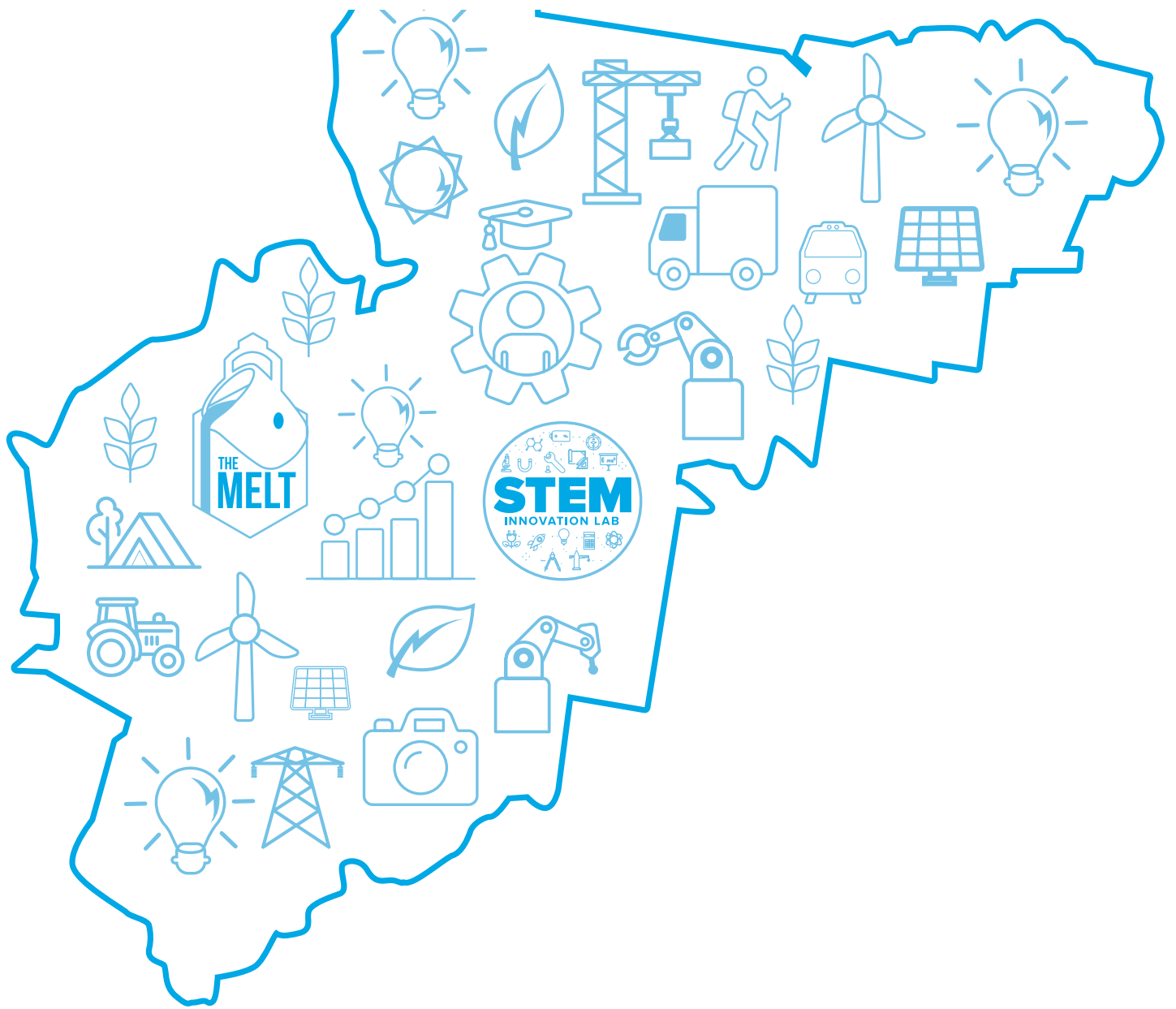




MUSWELLBROOK

POWERING THE FUTURE ECONOMY

www.muswellbrook.nsw.gov.au





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Acknowledgement of Country

Muswellbrook Shire Council would like to respectfully acknowledge the local Aboriginal People who are the Traditional Owners and Custodians of the land.

