

Huntlee



Your new home town

Nestled amongst the natural beauty of the Hunter Valley wine region, Huntlee is a fully master-planned community; offering the perfect mix of Hunter Valley charm, sustainable living, and urban convenience.

The first new town to be built in the Hunter in well over half a century, Huntlee offers affordable housing options and an enviable lifestyle in a real community.

More than \$1.5 billion is being invested over a 20-year period to bring the Huntlee vision to life; a self-sustaining community of 7,500 dwellings providing a home to more than 20,000 people.

A significant economic stimulus for the region, Huntlee will generate public and private sector investment, produce major infrastructure, and create thousands of jobs.

Huntlee will continue to deliver on every aspect of modern living – embracing art, culture, entertainment, business services, education, recreation and so much more.

Mindful of its position on the doorstep of Pokolbin – one of Australia's premier wine-growing regions – all of these objectives will be achieved while delivering positive environmental and social outcomes for the entire local region.

Fast facts

- Investment of \$1.5 billion over 20 years
- Up to 7,500 new residential homes by 2035
- Approximately 20,000 residents
- Four villages encircling the Huntlee Town Centre
- 200-hectare town centre zoned B4 for retail, commercial, employment, education and urban living
- Approximately 3,000 new jobs
- 5,800 hectares reserved for conservation
- Walking distance to Branxton train station
- Serviced by public and private buses
- Less than 45 minutes on the Hunter Expressway to Newcastle
- Around 90 minutes on the M1 expressway to Sydney



The beautiful Hunter Valley – on our doorstep



Huntlee District Park



Huntlee Shopping Village

Life in balance

Big plans

Huntlee represents the planning, design and construction of an entire town from the ground up. Through research, consultation and decades of experience, LWP Group have brought together the very best aspects of modern urban living; combined with the knowhow to craft a prosperous, sustainable and truly connected community.

In planning the needs of a thriving modern town, a comprehensive review was undertaken for the entire local region, taking in the surrounding townships of Branxton, Greta and North Rothbury.

The assessment identified the need for major facilities which are incorporated into the Huntlee master-plan:

- Public and private primary and secondary schools
- Preschools/childcare centres
- Healthcare
- Library
- Seniors living
- Neighbourhood centres
- Regional and district sports grounds
- 160 hectares of parks and open spaces
- Community services

Less travelling, more living

The Hunter Expressway is only a few minutes' drive from Huntlee, and gets you to the Newcastle CBD and international airport in around 45 minutes; the M1 gets you to the outskirts of Sydney in less than 90 minutes.

Huntlee is serviced by public and private bus lines. Branxton Railway Station, on the main Hunter Line, is within walking distance, and the key centres of Cessnock, Singleton and Maitland are all within a 20-minute drive.

Huntlee boasts a relaxed lifestyle in a genuinely well-connected community, with so many conveniences in easy reach, including:

- Huntlee Town Centre, hosting all your essential shopping and personal needs.
- Cafés, tavern and speciality shops all within walking distance.
- The world-renowned Hunter Valley wine country with its cellar doors and restaurants.
- National and international headlining artists regularly performing in the vineyards.
- Some of Australia's best surfing beaches in nearby Newcastle.
- A wide range of on-water activities, including whale and dolphin watching in Port Stephens.
- Comprehensive retail and service offerings within a 20-minute drive.
- Public and Catholic primary schools within walking distance.
- A full range of private and public secondary options a short bus ride away.
- The world-class University of Newcastle, accessible by road or rail.
- FTTP broadband provides superior communication and work opportunities.

And all of this convenience is delivered in a stunning, natural landscape with breathtaking vistas in every direction.



Huntlee Tavern



Local preschool, primary and secondary schools.

"I moved to Huntlee because of the community. Our kids play in the street like we did when we grew up and we've got lots of friends. It's a beautiful community."

– Jackie Wasley, Huntlee resident.



