




STATEMENT OF ENVIRONMENTAL EFFECTS
MANUFACTURED OFFICE BUILDING
113 Bridge Street, Muswellbrook
For
Muswellbrook RSL Club

Our Ref:	23/050
Project Name:	Manufactured Office Building – 113 Bridge Street, Muswellbrook
Client:	Muswellbrook RSL Club
Author:	Sally Cottom Senior Planner BURP
Certification:	<i>I hereby certify that this Statement of Environmental Effects has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and its associated Regulations. I certify to the best of my knowledge the information contained within this report is neither false nor misleading.</i>
Signature:	

This report was prepared by Upper Hunter Planning a business of RA PEASLEY Consulting Pty Ltd.

Revision	Date	Revision Details	Author
Draft	27/11/2024	Draft	SC
Client Review	04/12/2024	Client Review	Client
Final	05/12/2024	Final	SC

Disclaimer

This report has been prepared for **Muswellbrook RSL Club** (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. RAP Surveying accepts no liability or responsibility for any matter that may cause a loss or damage from the misuse of this document, including third and subsequent parties.

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the applicant Muswellbrook RSL Club by Upper Hunter Planning to accompany a Development Application to Muswellbrook Shire Council for a Proposed Manufactured Office Building to be installed at 113 Bridge Street, Muswellbrook.

The proposed development is consistent with the relevant strategies of the Muswellbrook Local Government Area, objectives of the development standards under *Muswellbrook Local Environmental Plan 2009* and the relevant development controls under *Muswellbrook Development Control Plan 2009*.

The subject site is zoned E2 Commercial Centre with the proposed development being permissible with consent under this zone.

This Statement of Environmental Effects and Development Application addresses the matters required to be considered by the consent authority in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 OWNER AND SITE DETAILS

The Owner(s):

The site is located at 113 Bridge Street, Muswellbrook, Lot 1 DP 66929, Lot 2 and 3 DP 795111, Lot 1 DP 58492, Lot 7 Section 4 DP 758740 and Lot 60 DP 1127238 and is owned by Muswellbrook RSL Sub-Branch Club Limited.

The Applicant:

Muswellbrook RSL Club
C/- Upper Hunter Planning
10 Top Knot Place
Muscle Creek NSW 2333

Contact:

Sally Cottom
Phone: (0400) 168 996

1.2 LOCATION AND CONTEXT

The site is located at 113 Bridge Street, Muswellbrook in the Muswellbrook Local Government Area (MLGA). The site is 1.29 hectares (approx.) in area (**Figure 1**).



Figure 1: Location of Site (Source: Six Maps)

The site contains the Muswellbrook RSL Club, bowling greens, old tennis court and carparking with access to Bridge Street and St Heliers Street (**Figure 1** and **Appendix A~B**).

The site is surrounded by land used for the purposes of the Commercial Centre to the north, south and west and General Residential to the east (**Figure 2**).

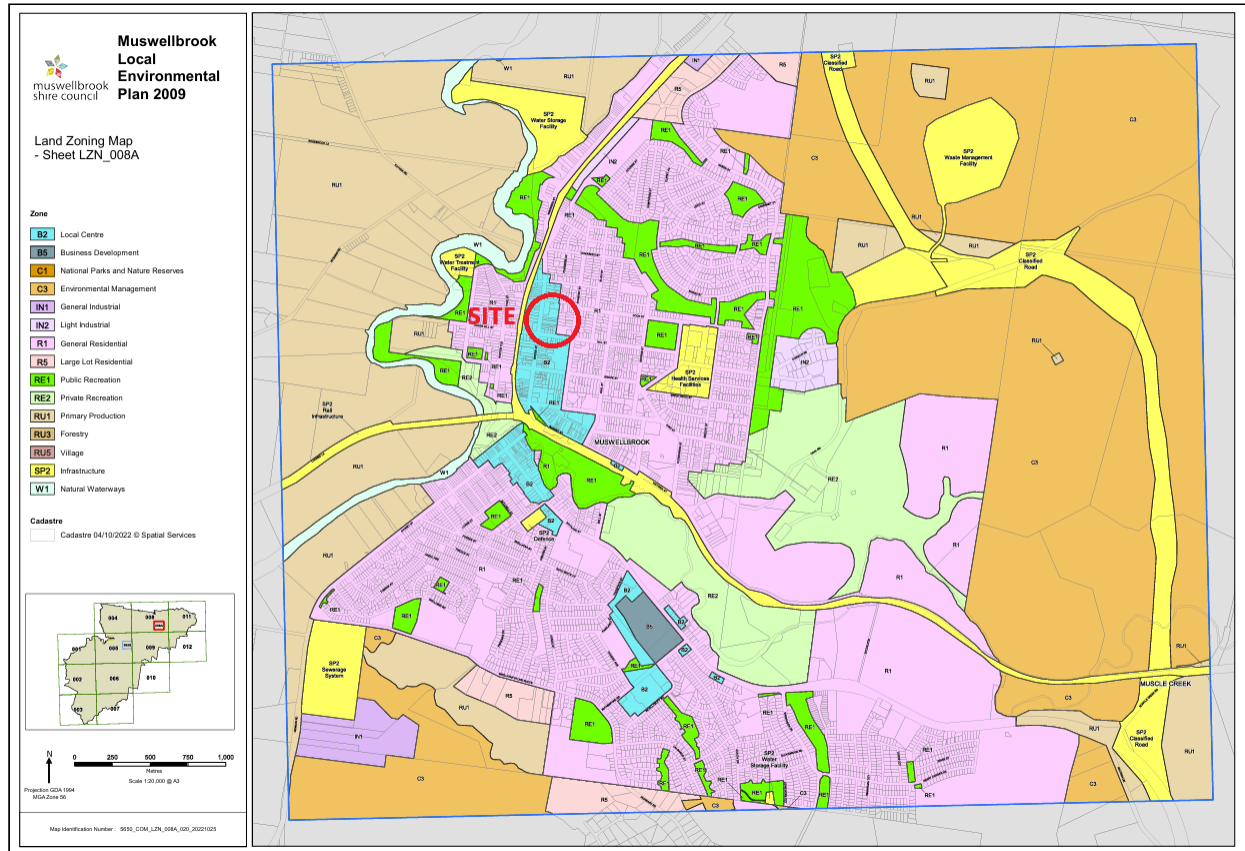


Figure 2: Land Zoning Map (Source: Muswellbrook LEP 2009)

2. PROPOSED DEVELOPMENT

The proposed development involves the installation of a Manufactured Office Building 10m x 16m with a building height of 2.4m (floor to ceiling) constructed with colorbond vertical cladding and colorbond roof (Figure 3-4 and Appendix A).

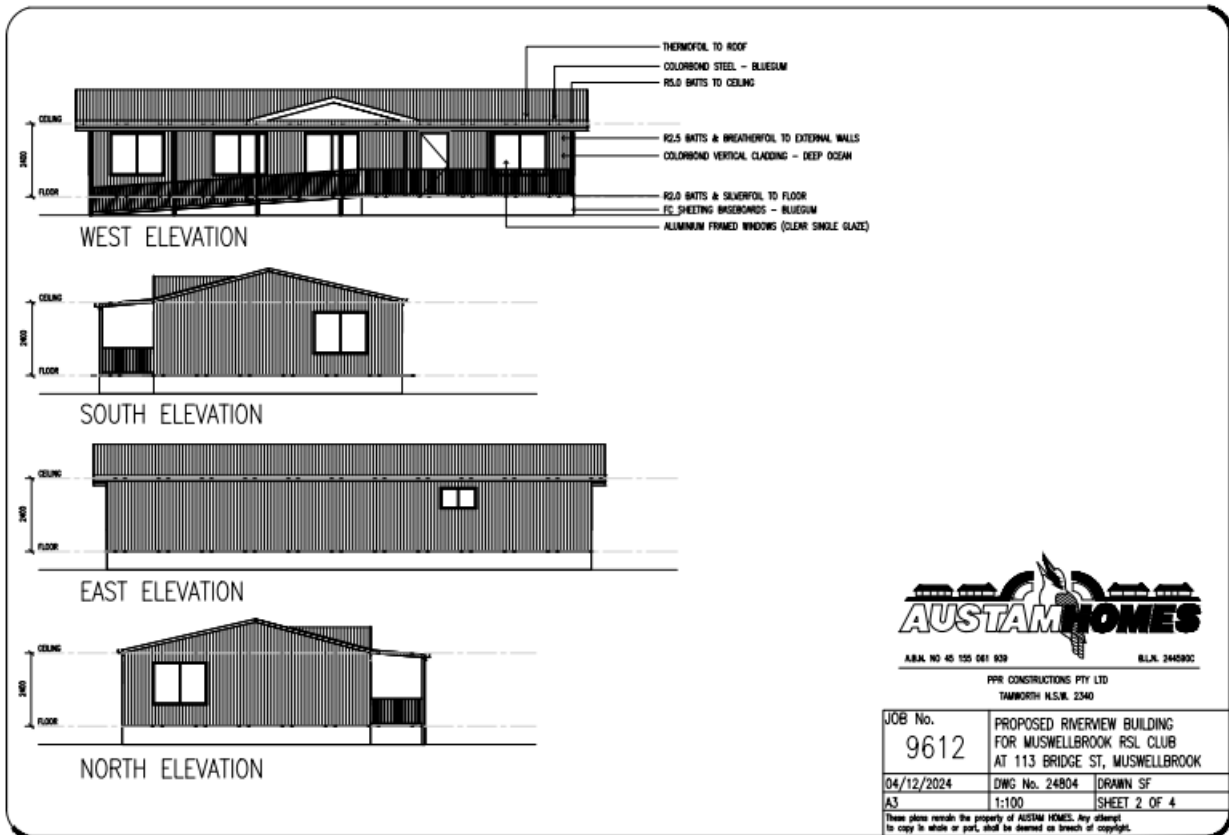


Figure 3: Architectural Plans (Source: Austam Homes)

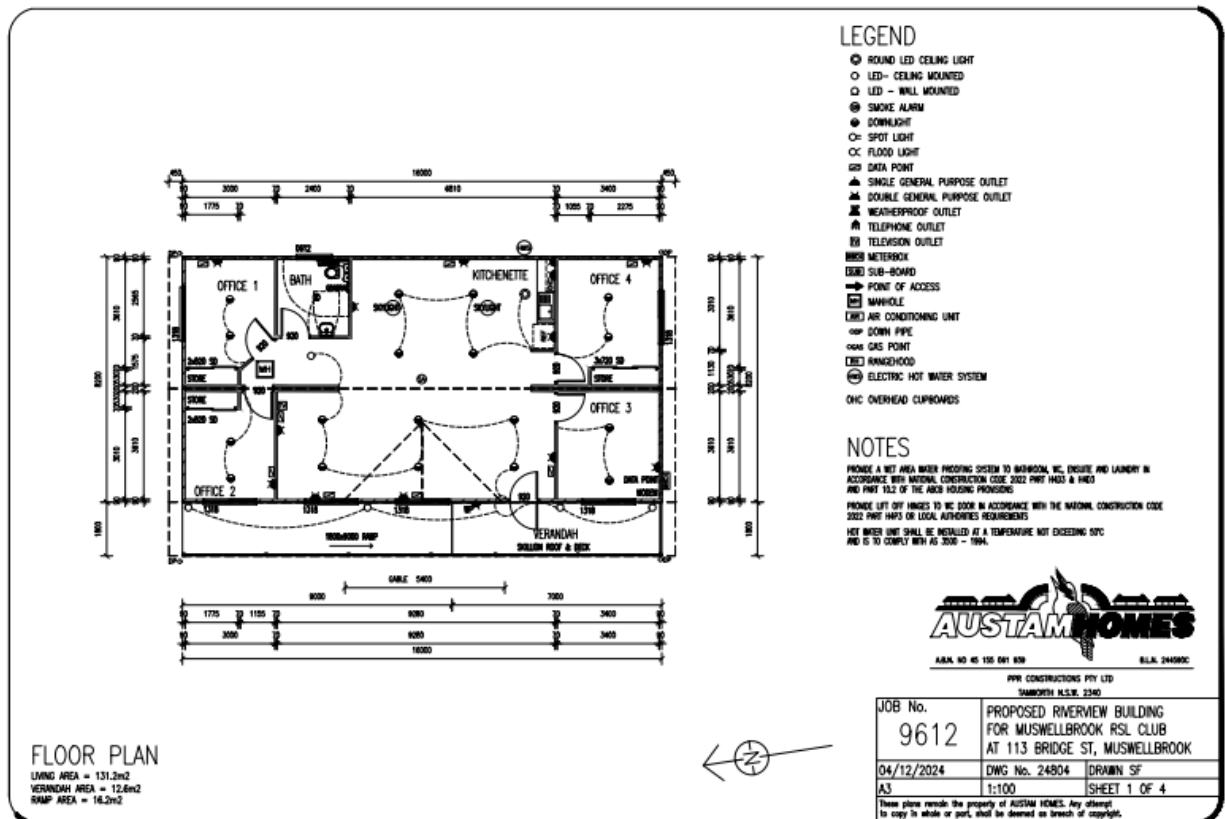


Figure 4: Architectural Plans (Source: Austam Homes)

The manufactured building will be located on the old tennis courts at the rear of the RSL Club/bowling greens (**Figure 5** and **Appendix A**).

The building will have provision to connect to all essential services: -

- Electricity is available from the existing small building/structure at the southern side of the tennis courts,
- Reticulated sewer and Stormwater will run along the southern boundary of Lot 1 DP66929 heading in a western direction to Bridge Street,
- Water supply is available at the subject site,
- Telecommunications are available in the locality, and
- Access to the site is via the existing access from both Bridge Street and St Heliers Street with existing car-parking to be utilized.



Figure 5: Detail Contour Survey Plan (Source: RAP Surveying)

3. PLANNING CONSIDERATIONS

The proposed development is being determined under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to determination by Council. Section 3 of this report identifies the statutory planning provisions that apply to the subject site.

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the EP&A Act specifies the matters for consideration required for the evaluation of a development application as outlined below. Relevant headings of this report detail the proposed development against the relevant heads of consideration in Section 4.15(1), EP&A Act.

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

- (a) the provisions of—
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
 - (v) (Repealed)**

that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

These matters have been addressed under the relevant headings below.

3.1.1 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(I) - Provision of any Environmental Planning Instrument that apply to the Land

State Environmental Planning Policies

Consideration of the State Environmental Planning Policies that are applicable to the development type and the land has been undertaken.

SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

4.1 Object of this Chapter

- (1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.
- (2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—
 - (a) by specifying when consent is required, and when it is not required, for a remediation work, and
 - (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
 - (c) by requiring that a remediation work meet certain standards and notification requirements.

Planning Comment: A search of the NSW EPA and POEO database did not register this site as containing any contamination. The site contains the old tennis courts which is constructed with concrete (approx. 52m³) which will be removed by the contractor to an approved waste management facility. The building will be constructed upon the site of the removed concrete.

