



Planning & Environment

Mr Steve McDonald
General Manager
Muswellbrook Shire Council
PO Box 122
MUSWELLBROOK NSW 2333

Our ref: PP_2014_MUSWE_002_00 (14/12190)
Your ref: LEP Amendment No. 08

Att: Pathum Gunasekara

Dear Mr McDonald

Muswellbrook Local Environmental Plan 2009 (Amendment No.8) at No.8 Yarrawa Road Denman.

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), requesting that the Minister make *Muswellbrook Local Environmental Plan 2009 (Amendment No.8)*.

I am pleased to advise that as the Minister's delegate, Ms Monica Gibson, Director Regions, Hunter and Central Coast made the LEP under section 59(2) of the *EP&A Act*, and under section 34(5) it was published on the NSW Legislation website on Thursday 24 March 2016. Please find enclosed a signed copy of the amending LEP.

The Department supports Council approach to require the preparation of a Development Control Plan before any development application is approved. The Development Control Plan should be prepared in liaison with the Department of Primary Industries to ensure that future building envelopes maintain appropriate setbacks and buffers to minimise any potential land use conflict between housing and surrounding agricultural/viticultural activities.

Should you have any questions regarding this matter, please contact the undersigned at the Department's Newcastle Office on 4904 2716.

Yours sincerely

29/3/16

**Trent Wink
Senior Planner
Hunter and Central Coast Region
Planning Services**



New South Wales

Muswellbrook Local Environmental Plan 2009 (Amendment No 8)

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.

Minister for Planning

APPROVED AS DELEGATE OF MINISTER FOR PLANNING	
Signature	<i>Grace Gurr</i>
Designation	<i>Director General Housing and Community Development</i>
Date	<i>16 / 3 / 2016</i>

Muswellbrook Local Environmental Plan 2009 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Muswellbrook Local Environmental Plan 2009 (Amendment No 8)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to Lot 1, DP 323945, Yarrawa Road, Denman.

4 Maps

The maps adopted by *Muswellbrook Local Environmental Plan 2009* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

5 Amendment of Muswellbrook Local Environmental Plan 2009

Clause 6.1 Arrangements for designated State public infrastructure

Insert after clause 6.1 (3):

- (3A) This clause does not apply to Lot 1, DP 323945, Yarrawa Road, Denman.

**Muswellbrook Local Environmental
Plan 2009 (Amendment No 8)**

Muswellbrook Shire Council
157 Maitland Street
Muswellbrook
NSW 2333

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Height of Buildings Map	
HOB_005	5650_COM_HOB_005_080_20120328
HOB_005B	5650_COM_HOB_005B_020_20140106
Lot Size Map	
LSZ_005	5650_COM_LSZ_005_080_20120328
LSZ_005B	5650_COM_LSZ_005B_020_20131220
Land Zoning Map	
LZN_005	5650_COM_LZN_005_080_20120328
LZN_005B	5650_COM_LZN_005B_020_20140516
Urban Release Area Map	
URA_005B	5650_COM_URA_005B_020_20120328

The following map sheets are adopted:

Map Sheet	Map Identification Number
Height of Buildings Map	
HOB_005	5650_COM_HOB_005_080_20150609
HOB_005B	5650_COM_HOB_005B_020_20150609
Lot Size Map	
LSZ_005	5650_COM_LSZ_005_080_20150609
LSZ_005B	5650_COM_LSZ_005B_020_20150609
Land Zoning Map	
LZN_005	5650_COM_LZN_005_080_20150609
LZN_005B	5650_COM_LZN_005B_020_20150609
Urban Release Area Map	
URA_005	5650_COM_URA_005_080_20151120
URA_005B	5650_COM_URA_005B_020_20151120

Certified

SM Donald

General Manager

03/12/2015

[Date]

Minister for Planning

[Date]





**Muswellbrook
Local
Environmental
Plan 2009**

muswellbrook
shire council

Height of Buildings Map - Sheet HOB_005B

Maximum Building Height (m)



