

# Draft Maitland Development Control Plan 2025

## General Enquiries Key Summary

### Our Development Control Plan and Manual of Engineering Standards

The draft Maitland Development Control Plan (DCP) 2025 is the culmination of a comprehensive review of our existing Maitland DCP 2011, which helps control the nature of development within our local government area. The Manual of Engineering Standards (MoES) is a suite of documents that provides engineering/technical specifications for developments and subdivisions, complementing the DCP.

Each of these documents aim to articulate a position that reflects contemporary controls on development, aligned with current legislation, policies, plans and strategies, in order to enhance planning and design outcomes of future development within the Maitland local government area.

### 1. How to read the DCP

The DCP contains objectives and two forms of controls to guide development outcomes:

**Objectives** are the broad metrics that the proposed development is to achieve. These are located at the start of each section and sub-section of a DCP Chapter, appearing under the title 'Objectives'. Objectives communicate what outcomes Council is seeking to achieve from each section and sub-section of the DCP.

**Prescriptive Controls (PC)** are requirements that an Applicant is to address in order to achieve an outcome that is consistent with the relevant objectives for each Section. Prescriptive Controls are identified by the code 'PC', which appears to the left of each control. Prescriptive Controls generally use language such as 'must', 'will', 'is to', 'are to', and 'shall'.

**Acceptable Solutions (AS)** are controls that have language more in line with that of the Objectives. Alternatively, they have content that provide a method to meeting the Objectives while communicating that Council is open to other solutions that may be proposed. Acceptable Solutions are identified by the code 'AS', which appears to the left of each solution. These Acceptable Solutions generally use language such as 'should', 'may', 'encourage', and 'possible'.



Above: Example of the structure of the draft DCP.

## 2. The role of the documents in Council

The DCP serves as Council's primary way to govern the direction of development within our local area. This direction is informed by:

- Council strategies, including our Community Strategic Plan and Local Strategic Planning Statement
- State Government direction, including through issue-specific guidance and the Hunter Regional Plan
- Requirements of legislation
- Industry practices and standards

The MoES complements the DCP by providing a detailed set of engineering standards that are to be satisfied when undertaking the design and construction of infrastructure by Council and private entities.

In essence, both documents interact to help inform good design and place outcomes for most development that Council assesses.

## 3. What are some of the major changes?

While there are a wide range of changes that have occurred as a part of the draft DCP and draft MoES, some of the major ones are:

- A tree permit system
- Car parking ratios, including for bicycles and motorcycles
- Social impact assessment and crime prevention through environmental design
- Heritage guidelines to complement an expanded heritage chapter

- Tiering subdivision into small, medium, and large
- New road types and design standards, including laneways
- Covering denser housing types, such as multi-dwelling housing and apartments
- Clear standards for sheds in a variety of land zones
- Improved active street frontage criteria for commercial areas
- Controls for agritourism
- Guidelines for biodiversity, street trees, and much more

A series of key summaries have also been prepared, covering some of the highlighted changes made for housing, our environment, flooding, heritage, subdivision, businesses, and our rural communities. These can be found at our community information sessions, requested from our Customer Experience Team in-person at the Maitland Administration Centre, or via email on [ask@maitland.nsw.gov.au](mailto:ask@maitland.nsw.gov.au).

## 4. Making a formal submission

There are a number of ways in which a formal submission can be made on either the draft DCP or draft MoES. These are:

1. Through the Maitland YourSay page for the DCP and MoES, under the 'Formal Submission' link: [yoursay.maitland.nsw.gov.au/DCP](http://yoursay.maitland.nsw.gov.au/DCP)
2. By emailing [info@maitland.nsw.gov.au](mailto:info@maitland.nsw.gov.au) with the title 'Formal Submission – draft DCP and MoES'
3. Writing a letter to the General Manager at Maitland City Council, PO Box 220, Maitland NSW 2320.

Should you require any additional information before making a formal submission, please contact Council's Customer Experience Team on [ask@maitland.nsw.gov.au](mailto:ask@maitland.nsw.gov.au) or on (02) 4934 9700