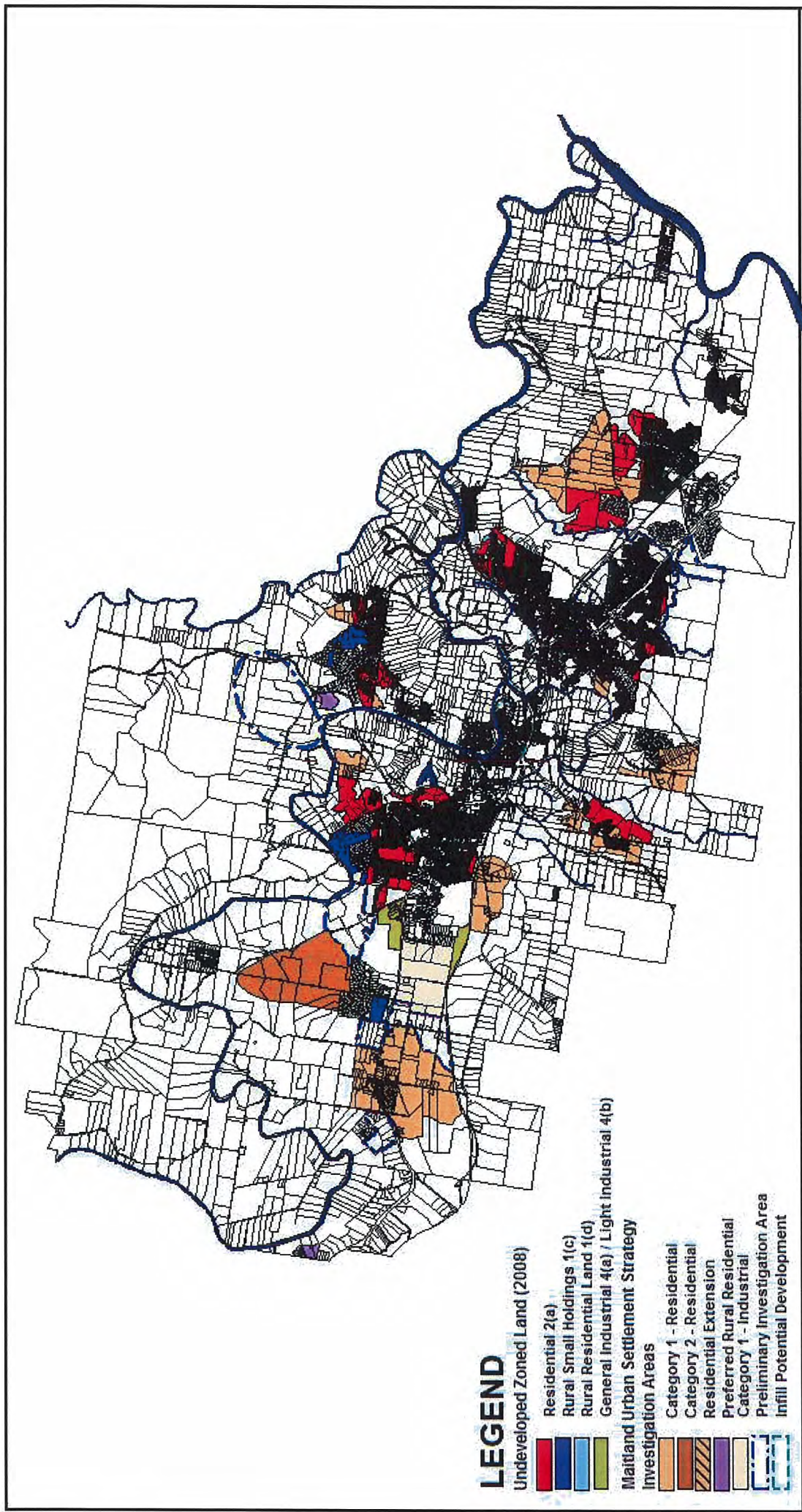


Appendix THREE

MUSS 2008 Extracts



LEGEND

Undeveloped Zoned Land (2008)

- Residential 2(a)
- Rural Small Holdings 1(c)
- Rural Residential Land 1(d)
- General Industrial 4(a) / Light Industrial 4(b)

Maitland Urban Settlement Strategy Investigation Areas

- Category 1 - Residential
- Category 2 - Residential
- Residential Extension
- Preferred Rural Residential
- Category 1 - Industrial
- Preliminary Investigation Area
- Infill Potential Development



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This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland City Council

EXECUTIVE SUMMARY
 URBAN SETTLEMENT STRATEGY
 2008 EDITION

**Maitland Urban Settlement Strategy 2001-2020:
A Strategy for urban growth in the Maitland Local Government
Area**
2008 Edition *(including the Farley Amendment)*

Produced by:

City Strategy
Maitland City Council

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Document Amendments:

Edition	Public exhibition dates	Adoption date
Maitland Urban Settlement Strategy	10.08.2000 – 5.10.2000	28 August 2001
Maitland Urban Settlement Strategy 2004 Edition	8.12.2003 – 30.01.2004	22 June 2004
Maitland Urban Settlement Strategy 2006 Edition	25.05.2006 – 19.06.2006	25 July 2006
Maitland Urban Settlement Strategy 2007 Edition (Lochinvar)	18.12.2006 – 02.04.2007 12.07.2007 – 24.08.2007	9 October 2007
Maitland Urban Settlement Strategy 2008 Edition <i>Conditional endorsement from Dept of Planning 01.09.2009</i>	28.07.2008 – 29.08.2008 <i>Extended:</i> 29.08.2008 – 12.09.2008	24 March 2009
Maitland Urban Settlement Strategy 2008 Edition (Farley)		10 November 2009

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List of Abbreviations

DCP	Development Control Plan;
DoP	Department of Planning (NSW)
EPA	Environmental Protection Agency
LEP	Local Environmental Plan;
LGA	Local Government Area;
LHRS	Lower Hunter Regional Strategy – Prepared by NSW Department of Planning – October 2006
MUSS	Maitland Urban Settlement Strategy also referred to as ‘The Strategy’;
UDP	Urban Development Program;
WWTP	Waste Water Treatment Plant



NSW GOVERNMENT
Department of Planning

Office of the Director General

DOC No. _____
REC'D 07 SEP 2009 MCC

Y09/2115

Mr David Evans
General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2330

Attention Leanne Harris

Dear Mr Evans

I refer to Council's request for endorsement of the 2008 Edition of Maitland Urban Settlement Strategy. Endorsement of Council's settlement strategy is an important step under the planning system, and consistency with an endorsed Strategy is a key consideration for the Department when reviewing draft principle LEPs, requests for LEP amendments and consideration of Planning Proposals under the Gateway System which commenced on July 1.

Council's approach to strategic planning demonstrates its commitment to planning the future of its local area. I congratulate Council on producing this document which will continue to provide the strategic basis for detailed local planning of the Maitland Local Government Area (LGA). I am pleased to conditionally endorse the 2008 Edition of the Maitland Urban Settlement Strategy (MUSS) in the following specific terms:

- Category 1 Residential, Category 2 Residential, Category 1 Industrial and Preferred Rural Residential, as mapped within the 2008 Edition, are endorsed. It is noted that the precise boundaries of the nominated sites will be clarified during the rezoning process, and that the prioritisation of sites will be regularly monitored to ensure an adequate supply of land is maintained.
- The concept of identifying areas suitable for 'residential extension' is supported and the 'residential extension' site mapped within the 2008 Edition is endorsed. It is understood that Council will provide details of additional residential extension sites for endorsement, prior to the preparation of the Maitland LEP 2011.
- The concept of identifying areas within the LGA as having potential for infill development and urban renewal is supported. However, the Department has not considered in detail the areas identified and therefore does not endorse the specific boundaries of the areas mapped within the 2008 Edition. In regards to the local renewal corridor in particular, Council will need to consider how to manage potential impacts of the corridor on highway traffic as part of more detailed planning analysis.
- Due to the lack of certainty over the location and nature of development within the preliminary investigation areas, these areas are not endorsed at this time. However, further investigation into the desired future of these areas is supported where consistent with the broader objectives and principles of the MUSS.

Bridge St Office 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6191 Website planning.nsw.gov.au

1 of 1

The following issues are also noted:

- The MUSS identifies a range of further investigations and studies in relation to most nominated potential release areas (investigation areas) in order to demonstrate the suitability and capacity of particular sites to accommodate future development. It is noted and supported that, in addition to these site-specific investigations, the Council intends to review a broader range of issues, including environmental issues, through the preparation of the new comprehensive LEP and DCP.
- Council's concerns over the ability for new release areas within the LGA to achieve the desired average density of 12 dwellings per hectare, as identified in the LHRS, are noted. Council has highlighted that densities being achieved in recent residential release areas are less than the 10dwg/ha target adopted by Council in 2001. While the Department recognises that varying density outcomes are likely and desirable across the LGA, in response to individual site characteristics and the need for choice of housing types, means of increasing overall densities over time should be examined more fully – either within future editions of the MUSS or by other mechanisms – to ensure efficient use of the available land.
- Council's assessment of population growth, dwelling supply and demand are noted. In particular, Council's attention to addressing the relevant expectations of the Lower Hunter Regional Strategy for the Maitland LGA, with regard to population growth and related employment and dwelling needs, are commended.

Council is requested to make copies of this letter, outlining the Department's conditional endorsement of the 2008 Edition, available to the public via inclusion in hard copies of the document and displayed on Council's website.

Should you have any further enquiries about this matter, I have arranged for Ms Katrine O'Flaherty, Environmental Planning Officer, Hunter & Central Coast Region, to assist you. Ms O'Flaherty can be contacted at the Department's Newcastle Office on telephone number (02) 4904 2718.

Yours sincerely


Sam Haddad
Director General

1/9/2009

EXECUTIVE SUMMARY

Introduction

The City of Maitland is a unique part of the Hunter Region. It is a place of great historical importance, with significant environmental assets and economic potential. It is a growing city, with great value to those who live and work here, and to those who merely visit or pass through the area.

