



Huntlee Estate: Urban Design Strategy

February 2026

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Acknowledgement to Country

Hatch respectfully acknowledges the traditional lands of the First Nations Bunurong People of Australia and pays respect to their Elders past, present and emerging. We acknowledge their living connection to country, relationship with the land and all living things, extending back tens of thousands of years.

Hatch recognise and accept our responsibility to learn from, and to promote, the intrinsic value of the Aboriginal and Torres Strait Islander cultures understanding that this heritage enriches Australia.

We stand with Elders and First Nations People in achieving voice, treaty, and truth locally and nationally.

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Executive Summary

Huntlee is a UDIA award winning Master Planned new community in the Hunter Valley. This award-winning estate is based on the key principles which will be delivered in the Stage 2 area:

- Inclusive & welcoming through the early provision of community facilities, schools, supermarket, childcare & parks.
- Liveable by delivery of a genuine sense of community & liveability through the urban form and a diversity of housing which promotes face to face interaction for a wide socio-economic residents' group.
- Healthy by the early delivery of quality accessible parks and recreation areas linked with an interconnected walking & cycling path network.

This Urban Design Strategy supports an Environmental Impact Statement and State Significant Development Application (SSDA) that seeks consent for the Huntlee New Town Stage 2 development.

On completion Huntlee will evolve to become home to 20,000 residents living in up to 7,500 dwellings over a 20-year period. Stage 2 area will deliver a diverse range of lot sizes & housing types, primary school, retained riparian corridors and quality parks including the Black Creek Park. This vision for the Stage area is based upon four pillars.

These four pillars provide the foundation for the Huntlee Community including the future Stage 2 residents:

- Pillar 1 – Being connected, active & healthy
- Pillar 2 – Enhancing the natural environment
- Pillar 3 – Creating local employment & business opportunities
- Pillar 4 – The best in contemporary living

Vision Place Pillars



PILLAR ONE

Being connected,
active & healthy



PILLAR TWO

Enhancing the
natural environment



PILLAR THREE

Creating local employment
& business opportunities



PILLAR FOUR

The best in
contemporary living



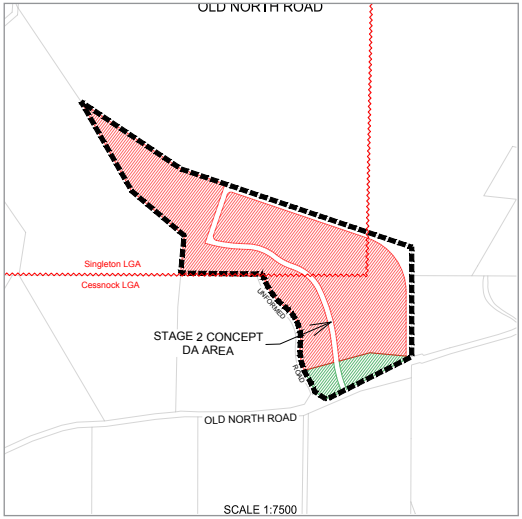
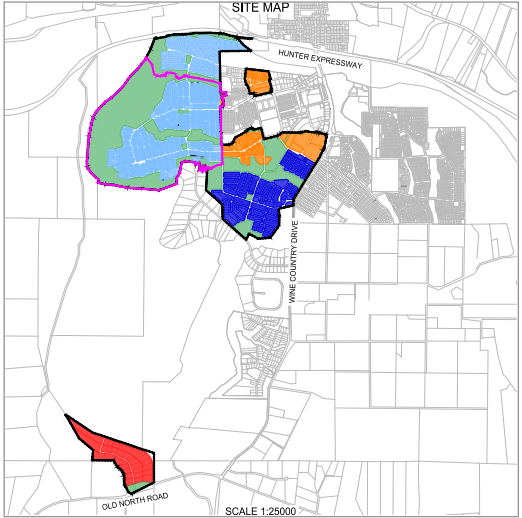
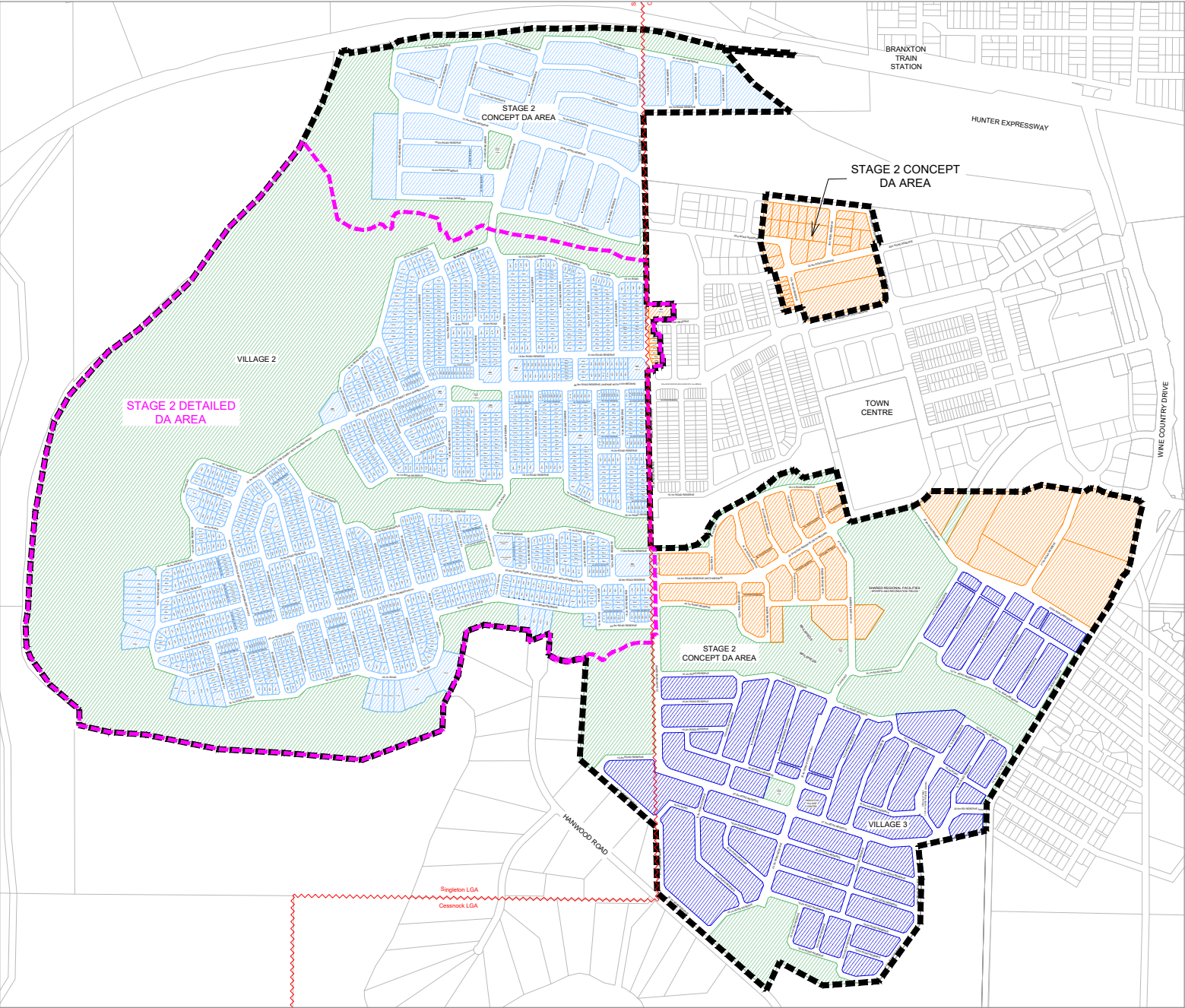
Introduction

This Urban Design Strategy supports an Environmental Impact Statement and State Significant Development Application (SSDA) that seeks consent for the Huntlee New Town Stage 2 development, comprising the concept development for the Stage 2 sites including Villages 2 and 3, land off Old North Road and the Town Centre North area, and the detailed development for the central and southern areas of Village 2. The proposal represents the next phase of an extensive planning, assessment and consultation process completed to date for the development of the Huntlee New Town site.

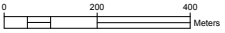
Specifically, this SSDA proposes the following works for the Huntlee New Town:

- A Concept Master plan for the Stage 2 site, comprising:
 - Overall Stage 2 development footprint, including:
 - Village 2 North, Central and South
 - Village 3 North and South,
 - Town Centre North,
 - Town Centre West and East, and
 - A large lot residential area located to the south of the site on Old North Road;
 - Proposed land use and development yield, including the provision for subdivision of approximately 4,000 lots;
 - Associated new road network and required upgrades to existing network;
 - Site-wide open space and riparian areas;

- Detailed development of Village 2 Central and South and eastern connection to the Town Centre, comprising:
 - Demolition and clearing of existing built form structures;
 - Clearing of existing vegetation within proposed development footprints;
 - Open space, recreation, community and riparian areas, including 4 parks;
 - Construction of road and access infrastructure;
 - Bulk earthworks;
 - Stormwater and drainage works;
 - Utilities and services, including
 - Sewer and potable water reticulation;
 - Electricity and communications infrastructure;
 - Subdivision to facilitate approximately 1,722 lots (across an indicative 37 sub-stages) across the Village 2 Central and South areas, comprising of the following lot types:
 - Narrow
 - Cottage
 - Small traditional
 - Traditional
 - Large traditional
 - Urban one
 - Country
 - Medium density
 - Dual occupancy
 - Select clearing and grading to establish temporary Asset Protection Zones, essential services and temporary construction tracks where development interfaces with the Concept Master plan area.



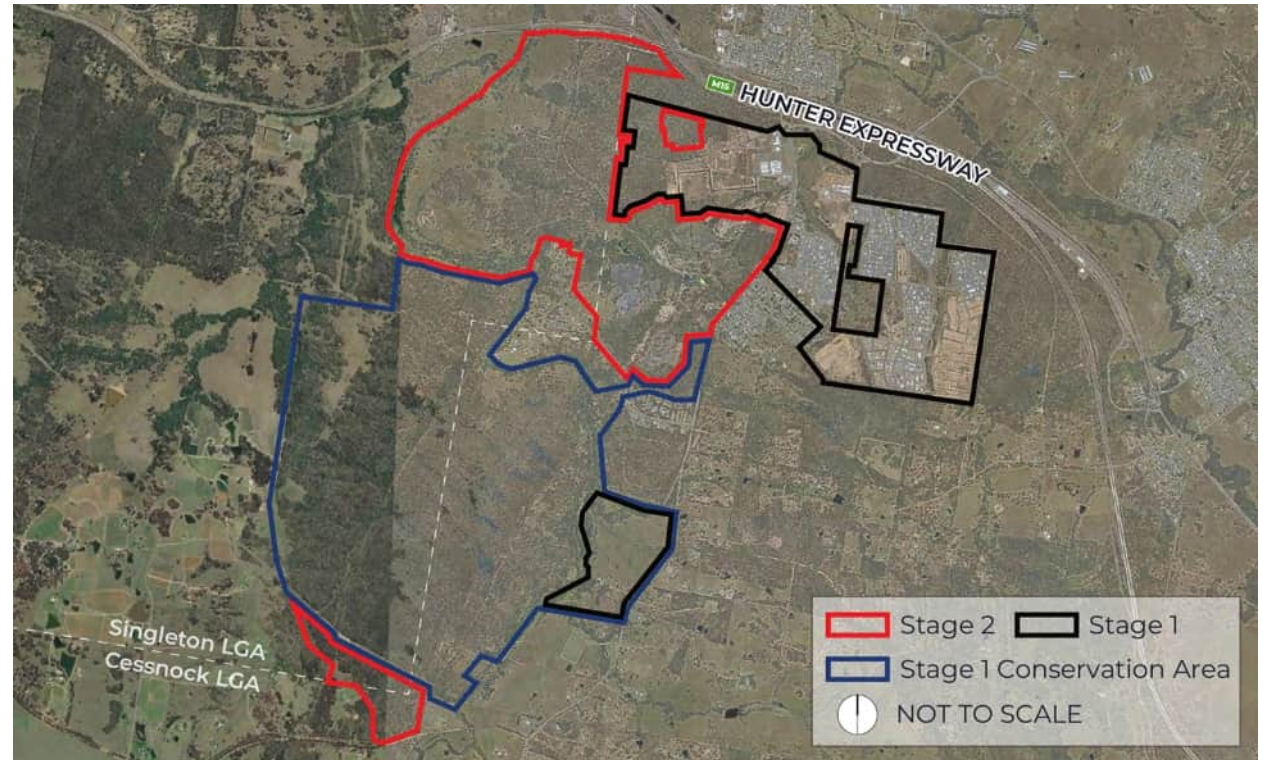
- LEGEND**
- VILLAGE 2
 - VILLAGE 3
 - TOWN CENTRE
 - LARGE LOT SITES
 - INDICATIVE PARKS / OPEN SPACE / RIPARIAN
 - STAGE 2 DA BOUNDARY (CONCEPT AND DETAILED AREAS)
 - STAGE 2 DETAILED DA BOUNDARY
 - LOCAL GOVERNMENT AUTHORITY BOUNDARY
 - MD
 - INDICATES MULTI-DWELLING LOT



The Site

The subject site forms a large component of the 1,622 hectare Huntlee New Town, situated to the south of Branxton in the Hunter Valley. It is located approximately 20km north of Cessnock, 23km south-east of Singleton, and 55km north-west of Newcastle.

The subject site comprises a number of allotments located in both Cessnock and Singleton Local Government Areas (LGAs). It has a combined area of approximately 541.71ha, is irregular in shape and is generally extended to the west and south of the approved Huntlee Town Centre. The site is bound to the west by the Black Creek and floodplain. An aerial photo of the site is provided on the adjacent plan.





The Story to date

Huntlee is a master planned new town estate on the Hunter Expressway. It is on the doorstep of the world-famous Hunter Valley wine country at the start of Wine Country Drive. Over the next 20 years, Huntlee will evolve to become home to 20,000 residents in up to 7,500 dwellings. The master-planned community will offer a diverse range of home options and deliver on every aspect of modern living, embracing art, culture, entertainment, and recreation.

The pace of growth at Huntlee has been faster than originally envisaged with the first village 'Katherine's Landing' now fully sold and developed (1785 lots/dwellings). Planning approval for the Stage 2 area will allow for the staged development of Huntlee to continue and provide much sought after housing for diverse community that will in turn help drive the viability & success of the Huntlee town centre.

The vision for Huntlee is to create a fresh new town that captures its place as the heart of the Hunter, through innovation, excitement, and sustainability that will be brought to fruition over the next 20 years.

Place Pillars – These four pillars provide the foundation for the Huntlee Community including the future Village 2 residents:

- Pillar 1 – Being connected, active & healthy
- Pillar 2 – Enhancing the natural environment
- Pillar 3 – Creating local employment & business opportunities
- Pillar 4 – The best in contemporary living

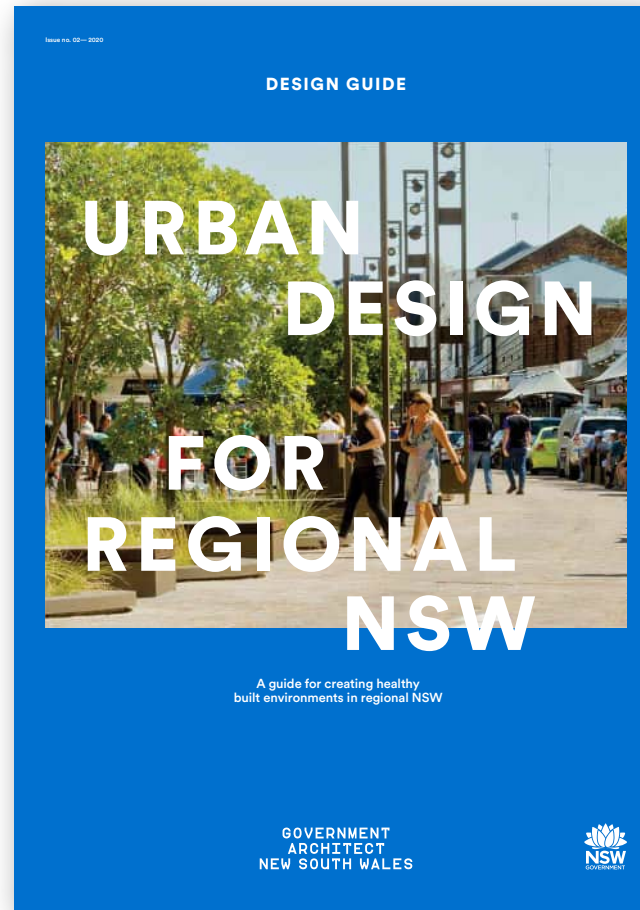
Masterplan & Neighbourhood Vision

The Masterplan for Huntlee provides a clear picture of how the Stage 2 area will provide for the westerly expansion of Huntlee from the Town Centre to Black Creek. The primary goal of the Huntlee masterplan is to create a highly walkable community that provides meaningful and safe experiences for pedestrians and cyclists, allowing residents to walk and cycle within the estate and to surrounding amenities. The Huntlee masterplan features a comprehensive network of pathways and complementary routes for pedestrians and cyclists.

