

# Appendix A

## Secretary's Environmental Assessment Requirements Compliance Table

In accordance with Section 4.39 of the EP&A Act, the Secretary of DPPI issued the requirements for SSD-70748466 on 28 May 2024. A copy of the Secretary's Environmental Assessment Requirements (SEARs) is readily available on the [Major Project website](#) and at **Appendix EE**.

**Table 1** provides a detailed summary response of the individual matters as listed in the SEARs and identifies where each requirement has been addressed in this EIS and the accompanying appended technical studies.

**Table 1** Secretary's Environmental Assessment Requirements (SEARs)

Requirement	Relevant report section	Relevant appendix
<p><b>1. Statutory and Strategic Context</b></p> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	<p><b>Section 3.0</b> <b>Section 5.0</b></p>	<p><b>Appendix B</b></p>
<p><b>2. Urban Design and Design Quality</b></p> <ul style="list-style-type: none"> <li>Outline the design process leading to the proposal with justification of the suitability of the site for the proposal and detailing the criteria used to select the site</li> <li>Demonstrate how the development will achieve good design in accordance with the seven objectives for good design in Better Placed.</li> <li>Demonstrate how the proposal (subdivision layout, open space, interface and land uses) addresses and responds to the context, site characteristics and existing and future character of the locality.</li> <li>Demonstrate how urban design will deliver a high-quality development, including consideration of streetscape design, activation, public domain, solar access, views, crime prevention through environmental design principles.</li> <li>Detail of how the provision of services and utilities are integrated into the design of the development.</li> </ul>	<p><b>Section 4.0</b> <b>Section 7.0</b> <b>Section 8.0</b></p>	<p><b>Appendix G</b></p>

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>• Include an Urban Design Strategy that has been prepared in consultation with both Councils that would inform Stage 1 and subsequent stages of the subdivision. The strategy must: <ul style="list-style-type: none"> <li>- be consistent with the 'Urban Design Strategies for Rural NSW' as listed under <i>Urban Design Guide for Regional NSW</i></li> <li>- demonstrate how the development contributes to the natural, cultural, visual and built character values of the Hunter Region</li> <li>- demonstrate that the development achieves a positive impact to the public domain, including (but not limited to) through providing: <ul style="list-style-type: none"> <li>- conceptual streetscape treatments for residential lot frontages including details of retaining wall and fence designs and guiding principles for the location of each type of fence and retaining wall</li> <li>- cross sections for all street typologies (including laneways)</li> </ul> </li> </ul> </li> <li>• Provide detail of the interface of the development with adjoining land uses and how would it be managed, particularly in relation to the development and existing residential development on Hanwood Road.</li> </ul>		
<p><b>3. Subdivision and Civil Design</b></p> <ul style="list-style-type: none"> <li>• Include a Concept subdivision layout including: <ul style="list-style-type: none"> <li>- an urban structure plan identifying the intended land uses</li> <li>- a road network with road hierarchy, including proposed road typologies and typical cross sections</li> <li>- an integrated active transport network</li> <li>- an open space plan identifying the intended uses for each area of open space</li> </ul> </li> <li>• Include a detailed subdivision layout for the Stage 1 area, identifying: <ul style="list-style-type: none"> <li>- the subdivision layout, including lot sizes and dimensions</li> <li>- the road network, with road reserve and carriageway widths</li> <li>- an integrated active transport plan identifying footpath and cycle path locations, detailing how it integrates with Huntlee New Town Stage 1 and the proposed subsequent stages.</li> <li>- an open space plan identifying the use of each open space and proposed embellishments</li> </ul> </li> <li>• Include a concept bulk earthwork plan for the entire development area, including a bulk earthworks strategy identifying the concept grading</li> <li>• Include a detailed bulk earthworks plan for the Stage 1 area identifying proposed finished levels and an overall cut/fill analysis.</li> <li>• Include a Concept civil plans for the development area including typical road cross-sections</li> <li>• Include civil plans for the Stage 1 area of the development including: <ul style="list-style-type: none"> <li>- long sections of all roads</li> <li>- cross sections of road reserves</li> <li>- location, size, and type of any retaining walls proposed</li> </ul> </li> </ul>	<p><b>Section 4.4</b>  <b>Section 4.5</b>  <b>Section 4.8</b></p>	<p><b>Appendix F</b>  <b>Appendix J</b>  <b>Appendix L</b></p>
<p><b>4. Public Domain and Landscaping</b></p> <ul style="list-style-type: none"> <li>• Identify and integrate key pedestrian and cycle links within the site and between the site and the surrounding street network</li> </ul>	<p><b>Section 4.6</b>  <b>Section 4.11</b>  <b>Section 4.7</b>  <b>Section 7.0</b></p>	<p><b>Appendix G</b>  <b>Appendix I</b>  <b>Appendix N</b></p>