Council has therefore developed a Long-Term Vision Statement, in consultation with the community, to describe the desired future for the City. The community's Long-Term Vision has been defined as:

"A safe and healthy sustainable future, a proud and involved community which enhances our community's quality of life."

Maitland City Council has accepted the challenge to plan for the City's growth in the period 2001-2020, with the aim of achieving the appropriate balance between the goals of economic, community and ecological prosperity. The Maitland Settlement Strategy has been developed to provide the over-arching framework for urban growth in the City during this period.

The Strategy examines the wider implications of new urban development, including effects on servicing, existing land uses, environmental values and the historic and rural character of the City.

It also examines the level of supply and demand in different parts of the City to ensure that there are adequate on-going supplies of land zoned for urban purposes.

Areas that have the potential for sustainable urban development, including residential and rural residential, industrial and commercial development have been identified as Investigation Areas in this Strategy.

Strategic Context

The Strategy includes consideration of state and regional planning strategies and provides a summary of Council's strategic plans, to ensure that new development will be compatible with the hierarchy of strategies, which are already in place.

The Maitland LGA is recognised as a key urban growth corridor in the Lower Hunter with its proximity to transport corridors, commercial and industrial lands, and potential greenfield development sites.

Forecast population growth as well as changes in technology and transportation is expected to lead to an increasing role for Maitland as part of the Greater Metropolitan Region of Sydney, Newcastle and Illawarra. The City's relative capacity for growth within this metropolitan region is also expected to bring strategic opportunities for the future.

Population Forecasts

Maitland was the fastest growing local government area in NSW in 2004/ 2005, with a population increase of more than 1,600 in this period. In reviewing the Settlement Strategy, the projected population growth rate has been revised based on more

recent information and regional growth predictions. Continued population growth is forecast at a rate of **2% pa**, which is a medium growth estimate.

A key principle of the strategy is that new urban development should be sequenced so that new areas are in close proximity to existing urban areas and urban infrastructure, particularly water and sewer.

It will also be necessary that urban growth takes place in a manner which protects the environment and the unique historical and rural identity that make the Maitland area such a great place to live. Council has therefore included a series of planning objectives in the strategy and a list of issues for consideration as investigations for new urban development are undertaken.

Summary of Strategy Outcomes

A range of Investigation Areas have been identified throughout the Maitland LGA, in areas that appear to be generally suitable for urban development, based on investigations undertaken during the preparation of this Strategy. These areas are shown in the Executive Summary Strategy Map (pg.11).

The Investigation areas have been categorised as 1 or 2 to indicate a general sequence for development. Category 1 land is contiguous with existing urban areas and is expected to be more easily serviced. Category 2 lands would logically be developed after Category 1 land in both a cost and physical sense. Sequencing of this land for development is critical to ensure a manageable and sustainable rate of growth. Table 2 indicates the sequencing and timeframe for these investigation areas.

Council has also identified "Preliminary Investigation areas" indicating that fundamental issues remain to be considered prior to more detailed investigations and longer term development options. These areas are at Anambah, Maitland Vale and Lochinvar Fringe.

The expected major growth corridors for residential development during the period of the strategy are located at Thornton North, Gillieston Heights and, Louth Park with additional Category 1 Investigation Areas at Bolwarra, Largs, Aberglasslyn and Lochinvar. Lands at Farley and Anambah have been identified for medium term (5-10 years) residential development and will be sequenced following the initial Category 1 lands.

Land identified for rural residential investigations is also shown on the Executive Summary Strategy Map as "Preferred Rural Residential". There are a limited number of locations proposed for this form of development, and investigations are required to determine appropriate outcomes for these sites.

In addition, this Strategy also proposes planned and coordinated re-development within the existing key centres of Central Maitland; Rutherford; Thornton; and East Maitland.

The consolidation of these centres offers a sustainable balance to greenfield urban development. Urban consolidation and infill development utilises existing infrastructure, providing a mix of housing types and affordability, all with good access to public transport; community services; employment and retail opportunities. .

It is stressed, however, that the areas have merely been identified for investigation and that this strategy does not indicate what will result from these investigations. Council therefore accepts no responsibility for any course of action taken by any person based on, or arising from, this strategy.

In summary, this Strategy provides for a range of urban and employment land uses, in a staged manner considering the short and long-term development demands. A variety of housing types are catered for, including large lifestyle lots and affordable small lot housing.