SEPP (Transport and Infrastructure) 2021

Schedule 3 Traffic-generating development to be referred to TfNSW—Chapter 2

Subdivision 2 Development in or adjacent to road corridors and road reservations

2.122 Traffic-generating development

(1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—

- (a) new premises of the relevant size or capacity, or
- (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.

Schedule 3 Traffic-generating development to be referred to TfNSW—Chapter 2 (Section 2.122)

Note—

The development specified in Column 1 may involve the erection of new premises or an enlargement or extension of existing premises. If the development involves an enlargement or extension of existing premises, the relevant size or capacity specified in the table is the additional (rather than the total) size or capacity of the premises as a result of the enlargement or extension.

Column 1	Column 2	Column 3
Purpose of development	Size or capacity—site with access to a road (generally)	Size or capacity—site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)
Commercial premises (other than premises specified elsewhere in this table)	10,000m ² in gross floor area	2,500m ² in gross floor area

Planning Comment: The proposed development has a gross floor area of 160m², therefore, the proposed development is not considered to be traffic generating development under this SEPP.

It is considered that no further investigation is required for this development.

Local Environmental Plans

The *Muswellbrook Local Environmental Plan 2009* applies to the land. The relevant provisions of the plan have been addressed in **Table 1**.

Table 1 – *Muswellbrook Local Environmental Plan 2009*

SECTION	PROVISION	STATEMENT OF COMPLIANCE
PART 1	Preliminary	Noted
PART 2	Permitted or Prohibited Development	Part 2 applies
2.1	Land use zones.	E2 Commercial Centre
2.2	Zoning to which Plan applies.	E2 Commercial Centre
2.3	<p>Zone objectives and Land Use Tables Zone E2 Commercial Centre</p> <ul style="list-style-type: none"> • To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. • To encourage investment in commercial development that generates employment opportunities and economic growth. • To encourage development that has a high level of accessibility and amenity, particularly for pedestrians. • To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To maintain the status and encourage the future growth of the existing Muswellbrook business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form. • To maintain the heritage character and values of the business centre of Muswellbrook. 	Under this zone the proposed manufactured office building (commercial premises) is permissible with consent and complies with the Zone objectives and Land Use Tables of the E2 Commercial Centre zone.

SECTION	PROVISION	STATEMENT OF COMPLIANCE
	<ul style="list-style-type: none"> To support business development by providing parking and other civic facilities. 	
PART 3	Exempt and Complying Development	Part 3 does not apply
PART 4	Principal Development Standards	Part 4 applies
4.3	Height of Buildings	The proposed development has a building height of 2.4m (floor to ceiling) which is consistent with the maximum building height of 13m in this zone.
4.4	Floor space ratio	<p>The land is identified as having a floor space ratio of 2:1.</p> <p>Current and proposed development has a floor space ratio of 0.54:1, excluding existing carparking.</p> <p>Therefore, the development existing and proposed is consistent with the Floor Space Ratio.</p>
4.5	Calculation of floor space ratio and site area.	Existing and proposed development 7,064m ² / Site Area 12,900m ² = 0.54:1
PART 5	Miscellaneous Provisions	Part 5 applies
5.10	Heritage conservation.	<p>The site is located in the following Heritage Conservation zones: -</p> <p>Residential Heritage Conservation Area</p> <p>Muswellbrook Business Heritage Conservation Area</p> <p>The development is for a commercial building located in a commercial premises lot which contains the RSL Club, bowling greens and associated carparking.</p> <p>It is unlikely that the proposed office building would have an adverse impact on these heritage conservation areas.</p> <p>As shown in the photographs, the site is located below the surrounding residential areas, so no visual impacts from adjoining residential areas.</p>

SECTION	PROVISION	STATEMENT OF COMPLIANCE
PART 6	Urban Release Areas	Part 6 does not apply
PART 7	Additional Local Provisions	Part 7 applies
7.6	Earthworks.	Minor soil disturbance is required for the removal of the existing tennis court material, the soil will be retained onsite, and the building will be constructed upon piers above the natural ground level.

3.1.2 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(II) - Provisions of any Proposed Instrument that is or has been the Subject of Public Consultation under this Act and that has been Notified by the Consent Authority

Draft State Environmental Plans

There are no draft State Environmental Plans that apply to this development.

Draft Local Environmental Plans

There are no draft Local Environmental Plans that apply to this development.

3.1.3 Environmental Planning and Assessment Act 1979 Clause:

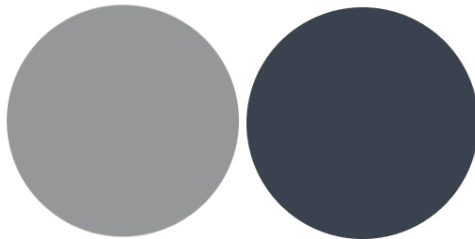
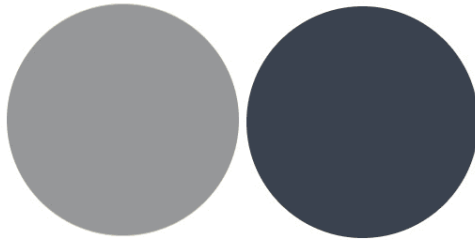
4.15(1)(A)(III) - Provision of any Development Control Plan that apply to the Land

Development Control Plans

The *Muswellbrook Development Control Plan 2009* applies to the land. The relevant development controls of this plan have been addressed in **Table 2**.

Table 2 – Muswellbrook Development Control Plan 2009

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
1	Introduction	Noted.
2	Submitting an Application	Noted.
3	Site Analysis	Complies.
4	Notification	Noted.
9	Local Centre Development.	Part 9 Applies
9.1	Built Form	Consistent
9.1.1	Building Design	Consistent
(i)	The design of new buildings should reflect and enhance the existing character of local centres. (refer to section 15 of this DCP for further guidance on development in the Bridge Street area)	The building is setback behind the existing RSL Club – Not visible from the street frontage and has been constructed with colorbond material: Roof and Sheeting baseboards – Bluegum colour Vertical Cladding – Deep Ocean

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
		<p>Both colours are consistent with the existing RSL Club building which fronts Bridge Street.</p>  <p>Bluegum* Deep Ocean*</p> <p>It is unlikely that the proposed development would have an adverse impact on the heritage conservation areas of the residential conservation area of the commercial conservation area.</p>
(ii)	Building design should relate to its retail/commercial/office function.	<p>As demonstrated in the floor plan (Appendix A) the commercial office building contains: -</p> <ul style="list-style-type: none"> • 4 offices • Kitchenette • Bathroom • Open function area • Accessible ramp and verandah
(iii)	Building materials should be of high quality and harmonise with surrounding development. The use of reflective materials is discouraged. Materials and colours should not dominate the streetscape.	<p>The building has been constructed with colorbond material: Roof and Sheeting baseboards – Bluegum colour Vertical Cladding – Deep Ocean</p> <p>Both colours are consistent with the existing RSL Club building which fronts Bridge Street.</p>  <p>Bluegum* Deep Ocean*</p> <p>The building material is non-reflective and does not impact the streetscape.</p>

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
(iv)	Awnings should be designed to integrate with the architecture of the building façade and provide for continuous shelter for pedestrians. Awnings should follow consistent heights above the footpath with a minimum height to the underside of the awning of 3.2 metres	Not Applicable
(v)	Building facades should relate to the context of buildings in the area to achieve continuity and harmony. The continuity of commercial frontages should not be broken by parking areas, service and delivery areas etc.	Noted
(vi)	Buildings should provide for 'activated street frontages' by incorporating active uses at street level including cafes and other retail activities	Not Applicable
(vii)	Blank building facades to streets or public places are to be avoided	The building will front the existing RSL bowling greens, the building does not have a blank front facade.
(viii)	The placement of windows should provide visual interest and variation to the building façade and relate to those of adjacent buildings.	Consistent – Windows provide visual interest
(ix)	Building designs should allow for passive surveillance of public places and streets.	Passive surveillance to bowling greens and public parking.
(x)	Building entrances should be well defined and well lit.	Building entrance will be well defined and well-lit as using existing lighting.
(xi)	New residential development shall be located above street level	Not Applicable
(xii)	Incorporate areas for future signage into the building design.	Not Applicable
(xiii)	Shop top housing and serviced apartment development complies with relevant provisions within the Residential Flat Design Code published by the Department of Planning.	Not Applicable
9.1.2	Building Height	Consistent
(i)	Building heights comply with the building height limits prescribed by Muswellbrook LEP 2009.	Building height proposed 2.4m (floor to ceiling) maximum building height in LEP 13m.
(ii)	The height of buildings should be consistent with the character of the area, and include roof parapets where that is a characteristic in the surrounding streetscape.	Consistent

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
(iii)	The height of buildings should not result in unreasonable overshadowing or compromise the privacy of adjoining properties.	Consistent – the building is well below the surrounding residential heights to the east. Unlikely to overlook or overshadow adjoining development.
9.1.3	Setbacks	Consistent
(i)	The front of buildings should be aligned to provide a continuous street frontage	Not Applicable – Setback to the rear of the RSL Club bowling greens.
(ii)	In some cases, front setbacks should allow for street landscaping and footpath widening where necessary.	Noted
(iii)	New development should respect the setbacks of other buildings along the streetscape.	Noted
(iv)	Separation fencing is provided between development land and any rail corridor.	Not Applicable
(v)	Development adjacent to rail corridors identified in clause 31 of the LEP will require an acoustic report to be submitted to Council to address and indicate measures to mitigate potential impacts from noise and vibration. Relevant publications available from “Railcorp” for consideration are:- <ul style="list-style-type: none"> - Rail Related Noise and Vibration; Issue to Consider in Local Environmental Planning - Interim Guidelines for Councils - consideration of rail noise and vibration in the planning process - Guidelines for applicants - consideration of rail noise and vibration in the planning process 	Not Applicable
9.1.4	Accessibility	Consistent
(i)	(i) New buildings or buildings undergoing alterations and additions or a change of use are required to provide equitable provision of access to and circulation within the premises for people with disabilities in accordance with the provisions of AS 1428.1.	Will comply with AS1428.1
(ii)	Continuous accessible paths of travel shall be provided: <ul style="list-style-type: none"> • from parking spaces, public streets and walkways to building entrance(s); 	Can comply – Access ramps, paths and parking provided.

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
	<ul style="list-style-type: none"> • between buildings, facilities and spaces that are on the same site; • to connect the building entrance(s) with all spaces and facilities within the building; and • to minimise travel distance between each accessible element of the building and of facilities within it. 	
(iii)	For the purposes of subsection 9.1.4(ii), access shall be provided to and within all the areas or facilities of the building where there is a reasonable expectation of access by any owner, occupier, employee, or visitor. It does not include any area if access would be inappropriate because of the particular purpose for which the area is used.	Consistent
(iv)	<p>Council may vary these provisions if compliance will cause major difficulties or unjustifiable hardship to a person or organisation. Each claim for unjustifiable hardship is determined on a case by case basis taking into account the following:</p> <ul style="list-style-type: none"> • Whether there is a benefit or a detriment to any person concerned; • How it affects the disability of the person concerned; and • The financial cost. <p>And considering the following circumstances:</p> <ul style="list-style-type: none"> • technical limits; • topographical restrictions; • safety, design and construction issues; and • does not rely on the 'public domain' to solve access issues within the site. 	Noted
9.2	Urban Landscape	Consistent
9.2.1	Landscaping	Consistent
(i)	Where appropriate, landscaping should be incorporated into building design to enhance the character of the streetscape and the amenity of buildings and public places.	Can comply

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
(ii)	Landscaping should reflect the size and height of buildings and should be consistent with the character of the area.	Can comply
(iii)	consistent with the character of the area. Landscaping should be used to soften the impact of hard surfaces where necessary.	Can comply
(iv)	Where landscaping is proposed to be incorporated into a new development, a landscape plan detailing hard and soft landscaping works should be submitted with the development application.	Noted
9.2.2	Car Parking	Consistent
(i)	Car parking and loading facilities is to be provided in accordance with the parking rates prescribed by Section 17 – Car Parking.	Consistent
(ii)	The provision of parking spaces for people with disabilities is to be in accordance with AS 1428.1.	Consistent and can comply
(iii)	All vehicles should be able to enter and exit a site in a forward direction.	Consistent
(iv)	Car parking should be screened from residential areas	Consistent
(v)	Vehicular access to properties fronting the New England Highway should be from laneways or shared driveways.	Consistent
(vi)	Parking areas shall be sealed in accordance with Section 16.4.6 Construction Materials.	Consistent
9.2.3	Outdoor Eating Areas	N/A
9.2.4	Signage and Advertising	N/A
15	Heritage Conservation	<p>The site is located in the following Heritage Conservation zones: -</p> <p>Residential Heritage Conservation Area</p> <p>Muswellbrook Business Heritage Conservation Area</p> <p>The development is for a commercial building located in a commercial premises lot which contains the RSL Club, bowling greens and associated carparking.</p>

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
		<p>It is unlikely that the proposed office building would have an adverse impact on these heritage conservation areas.</p> <p>As shown in the photographs, the site is located below the surrounding residential areas, so no visual impacts from adjoining residential areas.</p>
16	Car Parking and Access	Existing carparking and access to the site Accessible carparking proposed on the northern side of the proposed building location (Appendix A).
20	Erosion and Sediment Control	The development does not include any major earthworks, soil and erosion control will be implemented where required.
21	Contaminated Land	The site is not registered as containing contamination on the NSW EPA or POEO database.
24	Waste Minimisation and Management	<p>Any waste from the removal of the concrete tennis court (52m³) will be removed by the contractor to an approved waste facility.</p> <p>Ongoing operation of the commercial office will be included in the recycling and waste management of the RSL Club.</p>
25	Stormwater Management	Stormwater proposed to be drained along the southern boundary of Lot 1 DP66929 heading in a western direction towards Bridge Street.

3.1.4 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IIIA) - Provisions of any Planning Agreement that has been entered into under Section 7.4, or any Draft Planning Agreement that a Developer has offered to enter into under Section 7.4

To our knowledge there has been no Planning Agreement or Draft Planning Agreement that a Developer has entered or offered to enter into under Section 7.4.

3.1.5 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IV) - Provisions of the Regulations that apply to the Land

There are no sections of Regulations that apply to the land at the time of this report.

3.1.6 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(B) - The Likely Impact of the Development including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality.

Context and Setting

The proposed installation of a manufactured building to be used as a commercial office for the Muswellbrook RSL Club is consistent with the context and setting of the site and is unlikely to have an adverse impact on adjoining uses.

Soils and Geology

The site is within the Roxburgh Soil landscape. This soil landscape covers undulating low hills and undulating hills. yellow podzolic soils (Dy3.11, Dy2.41) occur on upper to midslopes with Red Solodic Soils (Dr2.43) on more rounded hills. Lithosols (Um5.21) occur on crests. Brown Podzolic soils (Db2.21) occur on slopes on conglomerate with associated flat pavements. Yellow Soloths (Dy3.41) have been recorded in some gullies.

