



Our ref: DOC26/347630-2

24 June 2026

Rosie Turner
Senior Planning Officer
Housing Delivery Assessments
Department of Planning Housing and Infrastructure

(Via Major Projects Portal)

**Mixed Use Development,
Corner of Union and Kenrick Streets, The Junction – SSD-89050708
No Comment on Environmental Impact Statement**

Dear Ms Turner

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to review the Environmental Impact Statement (EIS) for the proposed Mixed-Use Development, Corner of Union and Kenrick Streets, The Junction.

The EPA understands the proposal is for a new mixed-used residential housing development with 38 apartments (two affordable housing) and involves the demolition of existing buildings and structures on site, excavation and associated site preparation works, construction of two levels of basement parking plus a seven storey building with ground floor retail, commercial and residential premises on Level 1, shop-top housing on Levels 2 to 6, landscaping and associated works.

Based on the information provided, the EPA has no comment on this proposal, and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) and so, will not require an Environment Protection Licence under this Act.
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority (ARA).
- the site is not being regulated by the EPA under the *Contaminated Land Management Act 1997*.

The EPA recommends that you consult with City of Newcastle Council who will be the ARA for the proposed development under the POEO Act if approved.

Please contact Anna Timbrell at environmentprotection.planning@epa.nsw.gov.au if you have any further questions about this matter.

Yours sincerely

CHRISTIE JACKSON
Unit Head – Industry Assessments
NSW Environment Protection Authority

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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