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>Identify the parts of the site which will be publicly accessible and how the interface between private/public spaces will be managed</li> <li>Address impacts on existing vegetation in accordance with the BCD advice at Appendix B</li> <li>Include details of the native vegetation community (communities) that occur, or once occurred on site, with a list of local provenance species (trees, shrubs and ground covers) to be used for landscaping</li> <li>Specify that any landscaping will use a diversity of local provenance species (trees, shrubs and ground covers) from the native vegetation community (or communities) that occur, or once occurred, on the site to improve biodiversity</li> <li>Provide a Landscape Plan for Stage 1 that details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>Provide a preliminary landscape strategy for the Concept Plan area that outlines the types of landscaping to be undertaken around the precinct.</li> <li>Address matters raised by Cessnock Council at Appendix B</li> </ul>	<p><b>Section 8.0</b> <b>Section 11.0</b></p>	
<p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>Address how good levels of environmental amenity would be achieved, including access to natural daylight and pedestrian movement throughout the area including access to open space</li> <li>Assess amenity impacts on the surrounding locality (both within and outside the site), including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.</li> <li>Include a solar access analysis of the potential overshadowing impacts of the development within the site based on the proposed lot orientations within Stage 1 (during summer and winter solstice and spring and autumn equinox).</li> <li>Detail any external street lighting or illumination and consider the impacts of this lighting/illumination within the site, to surrounding properties and the public domain.</li> </ul>	<p><b>Section 4.2</b> <b>Section 4.3</b> <b>Section 7.0</b> <b>Section 8.0</b></p>	<p><b>Appendix G</b> <b>Appendix I</b> <b>Appendix L</b></p>
<p><b>6. Ecologically Sustainable Development</b></p> <ul style="list-style-type: none"> <li>Identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li> <li>Demonstrate how the development will meet or exceed the relevant industry recognized building sustainability and environmental performance standards.</li> <li>Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.</li> </ul>	<p><b>Section 8.0</b> <b>Section 9.0</b></p>	<p><b>Appendix FF</b></p>
<p><b>7. Traffic, Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>Include a Traffic and Transport Impact Assessment prepared by suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, the complementary TfNSW Supplement and RTA Guide to Traffic Generating Developments that includes, but is not limited to the following: <ul style="list-style-type: none"> <li>An analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements.</li> <li>Details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> </ul> </li> </ul>	<p><b>Section 4.5</b> <b>Section 10.0</b></p>	<p><b>Appendix J</b> <b>Appendix L</b> <b>Appendix M</b> <b>Appendix HH</b></p>

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>- Consideration of the traffic impacts on existing and proposed intersections, in particular, intersections with Wine Country Drive. Traffic impacts should be assessed on the assumption of the completion of Huntlee New Town Stage 1 (MP 10_0137 as modified)</li> <li>- Analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling) and peak movements during events (if relevant), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments</li> <li>- Measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards</li> <li>- Explanation and justification of all inputs informing the proposed mitigation measures and conclusions</li> <li>- Measures to promote sustainable travel choices for residents and employees such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan</li> <li>- Address matters raised by Transport for NSW at Appendix B</li> </ul>		
<p><b>8. Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Include an Ecological Assessment of flora and fauna impacts that considers whether there is likely to be a significant impact on threatened species, populations or ecological communities or their habitats in accordance with the now repealed section 5A of the EP&amp;A Act, known as the 7-part test. The Ecological Assessment must identify mitigation measures (as may be appropriate). Depending on the outcome of a 7-part test, a species impact statement (SIS) may also be required.</li> <li>• Demonstrate that the biodiversity losses from the Stage 2 site area are limited to the residual impacts (i.e. after avoidance and mitigation) of those identified in Table 5-3 of the document titled 'Ecological Assessment Report – Huntlee' prepared by RPS dated September 2010</li> <li>• Where development is proposed that adjoins, is in the immediate vicinity of, or is upstream of National Parks and Wildlife estate, address the matters in the Developments adjacent to National Parks and Wildlife Service lands Guidelines for consent and planning authorities (DPIE 2020)</li> <li>• Address matters raised by Biodiversity Conservation Division at Appendix B</li> </ul>	<b>Section 11.0</b>	<b>Appendix N</b>
<p><b>9. Contamination</b></p> <ul style="list-style-type: none"> <li>• Assess and quantify any soil or groundwater contamination and demonstrating that the site is suitable (or will be made suitable, after remediation) for the development in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 and the associated guidelines.</li> <li>• Address matters raised by NSW EPA at Appendix B</li> </ul>	<b>Section 12.0</b>	<b>Appendix T</b>
<p><b>10. Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>• Include an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with relevant guidelines, identifying, describing and assessing and impacts to Aboriginal cultural heritage sites or values associated with the site and any mitigation measures proposed.</li> </ul>	<b>Section 13.0</b>	<b>Appendix P</b>
<p><b>11. Environmental Heritage</b></p>	<b>Section 14.0</b>	<b>Appendix Q</b>

