



New South Wales

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

2012 No 254

Clause 1 Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Muswellbrook Local Environmental Plan 2009 (Amendment No 7)*.

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 the land to which *Muswellbrook Local Environmental Plan 2009* applies.

4 Maps

Each map adopted by *Muswellbrook Local Environmental Plan 2009* (and as in force immediately before the commencement of this Plan) that is specified in Column 1 is declared by this Plan to be replaced by the maps specified in Column 2 of the table as approved by the Minister on the making of this Plan:

Name of replaced map	Name of adopted map
Muswellbrook Local Environmental Plan 2009 Environmentally Sensitive Land Map	not replaced
Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map	Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map (5650_COM_FSR_005A_010_2012 0328)
	Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map (5650_COM_FSR_005B_020_20120 328)

Name of replaced map	Name of adopted map
Muswellbrook Local Environmental Plan 2009 Height of Buildings Map	Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map (5650_COM_FSR_008_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map (5650_COM_FSR_008A_020_20120328)
	Muswellbrook Local Environmental Plan 2009 Floor Space Ratio Map (5650_COM_FSR_009_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_001_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_002_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_003_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_004_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_005_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_005A_010_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_005B_020_20120328)

2012 No 254

Clause 4

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Name of replaced map	Name of adopted map
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_006_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_007_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_008_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_008A_020_20120328)
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	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_010_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_011_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_012_080_20120404)
Muswellbrook Local Environmental Plan 2009 Heritage Map	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_001_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_002_080_20120328)

Name of replaced map	Name of adopted map
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_003_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_004_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_005_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_005BA_005_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_006_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_007_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_008_080_20120404)
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_008AA_010_20120404)
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2012 No 254

Clause 4

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Name of replaced map	Name of adopted map
	Muswellbrook Local Environmental Plan 2009 Heritage Map (5650_COM_HER_012_080_20120328)
Muswellbrook Local Environmental Plan 2009 Land Application Map	Muswellbrook Local Environmental Plan 2009 Land Application Map (5650_COM_LAP_001_300_20120328)
Muswellbrook Local Environmental Plan 2009 Land Reservation Acquisition Map	Muswellbrook Local Environmental Plan 2009 Land Reservation Acquisition Map (5650_COM_LRA_008_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Land Reservation Acquisition Map (5650_COM_LRA_008A_020_20120328)
Muswellbrook Local Environmental Plan 2009 Lot Size Map	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_001_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_002_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_003_080_20120328)
	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_004_080_20120328)
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	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_006_080_201203 28)
	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_008_080_201203 28)
	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_008A_020_2012 0328)
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	Muswellbrook Local Environmental Plan 2009 Lot Size Map (5650_COM_LSZ_012_080_201203 28)
Muswellbrook Local Environmental Plan 2009 Land Zoning Map	Muswellbrook Local Environmental Plan 2009 Land Zoning Map (5650_COM_LZN_001_080_201203 28)

2012 No 254

Clause 4

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Name of replaced map	Name of adopted map
	Muswellbrook Local Environmental Plan 2009 Land Zoning Map (5650_COM_LZN_002_080_20120328)
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	Muswellbrook Local Environmental Plan 2009 Land Zoning Map (5650_COM_LZN_012_080_201203 28)
Muswellbrook Local Environmental Plan 2009 Urban Release Area Map	Muswellbrook Local Environmental Plan 2009 Urban Release Area Map (5650_COM_URA_005B_020_2012 0328)
	Muswellbrook Local Environmental Plan 2009 Urban Release Area Map (5650_COM_URA_008A_020_2012 0328)

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

[1] Part 2, Land Use Table

Insert in alphabetical order in item 3 of the matter relating to Zone RU1 Primary Production and Zone E3 Environmental Management:

Eco-tourist facilities;

[2] Clause 5.13

Omit the clause. Insert instead:

5.13 Eco-tourist facilities

- (1) The objectives of this clause are as follows:
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.
- (3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
 - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
 - (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
 - (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
 - (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and indigenous flora and fauna will be minimal, and
 - (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural

resources and enhancement of the natural environment,
and

- (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours materials and landscaping with local indigenous flora, and
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
- (j) the development will not adversely affect the agricultural productivity of adjoining land, and
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:
 - (i) measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

[3] Clause 7.1 Terrestrial biodiversity

Omit clause 7.1 (2). Insert instead:

- (2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Map.