Cadastre

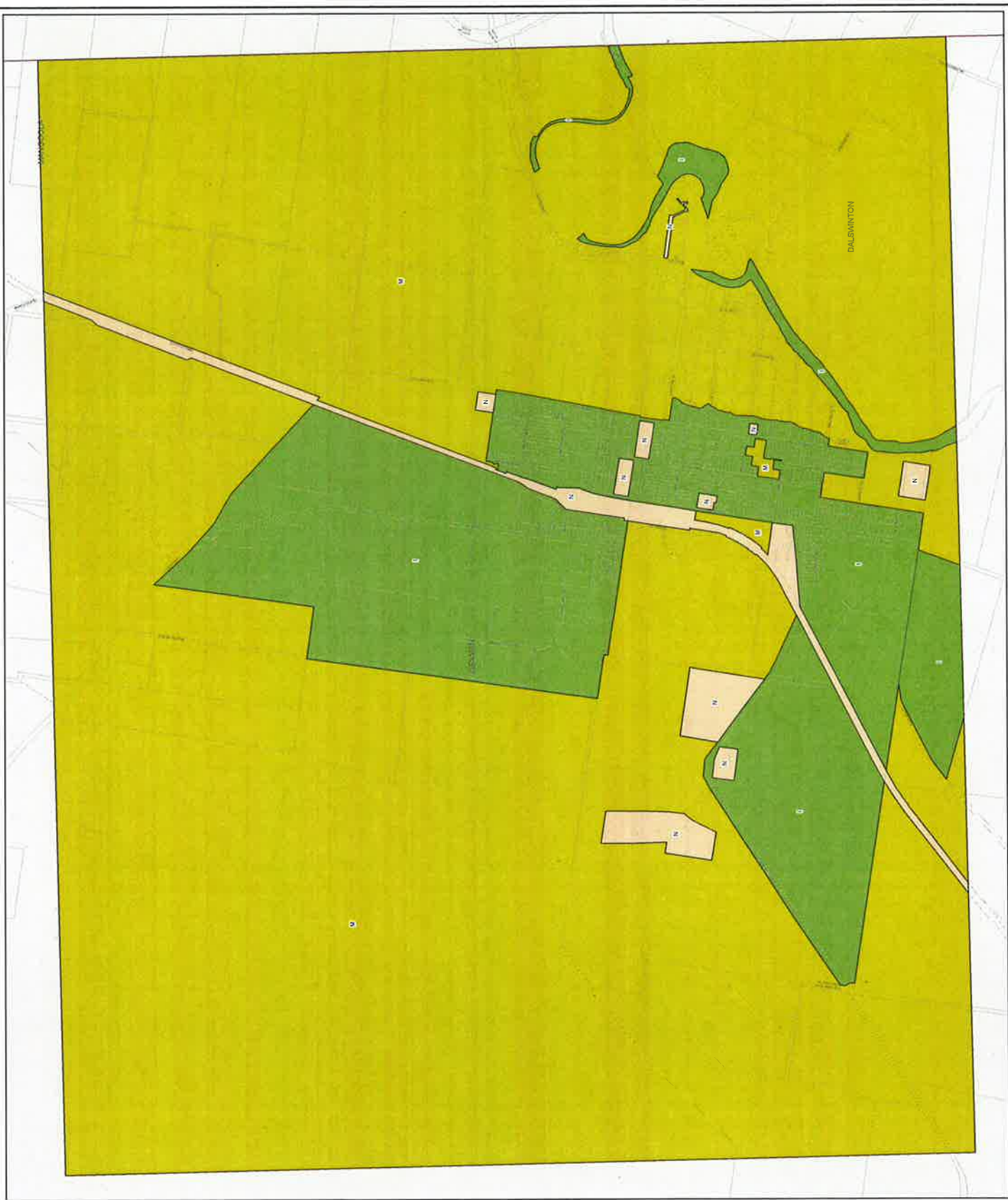
Cadastre 30/08/2013 © Land and Property Information (LPI)



N

0 100 200 400
metres
Scale 1:20,000 @ A3
Projection: GDA 1994
MGA Zone 56

Map identification Number: 9655_CON_HOB_005B_001_20150609





Muswellbrook Local Environmental Plan 2009

muswellbrook
shire council

Height of Buildings Map - Sheet HOB_005

Maximum Building Height (m)