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>		
<p><b>12. Flooding</b></p> <ul style="list-style-type: none"> <li>Identify and describe any on-site flood impacts and risks associated with the proposed development, having regard to the relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance</li> <li>Describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</li> <li>Assess the impacts of the development, including any changes to flood risk both on-site or off-site, and identify any mitigation and management measures to minimise the impacts of flooding on the proposed development.</li> <li>Address matters raised by Biodiversity Conservation Division at Appendix B</li> </ul>	Section 15.0	Appendix K
<p><b>13. Bushfire and Safety</b></p> <ul style="list-style-type: none"> <li>Include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection 2019.</li> <li>Address any additional matters raised by RFS in Appendix B</li> </ul>	Section 16.0	Appendix O
<p><b>14. Open Space</b></p> <ul style="list-style-type: none"> <li>Demonstrate how the development provides access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local councils and the Department.</li> <li>Demonstrate how the development: <ul style="list-style-type: none"> <li>ensures that public space is welcoming, attractive and accessible for all.</li> <li>maximises permeability and connectivity.</li> <li>maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li> <li>maximises street activation.</li> <li>minimises potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> <li>Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the open space for the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.</li> </ul>	Section 4.7 Section 7.0	Appendix G Appendix I
<p><b>15. Stormwater Drainage and Water Quality</b></p> <ul style="list-style-type: none"> <li>Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> <li>is prepared in consultation with both local councils and any other relevant drainage or water authority.</li> <li>outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</li> <li>details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities and their proposed locations, water quality management measures and nominated discharge points.</li> </ul> </li> </ul>	Section 4.8 Section 17.0	Appendix J Appendix L Appendix N

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>- demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.</li> <li>- includes the proposed civil design of the stormwater and wastewater networks for Stage 1 including long sections, pipe sizing, inverts, pit sizes and detailed basin or detention design.</li> <li>• Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.</li> <li>• Address matters raised by Biodiversity Conservation Division at Appendix B</li> </ul>		
<p><b>16. Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>• Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils.</li> <li>• Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> <li>- surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines,</li> <li>- downstream assets and watercourses.</li> <li>- groundwater resources in accordance with the Groundwater Guidelines.</li> </ul> </li> <li>• Address matters raised by Biodiversity Conservation Division and Department of Planning and Environment – Water at Appendix B</li> </ul>	<b>Section 18.0</b>	<b>Appendix L Appendix R</b>
<p><b>17. Geotechnical and Mine Subsidence</b></p> <ul style="list-style-type: none"> <li>• Identify and assess geotechnical issues, noting the implications for slope stability and rehabilitation</li> <li>• Identify and assess mine subsidence issues noting any risk factors associated with the former mining uses at or surrounding the site</li> <li>• Outline measures that would be implemented to avoid, minimize, manage or remediate potential subsidence or geotechnical issues encountered at the site.</li> <li>• Address matters raised by Subsidence Advisory NSW in Appendix B</li> </ul>	<b>Section 19.0 Section 20.0</b>	<b>Appendix R Appendix S</b>
<p><b>18. Social</b></p> <ul style="list-style-type: none"> <li>• Prepare a Social Impact Assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects, which: <ul style="list-style-type: none"> <li>- identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project</li> <li>- considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected</li> <li>- assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest</li> <li>- includes mitigation measures for likely negative social impacts, and any proposed enhancement measures</li> <li>- details how social impacts will be adaptively monitored and managed over time</li> </ul> </li> </ul>	<b>Section 24.0</b>	<b>Appendix U Appendix V</b>

