

Notice of Public Exhibition
Planning Proposal - To permit additional industrial
uses, including rural industries, at identified key sites
within the Liddell and Bayswater Power Station
landholdings
New England Highway, Muswellbrook (PP-2024-732)

The Planning Proposal intends to amend *Muswellbrook Local Environmental Plan 2009* (MLEP 2009) to permit industrial uses, including rural industries, permissible on three (3) key sites. The three (3) sites have a combined area totalling 105.24 hectares.

The change will facilitate a broader range of employment generating activities on the site. Land uses being envisaged include solar panel manufacturing, solar panel refurbishment and recycling, green steel production and agricultural produce industries to support surrounding agricultural farms.

The Planning Proposal will amend MLEP 2009 by: -

Amendment	Explanation of provision
Amend the SP2 Infrastructure land use table	To include “Environmental Protection Works” as a use permitted without consent; To include “Roads” and “Water Storage Facilities” as uses permitted with consent.
Part 7 Additional Local Provisions	To include a new local clause to permit “Industry” and “Rural Industry” land uses. The local clause requires the preparation of a development control plan before any new development is approved on the subject land.

The Planning Proposal may be viewed at the Council Offices at 60-82 Bridge Street Muswellbrook or on Council Website (www.council.muswellbrook.nsw.gov.au) for the period Tuesday 4th February 2025 to Monday 10th March 2025.

You are invited to make written submissions by 9:00am on Monday 10th March 2025, addressed to:

The General Manager
Muswellbrook Shire Council
PO Box 122
Muswellbrook NSW 2333

or by email to: council@muswellbrook.nsw.gov.au

If you have any enquiries, please contact Sharon.pope@muswellbrook.nsw.gov.au or ph 6549 3868.

For Web page, link to

1. Planning Proposal – see attached
2. Explanatory Statement -
3. Council Report - see attached
4. Gateway Determination - see attached