50	50	50	50
Cycleway works	1,192	799	250	250
Building works	3,337	4,502	4,691	1,100
Recreation works	2,470	2,812	5,675	6,739
Car park renewals	180	106	886	1,024
<b>SUMMARY TOTALS</b>	<b>29,777</b>	<b>24,284</b>	<b>30,247</b>	<b>34,245</b>

## YEAR: 2023-24

SUBURB	LOCATION	PROJECT DESCRIPTION	OPERATIONAL PLAN \$'000
<b>ROAD WORKS – MAJOR RECONSTRUCTIONS</b>			
Bolwarra Heights	Tocal Road	Maitland Vale Road to Lang Drive (repair program)	1,373
Largs	Dalveen Road	Corina Avenue to High Street	1,468
Luskintyre	Luskintyre Road	Progressive north from Knockfin Road	200
Maitland	St Andrews Street	Caroline Street to High Street	1,056
Maitland	Sempill Street	High Street to Sempill Street	106
Maitland	Sempill Street	Hannan Street to Court House end	559
Maitland	Hannan Street	High Street to Sempill Street (design coal tar and petrol plume)	686
Oakhampton Heights	Scobies Lane	Oakhampton Road to South Willards Lane (Scobies Lane realignment)	720
<b>TOTAL</b>			<b>6,168</b>

<b>ROAD REHABILITATION</b>			
Aberglasslyn	Denton Park Drive	Poplar Close to Tea Tree Avenue	600
East Maitland	Blaxland Street	Curtin Street to Page Street	137
East Maitland	Bruce Street	Blaxland Street to Hughes Street	121
East Maitland	Rous Street	Brunswick Street to Adelaide Street	167
East Maitland	Oxley Close	Chisholm Road to end	139
East Maitland	Rusden Close	Chisholm Road to end	139
East Maitland	Richardson Street	Brunswick Street to Ultimo Street	380
Louth Park	Louth Park Road	Yarrabong Bridge to Trappaud Road	428
Louth Park	Louth Park Road	Gullivers Road to Yarrabong Bridge	185
Millers Forest	Scotch Creek Road	Pavement strengthening	374
Morpeth	Morpeth Road	450m across Brush Farm Road intersection	670
Rutherford	St Fagans Parade	Jonathan Street to No.21	121
Thornton	Cambewarra Avenue	Somerset Drive Lemonwood Circuit including roundabout at Lemonwood Circuit	272
Thornton	Edwards Avenue	Eurimbla Street to Somerset Drive (Dependant on grant funding)	598
Woodberry	Curlew Crescent	Kookaburra Parade to Swallow Avenue	227
Woodberry	Kookaburra Parade	Swallow Avenue to Redbill Drive	161
<b>TOTAL</b>			<b>4,722</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
ROAD RESURFACING			
East Maitland	Grant Street	Reseal New England Highway to Lawes Street including car park near New England Highway	67
East Maitland	Victoria Street	Raymond Terrace Road to Waller Street	12
East Maitland	Waller Street	Victoria Street to end including car park	33
East Maitland	Lindesay Street	Victoria Street to end	14
Largs	Mckimms Road	Reseal Flat Road to Dalveen Road	645
Maitland	St Andrews Street	Resurface of car park between St Andrews Street and Little Hunter Street	128
Maitland	St Andrews Street	Resurface of car park St Andrews Street (east side) opposite St Andrews Lane	87
Maitland	High Street	Resurface Abbot Street to Smith Street	397
Maitland	Victoria Street	Resurface No.36 to Athel D'Ombra Drive	67
Morpeth	Tank Street	Reseal Swan Street to High Street (no kerb)	34
Rutherford	Piper Close	Reseal Liddell Avenue to end	18
Rutherford	Barnett Street	Reseal Broughton Street to Liddell Street	24
Rutherford	St Fagans Parade	Reseal No.21 to Ventura Close	42
Rutherford	Easton Close	Reseal and cape seal turning bowl	41
Rutherford	Crown Close	Reseal and cape seal turning bowl	37
Rutherford	Poplar Close	Denton Park Drive to end and cape seal turning bowl	36
Rutherford	Jacaranda Close	Denton Park Drive to end and cape seal turning bowl	55
Telarah	John Street	New England Highway to Gillies Street	128
Tenambit and East Maitland	Metford Road	Between Collinson Street and Raymond Terrace Road	278
Tenambit	Alpine Close	Reseal bend to end	14
Tenambit	Centre Street	Reseal Foster Street to Clarence Street	35
Various	Citywide	Rejuvenations	500
Woodberry	Michael Hill Avenue	Reseal Lawson Avenue to Bangalay Close	46
TOTAL			2,736

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>BRIDGE AND GUARDRAIL WORK CONSTRUCTION AND RENEWALS</b>			
Louth Park	Yarrabong Bridge	Capital element rectification and concrete repairs	310
<b>TOTAL</b>			<b>310</b>
<b>TRAFFIC FACILITIES</b>			
Maitland	Western sector and main roads	Road linemarking renewal	310
Lorn	Belmore Road	Implement 40km/hr zone	50
Metford	Fieldsend Street	Street lighting improvement	170
Maitland	High Street	Extend 40km/hr zone	50
Various	Citywide	Prescribed traffic control devices as advised by Local Traffic Committee	50
Various	Citywide	Installation of bus shelters	98
<b>TOTAL</b>			<b>728</b>
<b>FOOTPATH CONSTRUCTION</b>			
East Maitland	Maize Street	View Street to Narang Street (north side)	79
East Maitland	Narang Street	East Maitland Aquatic Centre to Maize Street	127
Tenambit	Hodge Street	Narang Street to High Street (north side)	84
<b>TOTAL</b>			<b>290</b>
<b>FOOTPATH RENEWALS</b>			
Maitland	St Andrews Street	High Street to Lintott Lane (west)	50
Maitland	St Andrews Street	High Street to Andrews Street car park (east)	50
Maitland	St Andrews Street	St Andrews Street car park to Caroline Street (east)	50
<b>TOTAL</b>			<b>150</b>
<b>ACCESS PRIORITY PROGRAM ACCESS TO MEET ACCESSIBILITY STANDARDS</b>			
Telarah	Raymond Street	School crossing access improvements	50
<b>TOTAL</b>			<b>50</b>



SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>CYCLEWAY WORKS</b>			
Various	Citywide	Installation of missing links	158
Tenambit	Goldingham Street	Shared pathway (Maize Street to Canterbury Drive)	640
<b>TOTAL</b>			<b>799</b>

<b>BUILDING WORK CONSTRUCTION AND RENEWALS</b>			
Chisholm	Chisholm Multipurpose Centre	Northern Catchment Central Precinct	1,590
Thornton	Thornton	Thornton Library extension	1,571
East Maitland	Bruce Street	Citywide building components - Bruce Street Community Hall	11
Maitland	Maitland Regional Art Gallery	Replacement of slate roof and facade repairs	475
Maitland	Former Administration Building	Renewal	148
Maitland	Les Darcy Drive	Maitland Aquatic Centre - UV system upgrade for pool	84
Maitland	High Street	Building components - Maitland Regional Art Gallery	63
Maitland	Les Darcy Drive	Building components - Maitland Pool	58
Maitland	New England Highway	Building components - Steamfest Shed	11
Maitland	James Street	Building components - Maitland No.1 Sportsground	11
Metford	Metford Road	Building component renewal - Works Depot	190
Morpeth	High Street	Building components - Morpeth School of Arts	21
Morpeth	Close Street	Building components - Morpeth Scout Hall	21
Tenambit	Kenneth Street	Building components - Tenambit Community Hall	21
Tenambit	Metford Road	Beryl Humble Oval - gender inclusive changerooms	158
Tenambit	Maize Street	Tenambit Sports Field - gender inclusive changerooms	53
Rutherford	Waterworks Road	Building components- Rutherford SES	16
<b>TOTAL</b>			<b>4,502</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>RECREATION WORKS</b>			
Ashtonfield	Ashtonfield Reserve	Replace synthetic cricket pitch	13
Chisholm	Harvest Boulevard	Playground softfall replacement	80
East Maitland	Goodhugh Street	Play equipment replacement	100
East Maitland	Victoria Street/Rous Street	Play equipment replacement	112
Gillieston Heights	Roy Jordan Oval	Fencing replacement	150
Largs	Largs Oval	Replace synthetic cricket pitch	13
Largs	Ernie Jurd Oval	Field fencing	80
Maitland	Harold Gregson Reserve	Remediation of soil quality	1,260
Metford	Chelmsford Drive Complex	Replace synthetic cricket pitch	13
Metford	Chelmsford Drive	Play equipment replacement	105
Maitland	Maitland Park	Replace synthetic cricket pitch	13
Rutherford	Norm Chapman Oval	Sports flood lighting improvements	250
Telarah	Coronation Oval	Sportsfield fencing upgrades	90
Thornton	Thornton Oval	Sports flood lighting improvements	210
Thornton	Somerset Sportsfield	Play equipment replacement	125
Thornton	Thornton Oval	Irrigation upgrades	200
<b>TOTAL</b>			<b>2,812</b>

<b>CAR PARK RENEWALS</b>			
Lorn	Nillo Street	Renewal of car park at Lorn Park	106
<b>TOTAL</b>			<b>106</b>

<b>DRAINAGE</b>			
East Maitland	Day Street	Scour repairs north side of Day Street near King Street	510
Oakhampton Heights	Scobies Lane	Oakhampton Road to South Willards Lane (power house control new access road)	52
Aberglasslyn	Golden Ash Drive	Draining piping renewal	225
Bolwarra Heights	Riverview Road	Stabilisation including drainage construction	125
<b>TOTAL</b>			<b>912</b>

## YEAR: 2024-25

Subject to future budget, constraints and opportunities

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD RESURFACING</b>			
Ashtonfield	Malay Street	Pacific Crescent to Lord Howe Drive	40
East Maitland	Morton Stree	Bruce Street to Fieldsend Street	90
East Maitland	Turton Street	Fieldsend Street to Middleton Drive	80
East Maitland	Mount Vincent Road	Reseal Wilton Drive to No.300	709
Rutherford and Aberglasslyn	Aberglasslyn Road	New England Highway to First Avenue	276
Telarah	Gillies Street	Between Walter and Brooks Streets	104
Various	Citywide	Rejuvenations	1,000
Various	Citywide	To be confirmed from Pavement Management Services and test results	970
<b>TOTAL</b>			<b>3,269</b>

<b>BRIDGE AND GUARDRAIL WORK – CONSTRUCTION AND RENEWALS</b>			
Various	Bridge and guardrail renewals	Culvert and bridge projects	325
<b>TOTAL</b>			<b>325</b>

<b>ACCESS PRIORITY PROGRAM ACCESS TO MEET ACCESSIBILITY STANDARDS</b>			
Various	Various	To be confirmed from Pedestrian Access Management Plan and investigations	50
<b>TOTAL</b>			<b>50</b>

<b>CYCLEWAY WORKS</b>			
Various	Citywide	Missing links and connection to key facilities	250
<b>TOTAL</b>			<b>250</b>

<b>DRAINAGE</b>			
East Maitland	Two Mile Creek	Embankment stabilisation and flood mitigation works west of Turton Street.	1,100
Various	Citywide	Renewals per drainage priority program and road work opportunities	500
<b>TOTAL</b>			<b>1,600</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD REHABILITATION</b>			
Duckenfield	Duckenfield Road	Progressive Duckenfield Road	540
Luskintyre	Luskintyre Road	Progressive north from Knockfin Road	1,000
Lochinvar	Windermere Road	Luskintyre Road to No.155	1,420
Rosebrook	Maitland Vale Road	Progressive West of Mellville Ford	800
Rutherford	Queen Street	John Street to Aberglasslyn Road	700
South Maitland	Trappaud Road	Louth Park Road to Cultivation Road	740
South Maitland	Trappaud Road	Cultivation Road to Pender Road	840
Anambah	Anambah Road	Ch1380 Culvert to Ch2200 No.223	228
Anambah	Anambah Road	Ch3735 Culvert to Ch4420 Driveway Quarry	282
Berry Park	Duckenfield Road	Ch4134 Eales Bridge to Ch4461 Middle Bridge (section 8)	190
Bolwarra Heights	Lang Drive	Lang Drive progressive from Darfield Close	300
Duckenfield	Duckenfield Road	Progressive rehabilitation of Duckenfield Road near Eales Bridge	736
East Maitland	Fieldsend Street	Turton Street to Middleton Drive	287
East Maitland	Bruce Street	Quarry Road to Bray Street	190
East Maitland	Turton Street	Fieldsend Street to Middleton Drive	75
East Maitland	Brisbane Street	William Street to Banks Street	113
East Maitland	Fitzroy Street	Riley Street to Old Newcastle Road	113
East Maitland	Riley Street	Melbourne Street to Fitzroy Street	228
East Maitland	Victoria Street	Lawes Street to railway station car park	408
East Maitland	Lawes Street	Victoria Street to High Street	574
Lambs Valley	Luskintyre Road	Ch10650 No.1065 to CH11925 Maitland Vale (section 22)	159
Lambs Valley	Maitland Vale Road	Ch17415 to Ch17990 Luskintyre Road (last section)	222
Largs	Phoenix Park Road	Ch3890 Unicom No. 3960 to Ch4650 Hunter (last section 11)	311
Lochinvar	Luskintyre Road	Ch650 No.93 to Ch950 (section 3) east of bridge to bridge	281
Lochinvar	Luskintyre Road	Windemere Road to Ch650 No.93 (sections 1 and 2)	393
Morpeth	Duckenfield Road	Edward Street to McFarlanes Road	209
Rutherford	Liddell Avenue	Fairfax Street to end	123
Rutherford	Broughton Street	Fairfax Street to Weblands Street	368

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
Rutherford	Peter Street	Avery Street to No.17	165
Thornton	Taylor Avenue	Sharp Street to Haussman Drive	288
Woodberry	Kingfisher Lane	Kingfisher Lane shops	67
<b>TOTAL</b>			<b>12,350</b>

TRAFFIC FACILITIES			
Various	Citywide	Installation of bus shelters	30
Various	Citywide	Line marking longitudinal (east)	400
Various	Citywide	Traffic and road safety projects	60
Various	Citywide	Street lighting projects	145
Various	Citywide	Furniture (bus shelter and litter bins)	10
Various	Citywide	Prescribed traffic control devices through traffic committee	50
<b>TOTAL</b>			<b>695</b>

FOOTPATH CONSTRUCTION			
East Maitland	Porter Avenue	New England Highway to Lawes Street	155
<b>TOTAL</b>			<b>155</b>

FOOTPATH RENEWALS			
East Maitland	Cumberland Street	Cumberland Street - west side	150
Maitland	High Street	Progressive - south side	150
<b>TOTAL</b>			<b>300</b>



SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>BUILDING WORK - CONSTRUCTION AND RENEWALS</b>			
Chisholm	Chisholm Multipurpose Centre	Northern Catchment - Central Precinct	1,446
Thornton	Thornton Multipurpose Centre	Thornton Library Extension	1,428
East Maitland	Stockade Hill	Heritage Park - relocate and new amenities	140
East Maitland	East Maitland Aquatic Centre	Flood lighting	120
Maitland	Maitland Aquatic Centre	New amenities	730
Maitland	Maitland Aquatic Centre	Splash pad renewal	36
Maitland	Former Administration Building	Building renewal	260
Morpeth	Morpeth Museum	Renewal of courtyard	200
Rutherford	Max McMahon Oval	Investigation and design of new amenities	100
Various	Citywide	Renewal of building components	80
Various	Citywide	Major building works	140
Various	Citywide	Furniture renewal	12
<b>TOTAL</b>			<b>4,691</b>

<b>CAR PARK RENEWALS</b>			
East Maitland	High Street	Renewal of car park between Lawes Street and Day Street	80
Morpeth	Edward Street	Renewal of car park at Morpeth Oval	57
Morpeth	Edward Street	Renewal of car park at Ray Lawler Reserve	74
Thornton	Taylor Avenue	Renewal of car park at Pat Hughes Community Centre	147
Woodberry	Lawson Avenue	Renewal of car park at Fred Harvey Sporting Complex	180
Woodberry	Kingfisher Lane	Renewal of car park between Lawson Avenue and Kingfisher Lane	135
Woodberry	Lawson Avenue	Renewal of car park between Lawson Avenue and Kookaburra Parade	97
Woodberry	Lark Street	Renewal of car park at Noel Unicomb Community Hall	116
<b>TOTAL</b>			<b>886</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
RECREATION WORKS			
Lochinvar	Sportsground	Central Catchment - Central Precinct	3,739
Lochinvar	Sportsground	Land acquisition	221
Ashtonfield	Leinster Circuit	Play equipment replacement	100
East Maitland	Cooks Square Park	Sports floodlighting Upgrades	290
Gillieston Heights	Judd Greedy Park	Play equipment replacement	85
Largs	Ernie Jurd Oval	Turf wicket upgrade	80
Lorn	Lorn Park	Play equipment replacement	135
Maitland	Maitland Park	Furniture renewal	40
Maitland	Victoria Street	Play equipment replacement	90
Metford	Fieldsend Oval	Floodlighting improvements	160
Thornton	A&D Lawrence Oval	Floodlighting improvements	270
Thornton	A&D Lawrence Oval	Athletics infrastructure improvements	150
Woodberry	Fred Harvey Oval	Sports floodlighting upgrades	250
Various	Citywide	Shade sail replacements Tom Lantry/ Rutherford Community Centre/Cooney Park	65
TOTAL			5,675

## YEAR: 2025-26

Subject to future budget, constraints and opportunities

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD WORKS – MAJOR RECONSTRUCTIONS</b>			
Farley	Wollombi Road	Owl Pen Lane to west intersection (F12)	2,095
<b>TOTAL</b>			<b>2,095</b>

<b>ROAD REHABILITATION</b>			
Ashtonfield	Molucca Close	Molucca Close to End	290
Ashtonfield	Luzon Street	Molucca Close to End	150
Ashtonfield	Torres Close	Molucca Close to End	130
Berry Park	Duckenfield Road	Ch4461 Middle Bridge to Ch5829 No.223 (section 5,6 & 7)	642
Berry Park	McFarlanes Road	Culvert to No.321 (sections 7 and 8)	501
Bolwarra	Paterson Road	No. 131 to No 171 (repair program)	400
East Maitland	Lawes Street	Brunswick to High Street, George Street to Banks Street	1,334
East Maitland	Brunswick Street	New England Highway to Rous Street	280
East Maitland	High Street	New England Highway to Lawes Street (repair program)	400
East Maitland	Mount Vincent Road	Wilton Drive to Waste Management Centre	1,000
Harpers Hill	Harpers Hill Lane	New England Highway to end	350
Harpers Hill	Walkers Hill Lane	New England Highway to end	400
Hillsborough	Maitland Vale Road	Maitland Vale Road Bridge towards Hillsborough Road Progressive	1,170
Lochinvar	Old North Road	Ch2030 No. 203 to Ch3120 No.324 (section 7)	209
Lorn	Glenarvon Road	Meads Road to Dawsons Road	626
Luskintyre	Luskintyre Road	Progressive North	936
Rosebrook	Maitland Vale Road	No.902 to No.1014	1,183
Rosebrook	Maitland Vale Road	No.1014 to No. 1070	546
Rutherford	Fairfax Street	No.21 to Denton Park Drive	495
Rutherford	Verge Street	New England Highway to Goodlet Street	500
Rutherford	Second Avenue	Weblands Street to Fourth Avenue (sections 2 and 3)	219
Telarah	Bligh Street	Elizabeth to South Street including car park	610
Telarah	Bronwyn Street	Simpsons Lane to end	314
<b>TOTAL</b>			<b>12,685</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD RESURFACING</b>			
Various	Citywide	To be confirmed from pavement management system and test results	2,200
Various	Citywide	Rejuvenations	1,100
<b>TOTAL</b>			<b>3,300</b>

<b>BRIDGE AND GUARDRAIL WORK – CONSTRUCTION AND RENEWALS</b>			
Various	Bridge and guard rail element renewals	Major culvert and bridge projects	250
<b>TOTAL</b>			<b>250</b>

<b>DRAINAGE</b>			
East Maitland	Waller Street	Waller Street drainage upgrade	200
Maitland	Ken Tubman Drive	150m South of High Street intersection west to Analby Street	250
Metford	Lupin Close	Reinstatement of overland flow path in drainage reserve behind Lupin Close	250
Telarah	South Street and Bligh Street	Construct secondary pipeline at South Street sag point.	660
Various	Citywide	Renewals per Drainage Priority Program (CCTV surveys) and road work opportunities	800
<b>TOTAL</b>			<b>2,160</b>

<b>TRAFFIC FACILITIES</b>			
Various	Citywide	Line marking longitudinal (west)	350
Various	Citywide	Traffic and road safety projects	180
Various	Citywide	Street lighting projects	160
Various	Citywide	Furniture (bus shelter renewal. seats and litterbins)	10
Various	Citywide	Prescribed traffic control devices through traffic committee	50
<b>TOTAL</b>			<b>750</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>FOOTPATH RENEWALS</b>			
Various	Citywide	Based on footpath defect surveys	500
<b>TOTAL</b>			<b>500</b>

<b>ACCESS PRIORITY PROGRAM ACCESS TO MEET ACCESSIBILITY STANDARDS</b>			
Various	Citywide	To be confirmed from Pedestrian Access Management Plan and investigations	50
<b>TOTAL</b>			<b>50</b>

<b>CYCLEWAY WORKS</b>			
Various	Citywide	Missing links and connections to key facilities	250
<b>TOTAL</b>			<b>250</b>

<b>BUILDING WORK – CONSTRUCTION AND RENEWALS</b>			
Lochinvar	Community Hub	Central Catchment Central Precinct (L15)	2,500
Lochinvar	Porter Place Park	New amenities	150
Morpeth	Morpeth Museum	Building restoration works internal	600
Maitland	Maitland Aquatic Centre	New amenities	800
Tenambit	Tenambit Oval	Amenities renewal	77
Various	Building Components	Renewal of buildings and components	100
Various	Building Components	Various	200
Various	Minor Building Works	Furniture renewal	15
<b>TOTAL</b>			<b>4,442</b>



SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>CAR PARK RENEWALS</b>			
Maitland	Maitland Park	Renewal of car park at Maitland Park opposite bore	180
Rutherford	East Mall	Refurbishment of Rutherford Shopping Centre car park	536
Maitland	Cathedral Street	Renewal of car park at Cathedral Street	141
Maitland	Sun Street	Renewal of car park at end of Sun Street	56
Tenambit	Maize Street	Renewal of car park at Tenambit shops	111
<b>TOTAL</b>			<b>1,024</b>

<b>RECREATION WORKS</b>			
Lochinvar	Sportsground Hub	Central Catchment Central precinct (L15)	5,039
Aberglasslyn	Honey Oak Drive	Play equipment replacement	110
Ashtonfield	Shamrock Oval	Irrigation upgrades	220
Bolwarra	Hunter Glenn	Playground	160
East Maitland	King Edward Park	Park furniture, BBQ upgrades	40
Maitland	Maitland Park outer fields	Flood lighting upgrades stage 1	300
Rutherford	Norm Chapman Oval	Field drainage	200
Rutherford	Melbee Street	Playground shade upgrades	120
Telarah	Hartcher Field	Spectator seating and fencing upgrades	40
Telarah	Russell Street	Playground and shade upgrades	100
Tenambit	Troy Close	Playground replacements	110
Thornton	Parkwood North	Play equipment replacement	100
Thornton	A&D Lawrence Sports Complex	Play equipment replacement	130
Various	Citywide	Park furniture, BBQ upgrades	70
<b>TOTAL</b>			<b>6,739</b>

## YEAR: 2026-27

Subject to future budget, constraints and opportunities

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD RESURFACING</b>			
Aberglasslyn	Weblands Street	No.120 to Denton Park Drive	972
Ashtonfield	Four Mile Creek Road	Driveway to No.45	238
Bolwarra Heights	Paterson Road	No.171 Paterson Road to No.21 Tocal Road	840
Bolwarra Heights	Paterson Road	Largs Avenue to Lang Drive	374
East Maitland	Martin Close	Stronach Avenue to end	147
East Maitland	Turnbull Drive	Glenayre Close gateway to No.70 opposite Rosebrook Row	990
East Maitland	Woodrow Way	Turnbull Drive to No.6	87
East Maitland	Lawes Street	George Street to Banks Street	1,035
Metford	Waters Way	Stonehaven Drive to end	195
Morpeth	Elizabeth Street	Green Street to Tank Street	25
Oakhampton	Oakhampton Road	Ch3600 North Willards Lane to to Ch5020 Boundary	588
Oakhampton	Dillons Lane	Oakhampton to end of seal	43
Lorn	Belmore Road	Belmore Bridge to No.19	312
Raworth	Jenna Drive	Bronte Close to No.41	276
Rosebrook	Maitland Vale Road	Upgrade road near fire service	2,500
Rutherford	Arthur Street	New England Highway to Wollombi Road via Ryan Street and Jonathan Street	918
Rutherford	Denton Park Drive	Adam Avenue to Poplar Close	315
Rutherford	Howarth Street	Logan Road to end	141
Rutherford	Tabor Close	Garwood Street to end	75
Rutherford	Verona Close	Brigantine Street to end	183
Rutherford	Weblands Street	Roundabout to Dunkley Street	642
Telarah	Brodie Lane	Bungaree Street to Railway Parade	72
Tenambit	Maize Street	Byng Street to Goldingham Street	900
Thornton	Somerset Drive	Gymea Place to Rosewood Avenue	429
Various	Citywide	Future investigation and design	300
<b>TOTAL</b>			<b>12,597</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>ROAD RESURFACING</b>			
Various	Citywide	Rejuvenations to be confirmed from Pavement Management System and test results	1,000
Various	Citywide	Resurface/Resealing to be confirmed from Pavement Management System and test results	3,215
<b>TOTAL</b>			<b>4,215</b>

<b>BRIDGE AND GUARDRAIL WORK - CONSTRUCTION AND RENEWALS</b>			
Various	Bridge and Guard Rail Element Renewals	Major culvert and bridge projects	310
<b>TOTAL</b>			<b>310</b>

<b>DRAINAGE</b>			
Maitland Vale	Maitland Vale Road	Culvert extensions between Melville Ford Road and Hillsborough Road	500
Maitland	Athel D'Ombra Drive	Box drain between Bent Street and Devonshire Street	550
East Maitland	Browns Lane	Drainage improvement works from Hinder Street to Hunter Street	250
Various	Citywide	Stormwater pipe renewals focus on Rutherford and Telarah	200
Various	Citywide	Detention basin renewal	300
Various	Citywide	Renewals per Drainage Priority Program and road work opportunities	500
<b>TOTAL</b>			<b>2,300</b>

<b>TRAFFIC FACILITIES</b>			
Various	Citywide	Linemarking longitudinal (West)	390
Various	Citywide	Traffic and road safety projects	185
Various	Citywide	Street lighting projects	165
Various	Citywide	Furniture (Bus shelter refurbishment seats and litter bins)	10
Various	Citywide	Prescribed traffic control devices through Traffic Committee	50
<b>TOTAL</b>			<b>800</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>FOOTPATH RENEWALS</b>			
Various	Citywide	Based on footpath defect surveys	325
<b>TOTAL</b>			<b>325</b>

<b>ACCESS PRIORITY PROGRAM ACCESS TO MEET ACCESSIBILITY STANDARDS</b>			
Various	Citywide	To be confirmed from Pedestrian Access Management Plan and investigations	100
<b>TOTAL</b>			<b>100</b>

<b>CYCLEWAY WORKS</b>			
Various	Citywide	Missing links and connections to key facilities	250
<b>TOTAL</b>			<b>250</b>

<b>BUILDING WORK – CONSTRUCTION AND RENEWALS</b>			
Various	Citywide	Renewal works building systems and service components	250
Various	Citywide	Renewal works building structures	250
Various	Citywide	Amenities renewals	150
Various	Citywide	Renewal works of buildings internal	300
Various	Citywide	Future feasibility, business case and design development	250
Various	Citywide	Renewal works pool and plant	300
Various	Citywide	Decommissioning works	200
<b>TOTAL</b>			<b>1,700</b>

SUBURB	LOCATION	PROJECT DESCRIPTION	FORECAST \$'000
<b>RECREATION WORKS</b>			
East Maitland	Eckford Reserve	Playground shade upgrades	120
East Maitland	Fern Street	Playground replacement	100
East Maitland	Victoria Street Tennis Courts	Sports lighting improvements	330
Metford	Metford Recreation Reserve	Skate park	800
Rutherford	Max McMahon Oval	Sports lighting improvements	200
Tenambit	Korbel Street Park	Play equipment replacement	140
Thornton	Thornton Tennis Court	Sports lighting infrastructure	220
Windella	Cecily Reserve Park	Playground shade upgrades	140
Various	Citywide	Private pole inspections	80
Various	Citywide	Cricket net structure renewals Largs, Bolwarra, Norm Chapman Oval	120
<b>TOTAL</b>			<b>2,250</b>

<b>CAR PARK RENEWALS</b>			
Various	Citywide	Car park Maitland City Centre	130
Various	Citywide	Car park renewals	270
<b>TOTAL</b>			<b>400</b>





*East Maitland Playground*





# Our Budget

112 | Sources of Income

114 | Our budget 2023-24

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*Maitland Aquatics Centre*

# SOURCES OF INCOME

Our income streams are largely determined and regulated by the Local Government Act 1993. These include rates, fees and charges for particular services, grants and subsidies from higher levels of government, loans, interest on invested funds, and occasionally the sale of redundant assets or business activities. The income we receive is important in determining our capacity to increase levels of service or provide new services.

## RATING

Income from rates provides the largest single portion of our total income, with the amount that the total rates yield of a council can increase by each year set by the Independent Pricing and Regulatory Tribunal (IPART).

Calculating rates is a complex process, largely driven by the value of the property and also what it is used for a residence, a business, a farm or a mine. This means that while the increase set by IPART is applied across the total amount of rates, individual properties may see increases or decreases in rates dependent on the value of their property as compared to others in the rating category.

## FEES AND CHARGES

Fees and charges are set on a user pays basis and allow for partial recovery of the cost of providing the service, rather than full recovery. The Revenue Policy, contained within our Operational Plan, ensures fees and charges do not result in unreasonable cost subsidising by the wider community. If the fee or charge provides additional income, this is used to provide services for the wider community.

## GRANTS AND CONTRIBUTIONS

We receive both annual grants, which are reasonably consistent and discretionary grants, which we pursue specific projects, from the Federal and State governments. These grants help to fund a range of services and major capital projects, including environmental projects, community service programs, road safety programs, public library operations and road construction and other infrastructure works. While the provision of grants is at the discretion of other levels of government, for us they are a key source of income, and we are active in pursuing opportunities to obtain funding to support the delivery of projects.

## BORROWINGS

Long term borrowing is a useful tool for funding major new assets. By spreading the debt over a longer period it ensures assets provide a benefit to residents now and into the future.

## INVESTMENTS

At any point in time, we can hold a significant amount of cash received from grant monies, contributions to works paid by developers, and general income from rates, fees and charges. This money is committed to various works and services through our annual budget and development contribution plans.

However, there can be a period of time between receiving and spending the money. To ensure it is generating income through interest, it is invested for a period between collection and expenditure. Income from investments can vary significantly due to economic climate, interest rate fluctuations and expenditure against commitments.

## ASSET SALES

Our significant asset base includes infrastructure, property, plant and equipment. Operational holdings, that is land and buildings, are regularly reviewed to identify opportunities to dispose of assets no longer needed for service delivery. Any asset that is sold generates revenue from the sale and reduces the maintenance cost associated with continued ownership.

## ENTREPRENEURIAL ACTIVITIES

Commercial activities are limited to the generation of rental and lease income from property, merchandise sales and some tourism offerings. Any involvement in other activities that could generate sustainable income would be canvassed for community support and undertake a merit based risk assessment to assess the impact on public resources.

## DEVELOPMENT CONTRIBUTION PLANS

Development contributions are paid by property developers to assist in the provision of infrastructure and facilities in newly developed areas, as well as address the needs of these new residents in the broader functioning of the city. A portion of our annual Capital Works Program is funded by development contributions, and we often need to hold these funds until we collect a sufficient amount to enable the delivery of works. Details of works funded by development contribution plans can be found on our website at [maitland.nsw.gov.au/ourservices/buildinganddevelopment/developmentcontributions](http://maitland.nsw.gov.au/ourservices/buildinganddevelopment/developmentcontributions).



## RESERVES

At any given time, Council will hold funds in 'Reserves' that have been established for a specific purpose. Currently, Council has reserves established for transfer station construction, waste site rehabilitation, employee leave entitlements, workers compensation, developer contributions tied to future projects, information technology, asset maintenance and economic development. While held in reserve, these funds do generate interest which can be returned to the reserve (if required) or used as revenue.

## EXPENDITURE

Our expenditure is regulated by the Local Government Act 1993 and focuses on the delivery of services, cost of goods, loans for new assets and depreciation.

## EMPLOYEE COSTS

These are the greatest expense for most councils and provide for wages, salaries, leave entitlements, superannuation, workers compensation, fringe benefits and payroll tax.

## BORROWING COSTS

Borrowing costs cover the repayment of loans taken out to fund new assets.

## MATERIALS AND SERVICES

Raw materials such as sand and concrete, contractor and consultancy costs, audit services and legal fees are included in this expense.

## DEPRECIATION AND AMORTISATION

Depreciation reduces the book value of assets as a result of wear and tear or age, with assets having to be replaced or renewed once they reach the end of their useful life. Amortisation is similar to depreciation in that it lowers the book value over time, however it is applied to intangible assets.



*The Riverlink, The Levee*



# OUR BUDGET 2023-24

During 2023-24 Council has budgeted a spend of \$172 million on the delivery of services and capital works.

Council delivers a number of key services including libraries, cemeteries, community and recreation facilities, roads, footpaths, cycleways, waste management and town planning. We also manage an asset portfolio that has a replacement value of \$1.7 billion.

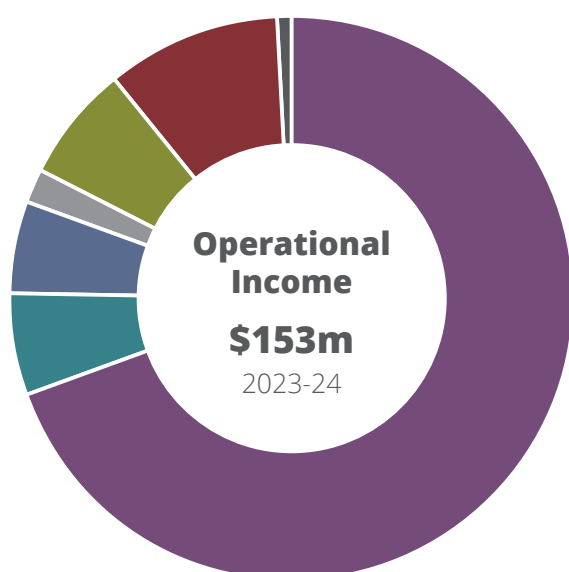
The budget has been prepared in line with our long term financial plan, and clearly shows our financial position for the 2023-24 financial year and supports the delivery of our actions and projects.

## OUR SPENDING FOR 2023-24

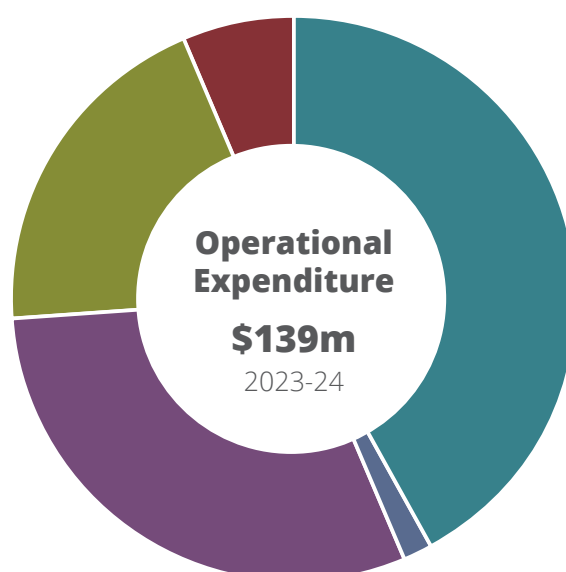
### DISCRETIONARY VS. NON DISCRETIONARY

While Council's budget for 2023-24 shows total cash revenue of \$172.1 million, there are a range of costs that Council must pay that take up a significant proportion of the budget. These items are considered non discretionary and include:

- Payments for State Government waste levy of \$7.1 million
- Loan repayments of \$9.4 million
- Employee and councillor costs of more than \$58.8 million, inclusive of commitments to cover service delivery
- Developer contributions linked to future related projects of more than \$14.2 million
- Expenditure of grant and levy funding for their specific purpose of over \$19.1 million.