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“
**BE PART OF
SOMETHING
BIGGER.**





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THIS IS AN
INDUSTRIAL
REPOSITIONING

WELCOME

WELCOME

Powering the Future Economy is about achieving Muswellbrook's potential. This not a transition story, it is an industrial repositioning, driven by our energy security and strategic location.

Under three hours from Australia's largest city, Sydney, and less than two hours from Tamworth and Newcastle, Muswellbrook is poised for growth.

We have direct access via state road networks and rail links, high security water and electricity infrastructure servicing large-scale industrial land.

Our proximity to the Port of Newcastle, the world's largest coal export port, and Newcastle International Airport, ensures dedicated access to national and international trade markets. Muswellbrook understands what it takes to work hard and showcase our products to the world.

Some of the world's largest companies have had a presence in Muswellbrook for generations, and we are looking to partner with a new breed of companies seeking to be part of something bigger, in a location which offers long term political stability and infrastructure security, land tenure and a ready made workforce.

Muswellbrook's economy is changing, from being the largest thermal coal mining region in NSW to a dynamic hub of new and emerging industry opportunities. Our get it done attitude has certainly not changed, and we are positioning Muswellbrook to take advantage of those new opportunities.

We are ready to partner with you to power the future economy.



Mayor Jeff Drayton



THE MUSWELLBROOK ADVANTAGE

The world is on the precipice of large scale industrial and economic evolution with the demand for sustainable power increasing as we electrify, and technology makes its way into our everyday lives.

Global power demand is set to grow by more than 3.5% per year on average over the rest of this decade, with electricity generation from renewables, natural gas and nuclear all expanding to keep pace.

Muswellbrook is the key location where power, technology, people and logistics converge to drive this change. Muswellbrook has all of the ingredients for Australian manufacturers and innovators to be truly competitive on an international scale.

Critically Muswellbrook's electricity grid infrastructure is our durable competitive advantage, providing unrivaled grid access and security for intensive energy users.

In Muswellbrook, transition is not simply about replacing one industry with another.

It is about leveraging decades of industrial expertise to power the next chapter — positioning the region as a resilient, future-focused energy and economic hub for New South Wales and beyond.

State and Commonwealth agencies are increasingly engaging with Muswellbrook as a priority regional centre — recognising its strategic location, workforce depth and readiness to lead.

Government services focused on energy transition, regional development and industry diversification are expressing strong interest, viewing the region as a practical demonstration of how transition can be managed with stability, opportunity and community leadership.

Amongst other things, companies need access to:



**LARGE SCALE
COMPETITIVE
INDUSTRIAL LAND**



**AN EDUCATED
AND SKILLED
WORKFORCE**



**SECURE, AFFORDABLE
AND RELIABLE SOURCES
OF POWER AND WATER**



**A WORLD LEADING
TECHNOLOGY AND
INNOVATION ECO SYSTEM**



RESILIENT SUPPLY CHAINS



SOURCES OF CAPITAL



**COMPETITIVE ESTABLISHMENT
AND OPERATING COSTS**

WHAT WE KNOW..



Local:

- There is demand for large scale industrial sites protected from sensitive receivers
- Our fossil fuel industries are declining
- If we do nothing we lose over 12000 jobs in the next 10 years