The proposed development does not include any earthworks for cut/fill and is unlikely to have an adverse impact on the soils or geology in the locality.

Earthworks

The proposed development does not include any earthworks.

Hydrology, Flooding and Water Quality

The proposed development is unlikely to have an adverse impact on the hydrology, flooding or water quality in the locality.

Flora and Fauna

The site is heavily developed and does not contain any significant flora and fauna. The development is unlikely to have an adverse impact on the flora and fauna in the locality.

Bushfire

The site is not affected by bushfire prone land.

Aboriginal and Cultural Heritage

The site is not affected by any State or Aboriginal Heritage Items or Places.

The site is within the Muswellbrook Residential Heritage Conservation area and the Muswellbrook Business Heritage Conservation area.

The development is for a commercial building located in a commercial premises lot which contains the RSL Club, bowling greens and associated carparking.

It is unlikely that the proposed office building would have an adverse impact on these heritage conservation areas.

As shown in the photographs, the site is located below the surrounding residential areas, so no visual impacts from adjoining residential areas will occur.

Acoustic

The proposed development will generate minor temporary noise impacts during the installation of the building only, which will be limited to business hours only to ensure that noise impacts on adjoining development are minimised.

Air Quality / Energy / Climate

The proposed development is unlikely to have an adverse impact on the air quality, energy or climate in the locality.

Access, Traffic and Transportation

The proposed development has existing access to Bridge Street and St Heliers Street.

It is unlikely that the proposed office building will have an adverse impact on the access, traffic and transportation in the locality.

Visual Characteristics

The proposed development will be constructed with colorbond materials utilising the same colours as the existing RSL Club building which will have a positive visual impact on the locality.

Social / Economic

The proposed development will have a positive social and economic impact on the locality by installing an office building for the use of the Muswellbrook RSL Club.

Waste Management

The removal of the old tennis court material (approx. 52m³) will be removed by the contractor to an approved waste management facility. Ongoing operation of the commercial office will be included in the recycling and waste management of the RSL Club.

Cumulative Environmental Impacts

The proposed development is consistent with the relevant controls of the Muswellbrook Local Environmental Plan 2009 and Muswellbrook Development Control Plan 2009 and is unlikely to cause any cumulative environmental impacts.

3.1.7 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(C) - The Suitability of the Site for the Development

The proposed development is consistent with the context and setting of the site and the adjoining development, it is consistent with the relevant planning controls and standards as well as being consistent with the objectives of the E2 Commercial Centre zone. It is considered that on this basis the site is suitable for the proposed development.

3.1.8 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(D) - Any Submissions made in accordance with this Act or the Regulations

The development application will be notified in accordance with the Development Control Plan that applies to the Land and at Council's discretion. Any submissions received will be addressed and any additional information provided to the consent authority to enable the assessment of the application.

3.1.9 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(E) - The Public Interest

The public interest is best served through the orderly use of the land for purposes which it is zoned and in accordance with Planning Controls and Policies that apply to the Land. The proposed development is consistent with the Planning Controls and Policies, is permissible with consent and complies with the relevant controls and policies governing the land.

3.2 OTHER LEGISLATION

Consideration was afforded to the following legislation:

- Fisheries Management Act 1994
- Threatened Species Conservation Act 1995 and Biodiversity Conservation Act 2016
- Heritage Act 1977
- Coal Mine Subsidence Compensation Act 2017
- Contaminated Land Management Act 1997
- National Parks and Wildlife 1974
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Rural Fires Act 1997
- Water Management Act 2000

It was considered on review of the abovementioned legislation that the proposed development is not deemed Integrated Development and that no further investigation is required for the proposed development.

4. CONCLUSION

This report has been prepared to accompany a Development Application to Muswellbrook Shire Council for a Proposed Manufactured Office Building to be installed at 113 Bridge Street, Muswellbrook.

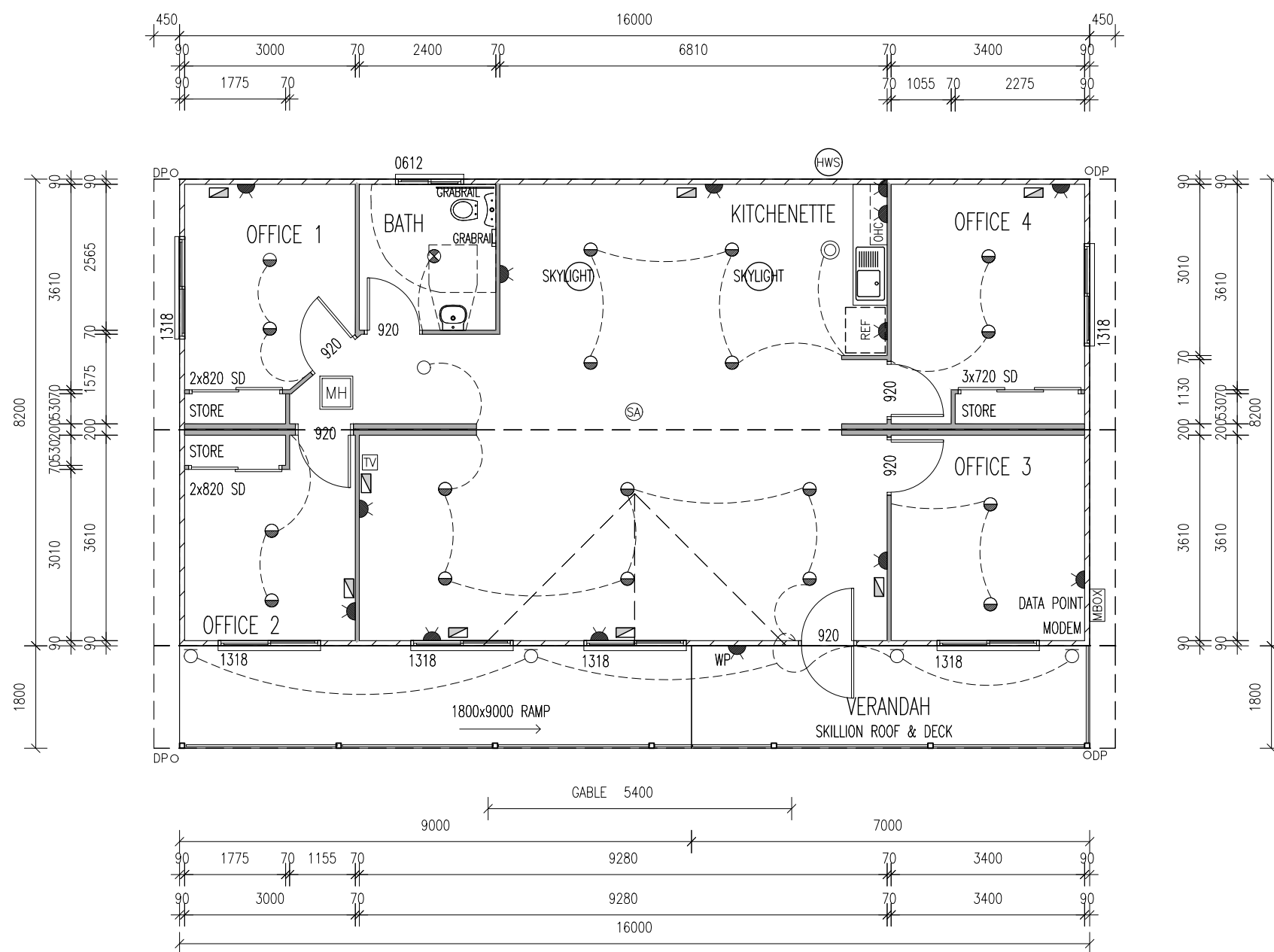
It is recommended that the proposed development be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the Muswellbrook Local Environmental Plan 2009;
- The proposal complies with the relevant provisions of the Muswellbrook Development Control Plan 2009;
- The proposal shall support the continuation of existing uses on the site;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

APPENDIX A – Architectural Plans

FLOOR PLAN

LIVING AREA = 131.2m²
 VERANDAH AREA = 12.6m²
 RAMP AREA = 16.2m²

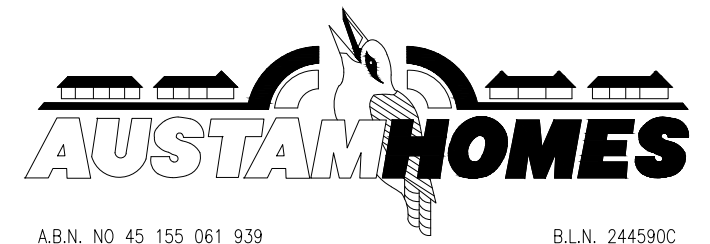


LEGEND

- ⊙ ROUND LED CEILING LIGHT
- LED- CEILING MOUNTED
- LED - WALL MOUNTED
- ⊙ SMOKE ALARM
- DOWNLIGHT
- SPOT LIGHT
- FLOOD LIGHT
- ▢ DATA POINT
- SINGLE GENERAL PURPOSE OUTLET
- DOUBLE GENERAL PURPOSE OUTLET
- WP WEATHERPROOF OUTLET
- PH TELEPHONE OUTLET
- TV TELEVISION OUTLET
- MBOX METERBOX
- SUB SUB-BOARD
- ➔ POINT OF ACCESS
- MH MANHOLE
- AIR AIR CONDITIONING UNIT
- ODP DOWN PIPE
- OGAS GAS POINT
- RH RANGEHOOD
- HWS ELECTRIC HOT WATER SYSTEM
- OHC OVERHEAD CUPBOARDS

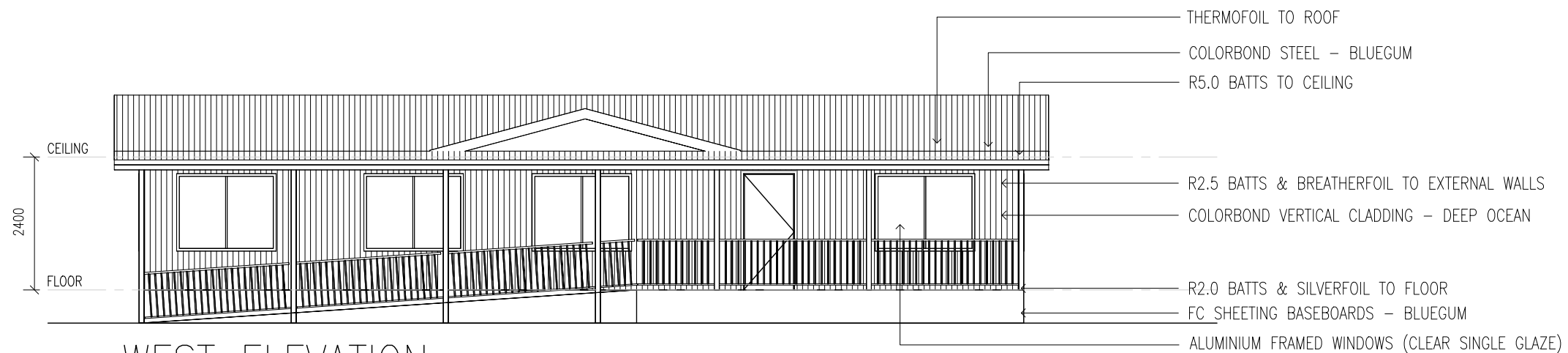
NOTES

- PROVIDE A WET AREA WATER PROOFING SYSTEM TO BATHROOM, WC, ENSUITE AND LAUNDRY IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE 2022 PART H4D3 & H4D3 AND PART 10.2 OF THE ABCB HOUSING PROVISIONS
- PROVIDE LIFT OFF HINGES TO WC DOOR IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 PART H4P3 OR LOCAL AUTHORITIES REQUIREMENTS
- HOT WATER UNIT SHALL BE INSTALLED AT A TEMPERATURE NOT EXCEEDING 50°C AND IS TO COMPLY WITH AS 3500 - 1994.

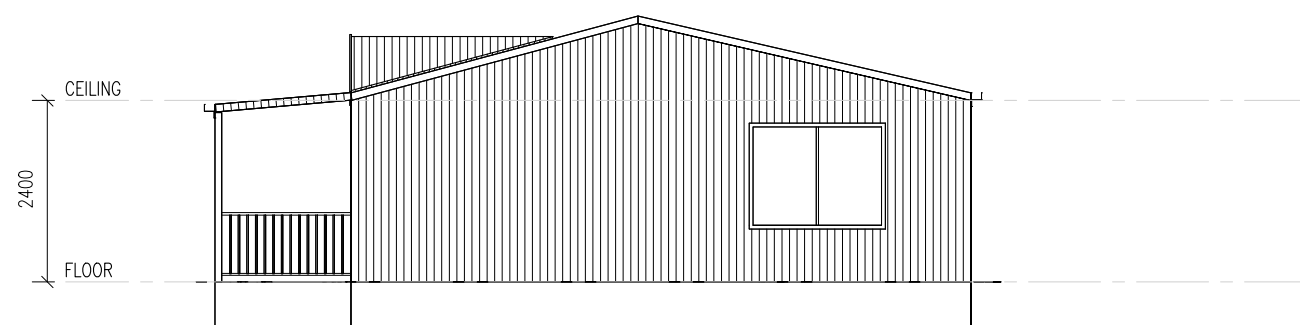


PPR CONSTRUCTIONS PTY LTD
 TAMWORTH N.S.W. 2340

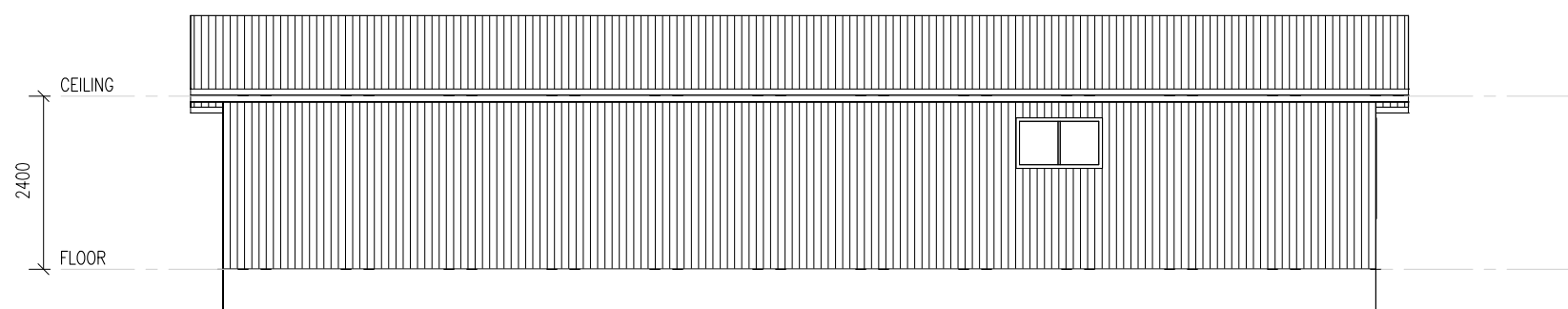
JOB No.	PROPOSED RIVERVIEW BUILDING FOR MUSWELLBROOK RSL CLUB AT 113 BRIDGE ST, MUSWELLBROOK	
9612		
04/12/2024	DWG No. 24804	DRAWN SF
A3	1:100	SHEET 1 OF 4
These plans remain the property of AUSTAM HOMES. Any attempt to copy in whole or part, shall be deemed as breach of copyright.		