Hunter Valley Wine Country

Singleton
(20 mins)

Singleton Hospital
Singleton Square

Branxton

Branxton Public School
Rosary Park Catholic School
Huntlee Town Centre

Huntlee

ARIA Hunter Valley
Bimbadgen Estate
Pokolbin Vineyards
Hope Estate

M15 Hunter Expressway

Lovedale Vineyards

Cessnock
(20 mins)

Cessnock Hospital
Cessnock Plaza

Kurri Kurri
(20 mins)

Kurri Kurri Hospital

Maitland
(20 mins)

St. Patrick's Primary School

Maitland Mall

All Saints College

Maitland Hospital

TAFE NSW Maitland

Hunter Valley Grammar School

Newcastle Airport
(45 mins)

PORT STEPHENS

Nelson Bay
(75 mins)

Living in the Hunter region

- Shopping Centres
- Hospitals
- Schools
- University / TAFE
- Vineyards
- Recreational Parks

Sydney
(90 mins)



Newcastle
(45 mins)

Westfield Kotara
Charlestown Square

University of Newcastle
Calvary Mater Hospital
John Hunter Hospital

Lake Macquarie

Karuah River

B53

A43

M1

B82

A15

A1

A1

Growing together

A new town for the Hunter

Huntlee will be made up of four distinct residential villages surrounding a vibrant 200-hectare town centre. Upon completion, Huntlee Town Centre will be the local shops for 20,000 residents; and is expected to generate around 3,000 jobs; making Huntlee the hub for new business and investment opportunities in the Hunter Valley.

As with every aspect of Huntlee, the town centre is entirely master-planned; currently providing all life's essentials with a day-care centre, Coles and Liquorland, KFC, the Huntlee Tavern, cafés, a gymnasium, medical centre, dentist, optometrist, a pharmacy and speciality stores.

Enterprise land lots provide the flexibility and necessary commercial-grade infrastructure to make any business venture a reality.

The town centre will also incorporate medium density townhouses and apartments, putting local businesses within walking distance of a vibrant, professional enclave. Luxury retirement village, Green Ridge Hunter Valley, and the Education Precinct will also only be a stone's throw away.

Life-long learning

From childcare to aged care, with state-of-the-art primary and secondary education, as well as

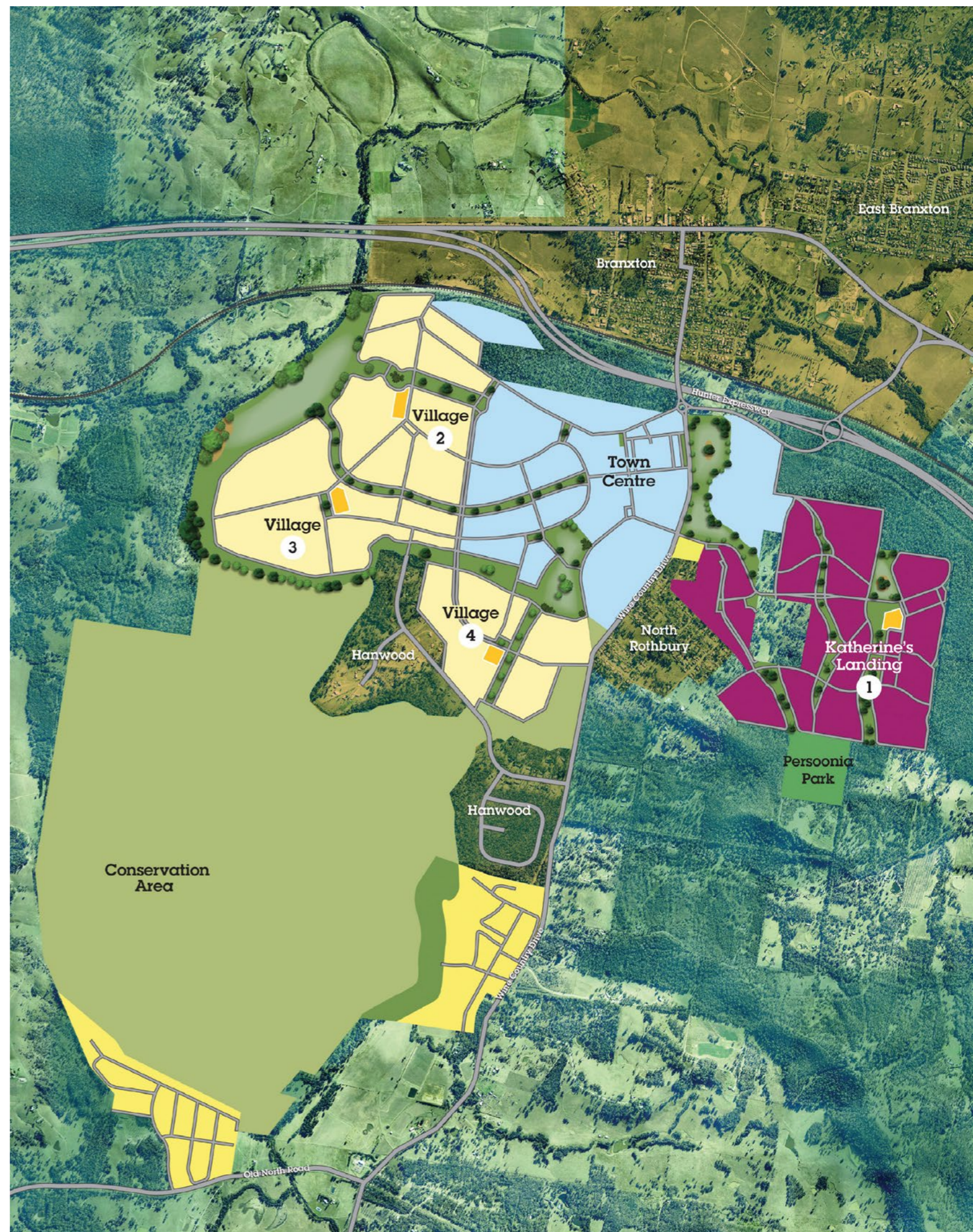
opportunities for tertiary campuses, Huntlee will be a community committed to lifelong learning.