Table 1a: Estimated urban land supply (MUSS 2001-2020)

Existing Zoned Land	7,339 dwellings
Category 1 Residential	9,200 dwellings
Category 2 Residential	5,000 dwellings
Rural Residential areas	152 dwellings
TOTAL	21,691 dwellings

Source: Maitland City Council, 2008

**Table 1b: Estimated urban land supply targets
(Lower Hunter Regional Strategy 2006-2031)**

New Urban Release Areas	21,500
Urban Infill Development	3,000
Urban Consolidation (Centres Development)	2,000
TOTAL	26,500 dwellings

Source: DoP, 2006

Table 2: Residential land sequencing

Land release	Location
Short-term (0 – 5 yrs)	Thornton North (Stage 2) Gillieston Heights (Stage 2) Aberglasslyn (Stage 2) Largs Bolwarra Lochinvar Louth Park
Medium term (5 – 10yrs)	Farley Anambah
Long term (10+ yrs)	Maitland Vale

Source: Maitland City Council, 2008

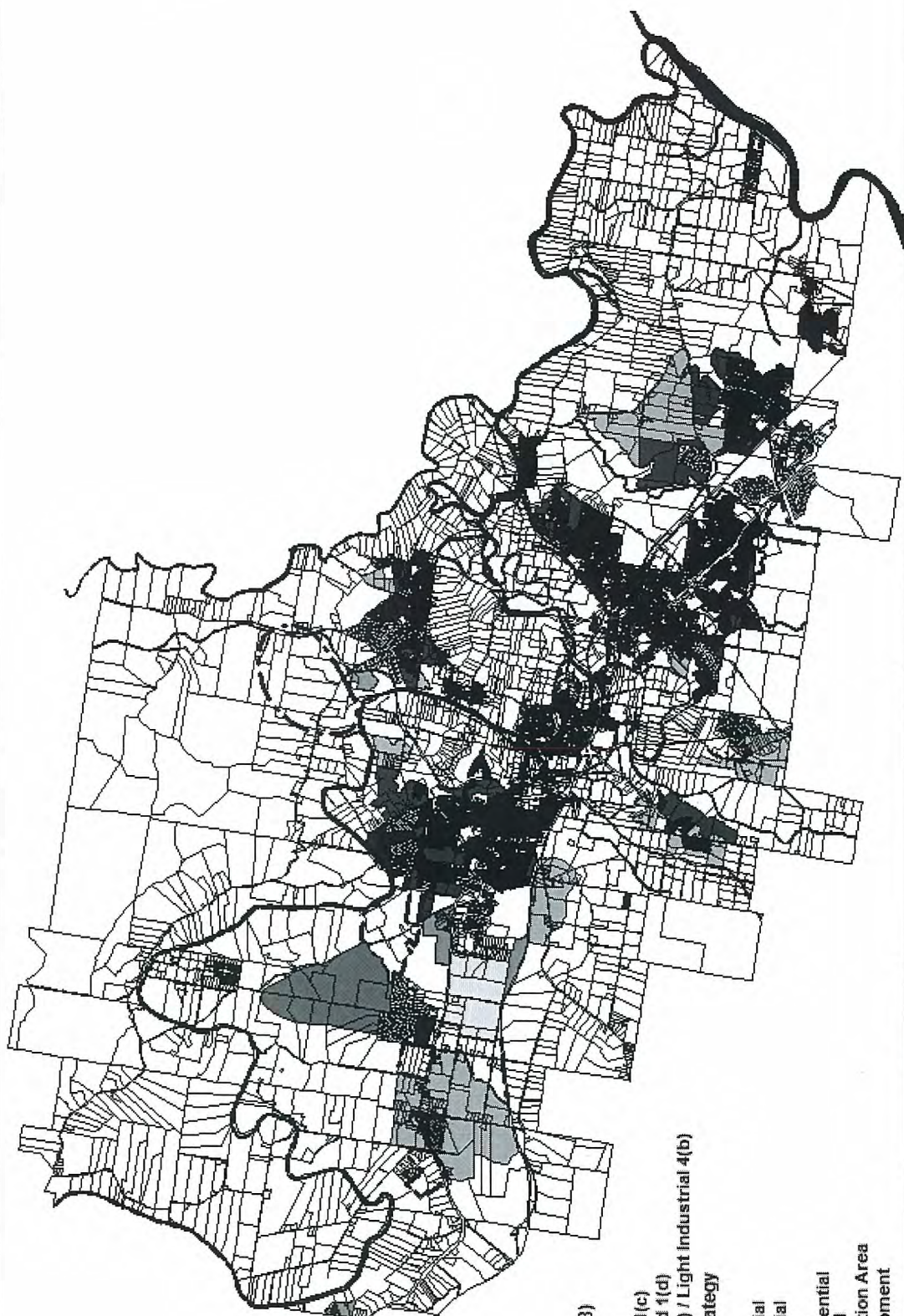
Conclusion

The Maitland Urban Settlement Strategy provides the broad direction for future urban growth in the Maitland LGA. The Strategy aims to provide both flexibility and certainty by maintaining a generous supply of land for residential growth on a number of development fronts throughout the Maitland LGA, without rezoning too much land ahead of market demand.

It provides for a logical urban hierarchy, within the context of the unique range of natural and man-made constraints in the Maitland LGA, including the City's rural and historical character, prime agricultural land and sensitive environment.












In summary, this strategy makes provision for on-going population growth over the next 15 – 25 years. A range of different housing types and locations are proposed in the strategy.

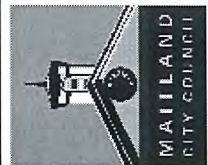
Within the broad framework set by The Strategy it is now up to Council and the community to ensure that future urban development enhances the existing qualities and environment of the Maitland area.