The Stage 2 area will comprise 2 Villages & an expansion of the Town Centre and facilitate the creation of approximately 5,000 dwellings. The neighbourhood vision proposes a walkable neighbourhood structure based on a five-minute walking radius (400m). Walkability will extend along the elongated pedsheds framed by the linear nature of the riparian corridors which define neighbourhood edges. The distinct east-west riparian corridors "greenways" are unique to Huntlee and extend from Black Creek to the Huntlee Town Centre.

Planning Policy / Trends & Influences

NSW Planning Policy – The Government Architect in New South Wales has produced two policies to guide the delivery of good design and places where people want to live.





Better Placed

Creates a clear approach to ensure good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future. The policy articulates the means and methods to improve our built environment and public domain. The policy is a strategic approach to ensure the growth of cities and towns is continually improved. This report provides a summary on how the delivery & development of the Stage 2 area responds to the Better Placed objectives.

Urban Design for Regional NSW

Design has a crucial role to play in regional NSW to ensure quality of life in our cities, towns, and villages. Urban design helps us to create healthy, sustainable, prosperous, and resilient communities. The guide acknowledges the unique conditions in regional NSW and how they differ from those in the metropolitan area. The role of integrating urban design is crucial to coordinating the requirements and interfaces of infrastructure, public spaces, and buildings to ensure design outcomes lead to a positive public realm and creation of thriving and sustainable communities. This report provides a summary on how the urban design for the Stage 2 area responds to the guides objectives.

Hunter Regional Plan: Department of Planning and Environment

The region plan has a focus on increasing a diverse housing supply that will allow communities in the Hunter to continue to grow and flourish. Underpinning the regional plan is a new approach to planning for communities with infrastructure and place are to be considered upfront. The building block for this approach is the 15-minute neighbourhoods. The 15-minute neighbourhood re-establishes the role and convenience of local centres, public areas, and attractive healthy streets, alongside the still important centres that provide major concentrations of goods, services and employment. The Stage 2 area has been designed on these principles with the individual villages based upon the 20-minute neighbourhood which has the same principles of the 15-minute neighbourhood. The region plan nominates Huntlee & the Stage 2 area in the 'Anambah to Branxton regionally significant growth area'.

The 20-Minute Neighbourhood

The Stage 2 area has been designed on the principles of the 20-minute neighbourhood. The 20-minute Neighbourhood concept is all about living locally – giving people the ability to meet most of their daily needs within a 20-minute return walk from home with access to safe cycling and local transport options.

Huntlee Vision





Project Vision

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

Place Pillars

These four pillars provide the foundation for the Huntlee Stage 2 DA Area:



PILLAR ONE

Being connected,
active & healthy



PILLAR TWO

Enhancing the
natural environment



PILLAR THREE

Creating local
employment
& business
opportunities



PILLAR FOUR

Providing the best in
contemporary living

Planning & Integration

Stage 2 at Huntlee offers the perfect mix of Hunter Valley charm, sustainable living and inspired by the Hunter Valley's mining, farming and viticulture heritage. Known for wineries, collieries and abundant natural landscapes, visitors and residents are visually reminded of this with a landscape of rolling hills dotted with vineyards, mining relics, and agricultural heritage.

Creating and delivering a place like Huntlee involves working collaboratively and taking steps to deliver finer grain details within the established, and growing community.

Many of the themes that have enriched the place identity of Huntlee, have taken inspiration and cues from the Hunter Valley and historic land uses and heritage as outlined above.

- Creating a well-connected street pattern that responds to topography of the site and creates efficient and well-planned residential allotments while being connected with the town centre.
- Provide streets with generous green verges that generally terminate at open spaces & link directly with the natural resource being Black Creek.
- Creating a connected network of shared pedestrian paths that provide access to homes, recreation, employment, and schools.
- Series of linear open spaces that preserve drainage alignments, hill tops and significant areas of vegetation.
- Open spaces surrounded by public streets.

The above investment in understanding the Hunter Valley greatly aided in Stage 2 being able to deliver its own sense of place.



The Hunter Valley's rural landscape and historic townsites together with the project place pillars combine to influence the layout and architectural theme of Stage 2.

A primary objective is to create a distinctive character and identity for Village 2 & 3 with 'central places' which foster a sense of community belonging. The shape of the villages combined with the valley / drainage lines and remnant bushland enable a design based on three hamlets that are linked by a central distributor road that will reflect the rural setting of the Hunter Valley townsites.

Individual neighbourhood character will be delivered through a simple built form, with detailing incorporating; timber, rustic material, shade and retained vegetation.

Huntlee's genuine sense of community which will be delivered in Stage 2, although a difficult concept to define and quantify, is perhaps one of its most special attributes. This quality can be partly attributed to the urban form and strategies, which has promoted face-to-face interaction through the provision of:

- Quality and accessible public spaces
- A comprehensive network of cycle and pedestrian paths
- Local retail & community facilities and services
- A range of housing types for a diverse community
- Establishment of local community groups (e.g., sporting groups, kids club etc.)
- Allocation of land for key facilities i.e., Walking and Cycling Trail (5km).

A comprehensive Stakeholder Engagement Strategy at the project inception by LWP was undertaken and included the following:

- Prior to commencement, develop Community Plan involving providers and potential residents
- Identify 'champions' within key providers
- Innovation to broaden the buyer profile to create more diverse age range
- Make community development a priority with project team.

The result of the Community Engagement are as follows:

- 'Sense of Community' key reason for purchase
- Broad mix of buyers from outset
- Earlier delivery of facilities through coordinated planning
- Retention of heritage assets within open spaces areas
- Designing open space areas around natural assets (ie. creeklines & Black Creek)
- Integrating with the growing town centre
- Public Art in parks & public realm
- Delivering a range of housing typologies to allow for ageing in place
- Provision of technology for improved service to residents
- Early provision of parks & walking trails for residents
- Early provision of local centre & childcare
- Successful integration of medium density housing
- Integration of passive recreation use within drainage lines/ vegetation retention areas
- Designing with site constraints (creeklines & bushfire management)
- Ensuring high quality open space areas are delivered in accordance with Council requirements
- Co-ordinating development across two Local Government boundaries, being Cessnock & Singleton.

Context



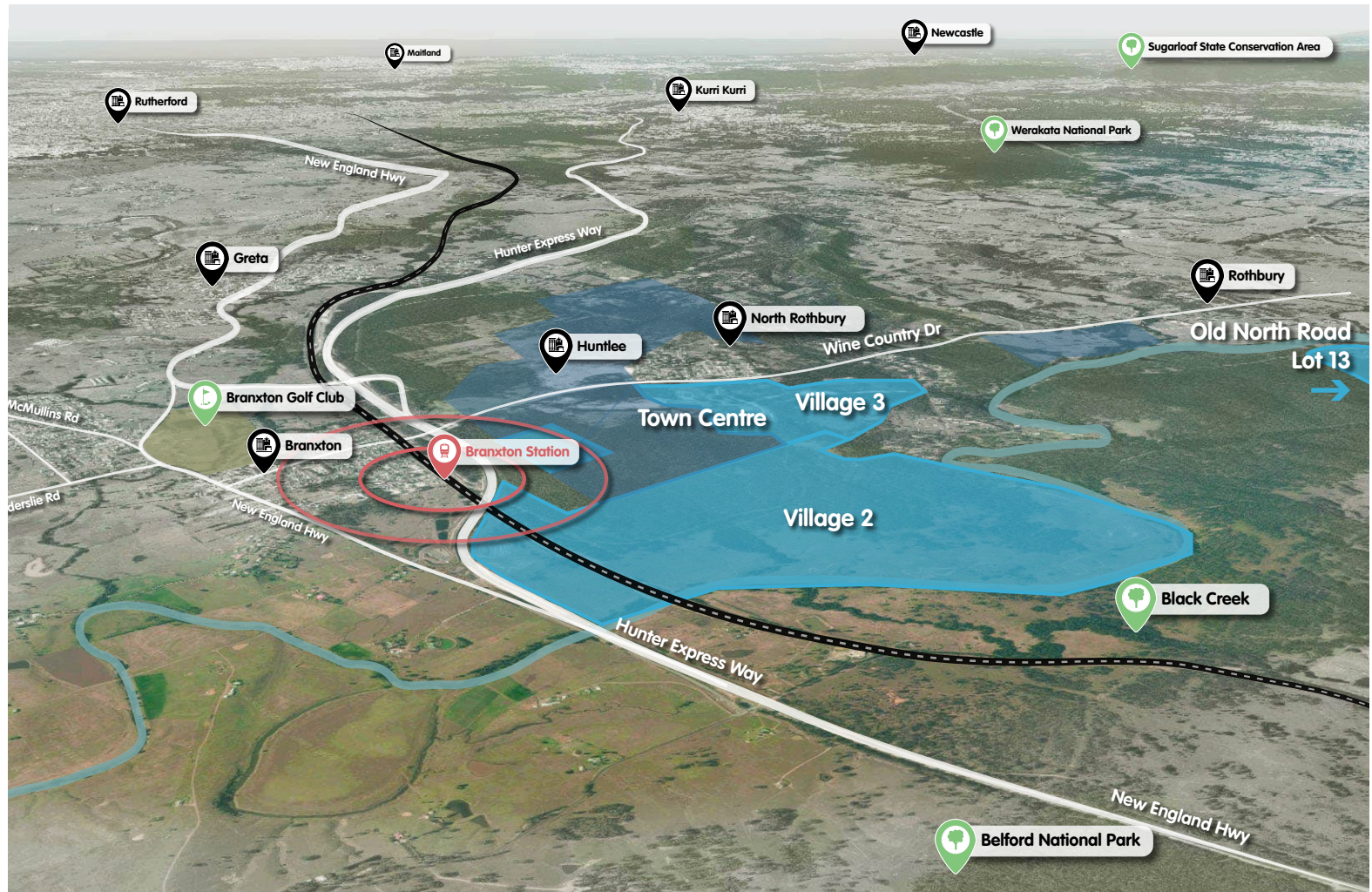
Context

Regional

Huntlee is located at the gateway of Wine Country Drive directly adjacent the Hunter Expressway and approximately 2 hours north of Sydney. Huntlee is located within the Hunter Valley wine region with access to all the associated wine infrastructure & facilities.

Situated at the start of the Hunter Expressway, Huntlee is only a 20-minute drive from Cessnock, Singleton and Rutherford and 45 minutes west of Newcastle. The Hunter Valley region is home to over half a million residents and the well-known Hunter Valley wine region.

Huntlee is the first new town in the Hunter for 50 years and will accommodate a future urban settlement of approximately 20,000 people. The diverse mix of lot sizes will see 7,500 homes spread across four villages, each with their own identity and charm, reflective of the Hunter Valley.



Local

Huntlee is located within 20 minutes from Cessnock, Singleton, Maitland and directly south of Branxton. Branxton train station on the main Hunter line is within walking distance approximately. Nearby Cessnock, Singleton and Maitland provide private & public primary and secondary schools, hospitals, ancillary medical facilities and a range of other services and facilities. As the Huntlee Town Centre and villages grow these facilities and services will be available within Huntlee. Stage 2 detailed area (Village 2 Central and South) is located directly west of the Huntlee town centre up to the boundary of Black Creek.

In addition to the surrounding local townsites the Huntlee Town Centre will provide employment opportunities for residents in Stage 2. The Town Centre already provides a range of food, general retail & services to the residents of Huntlee (Coles supermarket, gym, child-care, tavern, medical, fast food). As Stage 2 is developed and residents arrive the services & facilities in the town centre will have expanded.



Site Analysis

Heritage

The site's rich heritage is displayed through the heavily modified landscape. Clusters of heritage artefacts and buildings define the site and relate to the varied past activities and enterprises that occurred on site - remanences of the North Rothbury Colliery, railway lines, buildings, brick and sandstone bridges, machinery, wash bays, dams, diggings and mounds set within the landscape.

A historic heritage assessment study has been prepared by Nelson Heritage Consulting & Heritage Archaeology + Planning which identified a number of sites across Huntlee Villages 2 & 3. One of the key recommendations of the heritage assessment report states that "A Heritage Interpretation Plan must be developed to inform the proposed development of open space and recreation facilities at the Former Ayrfield No. 3 (Rothbury) Colliery site."

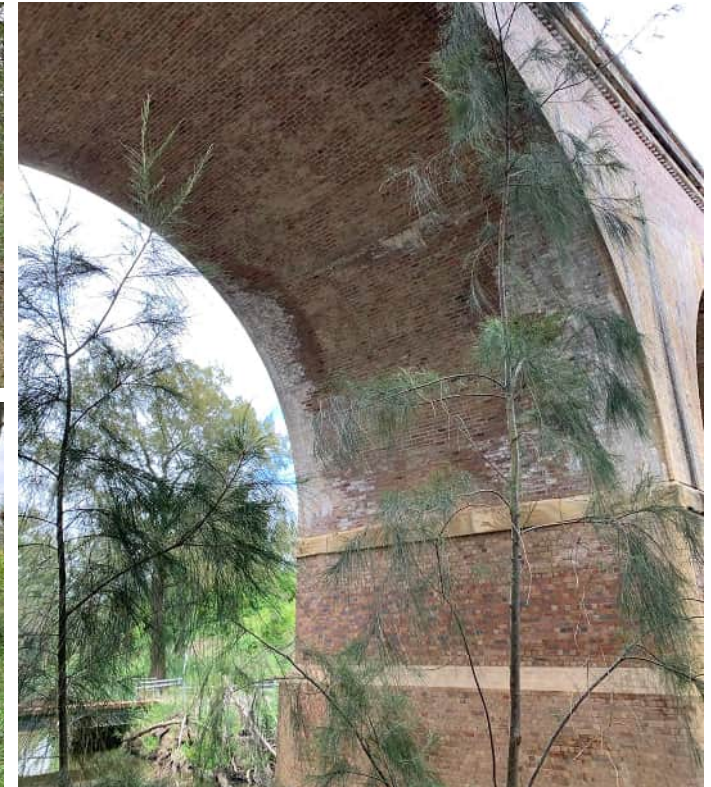
It is envisaged that the retention of heritage items and incorporation of heritage narratives in the spatial arrangement and design of public spaces will provide a point of difference for individual local parks.





