

Submission regarding DA/2020/13884934 9700

As the landholders directly adjacent to this development, we realise the impacts of dust, noise of machinery working & loss of our view are all part of what we will need to deal with. The movement of the roadway from our boundary to the area adjacent to the Lochinvar village boundary means that now we are also required to have 10 back yard neighbours bordering our property.

While again, we can't do anything about this, could an answer be given regarding:

1/ Is there any way that the rear fences can be required to be a uniform colour on our side, and a uniform material (ie – colourbond?).

2/ Can Council please confirm that we are NOT responsible for any cost to do with the establishment of these new fences, as our current fence is perfectly adequate for our rural needs.

Thank you for making the revised Statement of Environmental Effects available.

As per my last submission, I am dismayed to see more tree cover removed from this almost bare landscape. The tall stand of trees that is north west of our boundary (to be bulldozed) is a staging post for birds. I watch them use these trees often, and again every tree lost is another negative in having a healthy habitat for local birds.

I truly hope that the tree planting and Riparian enhancement described in the Statement of Environmental Effects is developed effectively, so that local bird species and residents can have a healthier environment. Will there be any long-term monitoring of the development to ensure the Landscaping proposals are effectively put in place?

I expect that the wide range of bird species that use my property will be disrupted, but again, as that cannot be quantified, it is just another loss of amenity that has to be tolerated in the name of progress.

As part of the long term development of this area, can some walking trails be established along the creek line between this new development and the Saint Helena Development? Also, is there a dog park planned for this area? There will be a huge increase in population in Lochinvar. Any local access to bush walks or parks will assist people manage their mental and physical health.

Hoping residents of this new development are able to enjoy the good amenity proposed in the Development's plans.

Regards – Stephen & Kendall Harrison – 170 Station Lane, Lochinvar 2321

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☒ I/we have not made a reportable political donation or gift within 2 years prior to the date this application/submission was made

Name of the person/company making donation or gift

Residential address or registered /official office address

ABN if not an individual

Address of the Development Proposal

Date application lodged

Consent or Approval Authority Maitland City Council

Person's interest in the application
(pls tick appropriate box)

Applicant ☐
Person with financial interest ☐

Explain:.....

Person making submission in opposition

Person making submission in support

enquiry



Name of the Person to Benefit From the Donation

Date of the Donation

Amount of the Donation*

Name of the Person to Whom Gift is Made

Date Gift Made

Amount or Value of Gift*

DOC No. _____

REC'D 30 AUG 2021 MCC

FILE No. _____

REFER _____

By signing below I/we declare that all information contained within this statement is accurate at the time of signing

Signature(s):

Name(s):

*-170 Station Lane Lochinvar
2321*

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- \$1,000 or more made by a major political donor to or for the benefit of a party, elected member, group or candidate or made to the major political donor; or
- Less than \$1,000 if the aggregated total of the donations made by the entity or person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) is \$1,000 or more.

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Kellie Westwood

From: Hunter Greens Recycling < >
Sent: Sunday, 21 February 2021 7:50 PM
To: Maitland City Council
Subject: DA/2020/1388 - Objection

Dear Maitland Council

I raise an objection as the documents provided do not

(1) Ensure that ALL the homes on the development shall be constructed with solar panels as a condition of achieving a Certificate of Construction and as such the electricity grid should be designed to accommodate the changes in supply sourcing. Installation of Solar and expansion of renewable energy is both a community expectation and supported by the NSW government to achieve a net zero emissions target ([NSW Gov Link](#)).

(2) Ensure that all homes to be constructed are fully insulated within all external walls and ceiling to minimise heating/cooling power consumption. This should be a condition of achieving a Certificate of Construction.

(3) Include a waste management plan that takes into consideration the circular economy requirements and reuse recycled products as a condition for achieving development approval (e.g Green Concrete, Crushed Glass bedding, Reconphault etc).