LEGEND

Undeveloped Zoned Land (2008)

-  Residential 2(a)
 -  Rural Small Holdings 1(c)
 -  Rural Residential Land 1(d)
 -  General Industrial 4(a) / Light Industrial 4(b)
- ### Maitland Urban Settlement Strategy Investigation Areas
-  Category 1 - Residential
 -  Category 2 - Residential
 -  Residential Extension
 -  Preferred Rural Residential
 -  Category 1 - Industrial
 -  Preliminary Investigation Area
 -  Infill Potential Development



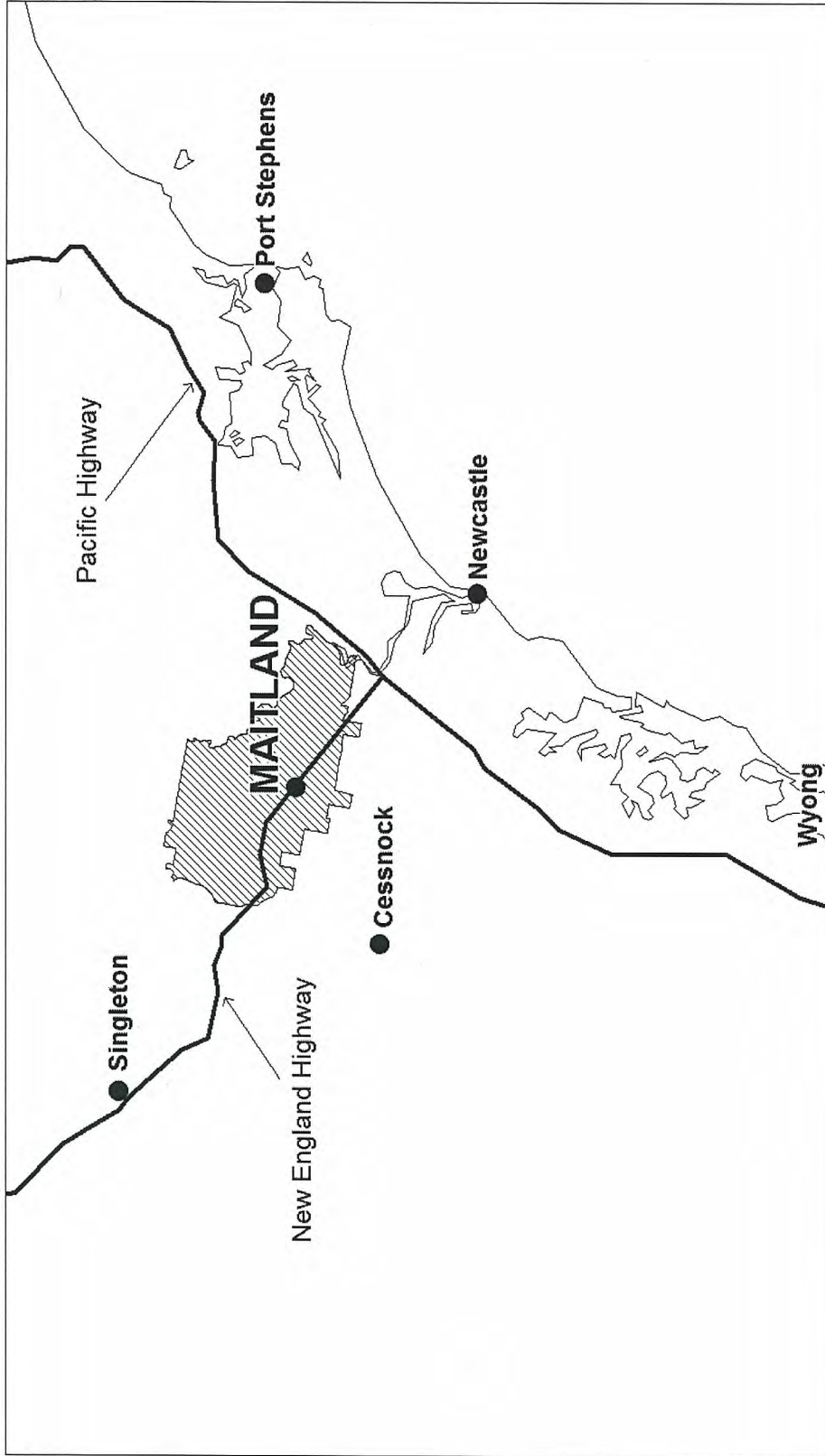
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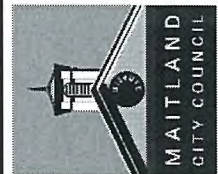
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EXECUTIVE SUMMARY

URBAN SETTLEMENT STRATEGY 2008 EDITION



REGIONAL LOCATION OF THE MAITLAND LGA



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PART FOUR - PRINCIPLES AND POLICY FRAMEWORK

The underpinning principles for urban settlement are included in this section. Planning policies for urban and employment land growth and development are used to guide the identification of investigation areas.