The Huntlee Academy is already providing comprehensive training programs, opening new onsite career pathways across Huntlee.

The nearby towns of Branxton, Greta and Lochinvar offer a range of respected public and private schools in easy reach. Further afield, the towns of Cessnock, Singleton and Maitland provide even more education possibilities, as well as a wealth of employment options, plus the full range of professional services you'd expect from regional city centres.

Hospitality jobs abound in the area across a multitude of cellar doors, day spas, hotels and restaurants. The established mining sector provides a wide variety of work opportunities; especially in high-tech engineering and education as The Hunter transitions to become a renewable energy hub for the entire state.

Huntlee is also well connected to broader employment and training opportunities. The Hunter Expressway provides easy connections to the south-east and the New England Highway to the north-west.





Masterplanned to perfection

Katherine's Landing is Huntlee's first residential village; already home to over 3,000 people.

Named after Katherine Kelman (née Busby) who, with father, brother, and husband William, helped shape one of Australia's most famous wine-growing regions.

Those who call Katherine's Landing home today are a part of a true community which is welcoming, engaging and above all, filled with a sense of fun.

Sweeping into Katherine's Landing from Wine Country Drive, you're greeted by tree-lined streets and a delightful, vineyard-themed village. Kids ride bikes, dogs are being walked and Neighbours share stories at their fences. This is the kind of community where lifelong friendships and memories are made every day.

It's all happening in the town Centre

One of the best things about designing a town from the ground up at this scale is ensuring residents have great experiences. Our residential villages provide a safe and secure community environment; just as families expect and love. However, another fantastic part of living in a growing town is having a vibrant shopping precinct.

As Katherine's Landing nears completion, the focus moves to Huntlee's next phase, encompassing more commercial developments in the Huntlee Town Centre and providing even more residential opportunities.

These days, the Hunter Valley is home to a wide range of people: from young couples, to professionals, right through to downsizers and retirees who want modern living without the obligation of maintaining a traditional property.

To cater for the region's next wave of home-seekers, Huntlee is adding a new range of contemporary living options to the mix.

Walkability and connection are key to living in Huntlee, and this is brought to the forefront with The Urban Series, situated in the heart of the Huntlee Town Centre, and the premium Rosehall Estate development.

The best of open-plan contemporary living meets the convenience of village life with your everyday needs only a short walk away.

"The next phase of our plan will deliver a whole new way of living in the Hunter Valley; making Huntlee a truly vibrant place to live, work and play."

- Rob Crane, Sales Director, Huntlee.

Towards tomorrow

The planning for Huntlee's second major residential village is also underway; as with Katherine's Landing, this will be the perfect place for any family to flourish.