Kind regards

Michael Jacobs
Maitland Greens

From: sally kevin morris < >
Sent: Wednesday, 24 February 2021 2:13 PM
To: Maitland City Council
Subject: DA/2020/1388

Follow Up Flag: Follow up
Flag Status: Completed

Hi id like to make a submission on the DA/2020/1388 for the new housing development in lochinvar. I think it is a great thing for our community to be growing for the better good but with this new development and by the sizes of these lots that are being built I feel reduces the feel of our estate at st Helena that we purchased in stage one and have had to have restrictions on our purchase such as rural fencing which is ok when we thought it was going to be mostly larger blocks on this side as told when we purchased. In this case I see the development has a landscaped area along the creek between our estates I would like to see some extra trees to be placed along either side of this creek to reduce the look of would is going to a housing cluster in this proper development.
Thank you for taking the time to read my submission Kevin morris
12 Irma Place lochinvar

Sent from my iPhone

From: R&J Wilkie < >
Sent: Thursday, 25 February 2021 9:22 AM
To: Maitland City Council
Subject: RE: Objection to Development Application 2020/1388 - 855 Torrens Title Lots - 134 Station Lane, Lochinvar

Dear General Manager,

We have received a notification letter for DA/2020/1388, after carefully reviewing the submission we have concern that the application is not meeting the requirements of the 2007 Lochinvar Structure Plan and Lochinvar Section 94 Contributions Plan 2014, in particular a shortage in supplying land for

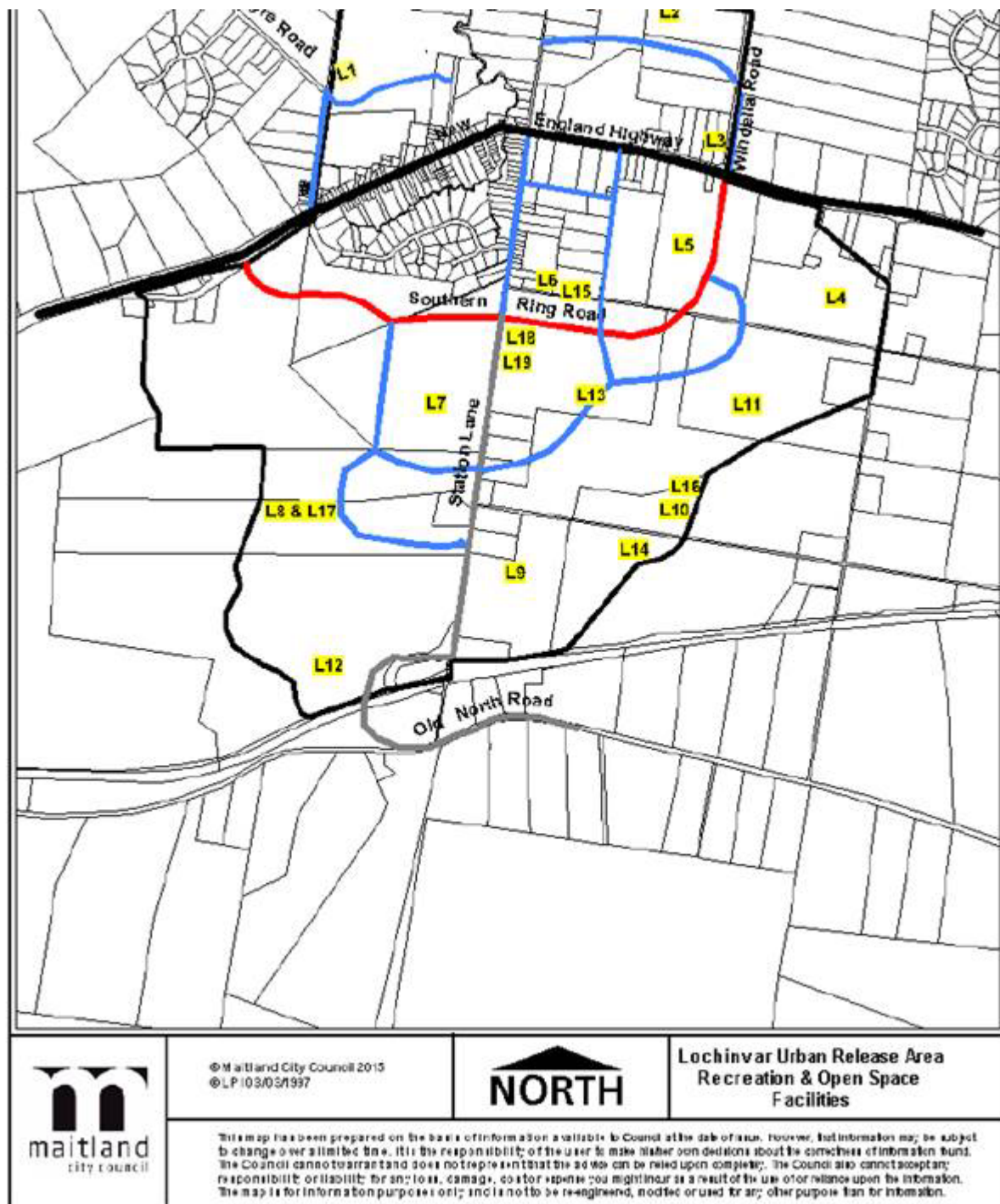
Playgrounds

Lochinvar Structure Plan 2007 Section 5.5.2 Active/Passive Recreational Land and Links

