



New South Wales

Maitland Local Environmental Plan 1993 (Amendment No 71)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (N95/00411/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

Maitland Local Environmental Plan 1993 (Amendment No 71)

1 Name of plan

This plan is *Maitland Local Environmental Plan 1993 (Amendment No 71)*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies from Zone 1 (b) Secondary Rural Land to Zone 7 (b) Environmental Protection Buffer under the provisions of *Maitland Local Environmental Plan 1993* to provide an environmental buffer to Lochinvar Creek, and
- (b) to allow, with the consent of Maitland City Council:
 - (i) the subdivision of the land to which this plan applies into 7 allotments, and
 - (ii) the erection of a dwelling house and ancillary structures on land within Zone 1 (b) in each lot so created,in a manner consistent with the heritage significance of *St Helena*.

3 Land to which plan applies

- (1) To the extent that this plan rezones land, it applies to so much of Lot 3, DP 634523, New England Highway, Lochinvar, as is within Zone 7 (b) and shown edged heavy black and lettered “7 (b)” on the map marked “Maitland Local Environmental Plan 1993 (Amendment No 71)” deposited in the office of the Council of the City of Maitland.
- (2) To the extent that this plan allows for subdivision, it applies to Lot 3, DP 634523, New England Highway, Lochinvar, as shown edged heavy black on that map.
- (3) To the extent that this plan allows for the erection of dwelling houses and ancillary structures, it applies to so much of Lot 3, DP 634523, New England Highway, Lochinvar, as is within Zone 1 (b) and shown edged heavy black and lettered “1 (b)” on that map.

4 Amendment of Maitland Local Environmental Plan 1993

Maitland Local Environmental Plan 1993 is amended as set out in Schedule 1.

2003 No 746

Maitland Local Environmental Plan 1993 (Amendment No 71)

Schedule 1 Amendments

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(Clause 4)

[1] Clause 5 How are terms defined in this plan?

Insert in appropriate order in the definition of *The map* in clause 5 (1):

Maitland Local Environmental Plan 1993 (Amendment No 71)

[2] Schedule 3 Additional uses of land

Insert at the end of the Schedule:

Lot 3, DP 634523, New England Highway, Lochinvar, as shown edged heavy black on the map marked "Maitland Local Environmental Plan 1993 (Amendment No 71)": Subdivision creating 7 lots each having a minimum area of 2 hectares and the erection of a dwelling house and ancillary structures on land within Zone 1 (b) in each lot so created, subject to the Council being satisfied that the subdivision and the erection of any buildings on the land will not adversely impact on the heritage significance of *St Helena*. RZ 98001.

BY AUTHORITY