- Rates and annual charges
- User charges and fees
- Interest and investment revenue
- Other revenue
- Grants and contributions operating
- Grants and contributions capital
- Other income



- Employee costs
- Borrowing costs
- Materials and contracts
- Depreciation and amortisation
- Other expenses

# OVERALL BUDGET

Council's overall predicted budget position in the operational plan is a surplus of approximately \$9,708. This result is influenced in the year ahead by the following significant factors:

## KEY BUDGET CHANGES

ITEM	2022-23 \$000	2023-24 \$000	CHANGE \$'000	
INCOME				
Rates income	78,185	84,327	6,142	▲
Financial assistance grant	7,380	7,700	320	▲
Interest income general fund	2,025	8,189	6,164	▲
Domestic waste management service charge	18,145	20,782	2,637	▲
Tipping fee income	2,513	2,219	294	▼
EXPENDITURE				
Wages and salaries	51,125	58,788	7,663	▲
Workers compensation premium	1,200	1,400	200	▲
Maintenance costs	16,471	18,177	1,706	▲
Street lighting costs	2,400	2,800	400	▲
Superannuation costs	3,588	4,600	712	▲
Waste disposal costs	17,355	20,673	3,318	▲

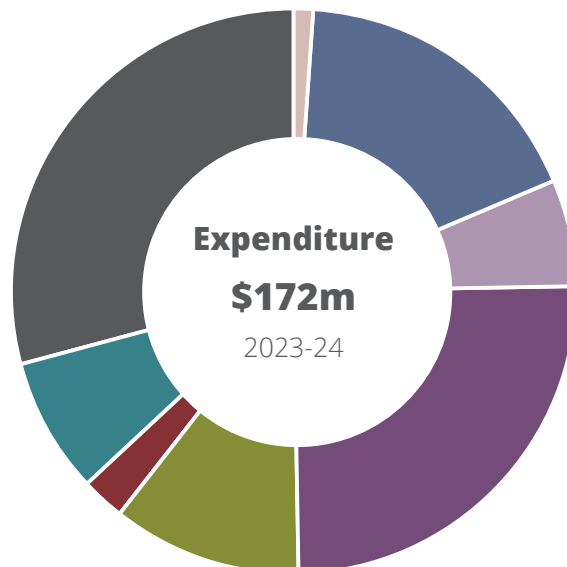
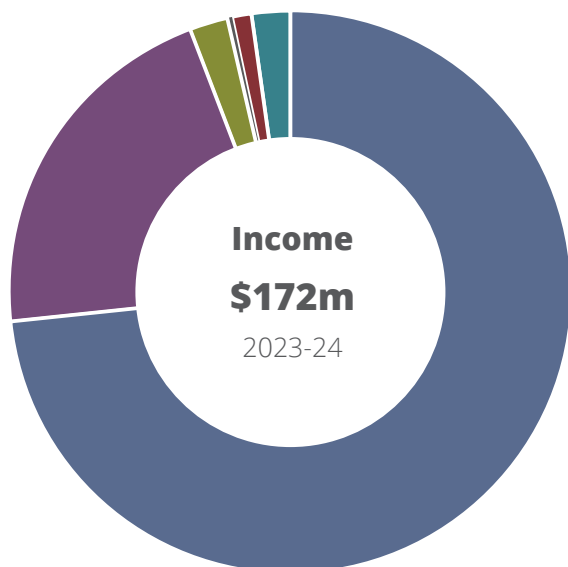
## PROJECTED INCOME STATEMENT

ITEM	OPERATIONAL PLAN		FORECAST	FORECAST
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
<b>INCOME FROM CONTINUING OPERATIONS</b>				
Rates and annual changes	97,975	106,796	113,252	118,331
User charges and fees	9,049	9,214	9,493	9,755
Interest and investment revenue	2,025	8,189	7,063	6,354
Other revenue	2,285	2,736	2,823	2,900
Grants and contributions operating	9,699	10,475	10,704	11,031
Grants and contribution capital	14,873	15,174	16,230	16,598
Other income	858	1,084	1,118	1,147
<b>Total income from continuing operations</b>	<b>136,764</b>	<b>153,668</b>	<b>160,683</b>	<b>166,116</b>
<b>EXPENSES FROM CONTINUING</b>				
Employee benefits and on costs	51,125	58,788	60,791	62,367
Borrowing cost	2,187	2,491	2,481	2,491
Materials and services	38,134	42,240	44,167	47,041
Depreciation and amortisation	26,264	27,332	28,152	28,856
Other expenses	8,111	8,885	9,151	9,379
<b>Total expenses from continuing operations</b>	<b>125,821</b>	<b>139,736</b>	<b>144,742</b>	<b>150,134</b>
<b>Operating result from continuing operations</b>	<b>10,943</b>	<b>13,932</b>	<b>15,941</b>	<b>15,982</b>
<b>LESS TRANSFER TO RESERVES AND BALANCE SHEET ITEMS</b>				
Transfers to internal reserves	820	2,587	1,108	1,132
Transfers to S.711/S.712 reserves	14,236	17,938	17,668	17,622
Transfers to external reserves	2,854	1,300	1,530	1,561
Plant and equipment purchases	3,093	4,166	2,116	3,635
Other capital expenditure	32,955	24,267	31,108	35,510
Principal repayments Loans	8,787	8,739	8,090	8,251
Principal repayments Hire purchase	594	697	731	689
<b>Total</b>	<b>63,339</b>	<b>59,694</b>	<b>62,351</b>	<b>68,400</b>
<b>Total funds required</b>	<b>52,396</b>	<b>45,762</b>	<b>46,410</b>	<b>52,418</b>

ITEM	OPERATIONAL PLAN				FORECAST	FORECAST
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
<b>FUNDED BY</b>						
Loan drawdowns	6,000	6,000	6,000	6,000		
Hire purchase drawdowns	1,350	1,989	0	1,408		
Non cash funding depreciation	26,264	27,332	28,152	28,856		
Transfers from internal reserves	4,318	2,800	2,955	4,008		
Transfers from S.711/S.712 reserves	14,309	7,651	9,305	12,155		
Transfer from external reserves	167	0	0	0		
	<b>52,408</b>	<b>45,772</b>	<b>46,412</b>	<b>52,427</b>		
<b>Surplus/(deficit)</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>9</b>		

# OVERALL SUMMARY

A snapshot of the total budget (include both operational and capital) for 2023-24 by Council's organisational structure.



ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME \$'000</b>				
Strategy Performance & Business Systems	88,655	101,291	104,870	108,884
Planning & Environment	25,828	29,014	31,085	31,862
Culture Community & Recreation	2,498	2,767	2,850	2,922
Workplace Culture & Safety	151	153	157	161
Vibrant City	1,257	1,298	1,337	1,370
Infrastructure & Works	2,185	2,347	2,418	2,478
<b>Total</b>	<b>120,574</b>	<b>136,871</b>	<b>142,717</b>	<b>147,684</b>



ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING EXPENDITURE</b>				
General Management	1,393	1,434	1,483	1,527
Strategy Performance & Business Systems	13,221	20,719	18,524	18,380
Digital Transformation	7,755	7,213	7,772	8,941
Planning & Environment	25,657	29,575	31,179	31,864
Culture Community & Recreation	11,847	12,590	13,005	13,369
Workplace Culture & Safety	2,692	3,264	3,288	3,381
Vibrant City	8,322	9,178	9,374	9,638
Infrastructure & Works	29,619	34,142	35,690	37,507
<b>Total</b>	<b>100,505</b>	<b>118,117</b>	<b>120,316</b>	<b>124,607</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>20,069</b>	<b>18,747</b>	<b>22,400</b>	<b>23,071</b>

<b>CAPITAL INCOME</b>				
Strategy Performance & Business Systems	25,614	18,123	17,936	23,241
Planning & Environment	13,388	13,631	14,040	14,391
Infrastructure & Works	3,283	3,440	4,199	4,326
<b>Total</b>	<b>42,285</b>	<b>35,194</b>	<b>36,175</b>	<b>41,958</b>

<b>CAPITAL EXPENDITURE</b>				
Strategy Performance & Business Systems	26,376	25,506	25,357	25,882
Digital Transformation	900	340	350	359
Planning & Environment	1,020	1,287	1,326	1,359
Culture Community & Recreation	402	393	404	415
Infrastructure & Works	33,644	26,405	31,135	37,004
<b>Total</b>	<b>62,342</b>	<b>53,931</b>	<b>58,573</b>	<b>65,019</b>
<b>Net Capital Surplus/(Deficit)</b>	<b>(20,057)</b>	<b>(18,737)</b>	<b>(22,398)</b>	<b>(23,061)</b>

<b>NET PROGRAM SURPLUS/(DEFICIT)</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>9</b>
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## OFFICE OF THE GENERAL MANAGER

### RESPONSIBILITY: GENERAL MANAGER DAVID EVANS

The services and function provided by General Manager contribute to achieving the theme:



Let's connect with each other



Let's create opportunities



Let's live sustainably



Let's lead together

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING EXPENDITURE</b>				
Total	1,393	1,434	1,483	1,527
Net Operating Surplus/(Deficit)	(1,393)	(1,434)	(1,483)	(1,527)

## WORKPLACE CULTURE & SAFETY

### RESPONSIBILITY: EXECUTIVE MANAGER TIFFANY ALLEN

The services and function provided by Workplace Culture & Safety contribute to achieving the theme:



Let's lead together

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
Total	151	153	157	161
<b>CAPITAL EXPENDITURE</b>				
Workplace Culture & Safety	2,692	3,264	3,288	3,381
Total	2,692	3,264	3,288	3,381
Net Operating Surplus/(Deficit)	(2,541)	(3,111)	(3,131)	(3,220)

## DIGITAL TRANSFORMATION

### RESPONSIBILITY: EXECUTIVE MANAGER MARK MARGIN

The services and function provided by Digital Transformation contribute to achieving the theme:



Let's connect with each other



Let's create opportunities



Let's live sustainably



Let's lead together

ITEM	OPERATIONAL PLAN		FORECAST	FORECAST
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
<b>OPERATING EXPENDITURE</b>				
Digital Transformation	994	1,130	1,170	1,204
Digital Programs	3,127	1,082	1,500	2,500
Business Systems	3,634	5,001	5,102	5,237
<b>Total</b>	<b>7,755</b>	<b>7,213</b>	<b>7,772</b>	<b>8,941</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>(7,755)</b>	<b>(7,213)</b>	<b>(7,772)</b>	<b>(8,941)</b>
<b>CAPITAL EXPENDITURE</b>				
Business Systems	900	340	350	359
<b>Total</b>	<b>900</b>	<b>340</b>	<b>350</b>	<b>359</b>
<b>Net Capital Surplus/(Deficit)</b>	<b>900</b>	<b>340</b>	<b>350</b>	<b>359</b>
<b>NET PROGRAM SURPLUS/(DEFICIT)</b>	<b>(8,655)</b>	<b>(7,553)</b>	<b>(8,122)</b>	<b>(9,300)</b>

## STRATEGY, PERFORMANCE & BUSINESS SYSTEMS

RESPONSIBILITY: GROUP MANAGER LEAH FLINT

The services and function provided by Strategy, Performance & Business Systems (SPBS) contribute to achieving the theme:



Let's lead together

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	YEAR 3 2024-25 \$'000	YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
SPBS	0	0	0	20
Finance & Procurement	87,786	100,630	104,197	108,175
CFO	531	316	324	332
Governance & Risk	338	345	349	357
<b>Total</b>	<b>88,655</b>	<b>101,291</b>	<b>104,870</b>	<b>108,884</b>
<b>OPERATING EXPENDITURE</b>				
SPBS	1,310	1,465	1,516	1,559
Corporate Planning & Performance	448	516	430	443
Finance & Procurement	1,227	1,674	1,732	1,783
CFO	6,192	12,614	10,257	9,883
Governance & Risk	4,044	4,450	4,590	4,711
<b>Total</b>	<b>13,221</b>	<b>20,719</b>	<b>18,524</b>	<b>18,380</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>75,434</b>	<b>80,572</b>	<b>86,346</b>	<b>90,504</b>
<b>CAPITAL INCOME</b>				
CFO	25,614	18,123	17,936	23,241
<b>Total</b>	<b>25,614</b>	<b>18,123</b>	<b>17,936</b>	<b>23,241</b>
<b>CAPITAL EXPENDITURE</b>				
Finance & Procurement	700	885	912	934
CFO	25,623	24,567	24,390	24,891
Governance & Risk	53	54	55	57
<b>Total</b>	<b>26,376</b>	<b>25,506</b>	<b>25,357</b>	<b>25,882</b>
<b>Net Capital Surplus / (Deficit)</b>	<b>(762)</b>	<b>(7,383)</b>	<b>(7,421)</b>	<b>(2,642)</b>
<b>NET PROGRAM SURPLUS/(DEFICIT)</b>				
	<b>74,672</b>	<b>73,189</b>	<b>78,925</b>	<b>87,863</b>

## PLANNING & ENVIRONMENT

RESPONSIBILITY: GROUP MANAGER MATTHEW PRENDERGAST

The services and function provided by Planning & Environment contribute to achieving the theme:



Let's create opportunities



Let's live sustainably

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
Strategic Planning	135	338	348	356
Development & Compliance	3,771	3,850	3,966	4,065
Environment & Sustainability	21,922	24,826	26,771	27,441
<b>Total</b>	<b>25,828</b>	<b>29,014</b>	<b>31,085</b>	<b>31,862</b>
<b>OPERATING EXPENDITURE</b>				
Planning & Environment	1,162	1,218	1,259	1,296
Strategic Planning	1,096	1,461	1,270	1,160
Development & Compliance	5,675	5,944	6,144	6,321
Environment & Sustainability	17,724	20,952	22,506	23,087
<b>Total</b>	<b>25,657</b>	<b>29,575</b>	<b>31,179</b>	<b>31,864</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>171</b>	<b>(561)</b>	<b>(94)</b>	<b>(2)</b>
<b>CAPITAL INCOME</b>				
Development & Compliance	13,388	13,631	14,040	14,391
<b>Total</b>	<b>13,388</b>	<b>13,631</b>	<b>14,040</b>	<b>14,391</b>
<b>CAPITAL EXPENDITURE</b>				
Environment & Sustainability	1,020	1,287	1,326	1,359
<b>Total</b>	<b>1,020</b>	<b>1,287</b>	<b>1,326</b>	<b>1,359</b>
<b>Net Capital Surplus/(Deficit)</b>	<b>12,368</b>	<b>12,344</b>	<b>12,714</b>	<b>13,032</b>
<b>NET CAPITAL SURPLUS/(DEFICIT)</b>	<b>12,539</b>	<b>11,783</b>	<b>12,620</b>	<b>13,030</b>



## CULTURE, COMMUNITY & RECREATION

RESPONSIBILITY: GROUP MANAGER JUDY JAEGER

The services and function provided by Culture, Community & Recreation contribute to achieving the theme:



Let's connect with each other

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
Community & Recreation	1,732	1,877	1,933	1,982
Library Services	352	395	407	417
Art Gallery	414	495	510	523
<b>Total</b>	<b>2,498</b>	<b>2,767</b>	<b>2,850</b>	<b>2,922</b>
<b>OPERATING EXPENDITURE</b>				
Culture, Community & Recreation	1,077	1,103	1,140	1,174
Community & Recreation	6,452	6,703	6,921	7,111
Library Services	2,537	2,820	2,916	3,000
Art Gallery	1,781	1,964	2,028	2,084
<b>Total</b>	<b>11,847</b>	<b>12,590</b>	<b>13,005</b>	<b>13,369</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>(9,349)</b>	<b>(9,823)</b>	<b>(10,155)</b>	<b>(10,447)</b>
<b>CAPITAL EXPENDITURE</b>				
Community & Recreation	40	40	41	42
Library Services	321	333	343	351
Art Gallery	41	20	21	22
<b>Total</b>	<b>402</b>	<b>393</b>	<b>404</b>	<b>415</b>
<b>Net Capital Surplus/(Deficit)</b>	<b>(402)</b>	<b>(393)</b>	<b>(404)</b>	<b>(415)</b>
<b>NET PROGRAM SURPLUS/ (DEFICIT)</b>				
	<b>(9,751)</b>	<b>(10,216)</b>	<b>(10,559)</b>	<b>(10,862)</b>

# INFRASTRUCTURE & WORKS

RESPONSIBILITY: GROUP MANAGER DAVID MOLONEY

The services and function provided by Infrastructure & Works contribute to achieving the theme:



Let's connect with each other

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
Infrastructure & Works	0	52	54	55
Engineering & Design	984	1,004	1,034	1,060
Civil & Recreation	1,061	1,149	1,183	1,213
Asset Strategy, Planning & Plant	140	142	147	150
<b>Total</b>	<b>2,185</b>	<b>2,347</b>	<b>2,418</b>	<b>2,478</b>
<b>OPERATING EXPENDITURE</b>				
Infrastructure & Works	3,017	3,640	3,591	3,648
Engineering & Design	5,614	6,358	6,461	6,639
Civil & Recreation	18,802	20,509	22,117	23,484
Building Projects & Services	2,948	4,314	4,391	4,623
Asset Strategy, Planning & Plant	(762)	(679)	(870)	(887)
<b>Total</b>	<b>29,619</b>	<b>34,142</b>	<b>35,690</b>	<b>37,507</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>(27,434)</b>	<b>(31,795)</b>	<b>(33,272)</b>	<b>(35,029)</b>
<b>CAPITAL INCOME</b>				
Civil & Recreation	3,283	3,440	4,199	4,326
<b>Total</b>	<b>3,283</b>	<b>3,440</b>	<b>4,199</b>	<b>4,326</b>
<b>CAPITAL EXPENDITURE</b>				
Engineering & Design	0	35	0	0
Civil & Recreation	27,902	18,576	25,601	29,849
Building Projects & Services	3,342	4,506	4,322	4,447
Asset Strategy, Planning & Plant	2,400	3,288	1,212	2,708
<b>Total</b>	<b>33,644</b>	<b>26,405</b>	<b>31,135</b>	<b>37,004</b>
<b>Net Capital Surplus/(Deficit)</b>	<b>(30,361)</b>	<b>(22,965)</b>	<b>(26,936)</b>	<b>(32,678)</b>
<b>NET PROGRAM SURPLUS/(DEFICIT)</b>	<b>(57,795)</b>	<b>(54,760)</b>	<b>(60,208)</b>	<b>(67,707)</b>

## VIBRANT CITY

RESPONSIBILITY: EXECUTIVE MANAGER RACHEL MACLUCAS

The services and function provided by Vibrant City contribute to achieving the theme:



Let's create opportunities

ITEM	OPERATIONAL PLAN			
	YEAR 1 2022-23 \$'000	YEAR 2 2023-24 \$'000	FORECAST YEAR 3 2024-25 \$'000	FORECAST YEAR 4 2025-26 \$'000
<b>OPERATING INCOME</b>				
City Experiences & Events	1,257	1,298	1,337	1,370
<b>Total</b>	<b>1,257</b>	<b>1,298</b>	<b>1,337</b>	<b>1,370</b>
<b>OPERATING EXPENDITURE</b>				
Vibrant City	909	790	765	787
Customer, Engagement & Marketing	2,640	3,134	3,210	3,303
City Experiences & Events	4,773	5,254	5,399	5,548
<b>Total</b>	<b>8,322</b>	<b>9,178</b>	<b>9,374</b>	<b>9,638</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>(7,065)</b>	<b>(7,880)</b>	<b>(8,037)</b>	<b>(8,268)</b>
<b>NET PROGRAM SURPLUS/(DEFICIT)</b>	<b>(7,065)</b>	<b>(7,880)</b>	<b>(8,037)</b>	<b>(8,268)</b>









# Our Revenue Policy

130 | Our Revenue Policy 2023-24





Maitland Regional Art Gallery

# OUR REVENUE POLICY 2023-24

Our Revenue Policy is prepared annually in accordance with Section 404 of the Local Government Act 1993.

The Revenue Policy includes the following statements for the year 2023-24:

- a statement of Council's pricing policy with respect to the goods and services provided
- a statement with respect to each ordinary rate and each special rate proposed to be levied
- a statement with respect to each charge proposed to be levied
- a statement of the types of fees proposed to be charged by Council and the amounts of each fee
- a statement of the amounts or rates proposed to be charged for carrying out by Council of work on private land
- a statement of the amounts of any proposed borrowings, the sources from which they are proposed to be borrowed and how they are proposed to be secured
- a statement containing a detailed estimate of Council's income and expenditure

## FACTORS INFLUENCING REVENUE AND PRICING POLICY

The following factors will influence Council's proposed revenue and pricing policy for providing goods, services and facilities.

### COMMUNITY SERVICE OBLIGATIONS

Council's community service obligation is a fundamental consideration when determining a pricing policy for community services and facilities. Council's community service obligation is reflected in the proposed pricing structure for the hire and use of services and facilities such as the Maitland Town Hall, community centres, Maitland Visitor Centre, public swimming pools, libraries, Maitland Regional Art Gallery, parks, gardens, sporting and recreation fields and facilities.

### FULL COST RECOVERY

The principle of full cost recovery is the recovery of all direct and indirect costs involved in providing service.

### USER PAYS

The User Pays principle involves pricing the provision of goods, services and facilities, which requires the user/consumer to pay the actual cost of the service provided.

Full, partial or zero cost recovery describes how the aggregate level of revenue derived from a service relates to its fully absorbed or 'true cost'.

Council's motivation for service involvement guides the pricing policy applied to a particular service. The following table notes each circumstance by which Council is involved in a service and describes the pricing principle or basis.

MOTIVE	PRICING PRINCIPLE
Public goods and the exclusion principle	Council services may be provided free of charge in those circumstances where it is impossible or impractical to exclude users who for various reasons do not have the ability to pay.
Externalities	Fees may be discounted to a level below the cost of a service where the production or consumption of the service generates external benefits to the community (hence creating a community service obligation), provided the cost of the discount does not exceed the estimated benefit.
Merit goods	Fees may be discounted to a level below the cost of a service if full cost recovery would prevent or discourage its consumption and the service is regarded as having particular merit to the welfare and wellbeing of the community (hence creating a community service obligation), provided the cost of the discount does not exceed the estimated benefit.
Neutral monopoly	Where Council has a monopoly over the production of a good or service, prices should be set at a level to fully recover costs unless there are explicit community service obligations or equity objectives.

## REVENUE SOURCES

The NSW Local Government Act 1993 largely determines Council's revenue streams. These streams include rates, fees and charges for particular services, grants and subsidies from higher levels of government, loans taken up by Council, income from interest on invested funds, and occasional revenue from the sale of unwanted assets or business activities. Either directly or indirectly, almost all these revenue streams are regulated in some way. However, all are important to Council, particularly in the context of their capacity to generate additional revenue for increased service or new services.

## OUR RATING STRUCTURE

The current rating structure contains the four primary categories of ordinary rate, being:

### 1. FARMLAND HAS TWO SUBCATEGORIES, BEING:

- Farmland High Intensity
- Farmland Low Intensity

The rating structure for each of the farmland subcategories is based on a combination of a base amount and an ad valorem (amount in the dollar) component. The level of the base amount has been set to achieve 10% of total rate income of each farmland subcategory, with the ad valorem component raising 90% of the total income from each subcategory.

### 2. RESIDENTIAL HAS TWO SUBCATEGORIES, BEING:

- Residential non-urban
- Residential urban

The rating structure for each of the residential subcategories is based on a combination of a base amount and an ad valorem component. The level of the base amount for the Residential Non Urban subcategory has been set to achieve 10% of total rate income of that subcategory, with the ad valorem component raising 90% of the total income from that subcategory. The level of the base amount for the Residential Urban subcategory has been set to achieve 35% of total rate income of that subcategory, with the ad valorem component raising 65% of the total income from that subcategory.

### 3. MINING HAS NO SUBCATEGORIES.

The rating structure for the Mining category is based wholly on an ad valorem component.

### 4. BUSINESS HAS NO SUBCATEGORIES.

The rating structure for the Business category is based wholly on an ad valorem component.

Land has been categorised for rating purposes in accordance with Sections 515 to 519 of the Local Government Act 1993.

## STATEMENT OF RATING FOR 2023-24 5.9%

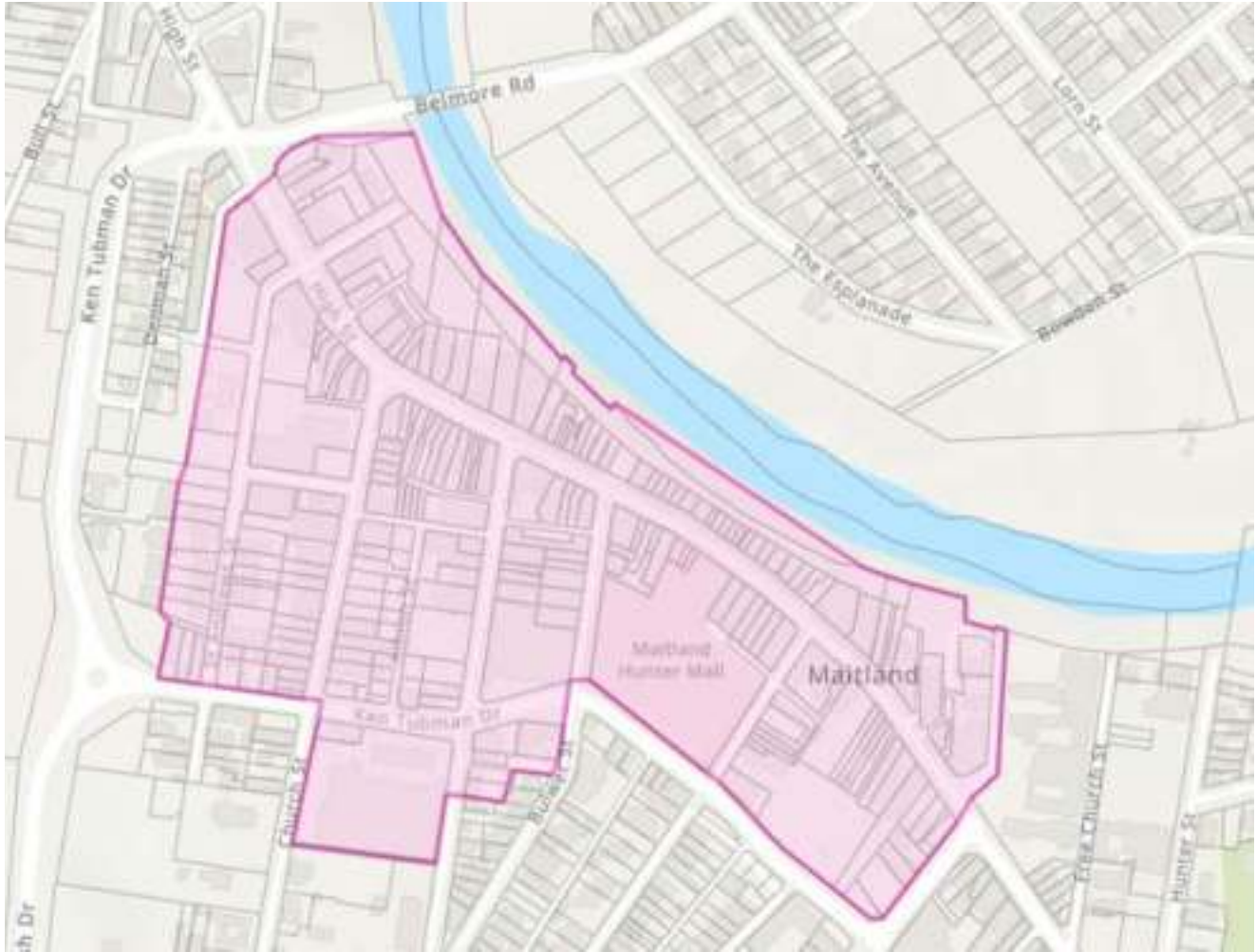
RATE TYPE	CATEGORY	SUB CATEGORY	AD VALOREM RATE IN \$ VALUE	BASE CHARGE	BASE CHARGE %	ESTIMATED RATE YIELD
Ordinary	Farmland	High Intensity	0.002081	428.89	10	2,354,920
Ordinary	Farmland	Low Intensity	0.001979	295.41	10	445,553
Ordinary	Residential	Non urban	0.003429	290.73	10	4,695,118
Ordinary	Residential	Urban	0.002739	639.53	35	59,657,167
Ordinary	Mining	N/a	0.109631	0	0	505,399
Ordinary	Business	Ordinary	0.012567	0	0	16,378,949
Special	CBD	See note 1	0.005179	0	0	528,677

Notes:

1. The CBD rate is levied for the purpose of promoting the Maitland City Centre.



## MAITLAND CBD RATE MAP



## HUNTER LOCAL LANDS SERVICES

Council includes on its rate notice a catchment contribution collected on behalf of Hunter Local Land Services (HLLS).

The Authority sets the rate in the dollar in June each year after receiving Ministerial approval. Catchment contributions are collected under the *Local Land Services Act 2013*, and are passed on to HLLS.

All rateable land with a value exceeding \$300 within the defined catchment area is subject to the contribution.

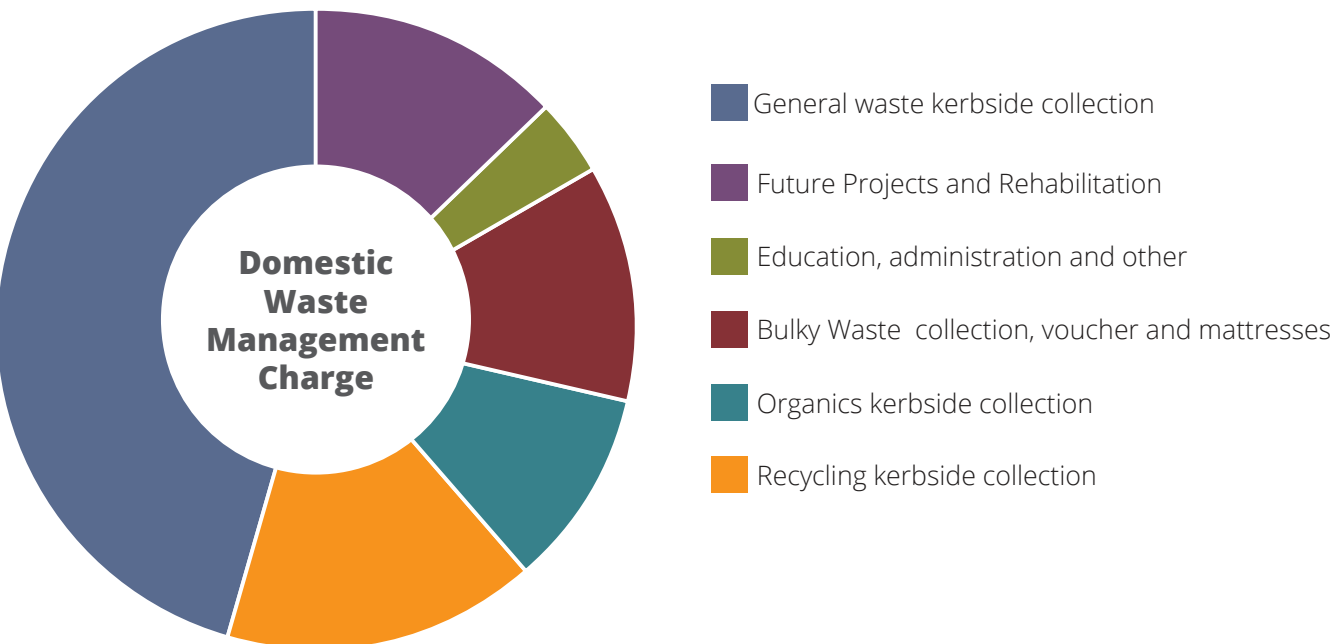
# CHARGES

## DOMESTIC WASTE MANAGEMENT SERVICE

- Council provide a weekly domestic waste management service and biweekly recycling and garden organics collection service.
- Council make an annual charge for that total service under Section 496 of the Local Government Act 1993.
- The amount of that charge during the year commencing 1 July 2023 to the 30 June 2024 for each parcel of rateable land for which the service is available will be:
  - Vacant land \$50 (estimated yield = \$79,950)
  - Occupied land \$579.75 for each dwelling on that land (estimated yield = \$20,701,667).
- Under Section 543(3) of the Local Government Act 1993 the charge be named the 'Domestic Waste Management Service Charge'.

## COMMERCIAL WASTE MANAGEMENT SERVICE

- Council provide a weekly commercial waste management service to all occupied rateable properties categorised as Business and who have not entered into a contractual agreement for a trade waste collection service from a private contractor.
- Council make an annual charge for the use of that service under Section 502 of the Local Government Act 1993.
- The amount of that charge during the year commencing 1 July 2023 to 30 June 2024 will be \$746.60 per bin for that year (estimated yield of \$1,149,150).
- Under Section 543(3) of the Local Government Act 1993 the charge be named the Commercial Waste Management Service.





## INTEREST ON OVERDUE RATES AND CHARGES

Interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive) is yet to be announced by the Office of Local Government.

## STORMWATER MANAGEMENT CHARGE

Council make an annual charge for stormwater management services under Section 496A of the Local Government Act 1993 and clauses 125A and 125AA of the Local Government (General) Regulation 2005. The amount of that charge during the year commencing 1 July 2023 to 30 June 2024 for eligible properties be as follows:

\*Under Section 543(3) of the Local Government Act 1993 the charge be named the Stormwater Management Services Charge

CATEGORY	AREA RANGE (M <sup>2</sup> )	CHARGE
Residential	N/a	\$25
Residential Strata Unit	N/a	\$12.50
Business Strata Unit	N/a	\$5
Business	0700	\$25
Business	701 - 2,000	\$75
Business	2,001 - 10,000	\$100
Business	10,001 - 50,000	\$200
Business	Over 50,000 m <sup>2</sup>	\$250

## STORMWATER MANAGEMENT PROPOSED ALLOCATION 2023-24

URBAN DRAINAGE TYPE	STORMWATER MANAGEMENT ACTIVITY	STORMWATER SERVICE OUTCOME	SERVICE CHARGE FUNDED
Pits, conduits pipes and culverts	Maintenance: inspection, monitoring and cleaning	Additional to existing service level that manages both water quantity and quality	\$399,580
Open channels/ drains	Maintenance: inspection, monitoring and cleaning	Additional to existing service level that manages both water quantity and quality	\$332,194
MCC flood gates	Maintenance: annual inspection, testing and operational maintenance	Additional to existing service level that manages both water quantity and quality	\$100,000
Detention basins	Maintenance: silt and debris removal and water quality control	Additional to existing service level that manages both water quantity and quality (non-riparian)	\$200,000
Gross pollutant traps/trash racks	Maintenance: clear, clean and maintain	Additional to existing service level that manages both water quantity and quality (non-riparian)	\$220,000
<b>TOTAL DRAINAGE WORKS</b>			<b>\$892,152</b>

# APPROVED FEES FOR SERVICE

Section 608 of the Local Government Act 1993 provides that Council may charge and recover an approved fee for any service it provides, other than a service provided, or proposed to be provided on an annual basis for which it is authorised or required to make an annual charge under Section 496 or 501 of the Act.

Section 609 of the Act provides that when determining the approved fee, Council must take into account the following factors:

- cost of the Council providing the service
- price suggested for that service by any relevant industry body or in any schedule of charges published, from time to time, by the Office of Local Government
- importance of service to the community
- any factors specified in the regulations under the Act.

A schedule of proposed fees and charges has been prepared by Council, which identifies the type and amount of fees approved by Council for services provided in the 2023-24 financial year. Copies of the fees and charges policy statement are available upon request from Council.

A Goods and Services Tax (GST) has been applied against the fees and charges that are subject to GST.

# PRIVATE WORKS

Council will, from time to time, carry out, by agreement with the owner or occupier of private land, any work that may be lawfully carried out on the land in accordance with Section 67 of the Local Government Act 1993.