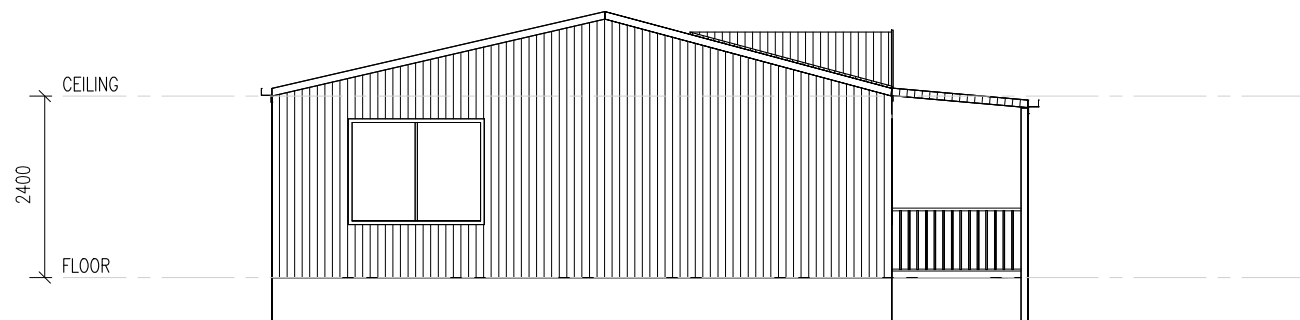
WEST ELEVATION



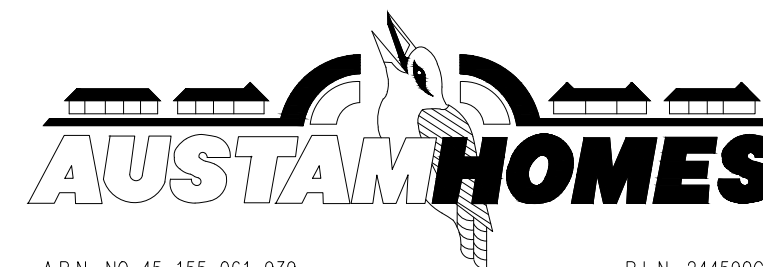
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



A.B.N. NO 45 155 061 939

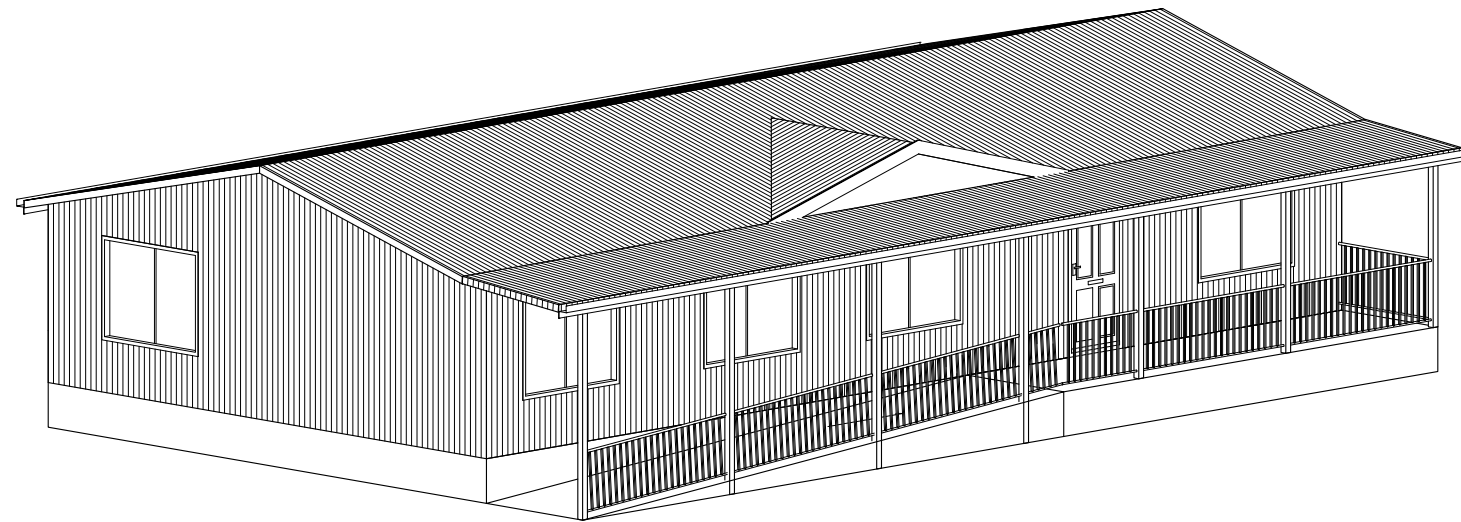
B.L.N. 244590C

PPR CONSTRUCTIONS PTY LTD

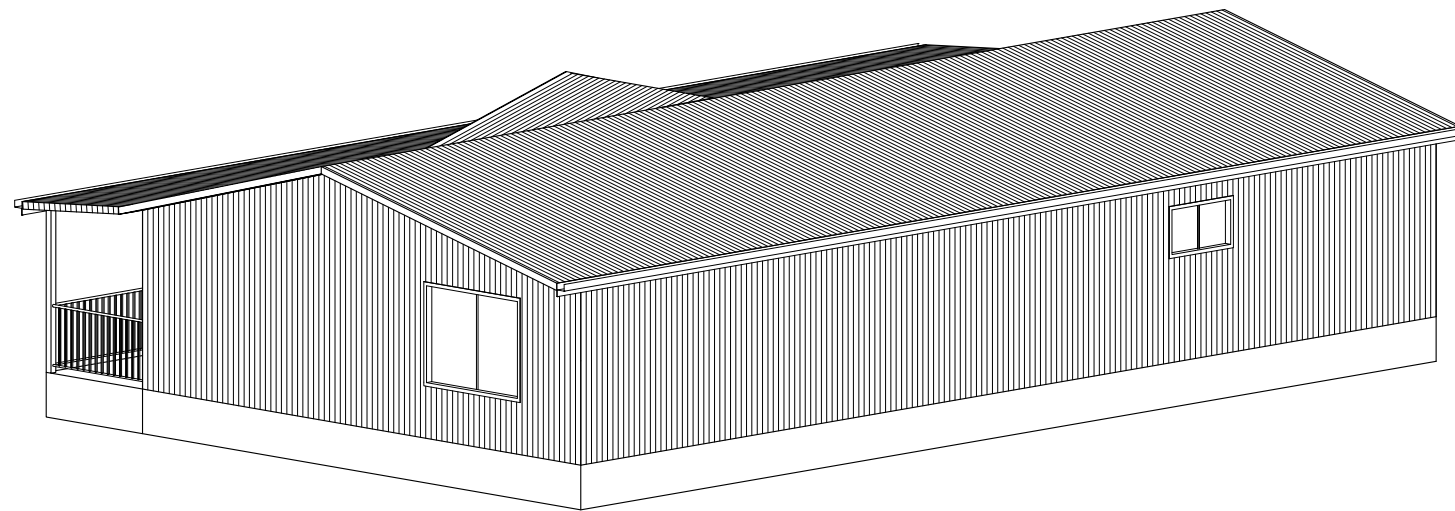
TAMWORTH N.S.W. 2340

JOB No. 9612	PROPOSED RIVERVIEW BUILDING FOR MUSWELLBROOK RSL CLUB AT 113 BRIDGE ST, MUSWELLBROOK	
04/12/2024	DWG No. 24804	DRAWN SF
A3	1:100	SHEET 2 OF 4

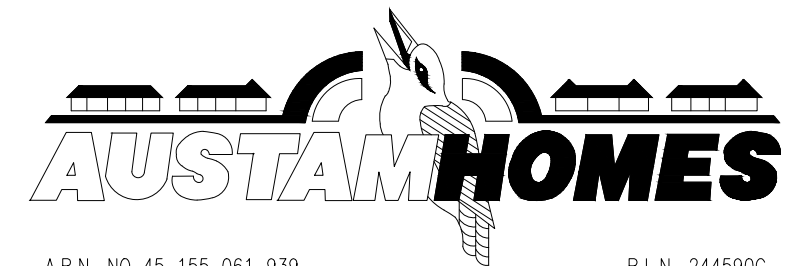
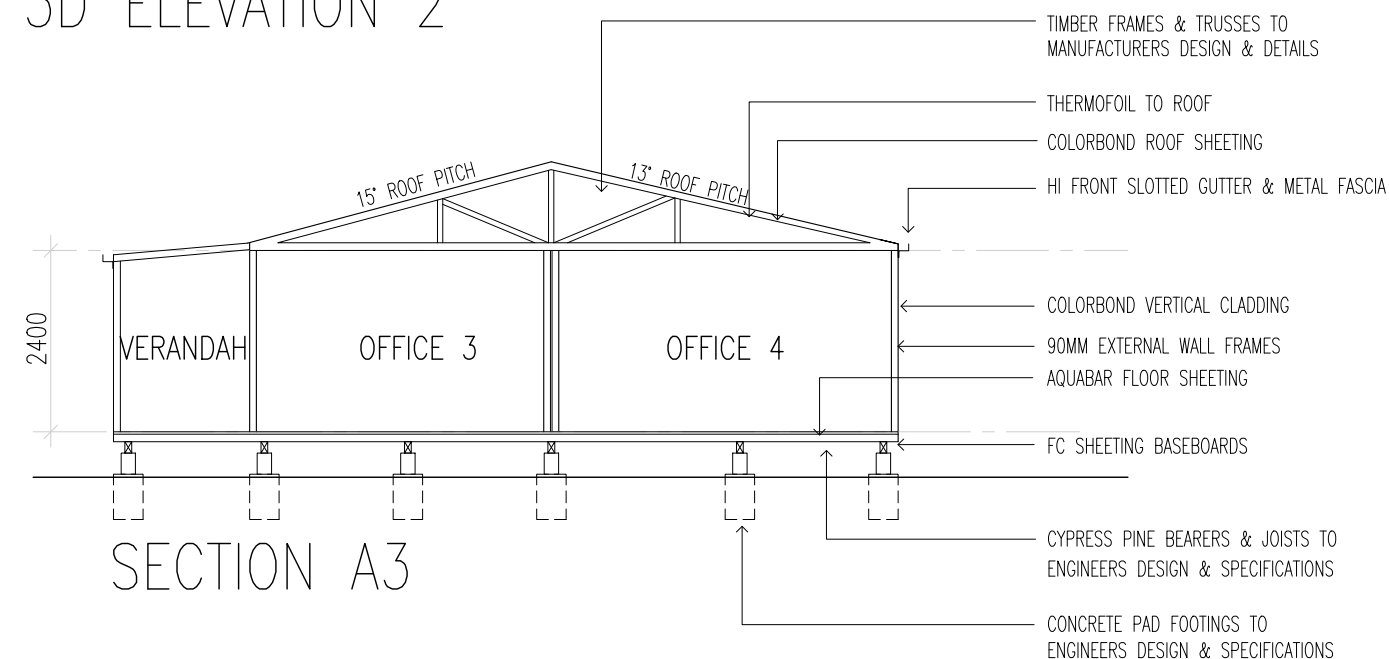
These plans remain the property of AUSTAM HOMES. Any attempt to copy in whole or part, shall be deemed as breach of copyright.



3D ELEVATION 1



3D ELEVATION 2

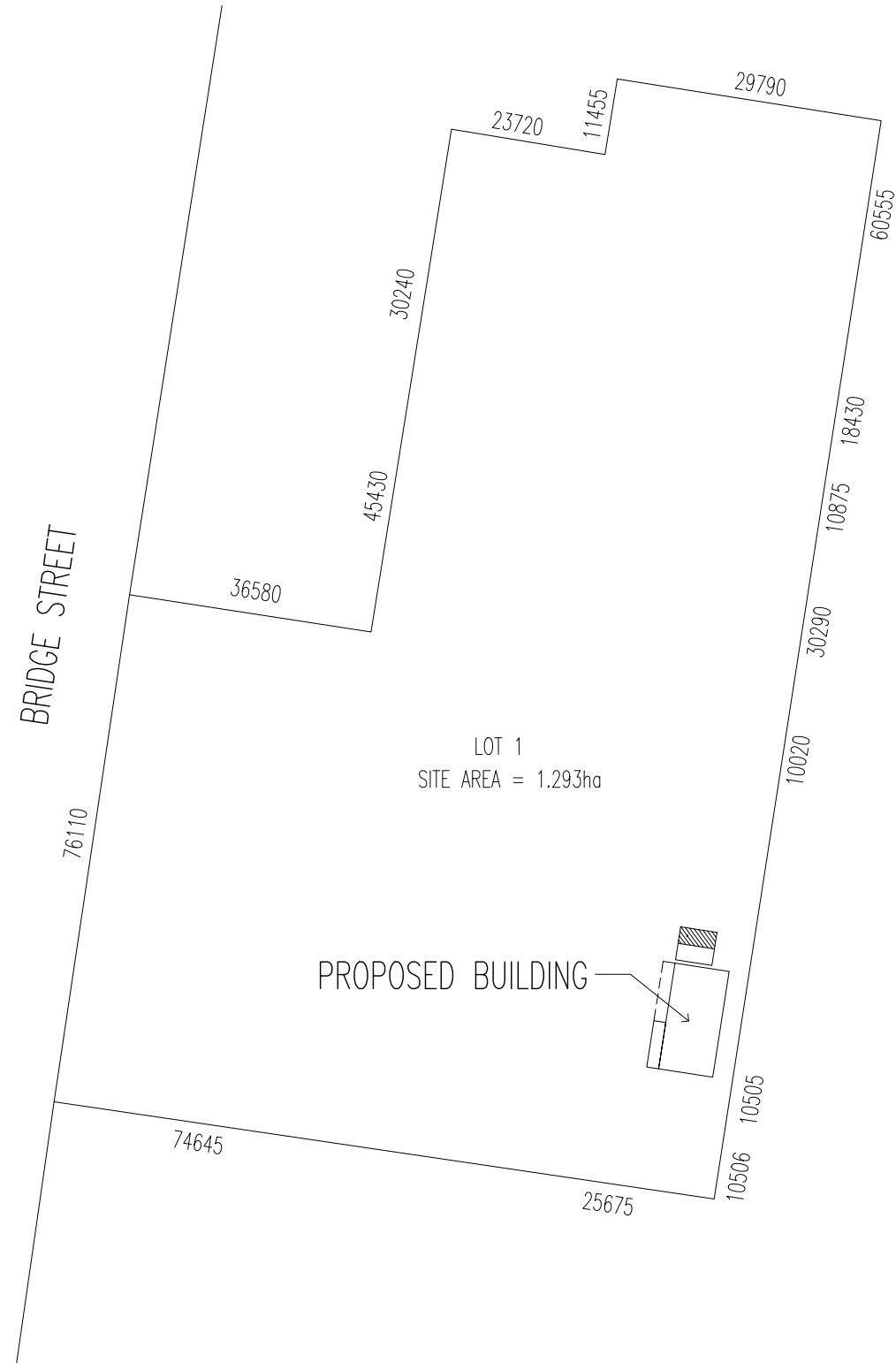


A.B.N. NO 45 155 061 939

B.L.N. 244590C

PPR CONSTRUCTIONS PTY LTD
TAMWORTH N.S.W. 2340

JOB No.	PROPOSED RIVERVIEW BUILDING FOR MUSWELLBROOK RSL CLUB AT 113 BRIDGE ST, MUSWELLBROOK	
9612		
04/12/2024	DWG No. 24804	DRAWN SF
A3	1:100	SHEET 3 OF 4
These plans remain the property of AUSTAM HOMES. Any attempt to copy in whole or part, shall be deemed as breach of copyright.		

