

Wednesday, 13 June 2012

Have your say on development standards for Huntlee

The public is being invited to comment on a draft plan to promote housing diversity, walkable villages and a vibrant town centre across a 1,702 hectare site in the NSW Hunter Valley.

The draft development control plan (DCP) for the Huntlee site, located south of Branxton in the Hunter Valley, is being publicly exhibited by the NSW Department of Planning and Infrastructure for one month from **Wednesday 13 June to Friday 13 July 2012**.

The draft DCP proposes comprehensive development standards to promote a range of housing types and lot sizes, as well as a distinct village character. Four separate villages are proposed across the Huntlee site, in addition to a town centre.

The development controls divide the site into distinct villages, with each required to have local shops and facilities within walking distance for most residents. The draft DCP also establishes a framework for where parks and recreation facilities should be located and outlines development controls to achieve a sustainable and vibrant town centre.

The Huntlee site has already been listed as a state significant site and zoned to support a range of uses including:

- Residential land to support up to 7,500 homes, accommodating some 20,000 new residents;
- Around 200 hectares of employment land; and
- Some 624 hectares of conservation land and open space.

The state significant site listing requires a DCP to be in place to establish a framework to guide future development, before any subdivision works or construction can be approved. Development applications would then be assessed against the DCP.

The department is currently assessing a Stage 1 project application to subdivide part of the Huntlee site into 1,701 residential lots for 2042 dwellings, 50.5 hectares of mixed use employment lands and associated infrastructure including landscaping, open space, recreation areas, roads and drainage. The department is awaiting the proponent's response to submissions and final development proposal.

Project applications for future subdivision stages will need to be assessed by the local council. Construction of houses and buildings will require a development application to be lodged with the council, or a complying development approval from the council or a private certifier.

The draft DCP was prepared by the department in consultation with Cessnock and Singleton councils and the proponent to promote high quality urban design, as well as environmental, social and economic sustainability. The draft DCP sets standards across a range of criteria including:

- The overall layout and vision for the development of the site;
- Subdivision design including character, road layout, public domain and minimum lot sizes;
- Residential development controls, including the amenity of the streetscape, safety, visual and acoustic privacy and sustainable building design;
- Design controls for industrial and business park development; and
- Management of environmental issues including riparian corridors, flooding, salinity, heritage, bushfire management, contamination and mine subsidence.

A copy of the draft DCP can be viewed on the department's website, by visiting www.planning.nsw.gov.au/onexhibition. The documents are also available to view during opening hours at:

- **Department of Planning and Infrastructure** - Information Centre, 23-33 Bridge Street, Sydney;
- **Department of Planning and Infrastructure** – Hunter office, Price Waterhouse Coopers Centre, Level 2, 26 Honeysuckle Drive, Newcastle;
- **Cessnock City Council** – 62-78 Vincent Street, Cessnock;
- **Singleton Council** – Corner Queen Street and Civic Ave, Singleton;
- **Cessnock Library** – 65-67 Vincent Street, Cessnock; and
- **Singleton Library** – 8-10 Queen Street, Singleton.

Submissions can be lodged until **Friday 13 July** and can be:

- Emailed to plan_comment@planning.nsw.gov.au;
- Faxed to (02) 9228 6455; or
- Posted to Director, Strategic Assessment, Department of Planning and Infrastructure, GPO Box 39, SYDNEY NSW 2001.

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