

Department of Planning and Environment



Contact: Department of Climate Change, Energy, the Environment and Water-Water Group

Phone: 1300081047

Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2026-10271

Your ref: DA2025/01348

19 May 2026

The General Manager
NEWCASTLE CITY COUNCIL
282 King Street, Greater Newcastle New South Wales 2300

Attention: William Toose

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2026-10271 - Controlled Activity Approval Not Required
Dev Ref: DA2025/01348
Description: The proposed development includes commercial premises, ground-level retail and shop-top housing comprising a podium structure with two (2) towers above.
Location: Lot 1, DP867617, 711 HUNTER STREET NEWCASTLE WEST 2302

The Department of Climate Change, Energy, the Environment and Water-Water Group has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000 (WM Act), a controlled activity approval is not required for the proposed works and no further assessment by this agency is necessary.

Controlled Activity Not Required

The subject works relate to surface water extraction, dam construction, or groundwater/aquifer interference, in this instance these works are regulated by WaterNSW under the Water Management Act 2000. Please refer this IDAS to WaterNSW for assessment

If you have any questions regarding this correspondence, please use Water Assist to obtain further information or make an enquiry:
<https://www.dpie.nsw.gov.au/water/water-assist>

Yours Sincerely

For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water

15 January 2026

File No: NTH25/00301/003
Your Ref: DA2025/01348

Chief Executive Officer
City of Newcastle
PO Box 489
NEWCASTLE NSW 2300

Attention: Eliza Arnott

DA2025/01348, Shop Top Housing / Commercial Development, Lot 1/-/DP867617, 711 Hunter Street, Newcastle West

Thank you for referring the abovementioned Development Application to Transport for NSW (TfNSW) on 19 January 2026 for advice in accordance with Section 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the [Connecting NSW Strategy](#).

Stewart Avenue (HW10) is a classified (State) road, King Street (MR188) is a classified (Regional) road and Hunter Street and National Park Streets are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information and provides the following comments to assist the consent authority in making a determination:

1. Modelling appears to be undertaken for the year opening only. As a minimum, development scenarios should include; existing; existing plus development; and, existing plus development, plus the 10-year horizon.

Council should be satisfied that the modelling adequately considers the proposed development to determine whether transport infrastructure upgrades are required to mitigate any transport impact of the development on the classified state road network, particularly Stewart Avenue /King Street intersection.

Note: it is unclear whether the Traffic Impact Assessment (TIA) has accounted for the cumulative impacts of other approved developments within the vicinity that are not yet operational.

2. It is recommended the distributions and sensitivity testing are reviewed as it appears the modelling applies 100% inbound office/retail AM arrivals and 100% outbound PM departures rather than relying on context-specific trip profiles and local data, as recommended in *TfNSW Guide to Transport Impacts Assessment (GTIA)*.
3. There are inaccuracies in the current network configuration, including the depiction of a 60 km/h speed limit and two lanes in each direction on Hunter Street.

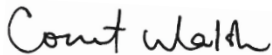
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The Hunter Street Trial Cycleway (Stage 1) introduces separated cycle lanes, lane reductions, and a 40 km/h speed limit between National Park Street and Worth Place. In addition, Stage 2 is proposed to extend these treatments west of National Park Street to Ivy Street, Wickham.

4. TfNSW support the provision of bicycle storage and end-of-trip facilities to encourage travel by active transport modes. Council should be satisfied that adequate bicycle storage and end-of-trip facilities are provided for all visitors and occupants of the development.
5. TfNSW note the TIA focuses on walking, cycling and public transport as suitable alternatives for the development and recommends further consideration to the following:
 - a. the upgrade of the existing Pedestrian Crossing at the north of National Park Street to a Raised Pedestrian (wombat) crossing, including provision of lighting to current standard, and
 - b. upgrade of existing kerb ramps at signalised pedestrian crossings adjacent to the development to current standards.

TfNSW is available to review any further information submitted in relation to the development application or to meet with Council and the Applicant to further discuss TfNSW comments. Should you require further information please contact Kane Hitchcock, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au

Yours faithfully



Court Walsh
Team Leader Development Services
Technical Advice & Development Services
Transport Planning
Planning, Integration & Passenger

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28 April 2026

File No: NTH25/00301/004
Your Ref: DA2025/01348

Chief Executive Officer
City of Newcastle
PO Box 489
NEWCASTLE NSW 2300

Attention: William Toose

DA2025/01348, Shop Top Housing / Commercial Development, Lot 1/-/DP867617, 711 Hunter Street, Newcastle West

Thank you for referring the abovementioned Development Application to Transport for NSW (TfNSW) on 08 April 2026 for advice in accordance with Section 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the [Connecting NSW Strategy](#).