Requirement	Relevant report section	Relevant appendix
<p><b>19. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>• Include a noise and vibration assessment in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers (both within and external to the site) and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<p><b>Section 21.0</b></p>	<p><b>Appendix X</b> <b>Appendix Y</b></p>
<p><b>20. Construction</b></p> <ul style="list-style-type: none"> <li>• Include an assessment of any potential impacts of construction on the amenity of the surrounding area (including the public domain and areas within the site that was been completed) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and identify required measures to mitigate potential impacts to acceptable levels</li> <li>• Include a Construction and Pedestrian and Traffic Management Plan for Stage 1 addressing: <ul style="list-style-type: none"> <li>– details of peak hour and daily construction and servicing vehicle movements and access arrangements and cumulative impact from surrounding development sites, on the local road network, public transport services and parking (including the temporary loss of parking on the site)</li> <li>– road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity</li> <li>– details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements</li> <li>– details of temporary cycling and pedestrian access during construction demonstrating that pedestrian and bicycle rider movements along footways and cycleways are maintained at all times during construction activities. Should the development require closure of either facility, adequate safety measures and diversion measures to limit time delay and detour distances should be detailed</li> <li>– assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.</li> </ul> </li> <li>• Include a Concept Construction Management Plan for subsequent stages that details the intended construction for subsequent stages of the development, including: <ul style="list-style-type: none"> <li>– construction timeframes and sequencing</li> <li>– vehicle numbers to be generated by each stage of construction</li> <li>– vehicle paths for each stage of construction</li> </ul> </li> </ul>	<p><b>Section 4.9</b> <b>Section 4.10</b> <b>Section 10.0</b> <b>Section 21.4</b> <b>Section 21.5</b> <b>Section 22.1</b></p>	<p><b>Appendix L</b> <b>Appendix M</b> <b>Appendix Y</b> <b>Appendix Z</b> <b>Appendix BB</b></p>
<p><b>21. Servicing and Waste</b></p> <ul style="list-style-type: none"> <li>• Identify, quantify and classify the likely waste to be generated during construction including the disposal facility nominated for each waste type during construction</li> <li>• Describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste</li> <li>• Identify appropriate servicing arrangements (including but not limited to, waste management storage and collection, loading zones and mechanical plant) for the site.</li> </ul>	<p><b>Section 4.8</b> <b>Section 22.0</b></p>	<p><b>Appendix L</b> <b>Appendix AA</b> <b>Appendix BB</b></p>
<p><b>22. Infrastructure and Utilities</b></p> <ul style="list-style-type: none"> <li>• Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site</li> <li>• Identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained</li> </ul>	<p><b>Section 4.8</b> <b>Section 23.0</b></p>	<p><b>Appendix L</b></p>

Requirement	Relevant report section	Relevant appendix
<ul style="list-style-type: none"> <li>Consider the environmental and amenity impacts of any infrastructure upgrades including (but not limited to) wastewater services</li> <li>Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development</li> <li>Provide detailed infrastructure plans for the Stage 1 area detailing the alignment and location of utilities and stormwater services</li> <li>Provide concept infrastructure plans for the Concept Plan area outlining the serviceability of these precincts and indicative alignments.</li> <li>Address any requirements of the Transport and Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure</li> <li>Address the matters raised by NSW EPA in Appendix B</li> </ul>		
<p><b>23. Staging</b></p> <ul style="list-style-type: none"> <li>Details of how construction and operation would be managed and any impacts mitigated.</li> <li>details of the staging and/or sequencing of the proposed development and how development over LGA boundaries would be managed.</li> </ul>	<p><b>Section 4.10</b></p>	<p><b>Appendix F</b> <b>Appendix Z</b></p>
<p><b>24. Public Benefit and Development Contributions</b></p> <ul style="list-style-type: none"> <li>Address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Councils, the Department and relevant State agency must be consulted, and comments addressed prior to lodgement</li> <li>Assess the economic and social impacts of the development including consideration of any increase in demand for community infrastructure and services</li> <li>Address matters raised by Cessnock Council at Appendix B.</li> </ul>	<p><b>Section 4.11</b> <b>Section 24.8</b></p>	<p><b>Appendix V</b> <b>Appendix W</b> <b>Appendix CC</b> <b>Appendix DD</b></p>
<p><b>25. Huntlee Development Control Plan</b></p> <ul style="list-style-type: none"> <li>Include evidence of consultation with both Cessnock and Singleton Council's regarding the Huntlee Development Control Plan (DCP) to identify whether an amendment to the DCP is required to accommodate the proposal</li> <li>Detail compliance with the DCP including any amendments underway to accommodate the proposal</li> </ul>	<p><b>Section 5.6</b> <b>Section 6.0</b></p>	<p><b>Appendix H</b> <b>Appendix II</b> <b>Appendix JJ</b> <b>Appendix GG</b></p>