Private work is undertaken based on a charge representing full cost recovery of the work carried out plus a margin for profit. The profit margin is dependent on and subject to market forces applying at the time.

# EXTERNAL BORROWINGS

Council will borrow \$6 million from an approved financial institution in 2023-24 for the purposes nominated below. Amounts borrowed will be secured by a mortgage over the income of Council.

NORMAL PROPOSED PROJECTS	AMOUNT PROPOSED TO BE BORROWED
Infrastructure construction	\$6,000,000
Total	\$6,000,000

# Our fees and charges

138 | Fees and charges

140 | Proposed 2023-24 fees and charges







*Maitland River Regatta 2023*

## **ESTABLISHED CATEGORIES FOR FEE WAIVING OR REDUCTION** (under Council Policy provisions)

Under Section 610E of the Local Government Act 1993, Council may waive or reduce fees in accordance with the following provisions:

- A council may waive payment of, or reduce, a fee (whether expressed as an actual or a maximum amount) in a particular case if the council is satisfied that the case falls within a category of hardship or any other category in respect of which the council has determined payment should be so waived or reduced.
- However, a council must not determine a category of cases under this section until it has given public notice of the proposed category in the same way as it is required to give public notice of the amount of a proposed fee under section 610F (2) or (3).

Council has determined that on application, fees may be waived or reduced in the following categories:

- Hardship - Evidence must be provided that the payment of the fee or charge will cause and impose significant financial hardship on the applicant due to their particular circumstance.
- Charity - Where the applicant demonstrates that they are a registered charity and the service they are providing will supply a significant charitable service to the community.
- Community Benefit - Where an applicant can demonstrate significant community benefit, a fee or charge may be reduced or waived at Council's discretion.
- Illness or death - Where an applicant can demonstrate serious illness, serious accident or death of a customer's immediate family member.

Applicants must provide all relevant information demonstrating eligibility for a fee reduction or waiver to Council for assessment in accordance with the fee waiving categories.

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Woodberry Skate Park

# PROPOSED 2023-24 FEES AND CHARGES

## INFRASTRUCTURE & WORKS

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>PRIVATE PIPELINE APPLICATIONS</b>				
<b>Private pipeline applications</b>				
Private pipeline applications (per application)		\$290.91	\$29.09	\$320
<b>ROAD, FOOTPATH AND DRIVEWAY RESTORATION</b>				
<b>Footpath</b>				
Asphalt (per m <sup>2</sup> )		\$386.36	\$38.64	\$425
Pavers (per m <sup>2</sup> plus cost of pavers)		\$409.09	\$40.91	\$450
Concrete (per m <sup>2</sup> )		\$386.36	\$38.64	\$425
Grass/earth		\$163.64	\$16.36	\$180
Bitumen (per m <sup>2</sup> )		\$363.64	\$36.36	\$400
The Levee (Mall) Restorations	Minimum trench width of 1 metre for all Levee restoration works (per m <sup>2</sup> )	\$6,136.36	\$613.64	\$6750
<b>Driveways</b>				
Asphalt (per m <sup>2</sup> )		\$386.36	\$38.64	\$425
Pavers (per m <sup>2</sup> plus cost of pavers)		\$409.09	\$40.91	\$450
Concrete domestic (per m <sup>2</sup> )		\$454.54	\$45.45	\$500
Concrete commercial (per m <sup>2</sup> )		\$500	\$50	\$550
Bitumen (per m <sup>2</sup> )		\$363.64	\$36.36	\$400
<b>Roads</b>				
Bitumen (per m <sup>2</sup> )		\$363.64	\$36.36	\$400
Asphalt (per m <sup>2</sup> )		\$386.36	\$38.64	\$425
Concrete (per m <sup>2</sup> )		\$727.27	\$72.73	\$800
Gravel or earth (per m <sup>2</sup> )		\$272.73	\$27.27	\$300
Pavers (per m <sup>2</sup> plus cost of pavers)		\$772.73	\$77.27	\$850
Remove & reconsolidate trench (per m <sup>2</sup> )		\$727.27	\$72.73	\$800
The Levee (Mall) Restorations	Minimum trench width of 1 metre for all Levee restoration works (per m <sup>2</sup> )	\$6,136.36	613.64	\$6750
<b>Restoration of kerb and gutter</b>				
Stone (per lineal metre)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity	\$2,045.45	\$204.55	\$2250

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Non-Notification Fee	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity	\$290.91	\$29.09	\$320
Inspection fee for road restoration by other utilities (two inspections)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity	\$272.73	\$27.27	\$300
Concrete (per lineal metre)	Individual quotes or agreed rates can be negotiated for larger areas or numerous jobs in close proximity	\$454.54	\$45.45	\$500

## ROAD CLOSURES, TRAFFIC INFORMATION, FOOTPATH CLOSURES, HOARDINGS & TEMPORARY ROAD LEASE

### Road Management and Usage

Permanent Road Closures - Preliminary Investigation Fee (non-refundable)		\$181.82	\$18.18	\$200
Permanent Road Closures of Council Roads - Full Application Fee	Applicant to pay all costs. \$70 initial administration fee. \$800 initial advertisement fee.	Full cost recovery	\$0	Full cost recovery
Lease of unused public roads (excluding Crown roads) - Application Fee	Applicant to pay all costs. Minimum charge of \$350.	Calculated Fee	\$0	Calculated Fee
Footpath Dining Application fee	Applications for outdoor dining in the Maitland local government area to be made through Service NSW. No Council application fee applies to outdoor dining.	\$0	\$0	\$0
Rent Occupation Charge per Chair (annual fee)	No Council rental occupation charge applies to tables and chairs for outdoor dining.	\$0	\$0	\$0

### Traffic Information Service

Supply of existing traffic information per hour or part there of	Maximum five survey sites. Only applicable to existing Council surveyed data if available.	\$45.45	\$4.55	\$50
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### TRAFFIC MANAGEMENT: EVENTS

Temporary road closures (for each closure associated with Events)	Includes traffic and transport assessment, reporting to local traffic committee and Council. (Application required for Class 1 & 2 events 4 months prior to event date, Class 3 which requires 6 weeks)	\$450	\$0	\$450
Plus advertising fee (temporary road closure)		\$318.18	\$31.82	\$350

SERVICE AREA		DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
TRAFFIC MANAGEMENT: WORKS AND OTHER ACTIVITIES					
Installation of Regulatory Signage for Works Zone			Full cost recovery	\$0	Full cost recovery
Application for Works Zone (Road Occupancy) - Application Fee		\$100 minimum charge. Plus investigation (\$70 per hour or part thereof).	\$90.91	\$9.09	\$100
		Occupation fee - footpath/road (greater than one day) - \$300/ week	\$300	\$0	\$300
Works Zone - Traffic Management Checking and acceptance or amendment		\$100 minimum charge. Plus investigation (\$70 per hour or part thereof).	\$90.91	\$9.09	\$100
Advertising fee (temporary road closure or traffic control on major roads)		Application required 14 days min prior to closure.	\$363.64	\$36.36	\$400
Skip bin on road reserve (Application fee)		Skip bin on road reserve application fee \$100 + \$200 / week or part thereof If Traffic management required additional fees are applicable	\$90.91	\$9.09	\$100
Swing or hoist goods; expose article (S68 Local Government Act)			\$90.91	\$9.09	\$100
Monthly inspection of Approved Hoarding and / or Works Zone			\$136.36	\$13.64	\$150
Repairs or reinstatement of Road Reserve following Works Zone or Hoarding occupancy			Full cost recovery	\$0	Full cost recovery
Application for Permit Parking Fee		May be waived for charitable events by Community Services	\$90.91	\$9.09	\$100
Hoarding & scaffolding erection fee (per application)		\$100 minimum charge. Plus investigation (\$100 per hour or part thereof). Note: additional fee for traffic management and swinging or hoisting goods may be required.	\$90.91	\$9.09	\$100
TRAFFIC MANAGEMENT: HEAVY VEHICLE ACCESS					
Heavy vehicle access permit: Council investigation over & above desktop assessment (per hour or part thereof) [via NHVR]			\$63.64	\$6.36	\$70
Vehicle route assessment (B-doubles, HML, OSOM etc) (application fee)			\$700	\$70	\$770
Heavy vehicle access permit: Council desktop assessment only (application fee) [not via NHVR]		\$70 minimum charge. Plus investigation [not via NHVR] (\$70 per hour or part thereof)	\$63.64	\$6.36	\$70

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>CIVIL WORKS FEES FOR SUBDIVISION &amp; DEVELOPMENT</b>				
<b>DEVELOPER WORKS - PUBLIC LAND (ROADS ACT, LG ACT)</b>				
<b>Design assessment &amp; works inspection are carried out under a Roads Act approval</b>				
Industrial, commercial, urban & rural residential (with K&G) per metre (\$2000 minimum)		\$62.80	\$0	\$62.80
Rural residential (without K&G) per metre, and part road construction (\$2000 minimum)		\$42.10	\$0	\$42.10
Additional inspections/special projects - per hour (1 hr minimum)		\$150	\$15	\$165
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - Not part of road construction (\$1474 minimum)		\$32.20	\$0	\$32.20
Miscellaneous - carparks, earthworks, retaining, major structures (includes multi-cell culverts, bridges) (minimum \$1474)		4% of the cost of works	\$0	4% of the cost of works
<b>WORK BONDS - (ROADS ACT, LG ACT, EP&amp;A)</b>				
Outstanding Works Bond		Determined cost of works	\$0	Determined cost of works
Bond release fee - per bond or partial release/swap (note additional inspection fees may apply)	Works under \$10,001	\$670	\$67	\$737
Bond release fee - per bond or partial (note additional inspection fees may apply)	Works over \$10,001	\$909.09	\$90.91	\$1000
<b>SUBDIVISION &amp; DEVELOPMENT EP&amp;A ACT</b>				
<b>Subdivision Works Certificate - Council</b>				
Industrial, commercial, urban & rural residential (with K&G) per metre (\$1000 minimum +GST)		\$11.40	\$1.14	\$12.54
Rural road without K&G and part Road construction per metre (\$1000 minimum +GST)		\$8.14	\$0.81	\$8.95
Landscaping design -per design stage (street tree)		\$427.27	\$42.73	\$470
Drainage Basin -per basin design min (\$1000)		\$518.18	\$51.82	\$570
Roundabouts - additional 50% of urban rate per metre along each radial leg up to works limit	50% of new Rd rate	\$5.70	\$0.57	\$6.27
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - Not part of road construction (\$737 minimum +GST)		\$9.30	\$0.93	\$10.23



SERVICE AREA		DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Miscellaneous - carparks, earthworks, retaining, earthworks, major structures (includes multi-cell culverts, bridges) (minimum \$737)			2% of the cost of works + GST	\$0	2% of the cost of works + GST
Bulky Earthworks Application Only (per lot/700sq.m ave. Min \$1000)			\$14.55	\$1.46	\$16
On-site detention system: Private residential			\$272.73	\$27.27	\$300
On-site detention system - Industrial Private commercial	Minor Public items outside of large basins		\$363.64	\$36.36	\$400
Public minor water quality/stormwater items - rain gardens, bio-pits/systems, special structural pits, etc (per item)			\$363.64	\$36.36	\$400
Construction Certificate - from Accredited Certifier					
Principal Certifying Authority - subdivision inspections (works)					
Industrial, commercial, urban & rural residential (with K&G) per metre (\$1000 minimum)			\$45.70	\$4.57	\$50.27
Rural road without K&G and part road construction per metre (\$1000 minimum)			\$30.18	\$3.02	\$33.20
Roundabouts - additional 50% of urban rate/m along each radial leg up to works limit			\$22.85	\$2.29	\$25.14
Driveway centreline, drainage pipeline/channel, retaining wall or footpath, per lineal metre - Not part of road construction (\$737+GST minimum)			\$17.27	\$1.73	\$19
Miscellaneous - carparks, earthworks, retaining, earthworks, major structures (includes multi-cell culverts, bridges) (minimum \$737)			Calculated Fee 2% cost of works	\$0	Calculated Fee 2% cost of works
Bulky Earthworks Application Only per lot - Max 700sq.m average (Min \$1000)			\$58.18	\$5.82	\$64
Amend Plans (per hr) - EPA, Roads Act, LG Act (min \$720)			\$218.18	\$21.82	\$240
Miscellaneous Engineering Fees					
Re-inspection fee minimum 1hr EPA, Roads Act, LG Act (\$165/hr)			Calculated Fee	\$0	Calculated Fee
Basins			\$1,100	\$0	\$1100
Stormwater Structures - rain gardens, bio, treatment pits, special structural pits, etc (\$400 per item)			\$400	\$0	\$400
Landscape components - street trees, parks, vegetation buffers (\$1,100 each)			\$1,100	\$0	\$1100
Plan / Report check fee per hour (minimum 1hr per item)	e.g. Pavement Reports, Management Plans (Traffic, Construction, etc) Reports to Local Traffic Committee & others		\$240	\$0	\$240

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>OWNER'S CONTRIBUTION TO WORKS</b>				
<b>Owner's contribution to works</b>				
Footpath Paving - owners contribution to works per m2 (half cost)	To be applied in accordance with Council's policy.	\$168.18	\$16.82	\$185
Kerb and gutter - owners contribution to works - per metre (half cost)	To be applied in accordance with Council's policy.	\$181.82	\$18.18	\$200
<b>PRIVATE WORKS</b>				
<b>Additional fees to application for private works</b>				
<b>Design for driveway or footpaths per property</b>				
Assessment for the conversion of drainage pit	Minimum Fee \$150 + GST (The Group Manager - Infrastructure & Works has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf).	Calculated Fee	\$0	Calculated Fee
Design for the relocation of a drainage pit	Minimum Fee \$150 + GST (The Group Manager - Infrastructure & Works has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf).	Calculated Fee	\$0	Calculated Fee
Single driveway (limited to footpath area)	The Group Manager - Infrastructure & Works has delegated authority to waive the application fee in cases where the applicant is a charitable organisation or government authority carrying out work on Council's behalf.	Calculated Fee	\$0	Calculated Fee
<b>SUNDRY WORKS CONTRIBUTION TO WORKS</b>				
<b>Sundry works: Works that are not restoration works</b>				
Dish crossing - standard length (3.9m overall)		\$2000	\$200	\$2,200
Dish crossing - extensions (per lineal metre)		\$500	\$50	\$550
The Levee (Mall) Restorations - Minimum trench width of 1 metre for all Levee restoration works (per m2)		\$6,136.36	\$613.64	\$6,750
Driveway strips (per m2)		\$454.54	\$45.45	\$500
Driveway slabs (per m2)		\$454.54	\$45.45	\$500
Footpath paving (per m2)		\$454.54	\$45.45	\$500

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Gutter Bridge crossing		\$2,727.27	\$272.73	\$3000
Other sundry works		Actual Cost plus 15% + GST	\$0	Actual Cost plus 15% + GST
<b>When the following works are done at the owner's request, in conjunction with adjoining Council works in progress, rates will apply as follows:</b>				
Driveway strips (per m2)		\$363.64	\$36.36	\$400
Infill to driveway strips (per m2)		\$363.64	\$36.36	\$400
Driveway slabs (concrete) (per m2)		\$363.64	\$36.36	\$400
Footpath paving (per m2)		\$386.36	\$38.64	\$425
<b>Private Works Application Fee</b>				
Stormwater outlet, gardens (per application)		\$130	\$0	\$130
Additional Formwork/pre-pour inspection (per application)		\$140	\$0	\$140
Street tree planting for driveways or compensatory planting	Priced on approach	\$0	\$0	\$0
Tree works on public land application		\$136.36	\$13.64	\$150
Council to undertake tree works on public land	Priced on approach	\$0	\$0	\$0
Driveways, footpaths, retaining walls, drainage pits (per application)		\$375	\$0	\$375
<b>NOXIOUS PLANT CONTROL</b>				
Noxious Weed certificate (per certificate)		\$175	\$0	\$175

## VIBRANT CITY

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>MARKETING AND COMMUNICATIONS</b>				
<b>Internet/email printing access</b>				
	Print out per black and white A4 page	\$0.23	\$0.02	\$0.25
	Print out per colour A4 page	\$0.77	\$0.08	\$0.85
	Print out per black and white A3 page	\$0.41	\$0.04	\$0.45
	Print out per colour A3 page	\$0.95	\$0.10	\$1.05
<b>Souvenirs</b>				
	Consignment sales (commission)	Up to 25% + GST	\$0	Up to 25% + GST
	Consignment sales (community/not for profit groups) - commission	5% + GST	\$0	5% + GST
	Postage of saleable items - postage of merchandise items sold through the Visitor Information Centre	Full cost recovery +GST	\$0	Full cost recovery +GST
	Direct sales (retail mark-up)	Up to 100% + GST	\$0	Up to 100% + GST
<b>Signage</b>				
	Council determined Maintenance - Per Large Sign	Full Costs Recovery +20% admin. fee +GST	\$0	Full Costs Recovery +20% admin. fee +GST
	Replacement Fee - Per finger board	Full Costs Recovery + \$25 + 10% GST	\$0	Full Costs Recovery + \$25 + 10% GST
	Banner Pole usage	Banner pole usage fees will be determined on a cost recovery basis for each applicant	\$0	Banner pole usage fees will be determined on a cost recovery basis for each applicant
	Tourist, Services & Information Signs - Per Sign	Full Costs Recovery +10% admin. fee +GST	\$0	Full Costs Recovery +10% admin. fee +GST
<b>Mobile Food in Public Places - Street Eats</b>				
	Street Vending	\$318.18	\$31.82	\$350
	Cluster Group Vending	\$436.36	\$43.64	\$480
	Street Vending and Cluster Group Vending	\$654.54	\$65.45	\$720

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>MAITLAND RESERVATIONS</b>				
<b>Events</b>				
Marketing - cooperative partnerships, advertising, website participation, consumer shows/brochures and material - calculated on level of participation		% of cost + GST	\$0	% of cost + GST
Participation - sponsorship, amusement contract, stall sites, marketing partner - calculated on level/space participation		% of cost + GST	\$0	% of cost + GST
<b>CUSTOMER SERVICE</b>				
<b>Photocopying</b>				
Photocopy / Printing	The fee is the same for the Admin Building, CSC, VIC and Library.			
Per black & white sheet (A4)		\$0.18	\$0.02	\$0.20
Per colour sheet (A4)		\$0.73	\$0.07	\$0.80
Per black & white sheet (A3)		\$0.36	\$0.04	\$0.40
Per colour sheet (A3)		\$1.09	\$0.11	\$1.20



## CULTURE, COMMUNITY & RECREATION

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
PARKS AND SPORTSGROUNDS				
GRADING CRITERIA FOR SPORTSGROUNDS				
Sportsfields				
Grade A				
<p>Summer: Ovals with turf cricket pitches, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Ancillary facilities vary including car parking, fencing, access to practice wickets and playground facilities. The sportsground has good quality grass cover and is mown weekly. Sportsfields within this grade include: Allan and Don Lawrence No.1, Bolwarra Oval, Coronation Oval, King Edward, Gillieston Heights, Largs, Lochinvar No.1, Lorn, Maitland Park - Robins Oval, Maitland Park No.1 Blackhill, Maitland Park No.2 GUOOF, Maitland Park No.3 Louth Park, Maitland Park No.4 SMR, Max McMahon Oval, Morpeth Oval No.1, Metford Recreation Area, Shamrock Oval, Tenambit Oval, Thornton Oval and Woodberry Oval No.1.</p>				
<p>Winter: Ground size suitable for competition, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Floodlighting suitable for training and possible competition games. Ancillary facilities vary including car parking, fencing - fee admission may be charged, good quality grass cover mown fortnightly. Synthetic surfaces may be applicable to specific sports.</p> <p>Sportsfields within this grade include: Cooks Square Park, Hockey Synthetic Surface- Maitland Park.</p> <p>Ground size suitable for competition, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Floodlighting suitable for training and possible competition games. Ancillary facilities vary including car parking, fencing - fee admission may be charged, good quality grass cover mown fortnightly. Synthetic surfaces may be applicable to specific sports.</p> <p>Sportsfields within this grade include: Cooks Square Park, Hockey Synthetic Surface- Maitland Park.</p>				
Grade B				
<p>Summer: Ovals with synthetic cricket pitches, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Ancillary facilities vary including car parking, fencing and access to practice wickets. The sportsground has good grass cover and is mown weekly.</p> <p>Sportsfields within this grade include: Beryl Humble, Fieldsend Oval, Norm Chapman Oval No.1, Norm Chapman Oval No.2, Allan and Don Lawrence No.2, Somerset Park., McKeachies Sportsground</p>				
<p>Winter: Ground size suitable for competition, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Floodlighting suitable for training. Ancillary facilities vary including car parking, fencing, good grass cover, mown fortnightly.</p> <p>Sportsfields within this grade include: Allan and Don Lawrence Grounds Nos. 1-3, Bolwarra Nos.1 &amp;2, Coronation Oval, King Edward, Beryl Humble No.1 &amp; 2, Gillieston Heights, Largs, Lochinvar Nos. 1-3, Lorn, Maitland Park -Robins Oval, Maitland Park Nos. 1-4, Maitland Sportsground No.2, Smyth Field Athletic Track, Fieldsend Oval Nos. 1-2, Metford Recreation Area Nos. 1-2, Morpeth Oval Nos.1-2, Norm Chapman Oval Nos.1-3, Max McMahon Oval, Hartcher Field, Shamrock Nos.1-2, Tenambit Oval, Thornton Oval, Somerset Park Nos 1-2, Woodberry Oval Nos. 1-2., McKeachies Sportsground</p>				
Parks and Recreation		Grading criteria as for sportsgrounds		
Grade C				
<p>Summer: Ovals with concrete cricket pitches, may have access to a range of amenities, changerooms, toilet facilities, canteen, and storage. Ancillary facilities vary including car parking and fencing. The sportsground has average grass cover and is mown weekly. Sportsfields within this grade include: Lochinvar No.2, Johnson Reserve Mt Pleasant Street Ovals Nos. 1-4 and Harold Gregson. Note grounds not supporting cricket facilities during the summer season will be graded as prep their Winter grading.</p>				

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<p>Winter: Ground size suitable for training, limited access to a range of amenities, changerooms, toilet facilities, canteen, and storage. May or may not have floodlighting suitable for training. Ancillary facilities vary may have access to car parking, average grass cover, mown as often as practical. Sportsfields within this grade include: Bolwarra No.3 Training field, Chelmsford Drive, Cook Square Park Training field, Morpeth Oval No.3, Tenambit Training Field No.3 (Maize Street), Johnson Reserve Mt Pleasant Street Ovals Nos. 1-4, Kerr Street Rutherford, Harold Gregson.</p>				
<b>Netball and Tennis Courts</b>				
Grade A				
<p>Association Courts - multiple courts used for competition and training, Surface is predominately hard surfaced with some grass courts netball only). Floodlighting for training and competition, access to a range of amenities, changerooms, toilet facilities, canteen, meeting and storage. Ancillary facilities vary including car parking.</p> <p>Netball Courts within this grade include: Maitland Park Netball Courts</p> <p>Tennis Courts within this grade include: Victoria Street Tennis Courts - (Leased).</p>				
Grade B				
<p>Hard surfaced courts in multiples of 2- 4 used for - Tennis competition and training only; Netball training only. May have floodlighting for training and competition (tennis only) access to amenities / toilet facilities, and storage. Ancillary facilities vary may include car parking.</p> <p>Netball Courts within this grade include: Thornton Park Netball Courts, Taree Avenue Courts.</p> <p>Tennis Courts within this grade include: Thornton Park Tennis Courts, Law Street Tennis Courts, Rutherford Tennis Courts, Largs and Tenambit Tennis Courts.</p>				
Grade C				
<p>Hard surface courts for tennis and grassed surfaced courts used by netball for training only. May have floodlighting and access to amenities / toilet facilities. Ancillary facilities vary may include car parking.</p> <p>Netball Courts within this grade include: Tenambit Reserve Netball Courts, Ron Stewart Netball Courts, Allan and Don Lawrence Netball Courts</p> <p>Tennis Courts within this grade include: Lochinvar, Gillieston Heights, Bolwarra and Woodberry Tennis Courts.</p>				
<b>ATHLETICS</b>				
Grade B				
Allan & Don Lawrence Athletic Track, Woodberry Athletic Track, Metford Athletic Track, Max McMahon Athletics Track.				
<b>REGIONAL FACILITY</b>				
<b>MAITLAND NO. 1 SPORTSGROUND</b>				
<b>Seniors fees and charges - seasonal use</b>				
Hire of sports field playing surface only	Competition/training (2 night training and 1 day competition)	\$3,705.45	\$370.55	\$4,076
Hire of sports field playing surface only	Daily use	\$140	\$0	\$140
Hire of sports field playing surface only	Hourly Rate	\$31.82	\$3.18	\$35

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Hire of change rooms (per 2 sheds), briefing room and strap room	Daily use	\$53.64	\$5.36	\$59
Hire of change rooms (per 2 sheds), briefing room and strap room	Hourly use	\$22.73	\$2.27	\$25
<b>Senior Fees and Charges- casual use</b>				
Hire of sports field playing surface only	Hourly use	\$31.82	\$3.18	\$35
Hire of change rooms (per 2 sheds), briefing room and strap room	Daily use	\$72.73	\$7.27	\$80
Hire of change rooms (per 2 sheds), briefing room and strap room	Hourly use	\$22.73	\$2.27	\$25
<b>Junior Fees And Chargers - Seasonal Use</b>				
Hire of sports field playing surface only	Competition/training (2 night training and 1 day competition)	\$1,851.82	\$185.18	\$2,037
Hire of sports field playing surface only	Daily use	\$64.54	\$6.45	\$71
Hire of sports field playing surface only	Hourly use	\$16.36	\$1.64	\$18
Hire of change rooms (per 2 sheds), briefing room and strap room	Daily use	\$53.64	\$5.36	\$59
Hire of change rooms (per 2 sheds), briefing room and strap room	Hourly use	\$22.73	\$2.27	\$25
<b>Junior Fees And Chargers - Seasonal Use</b>				
Hire of sports field playing surface only	Hourly use	\$16.36	\$1.64	\$18
Hire of change rooms (per 2 sheds), briefing room and strap room	Daily use	\$72.73	\$7.27	\$80
Hire of change rooms (per 2 sheds), briefing room and strap room	Hourly use	\$22.73	\$2.27	\$25
<b>Gala Days, State &amp; National Level Tournament, Commercial, Elite Sporting Events Fees And Charges - Hire Of Sports Field</b>				
Seniors - Gala Days, State & National Level hire of sports field playing surface only	Hourly use	\$64.54	\$6.45	\$71
Juniors - Gala Days, State & National Level hire of sports field playing surface only	Hourly use	\$31.82	\$3.18	\$35

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Commercial hire of sports field playing surface only	Fees to be determined based on assessment of application Price On Application (POA)	POA	\$0	POA
Hire of sports field and facilities as requested for elite sporting events	Fees to be determined based on assessment of application (POA)	POA	\$0	POA
<b>Generic Fees And Charges All Hirers</b>				
Application fee	Per booking	\$126.36	\$12.64	\$139
Application fee (Charities/ Not for Profit/Schools)	Per booking	\$64.54	\$6.45	\$71
Late application fee (<15 days prior to event)		\$232.73	\$23.27	\$256
Late application fee (<15 days prior to event, Charities/Not for Profit/Schools)		\$114.54	\$11.45	\$126
Key deposit	Refundable on return of key	\$179.09	\$17.91	\$197
Key/lock replacement	If facility required to be rekeyed, Full Cost Recovery (FCR)	FCR + GST	\$0	FCR + GST
Kitchen hire	Home Games during a Season (Up to 10 maximum)	\$581.82	\$58.18	\$640
Kitchen hire	Daily use	\$158.18	\$15.82	\$174
Kitchen hire	Hourly use	\$40.91	\$4.09	\$45
Floodlighting	Full cost recovery	FCR + GST	\$0	FCR + GST
Reset flood light at hirers request	Full cost recovery	FCR + GST	\$0	FCR + GST
Facility clean up fee	Full cost recovery (minimum 4 hours applies on weekends)	FCR + GST	\$0	FCR + GST
Security bond	Minimum subject to damage Damage to ground/facilities	\$625	\$0	\$625
Use of Sportsground out of season, without approval / licence, closed or in wet weather	Per offence 1st offence (plus full cost recovery of damage following ground assessment)	\$318.18	\$31.82	\$350
Use of Sportsground out of season, without approval / licence, closed or in wet weather	Per offence 2nd offence (plus full cost recovery of damage following ground assessment)	\$635.45	\$63.55	\$699
Use of Sportsground out of season, without approval / licence, closed or in wet weather	Per offence 3rd offence (plus full cost recovery of damage following ground assessment)	\$1,270.91	\$127.09	\$1,398
Sponsorship signage	As approved by Council In line with Councils Sponsorship Signage within Recreation Facilities Policy	As approved by Council	\$0	As approved by Council

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Function Room Fees And Charges</b>				
Function room hire	Home Games during a Season (Up to 10 maximum)	\$1,058.18	\$105.82	\$1,164
Function room hire	Daily use	\$338.18	\$33.82	\$372
Function room hire	Half daily use	\$174.54	\$17.45	\$192
Function room hire	Hourly use	\$47.27	\$4.73	\$52
Function room security bond	Damage to facility / equipment	\$410	\$0	\$410
<b>MAITLAND REGIONAL ATHLETICS CENTRE</b>				
<b>Fees &amp; charges for athletics track, zone, regional schools, coaches, centre field</b>				
Seasonal Hire, one session/ per week	Per Season (includes track, public amenities, first aid room, equipment and 1/2 function room. Excludes change rooms, canteen, floodlights)	\$1,917.27	\$191.73	\$2,109
Training - professional/ semi-professional/clinic	Hourly (public amenities only, limited equipment)	\$89.09	\$8.91	\$98
Training - Club/Clinic	Hourly (public amenities only, limited equipment)	\$49.09	\$4.91	\$54
Training - single entry	Single entry	\$6.36	\$0.64	\$7
Recreational Use, Walking & light training	FREE (no spikes) unavailable to be advised & directed by Council	FREE	\$0	FREE
Community Event (Walkathon/Fun Run/Other)	Day (includes track, public amenities, first aid room, canteen, excludes: change rooms, function rooms - applies to schools & community groups)	\$393.64	\$39.36	\$433
Casual Club use - Junior/ Senior athletics	Per Day/Night (includes track, public amenities, canteen, change rooms, first aid room, equipment, 1/2 of function room)	\$540.91	\$54.09	\$595



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Zone/regional/elite sport events/commercial hire</b>				
Zone Event Casual use - little athletics/ senior athletics	Per Day (includes track, public amenities, canteen, change rooms, first aid room, equipment, excludes function rooms)	\$787.27	\$78.73	\$866
Regional Event Casual use - little athletics/senior athletics	Per Day (includes track, public amenities, canteen, change rooms, first aid room, equipment, excludes function rooms)	\$2,360	\$236	\$2,596
Hire of Centre and Facilities as requested for National, State elite sporting events	POA Fees to be determined based on assessment of application	POA	\$0	POA
Commercial Hire	Fees to be determined based on assessment of application	POA	\$0	POA
<b>School usage</b>				
School Sport Track Only	Per Hour	\$49.09	\$4.91	\$54
Standard School Carnivals	Half Day (includes track, public amenities, canteen, change rooms, first aid room, equipment, 1/2 of function room)	\$393.64	\$39.36	\$433
Standard School Carnivals	Full Day (includes track, public amenities, canteen, change rooms, first aid room, equipment, 1/2 of function room)	\$639.09	\$63.91	\$703
<b>Coach fees</b>				
Coach Permit	Annual Pass Permit allows for coaching of athletes at the Centre with approved Coach Application. Athletes pay a fee to the Coach. (Excludes hire of track, change rooms, function rooms)	\$272.73	\$27.27	\$300
Coach Permit	Annual Pass Permit allows for coaching of athletes at the Centre with approved Coach Application. No fee paid by the athletes to the Coach. (Excludes hire of track, change rooms, functions rooms)	\$69.09	\$6.91	\$76
Office Desk Hire	Per Month Hire of one desk space in a shared office (excludes storage, IT equipment)	\$147.27	\$14.73	\$162

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Office Desk Hire	Per Season Hire of one desk space in a shared office (excludes storage, IT equipment)	\$737.27	\$73.73	\$811
<b>Centre field</b>				
Centre Field Only	Per Hour Casual Hire of centre field (includes field, public amenities, first aid room, excludes change rooms, canteen, function rooms)	\$30.91	\$3.09	\$34
<b>Additional areas to hire that are excluded from the above fees</b>				
Change Room Hire	Per Day (2 change rooms, male & female)	\$49.09	\$4.91	\$54
Change Room Hire	Per Hour 2 change rooms, male & female	\$21.82	\$2.18	\$24
Canteen Hire - Season	Per Season	\$567.27	\$56.73	\$624
Canteen Hire - Daily	Daily	\$154.54	\$15.45	\$170
Canteen Hire - Hourly	Per Bookings	\$40	\$4	\$44
<b>Floodlighting</b>				
Floodlighting - per booking	Per Booking	\$15.45	\$1.55	\$17
Adjust floodlights at hirers request		Contractor Rate Plus 10%	\$0	Contractor Rate Plus 10%
<b>Athletics equipment (hire when not included in package)</b>				
Athletics Equipment Hire	(Full list of equipment available for individual hire)	POA	\$0	POA
<b>Function room</b>				
Function Room - Daily Use	(Includes amenities, kitchenette)	\$330.91	\$33.09	\$364
Function Room - Half Day Use	(Includes amenities, kitchenette)	\$170	\$17	\$187
Function Room - Hourly	(Includes amenities, kitchenette)	\$46.36	\$4.64	\$51
Function Room when room divider installed	(Fee when room is split into two smaller rooms)	1/2 Function Room Fee	\$0	1/2 Function Room Fee
<b>Generic fees and charges for all hirers</b>				
Application Fee	Per booking (excludes Recreational use free entry and Coach bookings)	\$123.64	\$12.36	\$136
Key Deposit	Refundable on return of key	\$162	\$0	\$162
Cancellation Administration Fee	Per Bookings	\$73.64	\$7.36	\$81
BOND - Season	Per Season	\$400	\$0	\$4001

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
BOND - School	Per Booking	\$200	\$0	\$200
BOND - All other Hirers	Per Booking	\$500	\$0	\$500
BOND - Equipment	Fee to be determined based on assessment of application (POA)	POA	\$0	POA
Facility Clean Up Fee	Full cost recovery minimum 4 hours for weekends Per Booking	FCR + GST	\$0	FCR + GST
Use of Centre Field out of season, without approval/ licence, closed or in wet weather	Per offence, 1st offence (plus full cost recovery of damage following ground assessment)	\$310	\$31	\$341
Use of Centre Field out of season, without approval/ licence, closed or in wet weather	Per offence, 2nd offence (plus full cost recovery of damage following ground assessment)	\$620	\$62	\$682
Use of Centre Field out of season, without approval/ licence, closed or in wet weather	Per offence, 3rd offence (plus full cost recovery of damage following ground assessment)	\$1,239.09	\$123.91	\$1,363
Damage to Asset	Track, grandstand, amenities	500 + assessed damage	\$0	500 + assessed damage
Waste	Additional bin charge	FCR + GST	\$0	FCR + GST
Sponsorship Signage	As approved by Council in line with Councils Sponsorship Signage within Recreation Facilities Policy	As approved by Council	\$0	As approved by Council
<b>Storage at council buildings</b>				
Annual	Per m2	\$11.82	\$1.18	\$13
Seasonal	Per m2	\$6.36	\$0.64	\$7
<b>SPORTSFIELDS (EXCLUDES FEE FOR FLOODLIGHT USAGE)</b>				
<b>Football / Rugby League/ Rugby Union/ Australian Rules/ Hockey/ Touch Football/ Oztag</b>				
Grade A - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$10	\$1	\$11
Grade B - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$6.36	\$0.64	\$7
Grade C - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$4.54	\$0.45	\$5