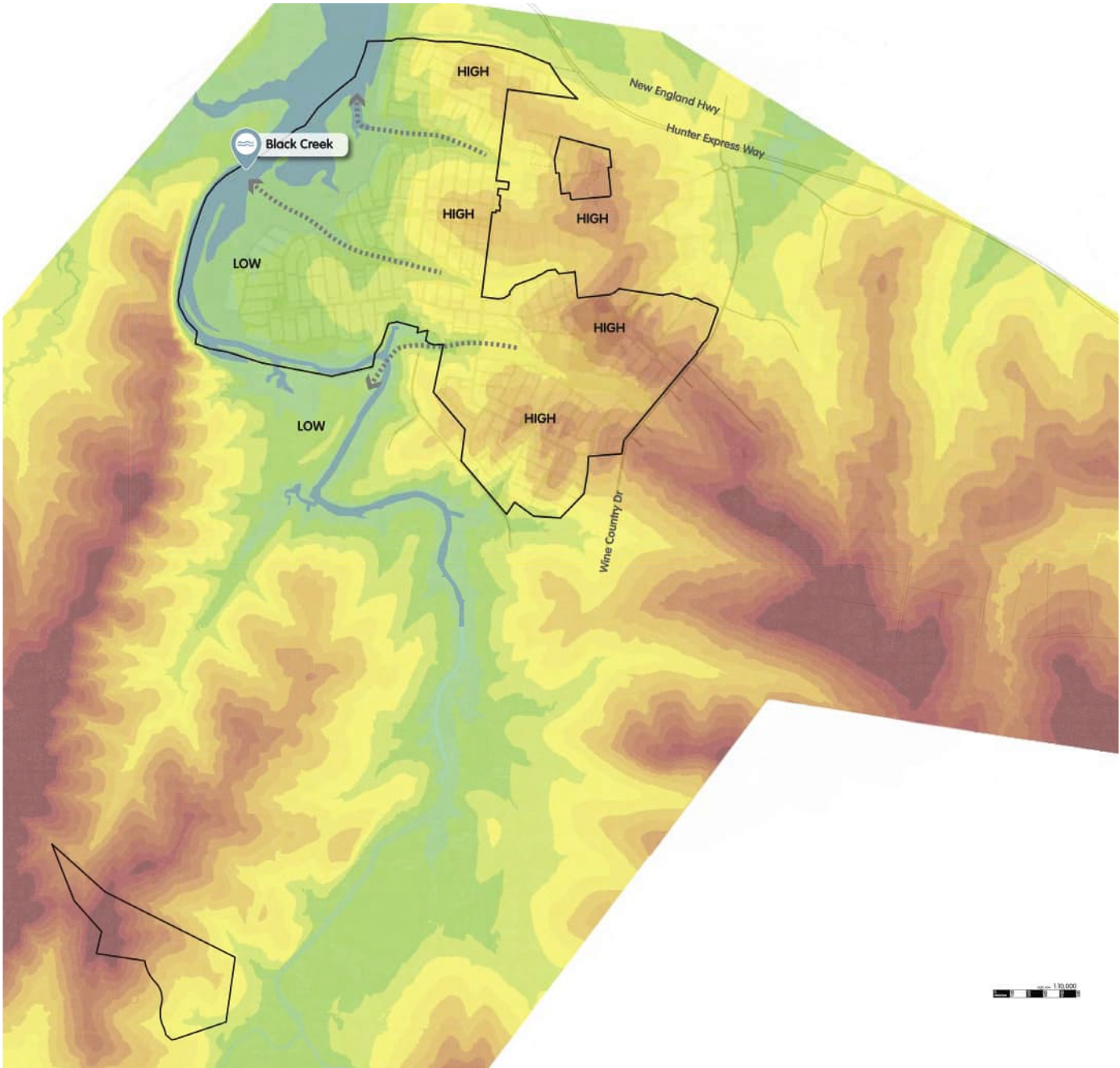
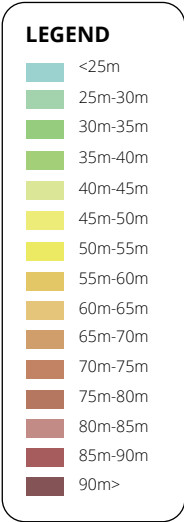
Landscape Setting

The surrounding National Parks and State Forests provide some spectacular scenery and backdrops to the Hunter Valley low lying areas, including portions of Huntlee where views of the vegetated ridges are attained from a number of vantage points, Stage 2 Concept area (Villages 2 + 3) is predominantly characterised by areas of regrowth open woodland forest following extensive clearing of vegetation associated with past mining and agricultural activities. The site is located within the catchments of Black and Anvil Creeks which are tributaries of the Hunter River. Black Creek generally sustains permanent waterflows and is a significant landscape feature winding its way along the periphery of Stage 2, offering cool respite and a reminder of the natural heritage of the site. The creek is characterised by native riparian vegetation along the watercourse.



Landform

Stage 2 Concept area comprises high points and ridgelines at the eastern boundary which slope east/ west down towards Black Creek at the western boundary of the site. Traversing the site are 3 natural drainage lines / creeks that run east/west and form natural edges to future residential villages. The attached site analysis / topographical plan provides a clear picture of the natural landform that defines Stage 2.



Better Placed Objectives



1. Better Fit



Contextually

The proposed Stage 2 area design reflects the Hunter Valley's mining, farming, and viticultural heritage. These activities have a strong history and are all still practiced in the region today. The retention of bushland corridors combined with a landscape theme will historical references that celebrate their importance while not being too literal. The layout of the design and landscape theming will tell a story of the past and future being the Huntlee development.



Culturally

The project team have researched the key historical influences of the region being wine, Viticulture, Mining, remnant vegetation and the history of European settlement. The Stage 2 design seeks to draw on these local elements with an interconnected road network characterized with native vegetation pockets and view lines to remnant trees, drainage lines and Black Creek at the western boundary.



Locally

Huntlee and the Stage 2 design carefully considered the context for the existing town of Branxton. Branxton is affectionately referred to as the first village of Huntlee. Both Branxton and North Rothbury provide a valuable historical connection, but more importantly, a counterbalance to the contemporary built form that will emerge at Huntlee & Stage 2. The public open space & public realm to be delivered will provide an opportunity to for the local history to be referenced and emphasised.



Place

Many of the themes that have enriched the place of Huntlee, have taken inspiration and cues from the Hunter Valley and historic land uses and heritage. Huntlee's diversity of landscape and topography provide planning opportunities for Stage 2 rather than challenges. The gully lines, sloping landscape and long view lines to Black Creek provide an ideal canvas to deliver neighbourhoods which are distinctive and express a different character.

2. Better Performance



Sustainable

Sustainability has been addressed in Stage 2 by:

- Preservation of natural riparian corridor's.
- Retention of remnant vegetation in drainage lines.
- Future housing will form part of the Huntlee partnership with 'Altogether Group' and the water recycling infrastructure that generates substantial environmental benefits and provides a level of drought protection.
- A fundamental objective of Huntlee has been to provide the less mobile members of the community, who do not always have access to a private vehicle, with the option of being able to walk or cycle to the town centre, parks, and schools. The majority of residents in Stage 2 will be within 400 - 800 metres of a school, park and or the town centre bringing the daily needs of the aged, parents and children within walking distance, giving them independence of movement. (Refer to ESD report).



Adaptable

Lot / Housing Diversity - Village 2 Central and South have been designed to provide for the delivery of a wide range of lot sizes and housing typologies to cater for a diverse demographic of buyer that will emerge over the next 10 - 15 years. This range of lots & built form will also allow residents to 'age in place' given the extent of retail, commercial, health, community and recreational services to be delivered at Huntlee.



Durable

Over a 20+ year period, Huntlee will evolve to become home to approximately 20,000 residents living in up to 7,500 dwellings. The Huntlee development, will deliver public art, community facilities, a new town centre, entertainment, education, recreation facilities and local employment. Huntlee will complement and add to the Hunter Valley towns for the next 100 years.

3. Better for Community



Inclusive

A long term strategic plan completed prior to the first residents moving into Huntlee has allowed community facilities, schools, public transport, retail stores, supermarkets, childcare and parks to be planned and recognised in strategic & statutory documents for delivery as part of the Stage 1 and Stage 2 design and approvals.



Welcoming

Community initiatives funded by community grants have been instrumental in seeding a range of well received community activities and groups for the new residents of Stage 2. These include meet your neighbours events, Mums / partners and Bubs support networks, Active adult fitness program, Easter, Halloween and Christmas events. It is expected that similar programs will be developed / expanded to cover the Stage 2 Concept Area.



Diversity of Housing

A wide range of housing types will be delivered in Stage 2, from cottage lots and laneway product through to townhouses and apartments and larger family homes. This provides housing choice for all household types and income levels.



Accessible / Diverse

To deliver a growing community, which will be expanded with the approval of Stage 2, requires a collaboration with State & Local governments. A comprehensive needs assessment was undertaken for the delivery of Huntlee being a 20,000 person new town. This assessment considered the facilities currently available in the surrounding townships of, Branxton, Greta & North Rothbury. As a result of the study Huntlee are developing land that can be used for the delivery of public & private schools, health facilities, library, seniors living, youth centres, sporting grounds, parks & open space, and a town centre. The future residents of Stage 2 will have access to these facilities.

4. Better for People



Safe

CPTED principles have been adopted for the Stage 2 area urban design. All houses overlook the streets and public open space areas. The design of the open spaces will ensure residents can feel safe and secure when utilising these public spaces.



Healthy

The early delivery of quality and accessible parks and recreation areas will be provided in Stage 2, within walking distance of residents (5 – 10 min walk / 400m – 800m). A 5km walking and cycling trail is proposed in Stage 2 on the western interface with Black Creek. This will be used for casual exercise and organized park runs for residents.



Liveable

Stage 2 will deliver a genuine sense of community & liveability through the urban form which will promote face-to-face interaction. This will be delivered through; quality and accessible public spaces, comprehensive network of cycle & pedestrian paths, a range of housing types for a diverse community, locally based facilities (local centre & childcare) creating a place for everyone.

5. Better Working



Traditional Neighbourhood Planning

Stage 2 will comprise 2 villages framed around accessible village centres. Individual neighbourhood increments achieve a balance between establishing a distinctive sense of place that the community can identify with whilst providing sufficient critical mass to afford access to the necessary range of local services and facilities.

Neighbourhood boundaries are defined by a combination of introduced elements, such as major road alignments, and natural features including ridge and valley lines.

Small village centres provide a focal point for the individual communities and are located within a 5 - 10 minute walk from all residences. Each offers a mix of land uses including retail, community facilities, quality parkland, playgrounds and residential accommodation. The design of the centres provides opportunity for mixed-use development and incorporates inherent flexibility to allow land uses to evolve over time.

6. Better Value



Creating and Adding Value

More than \$1.5 billion of investment will go into Huntlee, not only delivering affordable housing but generating thousands of jobs, infrastructure, and public & private investment, while achieving positive economic, environmental, and social outcomes. The early provision of the 200ha Town Centre has already generated local employment opportunities, and this will only grow over the next 10-15 years. The Huntlee project will create approximately 3,000 jobs and the future residents of Stage 2 will have access to the facilities & services in the town centre including the local employment.

The Huntlee Academy was established which allowed for the creation of local jobs & training to help implement on site works and it is proposed to formalise this use as part of the estate & Stage 2 area.

Stage 2 will extend the range of housing options for future residents including larger lifestyle lots and more affordable product. The proximity of Stage 2 to the town centre in the east and Black Creek in the west will ensure capital growth in their housing investment.

7. Better Look & Feel



Engaging, Inviting and Attractive

Each village at Huntlee will have a specific character whilst contributing to an overarching repeated character that speaks to the Huntlee vision / inspirations being Viticulture context & Natural vegetation. A landscape theme for Stage 2 is Agriculture / Timber / Natural Influences.

Urban Design For Regional NSW



Urban Design for Regional NSW



Engage with the History & Culture of Places

Nestled amongst the natural beauty of the Hunter Valley wine region, Huntlee is inspired by the local mining, farming, and viticulture heritage. Known for wineries, collieries and abundant natural landscapes Stage 2 incorporates these historical & cultural elements in the delivery of the villages. Many of the built form & landscape themes that will enrich the place identity of Stage 2, have taken inspiration and cues from the Hunter Valley and historic land uses and heritage as outlined above. These historical & heritage cues are also informed by the historical townsites in the surrounding locality including Branxton.



Integrate with the Natural Environment and Landscape

The juxtaposition of 'working' and 'natural' landscapes that occur in the Hunter Valley will be reflected in the parks and natural drainage lines that run through Stage 2 down to the western boundary and Black Creek.

The village design is integrated with the natural drainage lines by linking them as an integrated network of open space and passive recreation opportunities for future residents. Variable street setbacks will create landscape pockets to retain large trees as interruptions to the built form and to reflect a 'rural town' feel. The village designs will highlight the remnant vegetation fringing Stage 2 and along the natural drainage corridors.



Energize Main Streets & Town Centres

Stage 2 villages will be located adjacent to the Huntlee Town centre & Main Street. The initial stages of the town centre have already been delivered with a full line Coles supermarket & specialty store, landmark tavern, childcare, food outlets & gym. The Main Street (Empire Blvd) will provide a vibrant and animated element of the public domain which links all stages and activities of the town centre. The Main Street will be activated during the day and night by cafes, restaurants, and shops becoming the hub for social interaction for residents from Stage 2. The town centre and main street will provide for local employment, outlets for local business and foster community engagement. The Stage 2 area will have good walking & cycling connections to the town centre & main street.



Connectivity, Walkability and Cycling Opportunities

A focus of Huntlee and Stage 2 has been to create a connected network of shared pedestrian paths that provide access to homes, recreation, employment, and service areas. A key focus of the path network will be the town Centre, and passive recreation areas being Black Creek & the drainage/ creek lines. A fundamental objective of Huntlee has been to provide the less mobile members of the community who do not always have access to a private vehicle with the option of being able to walk or cycle to the town centre, parks, and schools. The majority of residents will be within 400 - 800 metres of a park and/ or the town centre bringing the daily needs of the aged, parents and children within walking distance, giving them independence of movement. This will allow Stage 2 to be more sustainable, encourage physical activity & movement and reduce traffic movements.



Balance Urban Growth

The Stage 2 urban design provides for a gradation of lot sizes and housing footprints as you travel west from the town centre towards Black Creek. The medium density lots and housing are located closer to the town centre or along major roads and local centres. This allocation of density combined with the pedestrian & cycle network reduces car dependence and increase residents' mobility while boosting activity in the town centre & key recreation areas. The provision of well-located medium density housing will not compromise local values relating to the creation of place that reflects the heritage and preferences of local residents.



Options for Diverse and Healthy Living

Huntlee's success is based upon a quality built and natural environment and the ability to provide innovative housing choice. Stage 2 will contain a wide choice of housing types, from cottage lots and laneway product through to townhouses and larger family lots. This provides housing choice for all household types and income streams. This range of housing options has been successful due to the ability to build a relationship with and establishing confidence from the project home builders. This allows local residents to stay and live in the locality and for older residents to age in place. This supports the local economy and reinforces community stability.



Respond to Climate Conditions

The urban design approach for Stage 2 has been based upon an in-depth knowledge of the existing site conditions from, site walks, engineering & landform analysis, and water management analysis. In addition, the majority of roads are aligned north-south to create east/west aligned lots which maximise solar orientation & passive solar design.

Masterplan Vision



Masterplan / Structure Plan

The Masterplan for Stage 2 will continue to embody the original vision for Huntlee - creating a harmonious, vibrant community inspired by the Hunter Valley's mining, farming and viticulture heritage. Huntlee's Place Pillars will continue to be promoted and comprise the essence of the masterplan. A key pillar is promoting an active lifestyle for residents. Maximising walking and cycling connectivity amongst neighbourhoods, local parks and recreation spaces, schools and the Town Centre is essential to the success of Huntlee. There will be a range of housing types within Stage 2 reflecting the principles of the urban to rural transect – transitions in density and character to help shape the place character for each neighbourhood. The Masterplan is designed to allow for flexibility in providing a variety of standard residential typologies or medium density dwellings to cater for changing market conditions.