4.1 Key Principles

A number of key principles have been established during the formulation, development and initial implementation of the Strategy, as discussed below:

PRINCIPLE 1:

Council supports appropriate urban growth for the City of Maitland

It is emphasised at the beginning of the Settlement Strategy that Council is supportive of urban growth within the period of the Strategy. Such a statement is considered to be in accordance with public sentiment based on consultation undertaken during the preparation of the Settlement Strategy.

PRINCIPLE 2:

It is necessary to limit the number and extent of candidate areas and provide for logical sequencing of development during the period of the Strategy.

It is essential that Council establish limits on the availability of land for urban development and the need for logical sequencing of development. Priorities for investigation in the Strategy have primarily been determined with regard to the proximity of the areas to existing urban areas, including broad consideration of the capability for logical servicing with water and sewerage infrastructure. The Strategy is expected to provide sufficient stocks of suitable land for investigation for urban development in the short to medium term.

PRINCIPLE 3:

The Strategy considers development over a 20 year period subject to review on a regular basis

The Settlement Strategy indicates the broad directions for urban development in the Maitland LGA over a period of approximately 20 years. In doing so, it is recognised that trends in development and community attitudes change over time and that there will be a need for regular review of the Strategy. However, it is important to take a long-term strategic view to ensure that shorter-term actions are compatible with the desired future for the City.

In terms of rural residential land, the Strategy does not provide release areas over a 20 year period because the sustainability of rural residential development needs to be subject to more frequent review.

PRINCIPLE 4:

Regular monitoring of the Strategy should occur to ensure identified priorities are not being stifled by inaction of landowners.

It is recognised in the Strategy that owners of land within investigation areas may not wish to investigate or develop their priorities in the short to medium term. The Council

will therefore monitor activity within zoned areas and investigation areas and will reconsider the priorities for investigation if key actions (e.g. structure planning) has not been undertaken within a reasonable timeframe.

PRINCIPLE 5:

Further detailed planning and investigation is required for each candidate area.

The Strategy provides a process for more detailed investigation for each of the identified investigation areas in order to determine the extent and type of urban development that is suitable in each location. The boundaries of the investigation areas are based on Council's preliminary review of constraints and they are therefore not definite.

4.2 Key Policies

The following policies provide the basis for the future growth of the Maitland LGA and the identification of land and preparation of guidelines to support this development. These policies are consistent with broader contextual frameworks, including Council's long-term vision, Corporate Plan and state and regional strategies.

4.2.1 Residential Land

Provide an adequate supply of land and sites for residential development

- Maintain a 10 to 15 year supply of zoned residential land.
- Dwelling density and zoning is to be consistent with land use constraints identified from site investigations.
- Plan for 10 to 15 dwellings per hectare in urban release areas by providing a range of housing styles and lot sizes, guided by livable urban design and efficient infrastructure provision.
- Respond to household and population changes, including ageing population and smaller households, in identifying and planning for new urban development.
- New development must be supported by necessary infrastructure, including utilities, transport, water cycle management, recreation, social and community services.
- Limit urban sprawl by providing for urban development in new or existing areas with good services, infrastructure, public transport and high quality open space.

4.2.2 *Infill development and Urban Consolidation*

Provide a sustainable approach to redevelopment of existing centres and urban areas to accommodate predicated population growth.

- Infill development should comprise 15% of all new dwellings in Maitland. This will be monitored annually and measures to encourage and facilitate infill development will be further investigated.
- Consolidation and redevelopment of centres to be consistent with the identified investigation areas and the stated hierarchy of centres.
- Development, both infill and in centres, must respond to appropriate planning controls and specific design criteria which will be further investigated.
- New development must be of a scale which ensures the character of centres and other infill areas is enhanced.

4.2.3 *Employment land*

Provide suitable commercial sites and employment land in strategic areas

- Maintain a 10 to 15 year supply of zoned employment land.
- Ensure sufficient zoned land and infrastructure provision for employment land, by concentrating activities near areas with existing services that are underutilized or easily expanded.
- A range of employment opportunities are to be provided in Maitland, considering emerging trends in job growth and economic change.
- Centres are to be protected and strengthened with the use of development guidelines and incentives. The hierarchy of centres is to be maintained, but will be subject to review and analysis.
- Encourage employment growth in Central Maitland, whilst maintaining and facilitating specialized civic, educational, medical and entertainment functions.
- Limit retail and commercial development outside Central Maitland and Greenhills.
- Balance the effects of residential development in centres and the potential loss of employment opportunities.
- Facilitate the renewal of employment areas and provide incentives for re-development in appropriate and identified locations.
- Develop guidelines for future business parks in selected areas.

- Concentrate retail activities in centres and identify and strengthen industry clusters.
- Prepare urban design guidelines for mixed used development.

4.3 Maximum Supply Levels

Council's supply and demand analysis has shown that with the rezoning of a number of areas in recent years, the supply of vacant, zoned residential land throughout the LGA is similar. At the higher end, supply levels of residential land in the Central Sector range from 18-24 years; in the Western Sector 14-17 years and the Eastern Sector 8-12 years.