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Baseball/ Softball</b>				
Baseball/ Softball - Diamond (Excludes Fee for Floodlight Usage) - Rate per hour		\$6.36	\$0.64	\$7
<b>Cricket (excludes fee for floodlight usage)</b>				
Grade A - Turf Wicket - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$7.27	\$0.73	\$8
Grade B - Synthetic Wicket - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$6.36	\$0.64	\$7
Grade C Concrete Wicket - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$4.54	\$0.45	\$5
<b>Cricket practice nets (including ground hire)</b>				
Concrete per set of nets per night per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$5.45	\$0.55	\$6
Turf per set of nets per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$3.64	\$0.36	\$4
Concrete per set of nets per season	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$303.64	\$30.36	\$334
Turf per set of nets per season	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$136.36	\$13.64	\$150
<b>Athletics (excludes Maitland Regional Athletics Centre located in Central Maitland) (excludes fee for floodlight usage)</b>				
Grade A - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$13.64	\$1.36	\$15
Grade B - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$9.09	\$0.91	\$10
Grade C - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$5.45	\$0.55	\$6

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Triathlon (excludes fee for floodlight usage)</b>				
Grade A - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$13.64	\$1.36	\$15
<b>Dog obedience (excludes fee for floodlight usage)</b>				
Grade A - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$10	\$1	\$11
Grade B - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$6.36	\$0.64	\$7
<b>Croquet (excludes fee for floodlight usage)</b>				
Grade A - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$4.54	\$0.45	\$5
<b>BMX (excludes fee for floodlight usage)</b>				
Grade B - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$9.09	\$0.91	\$10
<b>Archery (excludes fee for floodlight usage)</b>				
Grade C - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$5.45	\$0.55	\$6
<b>Remote Car Club (Excludes Fee for Floodlight Usage)</b>				
Grade C - Rate per hour	Floodlighting Costs - Costs for floodlighting will be apportioned back to the individual club/ user group	\$5.45	\$0.55	\$6
<b>Personal trainers, commercial fitness groups (trainers to have \$20million public liability insurance)</b>				
Licence for six months - January to June or July to December (non-refundable)		\$439.09	\$43.91	\$483
Licence for 12 months - January to December (non-refundable)		\$660.91	\$66.09	\$727
<b>All other users</b>				
Sportsfields/Oval (Excludes Fee for Floodlight Usage)	Per Field			
Grade A - Rate per hour		\$17.27	\$1.73	\$19
Grade B - Rate per hour		\$10.91	\$1.09	\$12



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Grade C - Rate per hour	\$6.36	\$0.64	\$7
<b>Netball (per court; excludes floodlighting)</b>				
Netball Association (per court)				
	Grade A - Rate per hour	\$5.45	\$0.55	\$6
	Grade B - Rate per hour	\$3.64	\$0.36	\$4
	Grade C - Rate per hour	\$2.73	\$0.27	\$3
<b>Tennis (commercial use subject to separate negotiation)</b>				
	Daytime			
	Grade A - Rate per hour	\$15.45	\$1.55	\$17
	Grade B - Rate per hour	\$12.73	\$1.27	\$14
	Grade C - Rate per hour	\$7.27	\$0.73	\$8
	Night Time (Includes lights)			
	Grade A - Rate per hour	\$22.73	\$2.27	\$25
	Grade B - Rate per hour	\$15.45	\$1.55	\$17
	Grade C - Rate per hour	\$8.18	\$0.82	\$9
<b>Fees for special events, clinics, skate park events (maximum 8 hours per day or as negotiated)</b>				
	Commercial Event 0-49 - Rate per hour	\$100	\$10	\$110
	Commercial Event 50-99 - Rate per hour	\$121.82	\$12.18	\$134
	Commercial Events 100-499 people - Rate per hour	\$143.64	\$14.36	\$158
	Commercial Events 500-1000 people - Rate per hour	\$275.45	\$27.55	\$303
	Commercial Event >1000	By negotiation	\$0	By negotiation
	Commercial Event Bond	\$644	\$0	\$644
	Non-Profit Community Events Under 200 people - Rate per hour	\$121.82	\$12.18	\$134
	Non-Profit Community Events 200-500 people - Rate per hour	\$176.36	\$17.64	\$194
	Non-Profit Community Events 500-1000 people - Rate per hour	\$217.27	\$21.73	\$239
	Non-Profit Community Events > 1000	By negotiation	\$0	By negotiation
	Community Event Bond	\$292	\$0	\$292
	Circus per day	\$1,527.27	\$152.73	\$1,680
	Security bond for circus events to cover damage or repairs	\$2,600	\$0	\$2,600

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Booking without amusements (excluding events, commercial operators, ceremonies, weddings) up to 4 hours</b>				
Maitland Park & other reserves		\$72.73	\$7.27	\$80
<b>CEREMONIES, PHOTOGRAPHY, AMUSEMENTS, JUMPING CASTLES (UP TO 4 HOURS PER BOOKING)</b>				
Maitland Park& other reserves		\$200.91	\$20.09	\$221
Booking with Amusements, Jumping Castles (Maitland Park and other Reserves)		\$129.09	\$12.91	\$142
Commercial Photography		\$221	\$0	\$221
<b>Parks - Open Space (including unnamed reserves)</b>				
Rate per hour (excludes event bookings where bump in & bump out equipment required) Maximum number of attendees 20 then refer to event fees				
No amenities, no services	Rate per hour	\$6.36	\$0.64	\$7
Amenities & services	Rate per hour	\$8.18	\$0.82	\$9
Non-standard hire fee	Fees to be determined based on assessment of application and type of hire (POA)	POA	\$0	POA
Bond - low impact		\$500	\$0	\$500
Bond - medium impact		\$1500	\$0	\$1500
Bond - high impact		\$3000	\$0	\$3000
<b>Other fees and charges</b>				
Damage to Parks and Ovals		\$500 plus assessed damage	\$0	\$500 plus assessed damage
Damage to Amenities		\$500 plus assessed damage	\$0	\$500 plus assessed damage
Penalty Fee for Unapproved works	Works on grounds or buildings without an authorised Permit to Carry Out Works. This is for all Recreational Venues.	\$1050	\$105	\$1155
Clean Up and Park Services - Weekdays (Business Hours)	Full Cost Recovery	FCR + GST	\$0	FCR + GST
Clean Up and Park Services - After Hours	Full Cost Recovery	FCR + GST	\$0	FCR + GST
Breach of Terms and Condition of Use - minimum per breach plus assessed damage.		\$334.54	\$33.45	\$368
Breach of Sponsorship Signage Policy	Charge Per Sign	\$54.54	\$5.45	\$60

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Key Deposits for parks and reserves (refundable upon return of key)	\$133.64	\$13.36	\$147
	Goal Posts - installation & removal per field	\$636.36	\$63.64	\$700
	Garbage Bins - additional bin charge per day per bin	\$29.09	\$2.91	\$32
	Cleaning as per contractor charges	Contractor Rates	\$0	Contractor Rates
	Reset Floodlights (At Hirers Request)	Contractor Rates	\$0	Contractor Rates
	Electricity Charges for Flood Lights	Contractor Rates	\$0	Contractor Rates
<b>Wet Weather Fees</b>				
	Breach of wet weather procedure - clubs utilising grounds that have been closed	\$151.82	\$15.18	\$167
	Breach of wet weather procedure - Damage to sportsgrounds (minimum per breach plus assessed damage)	\$604.54	\$60.45	\$665
<b>Line Marking (One off additional and out of season)</b>				
Athletics	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
Football - all codes per field	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
Hockey	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
Touch Football per field	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
Netball per court	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
Cricket	Hourly Rate - Full Cost Recovery	FCR + GST	\$0	FCR + GST
<b>Booking Cancellation Fee</b>				
Booking Cancellation Fee Sporting and Non Sporting Use:	More than 14 working days notice 100% refund. 7-14 working days notice 50% refund. Less than 7 days notice - no refund	\$53.64	\$5.36	\$59
<b>COMMUNITY SERVICE</b>				
<b>Master Locksmith Access Key. (MLAK)</b>				
Service Providers & Schools		\$15	\$0	\$15
Individuals with Disability Pension Card		\$0	\$0	\$0

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>TOWN HALL</b>				
<p>Standard Rate applies to individuals, businesses, government and profit-making organisations with a capacity to pay or to receive a fee for use of the facility when delivering a service. This applies to groups and organisations such as:</p> <ul style="list-style-type: none"> <li>• Businesses, corporations, political organisations</li> <li>• Private individuals for parties, functions, annual balls, presentations, fund raising events and general hire</li> <li>• Local, State and Federal government agencies (e.g., Electoral Office)</li> </ul> <p>Community Rate applies to not-for-profit community groups and organisations based in Maitland who make a community contribution through their activities. Certification needs to be provided for not-for-profit groups. This includes organisations in receipt of State or Federal operational funding. The community group rate applies to all incorporated groups and organisations. This applies to groups and organisations such as:</p> <ul style="list-style-type: none"> <li>• Groups in receipt of State or Federal Government funding (e.g., Neighbourhood Centres)</li> <li>• Non-Government organisations - not for profit organisations (e.g., welfare agencies and support services)</li> <li>• Not for profit community groups - (eg. playgroups, seniors' groups, hobby-based groups, church community, religious/workshop services)</li> </ul>				
<b>Auditorium</b>				
Standard Rate - Weekday - Hourly		\$131.82	\$13.18	\$145
Standard Rate - Weekend - Hourly		\$158.18	\$15.82	\$174
Community Rate - Weekday - Hourly		\$84.54	\$8.45	\$93
Community Rate - Weekend - Hourly		\$93.64	\$9.36	\$103
<b>Maitland Room</b>				
Standard Rate - Weekday - Hourly		\$50.91	\$5.09	\$56
Standard Rate - Weekend - Hourly		\$74.54	\$7.45	\$82
Community Rate - Weekday - Hourly		\$35.45	\$3.55	\$39
Community Rate - Weekend - Hourly		\$45.45	\$4.55	\$50
<b>Heritage, Paterson, Hunter, Committee Room/Meeting Rooms</b>				
Standard Rate - Weekday - Hourly		\$30	\$3	\$33
Standard Rate - Weekend - Hourly		\$44.54	\$4.45	\$49
Community Rate - Weekday - Hourly		\$17.27	\$1.73	\$19
Community Rate - Weekend - Hourly		\$27.27	\$2.73	\$30
<b>Evans Room</b>				
Standard Rate - Weekday - Hourly		\$89.09	\$8.91	\$98
Standard Rate - Weekend - Hourly		\$112.73	\$11.27	\$124
Community Rate - Weekday - Hourly		\$60	\$6	\$66
Community Rate - Weekend - Hourly		\$69.09	\$6.91	\$76
<b>Kitchen</b>				

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Kitchen - Hourly Rate	As approved Management Model with Council	\$80.91	\$8.09	\$89
Commercial Operator		As per agreed charges with Council	\$0	As per agreed charges with Council
<b>Town Hall - Bond Fees</b>				
Bond Low Risk		\$200	\$0	\$200
Bond Medium Risk		\$500	\$0	\$500
Bond High Risk		\$1,000	\$0	\$1,000
<b>Special Event, Hire of all bookable spaces</b>				
Special Event, Hire of all bookable spaces Per Hour		POA	\$0	POA
<b>SENIOR CITIZENS CENTRE</b>				
<p><b>Standard Rate</b> applies to individuals, businesses, government and profit-making organisations with a capacity to pay or to receive a fee for use of the facility when delivering a service. This applies to groups and organisations such as:</p> <ul style="list-style-type: none"> <li>• Businesses, corporations, political organisations</li> <li>• Private individuals for parties, functions, annual balls, presentations, fund raising events and general hire</li> <li>• Local, State and Federal government agencies (e.g., Electoral Office)</li> </ul>				
<p><b>Community Rate</b> applies to not-for-profit community groups and organisations based in Maitland who make a community contribution through their activities. Certification needs to be provided for not-for-profit groups. This includes organisations in receipt of State or Federal operational funding. The community group rate applies to all incorporated groups and organisations. This applies to groups and organisations such as:</p> <ul style="list-style-type: none"> <li>• Groups in receipt of State or Federal Government funding (e.g., Neighbourhood Centres)</li> <li>• Non-Government organisations - not for profit organisations (e.g., welfare agencies and support services)</li> <li>• Not for profit community groups - (eg. playgroups, seniors' groups, hobby-based groups, church community, religious/workshop services)</li> <li>• Schools</li> </ul>				
Standard Rate - Weekday - Hourly		\$101.82	\$10.18	\$112
Standard Rate - Weekend - Hourly		\$126.36	\$12.64	\$139
Community Rate - Weekday - Hourly		\$66.36	\$6.64	\$73
Community Rate - Weekend - Hourly		\$75.45	\$7.55	\$83
<b>Senior Citizens - Bond Fees</b>				
Bond Low Risk		\$200	\$0	\$200
Bond Medium Risk		\$500	\$0	\$500
Bond High Risk		\$1000	\$0	\$1000



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>COMMUNITY HALLS</b>				
<b>Standard Rate</b> applies to individuals, businesses, government and profit making organisations with a capacity to pay or to receive a fee for use of the facility when delivering a service. This applies to groups and organisations such as: <ul style="list-style-type: none"> <li>Businesses, corporations, political organisations</li> <li>Private individuals for parties, functions, annual balls, presentations, fund raising events and general hire</li> <li>Local, State and Federal government agencies (e.g. Electoral Office)</li> </ul>				
<b>Community Rate</b> applies to not for profit community groups and organisations based in Maitland who make a community contribution through their activities. Certification needs to be provided for not for profit groups. This includes organisations in receipt of State or Federal operational funding. The community group rate applies to all incorporated groups and organisations. This applies to groups and organisations such as: <ul style="list-style-type: none"> <li>Groups in receipt of State or Federal Government funding (e.g. Neighbourhood Centres)</li> <li>Non-Government organisations - not for profit organisations (e.g. welfare agencies and support services)</li> <li>Not for profit community groups - (eg. playgroups, seniors groups, hobby based groups, church community, religious/workshop services)</li> <li>Schools</li> </ul>				
<b>Bruce Street Community Hall</b>				
Standard rate - weekday - hourly		\$16.36	\$1.64	\$18
Standard rate - weekend - hourly		\$30.91	\$3.09	\$34
Community rate - weekday - hourly		\$10	\$1	\$11
Community rate - weekend - hourly		\$19.09	\$1.91	\$21
Use of bbq	Per hour	\$27.27	\$2.73	\$30
Tablecloth hire & cleaning	Per hour	\$32.73	\$3.27	\$36
<b>Maitland netball clubhouse meeting room</b>				
Standard rate - weekday - hourly		\$22.73	\$2.27	\$25
Standard rate - weekend - hourly		\$36.36	\$3.64	\$40
Community rate - weekday - hourly		\$12.73	\$1.27	\$14
Community rate - weekend - hourly		\$22.73	\$2.27	\$25
<b>McKeachies meeting room</b>				
Standard rate - weekday - hourly		\$12.73	\$1.27	\$14
Standard rate - weekend - hourly		\$27.27	\$2.73	\$30
Community rate - weekday - hourly		\$7.27	\$0.73	\$8
Community rate - weekend - hourly		\$16.36	\$1.64	\$18
<b>Metford Community Hall</b>				
Standard rate - weekday - hourly		\$12.73	\$1.27	\$14
Standard rate - weekend - hourly		\$27.27	\$2.73	\$30
Community rate - weekday - hourly		\$7.27	\$0.73	\$8
Community rate - weekend - hourly		\$16.36	\$1.64	\$18

SERVICE AREA		DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Morpeth Museum</b>					
Individual entry (adult)			\$1.82	\$0.18	\$2
Individual entry (accompanied child)			Free	\$0	Free
Group school (participatory)			\$1.82	\$0.18	\$2
Group entries	Per person		\$1.82	\$0.18	\$2
Group entries - inclusions (talk + walk map etc.)	Per person		\$2.73	\$0.27	\$3
Group entries - am tea (large groups)	Per person		\$5.45	\$0.55	\$6
Group entries - am tea (small groups)	Per person		\$7.27	\$0.73	\$8
Group entries - am tea & walk (small groups)	Per person		\$10.91	\$1.09	\$12
Group entries - walk	Per person		\$7.27	\$0.73	\$8
Group entries - guided coach tour (morpeth)	Per person minimum charge for 20 people		\$4.54	\$0.45	\$5
Group entries - guided coach tour (district 1.5 Hour)	Per person minimum charge for 20 people		\$5.45	\$0.55	\$6
Group entries - am tea + guided coach tour (morpeth)	Per person minimum charge for 20 people		\$7.27	\$0.73	\$8
Group entries - am tea + guided coach tour (district)	Per person minimum charge for 20 people		\$9.09	\$0.91	\$10
<b>Morpeth School of Arts</b>					
Standard rate - weekday - hourly			\$15.45	\$1.55	\$17
Standard rate - weekend - hourly			\$30	\$3	\$33
Community rate - weekday - hourly			\$9.09	\$0.91	\$10
Community rate - weekend - hourly			\$18.18	\$1.82	\$20
<b>Noel Unicomb Community Hall (Woodberry)</b>					
Standard rate - weekday - hourly			\$16.36	\$1.64	\$18
Standard rate - weekend - hourly			\$40.91	\$4.09	\$45
Community rate - weekday - hourly			\$15.45	\$1.55	\$17
Community rate - weekend - hourly			\$25.45	\$2.55	\$28
Standard rate - weekday - hourly			\$16.36	\$1.64	\$18
Standard rate - weekend - hourly			\$30.91	\$3.09	\$34

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Community rate - weekday - hourly	\$10	\$1	\$11
	Community rate - weekend - hourly	\$19.09	\$1.91	\$21
<b>Pat Hughes Community Hall (Thornton)</b>				
	Standard rate - weekday- hourly	\$21.82	\$2.18	\$24
	Standard rate - weekend - hourly	\$45.45	\$4.55	\$50
	Community rate - weekday - hourly	\$18.18	\$1.82	\$20
	Community rate - weekend - hourly	\$28.18	\$2.82	\$31
<b>Rutherford Community Centre</b>				
The Bullen Room				
	Standard rate - weekday - hourly	\$16.36	\$1.64	\$18
	Standard rate - weekend - hourly	\$40.91	\$4.09	\$45
	Community rate - weekday - hourly	\$15.45	\$1.55	\$17
	Community rate - weekend - hourly	\$25.45	\$2.55	\$28
Elphick Room				
	Standard rate - weekday - hourly	\$11.82	\$1.18	\$13
	Standard rate - weekend - hourly	\$26.36	\$2.64	\$29
	Community rate - weekday - hourly	\$7.27	\$0.73	\$8
	Community rate - weekend - hourly	\$16.36	\$1.64	\$18
Ted Cahill Room, Meeting Room 1, Meeting Room 2				
	Standard rate - weekday - hourly	\$10	\$1	\$11
	Standard rate - weekend - hourly	\$24.54	\$2.45	\$27
	Community rate - weekday - hourly	\$6.36	\$0.64	\$7
	Community rate - weekend - hourly	\$15.45	\$1.55	\$17
Kitchen				
	Kitchen hire only - hourly	\$18.18	\$1.82	\$20
<b>Shamrock Hill Multi Purpose Centre - Function Room</b>				
	Standard rate - weekday - hourly	\$13.64	\$1.36	\$15
	Standard rate - weekend - hourly	\$28.18	\$2.82	\$31
	Community rate - weekday - hourly	\$8.18	\$0.82	\$9
	Community rate - weekend - hourly	\$17.27	\$1.73	\$19

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Somerset Park Meeting Room</b>				
	Standard rate - weekday - hourly	\$19.09	\$1.91	\$21
	Standard rate - weekend - hourly	\$43.64	\$4.36	\$48
	Community rate - weekday - hourly	\$16.36	\$1.64	\$18
	Community rate - weekend - hourly	\$27.27	\$2.73	\$30
<b>Tenambit Community Hall</b>				
	Standard rate - weekday - hourly	\$16.36	\$1.64	\$18
	Standard rate - weekend - hourly	\$41.82	\$4.18	\$46
	Community rate - weekday - hourly	\$15.45	\$1.55	\$17
	Community rate - weekend - hourly	\$25.45	\$2.55	\$28
<b>Gillieston Heights Community Hub</b>				
Activity room 1				
	Standard rate - weekday - hourly	\$50.91	\$5.09	\$56
	Standard rate - weekend - hourly	\$75.45	\$7.55	\$83
	Community rate - weekday - hourly	\$35.45	\$3.55	\$39
	Community rate - weekend - hourly	\$45.45	\$4.55	\$50
Activity room 2				
	Standard rate - weekday - hourly	\$45.45	\$4.55	\$50
	Standard rate - weekend - hourly	\$60	\$6	\$66
	Community rate - weekday - hourly	\$26.36	\$2.64	\$29
	Community rate - weekend - hourly	\$35.45	\$3.55	\$39
Meeting room 1				
	Standard rate - weekday - hourly	\$12.73	\$1.27	\$14
	Standard rate - weekend - hourly	\$27.27	\$2.73	\$30
	Community rate - weekday - hourly	\$8.18	\$0.82	\$9
	Community rate - weekend - hourly	\$17.27	\$1.73	\$19
Meeting room 2				
	Standard rate - weekday - hourly	\$19.09	\$1.91	\$21
	Standard rate - weekend - hourly	\$33.64	\$3.36	\$37
	Community rate - weekday - hourly	\$11.82	\$1.18	\$13
	Community rate - weekend - hourly	\$21.82	\$2.18	\$24

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Commercial kitchen				
Standard rate - hourly		\$29.09	\$2.91	\$32
Storage room				
Yearly storage room hire fee		\$506.36	\$50.64	\$557
Monthly storage fee		\$48.18	\$4.82	\$53
<b>The Woodberry Family Centre</b>				
Multipurpose function room				
Standard rate - weekday - hourly		\$11.82	\$1.18	\$13
Standard rate - weekend - hourly		\$26.36	\$2.64	\$29
Community rate - weekday - hourly		\$7.27	\$0.73	\$8
Community rate - weekend - hourly		\$16.36	\$1.64	\$18
Consultants meeting room				
Standard rate - weekday - hourly		\$10	\$1	\$11
Standard rate - weekend - hourly		\$24.54	\$2.45	\$27
Community rate - weekday - hourly		\$6.36	\$0.64	\$7
Community rate - weekend - hourly		\$15.45	\$1.55	\$17
<b>Community Hall - Bond Fees</b>				
Bond low risk		\$200	\$0	\$200
Bond medium risk		\$500	\$0	\$500
Bond high risk		\$1,000	\$0	\$1,000
<b>All Facilities</b>				
Any additional cleaning at a facility after a function. To be deducted from the bond or to be paid on top of any damages.	Per Hour	\$67.27	\$6.73	\$74
<b>LIBRARY</b>				
Lost book		Cost of replacement	\$0	Cost of replacement
Microfilm printout (per page)		\$0.18	\$0.02	\$0.20



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Photocopying and computer printouts</b>				
	Black/white A3 (per copy (machine operated))	\$0.36	\$0.04	\$0.40
	Colour A4 and printing (per copy (machine operated))	\$0.73	\$0.07	\$0.80
	Colour A3 and printing (per copy (machine operated))	\$1.09	\$0.11	\$1.20
	Black/white A4 (per copy (machine operated))	\$0.18	\$0.02	\$0.20
<b>Friends of Maitland City Library membership</b>				
	Individual	\$18.18	\$1.82	\$20
	Family	\$27.27	\$2.73	\$30
<b>Library Meeting Rooms</b>				
Study room hire	Time periods aligned with Community and Recreation Planning timeframes for meeting room hire. Full day and half daytime-frames adjusted. Evening rate discontinued and hourly rate introduced.			
	Hourly rate	\$9.09	\$0.91	\$10
	Half day (up to 4 hours)	\$36.36	\$3.64	\$40
	Full day (up to 8 hours)	\$72.73	\$7.27	\$80
Meeting room hire - Community Groups/ Charities	Time periods aligned with Community and Recreation Planning timeframes for meeting room hire. Full day and half daytime-frames adjusted. Evening rate discontinued and hourly rate introduced.			
	Hourly rate	\$13.64	\$1.36	\$15
	Half day (up to 4 hours)	\$50	\$5	\$55
	Full day (up to 8 hours)	\$100	\$10	\$110
Meeting room hire - Other	Time periods aligned with Community and Recreation Planning timeframes for meeting room hire. Full day and half daytime-frames adjusted. Evening rate discontinued and hourly rate introduced.			
	Hourly rate	\$22.73	\$2.27	\$25
	Half day (up to 4 hours)	\$90.91	\$9.09	\$100
	Full day (up to 8 hours)	\$154.54	\$15.45	\$169.99
<b>Images</b>				
	Print			
	A3	\$32.27	\$3.23	\$35.50
	A2	\$41.36	\$4.14	\$45.50
	A4 (210 x 297 mm)	\$23.18	\$2.32	\$25.50
	Digital			
	jpeg or tiff (400ppi) - for personal use	\$14.09	\$1.41	\$15.50
	jpeg or tiff (400ppi) - for commercial use	\$90.91	\$9.09	\$100

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Other</b>				
Library programs (per person)		Recommended retail price + GST	\$0	Recommended retail price + GST
Library merchandise		Recommended retail price + GST	\$0	Recommended retail price + GST
Promotional material		Recommended retail price + GST	\$0	Recommended retail price + GST
Replacement membership cards (per card)		\$0.91	\$0.09	\$1
Inter library loans - plus charges incurred from lending libraries		\$5	\$0.50	\$5.50
Exam supervision (per hour)		\$45.45	\$4.55	\$50
<b>WALKA WATER WORKS</b>				
<b>Eastern &amp; Western Annex</b>				
Up to 4 hours		\$406.36	\$40.64	\$447
Function/Event		\$811.82	\$81.18	\$893
Eastern Annex Lawn, No. 1 & No. 2 Picnic Areas	If a special event an application form will have to be completed - additional charges will apply			
Up to 6 hours (50-100 people or with Amusement Equipment)		\$129.09	\$12.91	\$142
Per Day (100+ people or with Amusement Equipment)		\$377.27	\$37.73	\$415
<b>Ceremonies &amp; Photography</b>				
All locations up to 4 hours		\$200.91	\$20.09	\$221
<b>Orienteering, School Events, Other (excluding Cross Country)</b>				
Each participant		\$6.36	\$0.64	\$7
<b>Cross Country Events or Large Events</b>				
Event Fee per hour		\$119.09	\$11.91	\$131
Reserved Area and Event Fee (applies to 0-499 participants per day)		\$525.45	\$52.55	\$578
Reserved Area and Event Fee (applies to 500-999 participants per day)		\$1050	\$105	\$1155
Reserved Area and Event Fee (applies to over 1000 participants per day)		\$2,014.54	\$201.45	\$2,216
<b>Walka Water Works - Bond Fees</b>				
Bond Low Risk		\$200	\$0	\$200
Bond Medium Risk		\$500	\$0	\$500
Bond High Risk		\$1000	\$0	\$1000

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>SWIMMING POOLS</b>				
<b>Pool admission - single entry</b>				
Adult - Single Entry		\$5.73	\$0.57	\$6.30
Child - Single Entry (Under 18 years)		\$4.73	\$0.47	\$5.20
Child - Single Entry (Under 4 years old with paying adult)		Free	\$0	Free
School - Single Entry (Under supervisors control)		\$3.82	\$0.38	\$4.20
Concession - Single Entry	Senior, Pension, Concession and Student card holders	\$3.82	\$0.38	\$4.20
Corporate - Single Entry (Individual)	Corporate rate applies to persons who are financial members of a corporate fitness club with an agreement with Maitland City Council	\$4.73	\$0.47	\$5.20
Family - Single Entry		\$16	\$1.60	\$17.60
Family Concession - Single Entry	Senior, Pension, Concession and Student card holders	\$14.18	\$1.42	\$15.60
Carer - Single Entry	Carer card holders	Free	\$0	Free
Spectators - Single Entry		\$2.82	\$0.28	\$3.10
Pool Memberships	Unlimited entry at Maitland and East Maitland Aquatic Centres in accordance with membership duration - (Pool Memberships cannot be exchanged, refunded or transferred. Refer to Pool Membership Terms and Conditions on purchase of any Pool Membership)			
3 Month Paid In Full - Adult		\$130.09	\$13.01	\$143.10
3 Month Paid In Full - Child		\$103.73	\$10.37	\$114.10
3 Month Paid In Full - Concession		\$84.82	\$8.48	\$93.30
3 Month Paid In Full - Family		\$218.64	\$21.86	\$240.50
3 Month Paid In Full - Family Concession		\$198	\$19.80	\$217.80
6 Month Paid In Full - Adult		\$241.36	\$24.14	\$265.50
6 Month Paid In Full - Child		\$198	\$19.80	\$217.80
6 Month Paid In Full - Concession		\$155.54	\$15.55	\$171.10
6 Month Paid In Full - Family		\$419.45	\$41.95	\$461.40
6 Month Paid In Full - Family Concession		\$381.82	\$38.18	\$420
12 Month Paid In Full - Adult		\$452.45	\$45.25	\$497.70
12 Month Paid In Full - Child		\$371.36	\$37.14	\$408.50
12 Month Paid In Full - Concession		\$292.18	\$29.22	\$321.40

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
12 Month Paid In Full - Family		\$622.09	\$62.21	\$684.30
12 Month Paid In Full - Family Concession		\$565.54	\$56.55	\$622.10
<b>Direct debit membership</b>				
Adult - Direct Debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership	\$8.91	\$0.89	\$9.80
Concession - Direct Debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership	\$5.64	\$0.56	\$6.20
Family - Direct Debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership	\$12.64	\$1.26	\$13.90
Family Concession - Direct Debit	Weekly fee. Ongoing weekly direct debt - 30 days written notice to cancel the membership	\$11	\$1.10	\$12.10
Gold Medal Recipient	Winners at State Age and National Aged Championships (Gold Medal Membership to be issued by Maitland City Council and valid for 12 months from title win)	Free	\$0	Free
Swim Club Instructors	Club instructors, coaches and officials as approved by Maitland City Council	Free	\$0	Free
<b>Pool admission - visit pass</b>				
Adult - 20 Visit Pass		\$108.82	\$10.88	\$119.70
Concession - 20 Visit Pass		\$72.54	\$7.25	\$79.80
Child - 20 Visit Pass (4yrs to 18yrs)		\$89.82	\$8.98	\$98.80
<b>Aqua fitness - single admission</b>				
Aqua Fitness - Single Entry	(Includes pool admission)	\$13.09	\$1.31	\$14.40
Aqua Fitness - Single Entry - Concession	(Includes pool admission)	\$10.54	\$1.05	\$11.60
Aqua Fitness - Pool Member Single Entry		\$7.54	\$0.75	\$8.30
Aqua Fitness - Pool Member Concession Single Entry		\$6.82	\$0.68	\$7.50
Aqua Fitness - Schools Single Entry	Minimum 20 participants	\$4.73	\$0.47	\$5.20
Aqua Fitness - Pool Member Corporate Single Entry	Corporate rate applies to persons who are financial members of a corporate fitness club with an agreement with Maitland City Council	\$6.82	\$0.68	\$7.50

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Aqua fitness - visit pass</b>				
Aqua Fitness - 10 Visit Pass	Includes pool admission	\$117.82	\$11.78	\$129.60
Aqua Fitness - Concession 10 Visit Pass	Includes pool admission	\$94.91	\$9.49	\$104.40
Aqua Fitness - Pool Member 10 Visit Pass		\$67.91	\$6.79	\$74.70
Aqua Fitness - Corporate Member 10 Visit Pass		\$61.36	\$6.14	\$67.50
<b>Aqua fitness + pool entry - direct debit</b>				
Aqua Fitness + Pool Entry - Adult Direct Debit Membership	Weekly Fee. Unlimited access to Aqua Fitness and Pool Entry. Charged Weekly Available on Direct Debit Only. Ongoing weekly - direct debt - 30 days written notice to cancel the membership.	\$21.45	\$2.15	\$23.60
Aqua Fitness + Pool Entry - Concession Direct Debit Membership	Weekly fee. Unlimited access to Aqua Fitness and Pool Entry. Charged Weekly Available on Direct Debit Only. Ongoing weekly - direct debt - 30 days written notice to cancel the membership.	\$18.09	\$1.81	\$19.90
<b>Learn to swim</b>				
Learn To Swim - Adult - Private 15 Minutes (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$29.30	\$0	\$29.30
Learn to Swim - Child - Private 15 minutes (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$27.20	\$0	\$27.20



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Learn to Swim - Child - Private 30 minutes (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$44.60	\$0	\$44.60
Learn to Swim - Child - private 30 minutes (2 persons per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$22.30	\$0	\$22.30
Learn to Swim - Child - Group Lesson (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$17.10	\$0	\$17.10
Learn to Swim - Child - Access & Inclusion (up to 15 minutes)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act). Enrollment in the Learn to Swim Program entitles the student to one lesson per week and membership during the term. Refer to our Keep Watch Policy for conditions.	\$20.60	\$0	\$20.60
Learn to swim - School - Group Lesson (per person per lesson)	Learn to Swim programs are GST free under section 38-85 of the New Tax System (Goods and Services Tax) Act 1999 (GST Act).	\$10.70	\$0	\$10.70
Learn to Swim - Other programs	Price on application	Calculated fee to be determined	\$0	Calculated fee to be determined
<b>Squads</b>				
Squads - Development	Weekly direct debit	\$18.18	\$1.82	\$20
Squad - Development (casual)	Per visit	\$13.91	\$1.39	\$15.30
Squads - Bronze	Weekly direct debit	\$20	\$2	\$22

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Family Squad	Weekly direct debit	\$57.60	\$0	\$57.60
Squads - Bronze (casual)	Per visit	\$13.91	\$1.39	\$15.30
Squads - Silver	Weekly direct debit	\$30.18	\$3.02	\$33.20
Squads - Gold	Weekly direct debit	\$39.82	\$3.98	\$43.80
Squads - Open	Weekly direct debit	\$39.82	\$3.98	\$43.80
Squads - Fitness	Weekly direct debit	\$22.45	\$2.25	\$24.70
<b>Carnival, club and event hire</b>	<b>During standard opening hours</b>			
Carnival and Event Hire - 50 Metre Outdoor Pool	Hire of 50 Metre Outdoor Pool for School Carnivals, Competitions and Events	\$161.82	\$16.18	\$178
Carnival and Event Hire - Outdoor Program Pool	Hire of Outdoor Program Pool for School Carnivals, Competitions and Events	\$53.91	\$5.39	\$59.30
Carnival and Event Hire - Splash Pad per hour	Hire of Splash Pad for School Carnivals, Competitions and Events	\$53.91	\$5.39	\$59.30
Carnival and Event Hire - 25 Metre Indoor pool	Hire of 25 Metre Indoor Pool for School Carnivals, Competitions and Events	\$161.82	\$16.18	\$178
Carnival Participant - Single Entry		\$3.82	\$0.38	\$4.20
Triathlon Club Hire Fee	Up to 12 Bookings (excludes entry)	\$254.54	\$25.45	\$280
Triathlon Participant - Single Entry Fee	During event only	\$3.82	\$0.38	\$4.20
Swim Club Hire Fee	12 Months (excludes entry)	\$258.09	\$25.81	\$283.90
Swim Club Participant - Single Entry	Club night only	\$3.82	\$0.38	\$4.20
Lane Hire	Fee per Lane per Hour - Booking form must be completed and confirmed prior to arrival. Maximum of 10 people per lane. Lane bookings are subject to availability and Maitland City Council Booking terms & conditions.	\$28.45	\$2.85	\$31.30
Hire - Starter	per day	\$12.54	\$1.25	\$13.80
<b>Inflatable hire</b>				
Inflatable - Pool Party - per hour - exclusive use inflatable	Excludes pool admission	\$171.36	\$17.14	\$188.50
Inflatable - Booking Deposit	(Deposit will be retained if less than 24 hours cancellation received)	\$55	\$5.50	\$60.50

