

Wednesday, 3 October 2012

### **Comment sought on changes to Huntlee development plans**

The public is being invited to comment on a revised scheme for a major new community in the NSW Hunter Valley, along with a draft agreement outlining proposed developer contributions towards state infrastructure.

The proponent, Huntlee Pty Ltd, has prepared a revised proposal for the initial subdivision of the Huntlee site, located south of Branxton. This follows a public exhibition of the original proposal last year.

The revised proposal – known as a preferred project report – is being publicly exhibited by the NSW Department of Planning and Infrastructure from **Wednesday 3 October to Friday 2 November 2012**.

The department is inviting further comments on the revised aspects of the proposal, which will be considered by the department along with the earlier submissions already received.

Huntlee Pty Ltd is seeking planning approval for subdivision of the 355 hectare stage 1 area including:

- 1,521 residential lots for up to 1,802 homes, including some multi-dwelling lots and some large-lot residential;
- Six residential super lots for future subdivision;
- Super lot subdivision for the first part of the Huntlee town centre; and
- Construction of associated infrastructure including landscaping, open space, recreation areas, roads and drainage.

As part of the revised plans, 180 fewer residential lots and 240 fewer dwellings are now proposed as part of stage 1.

Meanwhile, the area proposed for mixed use development in the town centre, including employment land, has increased from 50.5 hectares to 57.5 hectares.

The proponent has also amended the proposed location of education land for a future primary school, and made changes to roads and traffic controls in response to issues raised in the submissions.

A proposed voluntary planning agreement (VPA) for the stage 1 development is also being made available for comment. The VPA details a proposal by Huntlee Pty Ltd to make a contribution of \$105,340 per net developable hectare towards regional roads infrastructure.

This funding will either be provided directly to the NSW Government to spend on regional roads infrastructure, or would represent the value of works by Huntlee Pty Ltd to an upgrade of the Wine Country Drive.

This contribution is in line with the draft Lower Hunter special infrastructure contribution, as exhibited in early 2011.

The agreement also proposes to dedicate three hectares of land to the NSW Government for a future primary school, prior to the 800<sup>th</sup> dwelling being developed.

A separate VPA was adopted last year for the larger Huntlee state significant site to provide for biodiversity offsets, including dedicating environmental conservation lands to the NSW Government and contributing to their maintenance.

The public exhibition of the revised stage 1 proposal and VPA follows the department's exhibition earlier this year of a draft development control plan for the broader Huntlee site.

After the exhibition period, the department will finalise its assessment of the stage 1 subdivision application before referring it to the Planning Assessment Commission to determine. The Minister for Planning and Infrastructure will be responsible for making the VPA.

The revised proposal and draft planning agreement can be viewed on the department's website, by visiting [www.planning.nsw.gov.au/onexhibition](http://www.planning.nsw.gov.au/onexhibition).

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Note: The Department of Planning and Infrastructure is issuing this media release to encourage the community to take part in the planning process. However, it is the role of the proponent (either through its documents published on our website or otherwise) to provide further specific details about the proposal.