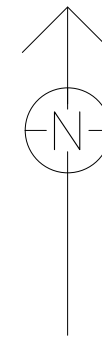


SITE PLAN 1:1000

NOTE: SEDIMENT & EROSION CONTROL MEASURES ARE NOT REQUIRED AS NO EXCAVATION OR SITE DISTURBANCE WILL OCCUR DUE TO FOOTINGS BEING PIERS ONLY.



PART SITE PLAN 1:250



A.B.N. NO 45 155 061 939

B.L.N. 244590C

PPR CONSTRUCTIONS PTY LTD

TAMWORTH N.S.W. 2340

JOB No. 9612	PROPOSED RIVERVIEW BUILDING FOR MUSWELLBROOK RSL CLUB AT 113 BRIDGE ST, MUSWELLBROOK	
04/12/2024	DWG No. 24804	DRAWN SF
A3	1:100	SHEET 4 OF 4
These plans remain the property of AUSTAM HOMES. Any attempt to copy in whole or part, shall be deemed as breach of copyright.		

ALL ROOF WATER TO TANKS THEN OVERFLOW TO 3 METERS CLEAR OF TANKS, BUILDING AND BOUNDARIES. ONLY APPLICABLE TO RURAL PROPERTIES

APPENDIX B – Detail Contour Survey Plan

APPENDIX C – Site Photographs



Site Location





Muswellbrook RSL Club and Bowling Green from site location.



Adjoining Development from site



Adjoining Development from site

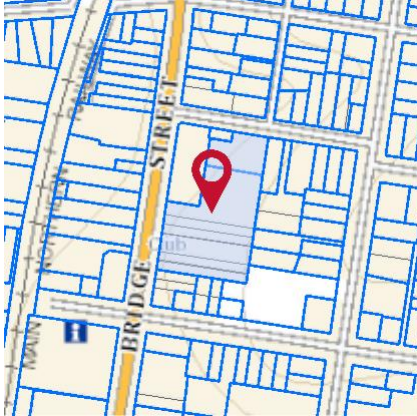


APPENDIX D – Database Search



Property Report

113 BRIDGE STREET MUSWELLBROOK 2333



Property Details

Address:	113 BRIDGE STREET MUSWELLBROOK 2333		
Lot/Section	1/-/DP58492	1/-/DP66929	101/-/DP1163144
/Plan No:	2/-/DP795111	3/-/DP795111	60/-/DP1127238
	61/-/DP1127248	7/4/DP758740	92/-/DP856650
Council:	MUSWELLBROOK SHIRE COUNCIL		

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Muswellbrook Local Environmental Plan 2009 (pub. 15-6-2012)
Land Zoning	E2 - Commercial Centre: (pub. 9-6-2023)
Height Of Building	13 m
Floor Space Ratio	2:1
Minimum Lot Size	NA
Heritage	Muswellbrook Business Heritage Conservation Area Significance: Local Residential Heritage Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

113 BRIDGE STREET MUSWELLBROOK 2333

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Housing) 2021: Land referenced at Clause 112(3)(e) (pub. 18-3-2022)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Local Aboriginal Land Council	WANARUAH
Regional Plan Boundary	Hunter

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



FOLIO: 1/58492

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/12/2023	2:13 PM	-	-

VOL 1042 FOL 96 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 58492
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF ROWAN COUNTY OF DURHAM
TITLE DIAGRAM DP58492

FIRST SCHEDULE

MUSWELLBROOK R.S.L. SUB-BRANCH CLUB LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 Y611507 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT
IRVINE & GREGORY NORMAN JONES (SEE E82876)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23050

PRINTED ON 29/12/2023



FOLIO: 1/66929

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/12/2023	2:13 PM	-	-

VOL 2584 FOL 83 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 66929

AT MUSWELLBROOK

LOCAL GOVERNMENT AREA MUSWELLBROOK

PARISH OF ROWAN COUNTY OF DURHAM

TITLE DIAGRAM DP66929

FIRST SCHEDULE

MUSWELLBROOK RSL SUB-BRANCH CLUB LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

* 2 Y611507 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT
IRVINE & GREGORY NORMAN JONES (SEE E82876)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23050

PRINTED ON 29/12/2023



FOLIO: 2/795111

SEARCH DATE	TIME	EDITION NO	DATE
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27/11/2024	9:48 AM	-	-

LAND

LOT 2 IN DEPOSITED PLAN 795111
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF ROWAN COUNTY OF DURHAM
TITLE DIAGRAM DP795111

FIRST SCHEDULE

MUSWELLBROOK RSL SUB-BRANCH CLUB LIMITED (CA101024)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 21.5.2008. BK 3788 NO 41.
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 5 BK 3788 NO 42 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT IRVINE & GREGORY NORMAN JONES (SEE BK 3858 NO 99)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23050...

PRINTED ON 27/11/2024



FOLIO: 3/795111

SEARCH DATE	TIME	EDITION NO	DATE
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27/11/2024	9:48 AM	-	-

LAND

LOT 3 IN DEPOSITED PLAN 795111
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF ROWAN COUNTY OF DURHAM
TITLE DIAGRAM DP795111

FIRST SCHEDULE

MUSWELLBROOK RSL SUB-BRANCH CLUB LIMITED (CA101024)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 21.5.2008. BK 3788 NO 41.
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 5 BK 3788 NO 42 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT IRVINE & GREGORY NORMAN JONES (SEE BK 3858 NO 99)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23050...

PRINTED ON 27/11/2024



FOLIO: 7/4/758740

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/12/2023	2:13 PM	-	-

LAND

LOT 7 OF SECTION 4 IN DEPOSITED PLAN 758740
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF ROWAN COUNTY OF DURHAM
(FORMERLY KNOWN AS ALLOTMENT 7 OF SECTION 4)
TITLE DIAGRAM CROWN PLAN 27.856

FIRST SCHEDULE

MUSWELLBROOK RSL SUB-BRANCH CLUB LIMITED (CA101024)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 21.5.2008. BK 3788 NO 41.
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 5 BK 3788 NO 42 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT IRVINE & GREGORY NORMAN JONES (SEE BK 3858 NO 99)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23050

PRINTED ON 29/12/2023



FOLIO: 60/1127238

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/12/2023	2:13 PM	-	-

LAND

LOT 60 IN DEPOSITED PLAN 1127238
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF ROWAN COUNTY OF DURHAM
TITLE DIAGRAM DP1127238

FIRST SCHEDULE

MUSWELLBROOK RSL SUB-BRANCH CLUB LIMITED (CA101024)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT 1900. THIS TITLE WAS CREATED USING LAND AND PROPERTY INFORMATION RECORDS IN ACCORDANCE WITH SECTION 28D OF THE REAL PROPERTY ACT 1900. DELIVERY OF THE TITLE AND/OR REGISTRATION OF ANY DEALING WILL REQUIRE LODGMENT OF A STATEMENT OF TITLE PARTICULARS SUPPLYING COMPLETE OWNERSHIP DETAILS.
- * 3 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 21.5.2008. BK 3788 NO 41.
- * 4 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 5 BK 3788 NO 42 MORTGAGE TO STANLEY JOSEPH HOLMES, JAMES ROBERT IRVINE & GREGORY NORMAN JONES (SEE BK 3858 NO 99)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

SURVEY

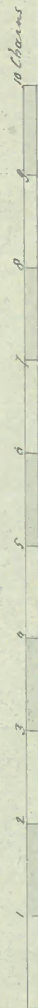
of
is allotments applied for by
AB, Sparke in Muscle Brook

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

L. H. Richards, Surveyor
11th Decr. 1899.

Scale



27. 856

1839

No. Purch. Abst. 29/209

res. 15 to 220 Notice 27 June 1839

lots 4 to 15 Sale 13 February 1840

PLAN

Section 27. 856									
104	104	104	104	104	104	104	104	104	104
4	5	6	7	8	9	10	11	12	13
Chas. Wm. Rogers	Philip Snodgrass	Richd. Carey Dargatz	William Barton	Alexander Stenner					

STREET

HILL

BRIDGE

104	104	104	104	104	104	104	104	104	104
9	10	11	12	13	14	15	16	17	18
William Barton	William Barton	Harriet Coke	Richd. Carey Dargatz	Louisa McKeagall	Louisa McKeagall	Alex. Brodie Sparke	Alex. Brodie Sparke	Wm. C. Wentworth	William Barton

STREET

BROOK

DP1127238

Registered:  20.5.2008

Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref. Map: U8225-62

Last Plan: -----

PLAN OF PART OF THE LAND
COMPRISED IN DEED BK. 3788 NO. 41
BEING PART ALLOTMENT 6
SECTION 4

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheet

L.G.A.: MUSWELLBROOK

LOCALITY: MUSWELLBROOK

PARISH: ROWAN

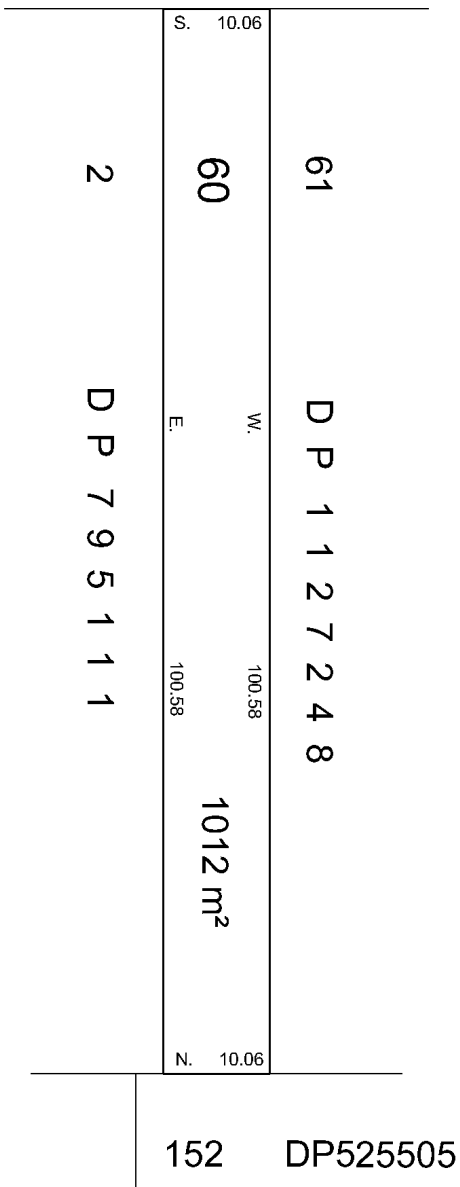
COUNTY: DURHAM

THIS PLAN WAS PREPARED SOLELY TO
IDENTIFY THE LAND IN THE ABOVE DEED
AND THE BOUNDARIES HAVE NOT BEEN
INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
S.7A CONVEYANCING ACT 1919.

LPI Ref.: TC82/TC817

BRIDGE STREET



"A"

L.G.A: Muswellbrook

FP 58492

8492 (E)

PLAN

COPIED

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

LINKS	METRES
5	1.006
6	1.207
44	9.851
47	9.455
100	20.117
150	30.175
300	60.350
493.5	99.276
494.5	99.478
500	100.564
AC RD P	SQ M
- - 35	885.2

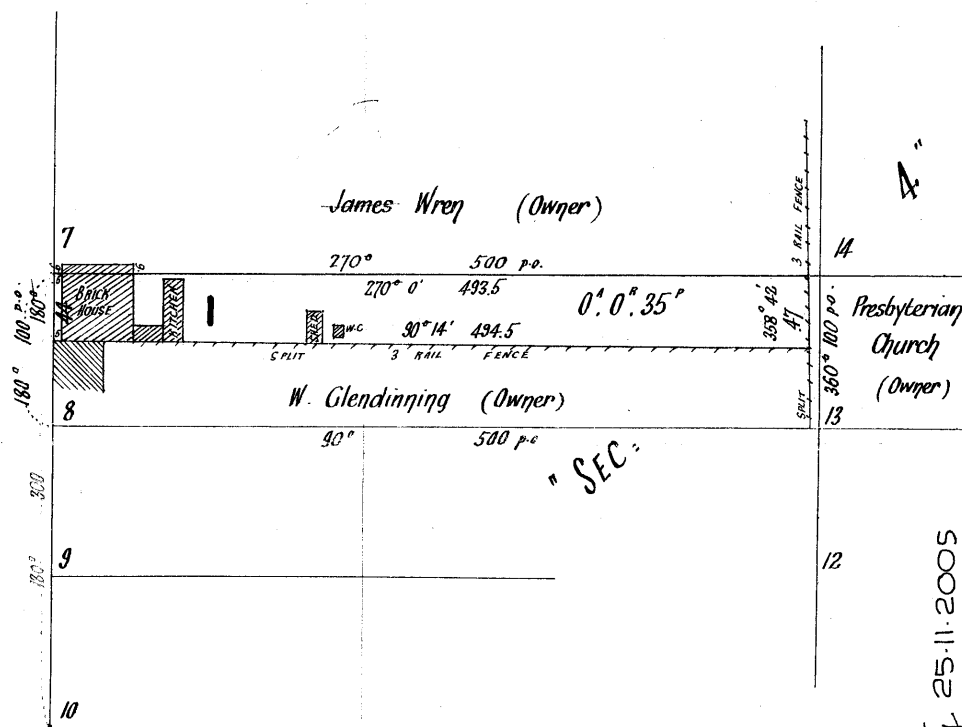
of part of allotment 8 of Sec. 4

TOWN OF MUSWELLBROOK

Parish of Rowan, County of Durham

Scale 1 Chain to an Inch

Bridge Street (150 wide)



Hill Street (150 wide)

Azimuth from Bridge Street

Date of Survey 13th June 1891.