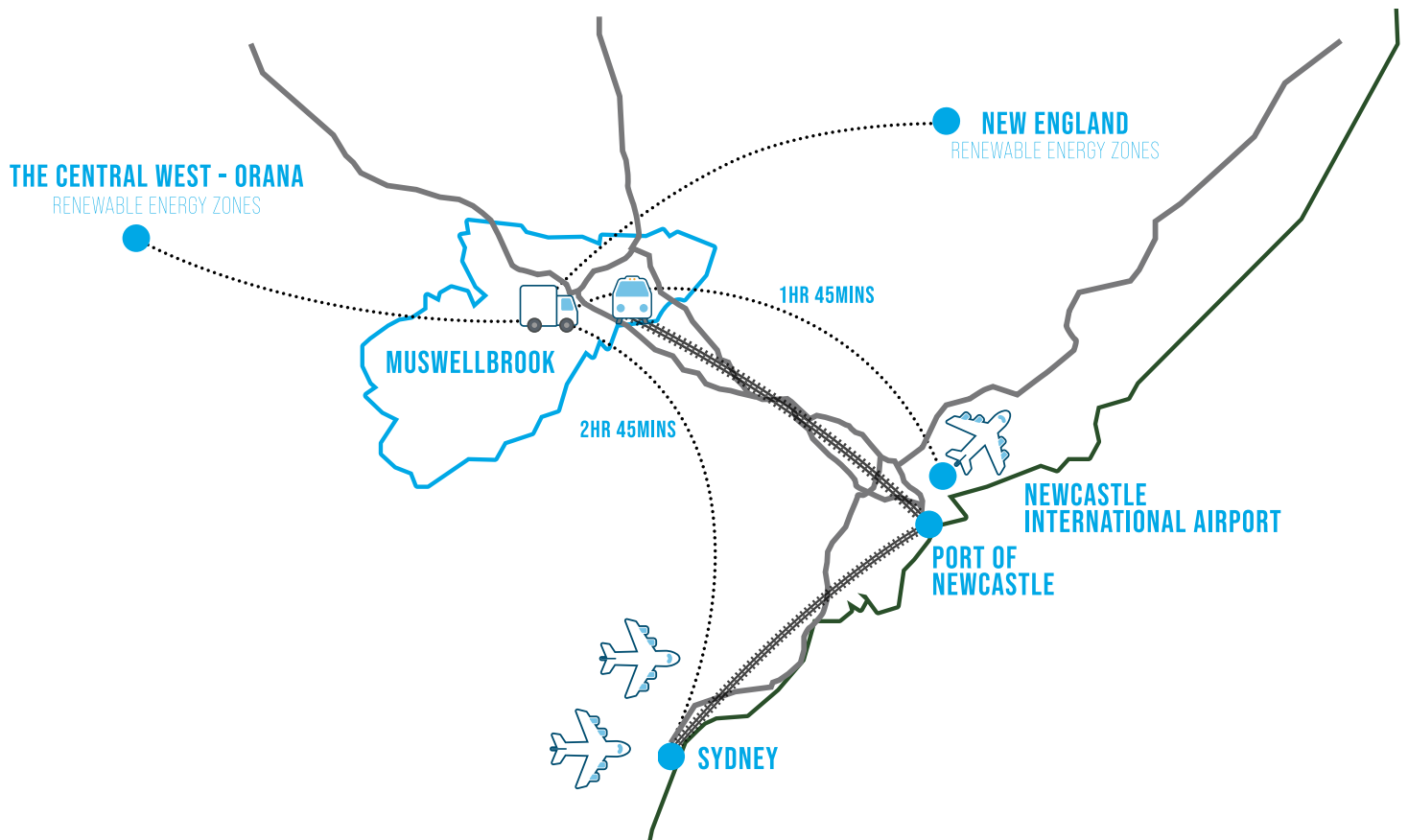
State:

- There is a need to replace existing exports
- We need to offset the loss of mining royalties
- Needs to be a competitive place to do business



National:

- Supply chains need to be deep and secure
- Our innovation and manufacturing is world renowned
- We value add to our existing capabilities

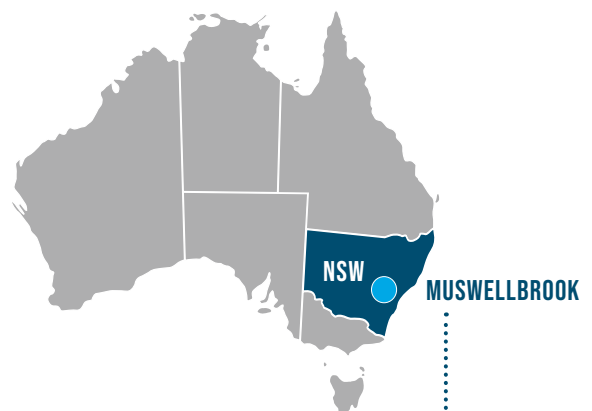


THE GLOBAL OPPORTUNITY

Muswellbrook and our existing companies have strong relationships with many Indo Pacific companies and have the capability to leverage these existing relationships to create new export opportunities.

