

# Bringing the vision to life

Community Plan

Huntlee



The complete Community Plan is available for viewing at [huntlee.com.au](http://huntlee.com.au)

# Introduction

Bringing communities to life is LWP's mission.

However, there's no one-size-fits-all when building communities – each must have its own soul, character and special qualities.

To that end, the preparation of a comprehensive and custom-made community plan is critically important to delivering a new community of the scale and magnitude of Huntlee.

The Huntlee Community Plan has been prepared to support an enhanced way of life for the Huntlee community.

A way of life that brings together a range of live, work and play opportunities in the one location that only a new town can deliver.

Following extensive consultation, it identifies the Four Pillars on which Huntlee will be built to create a happy, healthy and vibrant community:

- Being connected, active & healthy
- Enhancing the natural environment
- Creating local employment & business opportunities
- The best in contemporary living

For each pillar, the Plan details the objectives and proposed strategies (and timing) to meet those objectives. An overview of the location of major facilities is also provided.

Importantly, the Huntlee Community Plan is dynamic – designed to be regularly reviewed and to adapt with changing community needs and aspirations.

# Four Pillars

Huntlee has a Four Pillar approach to building a happy, healthy, vibrant and inclusive community. These pillars will underpin the wellbeing and overarching values of the Huntlee community and form the structures around which all related strategies, actions and plans for implementation will be organised.



## Four Pillars provide the foundation for the Huntlee community



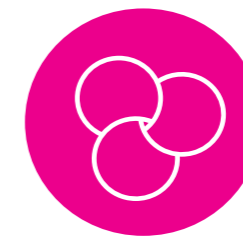
Enhancing the natural environment



Being connected, active & healthy



Creating local employment & business opportunities



The best in contemporary living



## Pillar One

Being connected,  
active & healthy

The people of Huntlee will enjoy the benefits of a healthy attitude towards life, work and play. They will be able to connect with one another, stay fit and healthy, enjoy a culturally rich lifestyle, and have easy access to community facilities and services.



## Pillar Two

Enhancing the  
natural environment

Complementing the objective of creating the best possible place to live, will be the significant steps taken to enhance Huntlee's natural environment, including retaining generous natural habitats of local flora and fauna and weaving the riparian creekline corridors into the village and town centre design.



## Pillar Three

Creating local employment  
& business opportunities

With more than \$1.5 billion of investment projected over the 20-year construction timeframe, Huntlee will provide significant economic stimulus for the region and is estimated to generate an additional 3,000 jobs.



## Pillar Four

The best in  
contemporary living

Huntlee will offer the best in 21st century living for everyone who chooses to live there or visit. It will be the vanguard of rapidly changing or emerging trends with technology, alternative energy sources, water conservation, transport and waste recycling.

### The objectives:

- Residents experience a genuine connection to Huntlee and their community
- An active and healthy lifestyle is intrinsic to the Huntlee way of life
- People feel safe through well-designed built and natural environments
- Community facilities and infrastructure are provided commensurate with community need
- People at Huntlee are empowered to actively shape their own futures

- Local flora and fauna is protected
- Natural creeklines and associated riparian vegetation are retained
- Landscapes and built form complement the natural qualities of Huntlee
- Community encouraged to participate in the protection and management of the natural environment

- Significant local job creation in town centre, neighbourhood villages and during construction phase
- Huntlee is connected with other economic hubs of the Hunter
- Huntlee has a competitive brand and business identity

- Housing and community facilities cater for the whole of lifecycle – e.g., young families, youth, young couples, retirees, seniors living
- Design excellence delivers quality built form and urban streetscapes
- Huntlee is the forerunner of emerging trends in technology, renewable energy, water conservation, transport and waste recycling