This is the Plan marked 'A' referred to in my declaration of 22nd June '91

Lt. J. Garland
 Lic^d Sur. R.P. Act.

LOT 1 ADDED IN LPI/NSW 25-11-2005

DP 58492 (E)

6

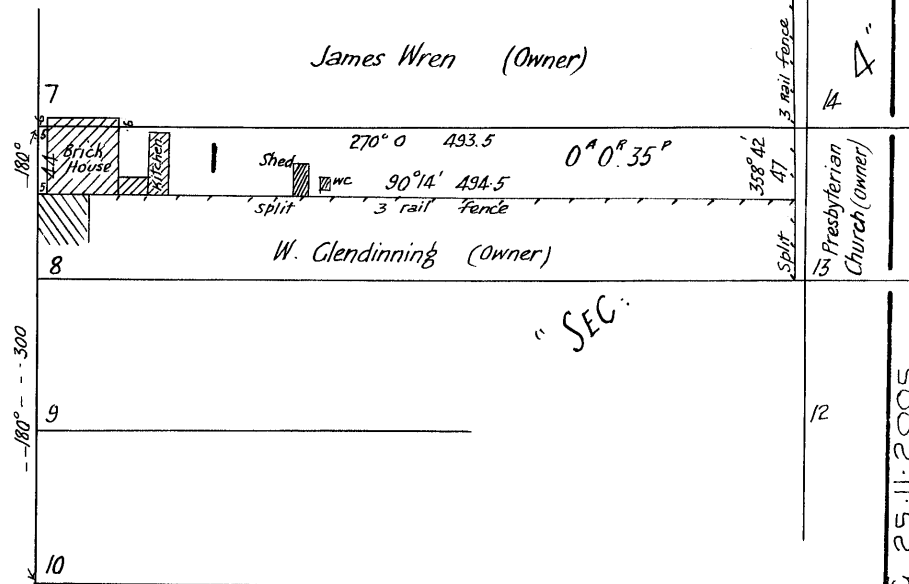
L.G.A: Muswellbrook

App: 8492

PLAN

of part of allotment 8 of Sec 4
TOWN OF MUSCLEBROOK
Parish of Rowan County of Durham
Scale 1 Chain to an Inch

BRIDGE ST (150 wide)



HILL ST (150 wide)

J^{no} Garland
Lic^d Surveyor
22nd June 91

LOT 1 ADDED IN LP/NSW 25.11.2005

LT 2/55

D I D
0 0 3
N

PLAN OF THE LAND COMPRISED IN DEED

D P 795111

BK. 1766 NO. 984 CA. 42449

Registered: 22/11/1979

Locality: MUSWELLBROOK Shire MUSWELLBROOK

Title System: OLD SYSTEM

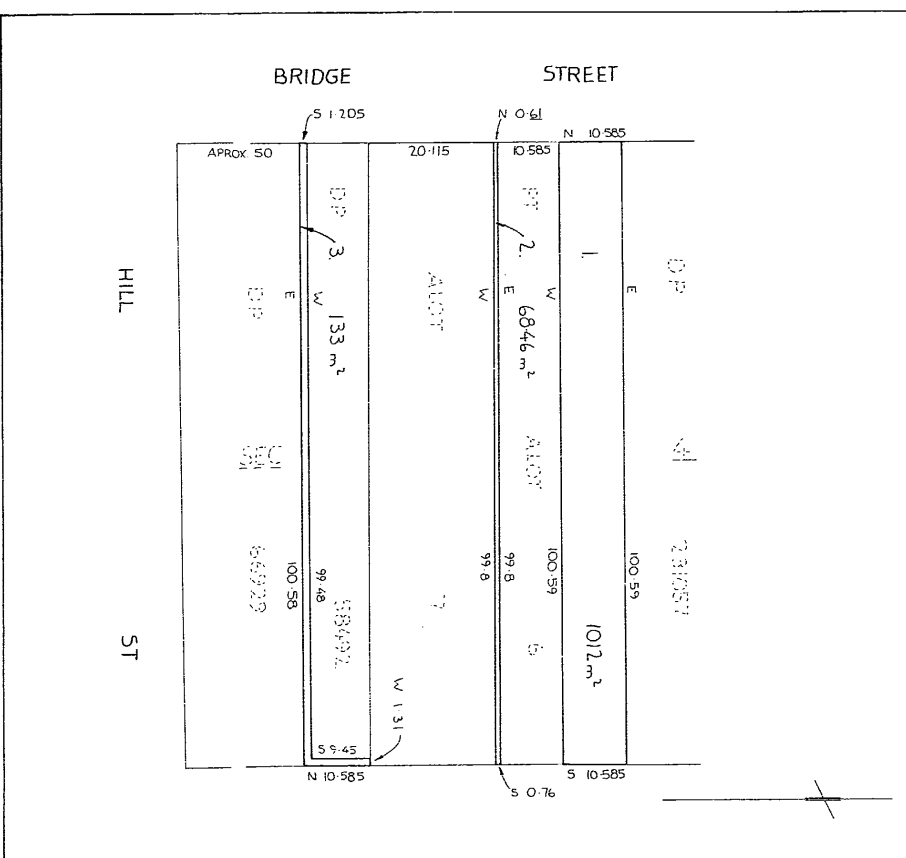
Parish: ROMAN County: DURHAM

Purpose: LIMITED FOLIO CREATION

Reduction Ratio 1:600 Lengths are in metres

Ref Map: UB115-62 #

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL
THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 4th DECEMBER, 1989

10 20 30 40 50 60 70 Table of mm 110 120 130 140



Ⓔ

PLAN OF

16929

TOWN OF MUSCLEBROOK

Parish of Rowan. County of Durham.

Scale 80 Feet. to an Inch.

STANDARD PREPARED *Std. 11-7-11*
STANDARD EXAMINED *SR 11-7-11*
STANDARD CATALOGUED *D² 48*
6 *EX 11-7-11*

Building time not found

BRIDGE ST.
63'

0a. 1r. 0p.

270° 00' 30"
Sec D

Mrs. John Brown. (Owner) Muswellbrook.
Mrs. Isabella Weekes. (Occupier)

0

HILL ST.

"Diagram"

BRIDGE S^t.

Assumed Magnetic Variation.....
Azimuth taken from Alignment.....

Subscribed and declared before me at Newcastle
this 20th day of June, AD. 1910

I Alfred Francis Hall. of Newcastle.
Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly
and sincerely declare that the boundaries and measurements shown on this Plan are
correct for the purposes of the said Act, and that the said Plan and the survey of
the land to which the same relates, have been prepared and made by me, or under my
immediate supervision; and I make this solemn declaration conscientiously believing
the same to be true, and by virtue of the provisions of the Oaths Act 1900

Licensed Surveyor

Date of Survey 8th June 1910.

LOT 1 ADDED IN LPI/NSW VIDE 2007/1951

Number	Name	Location	Type	Status	Issued date	LastInspectionDate	InspectionDueDate	ERADueDate	IssueDate	OrganisationFlag	OrganisationType
1587972		STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Nov-19						
1595163		"Bimbadeen" McCullys Gap Road, MUSWELLBROOK, NSW 2333	s.80 Surrender of a Licence	Issued	31-Aug-20						
1604737		1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Jan-21						
1605888		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	1-Mar-21						
1607276		1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Apr-21						
1609125		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	30-Jul-21						
1611657		NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.80 Surrender of a Licence	Issued	10-Sep-21						
1613067		1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Oct-21						
1617689		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Apr-22						
1619759		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Jul-22						
1623413		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Oct-22						
1618758		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	8-Dec-22						
1624546		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-Dec-22						
1628719		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	22-Jun-23						
1632438		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	10-Oct-23						
1634279		COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-23						
1626938		8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Dec-23						
1634432		THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Jan-24						
1628953		STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	8-Feb-24						
1636528		NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	1-Mar-24						
1637934		COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Pending	22-Mar-24						
1642647		1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Pending	27-Aug-24						
1640203		8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Oct-24						
779	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	POEO licence	Issued	20-Apr-00						
3085777210	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	4-Aug-15						
3085778145	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	16-Dec-15						
3085778136	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	16-Dec-15						
3085778796	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	4-Mar-16						

1535045	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	17-Mar-16						
1548850	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Feb-17						
1550795	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	31-Mar-17						
1555659	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Sep-17						
1567964	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	1-Aug-18						
1569903	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Oct-18						
3173527143	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	24-Jan-19						
3173527152	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	24-Jan-19						
1580485	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	3-Jun-19						
3173528216	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	26-Aug-19						
1589835	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Dec-19						
1590451	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	6-Feb-20						
1591556	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Jul-20						
1603865	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	11-Dec-20						
3173530333	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	24-Jun-21						
1609900	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Aug-21						
1614239	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	11-Nov-21						
1616139	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Jan-22						
1618674	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-May-22						
1619790	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Jun-22						
1619946	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Jun-22						
1624479	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Dec-22						
1625331	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	16-Dec-22						
1625718	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Jan-23						
3173531608	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	8-Feb-23						
1626407	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	3-Apr-23						
1629892	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Jun-23						
1630802	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Jul-23						
1633957	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Oct-23						
1633994	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-Oct-23						

1639467	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	24-May-24						
1638560	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	3-Jul-24						
1641013	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Jul-24						
1642241	AGL MACQUARIE PTY LIMITED	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-Nov-24						
1003003	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Dec-00						
1012865	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Nov-01						
1013447	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1016939	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-May-02						
1018878	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Aug-02						
1025669	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	16-May-03						
1031281	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Nov-03						
1044827	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	4-Apr-05						
1067164	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Nov-06						
1104274	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Nov-09						
1502064	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Jan-12						
1534035	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Oct-15						
1548286	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	30-Mar-17						
1569898	AQC DARTBROOK MANAGEMENT PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Mar-19						
11986	AUSGRID	41 Thomas Mitchell Drive, MUSWELLBROOK, NSW 2333	POEO licence	No longer in force	18-Aug-04						
1044566	AUSGRID	41 Thomas Mitchell Drive, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Feb-05						
1066187	AUSGRID	41 Thomas Mitchell Drive, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	17-May-07						
3173526712	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	Penalty Notice	Withdrawn							
6538	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	POEO licence	Issued	25-Aug-00						
1002950	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	6-Dec-00						
1010265	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Aug-01						
1013310	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1025543	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	25-Mar-03						
1033267	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Dec-03						
1040603	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	14-Dec-04						
1069067	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	2-Apr-07						

1104519	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Nov-09						
1500472	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	8-Aug-11						
1506504	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Mar-13						
1516529	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Sep-13						
1518558	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Nov-13						
1522199	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Dec-14						
1529755	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Apr-15						
1532909	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Aug-15						
1537388	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.91 Clean Up Notice	Issued	25-Jan-16						
1543826	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Sep-16						
1544834	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-Dec-16						
1547942	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	22-Dec-16						
1551480	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Apr-17						
1553612	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	11-Jul-17						
1554482	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	22-Aug-17						
1561617	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Mar-18						
1567908	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	31-Jul-18						
1569902	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Oct-18						
1575780	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Mar-19						
1586293	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	2-Dec-19						
1595826	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Aug-20						
1626170	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Feb-23						
1634546	BENGALLA MINING COMPANY PTY LIMITED	BENGALLA ROAD VIA, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-23						
954	BORAL RESOURCES (COUNTRY) PTY. LIMITED	WALLARAH ROAD, MUSWELLBROOK, NSW 2333	POEO licence	No longer in force	22-Oct-99						
1009639	BORAL RESOURCES (COUNTRY) PTY. LIMITED	WALLARAH ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	10-Oct-01						
1111998	BUTTAI GRAVEL PTY LTD	"Bimbadeen" McCullys Gap Road, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Mar-10						
1524664	BUTTAI GRAVEL PTY LTD	"Bimbadeen" McCullys Gap Road, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Oct-14						
4885	DARTBROOK OPERATIONS PTY LTD	STAIR STREET, MUSWELLBROOK, NSW 2333	POEO licence	Issued	31-Jul-00						
12301	GUCCI HOLDINGS PTY LTD	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	POEO licence	Issued	15-Apr-05						

1926	HEIDELBERG MATERIALS AUSTRALIA PTY LTD	LOT 30 CARRAMERE ROAD, MUSWELLBROOK, NSW 2333	POEO licence	No longer in force	25-May-00						
12828	HERMES RESOURCES PTY LTD	"Bimbadeen" McCullys Gap Road, MUSWELLBROOK, NSW 2333	POEO licence	Surrendered	11-Mar-08						
1579696	HERMES RESOURCES PTY LTD	"Bimbadeen" McCullys Gap Road, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-Aug-19						
11345	HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	BRENTWOOD STREET, MUSWELLBROOK, NSW 2333	POEO licence	No longer in force	26-Apr-01						
1035709	HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	BRENTWOOD STREET, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Apr-04						
3085772764	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Withdrawn							
113	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	POEO licence	Surrendered	30-May-00						
11457	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	POEO licence	Issued	9-Oct-01						
1033345	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Dec-03						
1034224	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Mar-04						
1039546	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	31-Aug-04						
1041057	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Oct-04						
1047821	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Jul-05						
1080256	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Jan-08						
1097728	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Nov-09						
1108379	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.80 Surrender of a Licence	Issued	12-Nov-09						
1500568	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	8-Aug-11						
3085765293	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	23-Aug-12						
3085766741	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	31-Oct-12						
1508974	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Mar-13						
1516107	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Sep-13						
3085772874	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	12-Dec-13						
1522184	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	30-Oct-14						
1527411	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	18-Dec-14						
1526528	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	14-Jan-15						
1527897	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Feb-15						
1529785	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Apr-15						
1547149	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Dec-16						
1548186	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-May-17						
1553710	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Aug-17						

3173524366	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	12-Jan-18						
1569901	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	17-Oct-18						
3173527931	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	23-Jul-19						
1575720	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	30-Jul-20						
1608347	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Apr-21						
1613003	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Oct-21						
1618135	HUNTER VALLEY ENERGY COAL PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-Apr-22						
11498	HUNTER VALLEY FILTER SALES PTY. LIMITED	Unit 5, 234 Industrial Close, MUSWELLBROOK, NSW 2333	POEO licence	Surrendered	2-Nov-01						
1068678	HUNTER VALLEY FILTER SALES PTY. LIMITED	Unit 5, 234 Industrial Close, MUSWELLBROOK, NSW 2333	s.80 Surrender of a Licence	Issued	11-Jan-07						
20850	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	POEO licence	Issued	24-Nov-16						
1549577	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Feb-17						
1551444	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Apr-17						
1553615	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	11-Jul-17						
1555281	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Aug-17						
1560563	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Mar-18						
1569819	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	8-Oct-18						
1573657	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	1-May-19						
1588703	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Aug-20						
3173529435	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	22-Jan-21						
1616240	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Feb-22						
1625016	MACH ENERGY AUSTRALIA PTY LTD	1100 WYBONG ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Feb-23						
1002313	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Nov-00						
1003163	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	6-Dec-00						
1013308	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1016493	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	22-Dec-03						
1046433	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-May-05						
1049911	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Jul-05						
1050842	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	22-Feb-06						
1066631	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	6-Nov-06						
1073184	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	25-May-07						