The decline in transportation of coal exports to the Port of Newcastle means there will be additional rail freight capacity on the rail network to diversify and export other products.

With the commencement of international flights from Newcastle International Airport in 2025 new markets exist. Air freight activity is projected to grow exponentially as demand for just-in-time delivery increases for items such as high value manufacturing and mining products and perishables like food and urgent medical products.



ENABLERS

Muswellbrook is building on our existing advantages to enable future industry where,

COMPANIES HAVE:



**DIRECT ACCESS
TO SECURE ENERGY
INFRASTRUCTURE**



**HIGH SECURITY
WATER
INFRASTRUCTURE**



**LAND FOR INDUSTRY USES
AND EXISTING MINING
INFRASTRUCTURE**



**DIRECT ACCESS TO INTERNATIONAL
AIRPORTS AND PORTS**



**DEVELOPING TECH AND
DATA INFRASTRUCTURE**



**SKILLED AND
AVAILABLE WORKFORCE**

EXISTING

POWERING THE ECONOMY

Muswellbrook is leading the national conversation on the transition from coal mining and coal fired power generation and driving opportunities for our communities.

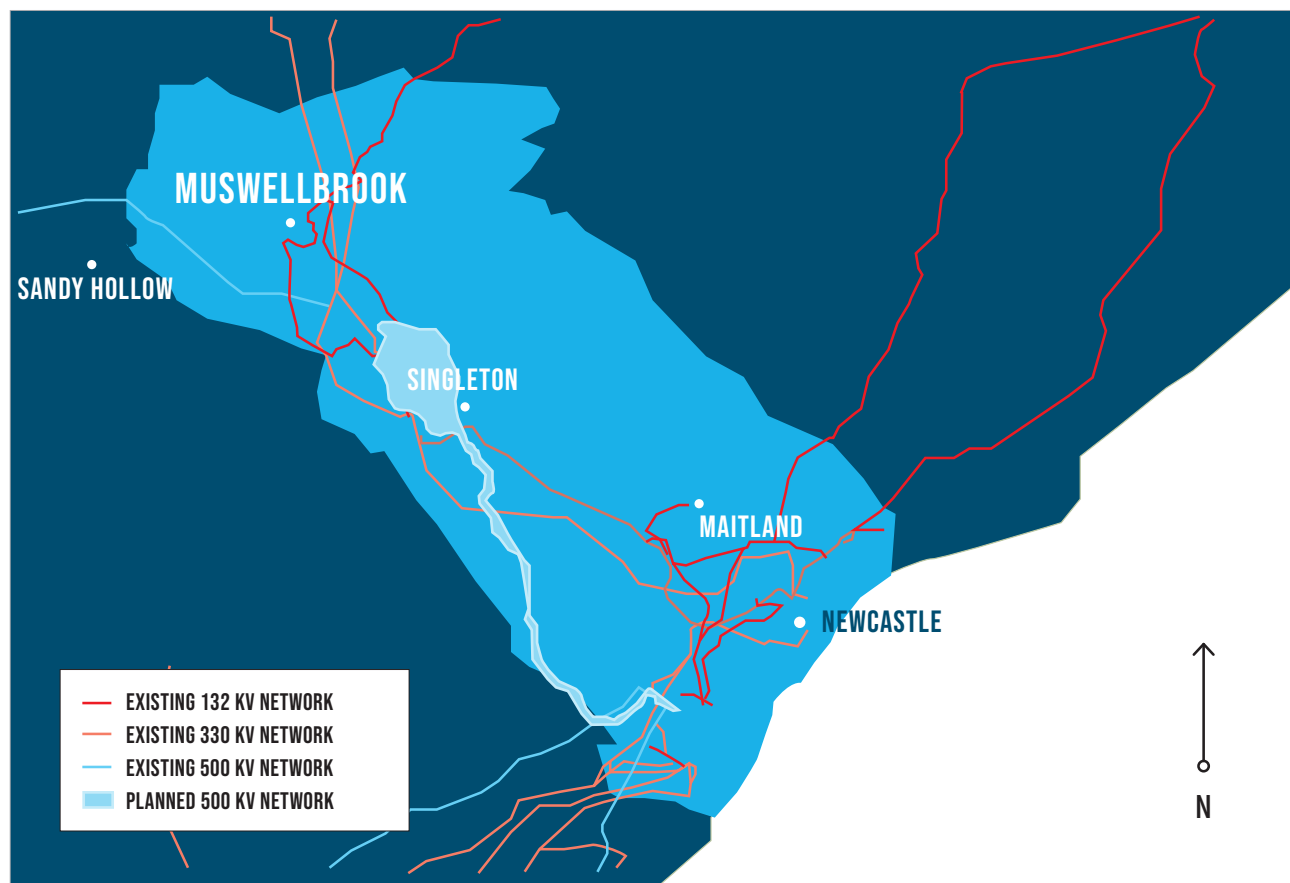
For the last century, our economy has relied on these industries to create jobs not just for our community but also for the entire State.