Below are the key moves on the masterplan:

- **Neighbourhood structure:** The Huntlee Masterplan proposes a walkable neighbourhood structure based on a five minute walking radius (400m). Walkability will extend along the elongated pedsheds framed by the linear nature of the riparian corridors which define neighbourhood edges. The distinct east-west riparian corridors “greenways” are unique to Huntlee and extend from Black Creek to the Huntlee Town Centre.
- **Neighbourhood centres:** Neighbourhoods have been designed so that each has discernable centre – a park or a local centre which functions as a community focal point. Larger neighbourhoods have been further defined by the creation of smaller hamlets which ensure all residents are within walking distance of additional localized amenity in the form of local parks or community facilities.
- **Responding to the Site:** Huntlee is characterised by undulating natural terrain comprised of prominent ridge and gully lines which connect to Black Creek. The masterplan is predicated on retaining as much of the existing terrain as possible to ensure a balance between the natural and built environment. Neighbourhood centres are generally located on hilltops or along ridgelines with direct views towards local natural areas or broader vistas of Huntlee's picturesque backdrop. Neighbourhood centres are linked by a central distributor which traverses the undulating landscape, creating a unique sense of arrival and departure for each neighbourhood. The retention of landform elements and riparian corridor vegetation will make a significant contribution to the sense of place that will become Huntlee.
- **Street orientation:** Streets have been orientated to maximise amenity and value in depth - a strategy that allows the majority of streets to terminate on a park, recreation areas, natural green corridors or schools. Streets are also generally aligned to run perpendicular to contours – maximizing public views and vistas to natural areas.

- 1 Local Centre
- 2 Neighbourhood Park
- 3 District Park
- 4 Regional Active Recreation
- 5 Huntlee Academy
- 6 Riparian Corridor
- 7 Stormwater Detention Basin
- 8 Black Creek
- 9 Community Event Space



The Masterplan for Huntlee has been informed by place drivers - key principles which have influenced neighbourhood structure and design. Each of these contribute to creating a sense of place, vibrancy and community that is essential in future growth area communities.

The key place drivers for the Huntlee Masterplan are:

- A distinctive community heart
- Discernible neighbourhood centres
- Maximising access to places of amenity
- Active loops and green corridors
- Emphasis on entry and arrival



Community Heart

Establish a local community and civic heart for each Neighbourhood where residents meet and/or access daily needs.



Discernible Neighbourhood Centres

Create neighbourhoods that have clearly defined edges and discernible centres that residents can gravitate to. Provide high quality open spaces that cater for a range of age groups incorporating public art and unique landscapes.



Maximise Amenity

To capitalise on the unique amenity created by the retention of existing natural green corridors and proposed parks, local streets are designed out to grain towards them or a heavily landscaped "green streets" (Collector Street or Avenue) bringing value in-depth to all dwellings.



Active Loops and Green Corridors

A network of "green streets" foster walking and cycle-friendly routes via shared paths throughout Huntlee, providing residents access to employment, shopping and recreational destinations without the need for driving. In addition, the extensive network of preserved natural areas provide opportunities for nature trails and active loops.



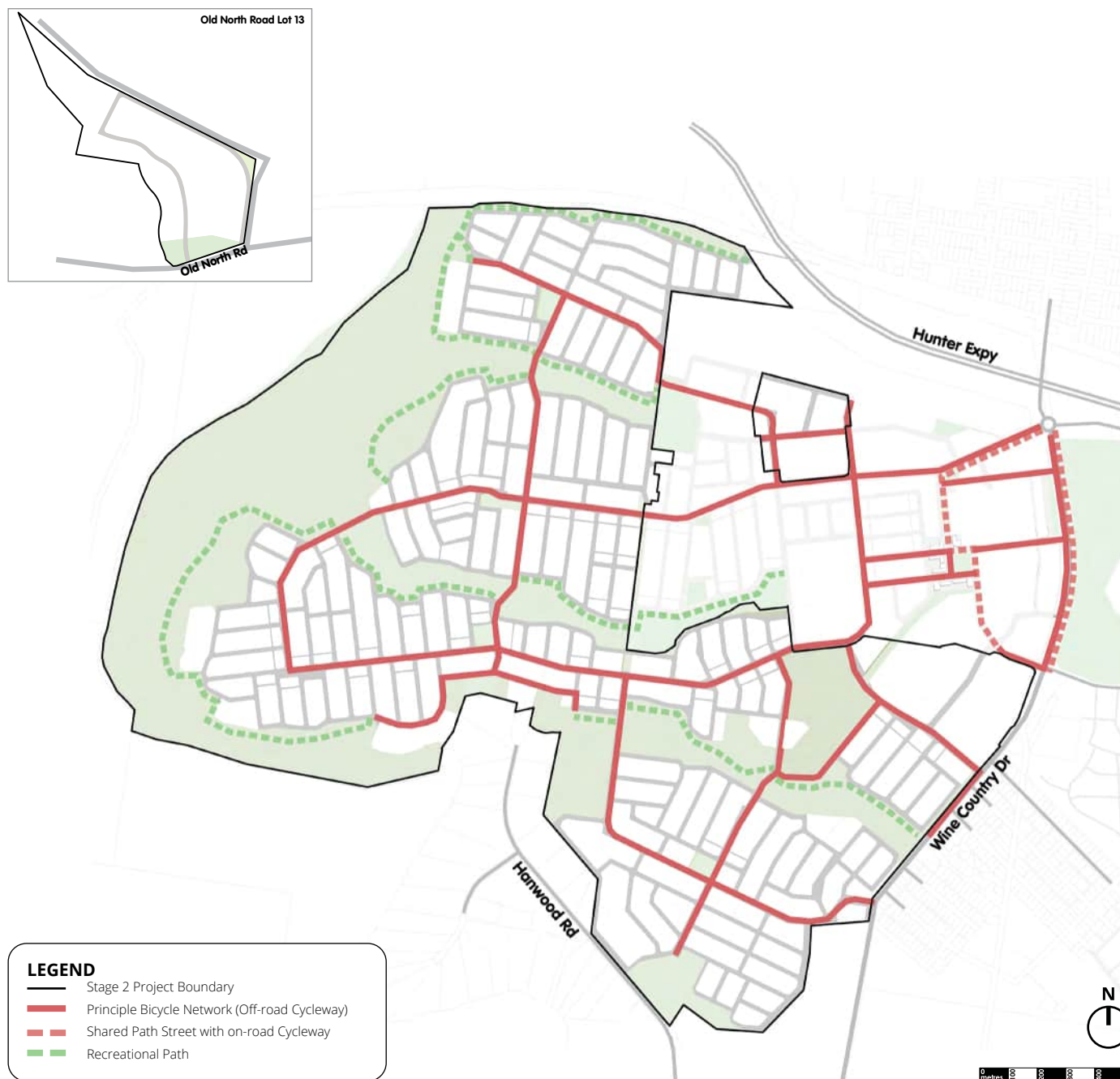
Emphasis on Arrival and Departure

It is important that the journey and arrival into a neighbourhood is highlighted through the streetscape, providing legibility and a sense of place for residents. Arrival points are defined by the consideration of terminating vistas towards local parks and can be pronounced by vertical undulations. Equally important is the departure out of a neighbourhood which can be defined by traversing natural areas.

Design elements

Active Movement – cycle/shared path networks

The primary goal of the Huntlee Masterplan is to create a highly walkable community that provides meaningful and safe experiences for pedestrians and cyclists, allowing residents to walk and cycle within the estate and to surrounding amenities. The Huntlee masterplan features a comprehensive network of pathways and complementary routes for pedestrians and cyclists. The principal bicycle network is embedded in Collector and Avenue Streets within the development. These streets will incorporate off road shared paths along widened verges to encourage residents to walk and cycle. Pedestrian footpaths will be provided on most other streets. The future Greenways (riparian corridors) will also be a vital component of the active movement network. Greenways will be designed to incorporate additional shared path networks and nature trails to expand the range of movement connections. Key Collector and Avenue streets have been intentionally designed to intersect Greenways to ensure a robust and interconnected active movement network, providing opportunities to connect destinations and allow pedestrians and cyclists to experience diverse environments within the project.



Public Transport – Bus Strategy

Access to public transport is an important consideration of the Huntlee Masterplan to ensure alternative modes of transport are available to all residents and visitors. Key Collector and Avenue Streets have been designed as bus accessible thoroughfares; providing an interconnected road network which can accommodate bus routes. The Huntlee Bus Strategy is based on 400m walkable catchments which are distributed across the project area to ensure that all residents and visitors are within a 5min walk of a bus stop. Bus stops are located along key Collector and Avenue Streets and co-located with areas of increased amenity and activity nodes within Neighbourhoods.

The indicative bus route:

- Enters Huntlee Town Centre along Tollbar Avenue,
- Extends along the main thoroughfare into Village 2, extending and looping into Village 2 North, Central and South,
- Extends south through Village 3 and then connects back to Wine Country Drive,
- Runs north along Wine Country Drive and re-enters Huntlee Town Centre, looping through the Town Centre along School Street, Bakehouse Road and then connecting back to Wine Country Drive.

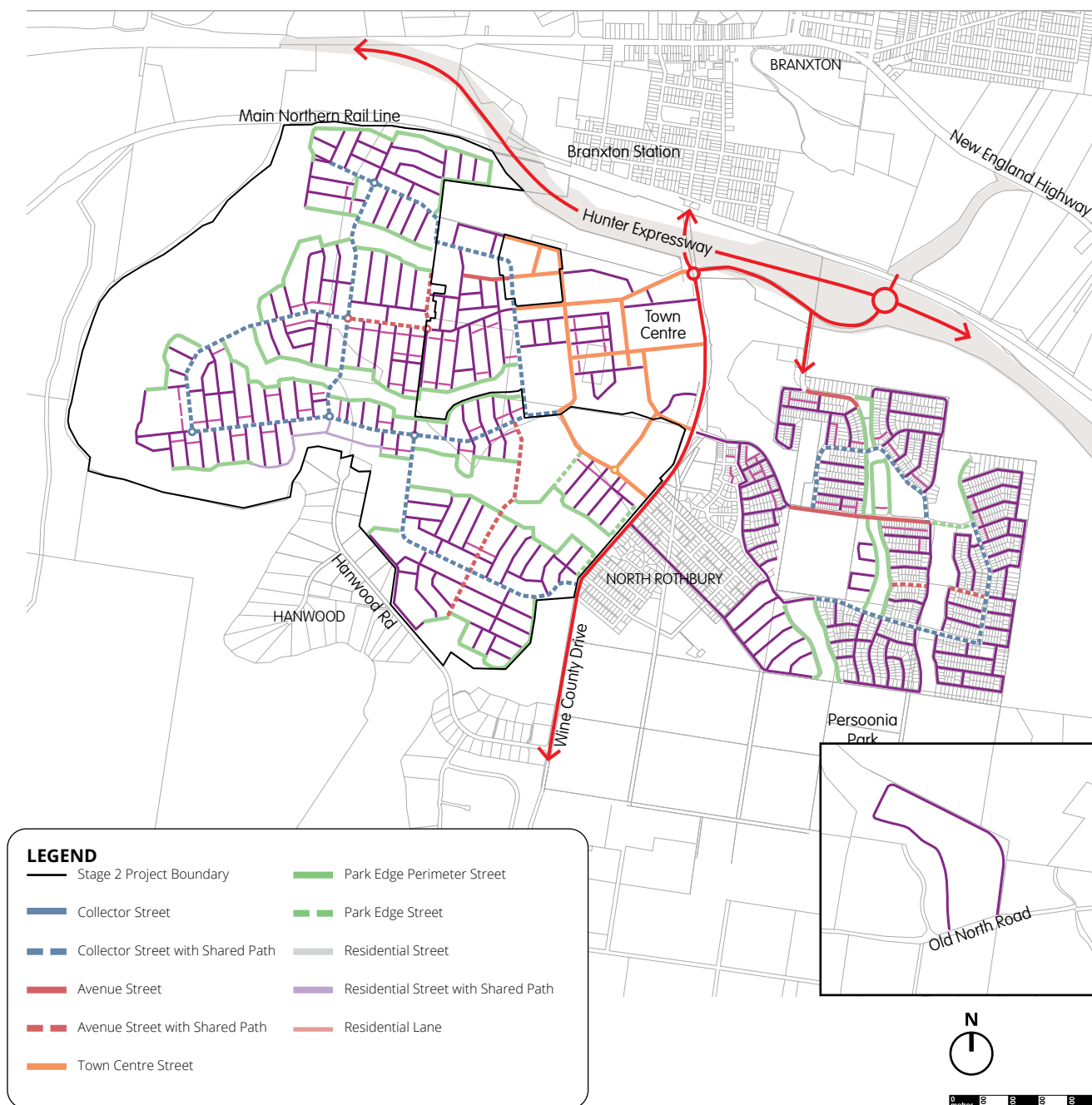


Street Network & Movement

Huntlee's thoroughfares are designed for pedestrians, cyclists and vehicles and are laid out in an inter-connect network so there are alternate routes to most destinations.

The key streets are described below:

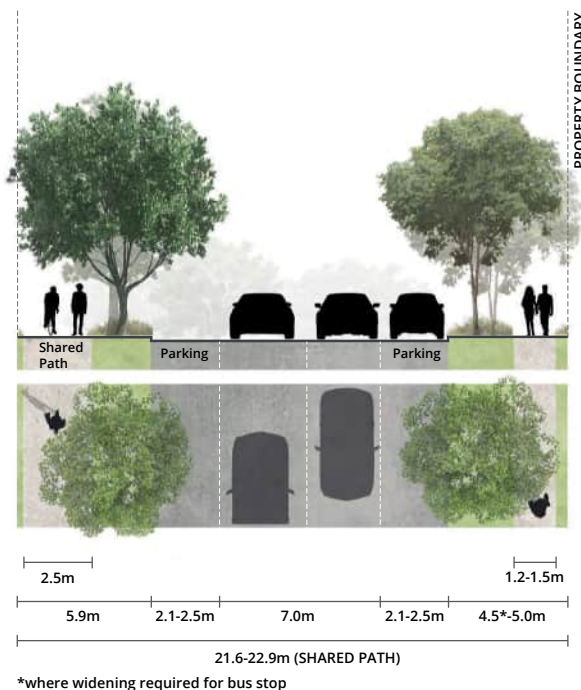
- Key collector roads within Huntlee, including Collector Streets and Avenue Streets (Green Streets) will be designed to accord with the PSP street section - bus capable and dedicated off-road shared paths and footpaths. Collector and Avenue Streets will encourage recreational cycling and walking by also providing increased tree canopy cover. Collector Streets are thoroughfares designed to link neighbourhood centres and key areas of amenity. Avenue Streets are more urban in character and provide frontages to areas of increased density – with a median and 3 rows of trees.
- Town Centre Streets are urban in nature and are designed to provide frontages to non-residential landuses. Town Centre Streets have indented street parking on both sides and wider footpaths to accommodate increase pedestrian traffic.
- Local Streets are design as slow speed environments providing a safe environment for cycling along the street and pedestrian movement along footpaths. Local Streets provide frontage to lower density development. Where local streets abut park edges the carriageway is increased in width to accommodate increased incidental on-street parking. Local Streets abutting park edges tend to be naturalistic in character and verges can be increased in width to accommodate rain gardens.
- Lanes provide rear loaded servicing and private access to the garage. Laneways are a useful design tool to create a highly walkable street network by creating continuous and uninterrupted walking and cycle paths along frontage streets as well as increased tree density and canopy cover.



Collector Street (with or without a shared path)

The Collector Street is one of the most scenic thoroughfares in Huntlee, traversing many different neighbourhoods, transect habitats and sloping terrain with a very distinct loop design that will become the trademark of the Huntlee urban structure. As such the Collector Street configuration will assist way-finding within the community. Collector Streets will typically be planted with larger tree species in an informal, randomly clustered arrangement that will create a highly vegetated corridor of “naturalistic” character.

- A highly walkable street that sets the entry experience to each neighbourhood
- On-street parking on both sides of the street
- Pedestrian paths on both sides of the street (without a shared path)
- A shared path on one side of the reserve
- Pedestrian path opposite the shared path
- Homes addressing the shared path will likely have garaging along a rear lane



Avenue Street (with or without a shared path)

The Avenue adopts an urban character and forms the main entry and connection to and from the Huntlee Town Centre. The Avenue will be of a straight trajectory and is typically lined with large, high canopied trees arranged formally and densely planted. Its central vanishing point along vertically undulating terrain will have the propensity to draw the spectator forwards along it.