*30ha of informal parkland:
13 playgrounds
3 neighbourhood parks
8.8ha natural areas
Open space that supports walking and cycling*

This DA states it will provide 2 local parks for active open space and a small regional park is proposed on an intersection of 2 roads.

This does not meet the requirement to provide land for Local Recreation and Open Space Facilities as outlined in the Lochinvar Section 94 Contributions Plan 2014 Marked L7 – Local Neighbourhood Playground (Northern Catchment Central Precinct)



Map 2: Recreation & Open Space and Community Facilities

My concern is that there is approx. 2184 lots being developed in Lochinvar with little consideration for playgrounds which is well short of the 13 outlined in the Lochinvar Structure Plan 2007. The closest playgrounds that are fenced and of a good size are Maitland Park Playground, on a smaller scale Raworth Dog Off-Leash area and further afield Rose Point Park in Singleton.

<u>Developments</u>	<u># Lots</u>	<u>Playgrounds</u>
Lochinvar Ridge	369	1
Airds of Lochinvar	113	0
St Helenas	163	0
Lochinvar Downs	315	2
Windermere Lane	214	1
Station Lane	19	0
Hereford Hill	136	1

134,146 Station		
Lane	855	0
<u>Total</u>	<u>2184</u>	<u>5</u>

I object to the submission by not addressing the communities need for playgrounds.

Thank you for considering my concerns.

Russell Wilkie
5 Marika Street, Lochinvar NSW
Ph:
EM

Alison Carvosso

From: Brad Everett < >
Sent: Friday, 26 February 2021 1:51 PM
To: Maitland City Council
Cc: Deb Gordon
Subject: submission
Attachments: SKM_C36821022614000.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



Brad Everett

Land Use Director

Hunter Land Pty Ltd



02 4966 4966



02 4966 3644



From: scanner <scanner@hunterland.com.au>
Sent: Friday, 26 February 2021 2:01 PM
To: Brad Everett <BradE@hunterland.com.au>
Subject: Message from KM_C368

25 February 2021

General Manager
MAITLAND CITY COUNCIL
PO Box 42
MAITLAND NSW 2320

Attention: info@maitland.nsw.gov.au

Dear Sir,

Re: DA2020-1388
Concept Application for Staged Residential Subdivision – Station Lane and St Helena Close Lochinvar

Lochinvar Downs Pty Ltd is currently developing the adjoining land to the east of the subject site under DA18-456 for the subdivision of 313 residential lots. Whilst any lots are yet to be released, Stages 1 and 2 comprising 52 lots are currently under construction and sale contracts have been issued for approximately 90 lots within the estate.

In response to the public exhibition of the above DA, the following matters are raised for consideration in the development assessment:

1. Ensure the intersection location of the Station Lane/Terriere Drive is consistent with the design of the eastern link of the distributor (name changes to Springfield Drive). The construction of this intersection does not form part of the consent requirements for the adjoining Lochinvar Downs estate.
2. The Traffic Impact Assessment does not appear to adequately address the capacity and operating standard of the NEH/Station Lane intersection. The SoEE and TIA submitted with the DA does not take into account the 3 DAs, 2 approved and 1 pending, to accommodate up to 330 lots exiting Station Lane subject to the initial upgrade to the Station Lane/NEH being completed as required under DA18-456. It does not appear that Table 5 in the TIA is accurate. The satisfactory ongoing operation of the Station Lane/NEH intersection is dependent upon the connection of Terriere Drive through to St Helena Close prior to the release of any lots under DA2020-1388.
3. The Greedy Creek drainage corridor is to be designed in consultation with Council's proposed regional basin to be constructed on the Lochinvar Downs estate to the east of Station Lane. An easement benefitting Council has already been created over this part of the site to enable design and construction work to commence. The regional basin was intended to be constructed by Council to cater for drainage from the developed catchment upstream to avoid the need for multiple basins being provided within each development site.
4. It is acknowledged that sewer infrastructure upgrades are required within Station Lane to accommodate the proposed development as the existing capacity has been reached by the Lochinvar Downs development.