Council will seek to ensure that there is not an excessive oversupply or undersupply of vacant, zoned residential land in any district throughout the course of the Strategy. A maximum 10- 15 years supply of vacant residential land is generally proposed with the following justifications:

- The zoning of too much land ahead of the market removes both Council's and the community's ability to consider new information at or near the time of development;
- Excessive vacant, zoned residential land creates uncertainty for owners of existing zoned residential land, who require a reasonable degree of economic certainty prior to developing new residential land;
- Owners of vacant, zoned, residential land incur considerable costs in holding and maintaining land prior to its development;
- It is difficult to finance and stage the provision of physical and community services to meet demand when uncertainty exists due to excessive amounts of supply; and
- From Council's perspective, the use of Section 94 developer contributions to fund the provision of services is limited by the need for a reasonable timeframe for the provision of those services. Between 5 to 10 years is generally recognised as a reasonable timeframe for the provision of most services funded by Section 94.

It is expected that a 10- 15 year supply will be sufficient to accommodate supply anomalies in individual districts, including areas with artificially slow take-up rates, whilst providing substantial flexibility within each district and the LGA as a whole. However, Council will consider exceptions on their merits in the context of land stocks in the specific sector and for the city.

Council will consider the rate of population growth and development over time, and development lead-in times in any assessment of land to be investigated or zoned for future urban use. Development lead-in time refers to the time taken to investigate, rezone and commence development of a site. In the case of a greenfield sites that must be rezoned to permit urban development the lead-in time is on average two to five years based on the current planning system in NSW.

It is not proposed to set a limit or target on the creation of rural residential land other than to proceed cautiously with the identification of new areas for investigation during the review of this strategy. The major principle for rural residential development in this strategy is that it should only be located where it will comprise the most suitable form of development in the long-term.

Council will monitor the creation of large lot residential development over 2,000m² in size in conjunction with the creation and take-up of 1(c) Rural Small Holdings land and land in the 1(d) Rural Residential zone.

4.4 Broad Planning Objectives for Investigation Areas

A series of broad planning objectives have been devised under the categories of character, environment, infrastructure and design, in order to describe the ways in which new development will work towards the City's vision

CHARACTER

- Reinforce and enhance Maitland's unique physical interrelationship between its urban and rural areas;
- Conserve and strengthen Maitland's built and cultural heritage;
- Consolidate the existing commercial centres hierarchy;
- Ensure that potential conflicts with existing or likely future land uses are minimised, including conflict with rural and extractive industries;
- Facilitate the retention of existing vegetation;
- Encourage the creation of high quality urban landscapes;
- Create a built environment which maintains a human scale;
- Attractive "gateway" points to the City will be created, to promote a sense of arrival.

ENVIRONMENT

- Retain and enhance established flora and fauna corridors;
- Conserve and protect important areas of remnant native bushland and wetlands;
- Ensure that the physical amenity and ecology of waterways are not adversely impacted by new urban development;
- Prevent any further deterioration of water quality and prevent local flooding;
- Minimise soil erosion;
- Encourage design that enhances energy efficiency and the minimisation of waste;
- Mitigate against bushfire;
- Rehabilitate disturbed or degraded areas.
- Utilise environmental assets to create a healthy and safe living environment;
- Enhance Maitland's gateways with natural landscaping.

DESIGN

- Maintain a maximum height limit of three storeys in new urban areas;
- Ensure that the design of urban neighbourhoods facilitate the use of public transport and encourages walking and cycling in safety;
- Neighbourhood focal places and centres to be centrally located at major intersections;
- Increase the catchment population around public transport nodes and commercial centres;
- Smaller residential lots and higher density housing should be located with regard to neighbourhood centres, public transport stops, community facilities and areas with high amenity such as next to parks;
- Design lots so that their orientation and dimensions facilitate the development of energy efficient housing which can take advantage of winter solar access and deflect summer sun;
- Utilise passive open space or environment protection areas to protect and preserve the margins of remnant bushland, wetlands and watercourses;
- Encourage the possibility of utilising public open space for urban water management and to improve water quality;
- Ensure that the design layout of urban neighbourhoods facilitates public transport, cycleways and pedestrian access to neighbourhood centres, community facilities and active open space;
- Subdivision design should facilitate the use of common trenching for the laying of public utility services including water, sewerage, electricity, gas and modern communication infrastructure.

INFRASTRUCTURE

- Only rezone land for urban purposes where it can be demonstrated that the provision of utility infrastructure is viable and efficient;
- Ensure that any proposed new urban areas are serviceable by public transport i.e. bus and/ or rail;
- Encourage a greater range of lot sizes and increased diversity of housing types in new urban areas than is currently being provided in contemporary residential estates;
- Determine suitable densities, which maximise the achievement of sustainability principles, whilst recognising the character of the area;
- Encourage small scale mixed use development such as home offices and industries in residential areas which will help to achieve ecological sustainability and promote diverse economic activity;
- Ensure that adequate community facilities and areas of active and passive open space are provided for the prospective residents of new urban areas;
- Reinforce the viability of existing rural and extractive industry operations by restricting the proximity of new urban development;
- Minimise impacts on major transport routes and contribute to a local, functional road hierarchy.