- A highly walkable street that sets the formal entry experience into the Town Centre
- Limited or no on street parking
- Pedestrian paths on both sides of the street (without a shared path)
- A shared path on one side of the reserve
- Will typically have long continuous and unbroken verges
- Homes will likely have garaging along a rear lane



*6.0m min where on street parking proposed



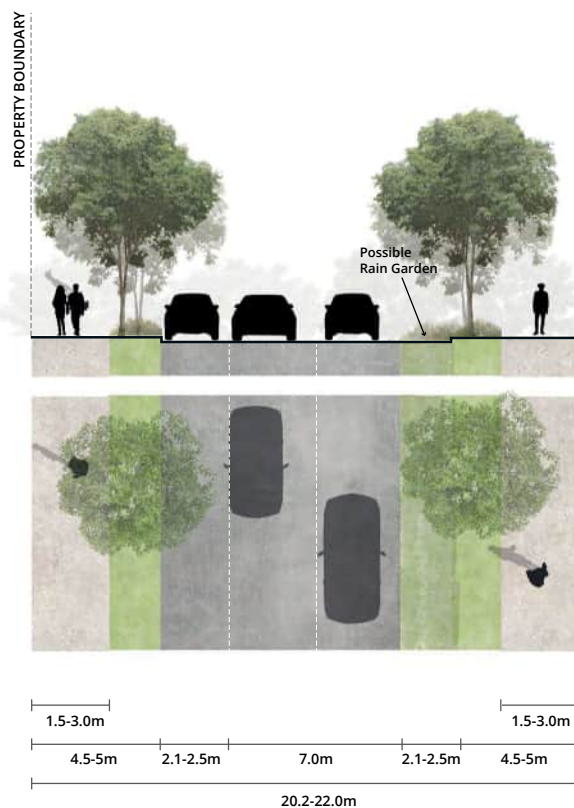
*6.0m min where on street parking proposed



Town Centre Street

The Town Centre Street is urban in character, featuring a wider cross section which supports a relatively higher level of activity particularly from non-residential land-uses. A defining feature of the Town Centre Street are the wider footpaths and embayed parking on both sides. Town Centre Streets can vary in character and are typically of a straight trajectory. They are lined with medium to large single species trees in a reasonably formal arrangement. Streets are generally short in length and trees can frame view corridors to parks and other urban amenities.

- A highly walkable street in an urban context
- On-street parking on both sides
- Wider pedestrian paths on both sides of the street



Local Street (with or without a shared path)

Local Streets at Huntlee will serve as the catalyst for neighbourhood identity and, whilst varied in landscape character and tree species selection, will create leafy, shaded residential streetscapes. Most local streets will be of a straight trajectory and lined with single tree species in regular formal patterns. Streets are typically short in length and are aligned perpendicular to contours, framing view corridors and vistas towards natural areas and urban amenities including parks. Local streets abutting park edges and natural areas are the most scenic of streets, following the edges of natural areas and meandering along preserved undulating landform.

- A highly walkable street with a footpath on one or both sides of the street
- A yield street with incidental on-street parking
- Local streets abutting park edges have increased road carriageway widths and are more naturalistic in character via informal plantings of trees, native groundcovers, and increased verge spaces for rain gardens.



Local Street - Park Edge / Park Edge Perimeter

Local Streets at Huntlee will serve as the catalyst for neighbourhood identity and, whilst varied in landscape character and tree species selection, will create leafy, shaded residential streetscapes. Most local streets will be of a straight trajectory and lined with single tree species in regular formal patterns. Streets are typically short in length and are aligned perpendicular to contours, framing view corridors and vistas towards natural areas and urban amenities including parks. Local streets abutting park edges and natural areas are the most scenic of streets, following the edges of natural areas and meandering along preserved undulating landform.

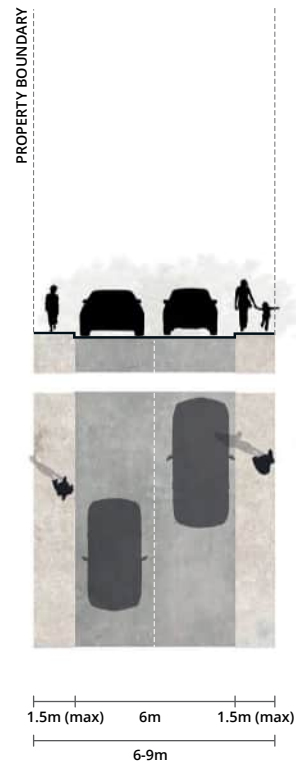
- A highly walkable street with a footpath on one or both sides of the street
- A yield street with incidental on-street parking
- Local streets abutting park edges have increased road carriageway widths and are more naturalistic in character via informal plantings of trees, native groundcovers, and increased verge spaces for rain gardens.



Lanes

Lanes are rear access thoroughfares paved in a variety of materials. Planting will occur on an incidental basis where shade is needed or to conceal infrastructure. Lanes are typically 6m wide and can vary in width to suit particular circumstances where additional planting or parking may be required.

- Two-way traffic movement.
- Verges can be increased to a max 1.5m wide either side



Open Space

Creating a network of open spaces across the Huntlee Masterplan has been a key design consideration. The network of open spaces include riparian corridors, a variety public open space typologies and landscaped areas within road reserves. The open spaces within the masterplan are individual responses to the immediate topography and urban context of each space. Each neighbourhood includes a range of public open spaces that vary in scale and form and the character of each space will vary from urban civic through to more natural expressions of the existing landscape with minimal intervention. Public open spaces will provide a range of possibilities for all members of the community, including active, semi-active and passive spaces at various scales. Public open spaces are also carefully configured to define terminated vistas for the many thoroughfares which traverse the site.

Crime Prevention through Environmental Design (CPTED)

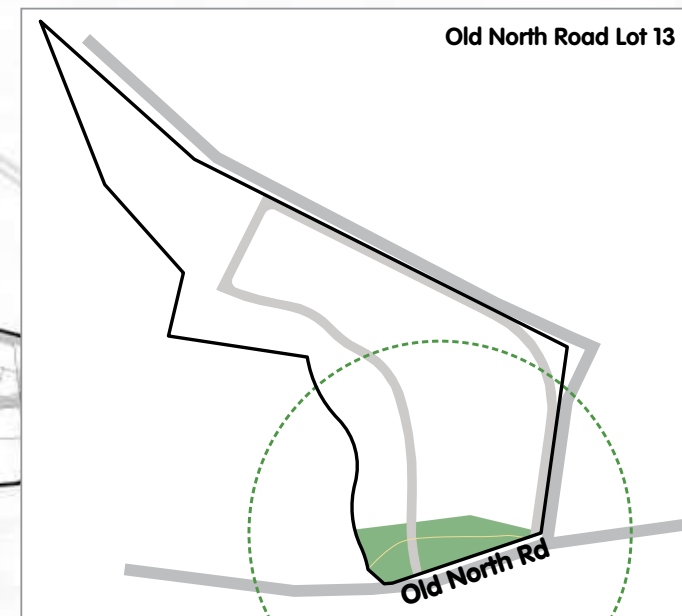
CPTED is an integral consideration of the design development process and will be applied to avoid conditions that offer potential safety risks for users of the public realm. Maximising opportunities for passive surveillance will be a key component of this strategy. CPTED initiatives to be applied to Huntlee will reference Council design standards and include:

- Public spaces are fronted by thoroughfares and located adjacent to main pedestrian networks which lead to destination points throughout the neighbourhood;
- Clearly defining private/ public property boundaries and reinforcing these through visual cues;
- Where public spaces are overlooked by private development, built form orientation, built form articulation, retaining wall, fencing and landscape responses will be designed to ensure adequate passive surveillance of adjacent public areas;
- Provide natural access control using subtle urban design and landscaping elements to direct or promote accessibility; and
- Target hardening where applicable through the selection of robust and durable materials and the application of appropriate design detailing to make it as difficult as possible to damage, steal or vandalise property.

Retention of Existing Vegetation

The retention of existing vegetation will constitute a fundamental part of the landscape character of Huntlee. The precise extent of vegetation retention will be determined at detailed subdivision stage and focused along riparian corridors and larger neighbourhood parks.





LEGEND

- Stage 2 Project Boundary
- Active Recreation (Sportsfields)
- Active Recreation (District Park)
- Greenways (Riparian Corridors)
- Neighbourhood Park
- Pocket Park
- Proposed Detention Basin
- Connecting Collector and Avenue Streets



0 metres 100 200 300 400 500



Neighbourhood Parks

Neighbourhood parks create well defined nodes within the masterplan and are strategically located focal points at the intersection of key thoroughfares and within walking distance of most residents. Neighbourhood parks are the most versatile of public spaces and each is designed to achieve distinct function, character and response to topography. They are typically spaces for unstructured recreation and civic purposes and are spatially defined by thoroughfares and building frontages. Landscaping will typically consist of paths, lawns, groundcovers and trees in a more formal disposition. Larger neighbourhood parks may include some conservation open space and explicitly express topographic elements through retaining walls and steps. Neighbourhood parks which are co-located adjacent to retail/ commercial uses may include a formalized plaza or event spaces which can accommodate community activities such as markets, etc. Plaza spaces consist primarily of pavement spaces with trees or shade structures. Areas designed and equipped for the recreation of children should include adequate shade.

Pocket Parks

Pocket parks are smaller intimate spaces with defined boundaries and may comprise of oddly shaped parcels of land. Pocket parks are located at the intersection of thoroughfares and provide pedestrian paths and passages with occasional seating. Pocket parks can be used as gardens and designed to retain natural topography.

Active Recreation (District Parks)

Larger open space areas available for active recreation and social activity are located at the Huntlee Community Hub and Black Creek riparian corridor adjacent to Village 2. Strategically located adjacent to the Huntlee Town Centre, the Community Hub will accommodate larger footprint playing fields, multipurpose courts and associated club facilities, ancillary amenities, playgrounds, larger kick about spaces and parking facilities. The landscape character of the Community Hub comprises of paved paths and trails, some open lawn areas, shade trees and open shelters, all typically informally arranged and requiring minimal maintenance. The Community Hub is located at the junction of two Greenways and is a junction for pedestrians and cyclists. Exercise pods and resting areas can also be incorporated into the spatial design of the space.

Greenways

Greenways are areas along riparian corridors with retained natural vegetation, drainage detention and bio-infiltration spaces. Shared use paths and walking trails provide for controlled access and management that does not affect the integrity of the natural environment. In some locations open lawn areas can be located adjacent to riparian corridors for informal recreation and community gathering spaces in highly visible locations along major thoroughfares. The CHRF vegetation (approximately 30ha) has been preserved and is located within the Black Creek Greenway / Riparian Corridor).

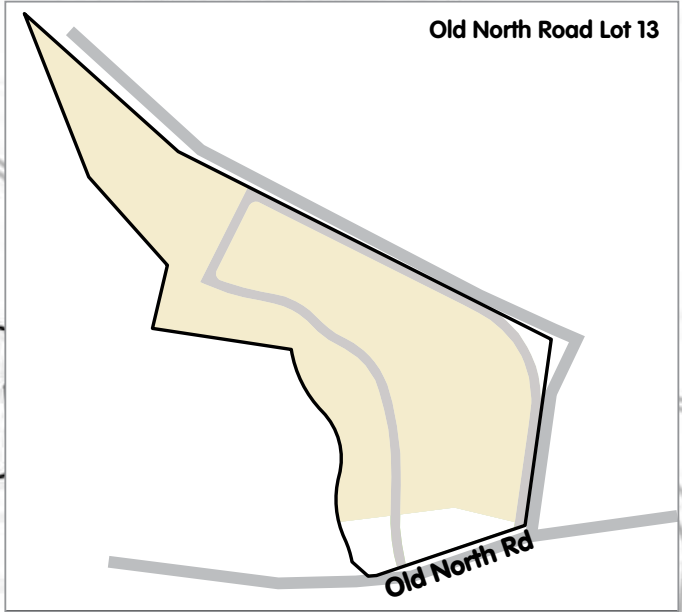
Connecting Collector and Avenue Streets

Landscaped areas within thoroughfare reserves form an important part of the total public open space realm of Huntlee – providing complementary routes for pedestrians and cyclists moving between public open spaces and through neighbourhoods. Collector and Avenue Streets facilitate the movement of active travel via dedicated shared paths. Separated off-street shared paths are generally safer for cyclists and will be landscaped with tall tree species with wider canopies.

Housing Choice

A variety of housing types will be accommodated within Huntlee to support a diverse future community including a range of family compositions and cultural backgrounds. The scale, strategic location and varied topography of Huntlee presents an opportunity to deliver a range of housing types from higher density living in more urban and central neighbourhood locations to larger lifestyle lots in areas of steeper terrain and along sensitive interfaces. The Masterplan depicts a higher proportion of terraces and town houses clustered around areas of amenity and activation helping to provide much needed dwelling diversity for the broader area as well as to meet changing household compositions. Consideration has been given to capturing significant views from elevated locations across the site. Design guidelines will reinforce the proposed place character of the individual neighbourhoods as well as assist the delivery of sustainability at the built form level.





LEGEND

- Stage 2 Project Boundary
- Higher Density
(GH Sites, Apartments)
- Medium Density
- Residential Neighbourhoods
- Natural Living



Higher Density

Higher density development in the form of Group Housing and Apartment Sites will provide for a range of building types including walk-up apartments. The location of each development site has been considered to achieve a degree of diversity of built form across the community. Some sites are strategically positioned as key terminated vistas along major thoroughfares and/ or in elevated positions to capture views and vistas over adjacent areas of the project.

Medium Density

A broad range of terraces and town house opportunities are integrated throughout the masterplan. Located in areas of higher amenity or along Collector or Avenue Streets, these are predominantly rear loaded lots or compact front loaded lots.



Residential Lots

A larger proportion of the housing in Huntlee will be conventional residential housing lots in a range of common lot configurations. The orientation and mix of frontages has been carefully considered to respond to topography, maximise solar performance and to ensure good streetscape character outcomes.

Natural Living Lots

Natural living lots are larger lots that are located along the edges of sensitive interfaces and are intended to provide a transition from built up residential areas to natural reservations. Lots are typically irregular in shape and can accommodate the retention of natural topographic and vegetation conditions. Building envelopes should be located on the more degraded parts of the lot and away from other constraints including flood prone areas.

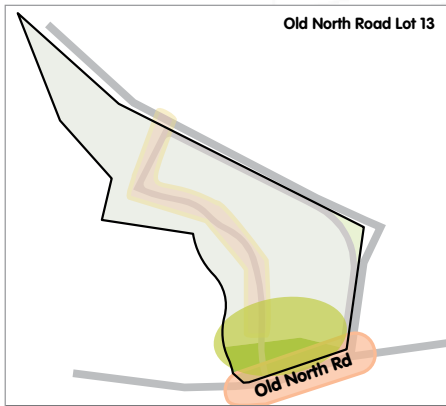


Key Interfaces

Huntlee neighbourhoods are designed to have well defined edges and interfaces.

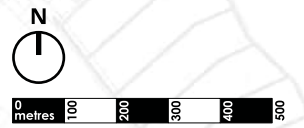
The edges and interfaces of the site are varied and include Huntlee Stage 1, Hunter Expressway, Black Creek, Greenways and Hanwood Road. Other key interfaces to be carefully considered are Collector and Avenue Streets and local parks. These interfaces will help inform the character for each neighbourhood and it is important that streetscape and residential typologies are contextually appropriate.





LEGEND

- Stage 2 Project Boundary
- Hunter Expressway Interface
- Huntlee Stage 1 Interface
- Handwood Rd/Old North Rd Interface
- Major Road Interface
- Black Creek Interface
- Greenways Interface
- Park Interface





Huntlee Stage 1

Stage 2 will generally be a continuation of the pattern and character of Huntlee Stage 1. The interface along this area largely follows the boundary line between Singleton and Cessnock LGA and is defined by a thoroughfare. On the southern boundary there are several blocks of town centre land and associated road connections which transition into Village 3.



Hunter Expressway

Given the level difference a retaining wall will form part of the detailed landscaping works to provide an appropriate transition to the sloping land in the road reserve containing the Hunter Expressway. To provide future residents with some separation a park interface is proposed to allow for the planting of trees & vegetation.