Could you please acknowledge receipt of this submission and advise of any changes to the development application during the assessment process.

Yours faithfully.

Brad Everett
Lochinvar Downs Pty Ltd
DIRECTOR

From: Leisha Casey < >
Sent: Saturday, 27 February 2021 11:26 AM
To: Maitland City Council
Subject: Website enquiry - Estate behind St Helena Lochinvar

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

My husband and I were bitterly disappointed to find out that there has been an application put forward to develop the vacant land behind our dam in St Helena estate.

We're would like it noted that we strongly object to this development. We purchased our block for the fact that we would not have back neighbors.

Thank you for putting forward our objection to this development.

Kind regards
Leisha Casey
14 Irma Place Lochinvar

DA/2020/1388

L Rayward

83 Fotheringay Rd

Clarence Town 2321

Planning Environment and Lifestyle
Maitland City Council
High Street Maitland

DOC No. _____
REC'D 02 MAR 2021 MCC
FILE No. _____
REFER _____

Property : 4/634523, 3/564631, 2/634523 – 134 Station Lane Lochinvar

Description: Staged Concept Master Plan for Residential Subdivision- 855 Torrens Title Lots.

Dear Sir/Madam,

Although I do not live in Lochinvar, I do own land there and did live in the area for 20 years.

I am writing to express my surprise and also my objection to such a large number of small residential lots in the village of Lochinvar. I think such a development will change the nature of the village.

However, if the subdivision complies to the Council's guidelines and it goes ahead I would like to suggest some modification.

I can see that there are significant open space areas on the edges of the development – mainly as they are drainage areas – but I would like to suggest a central play area is provided.

As, I imagine there will be a number of young families move into the estate, I suggest one of the central blocks should forfeit 6 or 8 housing blocks to provide a central park and play area with play equipment within easy walking distance for a parent with young children.

Yours faithfully,

Lyn Rayward

1st March 2021

RECEIVED BY CSC
DATE 2/3/2021
TIME 11:31

Kellie Westwood

From: Belinda Barrie < >
Sent: Tuesday, 2 March 2021 2:19 PM
To: Maitland City Council
Cc: Amanda Wetzel; Andrew Williams
Subject: DA 2020/1388 - Proposed Concept DA, 51 Station Lane, 134 Station Lane and 164 Station Lane Lochinvar: Submission
Attachments: 210302 - Letter to Maitland Council re DA2020.1388.pdf; disclosure_statement_of_political_donations_and_gifts_1[3].pdf

To whom it may concern

Please find attached a copy of the submission and associated political donations disclosure statement in relation to the above DA.

If there are any questions relating to this, please contact Amanda Wetzel whose details are provided in the submission.

Regards Belinda

BELINDA BARRIE
Associate | PLANNING



Suite 2, Level 2, 21 Bolton Street, Newcastle NSW 2300
Tel: +61 2 4925 3286
Connect: [linkedin](#) | [facebook](#) | [website](#)



[PLANNING](#) | [BUILDING](#) | [HERITAGE](#) | [ACCESS](#)

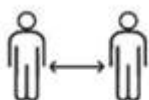
We continue to take the wellbeing of our employees and clients very seriously.

As a registered Covid Safe workplace we have implemented preventative measures to combat the spread of the virus including; maintaining a clean and hygienic workplace, maintaining social distancing protocols, promoting good respiratory hygiene and communicating to staff the need to stay home if they are feeling unwell (regardless of the symptoms).

We continue the 'new business as usual' by utilising teleconferencing, team chats etc wherever possible.

If you are visiting our office for an organised meeting, we kindly ask the following:

:



Maintain social distancing at all times.



Wash or sanitise your hands with the hand sanitiser provided in the reception.



Reschedule your meeting to another day or online, if not feeling well.