Muswellbrook's power infrastructure is undergoing a significant transition from a historical base of coal-fired power generation and mining to a future focused on renewable energy and storage.

Existing Infrastructure

Coal-fired Power Stations: The region has a long history in energy generation. The Liddell Power Station, closed in 2023. The Bayswater Power Station contributes 20% of NSW energy with plans for closure by 2033.

Transmission Network: Major 330 kV substation, which is a key connection point for new renewable projects. The broader network includes 500 kV transmission lines operated by Transgrid and Ausgrid which are being upgraded as part of the transition to a cleaner energy grid.



Major Transition Projects

Muswellbrook is a key area within the NSW Government's Hunter-Central Coast Renewable Energy Zone (REZ), which aims to deliver 1 GW of initial network capacity.

Hunter Transmission Project (HTP)

- Planned by EnergyCo
- Will provide a new 500 kV transmission line to increase transfer capacity (up to 8 gigawatts) from inland REZs to the coast.

Muswellbrook Pumped Hydro Energy Storage (PHES) Project

- Declared critical State Significant Infrastructure
- Plans to reuse an existing mine void for a lower reservoir, with an upper reservoir at Bells Mountain

Capacity: Up to 400 MW

Proponent: AGL Energy and Idemitsu

Muswellbrook Solar Farm and Battery

- Approved in May 2025
- 482 ha project features 300,000 panels connected to the Ausgrid 132kV grid

Capacity: Solar Farm: Up to 135 MW

Battery Storage: Up to 100 270 MW

Proponent: OX2

AGL Battery Energy Storage System

- Located at the Liddell power station site

Capacity: 500MW/1,000MWh

Proponent: AGL

BHP Pumped Hydro

- Proposed at the BHP Mt Arthur coal-mine site

Capacity: 500,000 homes

Proponent: Acciona Energia undertaking feasibility study

Other planned and approved projects include:

McCullys Gap BESS

Capacity: 400 MW / 1600 MWh

Proponent: BW ESS

Bowman's Creek Wind Farm

Capacity: 2,414 MWh battery storage system

Proponent: Ark Energy

Maxwell Solar Farm

Capacity: 25MW

Proponent: Malabar Resources

Kayuga Solar Farm

Capacity: 80–100MW

Proponent: Dawn Renewables

Edderton Solar Farm and BESS

Capacity: up to 350MW

Proponent: Malabar Resources

Bells Mountain BESS

Capacity: 750 MW / 1,500MWh

Proponent: Edify Energy

Denman BESS

Capacity: 2.4GW/4.8GWh

Proponent: Metlan Energy and Metals

Gelston BESS

Capacity: 400MW/1600MWh

Proponent: Ascera Energy

Glenbawn Pumped Hydro

Capacity: 770MW

Proponent: AGL

Muswellbrook Thermal Storage (Demonstration site)

Capacity: Up to 30MWT CST facility with the capacity 4.99MW/16 hr thermal storage

Proponent: FPR Energy

These developments are part of a broader shift to replace retiring coal generation with reliable, on-demand renewable energy in the Hunter Valley.

