



## Department of Planning, Housing and Infrastructure

Mr Jeff Smith  
General Manager  
Maitland City Council  
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Our ref: IRF24/1900

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Dear Mr Smith

### **Maitland City Local Housing Strategy 2041**

I refer to your correspondence requesting the Department's approval of the Maitland City Local Housing Strategy 2041.

I am pleased to conditionally approve the strategy, with the exception of the variation criteria for consideration of additional greenfield land. Any consideration for additional greenfield investigation should be conducted through regular reviews or strategy addendum processes. A revised strategy or addendum should be submitted to the Department for review and approval before planning proposals are lodged for rezoning.

I also support the strategy's recommendations for infill development and note the actions to achieve this goal through further investigations and studies. I encourage Council to prioritise these actions to support infill development, housing diversity and affordability to align the city's blend of housing with the goals of the Hunter Regional Plan 2041.

In implementing the strategy, I encourage Council to take appropriate measures to ensure:

- an infrastructure delivery and staging plan is prepared to inform the appropriate sequencing and coordination of the strategy's greenfield investigation areas to ensure timely and cost-effective infrastructure and housing delivery;
- when undertaking flood investigations, updating floodplain risk management plans for the city or if the flood planning level is amended in the future, the appropriateness and suitability of infill housing and greenfield investigation areas be considered concerning the probable maximum flood levels, velocity, flood planning levels, and access to critical services during flood events, and amend the strategy as necessary for return to the Department for further review and approval; and
- any future proposals for rezoning are supported by infrastructure servicing plans and detailed studies and assessment of site-specific development constraints, including potential high environmental value and probable maximum flood levels, velocity, flood planning levels and access to critical services during flood events, to confirm land suitability and consistency with the Hunter Regional Plan 2041, applicable State Environmental Planning Policies, and relevant Local Planning Directions.

Ongoing collaboration with the Department and other key agencies, such as the NSW Biodiversity Conservation and Science (BCS) and the State Emergency Service (SES), particularly regarding their concerns with infill in Central Maitland, as well as Transport for NSW, will be crucial in successfully implementing the strategy. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high

environmental lands, flood-prone land and flood evacuation, and transport management and accessibility plans.

When undertaking the next update of the Maitland City Local Housing Strategy 2041, Council should also consider:

- removing references to the Place Delivery Group Program to align with the State Government's process for the city's Regionally Significant Growth Areas and Catalyst Area to transition to local planning pathways;
- amending (b) of the variation criteria to align with the requirements of the State Emergency Service as follows: "The land can demonstrate an appropriate level of flood immunity consistent with the State Emergency Service's and Council's requirements";
- incorporating the objectives and intent of Council's Environmental Sustainability Strategy;
- updating references to the "Department of Planning and Environment" and the "Greater Cities Commission";
- updating the reference to the Department's "Guide to Preparing Planning Proposals"; and
- amending Figure 3 to align with the investigation areas mapped in Appendix A.

With regard to the Anambah to Branxton Regionally Significant Growth Area, the Department's Local Planning and Council Support team will continue to collaborate closely with Council and state agencies on the current work that is being undertaken. Once this work is completed, it is recommended that Council consider updating its strategy to ensure a consistent approach to the area.

It is also noted that the Maitland Urban Settlement Strategy (MUSS) was last approved by the Department on 1 September 2009 and amendments have since been made by the Council. It is recommended that when undertaking the next update of the MUSS, that it be submitted to the Department for approval.

Should you have any enquiries about this matter, I have arranged for Ms Sandra Bush, Senior Planner, to assist you. Sandra can be contacted on 5778 1409.

Yours sincerely



9/9/24

**Craig Diss**  
**Acting Director, Hunter and Northern Region**  
**Local Planning & Council Support**