



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 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 | 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) |
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| | Muswellbrook Local Environmental Plan 2009 Height of Buildings Map (5650_COM_HOB_005B_020_20120328) |

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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) |
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| | 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) |
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| | 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) |
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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_012_080_20120328) |
| Muswellbrook Local Environmental Plan 2009 Land Zoning Map | Muswellbrook Local Environmental Plan 2009 Land Zoning Map (5650_COM_LZN_001_080_20120328) |

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Clause 4 Muswellbrook Local Environmental Plan 2009 (Amendment No 7)

| <u>Name of replaced map</u> | <u>Name of adopted map</u> |
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| | Muswellbrook Local Environmental Plan 2009 Land Zoning Map (5650_COM_LZN_012_080_20120328) |
| Muswellbrook Local Environmental Plan 2009 Urban Release Area Map | Muswellbrook Local Environmental Plan 2009 Urban Release Area Map (5650_COM_URA_005B_020_20120328) |
| | Muswellbrook Local Environmental Plan 2009 Urban Release Area Map (5650_COM_URA_008A_020_20120328) |

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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”.

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[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 |

| 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 |

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| 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 |

| 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 |

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Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

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|---------------|----------------------------------|-----------------------|--|---------------------|----------------|
| 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 |

| Suburb | Item name | Address | Property description | Significance | Item no |
|--------------|--|--|--|--------------|---------|
| Muswellbrook | Eatons Group—shop | 172 Bridge Street | Part of Lot 7, DP 706807 | State | 172 |
| Muswellbrook | Eatons Group—St Vincent de Paul Society building | 174–176 Bridge Street | Part of Lot 7, DP 706807 | State | 173 |
| Muswellbrook | Eatons Group—house | 178 Bridge Street | Part of Lot 7, DP 706807 | State | 174 |
| Muswellbrook | Eatons Hotel | 182–184 Bridge Street | Lots 2 and 3, DP 37789 | State | 175 |
| Muswellbrook | Kildonan | 208 Bridge Street | Lot 1, DP 79520 | Local | 176 |
| 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 | 177 |
| Muswellbrook | Roman Catholic convent | Brook Street | Part of Lot 213, DP 839334 | Local | 178 |
| Muswellbrook | Kerb and guttering | Brook Street (Bridge Street to railway line) | | Local | 179 |
| Muswellbrook | St Alban's Anglican Church | 20 Brook Street | Lots 18–20, Section 6, DP 758740 | State | 180 |
| Muswellbrook | Koombahla Villa | 23 Cook Street | Lot A, DP 376002 | Local | 181 |
| Muswellbrook | Yammanie | 307 Denman Road | Lot 1, DP 235996; Lot 13, DP 236687; Lot 151, DP 740809 | Local | 182 |
| Muswellbrook | Balmoral | 310 Denman Road | Lot 14, DP 236687 | Local | 183 |

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Schedule 1 Amendment of Muswellbrook Local Environmental Plan 2009

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|---------------|--------------------------------------|--|---|---------------------|----------------|
| 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 |

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| 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 |

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| 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 |

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|--------------|-------------------|-------------------|---|--------------|---------|
| 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.