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Hire</b>				
Hire - P.A.	per day	\$12.54	\$1.25	\$13.80
Hire - Marque (each)	per day	\$12.54	\$1.25	\$13.80
Meeting Room - Hire per hour (capacity 15)		\$23.18	\$2.32	\$25.50
<b>Other Fees</b>				
Booking Cancellation Fee	Any booking with less than 24 hours notice will be charge the cancellation fee, unless the booking is rescheduled at the time of cancellation.	\$161.82	\$16.18	\$178
Membership Card/Fob replacement fee		\$4.73	\$0.47	\$5.20
Cleaning & Damage	For all carnival bookings (If pool and surrounds are damaged or not left in a clean and tidy state then a fee will be charged to make good.)	\$161.82	\$16.18	\$178
<b>MAITLAND REGIONAL ART GALLERY</b>				
Application of a fee or charge				
Maitland Regional Art Gallery (MRAG) has two (2) categories for applying fees and charges:				
Category 1 - Corporate or Private; Exclusive venue hire for corporate or private clients, out of public open hours only.				
Category 2 - Community; Non-exclusive venue hire for community activities during standard open hours only.				
Notes:				
<ul style="list-style-type: none"> <li>All hire of Art Gallery spaces require gallery staff for supervision of the site only, not as function staff. Additional costs may apply to venue hire fees.</li> <li>A security bond is payable on confirmation of the booking. The security bond will be refunded after a site inspection is completed as per the terms and conditions of the venue hire agreement.</li> <li>Catering suppliers must have a current food service licence and appropriate insurance.</li> <li>All food and drink is to be consumed in the specified hired space only. No food or drink is allowed in other Gallery exhibition spaces at any time.</li> <li>All venue and workshop room hire spaces are subject to availability.</li> <li>Maitland City Council events are exempt from venue hire fees and charges, staffing costs may apply.</li> <li>All costs are based on 150 guests. Additional costs may apply in excess of this number.</li> <li>Current MRAG Members are eligible to receive 10% discount on venue hire fees. Discount does not apply to staff costs.</li> <li>All costs are inclusive of GST.</li> </ul>				
Venue Hire	Base Hourly Rate, minimum three (3) hours.	\$260	\$0	\$260
Security Bond	Base hourly rate, minimum of three (3) hours.	\$204.54	\$20.45	\$225
Monday to Friday	Base hourly rate, minimum of three (3) hours.	\$254.54	\$25.45	\$280
Saturday	Base hourly rate, minimum of three (3) hours.	\$318.18	\$31.82	\$350

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Sunday	Base Hourly Rate, minimum three (3) hours.			
Workshop room hire	subject to availability			
<b>Corporate or Private Workshop Room Hire</b>				
Security Bond		\$250	\$0	\$250
Base Hourly Rate	Subject to availability.	\$45.45	\$4.55	\$50
<b>Community Workshop Room Hire</b>				
Security Bond		\$100	\$0	\$100
Materials used		Cost plus 40%	\$0	Cost plus 40%
Base Hourly Rate	Subject to availability. Long term hire is subject to project proposal and approval by the Gallery Director. Proposals to be submitted by the applicant.	\$22.73	\$2.27	\$25
<b>Garden hire</b>	<b>Base hourly rate, minimum of three (3) hours</b>			
Security Bond		\$250	\$0	\$250
Monday to Friday		\$218.18	\$21.82	\$240
Saturday		\$254.54	\$25.45	\$280
Sunday		\$318.18	\$31.82	\$350
<b>Maitland Regional Art Gallery Membership</b>				
Advertising fee - ARTEL magazine.	Fee to advertise in MRAG Members Magazine (ARTEL). Subject to approval by Gallery Director.	\$272.73	\$27.27	\$300
ARTEL magazine	Retail price of MRAG Members magazine (ARTEL) for non-members.	\$0	\$0	\$0
Receipt of MRAG and MRAGM information electronically or through the mail				

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>1yr Membership</b>				
Individual	1 year individual membership.	\$31.82	\$3.18	\$35
Family	1 year family membership. The definition of 'family' for MRAGM purposes, is any two (2) people over 18 living at the same address and up to three (3) dependant children. Childrens' date of birth must be supplied. Children who turn 18 whilst being a current member under a family membership will be allowed to remain under the family membership until their 19th birthday.	\$59.09	\$5.91	\$65
Concession - Individual	1 year individual concession membership. The definition of individual concession for MRAGM purposes, is any one of the following: 1) any persons under 18, 2) any person studying full time with a valid Australian Student ID or, 3) any person with a valid Pension Card. ID cards must be sighted, or a photocopy provided.	\$27.27	\$2.73	\$30
Business	1 year business membership. Business Memberships must be in a registered business name. Business' must nominate two primary cardholders; these cardholders will be eligible to receive the 10% discount in the Gallery Shop. No other employees may claim the Gallery Shop discount unless they hold a separate membership in their name. Business memberships are eligible to receive a 10% discount on venue hire fees (excludes catering), for a single event in each fiscal membership year.	\$81.82	\$8.18	\$90



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>3yr Membership</b>				
Individual	3 year individual membership	\$77.27	\$7.73	\$85
Family	3 year family membership. The definition of 'family' for MRAGM purposes, is any two (2) people over 18 living at the same address and up to three (3) dependant children. Childrens' date of birth must be supplied. Children who turn 18 whilst being a current member under a family membership will be allowed to remain under the family membership until their 19th birthday.	\$136.36	\$13.64	\$150
Concession - Individual	3 year individual concession membership. The definition of individual concession for MRAGM purposes, is any one of the following: 1) any persons under 18, 2) any person studying full time with a valid Australian Student ID or, 3) any person with a valid Pension Card. ID cards must be sighted, or a photocopy provided.	\$63.64	\$6.36	\$70
Business	3 year business membership. Business Memberships must be in a registered business name. Business' must nominate two primary cardholders; these cardholders will be eligible to receive the 10% discount in the Gallery Shop. No other employees may claim the Gallery Shop discount unless they hold a separate membership in their name. Business memberships are eligible to receive a 10% discount on venue hire fees (excludes catering), for a single event in each fiscal membership year.	\$181.82	\$18.18	\$200

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Gallery Shop</b>				
Gallery Shop stock; merchandise and consignment		Minimum commission of 40% of the RRP (excluding GST). Maitland City Council reserves the right to establish individual contracts with suppliers.	\$0	Minimum commission of 40% of the RRP (excluding GST). Maitland City Council reserves the right to establish individual contracts with suppliers.
Exhibition merchandise		Catalogues and merchandise will comply with the price structure outlined in exhibition agreement. Where RRP is not already defined a minimum commission of 40% (excluding GST) off the RRP will be applied.	\$0	Catalogues and merchandise will comply with the price structure outlined in exhibition agreement. Where RRP is not already defined a minimum commission of 40% (excluding GST) off the RRP will be applied.
Postage	Postage of merchandise items sold through the MRAG Shop.	Full costs recovery + GST	\$0	Full costs recovery + GST
<b>Event and admission fees</b>				
Admission Fees	Entry to gallery is free unless a major ticketed exhibition is scheduled with tickets outlined as a guide below			
MRAG Members		\$9.09	\$0.91	\$10
Adults		\$13.64	\$1.36	\$15
Family (two adults, up to three children)		\$31.82	\$3.18	\$35
Concession or child (5-17yrs)		\$9.09	\$0.91	\$10
Children under five		Free	\$0	Free
Bus group tour bookings	Per person	\$9.09	\$0.91	\$10
School/Education	Per student	\$9.09	\$0.91	\$10
<b>Ticketed Events</b>				
Ticketed Events		Full cost recovery + GST unless funded by third party contribution/s	\$0	Full cost recovery + GST unless funded by third party contribution/s

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Meeting Room Hire</b>				
Community meeting room hire	Per hour	\$20	\$0	\$20
Corporate or Private meeting room hire	Per hour	\$35	\$0	\$35
<b>Other services</b>				
Transport and/or installation costs that are incurred by provision of services are additional and charged on the basis of full costs recovery + GST. This also applies to new fee for Platform Lift Hire below.				
Commission for sale of art objects		The sale of art objects within exhibitions will comply with the price structure outlined in the exhibition agreement. Minimum commission of 30% of the RRP (excluding GST).	\$0	The sale of art objects within exhibitions will comply with the price structure outlined in the exhibition agreement. Minimum commission of 30% of the RRP (excluding GST).
Corporate art loan fee	Subject to availability and compliance with loan agreement, MRAG will loan artworks to corporations and organisations.	15% of valuation + installation costs	\$0	15% of valuation + installation costs
Corporate loan fee administration cost	Selection of works, loan documentation preparation, renewal loan doc preparation, management of installation and transport. selection of works, loan documentation preparation, renewal loan doc preparation, management of installation and transport.	\$318.18	\$31.82	\$350
Loan crating fee	Costs for crating artwork Full cost recovery + GST	FCR	\$0	FCR
Image reproduction	Image reproduction Image reproduction / photography fee \$150 per item	\$150	\$0	\$150
<b>MRAG initiated touring exhibition fees</b>	<b>Subject to variation due to grants, artwork &amp; artist involved.</b>			
Workshops (unless funded by 3rd party contributions)		Tutor fee + materials + administration costs (where applicable).	\$0	Tutor fee + materials + administration costs (where applicable).
Installation and de-installation services (hourly rate)	Artwork preparation and display	\$180	\$0	\$180

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Graphic Design Services (hourly rate) Monday - Friday	\$163.64	\$16.36	\$180
Loan Fee 1-5 items	Loan preparation service fee 1-5 items Option to waive for small institutions and community gallery director to approve Loan preparation service fee 1-5 items Option to waive for small institutions and community gallery director to approve	\$280	\$0	\$280
Loan preparation service fee 6 or more items	Loan preparation service fee 6 or more items Loan preparation service fee 6 or more items Fee may be waived for small institutional or community galleries	\$570	\$0	\$570

## STRATEGY, PERFORMANCE & BUSINESS SYSTEMS

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>RATING INFORMATION</b>				
<b>Rating charges (with 5.9% Rate increase)</b>				
Residential Rate - Urban				
	Base charge	\$639.53	\$0	\$639.53
	Per dollar of land value	\$0.002739	\$0	\$0.002739
Residential Rate - Non Urban				
	Base charge	\$290.73	\$0	\$290.73
	Per dollar of land value	\$0.003429	\$0	\$0.003429
Farmland Rate - High Intensity				
	Base charge	\$428.89	\$0	\$428.89
	Per dollar of land value	\$0.002081	\$0	\$0.002081
Farmland Rate - Low Intensity				
	Base charge	\$295.41	\$0	\$295.41
	Per dollar of land value	\$0.001979	\$0	\$0.001979
Business Rate - Ordinary				
	Base charge	\$0	\$0	\$0
	Per dollar of land value	\$0.012567	\$0	\$0.012567
Mining Rate				
	Base charge	\$0	\$0	\$0
	Per dollar of land value	\$0.109631	\$0	\$0.109631
CBD Rate (Special Rate)				
	Per dollar of land value	\$0.005179	\$0	\$0.005179
Interest				
	Interest on overdue rates	Interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 is to be 9% per annum.	\$0	Interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 is to be 9% per annum.
Rebates				
	Statutory pensioner rebate	50% of the rate levied to a maximum of \$250	\$0	50% of the rate levied to a maximum of \$250
Mall Rate (Special Rate)				



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Per dollar of land value		\$0	\$0	\$0
Hunter Catchment Levy				
Per dollar of land value	Collected on behalf of Hunter Local Land Services (HLLS). Based on land value, levied on all rateable properties.	\$0.0001046	\$0	\$0.0001046
<b>CEMETERY CHARGES</b>				
Burial Plot		\$1,224.54	\$122.45	\$1,347
Application for burial permit interment (per application)		\$260	\$26	\$286
Application for interment of ashes (in burial plot per application)		\$260	\$26	\$286
Purchase of niche in columbarium		\$725.45	\$72.55	\$798
Interment of ashes in the columbarium (including purchase of the plaque & surround)		\$625.45	\$62.55	\$688
Application to re-open grave (per application)		\$260	\$26	\$286
Application to erect tomb or monument		\$204.54	\$20.45	\$225
Additional inscription to headstone		\$112.73	\$11.27	\$124
Replacement of plaque and surround		\$500	\$50	\$550
Transfer the Interment Right (per application)		\$112.73	\$11.27	\$124
Licence Application Fee		\$131.82	\$13.18	\$145
Exhumation Fee	Prior approval must be provided by NSW Department of Health	\$612.73	\$61.27	\$674
Special Requirements (e.g., Moving Ashes per hour)		\$163.64	\$16.36	\$180
Miscellaneous publications		\$27.27	\$2.73	\$30
<b>STORMWATER MANAGEMENT SERVICES CHARGE</b>				
<b>Category - Area Range (M2)</b>	<b>Annual fee applicable to urban land categorised as residential or business for rating purposes, excluding vacant land.</b>			
Residential strata unit (per unit (area n/a))		\$12.50	\$0	\$12.50
Business Strata Unit (per unit (area n/a))		\$5	\$0	\$5
Business (0 - 700)		\$25	\$0	\$25
Business (701 - 2,000)		\$75	\$0	\$75
Business (2,001 - 10,000)		\$100	\$0	\$100
Business (10,001 - 50,000)		\$200	\$0	\$200
Business (Over 50,000 m2)		\$250	\$0	\$250
Residential (per property (area n/a))		\$25	\$0	\$25
<b>WASTE MANAGEMENT CHARGES</b>				
<b>Domestic Waste</b>	<b>These fees are the same as on the domestic waste collection page.</b>			

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Domestic waste management base charge for vacant land (annual fee)		\$50	\$0	\$50
Domestic waste management service charge (annual fee)	All three bins service and collection	\$579.75	\$0	\$579.75
Additional Domestic waste bin (annual fee)	1 x waste bin and collection	\$411	\$0	\$411
Additional Domestic recycling bin (annual fee)	1 x recycling bin and collection	\$95	\$0	\$95
Additional Domestic garden organics bin (annual fee)	1 x garden organics bin and collection	\$70	\$0	\$70
Connection to Domestic waste management service (per connection)	Provision of one set of domestic waste bins (1 x waste bin, 1 x recycling bin and 1 x garden organics bin). Bins remain the property of Maitland City Council.	\$90	\$0	\$90
Connection to additional Domestic waste management service (per connection)	Provision of one additional waste service (bin remains the property of Maitland City Council)	\$37	\$0	\$37
Connection to additional Domestic recycling or garden organics waste service (per connection)	Provision of one recycling bin or one garden organics bin. Bin remains property of Contractor.	\$37	\$0	\$37
Change in Domestic recycling bin size (per change)	Bin remains property of Contractor	\$37	\$0	\$37
<b>Commercial Waste</b>				
Commercial waste management service charge (annual fee)	Bin service and collection	\$746	\$0	\$746
Commercial waste management service charge - Eligible EPA Charity Certificate Holders (annual fee)	Bin service and collection	\$436	\$0	\$436
Commercial recycling bin (annual fee)	1 x recycling bin and collection	\$95	\$0	\$95
Commercial garden organics bin (annual fee)	1 x garden organics bin and collection. Bin remains the property of the Contractor	\$70	\$0	\$70
Connection to Commercial waste service (per connection)	Provision of one commercial waste bin. Bin remains the property of Maitland City Council	\$90	\$0	\$90

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Connection to Commercial recycling or garden organics service (per connection)	Provision of one commercial recycling bin or one commercial garden organics bin. Bin remains the property of the Contractor	\$37	\$0	\$37
<b>Kerbside waste collection</b>				
Kerbside waste collection		fully absorbed cost divided by the number of customers	\$0	fully absorbed cost divided by the number of customers
<b>RATES &amp; ADMINISTRATION</b>				
<b>Section 603 certificate (fee set by Office of Local Government)</b>				
Urgent Section 603 certificate		\$190	\$0	\$190
Section 603 certificate		\$95	\$0	\$95
<b>Sundry Debtor</b>				
Court costs and associated fees on outstanding sundry debtor accounts		as advised by debt recovery agency	\$0	as advised by debt recovery agency
Credit reference check fee		as advised by credit reference agency +GST	\$0	as advised by credit reference agency +GST
Admin fee to set up sundry debtor 30 day account		\$90.91	\$9.09	\$100
Sundry debtor loan advance interest		2% above the interest rate on the most recent Council loan drawdown + GST	\$0	2% above the interest rate on the most recent Council loan drawdown + GST
<b>Section 611 charges</b>				
Charge for telecommunication carriers under section 611 of the Local Government Act - (per km for all cable components)		\$500	\$50	\$550
Charge for gas distribution income/sales		per individual contracts	\$0	per individual contracts
<b>Rating Information and Enquiry Fees</b>				
Inspection of valuation records by applicant (per hour or part thereof)		\$40	\$4	\$44
Search conducted by Council (per hour or part thereof)		\$40	\$4	\$44
Reprinting rate notices - (per notice)		\$5	\$0.50	\$5.50
Letter - Possessory Title Application (per letter)		\$80	\$8	\$88
Information given in writing		\$25.45	\$2.55	\$28
<b>Dishonoured cheque</b>				
Admin fee for processing dishonoured cheque / direct debit		\$18.18	\$1.82	\$20

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Dishonour fee - (amount charged by financial institution or agent)		Full recovery of cost	\$0	Full recovery of cost
<b>ACCESS TO COUNCIL INFORMATION</b>				
<b>STATUTORY FEES: Access to records by a natural person</b>				
Regarding their own personal/health affairs	(Under the Privacy and Personal Information Protection Act 1998 and the Health Records and Information Privacy Act 2002)			
Application fee		\$30	\$0	\$30
Processing charge (per hour after first 20 hours)		\$30	\$0	\$30
All other requests	Under the Government Information (Public Access) Act 2009			
Application fee	Under the NSW Government Information (Public Access) Act 2009)	\$30	\$0	\$30
Processing charge (per hour after first hour)		\$30	\$0	\$30
Internal review (application fee)	Applicants have a right to request a review if they are not satisfied with the outcome.	\$40	\$0	\$40
<b>ADMINISTRATION - MISCELLANEOUS</b>				
Policy manual of Council - (can be downloaded free from Council's website)		\$235	\$0	\$235
Copying of Council meeting agenda (annual charge) - (can be downloaded free from Council's website)		\$336.36	\$33.64	\$370
Delegations register		\$105	\$0	\$105
Council meeting code (section 364(2)) - (can be downloaded free from Council's website)		\$30	\$0	\$30
Election Recount - recount of individual ward votes		Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.	\$0	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Election Recount - recount of Mayoral votes		Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.	\$0	Council resolved on 25 January 2022 for the New South Wales (NSW) Electoral Commission to conduct all election recounts. The fee would be at full cost recovery of the quote from the NSW Electoral Commission.
Council property register - (can be downloaded free from Council's website)		\$236.36	\$23.64	\$260
Bank guarantee fee		\$50	\$5	\$55
Certificate under Sec.54 of the Local Government Act - classification of public land (application fee)		\$48	\$0	\$48
Copy of all Ward Map (consolidated)		\$61.82	\$6.18	\$68
<b>MAPS/DOCUMENTS</b>				
<b>GIS Maps</b>				
A0 Bond Paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$55	\$5.50	\$60.50
A1 Bond Paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$46	\$4.60	\$50.60
A2 Bond Paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$41	\$4.10	\$45.10
A3 Bond Paper/A4 Bond Paper (each)	The above GIS maps have a 15 minute labour cost included. Any map compilation over 15 minutes to be charged at \$15 per 15 minutes thereafter.	\$37	\$3.70	\$40.70



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>PROPERTY</b>				
	Inhouse licence/lease processing application fee	\$77.27	\$7.73	\$85
	Short term licence fee - Contractor - per week	\$300	\$30	\$330
	Short term licence fee - Resident - per month	\$100	\$10	\$110
	GIS - provision of data layers (extraction and supply) - per hour or part thereof	\$86.36	\$8.64	\$95
Section 88G Certificate	This certificate determines whether there are any outstanding monies payable to council as a result of a positive covenant that affects the title of the property.	\$33.64	\$3.36	\$37

## PLANNING & ENVIRONMENT

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>DEVELOPMENT APPLICATION AND SUBDIVISION FEES</b>				
<b>Scale of fees - Development</b>				
<b>Item 2.1 - What is the fee for a development application?</b>				
Development Application for development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost of development.				
Estimated cost of development (clause 251 of the Environmental Planning & Assessment Regulation 2021) details what should be included in determining the genuine cost estimate.				
Up to \$5,000	Up to \$5,000	\$138	\$0	\$138
\$5,001 to \$50,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$212 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost	\$0	\$212 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost
\$50,001 to \$250,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$442 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000	\$0	\$442 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000
\$250,001 to \$500,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$1,455 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	\$0	\$1,455 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$500,001 to \$1,000,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$2,189 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	\$0	\$2,189 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
\$1,000,001 to \$10,000,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$3,280 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	\$0	\$3,280 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000
Greater than \$10,000,000	Fees are based on the value of development as determined by the value on the Insurance Certificate for Home Building Compensation Fund. Where this is not provided upon lodgement, the value of development as determined by Council's authorised officer.	\$19,915 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	\$0	\$19,915 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000

### Item 2.2 - Sign Application

	\$357 plus \$93 for each advertisement in excess of one or the fee calculated in accordance with the scaled fee whichever is greater	\$0	\$357 plus \$93 for each advertisement in excess of one or the fee calculated in accordance with the scaled fee whichever is greater
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### Item 2.3 Dwelling houses

Development involving the erection of a dwelling house with an estimated construction cost of \$100,000 or less	\$571	\$0	\$571
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### Subdivision

#### Item 2.4 Subdivision (other than strata subdivision)

##### (i) with new public road

base fee (includes first affected lot(s))	\$833	\$0	\$833
per additional lot created	\$65	\$0	\$65

##### Item 2.5 without new public road

base fee (includes first affected lot(s))	\$414	\$0	\$414
per additional lot created	\$53	\$0	\$53

#### Item 2.6 Strata Subdivision

base fee (includes first affected lot(s))	\$414	\$0	\$414
per additional lot created	\$65	\$0	\$65

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Item 2.7 Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building.				
Development that does not involve the erection of a building, the carrying out of work, the subdivision of land or the demolition of a building or work		\$357	\$0	\$357
Tree Applications				
Application to remove or prune tree/s		\$120 (for up to 3 trees) plus \$26.50 per additional tree	\$0	\$120 (for up to 3 trees) plus \$26.50 per additional tree
CI 266 Planning Reform contributions from development application fees				
This section applies to a development application with an estimated cost of more than \$50,000 that involves - the erection of a building, the carrying out of a work or the demolition of a work or a building. The consent authority must set aside an amount from the fee paid for the development application for payment to the Planning Secretary for planning reform services.		$P = (E \times 0064) - 5$	\$0	$P = (E \times 0064) - 5$
Item 3.1 & 3.2 - Integrated Development / Requiring Concurrence				
Integrated Development / Requiring Concurrence		An additional fee of \$176 per integrated referral is payable for development that requires concurrence or is integrated development.	\$0	An additional fee of \$176 per integrated referral is payable for development that requires concurrence or is integrated development.
Item 3.3 Designated Development				
Designated Development		An additional fee of \$1,154 is payable for designated development.	\$0	An additional fee of \$1,154 is payable for designated development.
Item 3.4 Residential Apartment Development				
Residential Apartment Development		\$3,763	\$0	\$3,763
Additional Fee for referral of a Residential Apartment Development to an Urban Design Panel. Applies to all DA's and modification application.		Application through Port Stephen's Council, refer to Port Stephen's Council 2023/24 Fees and Charges.		
Additional fee for referral of other development to an Urban Design Panel. Applies to all DA's and modification application		Application through Port Stephen's Council, refer to Port Stephen's Council 2023/24 Fees and Charges.		
Additional fee for review of all types of development to an Urban Design Panel prior to DA lodgement. Applies to all DA's and modification application.				
Application through Port Stephen's Council, refer to Port Stephen's Council 2023/24 Fees and Charges.				

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Notification/Advertising Fees - Development requiring advertising</b>				
	Item 3.5 designated development	\$2,785	\$0	\$2,785
	Item 3.6 nominated integrated development, threatened species development or Class 1 aquaculture development	\$1,386	\$0	\$1,386
	Item 3.7 prohibited development	\$1,386	\$0	\$1,386
	Item 3.8 Giving notice for other development for which a community participation plan requires notice to be given.	\$1,386	\$0	\$1,386
	Notification in accordance with Community Participation Plan See additional fees above in modifications section	\$209.09	\$20.91	\$230
<b>Fees for modification of development consent (Other than State significant development)</b>				
	Item 4.1 - Modification application under the Act, Section 4.55(1)	\$89	\$0	\$89
	Item 4.1 - Modification application under the Act, Section 4.55(1) to correct an administrative error of council	\$0	\$0	\$0
	Item 4.2 - Modification application under the Act, section 4.55(1A), or section 4.56(1) that involves in the consent authority's opinion, minimal environmental impact.	\$809 or 50% of DA fee whichever is the lesser	\$0	\$809 or 50% of DA fee whichever is the lesser
	Item 4.3 - Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original fee was less than \$100	50% of the original application	\$0	50% of the original application
	Item 4.4 - Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original application was \$100 or more and involved the erection of a dwelling house with an estimated cost of \$100,000 or less	\$238	\$0	\$238
	Item 4.5 -Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the original fee was \$100 or more, other than specified in item 4.3 or 4.4	Calculated in accordance with the scaled fee as set out in the table below	\$0	Calculated in accordance with the scaled fee as set out in the table below
<b>Estimated cost of development in relation to Item 4.5</b>				
	Up to \$5,000	\$69	\$0	\$69
	\$5,001 to \$250,000	\$106 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost	\$0	\$106 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
\$250,001 to \$500,000		\$628 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds of \$250,000.	\$0	\$628 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds of \$250,000.
\$500,001 to \$1,000,000		\$894 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.	\$0	\$894 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
\$1,000,001 to \$10,000,000		\$1,238 plus an additional \$0.40 for each \$1,000) by which the estimated cost \$1,000,000.	\$0	\$1,238 plus an additional \$0.40 for each \$1,000) by which the estimated cost \$1,000,000.
Item 4.6 - Additional fee for modification application if notice is required to be given under the Act, Section 4.55(2) or 4.56(1).		\$835	\$0	\$835
Item 4.7 - Additional fee for modification application that is accompanied by statement of qualified designer.		\$954	\$0	\$954
Item 4.8 Additional fee for modification application that is referred to design panel for advice.		\$3,763	\$0	\$3,763
Item 4.9 - Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW Planning Portal		\$43	\$0	\$43
<b>Item 7 - Fees for reviews and appeals</b>				
Item 7.1 - Application for review under the Act, Section 8.3		50% fee for original development application	\$0	50% fee for original development application
Item 7.2 - Application for review under the Act, Section 8.3		\$238	\$0	\$238
Item 7.3 - Application for review under the Act, Section 8.3		Calculated in accordance with the scaled fee as set out in the table below	\$0	Calculated in accordance with the scaled fee as set out in the table below
Estimated cost of development in relation to Item 7.3				
Up to \$5,000		\$69	\$0	\$69
\$5,001 to \$250,000		\$107 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the	\$0	\$107 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
\$250,001 to \$500,000		\$628 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000	\$0	\$628 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$500,001 to \$1,000,000		\$894 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000	\$0	\$894 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000
\$1,000,001 to \$10,000,000		\$1,238 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000	\$0	\$1,238 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000
More than \$10,000,000		\$5,943 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000	\$0	\$5,943 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000
Item 7.4 What is the fee for review of decision to reject a development application				
If the estimated cost of development is less than \$100,000		\$69	\$0	\$69
If the estimated cost of the development is \$100,000 or more and less than or equal to \$1,000,000		\$188	\$0	\$188
If the estimated cost of the development is more than \$1,000,000		\$313	\$0	\$313
Item 7.5 Fee for an appeal against determination of modification application under the Act, Section 8.9				
Appeal by Applicant - modifications of development consent		50% fee that was payable for the application of the subject of the appeal.	\$0	50% fee that was payable for the application of the subject of the appeal.

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Item 7.6 Review of determine under the Act, Section 8.3 on the NSW Planning Portal</b>				
	Item 7.6 Review of determine under the Act, Section 8.3 on the NSW Planning Portal	\$5	\$0	\$5
	Item 7.7 Notice of application for review of a determination under the Act, section 8.3	\$778	\$0	\$778
<b>Refund of Development Application Fees</b>				
	Written notification received prior to initial investigations	75% of the fee for the development application	\$0	75% of the fee for the development application
	Written notification received following initial investigations but prior to substantial commencement of an assessment report	50% of the fee for the development application	\$0	50% of the fee for the development application
	Written notification received following substantial commencement of an assessment report but prior to preparing a determination	25% of the fee for the development assessment	\$0	25% of the fee for the development assessment
	Written notification received following preparation of a determination	0% of the fee for the development application	\$0	0% of the fee for the development application
<b>Long Service Payments Levy</b>				
	A levy payment is required if the cost of works exceeds \$250,000	0.25% of the cost of the building and construction work	\$0	0.25% of the cost of the building and construction work
<b>Archiving Fee</b>				
	(Applicable to all Development Applications and Applications to Modify a Development Consent under s4.55)	\$109.09	\$10.91	\$120
<b>CERTIFICATES AND INSPECTIONS FOR DEVELOPMENT AND BUILDING</b>				
<b>Appointment of Council as Principal Certifying Authority</b>				
<b>Construction Certificates for Building Works - Council</b>				
	Construction works with a value up to \$5,000	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$9 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof  Maximum fee \$150 plus \$9 per \$1,000 or part thereof

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Construction works with a value from \$5,001 - \$100,000	Minimum fee \$115 plus \$3 per \$1,000 or part thereof Maximum fee \$150 plus \$7.50 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof  Maximum fee \$150 plus \$7.50 per \$1,000 or part thereof
	Construction works with a value from \$100,001 - \$500,000	Minimum fee \$300 plus \$1.50 per \$1,000 or part thereof Maximum fee \$500 plus \$3.75 per \$1,000 or part thereof	\$0	Minimum fee \$300 plus \$1.50 per \$1,000 or part thereof  Maximum fee \$500 plus \$3.75 per \$1,000 or part thereof
	Construction works with a value from \$500,001 - \$1,000,000	Minimum fee \$500 plus \$1.50 per \$1,000 or part thereof Maximum fee \$750 plus \$2.50 per \$1,000 or part thereof	\$0	Minimum fee \$500 plus \$1.50 per \$1,000 or part thereof  Maximum fee \$750 plus \$2.50 per \$1,000 or part thereof
	Construction works with a value over \$1,000,000	\$2,000 plus as par quotation. Staff time per hour plus cost of resources required	\$0	\$2,000 plus as par quotation. Staff time per hour plus cost of resources required
	Building alterations (internal) to bulky goods premises, commercial premises, premises for light industry or a warehouse or distribution Centre under the NSW Codes SEPP	See scale of fees (including inspection fees) applicable to Construction Certificate applications.	\$0	See scale of fees (including inspection fees) applicable to Construction Certificate applications.
<b>Construction Certificate Modifications</b> Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment, e.g. change frame construction from metal to timber. Determination of what constitutes a minor amendment is at the discretion of Council. Major amendments comprise all modifications that are not considered minor adjustments.				
	Modification of construction certificate (minor)	\$150	\$0	\$150
	Modification of construction certificate (other than minor)	50% of the original construction certificate fee	\$0	50% of the original construction certificate fee

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Complying Development Certificates - Council:</b>				
	Item 9.3 Submitting complying development certificate on the NSW planning portal	\$39	\$0	\$39
	Amendment/reissue of Complying Development Certificate	\$100	\$10	\$110
	Complying development certificate with a value up to \$5,000	Minimum fee \$115 plus \$3 per \$1,000 or part thereof  Maximum fee \$150 plus \$9 per \$1,000 or part thereof	\$0	Minimum fee \$115 plus \$3 per \$1,000 or part thereof  Maximum fee \$150 plus \$9 per \$1,000 or part thereof
	Complying Development Certificate with a value from \$5,001 - \$50,000	Minimum fee \$155 plus \$2.50 per \$1,000 or part thereof  Maximum fee \$200 plus \$7.50 per \$1,000 or part thereof	\$0	Minimum fee \$155 plus \$2.50 per \$1,000 or part thereof  Maximum fee \$200 plus \$7.50 per \$1,000 or part thereof
	Complying development certificate with a value \$50,001 - \$400,000	Minimum fee \$230 plus \$2.50 per \$1,000 or part thereof  Maximum fee \$330 plus \$5.50 per \$1,000 or part thereof	\$0	Minimum fee \$230 plus \$2.50 per \$1,000 or part thereof  Maximum fee \$330 plus \$5.50 per \$1,000 or part thereof
	Complying development certificate with a value \$400,001 - \$1,000,000	Minimum fee \$600 plus \$1.50 per \$1,000 or part thereof  Maximum fee \$1,500 plus \$3 per \$1,000 or part thereof	\$0	Minimum fee \$600 plus \$1.50 per \$1,000 or part thereof  Maximum fee \$1,500 plus \$3 per \$1,000 or part thereof
	Complying development certificate with a value over \$1,000,000	Minimum fee \$2,100 plus as per quotation (staff time per hour plus cost of resources required)	\$0	Minimum fee \$2,100 plus as per quotation (staff time per hour plus cost of resources required)
	Refund for withdrawal of Construction Certificate			



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Application is withdrawn before site investigations are made	80% of fee may be refunded on request of the applicant	\$0	80% of fee may be refunded on request of the applicant
	Application is withdrawn prior to a BCA compliance audit being commenced	40% of fees may be refunded on request of the applicant	\$0	40% of fees may be refunded on request of the applicant
	Application is withdrawn after the BCA compliance audit has been commenced but before the certificate is issued	5% of fee may be refunded on request of the applicant	\$0	5% of fee may be refunded on request of the applicant

### Modification of Complying Development Certificate

#### Complying Development Certificate Modifications

Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment e.g. Determination of what constitutes a minor amendment is at the discretion of Council.

Major amendments comprise all modifications that are not considered minor amendments

Minor Modification under Section 4.30		\$150	\$0	\$150
Modification under Section 4.30 (other than minor)		50% of original Complying Development Certificate fee	\$0	50% of original Complying Development Certificate fee

### Withdrawal of Complying Development Application

Application is withdrawn before site investigations are made		80% of fee may be refunded on request of the applicant	\$0	80% of fee may be refunded on request of the applicant
Application is withdrawn prior to preparation of an assessment/compliance audit being commenced		40% of fees may be refunded on request of the applicant	\$0	40% of fees may be refunded on request of the applicant
Application is withdrawn after the assessment/compliance audit has been completed, but before the certificate is issued		5% of fee may be refunded on request of the applicant	\$0	5% of fee may be refunded on request of the applicant

### Occupation Certificates

The fee payable for an occupation certificate is calculated in accordance with the following:

Cost up to and including \$50,000	Per building	\$125	\$0	\$125
Cost \$50,001 to \$100,000	Per building	\$175	\$0	\$175
Cost \$100,001 to \$250,000	Per building	\$225	\$0	\$225
Cost \$250,001 to \$500,000	Per building	\$250	\$0	\$250

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Cost \$500,001 to \$1,000,000	Per building	\$275	\$0	\$275
Cost 1,000,001 and over	Per building	\$325	\$0	\$325
Interim OC for all above	Per building	As per final	\$0	As per final
OC for change of building use only	Per building	\$220	\$0	\$220

#### Subdivision Certificates

Subdivision Certificates - Council: Including strata subdivision		\$170 per lot created min fee \$340	\$0	\$170 per lot created min fee \$340
Release / vary / modify restriction on title		\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council
Endorse new restriction, covenant, easement of the like		\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council
Termination of strata plan		\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council	\$0	\$360 plus \$135 per hour for more than 4hrs work plus full cost recovery of any legal fees encountered by Council

#### Allocation of house numbers

Residential/commercial lots		\$32 per number including strata plus GST	\$0	\$32 per number including strata plus GST
Rural/ industrial lots		\$43 per number including strata plus GST	\$0	\$43 per number including strata plus GST

#### Road naming

1-5 Roads		\$750	\$0	\$750
6-10 Roads		\$1,000	\$0	\$1,000
11-15 Roads		\$1,500	\$0	\$1,500
15 or More	POA	\$0	\$0	\$0

#### Item 9.4 Submitting a Certificate on the NSW Planning portal

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Item 9.4 Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, building information certificate, or complying development certificate on the NSW planning portal		\$43	\$0	\$43

#### Certificates - Private Accredited Certifier

Lodgement and recording of private occupation/construction/complying development/strata certificate	In NSW the provision of these services is generally contestable with Private Certifiers apart from where certain building constructions or subdivisions have been gazetted as only being certifiable by Councils. Where that category is not contestable, it should be interpreted to mean potentially contestable. That is, even if there is no Private Certifier practicing in your Council area, GST should be charged for the issuing of these certificates.	\$36	\$0	\$36
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#### Building Inspection Fees and Charges

Critical Stage Inspections are those inspections that are required to be conducted by the Principal Certifying Authority (PCA) throughout the construction phase of a development in order for the PCA to issue an Occupation Certificate at the completion of the works. Each and every critical stage inspection MUST be carried out, however, in certain circumstances and where appropriate, some inspections may be conducted concurrently. Where inspections are conducted concurrently only one (1) inspection fee is applicable. The following table is intended as a guide only and additional inspections or re-inspections and fees may be required by Council at any stage in order for Council to issue the Occupation Certificate.