Black Creek

The Black Creek interface will need to address the transition from natural areas into a suburban context, in addition to bushfire management and flood planning. The interface along Black Creek will typically be delineated by an esplanade road which is aligned to respond to topographic conditions and flood planning mapping boundaries, and will be of an informal landscape character. Adjacent lots are orientated towards Black Creek and lot frontages are wider to provide increased spaces for private landscaping and encourage homestead type residential development. Smaller precincts of larger lifestyle lots with direct frontages to Black Creek provide an alternative interface condition. Site specific design guidelines will reinforce desired built form, landscape and fencing character to ensure contextually appropriate responses and CPTED outcomes.

Engineering and Landscape plans will detail the small retaining walls and fencing that transitions adjacent road reserves and development along Black Creek.



Greenways

Greenways are characterised by informal landscapes along riparian corridors with walking and cycling paths and trails and occasional nodes of passive recreation. Interfaces with Greenways are typically delineated by meandering esplanade roads aligned to topographic conditions and flood planning mapping boundaries. Adjacent development will typically consist of standard street front residential lots with occasional areas of medium density lots orientated to capitalize on views and vistas. Engineering and Landscape plans will detail the small retaining walls and fencing that transitions adjacent road reserves down into greenways.



Hanwood Road

New development adjacent to existing residents living on large lots will typically be comprised of larger lots and/ or local parks.

The Hanwood Road interface area has been re-designed. A perimeter road is proposed along the majority of the Hanwood interface coupled with a basin arrangement. Notably where APZ exists and a road is not proposed the APZ will be required to be established to an IPA standard consistent with PBP 2019.

To this end wholesale tree removal is not required and 15% canopy retention over the APZ can be achieved. The larger 'Natural Living' area adjacent Hanwood Road will

comprise a 21.1m road reserve or larger lots that will have an ability to retain existing vegetation outside the APZ's. These larger lots, vegetation retention and boundary fencing will provide a suitable transition to the existing rural residential lots in terms of views and social impact. The creation of the APZ's is to the benefit of both existing & future residents in creating a suitable transition for bushfire management.



Collector and Avenue Streets

Collector and Avenue Streets are key transit corridors in Huntlee, connecting the Town Centre, future neighbourhoods, open

spaces areas, schools and Wine Country Drive. Collector and Avenue Streets allow for continuous walking and cycle paths (shared paths) along landscaped verges with tall tree species with wider canopies. Development

along these thoroughfares is typically of a medium density form with garage access via rear laneways to minimise vehicle crossover interruptions for pedestrians and cyclists along frontage streets.



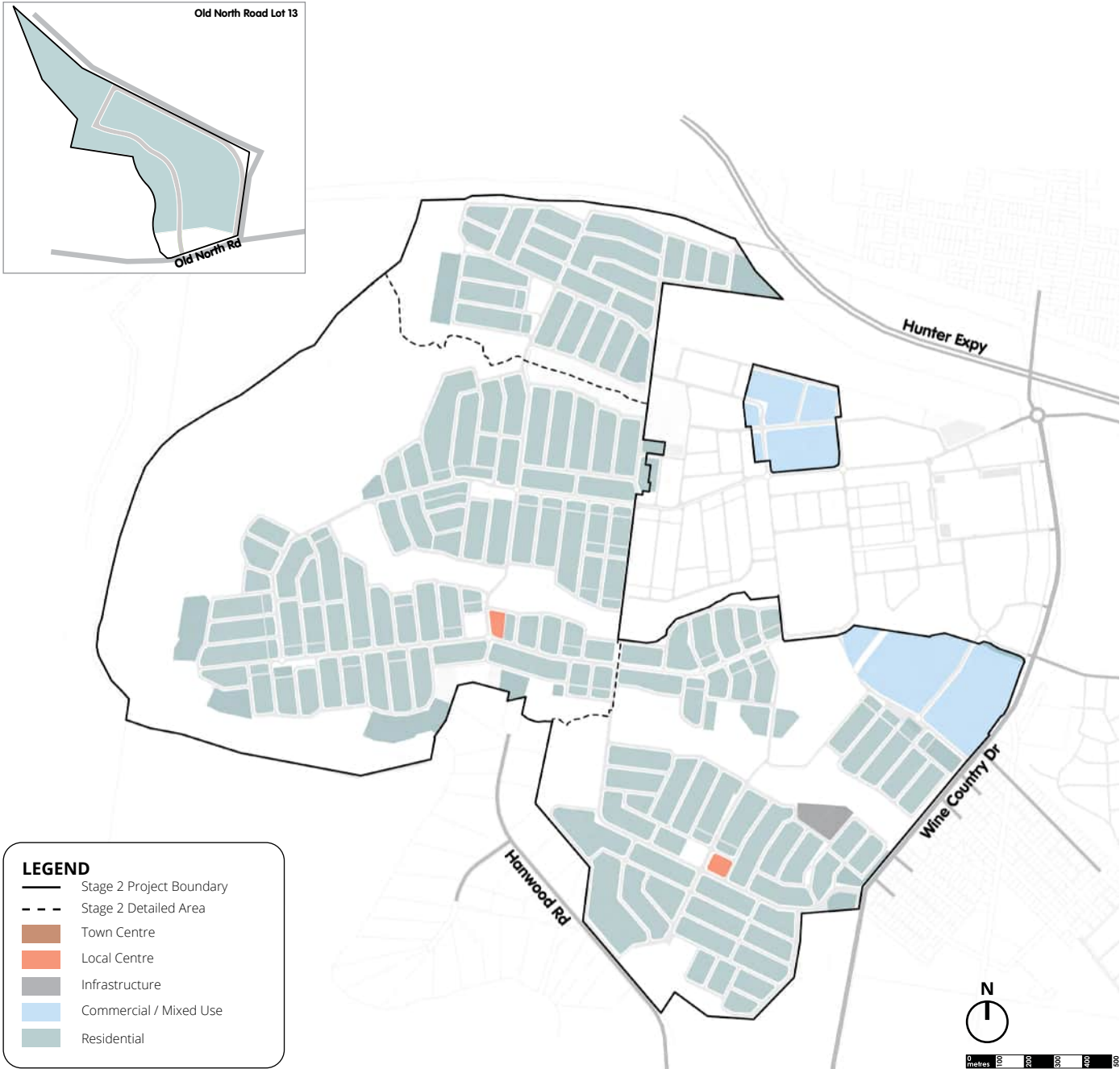
Park Interface

Park interfaces can vary between direct frontage rear loaded lots and street front lots. Two level homes, smaller townhomes and terraces may be the typical typology around parks with building orientation and architectural articulation to provide passive surveillance.

Land Uses

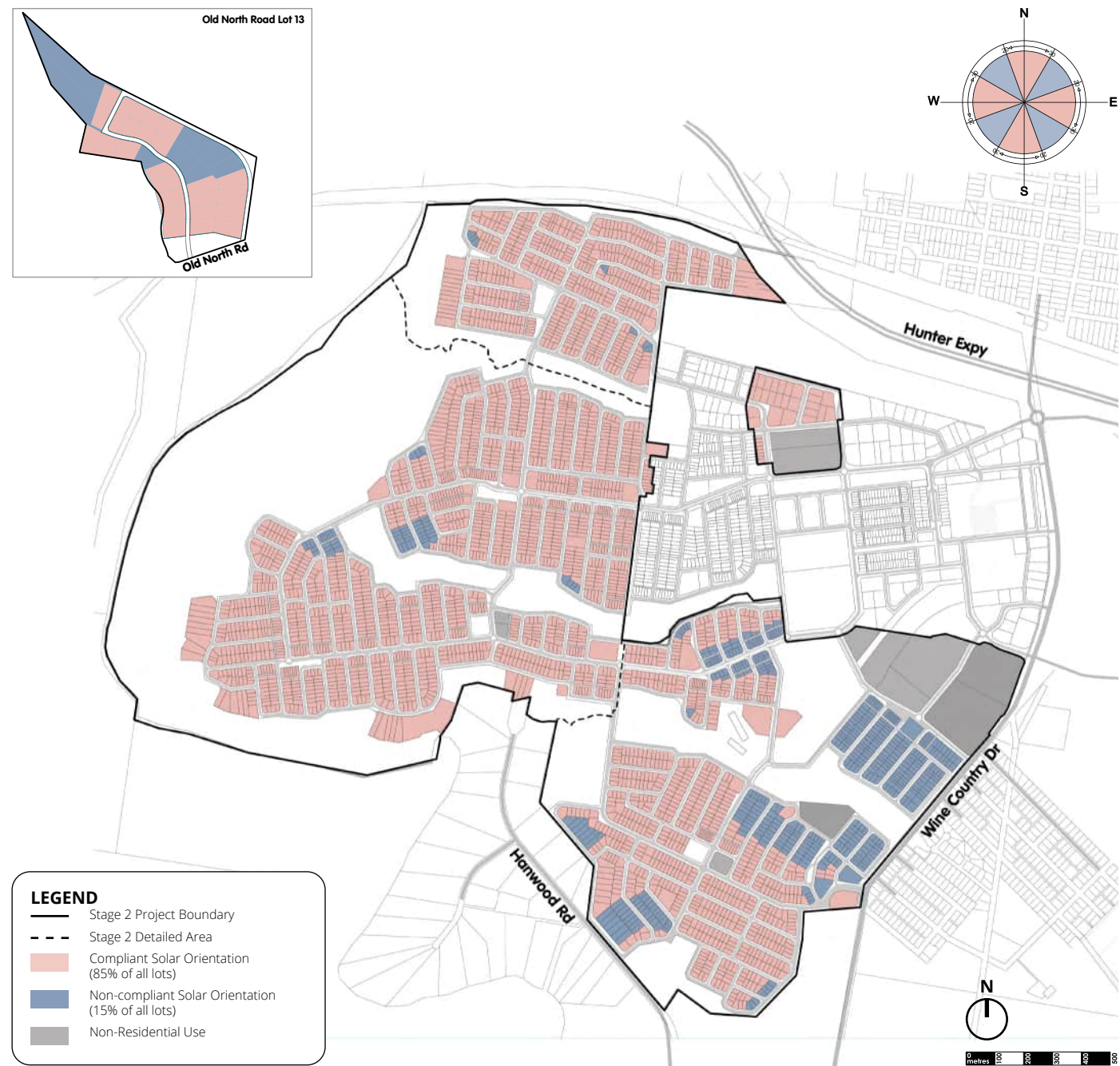
Stage 2 will be developed primarily for residential purposes and a range of complementary commercial/ retail and recreational uses.

Land Use	Indicative Area (ha)
Residential	203.85
Local Centre	0.86
Town Centre	23.56
Infrastructure	1.59
Public Open Space – Local	5.25
Public Open Space – Regional	9.19
Public Open Space – Riparian Corridors	146.21
Roads	104.49
TOTAL STAGE 2 DA AREA	495



Solar Orientation

The Huntlee masterplan has incorporated the retention of existing landforms. Villages are framed by prominent east-west ridge lines and natural gullies which have influenced the alignment of thoroughfares. Streets are generally aligned to run perpendicular to contours. As a result, most street blocks have compliant solar orientations. For those areas which have non-compliant solar orientations there is an opportunity to consider built form controls on individual lots to ensure private development can capture the benefits of passive heating and cooling.



Place Character

Neighbourhood Character Areas

The Huntlee Masterplan reinforces the inherent characteristics of the site including current development and infrastructure, local topography, established edges and interfaces, historical land uses and commercial operations, and heritage legacy, to create a number of well-defined villages.

Through a place focused design approach, a distinct character and local identity for each village will be fostered to create diversity across the project avoiding a homogenous placeless outcome. Variations in the housing mix and built form architecture, the activation of key public spaces, streetscape design, and responses to topography will reinforce these localized place identities.

Complementing and underpinning the design of each character area are several key urban design principles that have informed the masterplan and the integration with the broader masterplan.

- Fostering social life and improving community health through shaping a walkable environments;
- Creating a network of high-quality open spaces that connect the community to the cultural and landscape history of the area; and
- Responding to the varied and changing housing needs of the broader district through a broad mix of housing types.

The vision will leave an enduring legacy for Huntlee and a place people are proud to call home.







Concept Area Village 2 North

A residential village influenced by topography and associated views towards Black Creek. A bifurcated Collector Street draws amenity into the village along a strong axis towards the neighbourhood park which is characterised by a regular geometry with a more formal nature. The neighbourhood park has the potential of a civic node; a compact civic plaza space as a destination for community activities including events and a community garden. The scale and varied topography of this village presents an opportunity to deliver a range of housing types include larger natural living lots in areas of steeper terrain along the interface with Black Creek.



Concept Area Village 3 South

This village is known for its regional sporting facilities and rich history associated with retained heritage structures and memorials of significant events. This includes the riot memorial along Wine Country Drive, the old colliery house and rail sheds all of which are retained within or adjacent to a linear park network. Village 3 South is also located at the axis formed by an east/west riparian corridor with a strong green connection north which provides direct active movement connections to the Huntlee Town Square. At the heart of this village is a Local Centre which is collocated with a neighbourhood park. Along the western interface of the village is the existing rural residential development along Hanwood Road. This is an opportunity to drawn on the rural aesthetic and heritage of the surrounding area to create a distinct public realm and built form character for the southern village.





Concept Area Village 3 North

Village 3 North is a smaller urban precinct within Village 3 that addresses the transition from Village 3 South and the urban environment of the Huntlee Town Centre. This precinct is framed by the Huntlee Town Centre, Wine Country Drive, future Regional Sporting Facilities and a riparian corridor. Residents are within a walkable catchment to the Huntlee Town Centre and this precinct will have a mix of small and standard housing. Responding to the rising topography, a rectilinear road network extends down to the riparian corridor and captures distant views over Village 3 South. A key feature will be a hilltop pocket park, specifically designed in an elongated shape to create opportunities for terminated views and vistas at the junction of key Town Centre thoroughfares. Framing the hilltop park is medium density housing (laneway lots) which provides a clear urban park edge and green streetscapes unconstrained by driveway crossovers.



Concept Area Town Centre West

Town Centre west is a smaller precinct that addresses the character transition from the urban Town Centre, the suburban character of Village 2 and natural environment along northern and southern interfaces. This precinct is characterised by urban streets, increased density and diversity in housing choice and a wide variety of natural spaces. The main east-west thoroughfare is aligned to a natural ridgeline and includes a deflection point which signals a character transition. Town Centre West enjoys a strong relationship and direct access to a confluence of amenity and activity including regional sporting facilities, retained activated heritage structures, local parks, larger medium density development sites and walking and cycling paths and trails. Due to its location between two riparian corridors this precinct will be framed by meandering esplanade streets which will capture scenic views and experiences.





Concept Area Town Centre North and East

Town Centre North and East are important precincts which frame the Huntlee Town Centre and provide non-residential landuses in a variety of larger formats to complement the finer grain retail/ commercial offerings of the Town Centre. These precincts are also transition areas and highly visible gateways into the Town Centre with shorter road lengths that frame view corridors to parks and terminated vistas. Throughfares within these areas will be more urban in character and feature wider cross sections that can support higher level of non-residential activity.



Old North Road Lot 13

Lot 13 is large lot residential precinct; a hamlet designed as a seamless extension of the surrounding rural residential landscape. Private development will be in the form of larger rural homestead type dwellings nestled amongst landscaped private areas and with generous boundary setbacks. This area is characterised by significant topography and the internal road network meanders up and down the terrain capturing significant broad views and vistas of the surrounding bucolic landscape.

The land use interface with the development of Old North Road will be addressed through the introduction of rural lifestyle lots not farming properties. The Stage 2 design has been modified to incorporate larger residential lots (6000m² - 4.0ha) or a road interface. This design response will provide a suitable transition between the two land uses as has occurred in other locations in the surrounding Hunter region. The rural-residential interface proposed has successfully operated for a number of years without impacting rural use or lifestyle in the region. In addition, a land use conflict risk assessment is not required as the Old North Road precinct is already zoned R5.