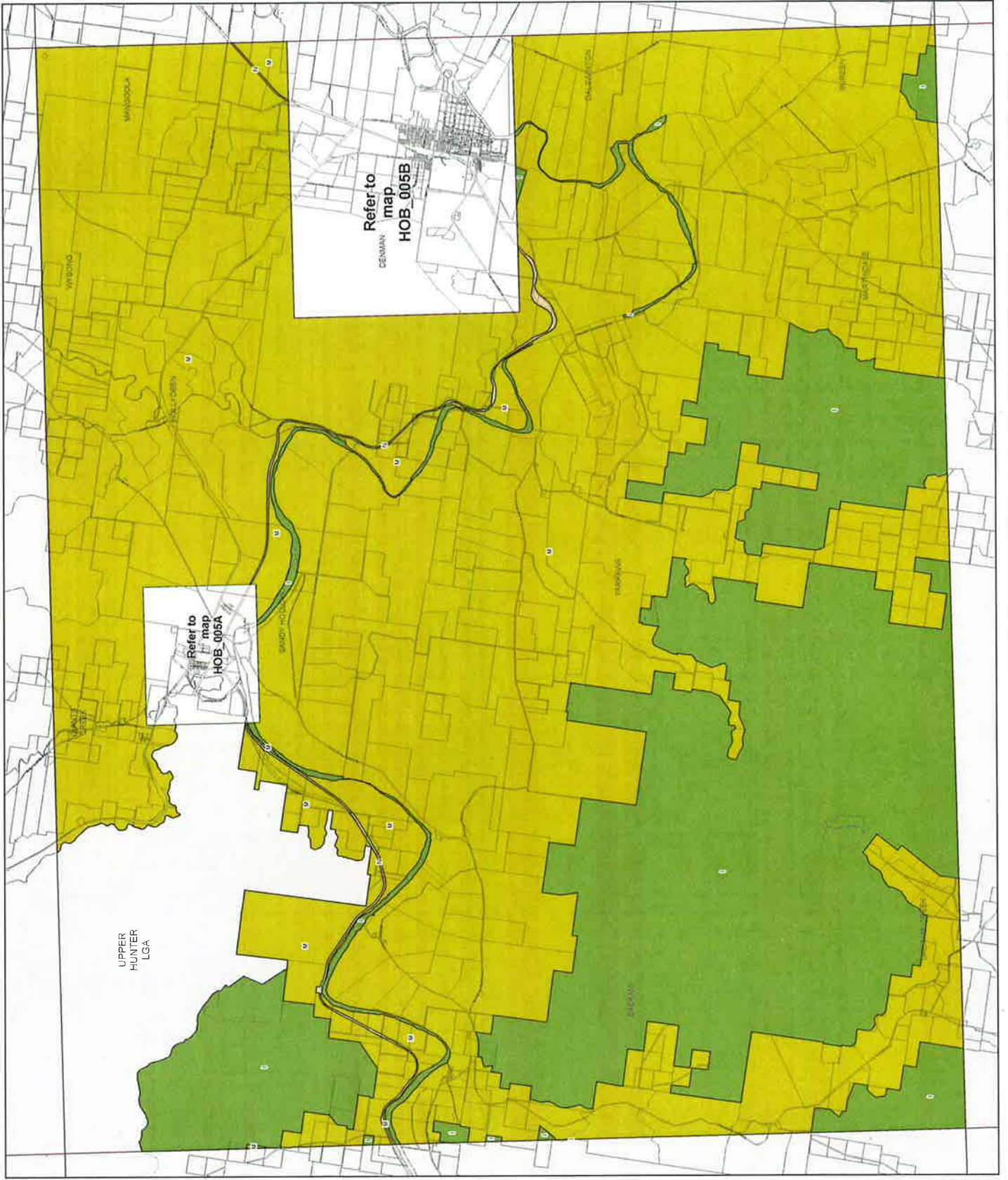
Cadastre

Cadastre 2009/2010 © Land and Property Information (LPI)



Projection: GDA 1994
MGA Zone 56

Map identification number: 5650_COM_HOB_005_06_2015629





Muswellbrook Local Environmental Plan 2009

**muswellbrook
shire council**

Lot Size Map - Sheet LSZ_005

Minimum Lot Size (sq m)