[4] Clause 7.1 (3)

Omit “environmentally sensitive land—biodiversity”.

Insert instead “land to which this clause applies”.

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

[5] **Schedule 4 Classification and reclassification of public land**

Insert “and Lot 1, DP 1143545” after “DP 750926” in Column 2 of Part 2 in the matter relating to Kayuga.

[6] **Schedule 5 Environmental heritage**

Omit Parts 1 and 2. Insert instead:

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Baerami	Baerami Creek Shale Mines and Retort	Baerami Creek Road	Wollemi National Park	State	I1
Baerami	Baerami Homestead (including pedestrian bridge)	300 Baerami Creek Road	Lot 11, DP 844666	Local	I2
Baerami	Baerami School of Arts	1361 Bylong Valley Way	Lot 115, DP 728996	Local	I3
Baerami	Goulburn River National Park	Goulburn River	Goulburn River National Park	State	I4
Baerami	Holbrook Stud	2639 Widden Valley Road	Part of Lot 56, DP 753768	Local	I5
Baerami	Wollemi National Park	Wollemi	Wollemi National Park	State	I6
Bengalla	Keys Family Private Cemetery	Bengalla Road	Lot 1, DP 236668	Local	I7
Bengalla	Bengalla Homestead	183 Bengalla Road	Lot 1, DP 236668	Local	I8
Bengalla	Dalmar Stud	690 Bengalla Road	Lots 19–21, DP 563495	Local	I9
Bengalla	Overdene	79 Overdene Road	Lot 1, DP 735667	Local	I10

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Amendment of Muswellbrook Local Environmental Plan 2009

Schedule 1

Suburb	Item name	Address	Property description	Significance	Item no
Bengalla	Blunt's Butter Factory	179 Overton Road	Lot 1, DP 735667	Local	I11
Denman	Former private hospital	5 Crinoline Street	Lot 4, DP 150126	Local	I12
Denman	Piercefield	1532–1618 Denman Road	Lot 21, DP 235356	State	I13
Denman	Masonic Lodge	18 Jerdan Street	Lot 1, DP 151236	Local	I14
Denman	Woodlands Stud	3933 Jerry's Plains Road	Lot 7, DP 42602	State	I15
Denman	Glenmunro—slab kitchen	4372 Jerry's Plains Road	Lot 34, DP 752441	Local	I16
Denman	Merton	4833 Jerry's Plains Road	Lot 10, DP 618867	State	I17
Denman	Merton Cemetery	5052 Jerry's Plains Road	Lot 137, DP 730142	Local	I18
Denman	Pickering	221 Mangoola Road	Lots 89 and 90, DP 818690	Local	I19
Denman	Martindale	1150 Martindale Road	Lot 149, DP 257372	Local	I20
Denman	Rumbo Bush School	"Mayland"	Lot 41, DP 752441	Local	I21
Denman	Royal Hotel (original)	Ogilvie Street	Lot 10, DP 131315	Local	I22
Denman	Denman Hotel	1–5 Ogilvie Street (corner of Palace Street)	Lot 60, DP 1077497	Local	I23
Denman	Royal Hotel	10 Ogilvie Street (corner of Palace Street)	Lot 1, DP 1068339	Local	I24
Denman	Memorial Hall	30 Ogilvie Street	Lot 1, DP 152143	Local	I25
Denman	Former CBC Bank	35 Ogilvie Street	Lot 1, DP 507192	Local	I26