Stage 2 Detailed Area



Place Character & Function



Detailed Area Village 2 Central

This quintessential compact walkable neighbourhood is structured around a central neighbourhood park with converging signature Collector streets and Avenues. The neighbourhood park is sited on an elevated position overlooking the village and with vistas beyond towards Black Creek. Subtle road deflections on the eastern approach to the neighbourhood park create opportunities for landscape elements and features as terminated vistas. This also marks a change in traffic conditions to create a sense of “arriving at a place”. This village is characterised by urban streets which run down directly towards the riparian corridors which frame the village; capturing scenic public views and providing community access to extensive informal passive recreation areas.



Detailed Area Village 2 South

This village is distinct in its configuration which extends in an elongated manner, connecting Black Creek to the Town Centre. It is defined by a series of nodes along a green Collector Street Corridor which is punctuated by a series of geometric deflections to create smaller segments of distinct character and amenity. Nodes along the eastern village include signature neighbourhood parks, a Local Centre and larger development sites in prominent areas of higher amenity. The eastern most extent of this village offers extensive frontages to Black Creek and linear parklands within short walking distances to all residents. The Huntlee 5km walking trail is located in the eastern village, encouraging passive recreation and connection to nature.



Place Drivers



A Sense of Arrival

There are three key entry points into Village 2 Central and Village 2 South - designed as green thoroughfares with widened verges, medians, shared paths in between rows of trees. These thoroughfares will traverse undulating landforms and leading to central arrival and gathering points – the local park. High quality landscaping including public art will create unique experiences for each park.



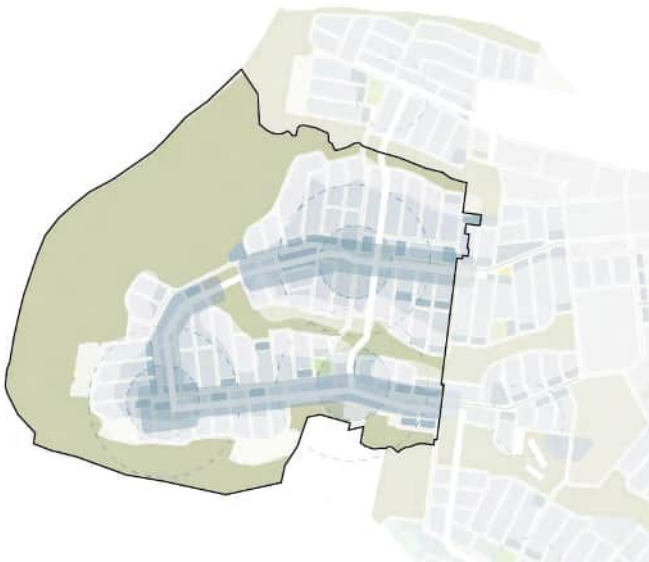
Enhanced Access to Amenity

Local streets are intentionally grained towards a green street or an open space to ensure residents are within short walks to parks and areas of amenity. The higher density areas are generally located within 400m of useable POS with some medium density lots located in areas of higher amenity (Riparian corridors, Avenue Streets and Collector Streets (bus routes). These lots have a reduced private space, but this is balanced out with access to public green space or bus routes to ensure a good quality of life and amenity. The 400m radius criteria should not be used as a mandatory 100% requirement. It represents a good urban design outcome, however when a detailed design is prepared sites conducive to medium / higher density do present themselves and this does represent a good planning outcome.



View Corridors and Linkages

Stage 2 detailed area responds to the site's natural assets, topography and vegetation by retaining ridgelines and low-lying drainage areas which allow for the retention of trees and vegetation. Local thoroughfares are aligned perpendicular to topographic contours to maximise public views and vistas of natural landscape settings and public spaces. Retained riparian corridors form a network of walking and cycling trials that link the villages with Black Creek and the Town Centre. A section of the local path network has been designated as a 5km walking and cycling trail to provide for formalized activities such as "park runs".



Diversity of Housing Types

A diverse range of housing types can be accommodated within Village 2 Central and Village 2 South, transitioning from density sites and medium density housing forms along elevated primary thoroughfares into standard residential and larger rural-residential forms along the interfaces to natural areas in areas of steeper terrain.



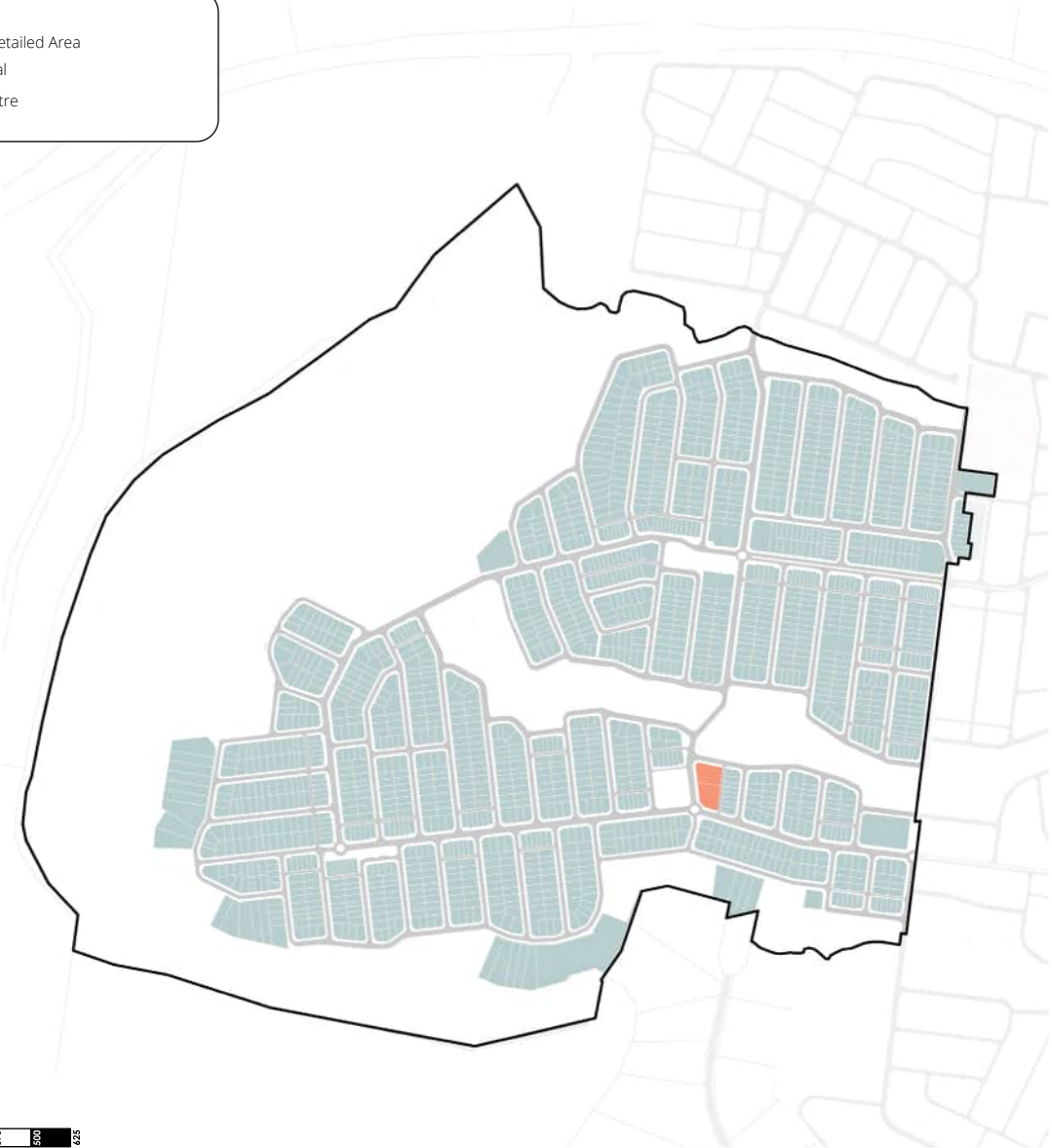
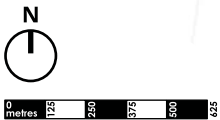
- 1 Local Centre
- 2 Neighbourhood Park
- 3 Riparian Corridor
- 4 Stormwater Detention Basin
- 5 Black Creek
- 6 Community Event Space
- 7 District Park

Land Use

The predominant landuse in Stage 2 detailed area will be residential.

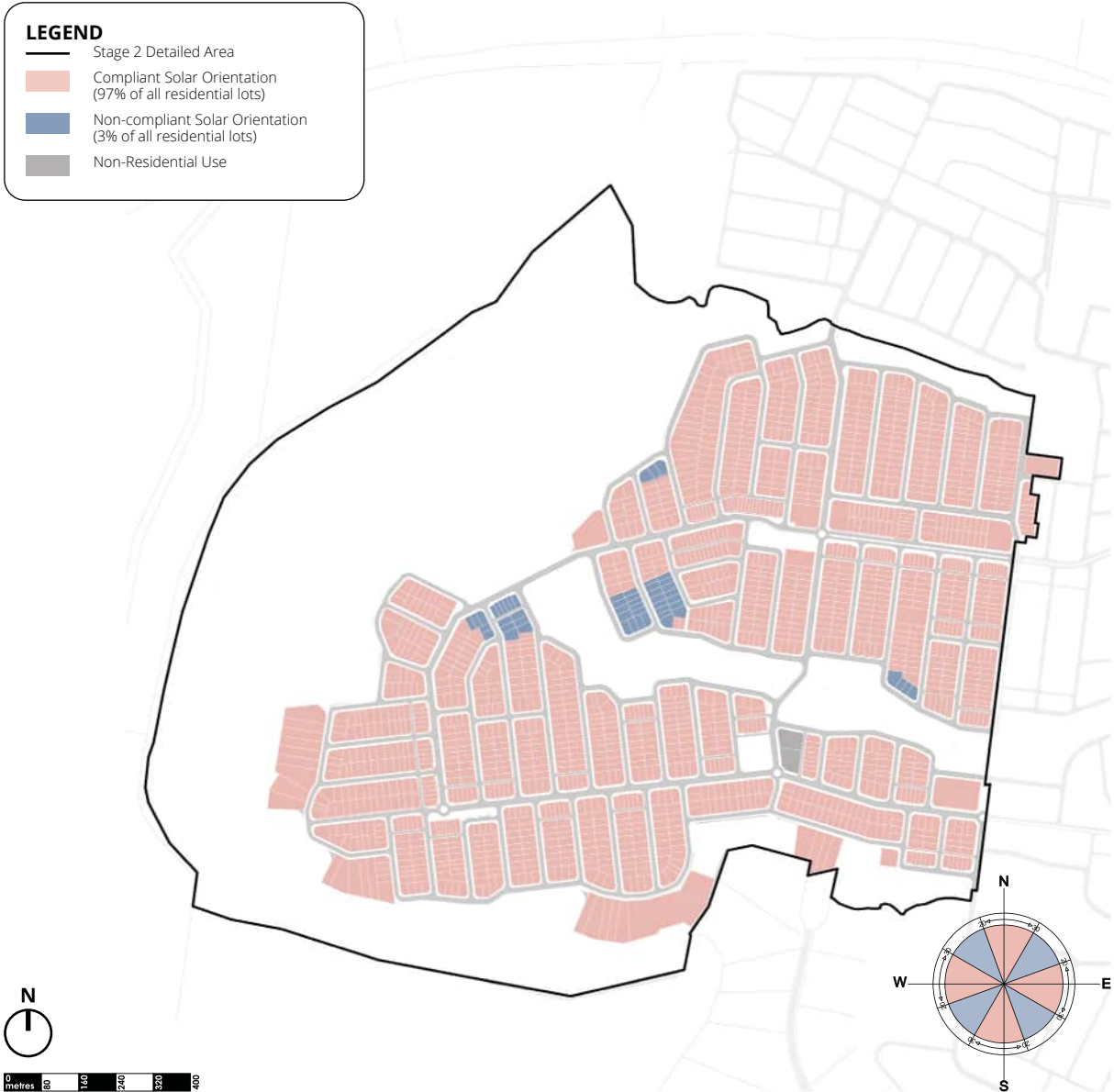
A small local village centre is proposed at the intersection of the main north-south & east-west local distributor roads to provide a focal point and identity for the villages and is within a 5-10 minute walk for a majority of residents.

LEGEND
Stage 2 Detailed Area
Residential
Local Centre



Solar Access

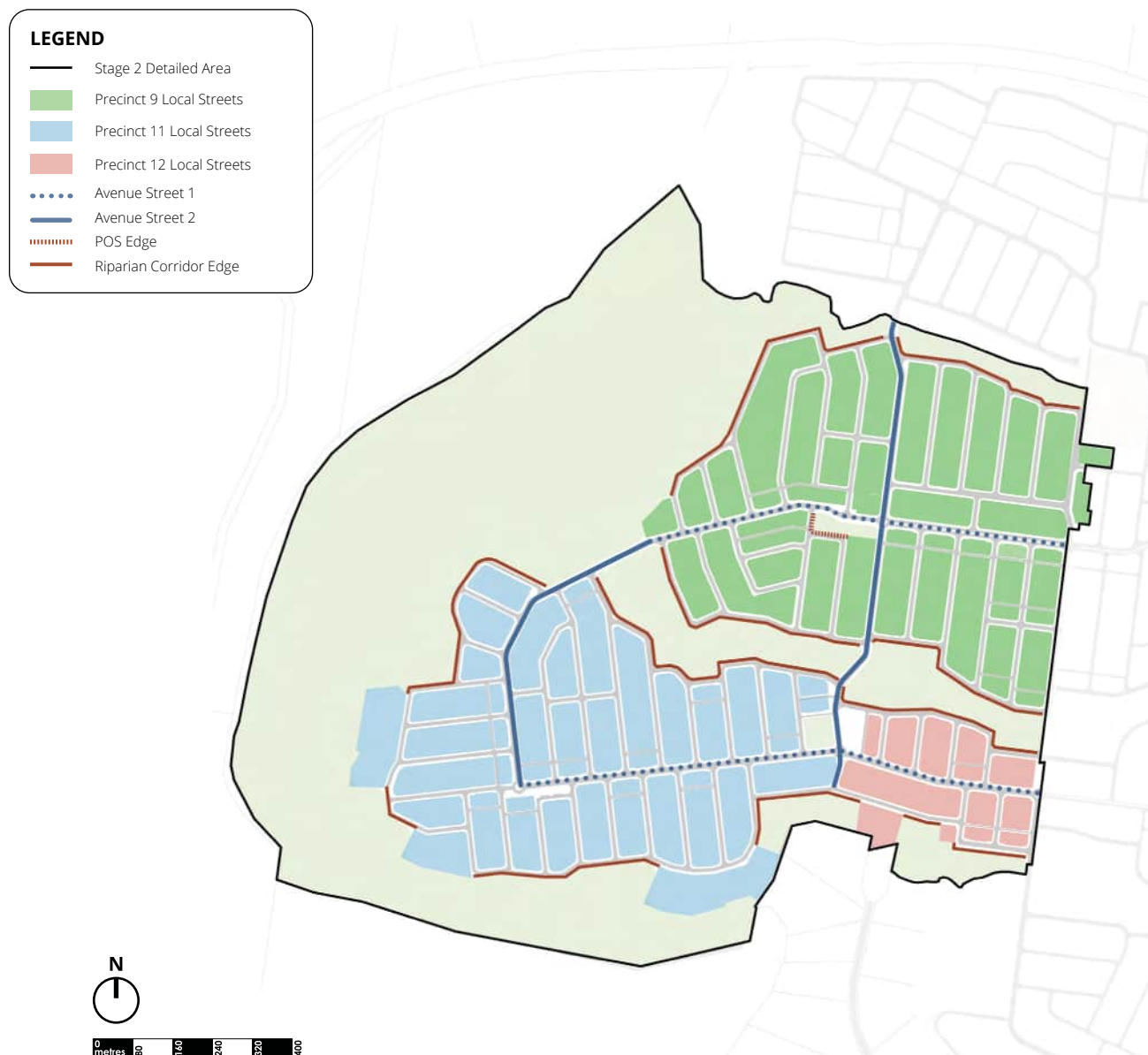
The majority of lots within Stage 2 detailed area have a compliant solar orientation which will maximize opportunities for homes to incorporate passive heating and cooling design principles.



Public Realm - Street Trees

Katherine's Landing has shown the importance of the public realm in ensuring high quality of life outcomes are readily available for the local community. The role of landscape for Stage 2 in providing a functional, comfortable and quality environment will be a continuation of the high standard set in Katherine's Landing. The public realm consists of habitat and environmental corridors, retained vegetation, public spaces, and streetscapes which are diligently designed to create character areas, consider pedestrian networks and comfortable landscaped walking environments.

Street trees are one of the most important landscape elements of the public realm and contribute to broad aesthetic, environmental, economic and social benefits. A Street Tree Plan has been prepared for Stage 2 which is comprised of a number of smaller sub-precincts. The selection of tree species for each precinct has been guided by the intended character of each area and consideration has been given to tree size, canopy form, colour and overall aesthetic. The street tree species schedule includes a mix of native and exotic species with an emphasis on native species along park and riparian corridor interfaces. Local streets will be generally planted with regular spacings of single species and streets along riparian corridor interfaces may include a mix of species in more informal arrangements as a transition to natural areas.



Village 2 & 3 Street Tree Species Schedule

Precinct 9 Local Streets

<i>Amena smithii</i> 'Sublime'	Lilly Pilly
<i>Angophora hispida</i>	Dwarf Apple
<i>Fraxinus griffithii</i>	Himalyan Ash
<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree
<i>Pyrus calleryana</i> 'Capital'	Capital Pear
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly

Precinct 11 Local Streets

<i>Acer negundo</i> 'Sensation'	Sensation Box Elder
<i>Amena smithii</i> 'Sublime'	Lilly Pilly
<i>Angophora hispida</i>	Dwarf Apple
<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash
<i>Melaleuca linarifolia</i>	Flax Leafed Paperbark

Precinct 12 Local Streets

<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus fibrosa</i>	Red Iron Bark
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle
<i>Prunus cerasifera</i> 'Nigra'	Cherry Plum
<i>Pyrus betulaefolia</i> 'Southworth Dancer'	Dancer Pear
<i>Tristanopsis laurina</i> 'Luscious'	Kanooka

..... Avenue Street 1

<i>Lophostemon confertus</i>	Brush Box
<i>Tristanopsis laurina</i> 'Luscious'	Kanooka
<i>Waterhousea floribunda</i> 'Green Avenue'	Weeping Lilly Pilly

— Avenue Street 2

<i>Acer freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear
<i>Pyrus ussuriensis</i>	Manchurian Pear
<i>Quercus palustris</i>	Pin Oak
<i>Ulmus parvifolia</i> 'Todd'	Chinese Elm

..... POS Edge

<i>Corymbia citriodora</i>	Lemmon Scented Gum
<i>Brachychiton discolour</i>	Kurrajong
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite Ash
<i>Pyrus calleryana</i> 'Capital'	Capital Pear
<i>Magnolia grandiflora</i> 'Exmouth'	Evergreen Magnolia
<i>Ulmus parvifolia</i> 'Todd'	Chinese Elm
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly

— Riparian Corridor Edge

<i>Corymbia maculata</i>	Spotted Gum
<i>Eucalyptus fibrosa</i>	Red Iron Bark
<i>Eucalyptus microcorys</i>	Tallowood
<i>Eucalyptus punctata</i>	Grey Gum
<i>Melaleuca quinquinervia</i>	Swamp Paperbark

Subdivision Design - Lot Type Plan

Stage 2 detailed area will contain a diverse lot range.

Smaller cottage lots 300 - 360m² are located on the local distributor roads and adjacent areas of public open space and the local village centre. These smaller more affordable lots will be either front loaded or have the garage located off a rear laneway. These lots have been specifically located to ensure smaller private open spaces are offset by an accessible public realm being a park, local centre or landscaped streetscape.

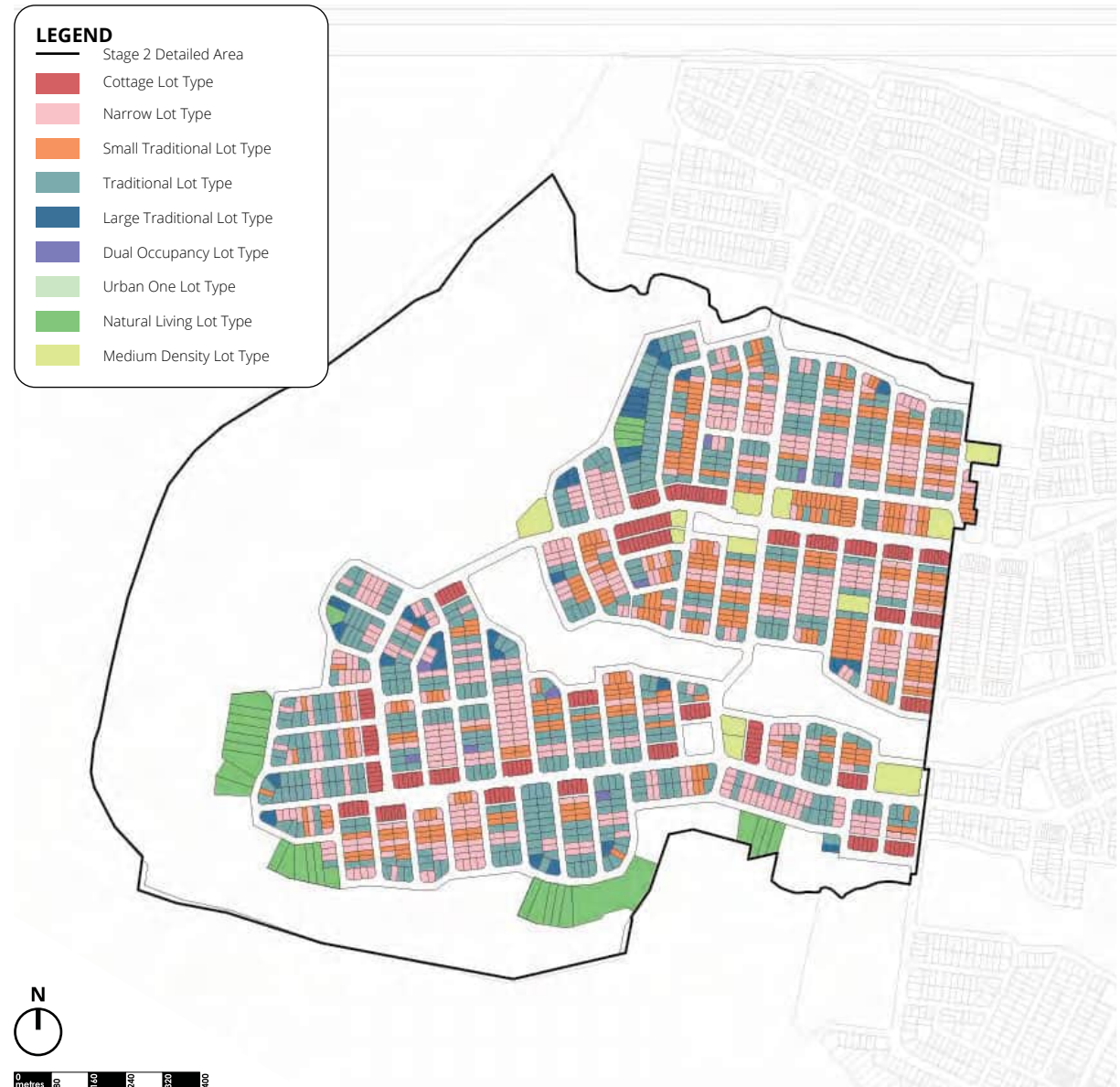
The predominate lot type will be traditional lots which range between 400 - 700m² based upon frontages of 12.5m – 17.0m. These lots will provide for the construction of traditional family homes.

Larger natural living lots (1000 - 3500m²) are generally located along the western and southern extent of the Stage 2 detailed area where development abuts Black Creek. These lots are intended as a transition to Black Creek on sloping landform - with sizeable building pads spatially positioned in flatter and cleared locations to minimise earthworking and vegetation clearing.

Medium density sites will accommodate grouped dwellings and/ or multiple dwellings in key locations along transport corridors that will accommodate public transport routes over time. Like the cottage lots, these sites are also located near accessible public spaces; being a park, local centre or landscaped streetscape.

Two new lot types are proposed in Stage 2.

- Narrow Lot Type – are provided to ensure an on-going supply of affordable housing for Huntlee. These lots are predominantly 8.5m - 11m wide and 32m deep. A consistent streetscape is maintained through setbacks and a requirement for garages to be setback behind the dwelling's main entry.
- Dual Occupancy Lot – provides for side-by-side dual occupancy as well as corner lots. The scale of the Stage 2 design provides for the creation of some larger lots that can support dual occupancies which contributes to the delivery of a diverse housing range while at the same time providing for affordable housing. Building controls will ensure the dwellings are articulated, provide interest and integration with the streetscape.



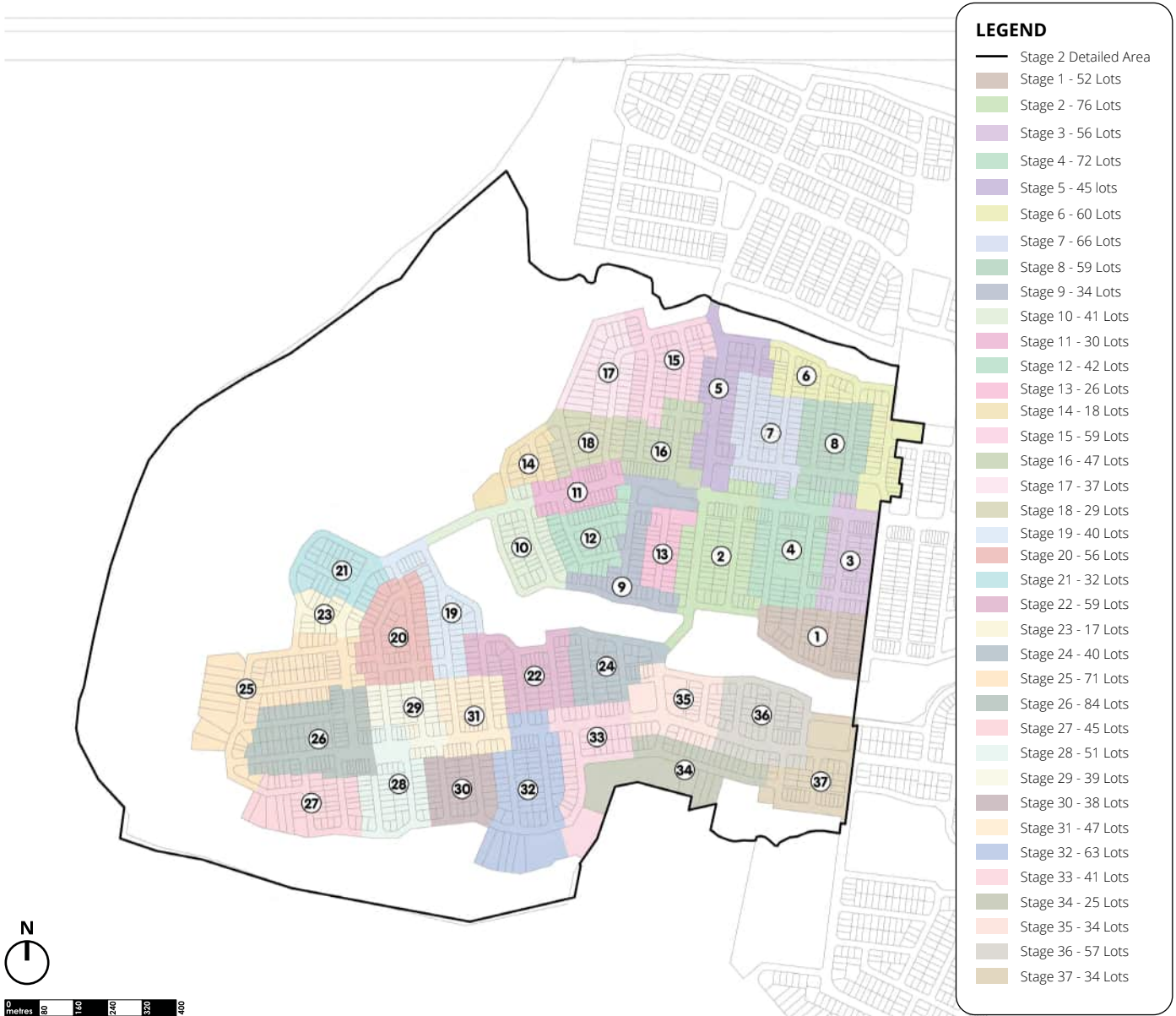
Subdivision Design - Indicative Staging Plan

The development of the Stage 2 detailed area will be implemented in multiple stages and is indicative as the timing, location and composition of the future stages will be dependent on the market demand. Development will commence in the eastern portions of Village 2 central, adjacent to the bridging stage and the east-west creek alignment. Village 2 central will be progressively developed in a westerly direction until complete.

The staging will then turn south into Village 2 South to deliver local village centre and majority of the residential lots. This village will be progressively developed in a west to east direction with the final stages located north of Black Creek.

The provision of engineering infrastructure and internal road network will also need to be staged to suit development demand and to provide a suitable access at an early stage. A detailed engineering program for this will be prepared as part of the ongoing detailed engineering plans & approvals.

The updated staging reflects the most efficient provision / extension of services for the proposed lots. The smaller residential lots (medium density) have been located in areas of higher amenity (POS / riparian corridors, Avenue streets and Collector Streets (bus routes). These lots have a reduced private space, but this is balanced out with access to public green space or bus routes to ensure a good quality of life and amenity. A local park has been introduced into Village 2 South to improve access (within 400m catchment) for future residents. The small lots 1361-1367 have been re-designed to provide for visitor parking.



Fencing and Walls

Stage 2 detailed walls and fences shall be of a similar typology of what has been delivered in Huntlee Stage 1. Walls facing high use areas such as the collector roads, public spaces and the town centre shall be of a high-quality finish such as the sandstone cladding that has been used throughout Huntlee Stage 1. The scale, bulk and height of the walls and fences shall be of a high consideration. The combination of different colours, materials, patterns, alignments and landscaping shall be utilised to soften the visual prominence. The following provides design guidelines for the fence and walls in varying locations;

Residential Street Frontages

- Where walls are greater than 1m high and can't be terraced, a high quality finish such as sandstone or feature brick cladding is to be used, or alternatively a concrete block wall with a split face or honed finish should be considered.
- Plain concrete block or painted render finish walls are to be avoided
- Fencing along front boundary street frontages is to be discouraged.
- If fencing is required along the top of the retaining walls, it shall be of an open and transparent design to maintain views to the front yards (Solid fencing shall not be installed along front boundary street frontages).



Laneways

- Fencing shall be maximum 1.8m high and can be solid.
- Fencing shall be of a high-quality finish facing the laneways. Colourbond fencing is to be discouraged.
- Retaining walls along the laneways shall be a concrete block with a face finish or colour.

Residential Lot Boundaries

- Retaining walls between residential lots shall be a coloured concrete block
- Maximum 1.8m high solid fencing shall be placed on top of retaining walls.
- 1.8m high solid side boundary fences are to terminate in line with the houses and not extend to the front boundary.

Public Domain

- Retaining walls shall be less than 1m high where possible. Where walls are higher than 1m and if space permits, walls shall be terraced with planting in between.
- Sandstone log walls shall be used in the parks and open space areas.
- Highly visible feature areas such as park entries, urban plazas, town centre and estate gateways shall consider high-quality materials and finishes. Materials to be considered include rock gabion, stone cladding, face brick and face concrete blocks.
- Safety barrier fencing on top of retaining walls shall be highly durable open steel fence. Pool type fencing is to be avoided.
- Fencing can be used as a design tool to help reinforce a particular theme.