Confidentiality Notice: This message contains privileged and confidential information intended for the use of the addressee named above. If you are not the intended recipient of this message you are hereby notified that you must not disseminate, copy or take any action or place any reliance on it. If you have received this message in error please notify us immediately and then delete this document. Violation of this notice may be unlawful

02/03/21

Our Ref: N20-016/AW**David Evans**

The General Manager

Maitland City Council

info@maitland.nsw.gov.au

Dear David,

RE: SUBMISSION IN RESPONSE TO DA/2020/1388 - STAGED CONCEPT MASTER PLAN FOR RESIDENTIAL SUBDIVISION - 855 TORRENS TITLE LOTS (PLUS ONE RESIDUE) IN SIX STAGES AND CONSTRUCTION OF STAGE 1 FOR 203 TORRENS TITLE LOTS (PLUS 1 RESIDUE LOT)

City Plan Strategy & Development (City Plan) has prepared this submission on behalf of Belford Land Pty Ltd (our client) in response to the subject Development Application (proposed development). Our client owns approximately 50ha of land adjoining the rail line in the southern portion of the Lochinvar Urban Release Area (URA), forming Stage 3 of the development, and controls around an additional 220ha immediately adjoining the URA to the west.

Our client welcomes this application as an indication of the popularity of Lochinvar within the context of the Greater Newcastle metropolitan area. As a key stakeholder in the URA, our client is also supportive of well-planned developments that can progressively contribute to the liveability and distinctness of Lochinvar, as it continues to grow. On behalf of our client, we wish to raise the following questions and issues for consideration prior to Council making its determination.

1. HOW WILL STATION LANE BE WIDENED?

The Lochinvar DCP identifies the intention for Station Lane to be widened for the entire length of the subject site's frontage. This relies on new residential subdivisions to provide for the intended widths, noting Station Lane is intended to serve as a Divided Carriageway (29m reserve) between the intersections with a northern the ring road (Terriere Dr) and southern ring road (proposed Road No.2). Appropriate reserve widths are indicated on the road hierarchy plans, but no detail is provided as to the completion of road widening works within the application.

2. IS THE PROPOSED PATHWAY INFRASTRUCTURE ADEQUATE?

The Lochinvar DCP sets out requirements to establish a connected pedestrian and cycleway network. This relies on the delivery of off-road shared path infrastructure along Terriere Dr as well as proposed Road No. 1 and Road No. 2, in the form of a 2.5m wide path on one side of each road. This is indicated on the road sections for Terriere Dr, but sections for Road No. 1 and Road No. 2 only allow for a 1.5m footpath on both sides of the road.

3. WHERE WILL THE SCHOOL BE LOCATED WITHIN THE URA?

The Lochinvar DCP indicates a potential school site immediately adjoining the southern ring road to the south, with frontage also provided along Station Lane, which aligns with DCP control 1.12.7 to provide a future secondary school within 800m walking distance of the train station.

We acknowledge that the location of the southern ring road has been adjusted northward, presumably to reflect its alignment on opposite land adjoining Station Lane. Although this is still within the preferred walking catchment, no provision has been made for a school site within this application and a justification has not been provided for this omission.

4. INDICATION OF TOWNHOUSE DEVELOPMENT

The landscape plans accompanying the DA suggest a medium density housing area with the capacity for 40 townhouses within the Stage 1 area, north of Road No. 4. No consideration of the impacts arising from this, particularly for road access, amenity, and boundary interface issues, are included within the application.

5. STORMWATER AND SERVICES INFORMATION NOT AVAILABLE

The stormwater management plan (prepared by Orion consulting) and services investigation report (prepared by GCA) described in the Statement of Environmental Effects were not exhibited alongside the rest of the DA documentation. We wish to reserve the right to comment and request a copy of these documents to review.

6. CONCLUDING REMARKS

Our client looks forward to working with both the proponent and Council in delivering a great outcome for Lochinvar's existing and future residents, and thanks you for your consideration of the matters raised.

Please do not hesitate to contact me on 4925 3286 or should you wish to discuss anything further.

Yours sincerely,

Amanda Wetzel
Regional Director, Newcastle

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Residential address or registered /official office address

ABN if not an individual

Address of the Development Proposal

Date application lodged

Consent or Approval Authority Maitland City Council

Person's interest in the application (pls tick appropriate box)

Applicant ☐

Person with financial interest ☐

Explain:.....

