



New South Wales

Maitland Local Environmental Plan 1993 (Amendment No 93)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (NEW0000033-2/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 219

Clause 1 Maitland Local Environmental Plan 1993 (Amendment No 93)

Maitland Local Environmental Plan 1993 (Amendment No 93)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Maitland Local Environmental Plan 1993 (Amendment No 93)*.

2 Aims of plan

This plan aims to amend *Maitland Local Environmental Plan 1993* to provide for the following:

- (a) the efficient and economic release of land known as Anambah Business Park,
- (b) the protection of significant vegetation and habitat along the edge of the Anambah Business Park,
- (c) the essential infrastructure to service the Anambah Business Park,
- (d) the amendment of the permissible uses within Zone 4 (b) Light Industrial under the *Maitland Local Environmental Plan 1993* to allow with development consent appropriate commercial, retail and community uses that do not prejudice the viability of existing and future urban centres.

3 Land to which plan applies

- (1) To the extent that this plan rezones land and makes provision with respect to the Anambah Business Park, it applies to the land shown edged heavy black on the map marked "Maitland Local Environmental Plan 1993 (Amendment No 93)" deposited in the office of Maitland City Council.
- (2) To the extent that this plan amends the objectives and permissible uses of Zone 4 (b) Light Industrial under the *Maitland Local Environmental Plan 1993*, it applies to all land in the Maitland local government area that is within that zone.

4 Amendment of Maitland Local Environmental Plan 1993

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

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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 93)

[2] Clause 23 What industrial zones apply in this plan?

Omit paragraph (b) of item (1) of the development control table relating to Zone 4 (b).

Insert instead:

- (b) To allow commercial and retail development that does not undermine the commercial and retail functions of existing and future urban centres.

[3] Clause 23, development control table relating to Zone 4 (b)

Omit “Education Establishment;” and “Place of Worship;” from item (5).

[4] Clause 51A

Insert after clause 51:

51A Anambah Business Park

- (1) This clause applies to Part Lots 1–4, DP 1018518 and Part Lot 5, DP 655567, Rutherford, as shown edged heavy black on the map marked “Maitland Local Environmental Plan 1993 (Amendment No 93)”.
- (2) The Council must not grant consent to development on land to which this clause applies unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.
- (3) The development control plan referred to in subclause (2) must provide for all of the following matters:
 - (a) a vegetation management plan for land within Zone 7 (c) Environment Protection General,
 - (b) a staging plan for the timely and efficient release of land that makes provision for necessary infrastructure and environmental management,

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- (c) an overall movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
 - (d) an overall landscaping strategy for the protection and enhancement of remnant vegetation and the frontage to the New England Highway, and detailed landscaping requirements for both the public and private domain,
 - (e) stormwater and water quality management controls,
 - (f) amelioration of natural and environmental hazards, including bushfire, flooding and site contamination,
 - (g) detailed urban design controls for structures (including advertising structures) fronting the New England Highway,
 - (h) measures to respond to the safety requirements of the adjoining aircraft facility, including building heights, material use and vegetation management.