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

Suburb	Item name	Address	Property description	Significance	Item no
Denman	Bakery	49 Ogilvie Street	Lot 101, DP 1121517	Local	I27
Denman	Timber cottage	12 Palace Street	Lot 31, DP 630367	Local	I28
Denman	Former Anglican Church Rectory	21 Palace Street	Lots 1 and 2, DP 758351	Local	I29
Denman	Former Court House Group—police station, residence and lockup	23 Palace Street	Lots 227 and 228, DP 727761	Local	I30
Denman	St Matthias' Anglican Church	33–35 Palace Street	Lot 2107, DP 864033	Local	I31
Denman	Weatherboard hall	50 Palace Street	Lot 11, Section 22, DP 758731	Local	I32
Denman	St Joseph's Hall	80 Palace Street	Part of Lot 2, DP 594471	Local	I33
Denman	Former school residence	80 Palace Street	Part of Lot 2, DP 594471	Local	I34
Denman	Army munitions base	495 Rosemount Road	Lot 1, DP 849276	Local	I35
Denman	Rosemount Winery	659 Rosemount Road	Lot 5, DP 753767	Local	I36
Denman	Railway terminus site	Turner Street	Lot 2, DP 597403	Local	I37
Denman	Yarrawa Bridge over Hunter River	Yarrawa Road		Local	I38
Giants Creek	St John's Anglican Church	1824 Merriwa Road	Lots 300 and 301, DP 750963	Local	I39
Giants Creek	Former school and residence	1828 Merriwa Road	Lot 107, DP 750963	Local	I40

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Amendment of Muswellbrook Local Environmental Plan 2009

Schedule 1

Suburb	Item name	Address	Property description	Significance	Item no
Giants Creek	Ellamara	1831 Merriwa Road	Lot 23, DP 1035506	Local	I41
Hollydeen	Hollydeen Shop	1010 Merriwa Road (corner of Ready Creek Road)	Lot 1, DP 382249	Local	I42
Kayuga	Kayuga Cemetery	30 Stair Street	Lot 1, DP 835733	State	I43
Kayuga	Negoa	92 Wiltons Lane	Lot 164, DP 635272	Local	I44
Kerrabee	Former post office	3179 Bylong Valley Way	Part of Lots 4 and 5, DP 755437	Local	I45
Kerrabee	Old Kerrabee Homestead	3179 Bylong Valley Way	Part of Lots 4 and 5, DP 755437	Local	I46
Liddell	Fairview	Hebden Road	Lot 311, DP 549456	Local	I47
Liddell	Hillcrest	311 Hebden Road	Lot 311, DP 549456	Local	I48
Manobalai	Manobalai Nature Reserve	Yarraman Road	Manobalai Nature Reserve	Local	I49
Manobalai	Brogheda	6 Yarraman Road	Lots 2–12, DP 252956; Lot 114, DP 1008972	Local	I50
Muswellbrook	Former butter factory	14–15 Aberdeen Street	Lot 21, DP 830326	Local	I51
Muswellbrook	Armitage House	2 Armitage Avenue	Lot 1, DP 367389	Local	I52
Muswellbrook	Railway depot (roundhouse)	Bell Street	Lot 1, DP 1006378	Local	I53
Muswellbrook	Muswellbrook Cemetery	Bowman and Brecht Streets	Lot 7008, DP 1050789	Local	I54
Muswellbrook	Birralee	33 Brentwood Street	Lot 101, DP 563612	Local	I55

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

Suburb	Item name	Address	Property description	Significance	Item no
Muswellbrook	School of Arts/Town Hall	3 Bridge Street	Lot 16, Section 2, DP 752484	Local	I56
Muswellbrook	Post office	7 Bridge Street	Lot 17, Section 2, DP 758740	Local	I57
Muswellbrook	Royal Hotel	10–16 Bridge Street	Lot 221, DP 1050954	Local	I58
Muswellbrook	Former picture theatre	17 Bridge Street	Lot 51, DP 850159	Local	I59
Muswellbrook	Westpac Bank building	19 Bridge Street	Lot 60, DP 847718	Local	I60
Muswellbrook	Taskers Pharmacy	26 Bridge Street	Lot 7, DP 1124521	Local	I61
Muswellbrook	Edward Higgs Building	30–32 Bridge Street	Lot 8, DP 779354	Local	I62
Muswellbrook	Shop front	34 Bridge Street	Lot 9, DP 241160	Local	I63
Muswellbrook	Billiards Building	36–40 Bridge Street	Lots 5 and 7, DP 241160	Local	I64
Muswellbrook	National Australia Bank building	46–50 Bridge Street	Lot 259, DP 738307	Local	I65
Muswellbrook	Former Campbell's and Co store	52 Bridge Street	Lot 201, DP 736071	Local	I66
Muswellbrook	Campbell's Corner	60 Bridge Street	Lot 101, DP 606303	Local	I67
Muswellbrook	Masonic Lodge	75 Bridge Street	Lot 1, DP 558793	Local	I68
Muswellbrook	Uniting Church	110 Bridge Street	Lot 401, DP 816923	Local	I69
Muswellbrook	Weidmann Cottage	126 Bridge Street	Lot 7, DP 71755; Lot 8, Section 6, DP 758740	State	I70
Muswellbrook	Loxton House	140–142 Bridge Street	Lots 1 and 2, DP 11221	State	I71

