

# Huntlee Master Plan – Stage 2

## Frequently asked questions

Huntlee

*Huntlee seeks to create a vibrant new town that establishes its place as the heart of the Hunter, through innovation, excitement and sustainability that will be brought to fruition over the next 20 years.*

### What is the project vision?

To create a vibrant new town that establishes its place as the heart of the Hunter, through innovation, excitement and sustainability that will be brought to fruition over the next 20 years.

Huntlee will be a new town of approximately 21,000 people at completion, with the town centre providing employment, education, health, recreation, retail and community facilities. The surrounding villages of Huntlee will be well-connected with their own local shops, open spaces and schools to support the neighbouring communities.

### What Has Been Approved to Date?

Stage 1 Huntlee New Town has approval for:

- 2,631 residential dwellings
- 102 commercial and mixed use lots
- 12 lots for use as infrastructure, community & education uses
- 68.98ha of open space

### What is this Development Application seeking approval for?

A State Significant Development Application (SSDA) is being prepared to seek approval for:

- Concept Plan for Stage 2 of the Huntlee Masterplan – this includes development footprint, land uses, road layout and open spaces for the entirety of the Stage 2 area;
- Detailed Plan for Stage 2 Village 2 (Centre and South) – this includes subdivision and civil works to deliver approximately 2000 lots, open space and other infrastructure.

### What is a State Significant Development Application (SSD)?

A State Significant Development (SSD) is a development that is important to the State for economic, environmental or social reasons. Developments are deemed to have state significance if, for example, they are over a certain size, in a sensitive environmental area or exceed a specific capital investment value.

SSDAs are assessed by the NSW Department of Planning and Environment (DPE) and determined by the Minister for Planning and Public Spaces.

### What is a Concept Plan?

A Concept Plan sets out the high-level land uses, development footprint, road layout and open spaces. It does not cover details about open space features or the provision of services and utilities.

Future Development Applications will be required for further subdivision of land.

### What is the status of the project?

We are currently in the process of preparing a State Significant Development Application (SSDA) is anticipated to be lodged in late 2023.

An Environmental Impact Statement (EIS) forms part of the SSDA lodgment package and provides information on the economic, environmental, and social impacts of the project.

Feedback provided during the consultation period prior to the lodgment of the SSDA will be considered in the preparation and submission of the final package.

### Will the SSDA be informed by community?

There have been opportunities to provide feedback through a community survey undertaken in August/September 2023 and the in-person community information session at Huntlee on the 18 November 2023.

The feedback received will be compiled into an Engagement Outcomes Report, which will inform the EIS to be submitted to DPE.

Following lodgment of the SSDA, the DPE publicly exhibit the SSDA for a minimum of 28 days. During this period, community members can have their say by making a formal submission to support or oppose the project.

Huntlee will then review and respond to any issues raised by DPE and address public submissions in a Response to Submissions report. This Response to Submissions report will also be exhibited for a period of time. The DPE will then prepare an Assessment Report based on the SSDA package, public and agency submissions, and will provide a recommendation of determination. DPE will then prepare an Assessment Report and recommended conditions. The application will then be determined by the Minister for Planning and Public Spaces or DPE as delegates. This process will occur throughout 2024.

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### *How will traffic and parking issues be mitigated?*

A Traffic and Transport Impact Assessment will be prepared as part of the SSDA and will analyse the existing transport network, detail proposed pedestrian and vehicular access arrangements, and suggest measures to mitigate any potential traffic impacts which might result from the proposed development.

Mitigation measures will include potential road and intersection upgrades, the preparation of Traffic Management Plans (TMP) for the construction phase and a Green Travel Plan to inform more active and less private vehicle reliant movement options. Huntlee will also continue to consult with local and regional transport providers, emergency services and Singleton and Cessnock Council to ensure impacts are minimised during construction and operation.

### *What is being done to ensure the biodiversity of the region is being maintained?*

Enhancing the natural environment and leveraging natural assets is key to the design of Huntlee Stage 2. Green corridors are proposed to extend from Black Creek in the west to the Huntlee Town Centre. These green corridors will retain natural vegetation where possible and form the basis for key pedestrian connections throughout the precinct, whilst also performing a drainage detention and bio-infiltration purpose which will help capture stormwater runoff, manage pollutant runoff and assist with soil moisture retention.

These green corridors will form a network of walking & cycling trails that will link the villages and smaller recreational park spaces.

An offset area of local conservation land (780 hectares) has already been dedicated to the NSW National Parks and Wildlife Service within Huntlee, with a further 4,988 hectares of regional offset land elsewhere in the Lower Hunter Region. A further 17 hectares for Persoonia Park has also been set aside within the Huntlee land.

### *What spaces will there be for socialising?*

The Concept Plan seeks to foster places for socialising and connection in the community through the integration of high-quality open and public spaces including playing fields and multipurpose courts, neighbourhood parks and plazas and landscaped spaces at various scales. As part of Stage 1 of the development of Huntlee, a 0.9ha parcel of land is to be dedicated to Cessnock City Council for the provision of a multipurpose community facility. In time, that site is expected to provide further opportunities for community connection and socialisation.

### *What flood mitigation measures have been considered?*

The Masterplan has been designed to ensure there are no adverse flooding impacts on existing and future residents and the development would not result in any increased flood impacts up or downstream from the site. All lots are proposed above the Flood Planning Level and key road connections will ensure that residents can safely evacuate the estate in the event of an emergency.

### *Will there be any schools delivered in Huntlee?*

The Huntlee Stage 2 seeks approval for residential purposes and a range of complementary commercial, retail, educational and recreational uses. As part of Stage 1 of the Huntlee development, a 3ha site has been delivered and dedicated to the NSW Department of Education to enable delivery of a school.

Huntlee will continue to liaise with the NSW Department of Education in relation to the timing of construction of the schools within the Huntlee area, with Schools Infrastructure NSW to be responsible for delivery.

### *How will the character of the Hunter region be retained?*

Huntlee Stage 2 has been carefully designed to consider the regional context and its relationship with the existing town of Branxton and North Rothbury. Huntlee Stage 2 reinforces the inherent characteristics of the site including the already delivered Stage 1 Huntlee, the local topography, established edges and interfaces, historical land uses and commercial operations, and heritage legacy, to create several well-defined villages.

Each village is envisaged to have an identifiable local character distinguished through different types of housing and key public spaces and features.

### *What is happening around Black Creek?*

Black Creek's natural beauty will be enhanced and more accessible with new pedestrian and cycle pathways as well as public open spaces for community to gather and enjoy. To maintain a transition from natural areas into a suburban context, larger lots are proposed adjacent to Black Creek.

Where possible, the subdivision has been designed with roads and small pockets of car parking fronting areas of open space.

*Where can I find more information?*

Visit <https://huntlee.com.au> for further information, including the latest project updates and other opportunities to have your say.

For all other enquiries, please reach out to the project team via:

- Email: [consultation@ethosurban.com](mailto:consultation@ethosurban.com)
- Phone: 1800 870 549