Whatever life stage you are in, Huntlee can provide the perfect home size, design and space that's right for you and your loved ones. Whether you're ready to buy now; or just dreaming about 'one day'; our friendly sales team can get you started at your own pace. We'd simply love to show you how to make living at Huntlee a reality.



Innovative development

Smart design delivering smart homes

Utilising leading sustainable technologies, the passive solar design principles in Huntlee's Design Guidelines provide comfort all year round. Every home is serviced by clean, cost-effective natural gas. The Huntlee Water 'third pipe', connected to every residence, delivers recycled water for washing machines, toilets and gardens; eliminating the need for bulky water tanks.

Connection is key at Huntlee. Fibre to the Premises (FTTP) broadband internet keeps you in touch with the world; while our design guidelines keep you connected to your local street. The design guidelines ensure the homes in Huntlee are harmonious with the natural environment and the character of each village, while nurturing the community-building focus which is at the heart of everything we do. The inclusion of front porches encourages our residents to not only get out and soak in their stunning natural surrounds but to also socialise with their neighbours.

Communal public spaces further encourage residents to mingle and get to know and grow their community. By embracing the natural attributes of the area, Huntlee will not only enhance what already exists but create beautiful extensions of the native landscape.

Bringing the community to life

In Huntlee, we are committed to creating a sustainable, thriving community. Community-building is at the heart of everything we do, so we hold regular events throughout the year to bring our residents together. From wonderful Huntlee community groups such as Huntlee Mums, and sporting activities like our free Active Adults fitness programs, there is something for everyone to feel involved and embed in the Huntlee community.

Communal public spaces such as our Huntlee District Park, further encourage families to mingle; for kids to meet and play, and for everybody to be part of a real community.