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Amendment of Muswellbrook Local Environmental Plan 2009

Schedule 1

Suburb	Item name	Address	Property description	Significance	Item no
Muswellbrook	Eatons Group—shop	172 Bridge Street	Part of Lot 7, DP 706807	State	I72
Muswellbrook	Eatons Group—St Vincent de Paul Society building	174–176 Bridge Street	Part of Lot 7, DP 706807	State	I73
Muswellbrook	Eatons Group—house	178 Bridge Street	Part of Lot 7, DP 706807	State	I74
Muswellbrook	Eatons Hotel	182–184 Bridge Street	Lots 2 and 3, DP 37789	State	I75
Muswellbrook	Kildonan	208 Bridge Street	Lot 1, DP 79520	Local	I76
Muswellbrook	St James' Roman Catholic Church	Brook Street	Lots 12–15, Section 2, DP 758740; Lots 8 and 9, DP 1098501; Lot 81, DP 1156904	Local	I77
Muswellbrook	Roman Catholic convent	Brook Street	Part of Lot 213, DP 839334	Local	I78
Muswellbrook	Kerb and guttering	Brook Street (Bridge Street to railway line)		Local	I79
Muswellbrook	St Alban's Anglican Church	20 Brook Street	Lots 18–20, Section 6, DP 758740	State	I80
Muswellbrook	Koombahla Villa	23 Cook Street	Lot A, DP 376002	Local	I81
Muswellbrook	Yammanie	307 Denman Road	Lot 1, DP 235996; Lot 13, DP 236687; Lot 151, DP 740809	Local	I82
Muswellbrook	Balmoral	310 Denman Road	Lot 14, DP 236687	Local	I83

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

Suburb	Item name	Address	Property description	Significance	Item no
Muswellbrook	Edinglassie	710 Denman Road	Part of Lot 15, DP 228159	State	I84
Muswellbrook	Rous Lench	710 Denman Road	Part of Lot 15, DP 228159; Lot 141, DP 533001	State	I85
Muswellbrook	Muswellbrook Infants School	Dolahenty Street (corner of King Street)	Lot 258, DP 821029	Local	I86
Muswellbrook	Beer Homestead	721 Edderton Road	Part of Lots 4 and 8, DP 29950	Local	I87
Muswellbrook	Belmont	721 Edderton Road	Part of Lots 4 and 8, DP 29950	Local	I88
Muswellbrook	Edderton Homestead	1477 Edderton Road	Lot 1, DP 1004725	Local	I89
Muswellbrook	Plashett Homestead	1477 Edderton Road	Lot 2, DP 616024	Local	I90
Muswellbrook	Skellatar—St Mary's Catholic School	17 Fitzgerald Avenue	Lot 18, DP 865736	Local	I91
Muswellbrook	Minch's Wine Shop	18 Foley Street	Lot 72, DP 714227	Local	I92
Muswellbrook	St John's Presbyterian Church	Hill Street	Lot 21, DP 828480	Local	I93
Muswellbrook	Former St John's Presbyterian Church	Hill Street	Lot 21, DP 828480	Local	I94
Muswellbrook	Former Presbyterian manse	106 Hill Street	Lot 20, DP 828480	Local	I95

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Amendment of Muswellbrook Local Environmental Plan 2009