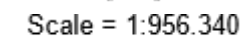
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1093671	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	1-Dec-08						
1503268	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Jul-12						
1515755	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Sep-13						
1519097	MACQUARIE GENERATION	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	31-Jan-14						
1323	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	POEO licence	Issued	18-Sep-00						
1003018	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Dec-00						
1008465	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-Jul-01						
1013305	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1024224	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	10-Feb-03						
1025260	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Feb-03						
1039953	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Sep-04						
1043446	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Feb-05						
1094057	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Jul-09						
1104324	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Nov-09						
1119501	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	18-Feb-11						
1501073	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Aug-11						
1502331	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Dec-11						
1510493	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Mar-13						
1516248	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Sep-13						
3085774854	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	19-Aug-14						
1522183	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Oct-14						
1525756	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Jan-15						
1528100	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Feb-15						
1528961	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Mar-15						
1529346	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	16-Apr-15						
1532406	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Aug-15						
1536002	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Nov-16						
1550769	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Compliance Audit	Complete	30-Mar-17						

1556974	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	25-Sep-17						
3173527336	MAXWELL VENTURES (MANAGEMENT) PTY LTD	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	28-Feb-19						
1002949	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Dec-00						
1003566	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	3-Jan-01						
1006699	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Aug-01						
1011935	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Oct-01						
1013307	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1024138	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	25-Mar-03						
1034226	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Mar-04						
1057089	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-May-06						
1070151	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Apr-07						
1078949	MT ARTHUR COAL PTY LIMITED	THOMAS MITCHELL DRIVE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Oct-07						
21983	MUSWELLBROOK COAL COMPANY LTD	CNR COAL ROAD AND CLENDENNING STREET, MUSWELLBROOK, NSW 2333	POEO licence	Pending							
656	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	POEO licence	Issued	11-Sep-00						
1003032	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Dec-00						
1013330	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-01						
1017830	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	2-Jun-03						
1038787	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-Aug-04						
1042380	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Dec-04						
1045160	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Mar-05						
1047505	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	12-May-05						
1089933	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	6-Aug-08						
1104191	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	17-Nov-09						
1501470	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	2-Dec-11						
1510495	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Mar-13						
1516260	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	5-Sep-13						
1522371	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	16-Oct-14						
1526206	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Dec-14						
1527535	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Jan-15						
1528595	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	27-Feb-15						

1546780	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	21-Nov-16						
1546918	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Aug-17						
1590736	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Jan-20						
1597371	MUSWELLBROOK COAL COMPANY LTD	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	10-Jul-20						
1593	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	POEO licence	Issued	10-Aug-00						
5980	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	POEO licence	Issued	22-Sep-00						
1003017	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	7-Dec-00						
1010477	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Sep-01						
1013357	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Jun-02						
1027776	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Jun-03						
1028822	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	28-Aug-03						
1031291	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	19-Feb-04						
1047692	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	4-Jan-06						
1061985	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	24-Aug-06						
1069214	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Mar-07						
1075834	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Nov-07						
1084659	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	26-Jun-08						
1095168	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Feb-09						
1098514	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	4-Jun-09						
1102884	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	23-Jun-09						
1119470	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	15-Nov-10						
1511021	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	2-Jan-13						
1534225	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Jan-16						
1550862	MUSWELLBROOK SHIRE COUNCIL	Scott St , MUSWELLBROOK, NSW 2333	s.91 Clean Up Notice	Issued	7-Apr-17						
1572749	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Apr-20						
1607548	MUSWELLBROOK SHIRE COUNCIL	30 SKELLATAR STOCK ROUTE, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-Jul-21						
1634530	MUSWELLBROOK SHIRE COUNCIL	COAL ROAD, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	16-Feb-24						
11677	UPPER HUNTER COUNTY COUNCIL	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	POEO licence	Surrendered	21-Jun-02						
1067135	UPPER HUNTER COUNTY COUNCIL	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	13-Nov-06						
1528273	UPPER HUNTER COUNTY COUNCIL	NEW ENGLAND HIGHWAY, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	20-Nov-15						

3085772104	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	28-Aug-13						
3085775359	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	24-Oct-14						
3085777595	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	9-Sep-15						
3173526566	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	Penalty Notice	Issued	29-Oct-18						
1544841	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	29-Aug-19						
1600133	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Oct-20						
1601464	WILD GROUP PTY. LTD.	8440 NEW ENGLAND HIGHWAY MUSWELLBROOK, MUSWELLBROOK, NSW 2333	s.58 Licence Variation	Issued	9-Oct-20						

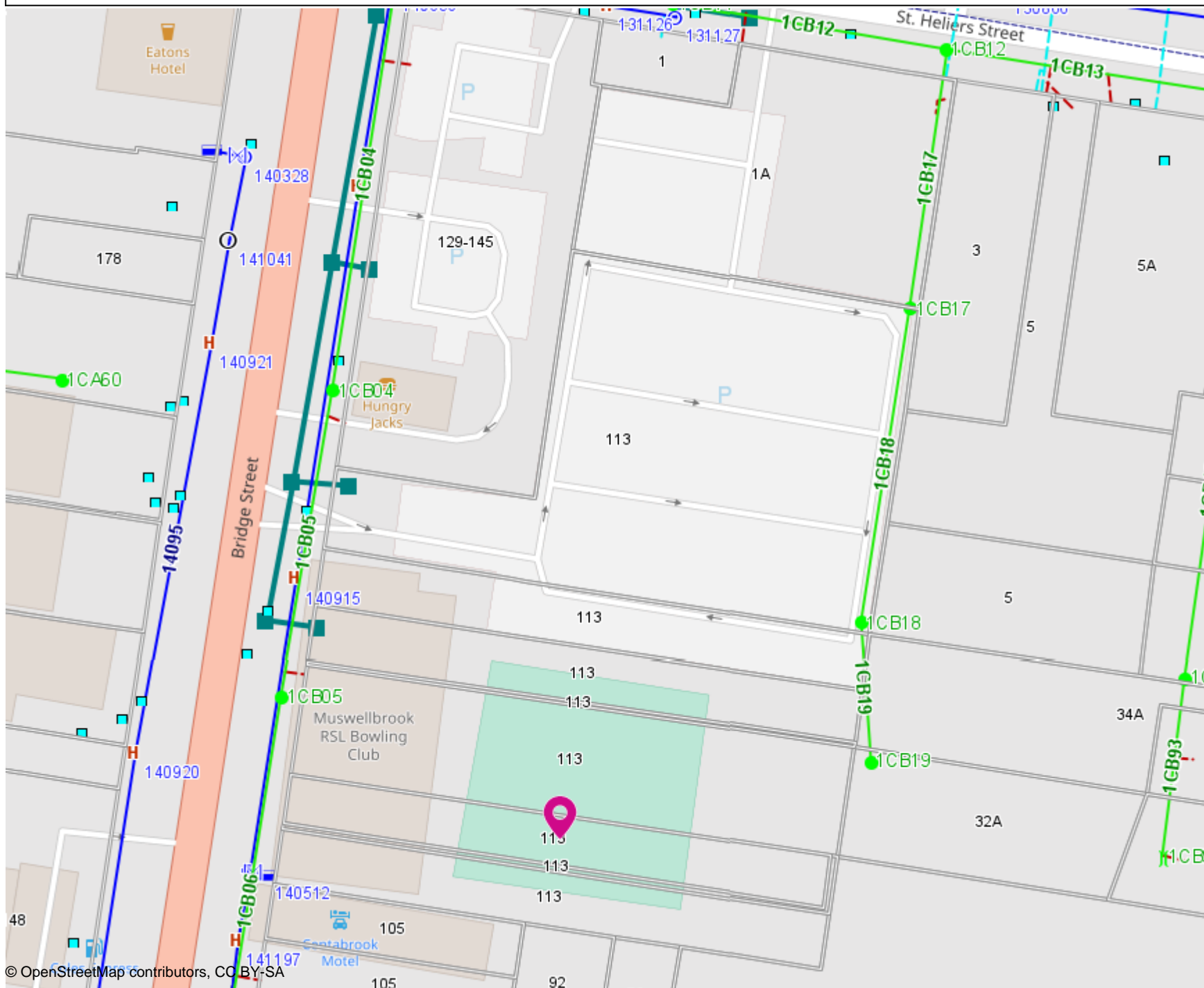
MSC Infrastructure - 113 Bridge Street Muswellbrook



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To determine the zoning attributes applying to a property, a Section 149 certificate must be obtained or certified copies of the LEP maps can be obtained from the following website.
www.legislation.nsw.gov.au



Addresses (1)

asses_no: 116947
parcel_number: 503004
unit_number: null
house_no: 113
street_name: Bridge
street_type: ST
suburb_name: MUSWELLBROOK
Property_Address: 113 Bridge ST MUSWELLBROOK
Street_postcode: 2333
full_name: Muswellbrook RSL Sub-Branch Club Limited
Address1: PO Box 91
Address2: MUSWELLBROOK NSW 2333
Address3:
postcode: 2333
Lot_Section_DP: LOT: 1 DP: 58492 REF: CLUB
GIS_Key: 1//58492
Drainage_Diagram: 1220
Area:
Parcel_Flag: R
ttl_cde: 1
LINK: 1//DP58492
GOOGLELINK: <https://maps.googleapis.com/maps/api/streetview?size=600x300&location=-32.260722,150.890016>
X: 150.89002
Y: -32.26072



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 23-Mar-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	39
Listed Migratory Species:	14

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	11
Commonwealth Heritage Places:	1
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	24
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Hunter estuary wetlands	50 - 100km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities	[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.	

Community Name	Threatened Category	Presence Text	Buffer Status
Central Hunter Valley eucalypt forest and woodland	Critically Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community may occur within area	In buffer area only
Hunter Valley Weeping Myall (Acacia pendula) Woodland	Critically Endangered	Community may occur within area	In feature area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community likely to occur within area	In buffer area only
River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria	Critically Endangered	Community may occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[<u>Resource Information</u>]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia			
Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat may occur within area	In buffer area only
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
Erythroriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Polytelis swainsonii Superb Parrot [738]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
FROG			
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Litoria booroolongensis Booroolong Frog [1844]	Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Notamacropus parma Parma Wallaby [89289]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat may occur within area	In buffer area only
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
Androcalva procumbens [87153]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat may occur within area	In buffer area only
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Eucalyptus glaucina Slaty Red Gum [5670]	Vulnerable	Species or species habitat known to occur within area	In feature area
Euphrasia arguta [4325]	Critically Endangered	Species or species habitat may occur within area	In feature area
Lepidium aschersonii Spiny Peppercress [10976]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Picris evae Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area	In feature area
Pomaderris brunnea Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat may occur within area	In feature area
Prasophyllum sp. Wybong (C.Phelps ORG 5269) a leek-orchid [81964]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterostylis gibbosa Illawarra Greenhood, Rufa Greenhood, Pouched Greenhood [4562]	Endangered	Species or species habitat may occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat known to occur within area	In feature area
Vincetoxicum forsteri listed as Tylophora linearis [92384]	Endangered	Species or species habitat may occur within area	In buffer area only

REPTILE

Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Delma impar Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat known to occur within area	In feature area

Listed Migratory Species [[Resource Information](#)]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands		[Resource Information]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.		
Commonwealth Land Name	State	Buffer Status
Commonwealth Bank of Australia		

Commonwealth Land Name		State	Buffer Status
Commonwealth Land - Commonwealth Bank of Australia [12536]		NSW	In buffer area only
Commonwealth Trading Bank of Australia			
Commonwealth Land - Commonwealth Trading Bank of Australia [12533]		NSW	In feature area
Commonwealth Land - Commonwealth Trading Bank of Australia [12530]		NSW	In buffer area only
Communications, Information Technology and the Arts - Australian Postal Corporation			
Commonwealth Land - Australian Postal Commission [12532]		NSW	In feature area
Communications, Information Technology and the Arts - Telstra Corporation Limited			
Commonwealth Land - Australian Telecommunications Commission [12534]		NSW	In feature area
Commonwealth Land - Australian Telecommunications Commission [12535]		NSW	In feature area
Commonwealth Land - Australian Telecommunications Commission [12537]		NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12531]		NSW	In buffer area only
Defence			
Defence - MUSWELLBROOK GRES DEPOT [11194]		NSW	In buffer area only
Defence - Defence Housing Authority			
Commonwealth Land - Defence Housing Authority [15955]		NSW	In buffer area only
Unknown			
Commonwealth Land - [14106]		NSW	In buffer area only
Commonwealth Heritage Places [Resource Information]			
Name	State	Status	Buffer Status
Historic			
Muswellbrook Post Office	NSW	Listed place	In feature area
Listed Marine Species [Resource Information]			
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat known to occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]		Species or species habitat may occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area overfly marine area	In buffer area only

Extra Information

Regional Forest Agreements

[[Resource Information](#)]

Note that all areas with completed RFAs have been included.

