

Media release



Planning &
Infrastructure



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Local environmental plan to promote growth for Maitland

New planning controls have been approved for Maitland City Council which will support new housing in centres, located in close proximity to existing services and infrastructure.

Under the new Maitland Local Environmental Plan (LEP), approved by the NSW Government, 18 additional infill sites will be zoned for residential development, providing land for around 250 additional homes.

The new LEP will facilitate Council's land release program and reflects the recent rezoning of land at Lochinvar and Thornton North, which together provide for 7,500 new residential lots.

An additional 130 hectares of land has been zoned for environmental protection, as a result of improved mapping of wetland boundaries.

The LEP also continues to provide heritage protection for 210 items of local heritage significance and lists 34 items of State heritage significance.

The Maitland LEP 2011 was approved by the Department of Planning and Infrastructure, under delegation from the Minister, and is the result of significant co-operation between the department and Maitland City Council.

The department's Deputy Director-General Tom Gellibrand said the new LEP brings Maitland City Council into line with the NSW Government's standard planning template, whilst retaining most of the council's previous development standards.

"I commend Council for the work undertaken to prepare the Maitland LEP and appreciate Council's co-operation in delivering this plan," he said.

Maitland City Council General Manager, David Evans said: "The Maitland Local Environmental Plan 2011 is Council's new planning tool. It is a contemporary document using current terminology, has legal clarity and is a more orderly document to manage land use outcomes in Maitland."

The council undertook a detailed consideration of flooding issues in the preparation of the LEP.

"Importantly, the Maitland LEP is consistent with the strategic direction of the endorsed Maitland Urban Settlement Strategy 2008 and the Lower Hunter Regional Strategy 2006," Mr Gellibrand said.

“The LEP also includes a local clause to recognise the regionally significant clay resources within the local government area.”

The department provided \$61,600 to Council through the LEP Acceleration Fund to support the preparation of the new LEP.

The new plan updates planning controls from 1993 and attracted 181 submissions when it was exhibited last year.

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