Schedule 1

Suburb	Item name	Address	Property description	Significance	Item no
Muswellbrook	Timber cottage	129 Hill Street	Lots 7 and 30, DP 3069	Local	I96
Muswellbrook	Oak Milk Factory	Hunter Street	Lot 1, DP 995228	Local	I97
Muswellbrook	St Alban's Anglican Rectory	Corner Hunter Terrace and Brook Street	Part Lot 1, DP 810740	Local	I98
Muswellbrook	House	9–11 Hunter Terrace	Lots A and B, DP 151538	Local	I99
Muswellbrook	Brighton Villa	12 Hunter Terrace	Lot 1, DP 784046	Local	I100
Muswellbrook	St Albans Sunday School	15 Hunter Terrace	Part of Lot 1, DP 810740	Local	I101
Muswellbrook	Kayuga Bridge	Kayuga Road		State	I102
Muswellbrook	Muswellbrook High School	King Street	Lot 258, DP 821029	Local	I103
Muswellbrook	Hennor	18–20 Maitland Street	Lot 3, DP 518666; Lot 12, DP 519525	Local	I104
Muswellbrook	Railway station	Market Street	Lot 1, DP 1010686	State	I105
Muswellbrook	Railway signal box	Market Street	Lot 1, DP 1010686	State	I106
Muswellbrook	Simpson Park and Reserve	Market Street (corner of Sydney Street)		Local	I107
Muswellbrook	Railway Hotel	10–14 Market Street	Lot 7, DP 833145	Local	I108
Muswellbrook	Muswellbrook Hotel	46 Market Street	Lot 14, Section 10, DP 758740	Local	I109
Muswellbrook	House	5 Midanga Avenue	Lot 141, DP 862505	Local	I110
Muswellbrook	Stone bridge	Muscle Creek Road	Lot 41, DP 748269	Local	I111

2012 No 254

Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

Suburb	Item name	Address	Property description	Significance	Item no
Muswellbrook	Muswellbrook Brick Works	Muswellbrook Common	Lot 101, DP 578075	Local	I112
Muswellbrook	St Heliers	70 St Heliers Road	Lot 23, DP 220328	Local	I113
Muswellbrook	Gelston	409 Sandy Creek Road	Lots 1 and 2, DP 593335; Lot 165, DP 571192	Local	I114
Muswellbrook	Lime Kiln—E.I.E.I.O	540 Sandy Creek Road	Lot 165, DP 633737	Local	I115
Muswellbrook	St James' Roman Catholic presbytery	4 Sowerby Street	Lot 10, DP 665235	Local	I116
Muswellbrook	Atherstone	5 Sowerby Street	Lot 712, DP 851702	Local	I117
Muswellbrook	Former hospital	37 Sowerby Street	Lot 4, DP 719055	Local	I118
Muswellbrook	Kerb and guttering	Sydney Street (Maitland Street to Haydon Street)		Local	I119
Muswellbrook	Former Royal Hotel	1 Sydney Street	Lot 1, DP 67742	Local	I120
Muswellbrook	Former barber shop	7 Sydney Street	Lot 1, DP 797354	Local	I121
Muswellbrook	Prince of Wales Tavern	28–30 Sydney Street	Lots 1, 2 and 5, Section 5, DP 219434	Local	I122
Muswellbrook	Valley Hotel/Motel	33 Sydney Street	Lot 61, DP 733294	Local	I123
Muswellbrook	Fitzgerald/Olympic Park Gates	Wilkinson Avenue	Lot 7010, DP 93327	Local	I124
Muswellbrook	Police station	William Street	Lot 701, DP 93314	Local	I125
Muswellbrook	Shamrock Hotel	30 William Street	Lot 1, DP 340887	Local	I126

Suburb	Item name	Address	Property description	Significance	Item no
Sandy Hollow	Shale Oil Retorts	1590 Merriwa Road	Lot 200, DP 1005305	Local	I127
Wybong	Wybong Cemetery	Yarraman Road	Lots 81–86, DP 750959; Lot 7004, DP 93976	Local	I128

Part 2 Heritage conservation areas

Name of heritage conservation area	Identification on heritage map	Significance
Denman Heritage Conservation Area	Shown by a red outline with red hatching and labelled “C1”	Local
Residential Heritage Conservation Area	Shown by a red outline with red hatching and labelled “C2”	Local
Business Heritage Conservation Area	Shown by a red outline with red hatching and labelled “C3”	Local

[7] Dictionary

Omit the definition of *Environmentally Sensitive Land Map*.

Insert in alphabetical order:

Terrestrial Biodiversity Map means the Muswellbrook Local Environmental Plan 2009 Terrestrial Biodiversity Map.