

Renah Givney
Department of Planning, Housing and Infrastructure
renah.givney@dpie.nsw.gov.au

Re: Huntlee New Town - Stage 2 (SSD-70748466)

Dear Renah,

The Department of Education (the department) welcomes the opportunity to provide comments on the above State Significant Development application (SSD). The department understands that SSD-70748466 seeks development consent for Huntlee New Town - Stage 2 comprising:

- A Concept Master Plan for Stage 2 of Huntlee including 5000 residential lots across the residue of Town Centre, Villages 2, 3 and 4 and a large lot residential area located to the south of the site on Old North Road.
- Detailed Stage 1 subdivision application for Village 2 residential area for approx. 1700 residential lots, including construction of roads, services and open space.

The Concept Master Plan identifies a government Public School (PS) and High School (HS) site. Accordingly, the department reviewed the SSD documentation and provided a submission on 30 September 2024.

The department has reviewed the Response to Submissions Report prepared by Ethos Urban dated 9 July 2025 and raises no objection to the proposal. However, we request that the applicant further respond to the following comments and that the Department of Planning, Housing and Infrastructure consider these comments as part of its assessment:

- **Road and Pedestrian Infrastructure**

As part of the department's promotion of green travel to and from school, the department requests that Applicant ensure that the proposed:

- roads and intersections can accommodate busses
- shared paths surrounding the school sites have minimum width of 2.5m to allow safe bicycle and walking for students.

- **Community Infrastructure Needs Analysis**

Page 39 of Appendix AA – Updated Community Infrastructure Needs Analysis identifies the need for one public high school and **1-2 public primary schools**, while the original Community Infrastructure Needs Analysis (Appendix U) identifies the need for one public high school and **2 public primary schools**.

- Further justification should be provided regarding the change in the provisions of public primary schools.

- There is a clear discrepancy between the demand for 1-2 public primary schools identified in the Updated Community Infrastructure Needs Analysis and the provision of only one public primary school.

Should you require further information, please contact the department's Statutory Planning team at StatutoryPlanning@det.nsw.edu.au.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Robinson', with a long horizontal flourish extending to the right.

Andrew Robinson
A/Director, Statutory Planning