### Some of the ways we will deliver:

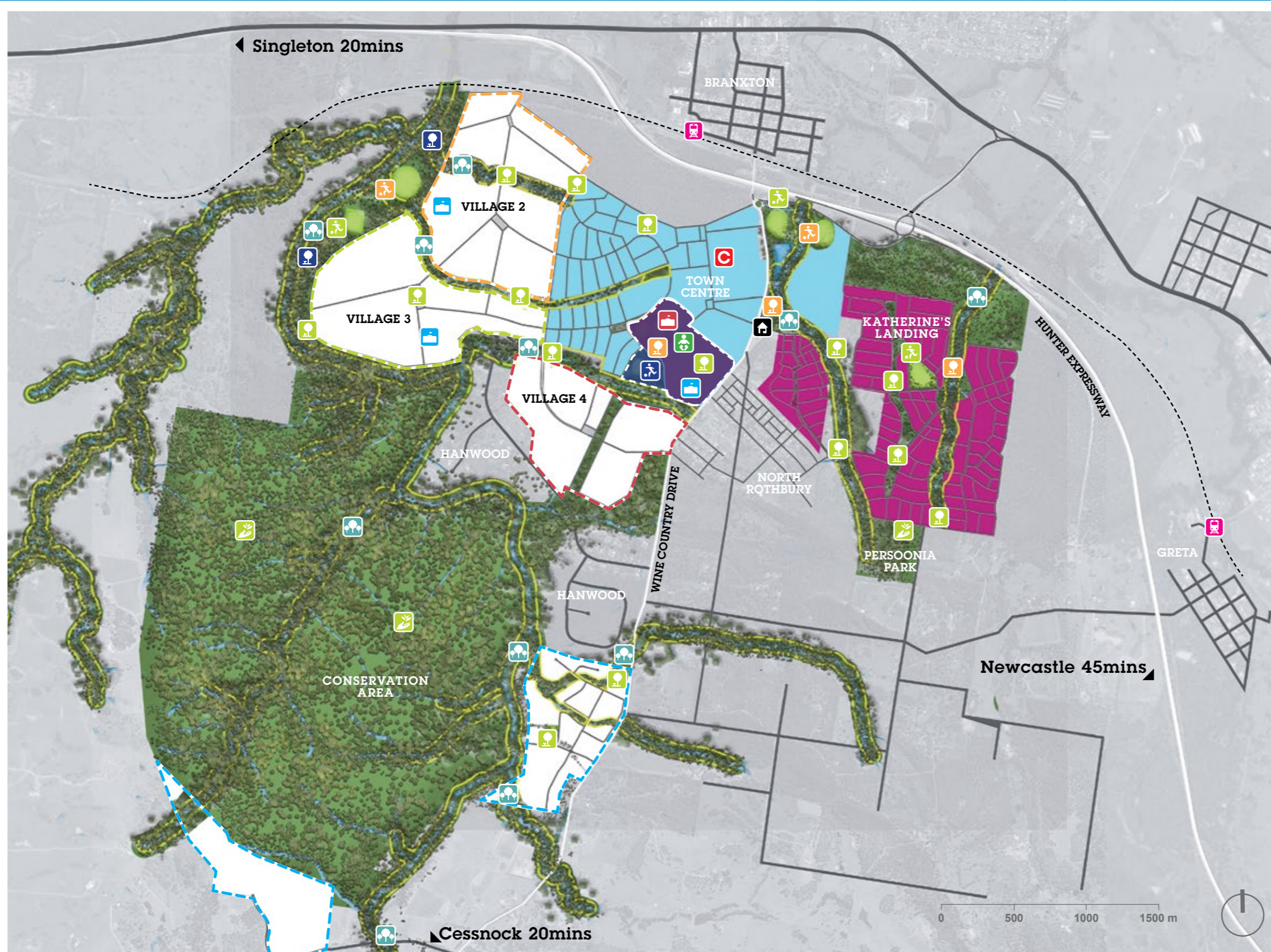
- Huntlee to create, a sense of vitality through a well-resourced community events program
- Intimate village structure and proximity of the town centre to create a community that is highly conducive to walking
- Street trees and quality streetscapes to be provided to create environments that are comfortable and pleasurable
- Planning, staging and delivery of facilities and services to be commensurate with population growth
- Funding allocated for existing/new community groups and initiating new grass-roots cultural programs