GLOBAL INDUSTRIAL FUTURES

Muswellbrook is leading the positioning of the Hunter as a global destination for energy intense and socially responsible industries to innovate and do business.

We are ambitious for our future with the potential to deliver over the next twenty years.

5,000 **New jobs**
preserving 85% of the wage base

\$14B **Capital attracted**

10,000HA+ **Industrial land**

2,200 **New dwellings**

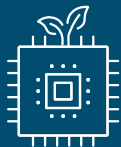
**We are building on our expertise
in Mining and Power Generation.**



**Developing new
opportunities in:**



Renewable energy



Clean tech manufacturing
and advanced manufacturing



Transport and logistics

**To diversify the economy,
we are also building
capability in:**



Recycling and circular economy



Intensive agriculture and equine



Tourism

FUTURE

Between AGL's Hunter Energy Hub and BHP Mt Arthur Coal future industry opportunities, Muswellbrook will be the smart business decision.

BHP Mt Arthur Coal Mine Pilot Project

The pilot project aims to deliver improved social and economic outcomes by identifying opportunities to rezone mining impacted land and retain existing mine infrastructure to attract new industries, land use opportunities and create jobs.

Project objectives include:

- develop a master plan on the identified pilot sites
- understand and resolve regulatory, environmental and land use constraints impacting the alternative use of mining land
- identify and establish a State-wide planning pathway to achieve alternative land use outcomes for mining impacted land
- inform and make recommendations on State Government policy on productive and beneficial future mining land use and associated amendments to legislation

The project is a partnership between BHP, Muswellbrook Shire Council, State Government and the Net Zero Economy Authority. The master plan is set to be presented towards the end of 2026.



Hunter Energy Hub

AGL's Hunter Energy Hub (HEH) will transform the former Liddell and Bayswater power station site into an industrial energy hub, the location for new industries, advanced manufacturing and largescale energy projects. The HEH brings together several strategic advantages that make it an attractive location for investment and long term economic growth.

- **Advantageous grid connection**
strong positioning within the electricity network supports reliable, high capacity connections for future industries.
- **Large scale water infrastructure**
existing pumping stations and on site dams provide essential water access for industrial operations.
- **Pipeline of renewables and firming**
AGL's growing development pipeline will help underpin future energy needs for businesses locating at the hub.
- **Skilled industrial workforce**
around 400 AGL employees and many contractors form a strong talent base, with thousands more workers in the region transitioning from mining.
- **Extensive industrial project experience**
decades of operating major sites provide a strong foundation for new development.
- **Longstanding community relationships**
with local councils and regional stakeholders support collaborative growth.

AGL sees potential for integrated end to end manufacturing facilities or multistage facilities to be established at the HEH establishing an end-to-end supply chain at a single location.

In early 2026 the HEH was endorsed for support by the NSW Investment Delivery Authority.



COUNCIL INITIATIVES



Melt Modern Manufacturing Centre

Provides local businesses and entrepreneurs access to the latest technologies, 3D scanners and metal, fibre and plastic 3D printers among other manufacturing equipment and expertise. Access to this facility speeds up the design and prototyping process and expedites products to market.



STEM Innovation Lab

Provides all students in the Shire and surrounding region with the tools to develop STEM soft skills like problem solving, critical thinking, teamwork and communication. By delivering programs like robotics, coding, CAD and aeronautics we are preparing our youth to meet the needs of a rapidly changing employment market.



Hunter Energy and Resources Centre

Is a dedicated space for renewable energy proponents, resources companies, infrastructure project managers and relevant government agencies to base operations and interact with the local community. The centre is a flexible, collaborative space and will provide a place for community and businesses to connect with the projects planned for the shire.