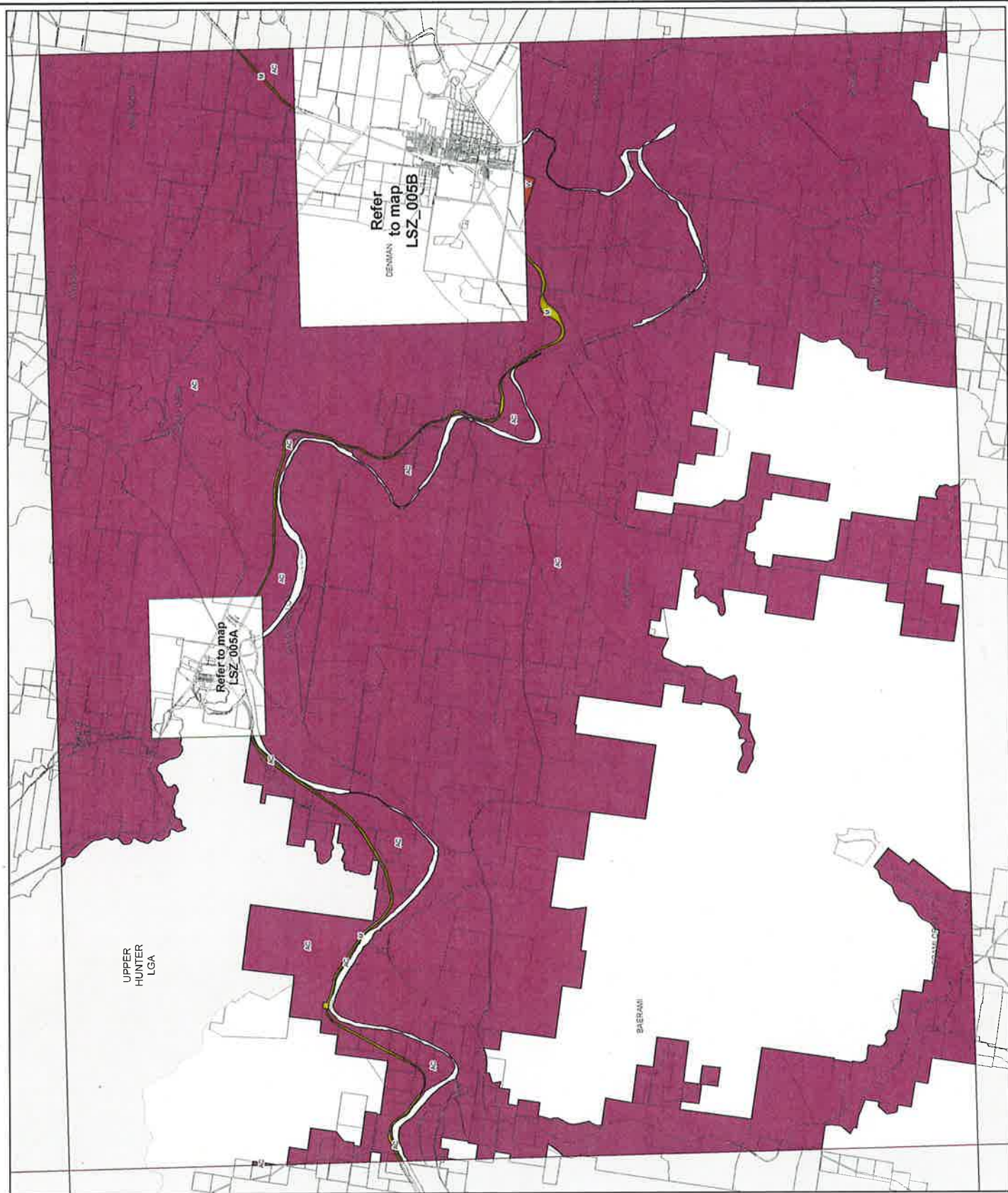


Cadastral

Cadastral 20/09/2010 © Land and Property Information (LPI)



Map certification number: 5550_COA_LSZ_005_080_20150609





Muswellbrook Local Environmental Plan 2009

muswellbrook
shire council

Lot Size Map - Sheet LSZ_005B

Minimum Lot Size (sq m)



Cadastral

Cadastral 30/09/2013 @ Land and Property Information (LPI)



N

Scale 1:50,000 @ A3
Projection: GDA 1984
MGA Zone 55

Map Identification Number: 9550_COM_LSZ_005B_000_0103029



Muswellbrook Local Environmental Plan 2009

muswellbrook
shire council

Land Zoning Map - Sheet LZN_005

Zone

- B2** Local Centre
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN2** Light Industrial
- R1** General Residential
- R5** Large Lot Residential
- RE2** Public Recreation
- RE3** Private Recreation
- RU1** Primary Production
- RUS** Forestry
- RV5** Village
- SP2** Infrastructure
- WT** Natural Waterways