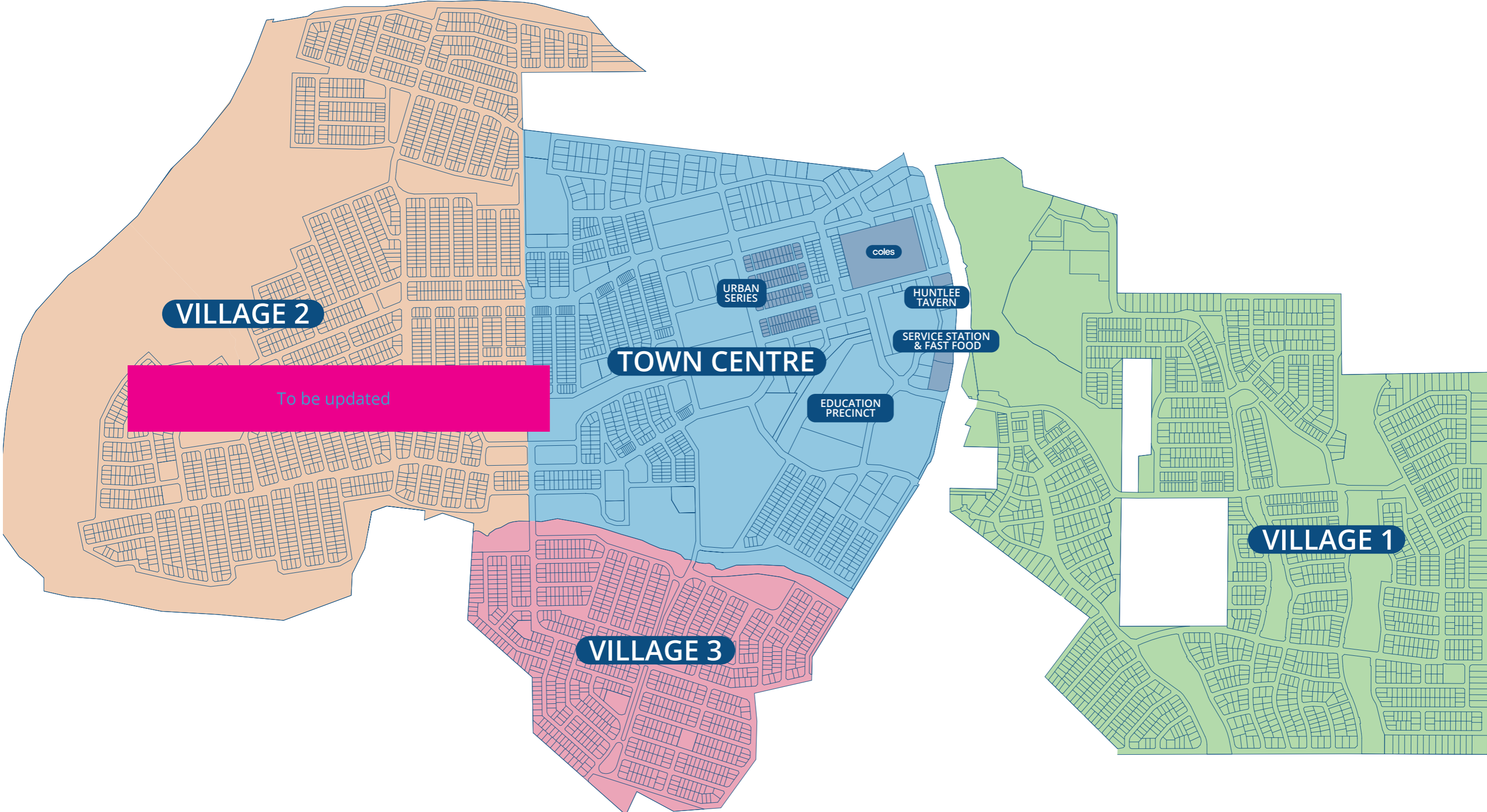
Giving the land a hand

At LWP, we are committed to ensuring a sustainable future for us and our environment. Within the Huntlee project area, you will find large tracts of preserved vegetation to retain the natural habitats of the local flora and fauna.

Environmental lands totalling 803 hectares have been dedicated in perpetuity within the project boundaries - including the 17-hectare Persoonia Park, dedicated to the preservation of the rare *Persoonia pauciflora*. An additional 4,988 hectares of conservation lands have been gifted to the NSW Government.



Huntlee Master Plan





Huntlee Advantages

Huntlee is big on value-for-money when it comes to inclusions. Thanks to the Huntlee Advantages, every homesite comes with a wide range of inclusions at no extra cost, all you have to do is move in and start living!



Side & Rear Fencing

No saving-up for fencing. Your oasis is ready for you to take your outdoor living space and make it truly yours.



Front Yard Landscaping

Another beautiful bonus for your new home. All the hard work is done at no extra cost, so you're off to the best possible start.



Natural Gas

The cost of connecting your home to natural gas can be a real trap for new home buyers. You've got the gas on from the day you arrive.



High Speed Internet

Fibre to the premises broadband internet gives you the opportunity to make the fastest possible connection to the outside world; whether you're streaming, gaming or working from home.



Huntlee Water

Forget about bulky, expensive, high maintenance rainwater tanks. At Huntlee you're connected to recycled water for use in laundries, toilets and gardens. You won't just be saving money, you'll also be helping save the environment.

Huntlee Advantages are just one way we can help bring your dreams to life at Huntlee.

We can also assist with finding government grants and concessions which may offset the purchase price, helping you build your dream home at Huntlee sooner.



Award winning property developer

LWP Group is an internationally awarded urban developer committed to bringing communities to life by creating better places for people to live, work and play. We specialise in the development of master-planned communities with a balanced mix of residential, recreational, retail and commercial facilities. Our approach is exemplified by Ellenbrook, 25kms north-east of Perth, Australia's most awarded new town and winner of the 2015 FIABCI World Prix d'Excellence for world's best master-planned community.

Whether we're developing a master-planned town or boutique estate, we are guided by New Urbanist principles which put people's wellbeing at the centre of the planning process. Our communities are built around walkability, connectivity, inclusivity and sustainability. LWP developments are easily recognisable for their diverse range of housing options, quality architecture, mixed-use centres, public art, walkability to landscaped open spaces and parks, retention and integration of local flora, and easy connectivity to key employment hubs.

"In Huntlee, we are taking all we've learned at Ellenbrook and using that expertise to deliver a truly remarkable 21st century town here in the heart of the Hunter."

- Brendan Acott, Managing Director, LWP Property Group.





Visit our Home & Land Sales Centre at
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Our mailing address is:
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All information and plans contained within this brochure are correct at time of printing;
however they may be subject to change.