Art Gallery Training Cafe

Is the flagship outcome of a three-year partnership between Muswellbrook Shire Council, AGL and Muswellbrook High School to give local students and job seekers hands-on experience in hospitality, customer service and small business operations - all within a live, working café environment.



Co Op Campbells Corner

Provides freelancers, remote workers, small business and project teams with a dedicated co working space in the heart of Muswellbrook. This initiative forms part of the commitment to support local business innovation, boosting productivity, and activating Muswellbrook's town centre with new opportunities for our community.

44 AMBITIOUS FOR THE FUTURE

KEY INVESTMENTS



Muswellbrook Bypass

State and Federal governments have committed \$340 million to deliver the Muswellbrook Bypass in 2029.

The New England Highway carries between 11,000 to 20,000 vehicles through Muswellbrook each day, with approximately 14% or nearly 3,000 being heavy vehicles.

Once complete the bypass will reduce travel times, improve freight efficiency, road safety and liveability of the town.



Olympic Park

The \$10m redevelopment of Olympic Park in Muswellbrook is a significant project aimed at enhancing the venue's facilities and services to the local community.

The grandstand will be upgraded and will include additional change rooms for women, a new canteen and a function room for up to 200 people.



Muswellbrook Town Centre

The Muswellbrook Town Centre development is changing the landscape and perception of the CBD.

Consisting of three stages:

- The Hunter Innovation Precinct
– Complete
- Possum Park and Commercial Centre
– Completion 2027
- The Regional Entertainment Centre
– Completion 2029



Sandy Hollow Pipeline

The 17.5km Denman to Sandy Hollow Pipeline project will provide benefits including:

- Denman Water Treatment Plant upgrade to increase reliability and water security for a growing population.
- Ensuring water security for Sandy Hollow residents.
- Enable new residential developments.
- Enable high water consumption industry.

KEY PRECINCTS





Port of Newcastle

The Port of Newcastle is the largest deep-water port on the east coast and is focused on building Australia's prosperity with responsible, integrated and innovative supply chain solutions.

As part of achieving this vision the port has established a Clean Energy Precinct to position the Hunter region as a clean energy powerhouse. With trade worth about \$48 billion each year to the national economy, Port of Newcastle enables Australian businesses to successfully compete in international markets.

The port has capacity to handle 10,000 ship movements and over 200 million tonnes of cargo annually. With a deepwater shipping channel operating at 50% of its capacity, significant port land available and enviable access to national rail and road infrastructure, Port of Newcastle is positioned to further underpin the future prosperity of the Hunter, NSW and Australia.

Astra Aerolab Defence and Aerospace Precinct

Strategically located within the Newcastle Airport Commercial Estate and adjacent to RAAF base Williamtown, Astra Aerolab is designed to create a unique environment for globally significant research and development; fostering industry growth and collaboration between the Australian Defence Force (ADF), Defence Primes, SMEs and other industries.

Set to transform the Hunter into a leader in aerospace and defence technology, this state-of-the-art precinct will initially activate approximately 76 hectares of land, supplying Williamtown's forecast for defence and business growth over the next 10–15 years.

John Hunter Health and Innovation Precinct

The John Hunter Health and Innovation Precinct will transform healthcare services for Newcastle, the greater Hunter region and northern NSW communities.

Hunter Innovation Precinct

As a regional centre for the Hunter and New England, Muswellbrook is strategically positioned to deliver education and vocational training for existing and emerging industries. Council has invested in the Hunter Innovation Precinct as part of the town centre redevelopment as a catalyst for education excellence, innovation and industry linkages.

The Hunter Innovation Precinct includes the University of Newcastle, Muswellbrook Library, and the Donald Horne Building, incorporating the STEM Innovation Lab, Melt Advanced Manufacturing Centre and Hunter Resources and Energy Centre.

Partnerships with industry provides education pathways for students, offers collaborative research opportunities with established and emerging industry and facilitate the diversification of the Shire's economy.



