

Our ref: Huntlee New Town - Stage 2 (SSD-70748466)

Mr Glenn Swan
Senior Development Manager - Huntlee
Huntlee Pty Limited
1 Triton Boulevard
North Rothbury New South Wales 2335

11 October 2024

Subject: Response to Submissions

Dear Mr Swan,

The exhibition of the development application and environmental impact statement (EIS) for the Huntlee New Town - Stage 2 (SSD-70748466) ended on 19 Aug 2024.

The Department is now seeking additional information as set out in **Appendix A**. All agency advice received is available via the Major Projects page. Please note that the Department is awaiting detailed comments in relation to Biodiversity. These comments will be forwarded once received.

Please lodge your submissions report by **29 November 2024** via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

The Department requests a single consolidated response to this RFI request and the previous RtS letter sent on 20 August 2024.

If you have any questions, please contact Chris Eldred, on 02 8289 6855 or via email at christopher.eldred@planning.nsw.gov.au.

Yours sincerely,



Louise Densmore
A/Director Regional Assessments
as delegate for the Planning Secretary

Appendix A

1. Concept of 5000 Residential Lots

The Department has concerns about the ability of 5000 residential lots to be provided across the Stage 2 area.

Information required:

- demonstrate that the remaining 3259 lots can be appropriately delivered, or
- a reconsideration of the scope of the application and a potential reduction in lots sought

2. Biodiversity

The proposed Stage 2 development appears to propose clearing in excess of the areas proposed under the 2010 Environmental Assessment Report for which the conservation measures were secured in the State Planning Agreement.

Information Required

- demonstrate that the s34A certification is still applicable to the development,
- address the impacts of the additional clearing beyond what was considered under the EAR
- address comments from BCS on ecology once received.

3. Location and number of small residential lots in the detailed stage 1 area.

The proposed subdivision for stage 1 identifies a number of small residential lots (<350m²) a considerable distance (more than 2km) from the town centre. The Department considers that the small lots would be dependent on a car for travel and is not supportive of their size or location.

Information required:

- reconsideration of the location and number of small lots within the stage 1 area
- justification for the reduction in lot size between Village 1 and Village 2 of Huntlee for the proportion of small lots away from the town centre.
- reconsideration of lots 1361-1367 fronting a 6m road. A variety of concerns are raised including parking, manoeuvrability, waste collection, the interface with the park and CPTED.

4. Public Open Space

The Department has concerns about the availability of quality open space for residents in the interim period before sub-stage 14.

Information required

- a detailed timeline for the delivery of each area of open space, and consideration for the availability of quality open space for residents
- reconsideration of the open space to ensure that quality open space is provided in a timely manner
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5. Bushfire and Asset Protection Zones.

The bushfire assessment (Appendix O) has not identified APZs or BALs for the substages of the detailed subdivision or between the detailed area and concept area.

Information Required:

- confirmation that the assessment has been undertaken on the proposed landform (rather than the existing topography)
- identification of APZs for each substage given the delivery of the subdivision is likely to be over a 10-15 year period.
- identification of an APZ between detailed and concept areas.
- consideration of PBP requirements for the staged development of Stage 1 noting the delivery timeframe of 10-15 years.

6. Traffic

The Traffic Impact Assessment (TIA) identifies upgrades required to support the delivery of the detailed stage 1 development. Table 5-1 of the TIA identifies 3 upgrades for the Detailed Stage 1 at intersections A1, A7 and A11. However, the upgrades identified for intersection A-7 are not identified later in the TIA.

Information Required

- clarification on the upgrades required to support the delivery of Stage 1 and whether upgrades to intersection A-7 as identified in Table 5-1 are warranted.

7. Tree Retention

The application as presented does not seek to retain significant strands of remnant vegetation within the subdivision design with vegetation retention generally limited to riparian corridors.

Information Required

- identify all areas of vegetation to be retained across the detailed stage 1 footprint.
- explore opportunities to increase the retention of remnant vegetation within the subdivision design to improve with ecological and urban cooling outcomes.

8. Contamination

As yet, it has not been demonstrated that the whole of the subject site is suitable for the proposed development or could be made suitable, subject to remediation works.

Information Required

- the DSI report that outlines that the concept area is, or could be made, suitable to satisfy the Department's obligations under the s4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

- confirmation of whether the remediation works associated with the concept plan area would trigger the need for an Environmental Protection Licence.

9. Flooding

Biodiversity Conservation and Science provided advice on the flooding impacts of the development noting that additional assessment is required.

Information Required

Address the items raised by BCS in their letter of advice.

10. Earthworks

The Department has some concerns around the quantum of earthworks required for stage 1 including, the number of traffic movements, the availability and suitability of fill, travel routes of trucks through the town centre.

Information required:

- justification for the extent of earthworks proposed
- consideration of alternative landforms requiring reduced levels of fill with opportunities for increased vegetation retention
- consideration of s7.1 of the Singleton Local Environmental Plan 2013
- consideration of the impact of truck movements through the town centre for the life of the detailed stage 1 development within the Social Impact Assessment
- preliminary Construction Traffic Management Plan (CTMP) for the development.

11. Land Use Conflict

The EIS has not considered the potential for land use conflict arising from the development of the Old North Road precinct adjacent to existing agricultural land uses, and this was raised during the public exhibition.

Information Required

- a Land Use Conflict Risk Assessment (LUCRA) to be prepared by a suitably qualified person that considers the potential impact of the development on the existing agricultural undertakings.
- consideration of s5.16 of each Local Environmental Plan

12. Interface with Hanwood Road

A concern raised during the public exhibition was the development interface with the adjoining large lot residential development on Hanwood Road. The Urban Design Strategy and Social Impact Assessment (SIA) have provided limited consideration of this area.

Information Required

- consideration of the development of the interface with Hanwood Road, noting that vegetation will likely be required to be removed to establish APZs.
- consideration of impacts on views arising from the development from existing properties on Hanwood Road.
- consideration of the social impact for properties on Hanwood Road in the Social Impact Assessment noting that the social impacts of the development are likely to be different for existing properties on Hanwood Road and Old North Road.

13. Water Infrastructure

The EIS has not substantiated the availability of bulk water nor support for the augmentation of the Hunter Water network with the latest agreement dated July 2015.

Information Required.

- confirmation from Hunter Water that the development can be serviced by the bulk water and in principle support for the required augmentation to the Hunter Water network.

14. Community Infrastructure

The development requires and proposes some items of community and social infrastructure. There is limited information to identify the timing of the delivery of this infrastructure.

Information Required

- timing on the proposed delivery and dedication of the infrastructure including individual parks, open space and future school sites

15. Civil Design Plans

There are inconsistencies in the lot numbers and layout between the civil design plans and the subdivision plans.

Information Required

- revised Civil Design Plans that have a consistent lot layout with the subdivision plans

16. Noise

The noise report has not considered the development of Huntlee Stage 1 in the noise monitoring.

Information Required

- a revised NIA to demonstrate that dwellings within the Stage 1 area (adjacent to the Stage 2 boundary) would not be adversely impacted by the construction noise and/or vibration impacts.

17. Agency Advice

The Department received advice from several agencies raising items relevant to the SSD.

Information Required

- a response to all the issues raised within the agency referrals and submission of revised documentation where required.
- consultation with the agencies where relevant