- A special 17ha Persoonia Park to be created for the conservation of Persoonia pauciflora – an endangered species
- Natural creek line and riparian vegetation to be incorporated into master-plan design and the more detailed designs for each village/town centre, to give Huntlee a distinct character
- Signature tree-lined streets to be a defining feature of Huntlee to create beautiful shady environments for walking/cycling and a cooling effect during hot summers
- Education programs to be extended to the community that encourage understanding and participation in conservation of the natural environment

- Huntlee Academy to coordinate the training of local people to be job-ready for any employment opportunities generated by Huntlee
- Wine Country Drive to be transformed into a four lane boulevard to complement the Hunter Expressway and key transport connections
- LWP to explore opportunities to incubate sought after business types for key retail tenancies, including independent local retailers, e.g., wine/food producers from the Hunter, small bars, etc.

- Establishment of a community reference group to participate in the planning, design and delivery of community facilities/services for Huntlee
- LWP to invest significantly in research and development to position Huntlee as a leading development in efficient and sustainable utility service provision
- Smart wiring to be available to all homes to enable free-to-air TV, telephone and internet
- Establishment of Huntlee Water to deliver a sustainable water network

# Huntlee facilities



-  Katherine's Landing
-  Residential Village 2
-  Residential Village 3
-  Residential Village 4
-  Town Centre
-  Large Lot Residential
-  Community Hub
-  Train Station
-  Regional Sports Field
-  District Sports Field
-  Local Sports Field
-  Regional Park
-  District Park
-  Local Park
-  Primary School
-  Secondary Schools
-  Child Care
-  Huntlee Sales Office
-  Coles Supermarket
-  Train line
-  Conservation Area
-  Riparian Corridor

  
Approx  
**3,000**  
new jobs

  
Up to  
**7,500**  
new homes

  
**5,800** ha  
reserved for  
conservation

  
Maitland  
Cessnock **20** mins  
**45** mins  
Newcastle

  
**\$1.5** bn  
investment  
over 20yrs

  
Up to  
**20,000**  
residents

  
Over  
**200** ha  
of town  
centre

  
Walking  
distance  
to Branxton  
Train Station

# What's next?

The success of the Huntlee Community Plan will be largely contingent on the involvement of community and lasting, productive partnerships between LWP, key government agencies, business groups, resident groups and not-for-profit organisations.

Success will also depend on keeping the vision and objectives alive and on-track throughout all stages of the project.

# Get involved

The Huntlee Community Plan is a dynamic document that belongs to the people of Huntlee. That's why we'd be delighted to hear your thoughts and suggestions on how Huntlee should grow into the future, and the types of facilities, services and other initiatives needed to support this growth.

This is a summary of the Community Plan master document, you can view the full Community Plan via the Huntlee website or request a copy via our office. We will also be providing you with regular information and updates about the project via the Huntlee *Pulse* Newsletter and at future community events.

There are a number of ways you can provide your feedback and share suggestions. They include:

**Visit [myhuntlee.com.au](http://myhuntlee.com.au)**

**Write to LWP**

LWP Property Group Pty Ltd  
PO Box 199  
Branxton NSW 2335

 [facebook.com/HuntleeNewTown](https://facebook.com/HuntleeNewTown)

 [youtube.com/LWPHuntlee](https://youtube.com/LWPHuntlee)

 [instagram.com/HuntleeNewTown](https://instagram.com/HuntleeNewTown)



**Visit our Land Sales Centre at**  
1 Triton Boulevard, North Rothbury

Our mailing address is:  
PO Box 199, Branxton NSW 2335

**[huntlee.com.au](http://huntlee.com.au) | 02 4938 3910**

All information and plans contained within this brochure were correct at time of going to print; however they may be subject to change.