RFA Name	State	Buffer Status
North East NSW RFA	New South Wales	In feature area

EPBC Act Referrals

[[Resource Information](#)]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Liddell Future Land Use and Enabling Works Project	2022/09330		Assessment	In buffer area only
Mount Pleasant Optimisation Project	2020/8735		Assessment	In feature area
Muswellbrook Solar Farm	2022/09303		Assessment	In buffer area only

Controlled action

Continuation of Bengalla Mine	2012/6378	Controlled Action	Post-Approval	In buffer area only
Maxwell Coal Mine, Hunter Valley, NSW	2018/8287	Controlled Action	Post-Approval	In buffer area only
Mount Pleasant Project	2011/5795	Controlled Action	Post-Approval	In buffer area only
Mt Arthur Coal Extension Project Hunter Valley NSW	2011/5866	Controlled Action	Post-Approval	In buffer area only
Mt Arthur Coal open cut mine modification, Muswellbrook, NSW	2014/7377	Controlled Action	Post-Approval	In buffer area only
Queensland Hunter Gas Pipeline, approximately 825 km in length	2008/4483	Controlled Action	Completed	In buffer area only
Thomas Mitchell Drive Upgrade, Muswellbrook, NSW	2012/6533	Controlled Action	Completed	In buffer area only

Not controlled action

clearing of GWB Woodland for residential development	2004/1771	Not Controlled Action	Completed	In feature area
Construction of a new power line	2011/5930	Not Controlled Action	Completed	In buffer area only
Dartbrook Mine Bord and Pillar Mining, Hunter Valley, NSW	2018/8295	Not Controlled Action	Completed	In buffer area only
Extension of operations to existing Muswellbrook No 1 Open Cut mine	2002/614	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Industrial Subdivision, Thomas Mitchell Drive	2006/3097	Not Controlled Action	Completed	In buffer area only
Ironbark Ridge Rural Residential Development	2009/5116	Not Controlled Action	Completed	In buffer area only
Kyoto Alternative Energy Farm	2008/3979	Not Controlled Action	Completed	In feature area
Production specialty steels for aerospace and machinery industry	2002/554	Not Controlled Action	Completed	In buffer area only
Queensland Hunter Gas Pipeline, approximately 833 km in length	2008/4620	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Aerial baiting for wild dog control	2006/2713	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
N40-Ulan line underbridge replacement, Muswellbrook, NSW	2019/8507	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Referral decision				
Clearing for development of rural subdivision	2009/4931	Referral Decision	Completed	In buffer area only
Mount Pleasant Project	2010/5529	Referral Decision	Completed	In buffer area only
Bioregional Assessments				
SubRegion	BioRegion	Website		Buffer Status
Hunter	Northern Sydney Basin	BA website		In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Legend

- World Heritage Areas NSW
- SEPP
- State Heritage Register
- Aboriginal Place
- Local Environmental Plan**
 - Aboriginal Place
 - Conservation Area - General
 - Conservation Area - Landscape
 - Heritage Conservation Area
 - Item - Aboriginal
 - Item - Archaeological
 - Item - General
 - Item - Landscape
- Lot**
 - Local Environmental Plan
 - Cluster (label denotes number)
 - State Heritage Register
 - Cluster (label denotes number)
 - Aboriginal Place
 - Cluster (label denotes number)
 - Interim Heritage Order
 - Cluster (label denotes number)

Notes

Local Heritage

114.7 0 57.33 114.7 Meters

Upper Hunter Planning

Date: 23 March 2023

10 Topknot Place

Muswellbrook New South Wales 2333

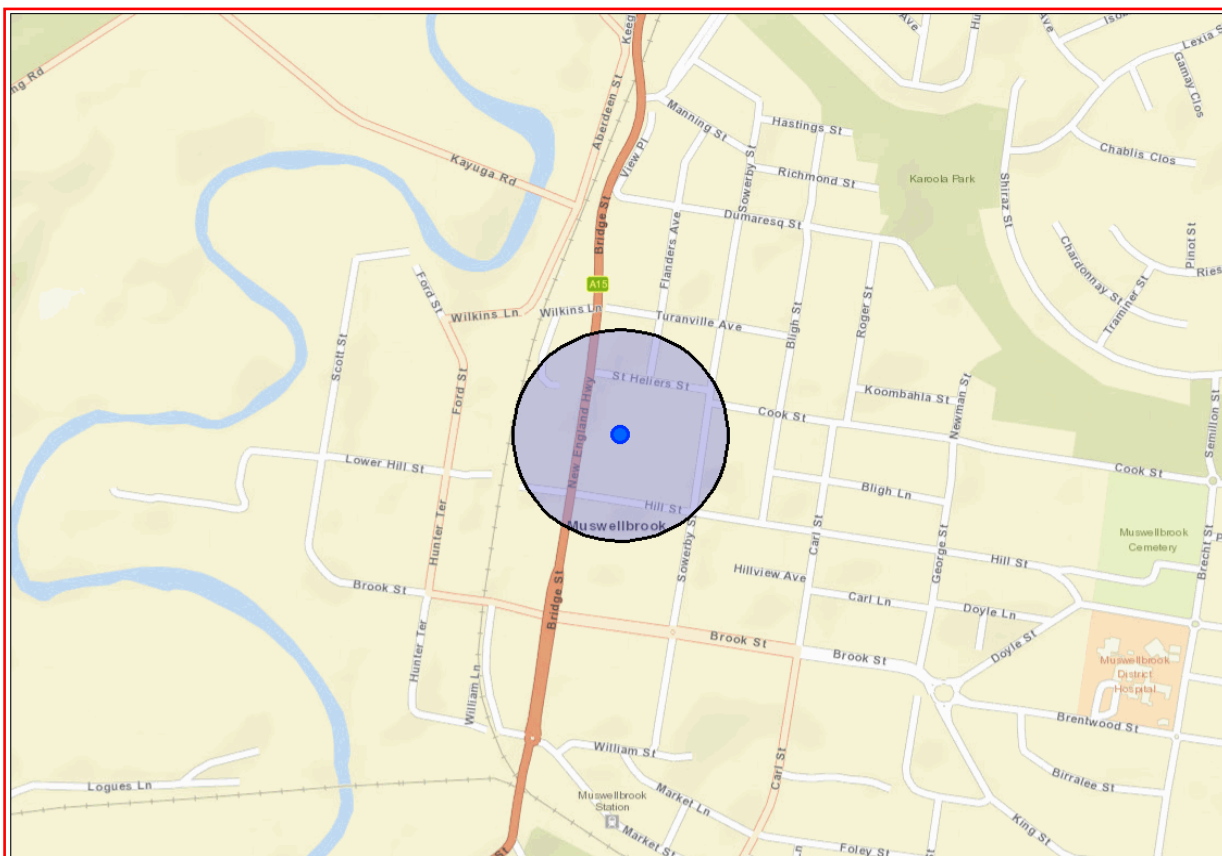
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 113 BRIDGE STREET MUSWELLBROOK 2333 with a Buffer of 200 meters, conducted by Sally Cottom on 23 March 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

GENERAL

This soil landscape covers undulating low hills and undulating hills. yellow podzolic soils (Dy3.11, Dy2.41) occur on upper to midslopes with Red Solodic Soils (Dr2.43) on more rounded hills. Lithosols (Um5.21) occur on crests. Brown Podzolic soils (Db2.21) occur on slopes on conglomerate with associated flat pavements. Yellow Soloths (Dy3.41) have been recorded in some gullies.

CLIMATIC ZONE: 3B**LANDFORM**

Undulating low hills and undulating hills with elevations of 80 – 370 m. Slopes are 0 – 10%, with slope lengths of 800 – 1,200 m. Local relief is 60 – 120 m. Drainage lines occur at intervals of 300 – 1,500 m.

NATIVE VEGETATION

An open-woodland of narrow-leaved red ironbark, white box and yellow box with some Blakelys red gum, broad-leaved red ironbark, grey gum and grey box. Extensive clearing for grazing has occurred.

GEOLOGY

Geological Unit: Singleton Coal Measures

Parent Rock: Sandstone, shale, mudstone, conglomerate and coal.

Parent Material: *In situ* weathered parent rock and derived colluvium.

SOIL EROSION

Minor to moderate sheet erosion is common. Some gullies up to 3 m deep are associated with the dispersible Soloths and Solodic Soils.

GENERAL SOIL DESCRIPTIONS:**Yellow Podzolic Soils (Dy3.11, Dy2.41)**

Topsoil: Brown fine sandy loam to silt loam; weak sub-angular blocky structure or massive; pH 6.0 - 6.5.

There may be an A₂ horizon. Bleached; light brownish grey fine sandy loam; massive; pH 6.5; depth to 40 cm.

Subsoil: Sharp change to bright brown or bright reddish brown sandy clay to heavy clay; moderate to strong structure; porous rough-faced peds; may be mottled brown, yellow and red (to 30%); pH 6.0.

Red Solodic Soils (Dr2.43)

Topsoil: Dark reddish brown fine sandy loam with weak structure; pH 6.5. Overlies A₂ horizon. Massive; pH 6.0; depth to 20 cm.

Subsoil: Clear change to reddish brown light to light medium clay that has strong structure; pH 7.0 – 8.0. Becomes brighter with depth with distinct orange mottles (to 20%); pH 8.0 – 9.0.

Lithosols (Um5.21)

Topsoil: Dark reddish brown light sandy clay loam; single-grained; pH 7.5.
Becomes a loam fine sandy at 10 cm depth; pH 8.0.
Bedrock at 35 cm.

Brown Podzolic Soils (Db2.21)

Topsoil: Very dark brown loam fine sandy with weak structure; pH 5.5.
Overlies dark brown A₂ horizon. Loam fine sandy with weak structure; depth to 20 cm.

Subsoil: Clear change to brown sandy clay with strong sub-angular blocky structure; faint yellow and brown mottles (to 20%); pH 6.0.
Becomes brighter with depth.

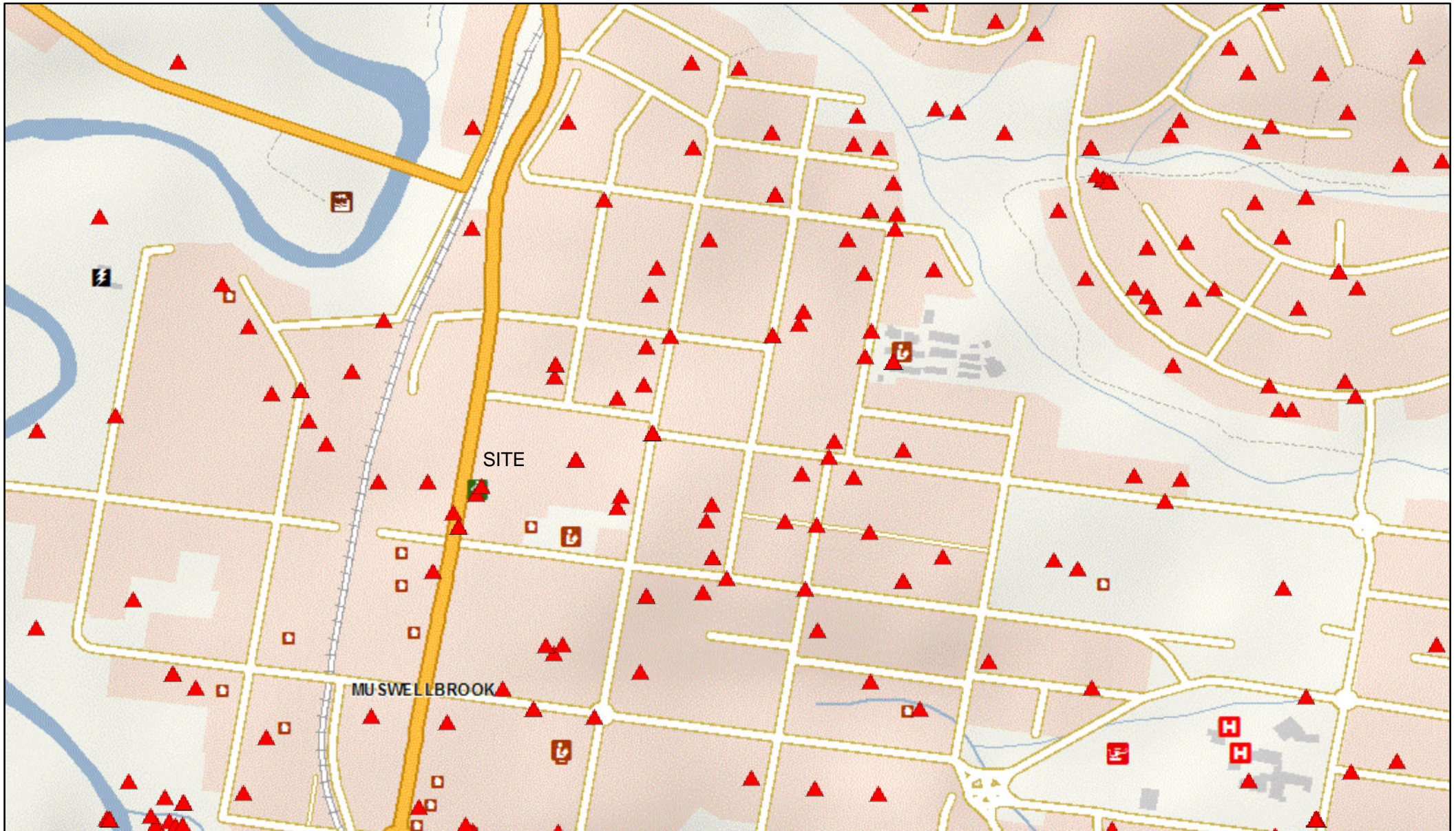
Yellow Soloths (Dy3.41)

Not described.

	Yellow Podzolic Soils	Brown Podzolic Soils
Northcote code	Dy3.11, Dy2.41	Db2.21
Dominance	Common	Minor
Landform element	Upper to midslopes	Upper to midslopes
Surface condition	Hardsetting, sometimes gravelly	Hardsetting
Drainage	Imperfectly drained to moderately well drained	Moderately well drained
Soil permeability	Moderately permeable	Moderately permeable
Watertable depth	-	-
Available water-holding capacity	Moderate	Moderate
Depth to bedrock	+80 cm	+60 cm
Flood hazard	Low	Low
pH (topsoil)	6.0 – 6.5	5.5
Fertility (chemical)	Low	Low
Known nutrient deficiencies	P	P
Soil salinity	Low	Low
Erodibility (topsoil)	Moderate	Moderate
Erodibility (subsoil)	Low to moderate	Low
Erosion hazard	Moderate to very high	High
Structural degradation hazard	High	High
Land capability classification	V	V
USCS (subsoil)	-	-
Shrink-swell potential	-	-
Mass movement hazard	Low	Low

	Red Solodic Soils	Lithosols
Northcote code	Dr2.43	Um5.21
Dominance	Minor	Minor
Landform element	Upper concave slopes	Crest
Surface condition	Hardsetting	Hardsetting
Drainage	Moderately well drained	Well drained
Soil permeability	Moderately permeable	Highly permeable
Watertable depth	-	-
Available water-holding capacity	Moderate	Low
Depth to bedrock	+140 cm	35 cm
Flood hazard	Low	Low
pH (topsoil)	6.5	7.5
Fertility (chemical)	Low	Low
Known nutrient deficiencies	P	P
Soil salinity	High	Low
Erodibility (topsoil)	Moderate	Moderate
Erodibility (subsoil)	Moderate	-
Erosion hazard	High	High
Structural degradation hazard	High	High
Land capability classification	V	V
USCS (subsoil)	-	-
Shrink-swell potential	-	Low
Mass movement hazard	Low	Low

Atlas Map



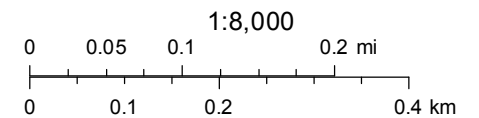
March 23, 2023

drawGraphics_poly

— Override 1

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Source: <https://www.environment.nsw.gov.au/AtlasMapViewApp/index.html>



Biodiversity Values Map



237.0 0 118.49 237.0 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

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Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	23/03/2023 1:39 PM	BDAR Required*
Total Digitised Area	13,013.5 sqm	
Minimum Lot Size Method	Lot size	
Minimum Lot Size 10,000sqm = 1ha	69 sqm	
Area Clearing Threshold 10,000sqm = 1ha	2,500 sqm	
Area clearing trigger Area of native vegetation cleared	Unknown [#]	Unknown [#]
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BMAT user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Department of Planning and Environment and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies with all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature _____ Date: 23/03/2023 01:39 PM