#### Other fees

Bushfire (BAL) certificate where Council is the certifier	\$175	\$0	\$175
Bushfire (BAL) certificate where Council is not the certifier	\$300	\$0	\$300
Compliance certificate	\$200/hr or part thereof	\$0	\$200/hr or part thereof
Additional fee to prepare and make a referral to NSW Fire Brigades as per Clause 144 of the Environmental Planning and Assessment Regulation 2000	Minimum fee \$800 plus as per quotation (staff time per hour plus cost of resources required including the amount of the invoice received from Fire & Rescue NSW)	\$0	Minimum fee \$800 plus as per quotation (staff time per hour plus cost of resources required including the amount of the invoice received from Fire & Rescue NSW)

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Change of PCA		Minimum fee \$300 plus as per quotation (staff time per hour plus cost of resources required to assess the application information) Inspections, occupation certificates, archiving fee etc are charged at the relevant rate within the fees and charges document in force at the time of application	\$0	Minimum fee \$300 plus as per quotation (staff time per hour plus cost of resources required to assess the application information) Inspections, occupation certificates, archiving fee etc are charged at the relevant rate within the fees and charges document in force at the time of application

Council Building Surveying or Planning Professional Officer providing consultant services	Per hour or part thereof including travel time if applicable Registration level of certifier required is determined by Council	Registered Certifier - Unrestricted/ Restricted all classes \$200 - Restricted (1 and 10)/Building Inspector \$165 Planning Officer - Senior Planner/ Principal \$200 - Planner \$165	\$0	Registered Certifier - Unrestricted/ Restricted all classes \$200 - Restricted (1 and 10)/Building Inspector \$165 Planning Officer - Senior Planner/ Principal \$200 - Planner \$165
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#### Fees for Critical Stage Inspections

Building Inspection - Critical stage inspections Required inspections and critical stage inspections will be done concurrently if possible and viable. Additional inspections may be required and must be paid for prior to inspection being done or may be invoiced at discretion of Council.	Minimum fee \$130 Maximum fee \$300 Single inspection only	\$0	Minimum fee \$130 Maximum fee \$300 Single inspection only
For critical post approval stage inspection	Additional fee on top of the inspection fee (per unit) \$200	\$0	Additional fee on top of the inspection fee (per unit) \$200

#### Out of normal hours inspections

Commercial and Industrial - critical stage inspections  
Required inspections and critical stage inspections will be done concurrently if possible and viable. Additional inspections may be required and must be paid for prior to inspection being done or may be invoiced at discretion of Council

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Industrial/Commercial Development up to \$10,000		Minimum fee \$150 Maximum fee \$450	\$0	Minimum fee \$150 Maximum fee \$450
Out of normal hours inspections		Additional fee on top of the inspection fee (per unit) \$200	\$0	Additional fee on top of the inspection fee (per unit) \$200

#### BUILDING & DEVELOPMENT INFORMATION

##### Application under s68 of the Local Govt Act 1993

Fee for minor amendment to design		\$150	\$0	\$150
Application to install a Manufactured Home, Moveable Dwelling, or Associated Structure on Land	per structure	\$500	\$0	\$500
(Where not covered by a specific fee under this schedule)		\$100	\$0	\$100
Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility		\$440	\$0	\$440
Operate a system of sewage management		\$160	\$0	\$160
Objection under section 82 of the Local Government Act		\$250	\$0	\$250

##### Flood Information

Provision of information regarding development standards for flood control lots, including as per General and Rural Housing Codes for the purposes of a Complying Development Certificate		\$272.73	\$27.27	\$300
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##### Property information

General written information requiring research & written reply (no site inspection)	per hour or part thereof	\$131.82	\$13.18	\$145
General written information requiring research, written reply & site inspection	per hour or part thereof	\$286.36	\$28.64	\$315
Development/building history enquiry fee, including purchase of records from archives	per hour or part thereof	\$109.09	\$10.91	\$120
Dwelling entitlement search		\$131.82	\$13.18	\$145
Provide written professional/technical advice on Development proposal where a Pre-DA Meeting is not required. Where the enquiry takes longer than 2 hours, to be charged at an hourly rate of \$150 incl GST		\$272.73	\$27.27	\$300



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Written information in relation to property details in lieu of section 10.7(2) and section 10.7(5) certificates	per hour or part thereof	\$131.82	\$13.18	\$145
<b>Fire Safety (buildings)</b>				
Annual admin fee	Submission of Annual Fire Safety Statements (AFSS) to council is requirement of legislation	\$50 plus \$50 per fire safety measure	\$0	\$50 plus \$50 per fire safety measure
Fire Safety Certification Audit	Includes inspection and all associated investigations	\$240/hr min'm 1 hr	\$0	\$240/hr min'm 1 hr
Fire safety inspection fee (charged as an hourly rate)	Where work to prepare a fire safety schedule (or the like) involves extensive research.	\$165	\$0	\$165
Referral of plans and specifications to the NSW Fire Brigade for an alternative solution to meet Category 2 Fire Safety Provisions		\$277.27	\$27.73	\$305
<b>Fire Safety officer professional services</b>				
Preparation of fire safety schedules, requested inspections, consideration of fire safety measures compliance and the like		\$185 per hour or part thereof (min charge 1hr)		\$185 per hour or part thereof (min charge 1hr)
<b>Outstanding notices</b>				
Section 735A - Local Government Act		\$65	\$0	\$65
<b>Pre-lodgement Advisory Service</b>				
Development up to 10 dwellings or up to 10 lots or up to \$1 million with minutes		\$590.91	\$59.09	\$650
Development over 10 dwellings or over 10 lots or over \$1 million with minutes		\$772.73	\$77.27	\$850
<b>Statistical Information</b>				
Preparation/production of reports (per hour or part thereof)		\$68.18	\$6.82	\$75
<b>SECTION 6.23 CERTIFICATES - BUILDING CERTIFICATES</b>				
<b>Standard application fee Class 1 and 10 (BCA defined)</b>				
Class 1 and 10 Building		\$300	\$0	\$300
<b>Standard application fee Class 2-9 (BCA defined)</b>				
Not exceeding 200m <sup>2</sup> (per building)		\$300	\$0	\$300
Exceeding 2,000m <sup>2</sup>		\$1,200 plus \$75 per additional 1,000m <sup>2</sup> or part thereof	\$0	\$1,200 plus \$75 per additional 1,000m <sup>2</sup> or part thereof
Exceeding 200m <sup>2</sup> but not exceeding 2,000m <sup>2</sup>		\$300 plus an additional 0.50/m <sup>2</sup> over 200m <sup>2</sup> (per building)	\$0	\$300 plus an additional 0.50/m <sup>2</sup> over 200m <sup>2</sup> (per building)

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
	Part of building with that part exiting of an external wall only or does not otherwise have a floor area	\$300	\$0	\$300
	Reinspection fee (per inspection)	\$120	\$0	\$120
<b>Building information certificate fee for unauthorised development</b>				
Class 1 and 10 (BCA defined)- Maximum DA and CC fee applicable to the development based on the cost of works as determined by council including additional fees as highlighted in the note below where applicable. Note: Where initial assessment reveals that the certificate cannot be issued and additional assessment is required, that time will be estimated at \$120/ hr. Payment is required prior to determination of the certificate.				
Class 2 - 9 (BCA defined)- Maximum DA and CC fee applicable to the development based on the cost of works as determined by council, including additional fees as highlighted in the note below where applicable. Note: Where initial assessment reveals that the certificate cannot be issued and additional assessment is required, that time will be estimated at \$185/ hr. Payment is required prior to determination of the certificate.				
	Copy on building information certificate (per certificate)	\$35	\$0	\$35
<b>SECTION 10.7 CERTIFICATES - PLANNING CERTIFICATE</b>				
<b>s10.7 Certificates EPA Act (1979)</b>				
	Item 9.7 Section 10.7(2) - statutory fees	\$67	\$0	\$67
	Item 9.8 Section 10.7(5) - statutory fees (additional fee - issued in conjunction with Section 10.7(2) certificate)	\$101	\$0	\$101
<b>s10.7 Parcelled assessments</b>				
	Section 10.7(2) - parcelled assessments (in excess of six (6) lots)	\$250	\$0	\$250
	Section 10.7(5) - parcelled assessments (in excess of six (6) lots)	\$620	\$0	\$620
<b>s10.7 Urgent Fees</b>				
Section 10.7(2) - urgent fees	Urgent fee applications issued within 48 hours or additional urgent fee will be refunded.	\$90	\$0	\$90
Section 10.7(5) - Urgent fees ('additional fee - issued in conjunction with Section 10.7(2) urgent certificate)	Urgent fee applications issued within 48 hours or additional urgent fee will be refunded.	\$133	\$0	\$133
<b>s10.7 Urgent Fees - Parcelled assessments</b>				
Section 10.7(2) - parcelled assessments - urgent fees (in excess of six (6) lots)	Urgent fee applications issued within 48 hours	\$495	\$0	\$495
Section 10.7(5) - parcelled assessments - urgent fees (in excess of six (6) lots)	Urgent fee applications issued within 48 hours	\$1,240	\$0	\$1,240
<b>PREPARATION OF LEPS AND DCPS (REZONING)</b>				
<b>Specialist Studies/Local Environmental Studies</b>				
Required to support amendments to Maitland Local Environmental Plan (Environmental Studies) or Strategic Planning Policies	Full Cost recovery of Specialist Reports Plus GST on Specialist Report Plus 20% of the value of reports for management	Calculated Fee	\$0	Calculated Fee

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Preparation of each Precinct Plan under a new or existing Development Control Plan	Minimum fee of \$22,000 or full cost recovery	\$22,000	\$0	\$22,000
Review proponent led DCP or preparation of amendment to Development Control Plan	Minimum fee of \$16,898.44 or full cost recovery	\$16,898.44	\$0	\$16,898.44
Preparation of Development Control Plan for new development proposal (Standard)	Minimum fee of \$33,802.28 or full cost recovery Fees associated with the preparation of a DCP for a proposal that is not identified in an endorsed Council strategy will be charged at lodgement stage to reflect the need to concurrently prepare plans outside of the Council's strategic framework.	\$33,802.28	\$0	\$33,802.28
Review proponent led Precinct Plan or preparation of amendment to existing Precinct Plan	Minimum fee of \$7,508.70 or full cost recovery	\$7,508.70	\$0	\$7,508.70
Preparation of Development Control Plan for new development proposal (Complex)	Minimum fee of \$78,000 or full cost recovery Fees associated with the preparation of a DCP for a proposal that is not identified in an endorsed Council strategy will be charged at lodgement stage to reflect the need to concurrently prepare plans outside of the Council's strategic framework.	\$7,8000	\$0	\$7,8000
<b>Additional Fees</b>				
Re-exhibition of Local Environmental Plan amendment, Development Control Plan or Precinct Plan	Minimum fee of \$7,513.85 plus full-cost recovery or planning advice plus GST on report	\$7,513.85	\$0	\$7,513.85
Public hearing for amendment to Maitland Local Environmental Plan		\$6,000	\$0	\$6,000
<b>Rezoning</b>				
Rezoning enquiries requiring research, site inspection and written reply	Minimum fee of \$824 or full cost recovery	\$824	\$0	\$824

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Rezoning enquiries requiring research and written reply	Minimum fee of \$566.50 or full cost recovery	\$566.50	\$0	\$566.50
Prelodgement Meeting	This fee can be fully discounted from lodgement fees at the time that the proposal proceeds to the formal lodgement stage.	\$2,000	\$0	\$2,000
Meeting Minutes	Formal written advice is an optional inclusion of a prelodgement meeting. This fee is not eligible to be discounted from lodgement fees.	\$500	\$0	\$500
<b>Maitland Local Environmental Plan 2011:</b>				
A4 written document	This information is available electronically and free of charge on Council's website.	\$108.15	\$0	\$108.15
A3 map booklet	This information is available electronically and free of charge on Council's website.	\$432.60	\$0	\$432.60
A3 map booklet - A4 written document	This information is available electronically and free of charge on Council's website.	\$484.10	\$0	\$484.10
<b>Planning policies or strategies</b>				
Development Control Plans - Entire Document (paper copy)	This information is available electronically and free of charge on Council's website.	\$355.35	\$0	\$355.35
Strategic Planning Studies (paper copy)	This information is available electronically and free of charge on Council's website.	\$108.15	\$0	\$108.15
Development Control Plans (paper copy)	This information is available electronically and free of charge on Council's website.	\$63.50	\$0	\$63.50
<b>Amendments to the Maitland Local Environmental Plan (Identified in a Council Endorsed Strategy)</b>				
Category I: Mapping anomalies, where an error in the Maitland Local Environmental Plan can be identified, and where the proposed amendment is considered to be consistent with the intent and direction of the document and Council.		Nil	\$0	Nil

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Category II: Small site rezoning applications, where there are a small number of issues and a limited local impact. These applications are often termed spot-rezonings and could include a minor extension to a zone boundary or change to a definition.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal installments - prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties and additional study costs will also apply if applicable.	\$35,406	\$0	\$35,406
Category III: Larger, more complex rezoning applications with a number of issues affecting the local area. These applications will often require consultation with a limited number of government agencies, as well as targeted community consultation.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal instalments – prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties & additional study costs will also apply if applicable.	\$66,432	\$0	\$66,432
Category IV: The most complex rezoning applications, which may be large holdings with a range of issues, or particularly constrained and complicated smaller sites. These applications would require consultation with a wide range of government agencies, the wider community (including public meetings) and affected landowners.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal instalments – prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties & additional study costs will also apply if applicable.	\$108,690	\$0	\$108,690



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Amendments to the Maitland Local Environmental Plan (Not Identified in a Council Endorsed Strategy)</b>				
Category II: Small site rezoning applications, where there are a small number of issues and a limited local impact. These applications are often termed spot-rezonings and could include a minor extension to a zone boundary or change to a definition. Proposals for land not identified in a strategic policy will incur an additional 10% fee for all charges over the lifecycle of the assessment.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal instalments – prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties & additional study costs will also apply if applicable.	\$38,946	\$0	\$38,946
Category III: Larger, more complex rezoning applications with a number of issues affecting the local area. These applications will often require consultation with a limited number of government agencies, as well as targeted community consultation. Proposals for land not identified in a strategic policy will incur an additional 10% fee for all charges over the lifecycle of the assessment.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal instalments – prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties & additional study costs will also apply if applicable.	\$73,074	\$0	\$73,074
Category IV: The most complex rezoning applications, which may be large holdings with a range of issues, or particularly constrained and complicated smaller sites. These applications would require consultation with a wide range of government agencies, the wider community (including public meetings) and affected landowners. Proposals for land not identified in a strategic policy will incur an additional 10% fee for all charges over the lifecycle of the assessment.	These fees are to be staged, with a \$10,000 lodgement fee charged for Category II-IV at the time of lodgement. Rezoning fees are to be paid in three equal instalments – prior to pre-gateway Council endorsement, prior to the draft proposal going to public exhibition and prior to the finalisation of plan making. In addition, any direct costs associated with the draft LEP may be charged on a full cost recovery basis, including from third parties & additional study costs will also apply if applicable.	\$119,559	\$0	\$119,559

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Local Infrastructure Plans</b>				
Works In Kind Agreement	Minimum fee of \$2,000 plus full cost recovery on any legal fees and quantity surveyor services at cost to the applicant.	\$2,000	\$0	\$2,000
Voluntary Planning Agreement	Minimum fee of \$5,000 plus full cost recovery on any legal fees and valuation services at cost to the applicant	\$5,000	\$0	\$5,000
Development Contributions Plan	Minimum fee of \$10,000 plus full cost recovery on any legal fees, quantity surveyor and valuation services at cost to the applicant. Fees associated with the preparation of a contribution plan for a proposal that is not identified in an endorsed Council strategy will be charged at lodgement stage to reflect the need to concurrently prepare plans outside of Council's Strategic framework.	\$10,000	\$0	\$10,000
<b>POUNDING, IMPOUNDING AND ANIMAL CONTROL</b>				
<b>Registration of dog / cat - lifetime registration</b>				
Charged in accordance with Companion Animals Act and Regulations - subject to change.				
Dog - not desexed by 6 months of age	Fees set by NSW Government - to be advised at a later date (except if kept by recognised breeder for breeding purposes)	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018.  If no adjusted fees have been published: \$234	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018.  If no adjusted fees have been published: \$234

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Dog - not desexed and kept by a recognised breeder for breeding purposes	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$69	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$69
Dog - desexed by 6 months of age	Fees set by NSW Government - (except one owned by an eligible pensioner)	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$69	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$69

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Dog - desexed by 6 months of age and owned by eligible pensioner	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$29	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$29
Dog - desexed sold by pound or shelter	Fees set by NSW Government	\$0	\$0	\$0
Dog not desexed or desexed after 6 months of age (and not kept by a recognised breeder)	<p>Note: The additional fee is not payable:</p> <ul style="list-style-type: none"> <li>if, before the dog reaches 6 months of age, a veterinary practitioner has specified in writing that:</li> <li>the dog should not be desexed until it reaches the age specified by the veterinary practitioner (fee applies after that age is reached), or</li> <li>desexing the dog at any time of its life would constitute a serious health risk to the dog, or</li> <li>in the case of a dog that is desexed after reaching 6 months of age and sold to the owner by a rehoming organisation.</li> </ul> <p>Fees set by NSW Government</p>	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$234	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$234
Trained seeing eye or hearing dogs		\$0	\$0	\$0

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Cat - desexed or not desexed (if not desexed an annual permit is required)	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$59	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$59
Cat - desexed and owned by eligible pensioner	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$29	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$29
Cat - desexed and sold by pound or shelter	Fees set by NSW Government	\$0	\$0	\$0



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Cat - not desexed and kept by a recognised breeder for breeding purposes	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$59	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$59
Cat - not desexed by 4 months of age (in addition to the one-off lifetime registration fee)	Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$85	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$85

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Declared dangerous dog or restricted dog (in addition to the one-off lifetime registration fee). This applies to dogs that are already registered.	Applies to declared dangerous dog or dog declared to be a restricted breed or restricted by birth. Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$206	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$206
Late fee	If the registration fee for a dog or cat has not been paid 28 days after the date on which the animal is required to be registered  Fees set by NSW Government	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$19	\$0	The amount published by notice by the Chief Executive on the NSW legislation website and/or the website of the Office of Local Government website, as prescribed under Schedule 2 of Companion Animals Regulation 2018. If no adjusted fees have been published: \$19

### Impounding animals (dogs/cats)

Seizure release fee for registered dogs/cats:

Impounding fee 1st time	\$50	\$0	\$50
Impounding fee 2nd and subsequent	\$175/\$330	\$0	\$175/\$330
Processing of identification/microchipping forms and all relevant paperwork for the Companion Animals Register (C.A.R.) for organisations that have access to and can complete data entry on the C.A.R.	\$0	\$0	\$0
Impounding fee 1st time menacing/dangerous	\$165	\$0	\$165
Impounding fee 2nd and subsequent menacing/dangerous	\$350/\$650	\$0	\$350/\$650

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Sustenance		\$50 - charged after first day	\$0	\$50 - charged after first day
Sustenance - menacing/dangerous		\$55 - charged after first day	\$0	\$55 - charged after first day
Surrender (application can be made to Council requesting waiver of fee due to hardship)		\$175	\$0	\$175
Other (pocket pets/poultry/rabbit)		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
<b>Impounding animals (stock)</b>				
Transportation fee		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Walking fee (per hour)		\$50	\$0	\$50
Sustenance (per animal per day)		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Advertising		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Service of notice of owner		\$85	\$0	\$85
Veterinary care		Actual cost incurred	\$0	Actual cost incurred
Charge or loss for abandoning animals and trespassing animals		Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
<b>Other impounded items</b>				
Class 1 (personal items) - storage (per day)	Small or medium-sized things. Examples include baggage or personal recreational equipment such as bicycles or kayaks.	\$10 per day + \$80 administrative fee	\$0	\$10 per day + \$80 administrative fee
Class 2 (sharing service) - storage (per day)	Items available for the use of the public at large, whether on payment of a fee or other benefit, including as part of a 'sharing service'. Examples are shopping trolleys and share e-scooters.	\$105	\$0	\$105

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Class 2 (sharing service) - transportation of item to place of storage	Items available for the use of the public at large, whether on payment of a fee or other benefit, including as part of a 'sharing service'. Examples are shopping trolleys and share e-scooters.	Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
Class 3 (vehicle) – storage (per day)	Motor vehicles, which have the same meaning as that of the Road Transport Act 2013, and include caravans, boat trailers or other trailers	\$55 per day + \$80 administration fee	\$0	\$55 per day + \$80 administration fee
Service of notice/administration fee		\$85	\$0	\$85
Class 3 (vehicle) – transportation of item to place of storage	Motor vehicles, which have the same meaning as that of the Road Transport Act 2013, and include caravans, boat trailers or other trailers	Actual cost incurred + 20% for service, admin & sundry expenses	\$0	Actual cost incurred + 20% for service, admin & sundry expenses
<b>COMPLIANCE (ENVIRONMENTAL HEALTH AND DEVELOPMENT SURVEILLANCE)</b>				
<b>Manufactured home estate / caravan park / camping ground - approval to operate</b>				
Approval to operate (Local Gov't Act)	Approval valid for maximum of 5 years subject to ongoing satisfactory operating conditions	\$317 plus \$6 per site	\$0	\$317 plus \$6 per site
Approval to operate (renewal)		\$160 plus \$4.50 per site	\$0	\$160 plus \$4.50 per site
Inspection		\$265	\$0	\$265
Re-inspection		\$265	\$0	\$265
Certificate of completion for Manufactured Home in a Manufactured Home Estate		\$185 per manufactured home	\$0	\$185 per manufactured home
Application to install a manufactured home, moveable dwelling or associated structure on land (68(a) Local Govt Act) (not including inspection)		\$430	\$0	\$430
<b>Boarding houses</b>				
Inspection		\$317	\$0	\$317
Re-inspection		\$160	\$0	\$160
<b>Clothing / charity bins</b>				
Application (per bin)	Approval valid for maximum of 5 years	\$125	\$0	\$125
Inspection	Inspection fee only applies to bins located on public property, or on private property where Council has to intervene.	\$150	\$0	\$150

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Food Business: (includes: fixed premises, temporary events and food vans)</b>				
Annual administration fees (Food Act) (medium - more than 5 but not more than 50 FTE food handlers)		\$800	\$0	\$800
Annual administration fees (Food Act) (large - more than 50 FTE food handlers)	Note: FTE means full time equivalent; food handler means a person who directly engages in the handling of food for a food business.	\$3,500	\$0	\$3,500
Annual administration fee (Food Act) (small - up to 5 FTE food handlers)		\$390	\$0	\$390
Inspection		\$180	\$0	\$180
Re-inspection		\$180	\$0	\$180
Pre-purchase inspection		\$381.82	\$38.18	\$420
<b>Legionella control - regulated air handling systems (Public Health Act)</b>				
Notification	New premises or change of business owner details (applies to premises as a whole)	\$120	\$0	\$120
Annual administration fee		\$125 per system	\$0	\$125 per system
Inspection		\$195	\$0	\$195
<b>Mortuaries</b>				
Inspection		\$175	\$0	\$175
Re-inspection		\$175	\$0	\$175
<b>Post Approval Regulation of On Site Sewage Management (OSSM / Septic Tank)</b>				
for applications to install / alter a Septic Tank please refer to Development Application Fees				
Annual admin charge for all OSSM systems		\$85	\$0	\$85
Approval to operate inspection		\$160	\$0	\$160
Compliance inspection		\$0	\$0	\$0
Compliance re-inspection		\$130	\$0	\$130
Pre-purchase inspection		\$279.09	\$27.91	\$307
<b>Skin penetration</b>				
Notification fee	for new business or change of owners details	\$100	\$0	\$100
Premises inspection		\$190	\$0	\$190
Re-inspection		\$130	\$0	\$130
<b>Underground Petroleum Storage Systems</b>				
Administration fee		\$130	\$0	\$130
Underground Petroleum Storage System - Inspection		\$260	\$0	\$260
Underground Petroleum Storage System - Re-inspection		\$180	\$0	\$180



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Swimming Pool Barriers (Swimming Pool Act)</b>				
Inspection	CI 19 Swimming Pool Regulations 2018 - max'm fee \$150. Where joint inspections for public health and pool barriers are done at the same premises at the same time then the total fee will be reduced by one third e.g. (2 x \$125 = \$250 would be reduced to \$166.66)	\$150	\$0	\$150
Registration Fee		\$9.09	\$0.91	\$10
Re-inspection (for each re-inspection)	CI 19 Swimming Pool Regulation 2018 - Max'm \$100 per any or all re-inspections. Where joint inspections for public health and pool barriers are done at the same premises at the same time then the total fee will be reduced by one third e.g. (2 x \$125 = \$250 would be reduced to \$166.66)	\$100	\$0	\$100
Application for exemption	CI 13 Swimming Pools Regulation 2018 - max'm fee \$250. Section 22 of Swimming Pools Act 1992	\$265	\$0	\$265
Resuscitation charts for swimming pools		\$27.27	\$2.73	\$30
<b>Swimming Pool/Spa - public/commercial (Public Health Act)</b>				
Notification fee	New Business or change of ownership details	\$105	\$0	\$105
Inspection		\$190	\$0	\$190
Re-inspection		\$130	\$0	\$130
<b>Compliance cost notices</b>				
Environmental Planning and Assessment Act	Notice of intention Order	Minimum charge of \$330 Where the works take longer than 3 hours, to be charged at a hourly rate of \$110 (Orders - no maximum; Notice of Intention - maximum \$750)	\$0	Minimum charge of \$330  Where the works take longer than 3 hours, to be charged at a hourly rate of \$110 (Orders - no maximum; Notice of Intention - maximum \$750)
Food Act	CI 11 Food Regs 2015 - \$330 is the prescribed fee that a person may be required to pay. Improvement notice	\$330	\$0	\$330

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Protection of the Environment Operations Act	Clean-up notice Prevention notice Prohibition order	\$605 AND Cost recovery of all or any reasonable costs and expenses subject to limitations (Part 4.5 POEO Act)	\$0	\$605 AND Cost recovery of all or any reasonable costs and expenses subject to limitations (Part 4.5 POEO Act)
Public Health Act - all except regulated systems	CI 97 Public Health Regulation 2012 - \$270. Improvement notices Prohibition orders	\$270	\$0	\$270
Public Health Act - Regulated systems	CI 97 Public Health Regulation 2012 - \$560. Improvement notices and Prohibition orders for premises where there is a Regulated System	\$560	\$0	\$560
281C Compliance cost notices not to include certain costs and expenses				
(1) For the purposes of section 121CA (5) (c) of the Act, a compliance cost notice must not require the payment of the following:				
b) any costs or expenses relating to the preparation or serving of the notice				
a) any costs or expenses relating to an investigation that lead to the giving of an order to which the notice relates				
Rangers monitoring of parking on private and strata property	Minimum 30 minutes	\$80 per hour	\$0	\$80 per hour
<b>SPECIAL EVENTS</b>				
Application for special events (If the event is being held on a Council oval, the money is payable to the Oval Boards (not Council) for site hire. Applications to waive fees will be considered in accordance with Section 612 of the Local Government Act 1993)		\$152.50	\$0	\$152.50
Garbage collection and disposal (per bin/per day)		\$25.10	\$0	\$25.10
<b>DOMESTIC WASTE COLLECTION</b>				
Domestic waste management service charge (annual fee)	All three bins service and collection	\$579.75	\$0	\$579.75
Domestic waste management base charge for vacant land - (annual fee)		\$50	\$0	\$50
Additional Domestic waste bin (annual fee)	1 x waste bin and collection	\$411	\$0	\$411
Additional Domestic recycling bin (annual fee)	1 x recycling bin and collection	\$95	\$0	\$95
Additional Domestic garden organics bin (annual fee)	1 x garden organics bin and collection	\$70	\$0	\$70

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
Connection to Domestic waste management service (per connection)	Provision of one set of domestic waste bins (1 x waste bin, 1 x recycling bin and 1 x garden organics bin). Bins remain the property of Maitland City Council	\$90	\$0	\$90
Connection to additional Domestic waste management service (per connection)	Provision of one additional waste service (bin remains the property of Maitland City Council)	\$37	\$0	\$37
Connection to additional Domestic recycling or garden organics waste service (per connection)	Provision of one recycling bin or one garden organics bin. Bin remains property of Contractor	\$37	\$0	\$37
Change in Domestic recycling bin size (per change)	Bin remains property of Contractor	\$37	\$0	\$37
<b>COMMERCIAL WASTE</b>				
Commercial waste management service charge (annual fee)		\$746.60	\$0	\$746.60
Commercial waste management service charge - Eligible EPA Charity Certificate Holders (annual fee)		\$436	\$0	\$436
Commercial recycling bin (annual fee)	1 x recycling bin and collection	\$95	\$0	\$95
Charity mixed waste (first 20 tonnes per year)	For eligible organisations on application and approval.	\$0	\$0	\$0
Commercial garden organics bin (annual fee)	1 x garden organics bin and collection	\$70	\$0	\$70
Connection to Commercial waste service (per connection)	Provision of one commercial waste bin. Bin remains the property of Maitland City Council	\$90	\$0	\$90
Connection to Commercial recycling service or greenwaste service (per connection)	1 x recycling bin and collection	\$37	\$0	\$37
Kerbside waste collection		fully absorbed cost divided by the number of customers	\$0	fully absorbed cost divided by the number of customers
<b>WASTE MANAGEMENT CENTRE</b>				
<b>Waste/Recycling type</b>				
Domestic Waste				
Mixed domestic waste (per tonne)		\$406.36	\$40.64	\$447

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Demolition and construction waste</b>				
	Mixed demolition and construction waste (per tonne)	\$406.36	\$40.64	\$447
	Asbestos (per tonne)	\$528.18	\$52.82	\$581
	Concrete, bricks, roof tiles (concrete or terracotta) - uncontaminated (per tonne)	\$241.82	\$24.18	\$266
	Virgin excavated natural material – certified (VENM) (per tonne)	\$158.18	\$15.82	\$174
	Virgin excavated natural material – certified (VENM) in excess of operational requirements	\$406.36	\$40.64	\$447
<b>Commercial Waste</b>				
	Mixed commercial waste (per tonne)	\$406.36	\$40.64	\$447
	Special waste (bulky waste, dead animals, large tyres and track treads, dusty waste, odorous waste, difficult to compact waste) (per tonne)	\$508.18	\$50.82	\$559
	Bulk polystyrene (per tonne)	\$1818.18	\$181.82	\$2000
<b>Vegetation &amp; Timber</b>				
Vegetation and timber (non-treated, non-painted) (per tonne)	Vegetation, prunings, timber (non-treated, non-painted, nails removed, no stumps) (per tonne)	\$181.82	\$18.18	\$200
<b>Recyclables</b>				
Electronic waste	Less than 60 kg	\$0	\$0	\$0
Electronic waste	60kg or greater	\$181.82	\$18.18	\$200
General recyclables (cardboard, paper, bottles, cans, plastics, waste oil)	Less than 60kg Approximately one 240 litre wheelie bin	\$0	\$0	\$0
Vehicle Batteries		\$0	\$0	\$0
Scrap Metal	White goods (except fridges, freezers and air con), ferrous and non-ferrous metal	\$0	\$0	\$0
Problem waste - paint, smoke detectors, batteries, fluorescent lights, gas bottles, engine oil and cooking oil	Household quantities	\$0	\$0	\$0
Fridges, freezers and air con units	Fee per unit for any items that contain refrigerant gas.	\$13.64	\$1.36	\$15
General recyclables (Cardboard, paper, bottles, cans and plastic)	60kg or greater	\$181.82	\$18.18	\$200
Mattress (per unit)		\$38.18	\$3.82	\$42

SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Other</b>				
Small Tyre (per tyre)	Small Tyre (per tyre)	\$9.64	\$0.96	\$10.60
Small Tyre on Rim	Small Tyre on Rim	\$30.45	\$3.05	\$33.50
Medium tyre (per tyre)	Medium tyre (per tyre)	\$44.09	\$4.41	\$48.50
Weighbridge docket (per vehicle)	Weighbridge docket (per vehicle)	\$40.91	\$4.09	\$45
Minimum fee for mixed waste	for quantities up to 20kg	\$8.14	\$0.81	\$8.95
Minimum fee for vegetation	for quantities up to 20kg	\$3.64	\$0.36	\$4
<b>ENVIRONMENTAL SUSTAINABILITY</b>				
<b>Administration</b>				
Environmental studies, plans and reports - Paper copy, USB or CD		\$63.50	\$0	\$63.50
Environmental studies, plans and report - electronic file transfer		\$0	\$0	\$0
Environmental data entry or modelling (\$/hour)	Data entry or modelling undertaken by or on behalf of Council. Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$127.27	\$12.73	\$140
<b>Sustainable Living</b>				
Green Communities Programs / Events / Training / Merchandise - fee per person per program or event.	Sustainability programs/events /merchandise are offered periodically throughout the year as per the annual Green Communities Program. On occasion we are required to recoup the costs of the program, event or merchandise.	\$0	\$0	\$0
Environmentally sustainable residential dwelling consultation (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Electric vehicle charging (\$/kWh)	Vairable fee per kilowatt dependent on charger speed	\$0.36	\$0.04	\$0.40



SERVICE AREA	DESCRIPTION	2023-24 FEE AMOUNT EXC. GST	GST	2023-24 FEE AMOUNT INC. GST
<b>Natural Environment and Resilience</b>				
Advice to consultants on flooding information (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Advice to consultants on biodiversity (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Advice to consultants on contamination (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.	\$163.64	\$16.36	\$180
Advice to consultants on climate change mitigation and adaptation (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Advice to consultants on estuary management (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Advice to consultants on water quality in natural systems (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180
Advice to consultants on environmental management (\$/hour)	Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council	\$163.64	\$16.36	\$180



*Joseph Maxwell Park, Gillieston Heights*



# Appendix

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*Hunter Valley Steamfest, Maitland*

# GLOSSARY

**ABS** Australian Bureau of Statistics.

**ADVOCACY** The act of speaking or arguing in favour of something, such as a cause, idea, or policy. In the context of the strategic priorities it refers to another sphere of government or organisation delivering a service or outcome for the city.

**COMMUNITY INDICATORS** measures the wellbeing of our city and community.

**COMMUNITY LAND** Land classified as community land must be kept for use by the general community. All community land must be regulated by a Plan of Management, which may apply to one or more areas of land.

**CROWN LAND** Crown land is land that is owned by the NSW Government but managed on its behalf by Council.

**CSP** Community Strategic Plan.

**CFO** Chief Financial Officer.

**CSC** Customer Service Centre.

**DA** Development Application.

**DCP** Development Control Plan.

**DIAP** The Disability Inclusion Action Plan will act as a roadmap to guide Maitland City Council's actions and establish strategies to ensure we create an inclusive community for all people who live, visit and work in Maitland.

**DELIVERY INDICATORS** measures the high level impact of our service delivery on our city and community.

**DELIVERY PROGRAM** A strategic document with a minimum four year outlook, which outlines the key strategies the organisation will undertake to achieve its desired outcomes.

(Note: this is a legislative requirement).

**EEO** Equal Employment Opportunity.

**ELT** Executive Leadership Team is led by and comprises four Group Managers; Infrastructure & Works, Strategy, Performance & Business Systems, Culture Community & Recreation, Planning and Environment, and three Executive Managers; Vibrant City, Digital Transformation and Workplace Culture & Safety.

**EPA** Environmental Planning Assessment Act

**FBT** Fringe Benefits Tax.

**FINANCIAL YEAR** The financial year we are reporting on in this Operational Plan is the period from 1 July 2023 to 30 June 2024.

**FTE** Full time equivalent. In relation to staff numbers this refers to a figure that is based on the wages for fulltime staff.

**GIPA** The Government Information (Public Access) Act 2009 (NSW), or GIPA Act, replaced freedom of information legislation.