Person making submission in opposition ☐

Person making submission in support ☐

Name of the Person to Benefit From the Donation

Date of the Donation

Amount of the Donation*

Name of the Person to Whom Gift is Made

Date Gift Made

Amount or Value of Gift*

By signing below I/we declare that all information contained within this statement is accurate at the time of signing

Signature(s): _____

Name(s): _____

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Submission to DA/2020/1388 – 134 Station Lane, Lochinvar
2/03/2021

DOC No. _____

REC'D 02 MAR 2021 MCC

FILE No. _____

REFER _____

Although I'm very sad at the loss of habitat for the large number of bird species that frequent my property and the valley below (the development site), there is nothing I can do about it. Even if the area is degraded, the large trees in the grove on the western side of the development are used daily by the larger birds. I'll be sad to see them bulldozed. I hope the proposed street tree plantings and open space improvements give back some habitat for small birds.

Although I'm very sad at the loss of peaceful amenity and rural views of my property at 170 Station Lane, there is nothing I can do about it. We rely on our roofs for drinking water catchment, which will be further compromised. We will be subject daily to working earthmoving equipment, noise, dust and a total change in the level of activity near our property once development starts. Could a screen fence be erected on our northern boundary when the roadwork beside our boundary is started please.

I look at the developer's plans and hope, for the residents boxed in their tiny blocks, that there is actually enough open space to maintain their mental health. There is no central open space or park, seating or play equipment, which could help with community connection. I hope the townhouses have some seating, outdoor exercise equipment, and landscaping near them. The "walking distance" of 400m to open space seems to be quite stretch for some blocks. But again, there is nothing I can do except hope the amenities provided to residents will be of good quality and provide an escape from their small properties if needed.

Development is always a compromise, and many words have been written and read in regards to this subdivision & Lochinvar's development in general. I wish Maitland Council and the Bathla Group a successful outcome with this project.

email:

Mrs. Kendall Harrison
170 Station Lane
Lochinvar 2321 Ph

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Residential address or registered /official office address

ABN if not an individual

Address of the Development Proposal

134 Station Lane Lochinvar

Date application lodged

Consent or Approval Authority

Maitland City Council

Person's interest in the application
(pls tick appropriate box)

Applicant

☐

Person with financial interest

☐

Explain:.....

Person making submission in opposition

☐

Person making submission in support

☒

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Signature(s):

Name(s):

MRS KENDALL HARRISON

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Kellie Westwood

From: heath richardson < >
Sent: Wednesday, 14 April 2021 4:02 PM
To: Maitland City Council
Subject: Submission to DA/2020/1388 - 134 Station Lane, LOCHINVAR NSW 2321

DA/2020/1388 - 134 Station Lane, LOCHINVAR NSW 2321. Staged Concept Plan for Residential Subdivision - 855 Torrens Title Lots

As the owner of 182 Station Lane, Lochinvar, the property adjacent to the above mentioned proposed development; I wish to make a formal submission in relation to the proposal.

The Lochinvar s94 Contributions Plan 2014 vaguely identifies the location of items L8 and L17 near the boundary between 182 Station Lane and the proposed development.

- Item L8 - Local Neighbourhood Playground (Co-located with Neighbourhood Sportsground L17)
- Item L17 - Local Neighbourhood Sportsground (6.552ha)

Approximately 18ha of the 182 Station Lane property is zoned for residential use (which would equate to approx. 190 residential Lots). It is unreasonable to require the items L8 and L17 to be provided within the future subdivision of this property and allow for an 855 Lot subdivision on the adjacent properties without any land contribution to accommodate these items.

Further to this, the requirement to provide items L8 and L17 on my land would have the potential for the development of the site unviable due to the low value attributed to the land contribution in Councils the s94 plan for the 6.5 ha of land. This has the potential for the items to never be delivered.

It is therefore requested that Council review the location of items L8 and L17 within the Lochinvar s94 Contributions Plan 2014 in light of the land ownership status and ability of the infrastructure to be delivered.

Regards
Heath Richardson

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ABN if not an individual

Address of the Development Proposal

Date application lodged

Consent or Approval Authority Maitland City Council

JR PP

Person's interest in the application (pls tick appropriate box)

Applicant

☐

Person with financial interest

☐

Explain:.....

Person making submission in opposition

☒

Person making submission in support

☐

Name of the Person to Benefit From the Donation

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Name of the Person to Whom Gift is Made

Date Gift Made

Amount or Value of Gift*

By signing below I/we declare that all information contained within this statement is accurate at the time of signing

Signature(s):

Name(s):

Brad Everett (Director) Hilton Grignon (Director)
Lochinvar Downs Pty Ltd.

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