

18 February 2026

File No: NTH25/00258/002  
Your Ref: SSD-82276964

Director  
Department of Planning, Housing & Infrastructure  
NSW Major Projects Portal

**Attention: Fiona Dowler**

**Review of Environmental Impact Statement - SSD-82276964 - Mixed Use Development at Lot 109/-/DP786055; 47 Darby Street, Cooks Hill**

I refer to the abovementioned State Significant Development Application referred to Transport for NSW (TfNSW) on 03 February 2026 for comment in accordance with section 56 (2)(b)(i) of Environmental Planning & Assessment Regulation 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](#).

Darby Street (MR188) is a classified (Regional) road and Tyrell Street is a local road. 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. Consistent with the NSW Road Management Arrangements, it is appropriate for local councils to consider and determine whether traffic and access arrangements associated with development proposals on classified Regional roads are acceptable from a safety, efficiency, and network-operation perspective.

At this location, Darby Street is a classified Regional road for which City of Newcastle Council is the Roads Authority under Section 7 of the *Roads Act 1993*.

As the Roads Authority, Council sets the relevant standards, determines priorities, and undertakes works on this road. It is therefore appropriate for Council to assess and determine whether the arrangements proposed as part of the development are suitable, taking into account the applicable standards and guidelines.

On this basis, Transport for NSW entrusts Council to assess and manage the transport impacts arising from this development application.

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2. Approval of regulatory devices on Regional and Local roads, including signs and line marking, are delegated to local councils in accordance with the Transport for NSW '[Prescribed Traffic Control Devices and Regulation of Traffic](#)'.

As per the Delegation, it is recommended any design plans for road upgrades associated with the development are referred to the Local Transport Forum for consideration of regulatory devices.

3. Given the proximity of the subject site to light rail and bus corridors, the Construction Pedestrian Traffic Management Plan (CPTMP) should address public transport priority protection (e.g. no queuing across platforms or bus stops and no stop closures in peak times without substitute measures).
4. Should the development application be approved, any proposed or conditioned works on Darby Street (MR188) will require consent from Council under Section 138 of the *Roads Act 1993*. Provided Council is satisfied the design for the works is acceptable (taking relevant standards and guidelines into consideration), TfNSW would issue its concurrence under Section 138 of the *Roads Act 1993*.

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](mailto:development.north@transport.nsw.gov.au).

Yours faithfully



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