**GIS** Geographic Information System.

**IPART** Independent Pricing and Regulatory Tribunal. better decisions.

**LGA** Local Government Area.

**COMMUNITY SATISFACTION SURVEY** rates residents satisfaction with Council services and facilities, and their attitudes towards a range of community issues. Conducted every two years, the information provides Council with a baseline to assess their performance.

**MAITLAND +10** is our integrated Community Strategic Plan which provides clear strategic direction for the long term, and identifies the main priorities, aspirations and future vision of the community.

**MRAG** Maitland Regional Art Gallery

**DELIVERY PROGRAM 2022-2026** Delivery Program 2022-2026 is our combined Delivery Program and Operational Plan and translates the community's visions and priorities into clear actions and is the primary reference point for all activities undertaken by Council during its term of office.

**OPERATIONAL INDICATORS** measures the impact of our programs and services.

**OPERATIONAL PLAN** A document with a one year outlook that outlines the key activities to be undertaken to achieve the desired outcomes set out in the Community Strategic Plan. (Note: this is a legislative requirement).

**PAMP** Pedestrian Accessibility and Mobility Plan.

**PARTNERING** A structured approach to working together with other parties to achieve a mutually beneficial outcome.

**POA** Price on application.

**RATE PEG** The percentage limit by which a council may increase the total income it will receive from rates. The percentage is set each year by the NSW Minister for Local Government.

**RISK MANAGEMENT** A discipline for developing appropriate procedures to reduce the possibility of adverse effects from future events.

**SEPP** State Environmental Planning Policy.

**VIC** Visitor Information Centre.





*Queens Wharf, Morpeth*









*Thornton*



**maitland**  
city council

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# **Strategy, Performance and Business Systems**

## **DELIVERY PROGRAM 2022-2026 INCLUDING OPERATIONAL PLAN 2023-24 AND LONG TERM FINANCIAL PLAN**

### **Long Term Financial Plan 2023 (Under Separate Cover)**

**Meeting Date: 13 June 2023**

**Attachment No: 4**

**Number of Pages: 48**



# maitland

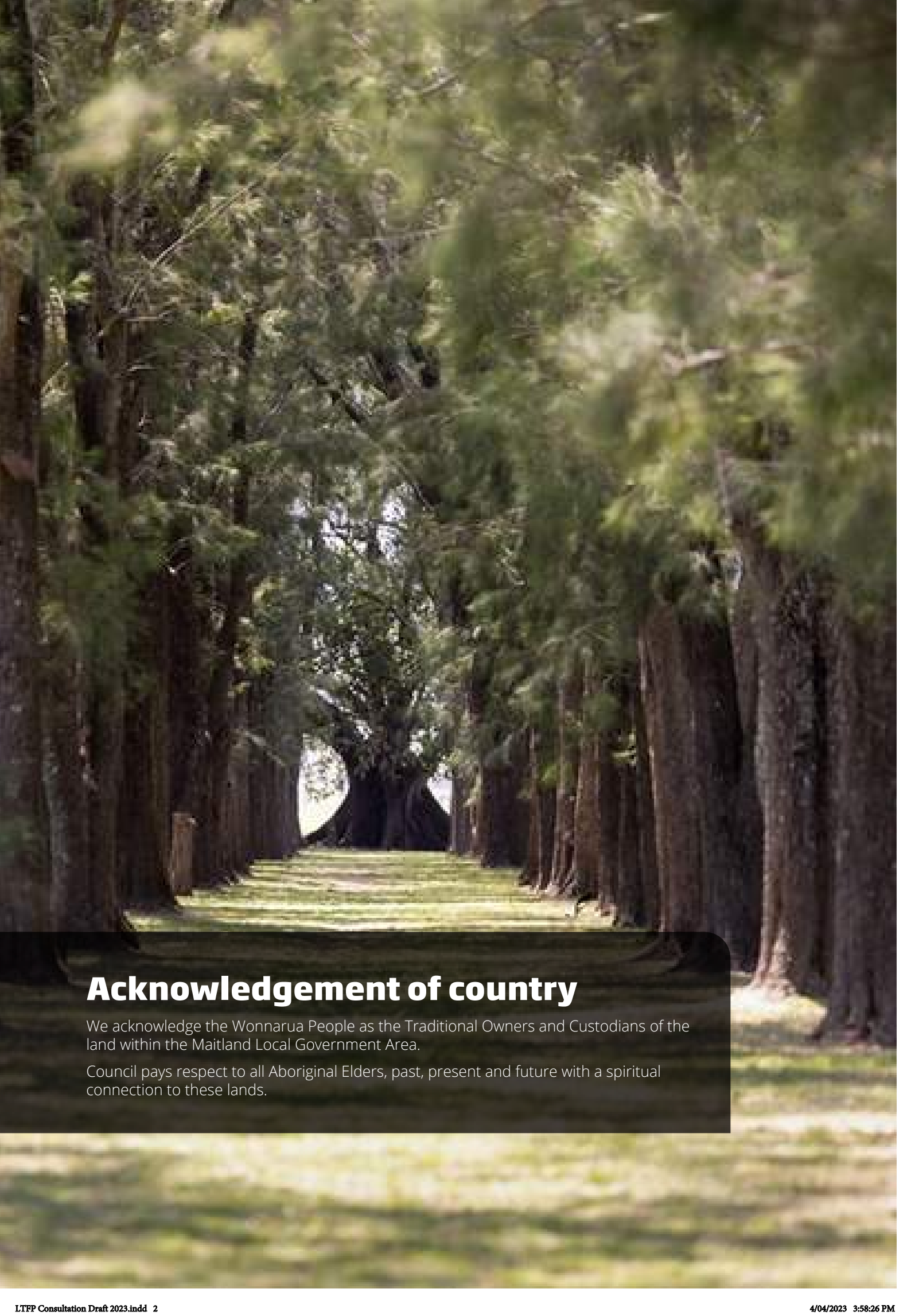
city council



## Long Term Financial Plan 2022 - 2032 (revised)

**Together, we make Maitland.**





## **Acknowledgement of country**

We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Maitland Local Government Area.

Council pays respect to all Aboriginal Elders, past, present and future with a spiritual connection to these lands.

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# Message from the General Manager

The development of a Long Term Financial Plan is vital for informing both Council and our community about the long term financial sustainability challenges facing our organisation.

A financially sustainable Council is one that can meet the service and asset needs of the community both now and into the future, without incurring unmanageable debt or making revenue increases that are unaffordable for customers and ratepayers.

Our Long Term Financial Plan is essentially a financial projection, quantifying the cost of providing Council's services for the next ten years. It is more comprehensive than a budget and includes, in addition to the financial statements, a written commentary and scenario options.

It projects the impact of Council's revenue against operational and capital expenditure forecasts. Our projections take into account assumptions for economic factors, changes to service delivery levels, potential future changes to our service mix and major capital (asset) expenses.

The plan is a tool to assist decision-making. It allows us to test the realities of our continued population and asset portfolio growth, as well as broader community aspirations, against financial realities. There is no doubt this will lead to some difficult conversations, as Council and the community grapple with adjusting levels of service or alternatively finding additional revenues.

The aim of our Long Term Financial Plan is to facilitate financial decisions underpinning our Delivery Program and Operational Plan, considering short, medium and long term factors. It is informed by our continued growth in predominately new greenfield suburbs, and considers the additional costs associated with asset maintenance and Council services for our new population over time.

Our city is one of Australia's fastest growing inland cities with an annual growth rate consistently above 2.4%, bringing around 2,000 new residents each year. Our plan reveals the impacts of this continuing and rapid greenfield growth on Council's financial sustainability.



David Evans PSM  
General Manager  
Maitland City Council

While there may be a community perception that Council significantly benefits from additional rate revenue as new homes are built, this is not the case. Developer contributions are also not keeping pace with the cost of meeting infrastructure needs of the growing population. Local government industry estimates show that greenfield development comes at six times the cost of infill development, resulting in significant financial impacts as newly constructed roads, footpaths, drainage, community, recreation and sports facilities are handed to Council for operation, maintenance and ultimately renewal over time.

We are consistently reviewing our plan to make sure we incorporate the forecast growth, adjustments by IPART and the current rating methodology, but also to incorporate costs and income streams based on the changing economic environment. The plan presents three scenarios, and clearly identifies the financial sustainability challenges we will face as Council and our community over the next decade and beyond.

Council will continue to engage with the community to ensure awareness and understanding of our financial challenges and collaborate on the ways by which these challenges might be overcome in the future.



# Introduction

The Long Term Financial Plan is a ten year forecast, providing a decision making tool that allows Council to test our ability to support attainment of the aspirations set out in Maitland +10, our community's long term vision for the future of the city.

The plan enables us to assess the impacts of our continued greenfield population, services and asset portfolio growth against financial realities.

The plan is prepared in accordance with the Integrated Planning and Reporting framework, legislated by the *Local Government Act 1993*, and guides the development of Council's Delivery Program and Operational Plan, and how these will be resourced and funded.

It examines the financial realities of both maintaining existing and new assets and services to a fast growing population over time, and aims to provide a mechanism through which Council can consider and address its long term financial sustainability challenges.

The plan provides:

- Council's indicative future financial position based on delivering service levels as outlined in our Delivery Program and Asset Management Strategy and Plans
- projected costs of long term strategic decisions to inform debate and decision making over the period
- a tool to assist Council to determine the financial sustainability of both current and projected future service levels
- a method to determine the risks of embarking on future strategic directions
- a capability for Council and the community to test scenarios of different policies and service levels
- a mechanism to test the sensitivity and robustness of key assumptions underpinning a range of strategic planning options
- a vital contribution to the development of Council's Asset Management Strategy and Plans
- projected income and expenditure, balance sheet and cash flow statement

- methods of monitoring financial performance
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Some of the key challenges to be faced over the next ten years by Council and the community include:

- the cap placed on contributions from developers by the State Government, and removal of community infrastructure from development contribution plans, makes delivering infrastructure required in greenfield release areas such as Lochinvar, Anambah and Chisholm (Thornton North) challenging for Council
- continued high population growth in predominately greenfield development locations, and resulting new assets to be maintained and renewed by Council over time
- rating revenue realised from new rateable properties is insufficient to cover the costs of the delivery of new assets and service demands generated by these new residents
- implementation of significant changes to our asset management approach, as delivery of new infrastructure is accelerated by council
- addressing the impacts of a changing climate across our city, in particular flooding
- implementation of new technologies across all Council operations to drive increased efficiencies and effectiveness
- meeting the increasing expectations of our community for council services
- a change of approach to customer experience, taking an un-Council like approach to service delivery
- ensuring financial sustainability can be maintained, understanding the significant impacts of the challenges above.

The Long Term Financial Plan is an evolving document, adjusted over time as a result of changes to our reshaped asset portfolio and level of service adjustments. It is reviewed annually to reflect changes to income and expenditure as these decisions are made by Council.

**LINKS TO ASSET MANAGEMENT STRATEGY**

The Long Term Financial Plan has strong links to our Asset Management Strategy. Through financial modelling we are able to identify and take steps to ensure sufficient funding is in place for asset maintenance and renewal, for both existing and assets to be constructed over the next decade, as identified today.

Our plan is also informed by existing development contribution plans for existing urban release areas at Thornton, Gillieston Heights, Lochinvar and Farley, along with Council’s understanding of the service requirements of our incoming population.

**LINKS TO WORKFORCE MANAGEMENT PLANNING**

Based on our financial and asset management projections and any identified changes to levels of service, Council develops a Workforce Management Plan that ensures we have access to the right people in the right place at the right time, both now and into the future.

The Workforce Management Plan guides the integration and alignment of our human resources to ensure we have the right people in the right place doing the right work. It identifies the challenges facing the organisation in shaping our future workforce and opportunities to support the achievement of our goals through our workforce.



# Integrated Planning and Reporting

Maitland City Council delivers its planning under the guidance of the Integrated Planning and Reporting framework, as legislated by the *Local Government Act 1993*.

Plans are developed to lead and inspire our community and employees, focus effort and attention, anticipate obstacles, coordinate and prioritise action, and identify clear points of accountability.

Our planning and performance framework cascades into increasing levels of operational and action detail. A line of sight is established between what each staff member does within each department's day to day work and the broader outcomes of Maitland +10, the Community Strategic Plan. A level of alignment also exists with Maitland +10 and NSW State and Regional plans.



# Our city and its people

## OUR COMMUNITY



### 2023 DEMOGRAPHICS

**37**<sup>YEARS</sup>

Median age

**39**<sup>YEARS</sup>

NSW median age

**25,244**

Families

**7.5**<sup>%</sup>

Aboriginal and Torres Strait Islander

**6.7**<sup>%</sup>

People with a disability

**15.6**<sup>%</sup>

Population over 65

**13.1**<sup>%</sup>

Born overseas

**9.4**<sup>%</sup>

Speak another language

## OUR ECONOMY



**\$11.6<sup>B</sup>**

Economic output (June 2022)

**\$5.8<sup>B</sup>**

Gross regional output (June 2022)

**5,555**

Active trading businesses

**45,403**

People in labour force

### NUMBER OF JOBS



**6,973**

Healthcare



**4,387**

Retail trade



**4,083**

Construction



**3.5**<sup>%</sup>

Unemployment

## OUR HOUSING



**30**<sup>%</sup>

Renting

**2.7**<sup>PEOPLE</sup>

Average per household

**39**<sup>%</sup>

Dwellings owned with a mortgage

**87.3**<sup>%</sup>

Single detached dwellings

**28**<sup>%</sup>

Dwellings owned outright

**\$1,766**

Median weekly household income

**\$1829**

Median monthly mortgage repayment

**\$370**

Median weekly rent

## OUR ENVIRONMENT



**426**<sup>KM</sup>

Creeks and rivers

**8,534**<sup>HA</sup>

Native vegetation

**450**<sup>HA</sup>

Passive and open spaces

**16**<sup>%</sup>

Remnant bushland

**1290**

Recorded flora species

**390**

Recorded fauna species



# Our services

We provide a wide and diverse range of community and essential services that promote economic development and enhance a community's quality of life. Local councils are a vital part of the community's social infrastructure providing services, which are not provided by any other level of government.

For us it is about the people of Maitland and creating a city they are proud to call home. We fully understand that every decision we make has a direct impact on the lifestyle our citizens want and expect by choosing to live here, and as a Council, we embrace the pivotal role we play in the Hunter region.







## City leadership

We steer the development of a contemporary city and desirable community through the leadership of our elected Councillor and senior staff. Together, these groups represent community interests, making decisions, setting policies and delivering services.



## Asset construction and maintenance

We plan, build and manage community assets including roads, footpaths, car parks, stormwater drains, recreation facilities and cemeteries to meet the needs of a growing community.



## City appearance

We plan and deliver a range of activities that contribute to the character of our city, from parklands to street trees, signage and flags to street sweeping, graffiti removal and litter collection.



## Cultural and educational services

We contribute to our community's cultural development and learning through the management and promotion of our libraries, art gallery and museum in addition to initiatives like public art.



## Community services

We enhance and support our community and the many groups within it through active planning, partnerships and provision of high quality, accessible services.



## Events and place activation

We deliver and support events celebrating what we love about our city and commit to retaining a sense of place in Maitland's streets and public places.



## Economic development and marketing

We contribute to the growth of our local economy through efficient, timely approval processes, marketing and visitor economy as well as supporting high profile events and developing Maitland Gaol and Walk Water Works as iconic tourist destinations.



## Environment management

We help protect and enhance our natural environment through planning, partnerships and the delivery of a range of programs.



## Health and safety

We enhance community health and safety through the delivery of a range of programs, as well as help protect our community in times of emergency or disaster.



## Planning and development

We plan and manage the sustainable growth and development of our city, whilst respecting our heritage rich built environment.



## Recreation and leisure

We manage our city's recreation areas including parks, sports grounds and green spaces, as well as aquatic facilities and a range of community buildings including neighbourhood centres and the Town Hall.



## Roads and transport

We provide transport routes for vehicles, bicycles and pedestrians through planning and management of road and transport networks in the city.



## Waste management and recycling

We manage the collection and disposal of our waste as well as recovering recyclable materials.

# Revenue Strategy

Council's revenue streams are largely determined by the NSW *Local Government Act 1993*. These streams include rates, fees and charges for particular services, grants and subsidies from higher levels of government, loans taken up by Council, income from interest on invested funds, and occasional revenue from the sale of unwanted assets or business activities.

Either directly or indirectly, almost all these revenue streams are regulated in some way. All however, are important to Council and particularly in the context of their capacity to generate additional revenue for increased levels of service or new services.

Council's Revenue Strategy highlights the increasing financial challenges facing Council, identifies the revenue streams available to Council and recommends the following as a means of increasing our revenue base:

- review and monitor Council's Section 7.11 Development Contribution Plans and Policies
- review Council's Investment Policy and cash flow processes
- review Council's Annual Borrowing Policy
- identify and seek additional grant funding
- review all current fees and charges and levels of cost recovery
- review options for introduction of appropriate new fees, in line with industry trends and benchmarking
- identify opportunities to rationalise Council's asset base
- review Council's service levels and methods of service delivery
- continue to incorporate discussion of revenue, including levels of rating, into Council's community strategic planning and engagement processes.



# Sources of revenue



## Rating

Income from rates generally forms the largest single portion of a Council’s total overall revenue. Rating income is generated from four rating categories, being farmland, residential, mining and business.

Maitland City Council’s rates base consists of approximately 36,000 rateable properties, encompassing the residential, farming, business and mining sectors.

Although rates income is the largest revenue stream for Council, it comprises approximately half of Council’s total revenue in any year.

For 2023/24, Maitland City Council’s total adjusted budgeted operating revenue is \$153.7 million (excluding non cash developer road and drainage dedications), of which \$84.3 million is generated from rating revenue.

Council’s ordinary rating revenue as a proportion of total revenue (excluding non cash developer road and drainage dedications) over the delivery period was as follows:

### Ordinary Rates as a Proportion of Revenue

YEAR	PERCENTAGE (%)
2023 (budgeted)	56.7
2024 (projected)	54.8
2025 (projected)	54.6
2026 (projected)	54.4



## Fees and Charges

Council's fees and charges relate to the recovery of service delivery costs by charging fees to users of Council services. These include Council's waste facility, a wide variety of community facilities, including the Maitland Regional Sports Complex, parks, sportsgrounds, community halls, the Town Hall and aquatic facilities.

This revenue stream also includes regulatory and statutory fees such as those for development applications, Section 10.7 (zoning) certificates, Section 603 (rates) certificates and construction certificates. The amount charged for regulatory and statutory fees is set by legislation.

Section 610D of the *Local Government Act 1993*, provides that when determining a fee for service Council must take into consideration the following factors:

- the cost to the Council of providing the service
- the price suggested for that service by any relevant industry body or in any schedule of charges published, from time to time, by the Office of Local Government
- the importance of the service to the community
- any factors specified in the *Local Government (General) Regulations*.

Further, in developing a conceptual framework for specific pricing policies, Council should consider a range of issues, including:

- that the setting of fees and charges is cognisant of Council's environmental, social and financial objectives
- that user based charges recognise the needs of the disadvantaged in our community and that where appropriate Council's fee structures recognise the capacity to pay of those service users who may have a limited capacity to pay
- that Council's fees and charges are reviewed annually taking into account any increases in the underlying rate of inflation
- that the optimum use of Council facilities and resources in the context of Council's Asset Management Strategy is considered in the setting of user pays based fees and charges
- that community users of Council services are effectively consulted prior to the introduction of any new or varied service charges
- the pricing policy applied to a particular service is also guided by Council's motivation for being involved in the service.



## Pricing Policy

Council adheres to the following principles when setting fees and charges:

MOTIVE	PRICING PRINCIPLE
Public Goods and the Exclusion Principle	Council services may be provided free of charge in those circumstances where it is impossible or impractical to exclude users who for various reasons do not have the ability to pay.
Externalities	Fees may be discounted to a level below the cost of a service where the production or consumption of the service generates external benefits to the community (hence creating a community service obligation); provided the cost of the discount does not exceed the estimated benefit.
Merit Goods	Fees may be discounted to a level below the cost of a service if full cost recovery would prevent or discourage its consumption and the service is regarded as having particular merit to the welfare and wellbeing of the community (hence creating a community service obligation); provided the cost of the discount does not exceed the estimated benefit.
Natural Monopoly	Where Council has a monopoly over the production of a good or service, prices should be set at a level to fully recover costs unless there are explicit community service obligations or equity objectives.





## Borrowings

It is recognised that long term borrowings can be a useful tool for funding the development of major new assets. It's also recognised that while borrowings enhance the capacity of Council's short term capital program, debt repayment and borrowing costs limit the capacity of future capital programs. It is therefore important that the utilisation of debt as a funding tool is applied appropriately.

Council borrows funds for specific capital works projects, including road, drainage, access and bridge construction works each year. The annual capital works loan drawdown for 2024 to 2033 is \$6.0 million, with projected borrowings of \$9.0 million for 2027. The debt service ratio will be 2.40 percent in 2023/24, then increase to 4.09 percent by 2032/33.

## Investments

Councils are limited by Section 625 of the *Local Government Act 1993*, to the types of investments that can be made. Investments must be in accordance with the *Local Government Act 1993* Investment Order, which is issued by the Minister for Local Government.

In accordance with Office of Local Government guidelines, Council has adopted an Investment Policy, with its current policy being last revised on 28 February 2023.

The principle objective of Council's Investment Policy is for Council to adopt a prudent approach to investments with the primary focus being the preservation of capital.

Council's cash flow is monitored on a daily basis, however given that the principle objective of Council's Investment Policy is the preservation of capital, there is little scope available to Council to generate additional revenue from changes to its investment practices.

## Grants and Subsidies

Council receives specific grants, both operating and capital, from Federal and State Governments to support the funding of a range of Council services and major capital projects, including environmental projects, community service programs, road safety programs, public library operations, road construction and other infrastructure works. This revenue stream also includes the Commonwealth financial assistance and local roads grants paid through the NSW Grants Commission.

Other than the annual untied Commonwealth Financial Assistance Grant (FAG) and local roads grants (\$7.7 million in 2023/24), grant funding opportunities are generally seeking specific outcomes aligned to specific program goals.

Over the past few years, a range of programs have been established to encourage local economic stimulus, recognizing that councils



are an effective partner in delivering projects of high public value and supporting local employment. Major community infrastructure projects have been completed using grant funding, infrastructure that would otherwise not have been able to be delivered. In recognition of the significance of grants as a funding stream, Council will build on its strong record in attaining grants and continue to pursue all suitable opportunities for funding.

## Developer Contributions

Section 7.11 of the *Environmental Planning and Assessment Act 1979*, gives Council the power to levy contributions from developers for public infrastructure required as a consequence of their development.

Contributions may be in the form of cash payments, transfer or dedication of land to Council or the provision of a material public benefit (generally known as works in kind).

For Council to levy contributions, there must be a clear link between the proposed development and the need for the public infrastructure for which the levy is being required. Consequently, there are limitations on the types of works that Section 7.11 funds can be utilised for, and a strict legislative framework that guides the collection and management of such funds.

## Other Revenue

Council also receives income from various other sources. The levels of these revenue streams vary significantly on a year by year basis and include the following:

### ASSET SALES

Council has an extensive asset base, with the value of its Infrastructure assets at 30 June 2022 totaling \$1.7 billion.

If an asset deemed surplus to requirements could be sold, not only would sales revenue be generated, there would be an ongoing reduction in costs currently being outlaid on maintaining the asset. Further, as properties move from Council to private ownership, Council's rate income would be enhanced to some extent.

A number of issues may arise in relation to the sale of Council assets, including:

- resistance from user groups
- negative response from the community in general
- lengthy reclassification process if the assets are built on Community land
- lengthy reclassification process if the assets were funded by Section 7.11 development contributions.

Whilst there are some challenges and constraints, Council has identified a need to review its land holdings to assess opportunities for sale. This work will be continuing in 2023/24 financial year.



## ENTREPRENEURIAL ACTIVITIES

Council's entrepreneurial activities are currently limited to generating rental and lease income from property, merchandise sales and various tourism activities.

Any greater involvement in entrepreneurial activity as a means of generating additional revenue requires careful consideration in terms of:

- the levels of risk associated with any business venture
- remaining 'competitively neutral', that is ensuring there is no subsidisation of business costs from general revenue
- effective and appropriate utilisation of Council resources
- the level of community support for such activities by Council

Development contributions are paid by property developers. These contributions assist in the completion of assets and facilities of benefit to the residents in newly developed areas and homes, as well as considering the impacts of new residents in the broader functioning of the city.

A proportion of Council's annual capital works program is funded by development contributions. Often, Council will hold funds, pending the creation of a sufficient amount of funds to deliver works. All works funded by development contributions are listed in Development Contribution Plans which can be found on Council's website.

## CASH RESERVES

Council's Long Term Financial Plan incorporates the establishment and management of financial reserves to ensure long term financial sustainability and capacity to provide infrastructure and services into the future. In the preparation of Council's annual statutory financial statements, funds are set aside in the external and internal reserves of Council. Both externally and internally restricted financial reserves are established and managed to meet a range of objectives.

Externally restricted financial reserves are established to meet legislative requirements, mainly unspent development contribution funds and unspent grants received by Council. These unspent funds are set aside as externally restricted assets in financial reserve as they can only be expended for that purpose.

Internally restricted financial reserves are established at the discretion of Council and are used to meet a variety of circumstances. Such circumstances include future infrastructure works, operating activity and other unspent funds where the funds have been set aside over time for specific activity. These unspent funds are set aside as internally restricted assets in the internal financial reserves.

Council has an adopted Financial Reserves Policy to guide purpose and management of its reserves.

# Planning assumptions

As with any long term forecast, we are required to make assumptions about our future revenue and expenditure. The plan also incorporates a sensitivity analysis. This is captured in the income and expenditure, balance sheet and cashflow statements included within this plan, for 'planned', 'optimistic' and 'conservative' scenarios.

Council's established position has been to adopt balanced annual budgets, and the 'planned' scenario has been developed to enable this commitment to be continued.

Our 'planned', 'optimistic' and 'pessimistic' scenario also assume maintenance of all existing services of Council to a growing population over time, that is, no reduction in Council services.

## GROWTH

- The population projections for Maitland indicate an increase of people to 144,550 by 2041, as advised by the Department of Planning and Environment.

## REVENUE

- Dwelling growth of 2.6 percent per annum 'planned' and 'optimistic' projections; 1.3 percent 'conservative' projection.
- Rate increase in 'planned' option of 5.9 percent rate peg in 2023/24, followed by the estimated rate peg of 4.5 percent in 2024/25 in 'optimistic' rate peg of 5.0 percent for 2024/25 conservative' rate peg limited to 4.0 percent.
- From 2025/26 for the duration of the forecast, revenue sources, including fees and charges and rates, will need to be considered in consultation with the community to meet increasing levels of service requirements. The 'planned' scenario incorporates an annual rate increase of 7.5 percent per annum for four years, commencing in 2025/26; for 'optimistic' projection an annual rate increase of 8.0 percent.
- CPI applied to a number of income streams including general user fees and charges, regulatory services, grants and subsidies.
- Increasing revenue via fees and charges, with a 2 - 2.5 percent estimated increase per annum (varies across scenarios).

- Interest on investments at between 4.5 percent and 5.22 percent, based on advice from Council's investment advisors, with a higher interest rate projection of 5.5 - 6.22 percent incorporated in the 'optimistic' scenario. The pessimistic scenario projection is 100 basis point less than the planned scenario.

## EXPENDITURE

- Other operating expenses, excluding street lighting, modeled on CPI increases of 3.5 percent in 24/25 decreasing to 2 percent by 2033.
- Salary increases based on Award changes projected at 4.5 per cent for 23/24 year incorporating competencies and superannuation changes, 24/25 3.5 per cent 25/26 3 percent 26/27 onwards 2.5 percent.
- Waste Levy increases applied by the NSW State Government based on annual CPI.
- Loan borrowings at \$6.0 million per annum for 2024 to 2033 with \$9.0 million in 26/27.
- Staffing increases of between ten and fifteen full time equivalents each year, based on service requirements.
- From 2025/26 and for the duration of the forecast, Council expenditure and levels of service will need to be considered in consultation with the community.
- A productivity factor of \$500,000, annually, being a reduction in expenditure across the organisation without compromising levels of service for the planned approach.
- An allowance is made for additional capital expenditure of \$5 million in 25/26 rising to \$10 million dollars by 2033. For optimistic projection this rises to \$20 million by 2033.

## CONTINUOUS IMPROVEMENT

- Continued focus on efficiency through changes to process and technology.
- In line with legislated requirements, conducting service reviews to assess the impact on financial projections of increases or decreases to levels of service, including consideration of all forms of income and expenditure associated with the service.

# Sensitivity analysis and risk assessment

Council's Long Term Financial Plan has been in place since 2005, with strong links to our Asset Management Strategy.

We are therefore confident of the stability of the plan and its incorporated financial model.

However, the following risk factors have been considered in the development of the Long Term Financial Plan. Some of these factors would have only a minor impact on our projections, while others could have a more significant impact.

Areas which would have a particular impact on our projections, should they occur, include:

- rate increases being lower than anticipated, noting a review of the method of rate peg determination is underway by IPART
- substantial fluctuation to the quantum or timing of population increase projections, noting that regional migration is anticipated to be higher than projected following the COVID 19 pandemic
- inflation being higher than anticipated
- construction costs being higher than anticipated
- changes to legislation with significant implementation costs to Council
- fluctuations in the rate of return on investments
- staffing related costs increasing more than anticipated.

There are also external factors beyond the scope of Council which could impact on the model. These include:

- the cap placed on contributions from developers, and removal of community infrastructure from development contribution plans
- market conditions impacting on the rate at which land releases are made by the development industry

- dedication of new assets to Council as new suburbs are completed, with the value and timing difficult to predict, and therefore impacts on workforce and maintenance may vary
- a reduction in grants attained by council, due to changing State or Federal Government priorities
- changes to the local government rating regime
- changes to the superannuation guarantee legislation
- fluctuation in government and statutory charges to Council
- changes to the value of the mandatory pensioner on Council rates
- impact of continuing pandemic on both revenue and expense
- natural disaster, in particular flooding.

To mitigate these risks, Council undertakes annual monitoring to ensure that adjustments can be made to expenditure that ensure financial sustainability and meet the core operating requirements of local government.





## LIVE

- Abi O Thai 100m
- C&S The Lovers 170m
- Cogan 10m
- Crust Pizza 250m
- El Chapos 190m
- Imperial Hotel 230m
- Just Fry 100m
- Koi Kitchen 110m
- Luv me Food 110m
- Monsoon Thai 250m
- One Ho Pizza 300m
- Suckaria Cafe 170m
- The Belmont Hotel 300m
- The Whistler 160m

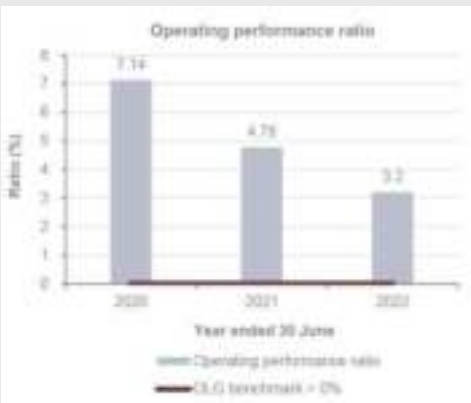
# Performance monitoring

Council will continue to report its financial performance each quarter.

Additionally, an annual review is undertaken of the Long Term Financial Plan to review assumptions and assess the robustness of the model. Key performance measures used in this assessment include:

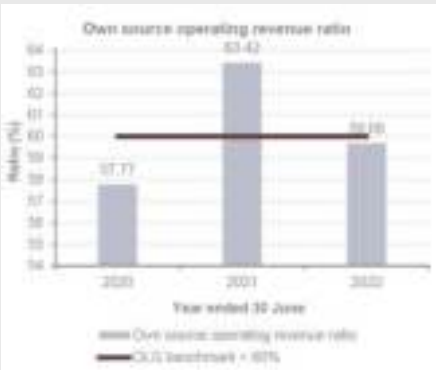
## OPERATING PERFORMANCE

This ratio measures whether operating expenditure is contained within operating income. The benchmark for this ratio is 0 percent or greater. An operating deficit occurs when total expenses are greater than total income (excluding all capital amounts). This includes a council's day to day income and expenses. Councils are encouraged to budget for a surplus result, and to consider asset condition and maintenance requirements. The ratio is calculated by total continuing operating revenue (excluding capital grants and contributions), less operating expenses, divided by total continuing operating revenue (excluding capital grants and contributions).



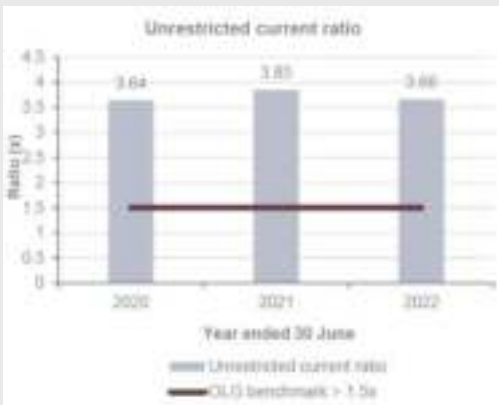
## OWN SOURCE OPERATING REVENUE

This ratio measures financial flexibility and indicates reliance on external funding sources such as grants and contributions. A council's financial flexibility improves as its own source revenue (including rates, annual charges and user fees and charges) increases. The benchmark is greater than 60 percent. The ratio is calculated by total continuing operating revenue less all grants and contributions divided by total continuing operating revenue inclusive of capital grants and contributions.



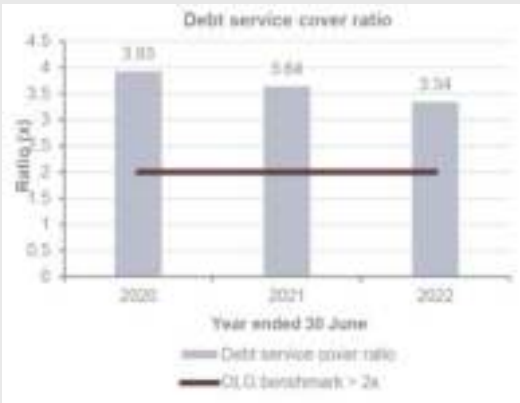
## UNRESTRICTED CURRENT RATIO

This ratio measures working capital and Council's ability to meet short term obligations. Restrictions placed on various funding sources (e.g. Section 7.11 development contributions, roads contributions) complicate the traditional current ratio used to assess liquidity of businesses, as cash allocated to specific projects is restricted and cannot be used to meet a council's other operating and borrowing costs. For example, an unrestricted ratio of 3.66 means that council has \$3.66 in unrestricted current assets to meet each \$1.00 of unrestricted current liabilities. A ratio of less than 1.5 is considered unsatisfactory and could indicate, along with other financial indicators, that the council may face some financial risk. The ratio is calculated by current assets less all external restrictions divided by current liabilities less specific purpose liabilities.



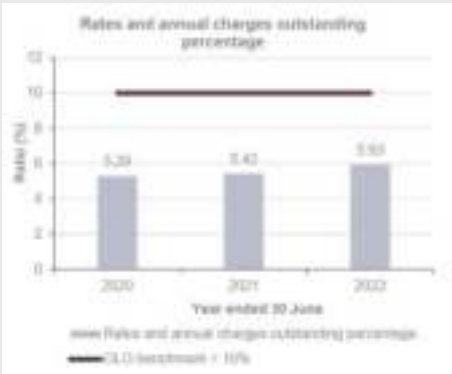
DEBT SERVICE COVER RATIO

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments. Councils have approximately twice as many financial assets as they do outstanding borrowings. The benchmark for this ratio is greater than 2.0. A high ratio indicates the council has significant capacity to repay debt. The ratio is calculated by operating results before capital, excluding interest and depreciation/impairment/ amortisation divided by principal repayments (from Statement of Cashflow) and interest on loans.



RATES AND ANNUAL CHARGES OUTSTANDING PERCENTAGE

This ratio assesses the impact of uncollected rates and annual charges on liquidity and the efficiency of councils’ debt recovery. Some councils may have agreements in place to assist ratepayers in an attempt to reduce the debt owed to council. The benchmark for outstanding rates is <10 percent for regional areas. The ratio is calculated by rates and annual charges outstanding divided by rates and annual charges levied by council.