Cadastre

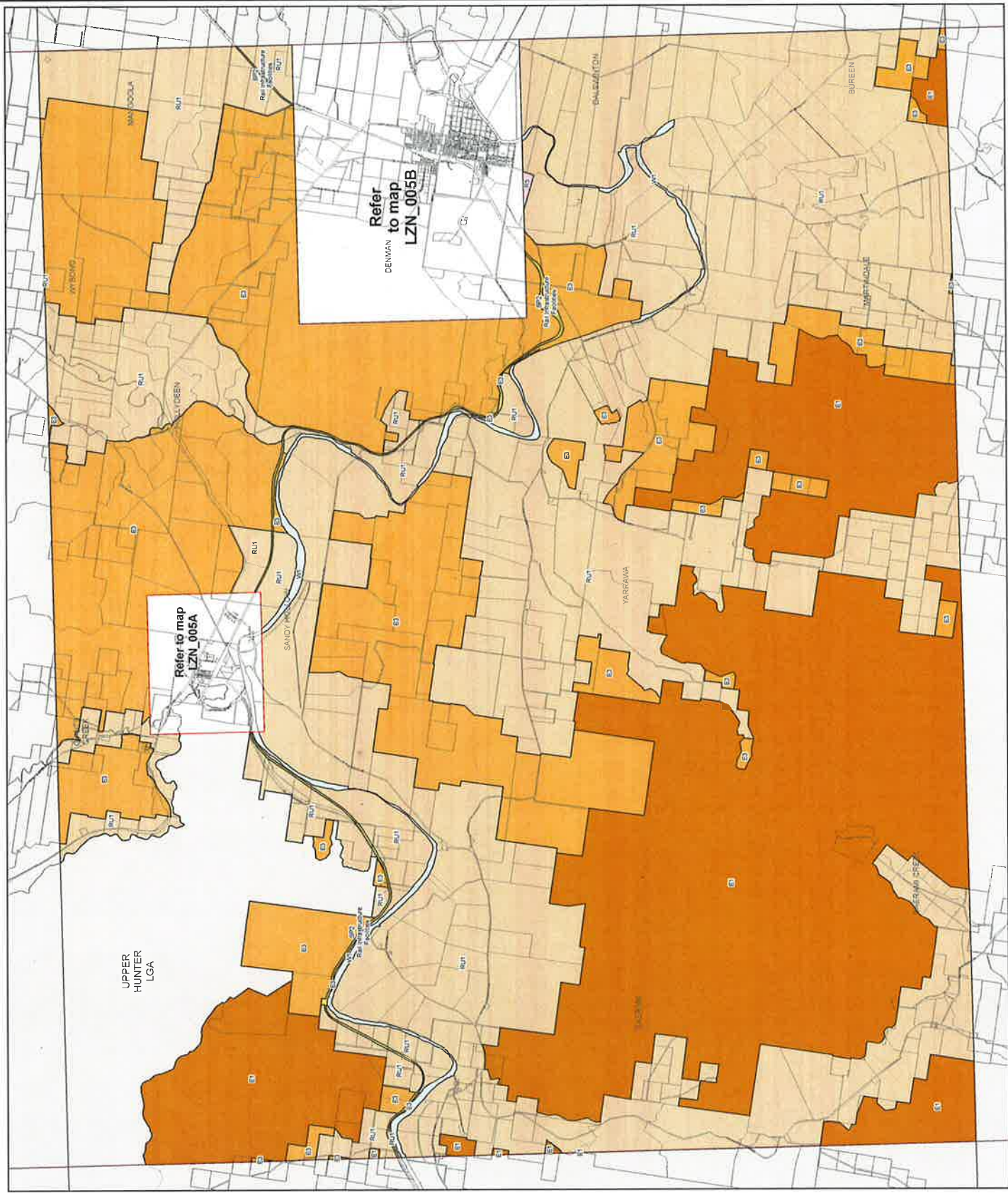
- Cadastre 2009/2010 © Land and Property Information (LPI)



Scale: 80,000 @ A3

Projection: GDA 1994
MGA Zone 55

Map identification number: 5850_COLL_LZN_005_080_20150609





Muswellbrook Local Environmental Plan 2009

muswellbrook
shire council

Land Zoning Map - Sheet LZN_005B

Zone

- B2 Local Centre
- B53 Business Development
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W1 Natural Waterways

Cadastre

Cadastre 30/06/2013 © Land and Property Information (LPI)



N



Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 5545_COM_LZN_005B_030_20150609



muswellbrook
shire council

Muswellbrook Local Environmental Plan 2009

Urban Release Area Map - Sheet URA_005B

Urban Release Area
 Urban Release Area

Cadastral
 Cadastral

Cadastral 20/09/2010 @ Land and Property Information (LPI)



N

0 200 400 600 800
metres

Scale 20 000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number: 5550_COM_URP_005B_020_20151120

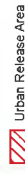


muswellbrook
shire council

Muswellbrook Local Environmental Plan 2009

Urban Release Area Map - Sheet URA_005

Urban Release Area



Cadastral

Cadastral 20/09/2010 @ Land and Property Information (LPI)



Projection: GDA 1984
MGA Zone 56

Map identification number

5650_COM_URA_005_000_20151120

