

Draft Maitland Development Control Plan 2025

Heritage Key Summary

Chapter 4: Heritage

1. Additional guidance

With the draft 2025 Maitland Development Control Plan comes some additional guidance in the form of a Heritage Guideline, which sits separate from the DCP Chapter. This has been designed to assist people undertaking work relating to a heritage item or within a Heritage Conservation Area to help ensure a heritage-sensitive design is delivered.

Aligned with Maitland's Community Strategic Plan – Priorities 3.2.1 and 3.2.3.

2. Development near Heritage Items

The draft 2025 DCP expands on how to appropriately manage construction and design of development in proximity to heritage items, and the way they are to be respected in their setting. This is so new buildings do not detract from the historical importance of our heritage items across Maitland.

Aligned with Maitland's Community Strategic Plan – Priorities 3.2.1 and 3.2.3.

3. Bringing Heritage Conservation Areas and Heritage together

To help ensure that heritage controls are easy to read and concentrated in one place, we have place controls relating to Heritage Conservation Areas at the back of the Heritage section. Though this makes the Heritage chapter one of our largest, this means that if you're dealing with any form of heritage related development in Maitland, you will know exactly where to look.

Aligned with Maitland's Community Strategic Plan – Priorities 3.2.1.

4. Recognising Aboriginal Heritage

The draft DCP provides some general guidance and controls as to the expectations of when to assess Aboriginal heritage as part of a development application. This has been done to assist formal processes that are already required under various legislation and help recognise the role First Nations peoples in Australia have within the development process.

Aligned with Maitland's Community Strategic Plan – Priorities 1.3.3, 3.2.1, and 4.1.1.

5. Character statements and future vision

To ensure that the unique characters of our Heritage Conservation Areas are properly captured and preserved within the development process, a series of profiles now exist to reflect their significance, found in both the Heritage Chapter and the Heritage Guidelines. These include character statements, statements of significance, and a limited future vision for each of the Heritage Conservation Areas dotted around Maitland.

Aligned with Maitland's Community Strategic Plan – Priorities 3.1.2, 3.2.1, 3.2.2, and 3.2.3.