**INFORMATION SHEET - Maitland City Council –**

**Maitland Strategic Blueprint 2036 – draft Local Development Program (LUDP)**

**Council’s Strategic Approach to Local Planning**

**WHAT IS THE MAITLAND URBAN SETTLEMENT STRATEGY?**

The Maitland Urban Settlement Strategy (MUSS) is a strategic planning document that sets out the overall future strategy for land release and rezonings within Maitland City Council. This document is reviewed every 5 years, and submissions are invited from the community and landholders at this time.

The MUSS identifies a number of different land use options for Maitland including:

* Areas for new residential development
* Urban infill such as town houses and apartments
* Large lot residential
* Open space and recreation areas
* Industrial and commercial development.

The MUSS, which commenced in 2001, has to date had a very singular focus. It has essentially been a ‘local urban development program’ for Maitland which has attempted to control the rate of release of land for urban development through rezoning by placing land into various ‘priority’ categories based on a range of criteria related to location, ease of servicing, environmental constraints and land supply/demand. While the task of programming the release of additional land for urban rezoning will continue, the range of matters to be dealt with under a revised strategy will need to be much broader to align with the requirements of the Greater Newcastle Metropolitan Plan 2036. It is also proposed that the new document should adopt the same planning horizon as the Hunter Regional Plan and draft Metro Plan (i.e. 2036).

**MAITLAND STRATEGIC BLUEPRINT 2036**

Council has resolved to rename this document the Maitland Strategic Blueprint 2036, and this is the title referenced in the call for submissions. This document will form one of the key strategic documents for the preparation of the Local Strategic Planning Statement (LSPS).

In addition to the ‘local urban development program’ function of the existing MUSS that will need to be carried over into the Maitland Strategic Blueprint 2036, some additional planning themes likely to be featured in any final LSPS are:

* The recommendations of any ‘rural strategy’
* A contemporary ‘local housing strategy’ including an ‘affordable housing strategy’
* A review of the structure of the existing residential zones under the Maitland LEP 2011
* Council’s integrated transport and land use plan
* A revised strategy for the augmentation, preservation and enhancement of the green spaces throughout the city;

**WHAT IS THE ENGAGEMENT PROCESS FOR - REVIEW OF THE LOCAL URBAN DEVELOPMENT PROGRAM (LUDP)**

The process that has been undertaken for this review is as follows:

* Council invited submissions from landowners who consider that their land should be identified in the MUSS for consideration for future urban purposes or for elevation in category..
* Council considered each submission having regard to factors such as:
* the location of the land with respect to existing urban areas
* any major constraints which may influence the suitability of the land for residential use including but not limited to flooding, subsidence/geotechnical,

vegetation/ecology/habitat, potential land use conflict with other adjoining or nearby uses

* efficiency and practicality of servicing e.g. roads, water, sewer, power and telecommunications
* the views of relevant government agencies (e.g., NSW Planning and Environment) and utility providers
* land supply/demand in the locality
* Council exhibits draft LUDP and refers to relevant agencies/service providers and for public comment – 29 day period **(18 April 2019 to 16 May 2019)**
* A report is presented to the Council addressing the submissions received, during the above timeframe and where appropriate incorporating any resulting amendments to the draft LUDP and seeking a Council resolution to adopt the LUDP

**THE MAITLAND URBAN SETTLEMENT STRATEGY INVESTIGATION AREAS MAP**

The MUSS Investigation Areas Map highlights the different land use categories and likely timeframes for future development areas in the Maitland local government area. The different land use categories include:

**SHORT TERM (ready for development)**

* Undeveloped zoned residential land
* Undeveloped zoned employment land
* Centres based urban infill and consolidation
* Undeveloped zoned large lot residential land

**MEDIUM TERM (development in 0-5 years)**

* Category 1 residential land
* Category 1 employment land
* Category 1 large lot residential

**LONG TERM (development in 5-10 years)**

* Category 2 Rural Transition (area for future large lot development as buffer to future development areas and rural areas)
* Category 2 Residential
* Category 2 Large Lot Residential

**LONG TERM (development beyond 10 years)**

* Preliminary investigation area

HOW CAN THE COMMUNITY HAVE THEIR SAY?

Persons wishing to make comment on the draft Local Urban Development Program should do so in writing to:

The General Manager

Maitland City Council

PO Box 220

Maitland NSW 2320

Alternatively comments can be emailed to [strategicplanning@maitland.nsw.gov.au](mailto:strategicplanning@maitland.nsw.gov.au)

Submissions should be received no later than **4.30pm on Thursday 16 May 2019** and should quote reference number **103/77/9**.