King Street (MR188) is a classified (Regional) road and Hunter Street and National Park Streets are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the Roads Act 1993.

TfNSW has reviewed the referral for the subject development application and confirms that the advice recently provided 15 January 2026 remains current.

Based on the information assessed, TfNSW does not require the provision of red-arrow protection at the signalised intersection of King Street and National Park Street for this application. Accordingly, this requirement has not been included in the referral response.

TfNSW is available to review any further information submitted in relation to the development application or to meet with Council and the Applicant to further discuss TfNSW comments. Should you require further information please contact Kane Hitchcock, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au

Yours faithfully



Holly Taylor
Team Leader Development Services
Technical Advice & Development Services
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07/05/2026

William Toose
Newcastle City Council
PO Box 489
NEWCASTLE
NSW 2300

Dear William

**Proposed Development at 711 HUNTER STREET NEWCASTLE WEST,
Development Application No. DA2025/01348**

I am responding to your Development Application referral dated 07/04/2026 concerning the above development. This letter is Ausgrid's response under clause 2.48(2) of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#).

As you would be aware, the assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 4.15 of the [Environmental Planning and Assessment Act 1979 No 203 - NSW Legislation](#)

In this regard, Ausgrid has assessed this DA with consideration of the existing Ausgrid's infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Please note the following information in relation to the construction of the development:

Underground Mains

The works described in your notification are also in the vicinity of 11kV & 415V underground electricity assets including a chamber substation on National Park St. In addition to DBYD searches I recommend that you to conduct a ground search to locate electricity assets immediately prior to commencing work to check for updates of installed utilities.

Please refer to Ausgrid's Network Standard 156 - Working near or around underground cables which can be found on Ausgrid's website at www.ausgrid.com.au and Workcover Document- 'Work Near Underground Assets'

Any alterations to Ausgrid's underground electricity mains will be Contestable Works and funded by Developer.

Ausgrid has a chamber substation accessed from National Park street that feeds the surrounding area, the timing of the decommissioning & demolition of this substation must be negotiated with **AUSGRID** prior to commencement of any demolition works in this stage.

There are also 11kV & 415V underground cables in the footpaths of King Street & National Park Street adjacent to the site boundaries.

Clearance to 'As Constructed' Development assessed to be Compliant

Based on the design of the development provided, it was identified that the "as constructed" minimum clearances to the Ausgrid network will not be encroached by the development. However it remains the responsibility of the proponent to ensure the building complies with relevant Ausgrid network standards.

Supply Of Electricity

It is recommended for the developer to engage an electrical consultant/contractor to complete an Connection Application via <https://www.ausgrid.com.au/Connections/Get-connected> "Connection Application – Large, Multiple and Remote Connections" for the connection of the opposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development. For some developments, a substation may be required on-site.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be exposed to a lengthy design and construction period. The submission of the Connection Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Service and Installation Rules of New South Wales requires each lot within a subdivision to have a single separate supply, free of encroachment.

If electricity supply to the Lot(s) is a consent condition, the developer is to apply for a Notice of Arrangements letter from Ausgrid at or near the completion of this work, via the following link: <https://www.ausgrid.com.au/Connections/special-connections/subdivisions>

In cases where electricity supply to the Lot(s) is a consent condition, It is a requirement that Notification of Arrangements for the Provision of Electricity Supply letter be issued by Ausgrid for each stage, before council release the plan of subdivision for registration at Land and Property Information.

Ausgrid will only issue the Notice of Arrangement after the connection assets have been installed and, if applicable, satisfactory arrangements have been made for Ausgrid to be granted registered easements or leases for any network infrastructure installed on private land.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au for information regarding connecting to Ausgrid's network.

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



Chris Jeffery

Engineering Officer

Newcastle Design & Planning Portfolio

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🌐 www.ausgrid.com.au

Ausgrid Reference: TRIM: 2021/12375/672 SAP: 1900166795