

07303
13 August 2007

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Oliver Klein

Dear Mr Klein,

**HUNTLEE NEW TOWN DEVELOPMENT – STAGE 1 SUBDIVISION AND INFRASTRUCTURE WORKS
PROJECT APPLICATION**

We are writing on behalf of Huntlee Holdings Pty Ltd, the proponent for the development of the Huntlee New Town near Branxton in the Hunter Valley. A concept plan and State Significant Site submission are currently being prepared for the proposal following advice from the Department on the 19th April 2007 that the Minister had formed the opinion that the Project was subject to Part 3A of the *Environmental Planning and Assessment Act 1979*.

The purpose of this letter is to request that the Director General issue requirements for the preparation of an Environmental Assessment to accompany a Project Application for Stage 1 works. The Stage 1 works relate to the following components of the Huntlee development:

- Subdivision associated with the first residential neighbourhood;
- Subdivision associated with the first component of the employment lands;
- Subdivision for the rural residential development; and
- Site preparation, infrastructure, road works and open space associated with the above.

The Environmental Assessment for the Stage 1 works is proposed to be submitted to the Department shortly after submission of the Environmental Assessment for the concept plan and State Significant site documentation. The Stage 1 Project Application will be consistent with the Concept Plan and proposed zoning controls for the State Significant Site submission.

To support the request for the Director-General's requirements relating to the environmental assessment, a Preliminary Assessment relating to the project is attached. The Preliminary Assessment provides detail on the site location, an outline of the project, and identifies the key likely environmental and planning issues associated with the proposal.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962.

Yours faithfully

A handwritten signature in blue ink, reading "Gordon Kirkby". The signature is written in a cursive style with a large initial 'G' and 'K'.

Gordon Kirkby
Associate

Enc. **Preliminary Assessment Huntlee New Town – Stage 1**