

Draft Maitland Development Control Plan 2025

Rural and Agritourism Key Summary

Chapter 9: Rural and Other Land Uses

This chapter is a completely new addition to the Maitland DCP which speaks directly to controls for rural and other land uses. Previously in the MDCP 2011, specific and detailed guidance was not provided in relation to these particular land uses, meaning this chapter seeks to provide clarity in the rural development space which is an important milestone for the Maitland LGA. This chapter has been informed by the *Maitland Rural Land Strategy 2041*, the *Maitland Destination Management Plan*, relevant State government guidelines, as well as other model DCP's to capture the best ways to guide the rural development within the Maitland context in existing and emerging sectors such as agrotourism, extractive industries and other uses of rural land within the LGA.

1. Rural land uses

This section of this chapter seeks to provide guidance and controls within rural land uses ranging from intensive agriculture to garden nurseries to roadside stalls. This guidance aims to ensure that the management and operations of these rural land uses are effectively and sufficiently supported. Additionally, these controls make up part of the actionable components of the *Maitland Rural Strategy 2041*, which prioritizes the development and maintenance of a resilient and diversified rural economy.

Aligned with Maitland's Community Strategic Plan – Priority 2.2 and 3.1.

2. Agritourism

This part of Chapter 9 provides clear guidelines in the establishment of agritourism facilities such as farm stays and eco-tourist attractions within the Maitland LGA. This was designed with the intention of diversifying our local economy within the tourism sector by tapping into the rural beauty of the Maitland landscape without detracting from the natural environmental values or surrounding amenity of these facilities.

Aligned with Maitland's Community Strategic Plan – Priority 2.2 and 3.1.

3. Other land uses

This section within Chapter 9 is reflective of the diversity of land uses that could potentially be implemented in the Maitland LGA. Thus, the intention of this chapter seeks to provide guidance and controls on rare and complex types of development and land uses that do not comfortably fit within another chapter of this DCP but still require effective controls and alternative planning pathways if such a development occurs.

Aligned with Maitland's Community Strategic Plan – Priority 2.2 and 3.1.