“ LOCAL KNOW-HOW GLOBAL OPPORTUNITY

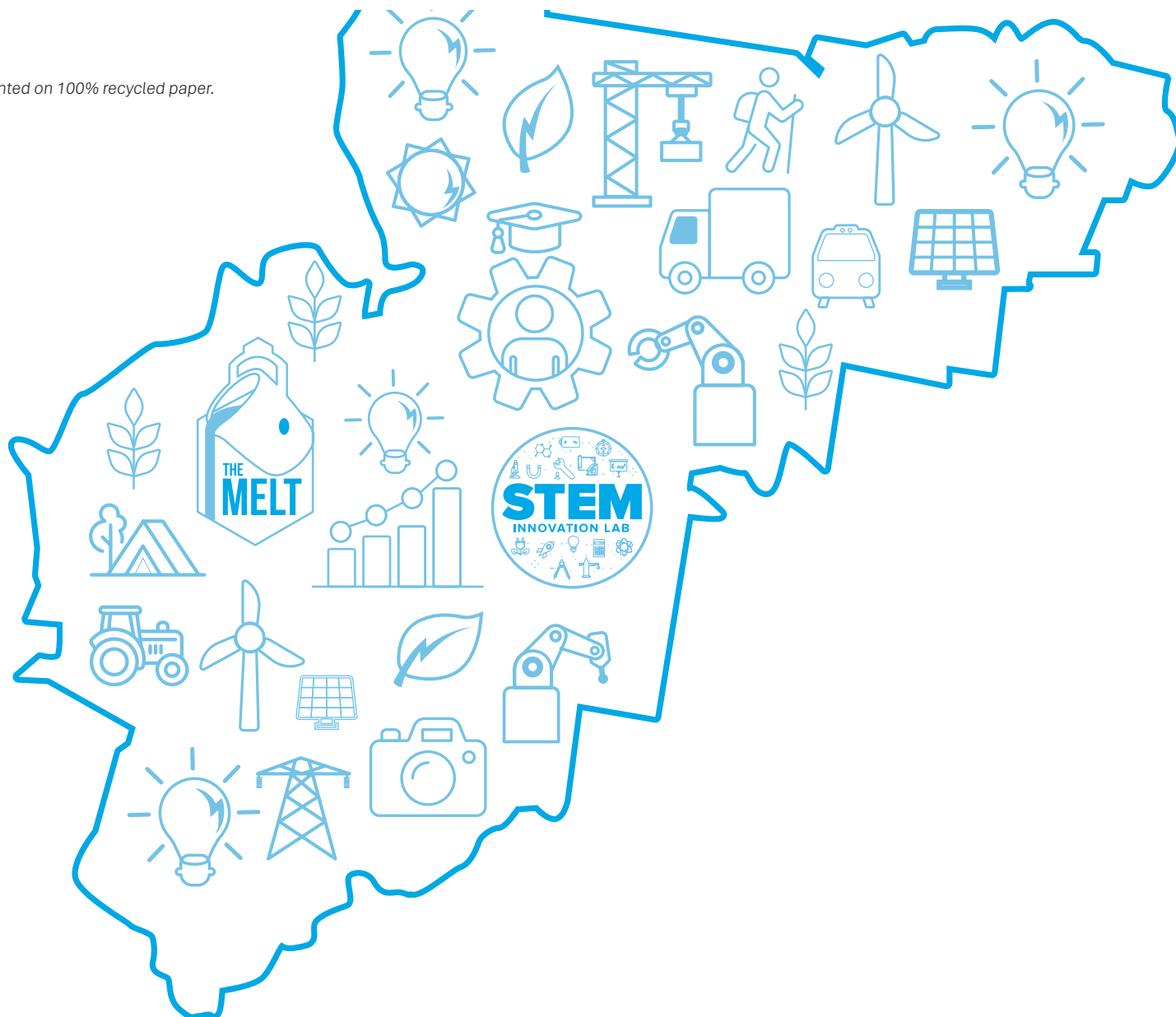


Tarinpa Park/Hunter Beach, Muswellbrook.



Muswellbrook library.

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shire council**

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