

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

Mr Glenn Swan
Senior Development Manager – Huntlee
Huntlee Pty Limited
1 Triton Boulevard
North Rothbury NSW 2335

17 October 2025

Subject: Request for Additional Information

Dear Mr Swan

I refer to your Response to Submissions for the Huntlee New Town - Stage 2 (SSD-70748466).

The information was referred to agencies and Cessnock and Singleton councils. A copy of all responses received has been placed on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/huntlee-new-town-stage-2-0>

Having reviewed the submitted information, agency responses and council submission, the Department requests that you provide a response to the matters raised in **Attachment A**.

Please note that the Department is yet to receive a response from Singleton Council. A copy of their response once received will be made available on the Portal.

It is requested that the information be provided, or notification that the information will not be provided, by 7 November 2025. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW Planning Portal.

Please note that the Department is continuing its consideration of biodiversity matters and will provide further correspondence shortly, which may include a request for further information in this regard.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Renah Givney on 02 8275 1824 or via email at renah.givney@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink that reads "Louise Densmore".

Louise Densmore

Director

Regional Assessments

As delegate for the Planning Secretary

ATTACHMENT A

1. Traffic

Additional consideration and information is required to adequately respond to the issues raised by Transport for NSW regarding potential significant impacts to the State road network, in particular the anticipated queue lengths at Intersection A-11 (the northern approach for the Hunter Expressway for the PM peak).

2. Bushfire

Please provide a response to the matters raised by the NSW Rural Fire Service in relation to:

- the proposed ongoing management arrangements for the bio retention basins. The vegetation within these basins is required to be assessed as part of the hazard unless it is intended to be managed as an inner protection area in perpetuity
- bushfire attack levels (BAL) for future dwellings on lots within Village 2. Please provide a BAL table and plan identifying the lot numbers and applicable BAL ratings for future dwellings

3. Flooding

Please provide a response to the following matter raised by CPHR in relation to flooding:

- consideration of Black Creek flood/lower Hunter River coincident events to inform emergency management requirements for the site
- further consideration of the sensitivity of structure blockage factors for developed case flood conditions. This should include consideration of impacts on flood emergency management.

4. Cultural and Environment Heritage

Please provide a response to the following matters raised by Heritage NSW:

- clarify why test excavations have not been undertaken in the area identified as '7833_20' (AHIMS 37-6-4354) in the revised ACHAR
- clarify whether the 'archaeologically sensitive areas' identified in the Aboriginal Cultural Heritage Assessment Report (ACHAR) in areas SU2 and SU3, associated with Black Creek and its tributaries, still require testing and registering as potential archaeological deposits
- address discrepancies in the ACHAR in relation to the number of Aboriginal sites that will be impacted by the proposal

- update the mapping in the ACHAR to include the site boundaries of artefact scatters and potential archaeological deposit for newly recorded sites and previously recorded sites
- provide evidence of the consultation completed with Registered Aboriginal parties since preparation of the EIS.

5. Community infrastructure needs analysis

Please clarify why the updated Community Infrastructure Needs Analysis identifies the need for 1 - 2 public primary schools, revised from 2 public primary schools identified in the original analysis. Please address the Department of Education's concerns that there is a discrepancy between the demand for 1-2 public primary schools and the provision of only one public primary school.