# Income and Expenditure Statement for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Rates & Charges		83,806	89,854	99,105
Special Rates		521	544	585
Annual Charges		22,469	23,192	23,823
<i>Total rates &amp; annual charges</i>		<i>106,796</i>	<i>113,590</i>	<i>123,513</i>
User Charges and fees		9,214	9,756	10,280
Other revenues		2,736	2,832	2,917
Interest and Investment Income		8,189	7,732	7,156
Other Income		1,086	1,124	1,158
<i>Total own source revenue</i>		<i>128,021</i>	<i>135,034</i>	<i>145,024</i>
Grants & Contributions - Operating Purposes		10,475	10,789	11,059
Grants & Contributions for Capital Purposes		24,174	35,686	37,732
<i>Total income from continuing operations</i>		<i>162,670</i>	<i>181,509</i>	<i>193,815</i>
<i>Total operating income (excl. Capital)</i>		<i>138,496</i>	<i>145,823</i>	<i>156,083</i>
Employee Benefits		58,788	61,868	64,795
Materials and Contracts		42,240	47,057	51,056
Borrowing Costs		2,491	2,984	2,964
Depreciation & Amortisation		27,334	27,821	28,709
Other Expenses		8,884	9,195	9,471
<i>Total expenses from continuing operations</i>		<i>139,737</i>	<i>148,925</i>	<i>156,995</i>
Operating result (excl. Capital)		(1,241)	(3,102)	(912)
Operating result (incl. Capital)		22,933	32,584	36,820
<i>Total comprehensive income</i>		<i>22,933</i>	<i>32,584</i>	<i>36,820</i>

Planned Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
109,308	120,561	132,973	141,205	149,947	159,230	169,088
629	676	727	753	779	806	834
24,472	25,141	25,830	26,539	27,269	28,020	28,795
134,409	146,378	159,530	168,497	177,995	188,056	198,717
10,832	11,414	12,027	12,673	13,353	14,070	14,826
2,990	3,064	3,141	3,220	3,300	3,382	3,467
7,947	7,979	8,731	9,745	10,319	11,189	11,725
1,187	1,216	1,247	1,278	1,310	1,343	1,376
157,365	170,051	184,676	195,413	206,277	218,040	230,111
11,335	11,619	11,909	12,207	12,512	12,825	13,146
24,761	23,814	16,478	15,196	15,660	15,877	16,127
193,461	205,484	213,063	222,816	234,449	246,742	259,384
168,700	181,670	196,585	207,620	218,789	230,865	243,257
67,533	70,386	73,362	76,463	79,697	83,068	86,583
54,261	55,092	59,354	62,221	66,013	69,945	74,074
3,161	3,128	3,142	3,026	2,924	2,767	2,569
29,623	30,296	31,200	32,020	32,774	33,688	34,502
9,708	9,950	10,199	10,454	10,715	10,983	11,258
164,286	168,852	177,257	184,184	192,123	200,451	208,986
4,414	12,818	19,328	23,436	26,666	30,414	34,271
29,175	36,632	35,806	38,632	42,326	46,291	50,398
29,175	36,632	35,806	38,632	42,326	46,291	50,398



# Balance sheet for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Cash and Cash Equivalents		71,880	68,558	76,848
Receivables - Current		10,385	10,017	11,037
Other Current Assets		4,420	4,058	3,733
<i><b>Total current assets</b></i>		<i><b>86,685</b></i>	<i><b>82,633</b></i>	<i><b>91,618</b></i>
Investments - Non-Current		83,702	83,702	83,702
Infrastructure Property & Equip		1,503,787	1,542,733	1,569,896
Other Non-Current Assets		1,090	1,013	943
<i><b>Total non-current assets</b></i>		<i><b>1,588,579</b></i>	<i><b>1,627,448</b></i>	<i><b>1,654,541</b></i>
<i><b>Total assets</b></i>		<i><b>1,675,264</b></i>	<i><b>1,710,081</b></i>	<i><b>1,746,159</b></i>
Payables - Current		18,410	19,054	19,626
Contract Liabilities - Current		5,608	5,608	5,608
Lease Liabilities - Current		361	325	292
Borrowings - Current		8,723	7,407	8,573
Provisions - Current		14,708	15,223	15,679
<i><b>Total current liabilities</b></i>		<i><b>47,810</b></i>	<i><b>47,617</b></i>	<i><b>49,778</b></i>
Lease Liabilities - Non-Current		356	320	288
Borrowings - Non Current		78,644	81,987	79,904
Provisions - Non-Current		14,817	15,336	15,796
<i><b>Total non-current liabilities</b></i>		<i><b>93,817</b></i>	<i><b>97,643</b></i>	<i><b>95,988</b></i>
<i><b>Total liabilities</b></i>		<i><b>141,627</b></i>	<i><b>145,260</b></i>	<i><b>145,766</b></i>
Net assets		1,533,637	1,564,821	1,600,393
Accumulated Surplus		1,063,011	1,085,944	1,118,528
Revaluation Reserves		447,693	446,293	445,046
Total equity opening balance		1,510,704	1,532,237	1,563,574
<i><b>Total Comprehensive Income</b></i>		<i><b>22,933</b></i>	<i><b>32,584</b></i>	<i><b>36,818</b></i>
<i><b>Total equity closing balance</b></i>		<i><b>1,533,637</b></i>	<i><b>1,564,821</b></i>	<i><b>1,600,392</b></i>

Planned Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
77,486	91,979	102,273	113,225	130,642	140,911	164,364
12,161	13,400	14,767	15,677	16,643	17,669	18,758
3,439	3,177	2,942	2,734	2,548	2,383	2,237
93,086	108,556	119,982	131,636	149,833	160,963	185,359
83,702	83,702	83,702	83,702	83,702	83,702	83,702
1,599,217	1,617,254	1,639,181	1,661,089	1,680,219	1,709,100	1,727,827
881	824	773	728	686	649	616
1,683,800	1,701,780	1,723,656	1,745,519	1,764,607	1,793,451	1,812,145
1,776,886	1,810,336	1,843,638	1,877,155	1,914,440	1,954,414	1,997,504
20,116	20,619	21,135	21,663	22,205	22,760	23,329
5,608	5,608	5,608	5,608	5,608	5,608	5,608
263	237	213	192	173	155	140
9,364	10,514	11,389	12,513	13,652	14,876	15,450
16,071	16,473	16,885	17,307	17,740	18,183	18,638
51,422	53,451	55,230	57,283	59,378	61,582	63,165
260	234	210	189	170	153	138
80,530	76,016	72,407	65,894	59,403	51,506	43,237
16,191	16,595	17,011	17,438	17,873	18,320	18,777
96,981	92,845	89,628	83,521	77,446	69,979	62,152
148,403	146,296	144,858	140,804	136,824	131,561	125,317
1,628,483	1,664,040	1,698,780	1,736,351	1,777,616	1,822,853	1,872,187
1,155,346	1,184,522	1,221,153	1,256,958	1,295,588	1,337,913	1,384,204
443,961	442,887	441,822	440,763	439,703	438,649	437,586
1,599,307	1,627,409	1,662,975	1,697,721	1,735,291	1,776,562	1,821,790
29,176	36,631	35,805	38,630	42,325	46,291	50,397
1,628,483	1,664,040	1,698,780	1,736,351	1,777,616	1,822,853	1,872,187

# Cash flow statements for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Total Own Source Revenue		128,349	135,403	144,004
Grants and Contributions		10,475	10,789	11,059
Employee Benefits		(58,788)	(61,868)	(64,795)
Materials and Contracts		(42,240)	(41,834)	(42,042)
Other Expenses from Continuing Operations		(8,523)	(13,773)	(17,913)
<i>Cashflow from operations</i>		<i>29,273</i>	<i>28,717</i>	<i>30,313</i>
Net movement of IPP&E		(134,411)	(66,767)	(55,872)
<i>Cashflow from investing</i>		<i>(134,411)</i>	<i>(66,767)</i>	<i>(55,872)</i>
Grants and Contributions - Capital purposes		24,174	35,686	37,732
Proceeds from Borrowings		6,550	10,750	6,490
Loan repayments		(9,436)	(11,708)	(10,371)
<i>Cashflow from financing</i>		<i>21,288</i>	<i>34,728</i>	<i>33,851</i>
Opening Cash		239,432	155,582	152,260
Change in Cash		(83,850)	(3,322)	8,290
Closing cash		155,582	152,260	160,550
<i>Total cash and liquid investments</i>		<i>155,582</i>	<i>152,260</i>	<i>160,550</i>
Internally Restricted Cash		56,678	44,346	41,375
Externally Restricted Cash		86,988	96,771	111,404
Unrestricted Cash		11,916	11,142	7,771
<i>Total cash and liquid investments</i>		<i>155,582</i>	<i>152,260</i>	<i>160,550</i>

Planned Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
156,240	168,812	183,309	194,501	205,310	217,015	229,022
11,335	11,619	11,909	12,207	12,512	12,825	13,146
(67,533)	(70,386)	(73,362)	(76,463)	(79,697)	(83,068)	(86,583)
(42,789)	(46,094)	(46,164)	(47,835)	(48,795)	(49,841)	(50,928)
(20,689)	(18,445)	(22,874)	(24,312)	(27,392)	(30,532)	(33,835)
36,564	45,506	52,818	58,098	61,938	66,399	70,822
(58,944)	(48,334)	(53,127)	(53,928)	(51,904)	(62,569)	(53,229)
(58,944)	(48,334)	(53,127)	(53,928)	(51,904)	(62,569)	(53,229)
24,761	23,814	16,478	15,196	15,660	15,877	16,127
9,990	6,000	7,780	6,000	7,160	6,980	7,180
(11,734)	(12,492)	(13,656)	(14,414)	(15,437)	(16,418)	(17,445)
23,017	17,322	10,602	6,782	7,383	6,439	5,862
160,550	161,188	175,681	185,975	196,927	214,344	224,613
638	14,493	10,294	10,952	17,417	10,268	23,454
161,188	175,681	185,975	196,927	214,344	224,613	248,066
161,188	175,681	185,975	196,927	214,344	224,613	248,066
42,455	43,535	35,900	26,050	26,200	26,350	26,500
115,051	131,760	140,764	142,614	150,275	152,355	164,696
3,682	386	9,311	28,263	37,869	45,908	56,871
161,188	175,681	185,975	196,927	214,344	224,613	248,066

# Statement of Performance Measures for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
1. <i>Operating performance</i> Benchmark: >0		-0.90%	-2.13%	-0.58%
2. <i>Own source operating revenue</i> Benchmark: >60%		78.70%	74.40%	74.83%
3. <i>Unrestricted current ratio</i> Benchmark: >1.5		2.22	1.88	1.65
4. <i>Debt service cover ratio</i> Benchmark: >2		2.40	2.37	2.97
5. <i>Rates and annual charges outstanding percentage</i> Benchmark: <5% Metro, <10% Regional		5.42%	5.42%	5.42%
6. <i>Cash expense cover ratio</i> Benchmark: >3 months		15.69	14.14	14.26



Planned Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
2.62%	7.06%	9.83%	11.29%	12.19%	13.17%	14.09%
81.34%	82.76%	86.68%	87.70%	87.98%	88.37%	88.71%
1.54	1.44	1.45	1.61	1.77	1.89	2.08
3.17	3.70	3.93	4.06	4.04	4.07	4.09
5.42%	5.42%	5.42%	5.42%	5.42%	5.42%	5.42%
13.55	14.30	14.30	14.50	15.01	14.99	15.77

# Income and Expenditure Statement for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Rates & Charges		83,806	90,636	100,824
Special Rates		521	547	591
Annual Charges		22,469	23,192	23,823
<i>Total rates &amp; annual charges</i>		<i>106,796</i>	<i>114,375</i>	<i>125,238</i>
User Charges and fees		9,214	9,756	10,280
Other revenues		2,736	2,832	2,917
Interest and Investment Income		8,189	9,288	8,807
Other Income		1,086	1,124	1,158
<i>Total own source revenue</i>		<i>128,021</i>	<i>137,375</i>	<i>148,400</i>
Grants & Contributions - Operating Purposes		10,475	10,789	11,059
Grants & Contributions for Capital Purposes		24,174	35,686	37,732
<i>Total income from continuing operations</i>		<i>162,670</i>	<i>183,850</i>	<i>197,191</i>
<i>Total operating income (Excl. Capital)</i>		<i>138,496</i>	<i>148,164</i>	<i>159,459</i>
Employee Benefits		58,788	61,868	64,795
Materials and Contracts		42,240	47,057	51,056
Borrowing Costs		2,491	2,984	2,964
Depreciation & Amortisation		27,334	27,821	28,709
Other Expenses		8,884	9,195	9,471
<i>Total expenses from continuing operations</i>		<i>139,737</i>	<i>148,925</i>	<i>156,995</i>
Operating result (Excl. Capital)		(1,241)	(761)	2,464
Operating result (Incl. Capital)		22,933	34,925	40,196
<i>Total comprehensive income</i>		<i>22,933</i>	<i>34,925</i>	<i>40,196</i>

Optimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORE- CAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
112,156	124,763	138,786	147,953	157,725	168,143	179,249
638	689	744	770	797	825	854
24,472	25,141	25,830	26,539	27,269	28,020	28,795
137,266	150,593	165,360	175,262	185,791	196,988	208,898
10,832	11,414	12,027	12,673	13,353	14,070	14,826
2,990	3,064	3,141	3,220	3,300	3,382	3,467
9,882	10,197	11,472	12,533	12,871	13,927	14,662
1,187	1,216	1,247	1,278	1,310	1,343	1,376
162,157	176,484	193,247	204,966	216,625	229,710	243,229
11,335	11,619	11,909	12,207	12,512	12,825	13,146
24,761	23,814	16,478	15,196	15,660	15,877	16,127
198,253	211,917	221,634	232,369	244,797	258,412	272,502
173,492	188,103	205,156	217,173	229,137	242,535	256,375
67,533	70,386	73,362	76,463	79,697	83,068	86,583
54,261	55,092	59,354	62,221	66,013	69,945	74,074
3,161	3,128	3,142	3,026	2,924	2,767	2,569
29,623	30,296	31,200	32,020	32,774	33,688	34,502
9,708	9,950	10,199	10,454	10,715	10,983	11,258
164,286	168,852	177,257	184,184	192,123	200,451	208,986
9,206	19,251	27,899	32,989	37,014	42,084	47,389
33,967	43,065	44,377	48,185	52,674	57,961	63,516
33,967	43,065	44,377	48,185	52,674	57,961	63,516

# Balance sheet for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Cash and Cash Equivalents		71,880	70,813	82,377
Receivables - Current		10,385	10,102	11,224
Other Current Assets		4,420	4,058	3,733
<b>Total current assets</b>		<b>86,685</b>	<b>84,973</b>	<b>97,334</b>
Investments - Non-Current		83,702	83,702	83,702
Infrastructure Property & Equip		1,503,787	1,542,733	1,569,896
Other Non-Current Assets		1,090	1,013	943
<b>Total non-current assets</b>		<b>1,588,579</b>	<b>1,627,448</b>	<b>1,654,541</b>
<b>Total assets</b>		<b>1,675,264</b>	<b>1,712,421</b>	<b>1,751,875</b>
Payables - Current		18,410	19,054	19,626
Contract Liabilities - Current		5,608	5,608	5,608
Lease Liabilities - Current		361	325	292
Borrowings - Current		8,723	7,407	8,573
Provisions - Current		14,708	15,223	15,679
<b>Total current liabilities</b>		<b>47,810</b>	<b>47,617</b>	<b>49,778</b>
Lease Liabilities - Non-Current		356	320	288
Borrowings - Non Current		78,644	81,987	79,904
Provisions - Non-Current		14,817	15,336	15,796
<b>Total non-current liabilities</b>		<b>93,817</b>	<b>97,643</b>	<b>95,988</b>
<b>Total liabilities</b>		<b>141,627</b>	<b>145,260</b>	<b>145,766</b>
Net assets		1,533,637	1,567,161	1,606,109
Accumulated Surplus		1,063,011	1,085,944	1,120,869
Revaluation Reserves		447,693	446,292	445,046
Total equity opening balance		1,510,704	1,532,236	1,565,915
<b>Total Comprehensive Income</b>		<b>22,933</b>	<b>34,925</b>	<b>40,194</b>
<b>Total equity closing balance</b>		<b>1,533,637</b>	<b>1,567,161</b>	<b>1,606,109</b>

Optimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
87,684	108,463	117,152	122,556	140,210	152,025	178,461
12,472	13,858	15,400	16,412	17,490	18,640	19,865
3,439	3,177	2,942	2,734	2,548	2,383	2,237
103,595	125,498	135,494	141,702	160,248	173,048	200,563
83,702	83,702	83,702	83,702	83,702	83,702	83,702
1,599,217	1,617,254	1,649,181	1,686,089	1,715,219	1,754,100	1,782,827
881	824	773	728	686	649	616
1,683,800	1,701,780	1,733,656	1,770,519	1,799,607	1,838,451	1,867,145
1,787,395	1,827,278	1,869,150	1,912,221	1,959,855	2,011,499	2,067,708
20,116	20,619	21,135	21,663	22,205	22,760	23,329
5,608	5,608	5,608	5,608	5,608	5,608	5,608
263	237	213	192	173	155	140
9,364	10,514	11,389	12,513	13,652	14,876	15,450
16,071	16,473	16,885	17,307	17,740	18,183	18,638
51,422	53,451	55,230	57,283	59,378	61,582	63,165
260	234	210	189	170	153	138
80,530	76,016	72,407	65,894	59,403	51,506	43,237
16,192	16,597	17,011	17,437	17,874	18,320	18,779
96,982	92,847	89,628	83,520	77,447	69,979	62,154
148,404	146,298	144,858	140,803	136,825	131,561	125,319
1,638,991	1,680,980	1,724,292	1,771,418	1,823,030	1,879,938	1,942,389
1,161,063	1,195,031	1,238,095	1,282,472	1,330,656	1,383,329	1,441,291
443,960	442,885	441,820	440,762	439,701	438,647	437,583
1,605,023	1,637,916	1,679,915	1,723,234	1,770,357	1,821,976	1,878,874
33,968	43,064	44,377	48,184	52,673	57,962	63,515
1,638,991	1,680,980	1,724,292	1,771,418	1,823,030	1,879,938	1,942,389



### Cash flow statements for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Total Own Source Revenue		128,349	137,658	147,277
Grants and Contributions		10,475	10,789	11,059
Employee Benefits		(58,788)	(61,868)	(64,795)
Materials and Contracts		(42,240)	(41,834)	(42,042)
Other Expenses from Continuing Operations		(8,523)	(13,773)	(17,913)
<i>Cashflow from operations</i>		<i>29,273</i>	<i>30,972</i>	<i>33,586</i>
Net movement of IPP&E		(134,411)	(66,767)	(55,872)
<i>Cashflow from investing</i>		<i>(134,411)</i>	<i>(66,767)</i>	<i>(55,872)</i>
Grants and Contributions - Capital purposes		24,174	35,686	37,732
Proceeds from Borrowings		6,550	10,750	6,490
Loan repayments		(9,436)	(11,708)	(10,371)
<i>Cashflow from financing</i>		<i>21,288</i>	<i>34,728</i>	<i>33,851</i>
Opening Cash		239,432	155,582	154,515
Change in Cash		(83,850)	(1,067)	11,564
Closing cash		155,582	154,515	166,079
<i>Total cash and liquid investments</i>		<i>155,582</i>	<i>154,515</i>	<i>166,079</i>
Internally Restricted Cash		56,678	44,346	41,375
Externally Restricted Cash		86,988	97,592	113,191
Unrestricted Cash		11,916	12,576	11,513
<i>Total cash and liquid investments</i>		<i>155,582</i>	<i>154,515</i>	<i>166,079</i>

Optimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
160,909	175,098	191,705	203,953	215,546	228,562	242,004
11,335	11,619	11,909	12,207	12,512	12,825	13,146
(67,533)	(70,386)	(73,362)	(76,463)	(79,697)	(83,068)	(86,583)
(42,789)	(46,094)	(46,164)	(47,835)	(48,795)	(49,841)	(50,928)
(20,689)	(18,445)	(22,874)	(24,312)	(27,392)	(30,532)	(33,835)
41,233	51,792	61,214	67,550	72,174	77,946	83,804
(58,944)	(48,334)	(63,127)	(68,928)	(61,904)	(72,569)	(63,229)
(58,944)	(48,334)	(63,127)	(68,928)	(61,904)	(72,569)	(63,229)
24,761	23,814	16,478	15,196	15,660	15,877	16,127
9,990	6,000	7,780	6,000	7,160	6,980	7,180
(11,734)	(12,492)	(13,656)	(14,414)	(15,437)	(16,418)	(17,445)
23,017	17,322	10,602	6,782	7,383	6,439	5,862
166,079	171,386	192,165	200,854	206,258	223,912	235,727
5,307	20,779	8,689	5,404	17,653	11,815	26,436
171,386	192,165	200,854	206,258	223,912	235,727	262,163
171,386	192,165	200,854	206,258	223,912	235,727	262,163
42,455	43,535	35,900	26,050	26,200	26,350	26,500
118,010	135,997	146,523	148,523	157,931	160,220	172,804
10,920	12,633	18,431	31,685	39,781	49,157	62,859
171,386	192,165	200,854	206,258	223,912	235,727	262,163

Statement of Performance Measures for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
1. Operating performance		-0.90%	-0.51%	1.55%
Benchmark: >0				
2. Own source operating revenue		78.70%	74.72%	75.26%
Benchmark: >60%				
3. Unrestricted current ratio		2.22	1.92	1.75
Benchmark: >1.5				
4. Debt service cover ratio		2.40	2.57	3.29
Benchmark: >2				
5. Rates and annual charges outstanding percentage		5.42%	5.42%	5.42%
Benchmark: <5% Metro, <10% Regional				
6. Cash expense cover ratio		15.69	14.35	14.75
Benchmark: >3 months				

Optimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
5.31%	10.23%	13.60%	15.19%	16.15%	17.35%	18.48%
81.79%	83.28%	87.19%	88.21%	88.49%	88.89%	89.26%
1.72	1.75	1.67	1.70	1.83	1.98	2.22
3.58	4.22	4.56	4.72	4.71	4.78	4.84
5.42%	5.42%	5.42%	5.42%	5.42%	5.42%	5.42%
14.41	15.64	15.44	15.18	15.68	15.73	16.66

# Income and Expenditure Statement for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$'000'S)	YEAR 2 FORECAST 2024/25 (\$'000'S)	YEAR 3 FORECAST 2025/26 (\$'000'S)
Rates & Charges		83,806	88,291	93,017
Special Rates		521	542	564
Annual Charges		22,469	23,192	23,823
<b>Total rates &amp; annual charges</b>		<b>106,796</b>	<b>112,025</b>	<b>117,404</b>
User Charges and fees		9,214	9,756	10,280
Other revenues		2,736	2,859	2,973
Interest and Investment Income		8,189	6,177	5,491
Other Income		1,086	1,135	1,180
<b>Total own source revenue</b>		<b>128,021</b>	<b>131,952</b>	<b>137,328</b>
Grants & Contributions - Operating Purposes		10,475	10,789	11,059
Grants & Contributions for Capital Purposes		24,174	35,686	37,732
<b>Total income from continuing operations</b>		<b>162,670</b>	<b>178,427</b>	<b>186,119</b>
<b>Total operating income (excl. Capital)</b>		<b>138,496</b>	<b>142,741</b>	<b>148,387</b>
Employee Benefits		58,788	62,466	66,057
Materials and Contracts		42,240	47,493	51,963
Borrowing Costs		2,491	2,984	2,964
Depreciation & Amortisation		27,334	27,821	28,709
Other Expenses		8,884	9,284	9,655
<b>Total expenses from continuing operations</b>		<b>139,737</b>	<b>150,048</b>	<b>159,348</b>
Operating result (excl. Capital)		(1,241)	(7,307)	(10,961)
Operating result (incl. Capital)		22,933	28,379	26,771
<b>Total comprehensive income</b>		<b>22,933</b>	<b>28,379</b>	<b>26,771</b>



## Pessimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
97,995	103,240	108,765	112,933	117,262	121,756	126,422
586	609	634	650	666	683	700
24,472	25,141	25,830	26,539	27,269	28,020	28,795
<b>123,053</b>	<b>128,990</b>	<b>135,229</b>	<b>140,122</b>	<b>145,197</b>	<b>150,459</b>	<b>155,917</b>
10,832	11,414	12,027	12,673	13,353	14,070	14,826
3,063	3,139	3,218	3,298	3,381	3,465	3,552
6,018	5,625	5,547	5,302	4,464	3,842	2,670
1,216	1,246	1,277	1,309	1,342	1,375	1,410
<b>144,182</b>	<b>150,414</b>	<b>157,298</b>	<b>162,704</b>	<b>167,737</b>	<b>173,211</b>	<b>178,375</b>
11,335	11,619	11,909	12,207	12,512	12,825	13,146
24,761	23,814	16,478	15,196	15,660	15,877	16,127
<b>180,278</b>	<b>185,847</b>	<b>185,685</b>	<b>190,107</b>	<b>195,909</b>	<b>201,913</b>	<b>207,648</b>
<b>155,517</b>	<b>162,033</b>	<b>169,207</b>	<b>174,911</b>	<b>180,249</b>	<b>186,036</b>	<b>191,521</b>
69,183	72,107	75,154	78,332	81,645	85,098	88,699
55,447	56,329	60,662	63,565	67,416	71,409	75,602
3,161	3,128	3,142	3,026	2,924	2,767	2,569
29,623	30,296	31,200	32,020	32,774	33,688	34,502
9,945	10,193	10,448	10,709	10,977	11,252	11,533
<b>167,359</b>	<b>172,053</b>	<b>180,606</b>	<b>187,652</b>	<b>195,736</b>	<b>204,214</b>	<b>212,905</b>
(11,842)	(10,020)	(11,399)	(12,741)	(15,487)	(18,178)	(21,384)
12,919	13,794	5,079	2,455	173	(2,301)	(5,257)
<b>12,919</b>	<b>13,794</b>	<b>5,079</b>	<b>2,455</b>	<b>173</b>	<b>(2,301)</b>	<b>(5,257)</b>

# Balance sheet for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Cash and Cash Equivalents		71,880	64,707	68,641
Receivables - Current		10,385	9,847	10,373
Other Current Assets		4,420	4,064	3,745
<b>Total current assets</b>		<b>86,685</b>	<b>78,618</b>	<b>82,759</b>
Investments - Non-Current		83,702	83,702	83,702
Infrastructure Property & Equip		1,503,787	1,542,733	1,564,896
Other Non-Current Assets		1,090	1,013	943
<b>Total non-current assets</b>		<b>1,588,579</b>	<b>1,627,448</b>	<b>1,649,541</b>
<b>Total assets</b>		<b>1,675,264</b>	<b>1,706,066</b>	<b>1,732,300</b>
Payables - Current		18,410	19,238	20,008
Contract Liabilities - Current		5,608	5,608	5,608
Lease Liabilities - Current		361	325	292
Borrowings - Current		8,723	7,407	8,573
Provisions - Current		14,708	15,370	15,984
<b>Total current liabilities</b>		<b>47,810</b>	<b>47,948</b>	<b>50,465</b>
Lease Liabilities - Non-Current		356	320	288
Borrowings - Non Current		78,644	81,987	79,904
Provisions - Non-Current		14,817	15,484	16,103
<b>Total non-current liabilities</b>		<b>93,817</b>	<b>97,791</b>	<b>96,295</b>
<b>Total liabilities</b>		<b>141,627</b>	<b>145,739</b>	<b>146,760</b>
Net assets		1,533,637	1,560,327	1,585,540
Accumulated Surplus		1,063,011	1,085,944	1,114,323
Revaluation Reserves		447,693	446,004	444,446
Total equity opening balance		1,510,704	1,531,948	1,558,769
<b>Total Comprehensive Income</b>		<b>22,933</b>	<b>28,379</b>	<b>26,771</b>
<b>Total equity closing balance</b>		<b>1,533,637</b>	<b>1,560,327</b>	<b>1,585,540</b>

Pessimistic Outlook						
YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
58,702	56,026	41,356	21,588	7,346	(20,441)	(42,064)
10,927	11,511	12,126	12,594	13,079	13,584	14,108
3,455	3,193	2,959	2,751	2,566	2,401	2,255
<b>73,084</b>	<b>70,730</b>	<b>56,441</b>	<b>36,933</b>	<b>22,991</b>	<b>(4,456)</b>	<b>(25,701)</b>
83,702	83,702	83,702	83,702	83,702	83,702	83,702
1,589,217	1,602,254	1,619,181	1,636,089	1,645,219	1,664,100	1,672,827
881	824	773	728	686	649	616
<b>1,673,800</b>	<b>1,686,780</b>	<b>1,703,656</b>	<b>1,720,519</b>	<b>1,729,607</b>	<b>1,748,451</b>	<b>1,757,145</b>
<b>1,746,884</b>	<b>1,757,510</b>	<b>1,760,097</b>	<b>1,757,452</b>	<b>1,752,598</b>	<b>1,743,995</b>	<b>1,731,444</b>
20,608	21,123	21,651	22,193	22,747	23,316	23,899
5,608	5,608	5,608	5,608	5,608	5,608	5,608
263	237	213	192	173	155	140
9,364	10,514	11,389	12,513	13,652	14,876	15,450
16,464	16,876	17,297	17,730	18,173	18,627	19,093
<b>52,307</b>	<b>54,358</b>	<b>56,158</b>	<b>58,236</b>	<b>60,353</b>	<b>62,582</b>	<b>64,190</b>
260	234	210	189	170	153	138
80,530	76,016	72,407	65,894	59,403	51,506	43,237
16,585	17,001	17,425	17,861	18,306	18,766	19,235
<b>97,375</b>	<b>93,251</b>	<b>90,042</b>	<b>83,944</b>	<b>77,879</b>	<b>70,425</b>	<b>62,610</b>
<b>149,682</b>	<b>147,609</b>	<b>146,200</b>	<b>142,180</b>	<b>138,232</b>	<b>133,007</b>	<b>126,800</b>
1,597,202	1,609,901	1,613,897	1,615,272	1,614,366	1,610,988	1,604,644
1,141,094	1,154,014	1,167,808	1,172,886	1,175,341	1,175,514	1,173,214
443,188	442,093	441,011	439,931	438,852	437,774	436,689
1,584,282	1,596,107	1,608,819	1,612,817	1,614,193	1,613,288	1,609,903
<b>12,920</b>	<b>13,794</b>	<b>5,078</b>	<b>2,455</b>	<b>173</b>	<b>(2,300)</b>	<b>(5,259)</b>
<b>1,597,202</b>	<b>1,609,901</b>	<b>1,613,897</b>	<b>1,615,272</b>	<b>1,614,366</b>	<b>1,610,988</b>	<b>1,604,644</b>

# Cash flow statements for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
Total Own Source Revenue		128,349	132,490	136,802
Grants and Contributions		10,475	10,789	11,059
Employee Benefits		(58,788)	(62,466)	(66,057)
Materials and Contracts		(42,240)	(42,258)	(42,949)
Other Expenses from Continuing Operations		(8,523)	(13,690)	(17,900)
<b>Cashflow from operations</b>		<b>29,273</b>	<b>24,865</b>	<b>20,955</b>
Net movement of IPP&E		(134,411)	(66,767)	(50,872)
<b>Cashflow from investing</b>		<b>(134,411)</b>	<b>(66,767)</b>	<b>(50,872)</b>
Grants and Contributions - Capital purposes		24,174	35,686	37,732
Proceeds from Borrowings		6,550	10,750	6,490
Loan repayments		(9,436)	(11,708)	(10,371)
<b>Cashflow from financing</b>		<b>21,288</b>	<b>34,728</b>	<b>33,851</b>
Opening Cash		239,432	155,582	148,409
Change in Cash		(83,850)	(7,173)	3,935
Closing cash		155,582	148,409	152,343
<b>Total cash and liquid investments</b>		<b>155,582</b>	<b>148,409</b>	<b>152,343</b>
Internally Restricted Cash		56,678	44,346	41,375
Externally Restricted Cash		86,988	95,755	109,027
Unrestricted Cash		11,916	8,307	1,942
<b>Total cash and liquid investments</b>		<b>155,582</b>	<b>148,409</b>	<b>152,343</b>

## Pessimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
143,627	149,830	156,682	162,236	167,250	172,707	177,849
11,335	11,619	11,909	12,207	12,512	12,825	13,146
(69,183)	(72,107)	(75,154)	(78,332)	(81,645)	(85,098)	(88,699)
(43,975)	(47,331)	(47,435)	(49,179)	(50,198)	(51,305)	(52,456)
(20,817)	(18,676)	(23,148)	(24,554)	(27,640)	(30,787)	(34,096)
<b>20,987</b>	<b>23,335</b>	<b>22,854</b>	<b>22,378</b>	<b>20,279</b>	<b>18,342</b>	<b>15,744</b>
(53,944)	(43,334)	(48,127)	(48,928)	(41,904)	(52,569)	(43,229)
<b>(53,944)</b>	<b>(43,334)</b>	<b>(48,127)</b>	<b>(48,928)</b>	<b>(41,904)</b>	<b>(52,569)</b>	<b>(43,229)</b>
24,761	23,814	16,478	15,196	15,660	15,877	16,127
9,990	6,000	7,780	6,000	7,160	6,980	7,180
(11,734)	(12,492)	(13,656)	(14,414)	(15,437)	(16,418)	(17,445)
<b>23,017</b>	<b>17,322</b>	<b>10,602</b>	<b>6,782</b>	<b>7,383</b>	<b>6,439</b>	<b>5,862</b>
152,343	142,404	139,728	125,058	105,290	91,048	63,261
(9,939)	(2,676)	(14,670)	(19,768)	(14,241)	(27,788)	(21,623)
142,404	139,728	125,058	105,290	91,048	63,261	41,638
<b>142,404</b>	<b>139,728</b>	<b>125,058</b>	<b>105,290</b>	<b>91,048</b>	<b>63,261</b>	<b>41,638</b>
42,455	43,535	35,900	26,050	26,200	26,350	26,500
110,995	125,909	132,864	133,913	139,253	140,395	151,724
(11,046)	(29,715)	(43,706)	(54,673)	(74,405)	(103,485)	(136,586)
<b>142,404</b>	<b>139,728</b>	<b>125,058</b>	<b>105,290</b>	<b>91,048</b>	<b>63,261</b>	<b>41,638</b>



# Statement of Performance Measures for the period 2023/24 to 2032/33

	NOMINAL YEAR YEAR TYPE	YEAR 1 BUDGET 2023/24 (\$000'S)	YEAR 2 FORECAST 2024/25 (\$000'S)	YEAR 3 FORECAST 2025/26 (\$000'S)
1. <i>Operating performance</i> Benchmark: >0		-0.90%	-5.12%	-7.39%
2. <i>Own source operating revenue</i> Benchmark: >60%		78.70%	73.95%	73.79%
3. <i>Unrestricted current ratio</i> Benchmark: >1.5		2.22	1.79	1.46
4. <i>Debt service cover ratio</i> Benchmark: >2		2.40	2.01	2.00
5. <i>Rates and annual charges outstanding percentage</i> Benchmark: <5% Metro, <10% Regional		5.42%	5.42%	5.42%
6. <i>Cash expense cover ratio</i> Benchmark: >3 months		15.69	13.69	13.32

Pessimistic Outlook

YEAR 4 FORECAST 2026/27 (\$000'S)	YEAR 5 FORECAST 2027/28 (\$000'S)	YEAR 6 FORECAST 2028/29 (\$000'S)	YEAR 7 FORECAST 2029/30 (\$000'S)	YEAR 8 FORECAST 2030/31 (\$000'S)	YEAR 9 FORECAST 2031/32 (\$000'S)	YEAR 10 FORECAST 2032/33 (\$000'S)
-7.61%	-6.18%	-6.74%	-7.28%	-8.59%	-9.77%	-11.17%
79.98%	80.93%	84.71%	85.59%	85.62%	85.78%	85.90%
1.12	0.67	0.17	-0.29	-0.68	-1.23	-1.84
1.78	1.87	1.68	1.55	1.31	1.11	0.90
5.42%	5.42%	5.42%	5.42%	5.42%	5.42%	5.42%
11.73	11.13	9.42	7.59	6.25	4.13	2.59



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