

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

7 November 2025

Subject: Request for Additional Information

Dear Mr Swan

I refer to the Department's Request for Information dated 17 October for the Huntlee New Town - Stage 2 (SSD-70748466). Further to this correspondence, the Department now requests that you provide information that addresses the biodiversity matters raised in Attachment A.

It is requested that the information be provided, or notification that the information will not be provided, by 16 January 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW Planning Portal.

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.

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,



Stuart Withington

Acting Director
Regional Assessments

As delegate for the Planning Secretary

ATTACHMENT A

1. Central Hunter Riparian Forest Endangered Ecological Community

The Ecological Assessment Report prepared by RPS dated 2010 (EAR 2010), which supported the Clause 34A(4) certification issued for the Huntlee New Town Development, and also supports the current assessment of Huntlee Stage 2, did not anticipate the amount of clearing of the Central Hunter Riparian Forest Endangered Ecological Community (CHRF EEC) currently proposed.

The EAR 2010 indicates that approximately two thirds of the CHRF EEC would be retained as part of a future development resulting in an impact footprint in the order of 27 ha. It is noted that the development, as currently proposed, involves an impact footprint of 52.21 ha.

The Department also notes that the retained vegetation, some of which comprises CHRF EEC, includes a series of small, isolated patches of vegetation. The application has not considered potential indirect impacts to these areas of vegetation. Such impacts may include edge effects, deleterious hydrological changes, erosion, weed invasion and increased human activity.

Noting the above, the Department requests that you amend the proposal to reduce the amount of CHRF EEC to be removed, to more closely align with the impacts considered under the EAR and consider the indirect impacts to areas of retained vegetation.

2. *Aprasia parapulchella* (Pink-tailed Legless Lizard)

It is noted that the *Aprasia parapulchella* (Pink-tailed Legless Lizard) is a new species that was listed after the preparation of the EAR 2010. Please provide information which demonstrates, based on the flora communities occurring on-site, the likelihood of the presence of *Aprasia parapulchella* (Pink-tailed Legless Lizard) within the Stage 2 site. If suitable habitat is likely on the site then a threatened species test of significance should be undertaken.

3. Retained vegetation and Landscape Plans

The turf oval of Black Creek Park (shown on landscape plan L29) overlaps with approximately 1 hectare of Wollombi Redgum - River Oak Woodland, despite the AEIR claiming the impact would be 0.07 hectares. This park also appears to overlap with a portion of retained CHRF as shown on 'Figure 9 - vegetation outcome' in the MJD Environmental response to BCS letter dated 27 June 2025.

Please clarify the direct and indirect impacts on Wollombi Redgum - River Oak Woodland and CHRF in this area. Please also review and confirm that the proposed landscape plans are consistent with all retained vegetation as shown in 'Figure 9 - vegetation outcome'.

4. Lot 14 DP1137569

CPHR's letter dated 26 August 2025 notes that the current conservation status of Lot 14 DP1137569 is unclear. Please provide clarification around the conservation status and management of this land.