5.5.5 Lochinvar Investigation Area

Physical Description

The Lochinvar Investigation Area builds on the existing village of Lochinvar, as shown in *Figure 18 Lochinvar Investigation Area*. This area has been identified in the Lower Hunter Regional Strategy as a major urban release site, to be developed over the next 20 years.

Constraints and opportunities for the Lochinvar Investigation Area have been considered in consultation with the Lochinvar community through the preparation of the Lochinvar Structure Plan.

Lochinvar Structure Plan

With financial assistance from the Department of Planning, Council has prepared a broad strategic plan for the Lochinvar area, known as the ***Lochinvar Structure Plan***. The Structure Plan aims to consider and address matters including village structure and operation, such as desirable land uses, transport and access, and infrastructure and services including water and sewer servicing, commercial developments, emergency and community services.

The Investigation Area adjoins the village of Lochinvar but is otherwise developed with rural residences on farms and small-holdings.

The site is extensively cleared and is gently undulating, with limited significance from an agricultural perspective. The area contains a number of culturally significant features, local and regional heritage listed items, and is characterised by the visual setting and approaches into the village and landscape plantings associated with the civic buildings.

At present, the village of Lochinvar does not offer the range of local services which would be required if the population in the area were to increase significantly. Preliminary investigations and consultation has identified the need and opportunities for service provision. Detailed investigations (infrastructure and staging plan) are required to ensure adequate services and facilities are provided to meet the needs of the future residents at each stage of development.

The long-term relationship of lands surrounding the Investigation Area and the Lochinvar locality to the surrounding areas has also been considered, including Winders Lane, Old North Rd, and along the New England Highway west of the Lochinvar township. These areas have been identified as 'preliminary investigation areas' requiring more detailed studies and planning assessment to ascertain future development opportunities and limitations.

Access

The primary access to the Investigation Area is from the New England Highway. The standard of access to the highway will therefore be a key consideration in future investigations. All access points with existing development in Lochinvar will need to be considered.

A traffic study and modelling is to be prepared as part of the implementation of the Structure Plan, incorporating the assessment of the level of existing and future traffic generation for the area.

In addition, the Investigation Area has access to Old North Rd across an at-grade, level rail crossing. The future of this crossing point will need to be addressed in terms of the need for the crossing point and potential impacts.

A linkage to the extension of the F3 Freeway to Branxton should be investigated to be provided via Allandale Road, west of the Investigation Area. The effect of this linkage on local and regional roads should form part of the transport study.

A transportation strategy should also be developed including the route network for vehicular movements, pedestrian routes, a bike plan, and public transport.

Infrastructure

The village of Lochinvar is currently unsewered and the Investigation Area was therefore initially designated as a *preliminary investigation area* in the Settlement Strategy. It remained a *deferred area* in the 2006 edition of the Maitland Urban Settlement Strategy to ensure that future growth of the area takes place in a coordinated and sustainable manner with a holistic approach to the provision of services and infrastructure.

The Hunter Water Corporation advise that reticulated sewer is available to service approximately 2500 lots within the initial construction phase of the new sewerage system, which is expected to be provided to Lochinvar in 2007. Further consultation with infrastructure providers will be necessary to determine staging of land release and contributions towards upgraded services for the remaining lot yields. Staging of the release of lots will be dependant on the satisfactory provision of reticulated water and sewerage.

Environmental

The quality and quantity of water in Lochinvar Creek will be a key consideration in future investigations. Erosion and salinity are also known issues along the watercourses through the investigation area and the amelioration of these land degradation issues will need to be addressed with any future urban land use.

Flooding

Analysis of local overland flooding will be required, including consideration of the Lochinvar Floodplain Management Study (Webb McKeown; 1997).

Noise

Excessive noise from the New England Highway and the rail line may have a significant impact on urban development. Noise and vibration from the railway has been considered in conjunction with a noise impact study undertaken for the investigation area. Future land uses should reflect the relevant noise categories and development patterns should be designed to minimise impacts upon noise sensitive land uses.

Conclusion

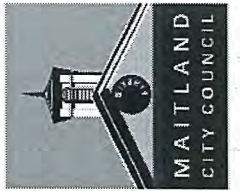
Following extensive consultation with the local community the Lochinvar Structure Plan was adopted by Council in October 2007. The implementation of the Plan requires a number of further investigations to progress, prior to the consideration of any future land release areas. The recommendations include the preparation of the following:

1. Traffic study and transportation strategy;
2. Urban Design Study incorporating design principles for each precinct;
3. Continued consultation with government agencies responsible for infrastructure provision;
4. Ongoing community consultation;
5. Rural Lands Strategy review for the western part of the LGA;
6. Review of heritage items in rural areas to ensure the identification and protection of buildings, items and their cartilages.

Three (3) sites have been identified which require individual masterplanning to determine their future land use capabilities, in addition to the progression of the required studies. The design and development of site specific locations and any additional studies necessary to enable the development of individual precincts to occur will continue to be prepared in accordance with Council's Local Environmental Study protocol and subject to private developer funding.




LOCHINVAR INVESTIGATION AREA



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 Category 1 - Residential

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland