

Hunter Electrical Opportunity Report

Every development application, complying development certificate and construction certificate lodged with the five Hunter councils in the fortnight to 10 September 2026 — scored, filtered, and turned into a call list.

Coverage Newcastle · Lake Macquarie · Maitland · Port Stephens · Cessnock **Period** 27 August 2026 to 10 September 2026

Source NSW Planning Portal ePlanning open data (CC-BY)

NEW OR UPDATED 1,107 projects across five councils in the 14 days to 10 Sep	WORTH ACTING ON 15 7 high priority, 8 medium — the rest is filtered out for you	VERIFIED CONSTRUCTION VALUE \$1.22bn declared cost, cross-checked against floor area and dwelling counts	ESTIMATED ELECTRICAL SHARE \$93.9m+ range \$93.9m – \$160.5m; an estimate, not a quote	BUILDERS NAMED 126 certificates that name the building company, so you know who to ring
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Ring these this week

11 PROJECTS · CERTIFICATE STAGE

These have passed the certificate stage, which means the builder is appointing trades right now or has just done it. This is the shortest window in the whole pipeline

and the only section where a phone call this week changes the outcome. Where the certificate names the building company, we have printed it.

01

COMMERCIAL

100

SCORE

Mixed use development (280 dwellings), Newcastle West

309 King Street Newcastle West 2302 · Newcastle

● Construction certificate lodged · Under Assessment · updated 9 Sep

CROSS-CHECKED

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	STOREYS	FROM NEWCASTLE CBD
\$80,300,000	\$7.2m – \$12.0m (9–15% est.)	280	16	2 km

BUILDER ON THE CERTIFICATE

GWH BUILD PTY LTD

LIKELY ELECTRICAL SCOPE

– Main switchboard and distribution

– LED lighting and controls

– Data cabling and comms

– Base-build and tenancy metering

– EV charging infrastructure

– Access control, CCTV and intercom

– Mechanical services power

– Emergency and exit lighting

WHAT TO DO ABOUT IT

Call within 2 weeks

CC is lodged, so the builder is pricing and awarding packages. This is the last clean window to get on the tender list.

Who: GWH BUILD PTY LTD — site manager or contracts administrator

WHY IT SCORED

+ Builder named in the certificate

+ 280 dwellings

+ Commercial/industrial BCA class

CFT-1024947

NSW Planning Portal reference · verify on the council DA tracker before quoting

Shop top housing, Newcastle West

924 Hunter Street Newcastle West 2302 · **Newcastle**

● Construction certificate lodged · Under Assessment · updated 2 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	LOTS	FROM NEWCASTLE CBD
\$6,565,956	\$591k – \$985k (9–15% est.)	194	2 km

BUILDER ON THE CERTIFICATE

DECODE CONSTRUCTION PTY LTD

LIKELY ELECTRICAL SCOPE

- Main switchboard and distribution
- LED lighting and controls
- Data cabling and comms
- Base-build and tenancy metering
- EV charging infrastructure
- Access control, CCTV and intercom
- Mechanical services power
- Emergency and exit lighting

WHAT TO DO ABOUT IT

Call within 2 weeks CC is lodged, so the builder is pricing and awarding packages. This is the last clean window to get on the tender list.

Who: DECODE CONSTRUCTION PTY LTD — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class
- + 194 lots

CROSS-CHECKED AGAINST A SECOND SOURCE

Newcastle West is the densest concentration of live high-value construction certificates in the region this cycle.

Source: Tradiesignal analysis of NSW ePlanning data

CFT-1006885 NSW Planning Portal reference · verify on the council DA tracker before quoting

Centre-based child care, Boolaroo

5 Lakeview Street Boolaroo 2284 · Lake Macquarie

● Construction certificate issued · Determined · updated 8 Sep **CROSS-CHECKED**

DECLARED COST	ELECTRICAL OPPORTUNITY	PROPOSED FLOOR AREA	STOREYS	FROM NEWCASTLE CBD
\$3,294,500	\$362k – \$560k (11–17% est.)	633 m²	1	15 km

BUILDER ON THE CERTIFICATE

BROWN COMMERCIAL BUILDING PTY LIMITED

LIKELY ELECTRICAL SCOPE

- Classroom lighting and controls
- Data cabling and AV
- Switchboard upgrades
- Emergency and exit lighting
- Solar PV
- Security, CCTV and access control
- Air conditioning power
- Child-safe outlets and compliance

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: BROWN COMMERCIAL BUILDING PTY LIMITED — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class

CFT-1018137 NSW Planning Portal reference · verify on the council DA tracker before quoting

Centre-based child care, Argenton

415 Lake Road Argenton 2284 · Lake Macquarie

● Construction certificate lodged · Under Assessment · updated 1 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	FROM NEWCASTLE CBD
\$2,158,552	\$237k – \$367k (11–17% est.)	14 km

BUILDER ON THE CERTIFICATE

The Trustee for Vivid ELS Properties 3 Unit Trust

LIKELY ELECTRICAL SCOPE

- Classroom lighting and controls
- Data cabling and AV
- Switchboard upgrades
- Emergency and exit lighting
- Solar PV
- Security, CCTV and access control
- Air conditioning power
- Child-safe outlets and compliance

WHAT TO DO ABOUT IT

Call within 2 weeks CC is lodged, so the builder is pricing and awarding packages. This is the last clean window to get on the tender list.

Who: The Trustee for Vivid ELS Properties 3 Unit Trust — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class

CFT-995972 NSW Planning Portal reference · verify on the council DA tracker before quoting

Residential flat building, Nelson Bay

90 Magnus Street Nelson Bay 2315 · Port Stephens

● Construction certificate issued · Determined · updated 9 Sep **CROSS-CHECKED**

DECLARED COST	ELECTRICAL OPPORTUNITY	PROPOSED FLOOR AREA	STOREYS	FROM NEWCASTLE CBD
\$5,453,572	\$327k – \$545k (6–10% est.)	711 m ²	4	41 km

BUILDER ON THE CERTIFICATE
HPAC PTY LTD

LIKELY ELECTRICAL SCOPE

- Full rough-in and fit-off
- Switchboard and metering
- LED lighting and fans
- Data and TV cabling
- Solar PV and battery
- EV charger provision
- Smoke alarms
- Air conditioning power

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: HPAC PTY LTD — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class

CFT-1025955 NSW Planning Portal reference · verify on the council DA tracker before quoting

Light industry, Gateshead

51 Oakdale Road Gateshead 2290 · Lake Macquarie

● Construction certificate issued · Determined · updated 2 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	STOREYS	FROM NEWCASTLE CBD
\$2,984,500	\$298k – \$537k (10–18% est.)	2	10 km

BUILDER ON THE CERTIFICATE
Safetybuild

LIKELY ELECTRICAL SCOPE

- Three-phase distribution and switchboards
- High-bay lighting
- Machine and plant power
- Solar PV and metering
- EV and forklift charging
- Data cabling and comms racks
- Fire and emergency systems

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: Safetybuild — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class

CFT-1014577 NSW Planning Portal reference · verify on the council DA tracker before quoting

Retail Premise (2 dwellings), Cooranbong

266 Newport Road Cooranbong 2265 · Lake Macquarie

● Construction certificate issued · Determined · updated 1 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	PROPOSED FLOOR AREA	STOREYS	FROM NEWCASTLE CBD
\$2,750,000	\$275k – \$440k (10–16% est.)	2	246 m²	1	32 km

BUILDER ON THE CERTIFICATE**BULLSEYE CONSTRUCTION NSW PTY LTD****LIKELY ELECTRICAL SCOPE**

- Tenancy fitout distribution
- Feature and display lighting
- Refrigeration and kitchen power
- POS and data cabling
- Signage power
- Emergency and exit lighting
- CCTV and alarms

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: BULLSEYE CONSTRUCTION NSW PTY LTD — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate
- + Commercial/industrial BCA class

CFT-1013695 NSW Planning Portal reference · verify on the council DA tracker before quoting**Centre-based child care, Morisset**

4 Stockton Street Morisset 2264 · Lake Macquarie

● Construction certificate issued · Determined · updated 9 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	PROPOSED FLOOR AREA	STOREYS	FROM NEWCASTLE CBD
\$2,750,000	\$302k – \$468k (11–17% est.)	645 m²	2	34 km

LIKELY ELECTRICAL SCOPE

- Classroom lighting and controls
- Data cabling and AV
- Switchboard upgrades
- Emergency and exit lighting
- Solar PV
- Security, CCTV and access control
- Air conditioning power
- Child-safe outlets and compliance

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: Site manager or contracts administrator at the named builder

WHY IT SCORED

- + Commercial/industrial BCA class

CFT-1026394 NSW Planning Portal reference · verify on the council DA tracker before quoting

Office Premise, Rutherford15 Spitfire Place Rutherford 2320 · **Maitland**● Complying development approved · Approved · updated 9 Sep **CROSS-CHECKED**

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	STOREYS	FROM NEWCASTLE CBD
\$8,072,018	\$807k – \$1.3m (10–16% est.)	1	2	36 km

LIKELY ELECTRICAL SCOPE

- Tenancy fitout distribution
- Feature and display lighting
- Refrigeration and kitchen power
- POS and data cabling
- Signage power
- Emergency and exit lighting
- CCTV and alarms
- Car park lighting and ventilation controls

WHAT TO DO ABOUT IT

Call within 2 weeks Complying development is approved and can start immediately. CDC jobs move fast and often have no electrician appointed.

Who: Owner-builder, project home builder or certifier's client

WHY IT SCORED

- + Commercial/industrial BCA class

CDC-380220 **16772-01** NSW Planning Portal reference · verify on the council DA tracker before quoting**Warehouse or distribution centre, Black Hill**16 Viney Creek Drive Black Hill 2322 · **Newcastle**● Complying development approved · Approved · updated 1 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	STOREYS	FROM NEWCASTLE CBD
\$1,700,000	\$170k – \$306k (10–18% est.)	1	19 km

LIKELY ELECTRICAL SCOPE

- Three-phase distribution and switchboards
- High-bay lighting
- Machine and plant power
- Solar PV and metering
- EV and forklift charging
- Data cabling and comms racks
- Fire and emergency systems

WHAT TO DO ABOUT IT

Call within 2 weeks Complying development is approved and can start immediately. CDC jobs move fast and often have no electrician appointed.

Who: Owner-builder, project home builder or certifier's client

WHY IT SCORED

- + Commercial/industrial BCA class

CDC-381206 **CDC/5710942-A** NSW Planning Portal reference · verify on the council DA tracker before quoting

Dwelling house, Warners Bay

91 Warners Bay Road Warners Bay 2282 · Lake Macquarie

• Construction certificate issued · Determined · updated 7 Sep **CROSS-CHECKED**

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	PROPOSED FLOOR AREA	STOREYS	FROM NEWCASTLE CBD
\$2,000,000	\$120k – \$200k (6–10% est.)	1	420 m ²	1	13 km

BUILDER ON THE CERTIFICATE

Graph Builders Pty Ltd

LIKELY ELECTRICAL SCOPE

- Full rough-in and fit-off
- Switchboard and metering
- LED lighting and fans
- Data and TV cabling
- Solar PV and battery
- EV charger provision
- Smoke alarms
- Air conditioning power

WHAT TO DO ABOUT IT

Call this week Construction certificate is issued. Trades are being locked in now or have just been locked in. Ask who holds the electrical package and whether they need a second crew for programme relief.

Who: Graph Builders Pty Ltd — site manager or contracts administrator

WHY IT SCORED

- + Builder named in the certificate

CFT-1005641 NSW Planning Portal reference · verify on the council DA tracker before quoting

High and medium priority, further out

4 PROJECTS

Approved or progressing, but the trades are not being appointed yet. The play here is a short introduction now so that you are already a name when the package goes out.

01

COMMERCIAL

89

SCORE

Mixed use development (131 dwellings), Morisset Park

81 Trinity Point Drive Morisset Park 2264 · Lake Macquarie

● DA on public exhibition · Under Assessment · updated 3 Sep

CROSS-CHECKED

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	LOTS	STOREYS	FROM NEWCASTLE CBD
\$463,012,395	\$41.7m – \$69.5m (9–15% est.)	131	10	8	31 km

LIKELY ELECTRICAL SCOPE

- Main switchboard and distribution
- LED lighting and controls
- Data cabling and comms
- Base-build and tenancy metering
- EV charging infrastructure
- Access control, CCTV and intercom
- Mechanical services power
- Emergency and exit lighting

WHAT TO DO ABOUT IT

Register interest now

Publicly exhibited, so the project is real and progressing. Early contact is cheap and memorable.

Who: Developer or architect

WHY IT SCORED

+ 131 dwellings

+ 10 lots

PAN-657429

DA/1141/2026

NSW Planning Portal reference · verify on the council DA tracker before quoting

02

INDUSTRIAL

75

SCORE

Warehouse or distribution centre, Thornton

31 Glenwood Drive Thornton 2322 · Maitland

● Development approved · Determined · updated 9 Sep

PLAUSIBLE

DECLARED COST	ELECTRICAL OPPORTUNITY	FROM NEWCASTLE CBD
\$2,984,505	\$298k – \$537k (10–18% est.)	21 km

LIKELY ELECTRICAL SCOPE

- Three-phase distribution and switchboards
- High-bay lighting
- Machine and plant power
- Solar PV and metering
- EV and forklift charging
- Data cabling and comms racks
- Fire and emergency systems

WHAT TO DO ABOUT IT

Call within 4-6 weeks

Consent is granted. The next step is a construction certificate, which means the builder is being appointed. Get in front of the developer before the builder is chosen and you inherit their sparky.

Who: Developer or project manager named on the DA

PAN-671711

DA/2025/860:1

NSW Planning Portal reference · verify on the council DA tracker before quoting

Shop top housing (4 dwellings), Merewether

190 Glebe Road Merewether 2291 · **Newcastle**

● Development approved · Determined · updated 3 Sep **CROSS-CHECKED**

DECLARED COST	ELECTRICAL OPPORTUNITY	DWELLINGS	LOTS	FROM NEWCASTLE CBD
\$2,579,500	\$232k – \$387k (9–15% est.)	4	3	3 km

LIKELY ELECTRICAL SCOPE

- Main switchboard and distribution
- LED lighting and controls
- Data cabling and comms
- Base-build and tenancy metering
- EV charging infrastructure
- Access control, CCTV and intercom
- Mechanical services power
- Emergency and exit lighting

WHAT TO DO ABOUT IT

Call within 4-6 weeks Consent is granted. The next step is a construction certificate, which means the builder is being appointed. Get in front of the developer before the builder is chosen and you inherit their sparky.

Who: Developer or project manager named on the DA

PAN-669427 MA2026/01274 NSW Planning Portal reference · verify on the council DA tracker before quoting

6-lot subdivision, Floraville

119 Floraville Road Floraville 2280 · **Lake Macquarie**

● Development approved · Determined · updated 1 Sep **PLAUSIBLE**

DECLARED COST	ELECTRICAL OPPORTUNITY	LOTS	FROM NEWCASTLE CBD
\$633,219	\$76k – \$139k (12–22% est.)	6	14 km

LIKELY ELECTRICAL SCOPE

- Street and public lighting
- Underground reticulation and pits
- Traffic and ITS power
- Pump and plant control
- Earthing systems

WHAT TO DO ABOUT IT

Call within 4-6 weeks Consent is granted. The next step is a construction certificate, which means the builder is being appointed. Get in front of the developer before the builder is chosen and you inherit their sparky.

Who: Developer or project manager named on the DA

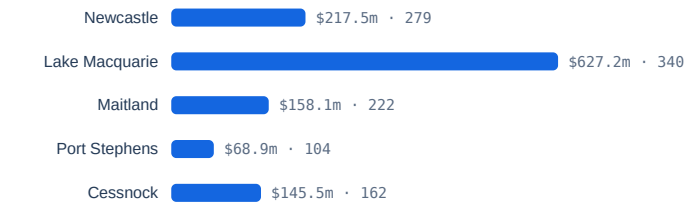
PAN-646720 DA/1321/2022/A NSW Planning Portal reference · verify on the council DA tracker before quoting

The fortnight in numbers

1,107 PROJECTS ANALYSED

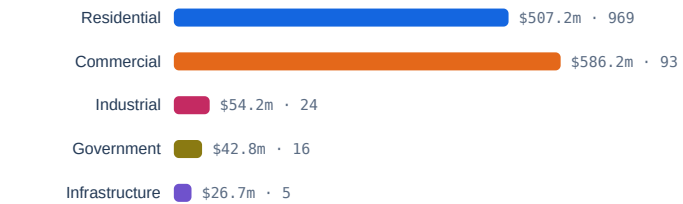
Where the money is, by council

Verified construction value this fortnight, then project count.



Where the money is, by sector

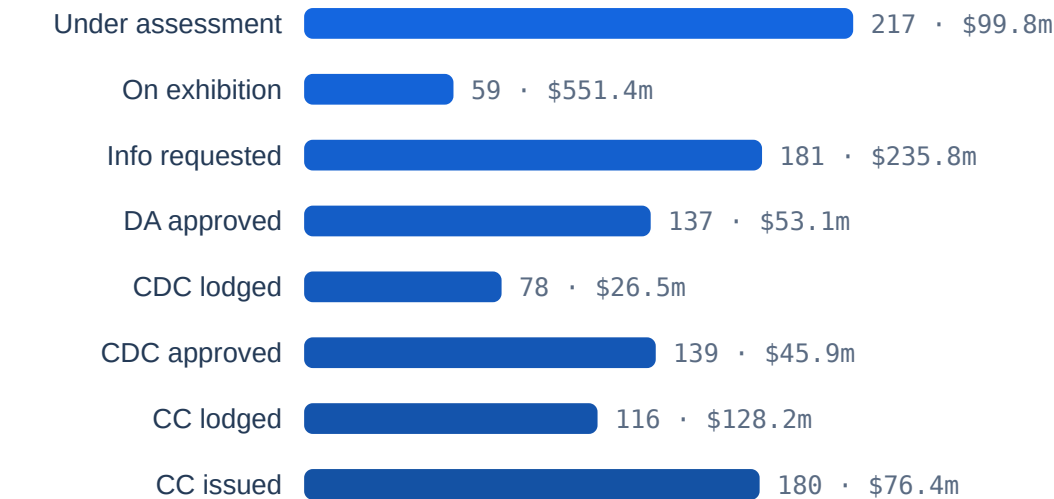
Residential dominates by count; commercial dominates by value.



■ Residential ■ Commercial ■ Industrial ■ Government ■ Infrastructure

Where the fortnight's work sits in the approval pipeline

Count of projects, and verified construction value at each step.
Later steps mean sooner work.



By sector

SCORE 55 AND ABOVE

The same fortnight, sorted the way you probably think about your business. Everything below scored 55 or better; the low-value noise — pools, sheds, fences, decks — has been removed.

 Commercial 8 shown

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
100	Mixed use development (280 dwellings), Newcastle West 309 King Street Newcastle West 2302	Newcastle	Construction certificate lodged	\$80.3m	\$7.2m – \$12.0m	GWH BUILD PTY LTD
100	Shop top housing, Newcastle West 924 Hunter Street Newcastle West 2302	Newcastle	Construction certificate lodged	\$6.6m	\$591k – \$985k	DECODE CONSTRUCTION PTY LTD
89	Mixed use development (131 dwellings), Morisset Park 81 Trinity Point Drive Morisset Park 2264	Lake Macquarie	DA on public exhibition	\$463.0m	\$41.7m – \$69.5m	—
84	Retail Premise (2 dwellings), Cooranbong 266 Newport Road Cooranbong 2265	Lake Macquarie	Construction certificate issued	\$2.8m	\$275k – \$440k	BULLSEYE CONSTRUCTION NSW PTY LTD
82	Office Premise, Rutherford 15 Spitfire Place Rutherford 2320	Maitland	Complying development approved	\$8.1m	\$807k – \$1.3m	—

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
74	Shop top housing (4 dwellings), Merewether 190 Glebe Road Merewether 2291	Newcastle	Development approved	\$2.6m	\$232k – \$387k	—
63	Restaurant or cafe, Newcastle 220 Hunter Street Newcastle 2300	Newcastle	Construction certificate lodged	\$300k	\$30k – \$48k	—
62	Retail Premise, Warners Bay 2/337 Hillsborough Road, Warners Bay NSW 2282	Lake Macquarie	Complying development lodged	\$706k	\$71k – \$113k	—

■ Industrial 8 shown

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
91	Light industry, Gateshead 51 Oakdale Road Gateshead 2290	Lake Macquarie	Construction certificate issued	\$3.0m	\$298k – \$537k	Safetybuild
82	Warehouse or distribution centre, Black Hill 16 Viney Creek Drive Black Hill 2322	Newcastle	Complying development approved	\$1.7m	\$170k – \$306k	—
75	Warehouse or distribution centre, Thornton 31 Glenwood Drive Thornton 2322	Maitland	Development approved	\$3.0m	\$298k – \$537k	—
68	Industrial development, Rutherford 91 Gardiner Street Rutherford 2320	Maitland	Development approved	\$2.8m	\$279k – \$503k	—
65	General industry, Heatherbrae 18 Kierman Circuit Heatherbrae 2324	Port Stephens	DA on public exhibition	\$15.0m	\$1.5m – \$2.7m	—

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
65	General industry, Williamtown 31 Aerospace Avenue Williamtown 2318	Port Stephens	DA on public exhibition	\$10.9m	\$1.1m – \$2.0m	—
64	Warehouse or distribution centre, Mayfield North 151 Ingall Street Mayfield North 2304	Newcastle	DA under assessment	\$2.2m	\$225k – \$405k	—
60	General industry, Maryland 19-21 Carbine Close Maryland 2287	Newcastle	DA under assessment	\$1.8m	\$176k – \$317k	—

■ Government 5 shown

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
95	Centre-based child care, Boolaroo 5 Lakeview Street Boolaroo 2284	Lake Macquarie	Construction certificate issued	\$3.3m	\$362k – \$560k	BROWN COMMERCIAL BUILDING PTY LIMITED
92	Centre-based child care, Argenton 415 Lake Road Argenton 2284	Lake Macquarie	Construction certificate lodged	\$2.2m	\$237k – \$367k	The Trustee for Vivid ELS Properties 3 Unit Trust
83	Centre-based child care, Morisset 4 Stockton Street Morisset 2264	Lake Macquarie	Construction certificate issued	\$2.8m	\$302k – \$468k	—
68	School, Lochinvar 52 Wyndella Road Lochinvar 2321	Maitland	DA on public exhibition	\$21.7m	\$2.4m – \$3.7m	—
56	Centre-based child care, Thornton 16 Portabello Crescent Thornton 2322	Maitland	DA — info requested	\$1.8m	\$198k – \$306k	—

■ Infrastructure 2 shown

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
72	6-lot subdivision, Floraville 119 Floraville Road Floraville 2280	Lake Macquarie	Development approved	\$633k	\$76k – \$139k	—
66	Erection of a new structure, Maitland LGA 109 Mount Vincent Road, East Maitland, NSW	Maitland	DA — info requested	\$21.9m	\$2.6m – \$4.8m	—

■ Residential 8 shown

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
91	Residential flat building, Nelson Bay 90 Magnus Street Nelson Bay 2315	Port Stephens	Construction certificate issued	\$5.5m	\$327k – \$545k	HPAC PTY LTD
74	Dwelling house, Warners Bay 91 Warners Bay Road Warners Bay 2282	Lake Macquarie	Construction certificate issued	\$2.0m	\$120k – \$200k	Graph Builders Pty Ltd
69	Dwelling house, Stockton 144 Fullerton Street Stockton 2295	Newcastle	Construction certificate issued	\$950k	\$57k – \$95k	INSITU BUILDING CO PTY LTD
69	Dwelling house, Charlestown 5 Mimosa Avenue Charlestown 2290	Lake Macquarie	Construction certificate issued	\$630k	\$38k – \$63k	MCDONALD JONES HOMES
69	Subdivision, North Lambton 65 George Street North Lambton 2299	Newcastle	Construction certificate issued	\$596k	\$36k – \$60k	MASTERTON HOMES PTY LIMITED
69	Dwelling house, Georgetown 18 Mabel Street Georgetown 2298	Newcastle	Construction certificate issued	\$500k	\$30k – \$50k	JOCK ARMSTRONG

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
68	Multi-dwelling housing (23 dwellings), Elernore Vale 142 Cardiff Road Elernore Vale 2287	Newcastle	DA under assessment	\$12.7m	\$765k – \$1.3m	—
68	29-lot subdivision, Cessnock 34 Government Road Cessnock 2325	Cessnock	Development approved	\$2.7m	\$108k – \$243k	—

Big applications, early stage

10 PROJECTS OVER \$3M

Nothing to quote here for months. It is on the list because the cheapest lead you will ever get is the one you knew about before the builder was appointed. One introduction email now.

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
68	School, Lochinvar 52 Wyndella Road Lochinvar 2321	Maitland	DA on public exhibition	\$21.7m	\$2.4m – \$3.7m	—
68	Multi-dwelling housing (23 dwellings), Elernore Vale 142 Cardiff Road Elernore Vale 2287	Newcastle	DA under assessment	\$12.7m	\$765k – \$1.3m	—
66	Erection of a new structure, Maitland LGA 109 Mount Vincent Road, East Maitland, NSW	Maitland	DA — info requested	\$21.9m	\$2.6m – \$4.8m	—
65	General industry, Heatherbrae 18 Kierman Circuit Heatherbrae 2324	Port Stephens	DA on public exhibition	\$15.0m	\$1.5m – \$2.7m	—
65	General industry, Williamtown 31 Aerospace Avenue Williamtown 2318	Port Stephens	DA on public exhibition	\$10.9m	\$1.1m – \$2.0m	—
63	Demolition, Kahibah 101 Wallsend Street Kahibah 2290	Lake Macquarie	Development approved	\$3.9m	\$234k – \$390k	—
62	Multi-dwelling housing (26 dwellings), Toronto 163 Excelsior Parade Toronto 2283	Lake Macquarie	DA — info requested	\$6.5m	\$390k – \$650k	—

SCORE	PROJECT	COUNCIL	STAGE	COST	ELECTRICAL EST.	BUILDER
61	473-lot subdivision, Bellbird Heights 254 Wollombi Road Bellbird Heights 2325	Cessnock	DA — info requested	\$69.7m	\$2.8m – \$6.3m	—
60	Tourist and visitor accommodation, Newcastle 110 Scott Street Newcastle 2300	Newcastle	DA — info requested	\$7.5m	\$755k – \$1.2m	—
57	31-lot subdivision, Wyee 1487 Hue Hue Road Wyee 2259	Lake Macquarie	DA under assessment	\$4.0m	\$159k – \$358k	—

Builder watchlist

TOP 15 BY TRACKED VALUE

This is the part no council website will give you. Construction certificates name the building company, so over time you can see who is actually building in the Hunter and how much of it. Treat this as your target account list: winning one relationship here is worth more than fifty cold quotes.

#	BUILDER	TRACKED VALUE	JOBS	NEW THIS FORTNIGHT	LARGEST TRACKED PROJECT
01	BLOC CONSTRUCTIONS (NSW) PTY LIMITED Newcastle	\$233.5m	1	0	Mixed use development (351 dwellings), Newcastle West \$233,534,640
02	SOUTHERN CROSS ELECTRICAL ENGINEERING LIMITED Newcastle	\$208.0m	1	0	Electricity generating facility (non-solar or wind), Mayfield West \$208,000,000
03	GWH BUILD PTY LTD Newcastle	\$109.8m	4	2	Mixed use development (280 dwellings), Newcastle West \$80,300,000
04	MAINBRACE CONSTRUCTIONS (NSW) PTY LTD Lake Macquarie	\$29.3m	1	0	Retail Premise, Belmont North \$29,259,826
05	Patterson Building Group Pty Limited Newcastle	\$20.5m	1	0	Seniors housing (40 dwellings), Shortland \$20,519,856
06	SNL Building Constructions Pty Ltd Lake Macquarie, Newcastle	\$18.6m	4	0	Multi-dwelling housing (38 dwellings), Waratah West \$13,348,214
07	Graph Builders Pty Ltd Lake Macquarie	\$16.2m	4	1	Erection of a new structure, Cooranbong \$5,829,334
08	MCDONALD JONES HOMES Cessnock, Lake Macquarie, Maitland, Port Stephens	\$15.5m	28	4	Dwelling house, Mulbring \$918,530
09	BROWN COMMERCIAL BUILDING PTY LIMITED Lake Macquarie, Maitland, Newcastle	\$14.9m	4	1	Centre-based child care, Lochinvar \$4,865,604
10	EDEN BRAE HOLDINGS PTY LIMITED Cessnock, Lake Macquarie, Maitland, Newcastle	\$10.1m	21	10	Dwelling house, Speers Point \$795,846
11	MONTGOMERY HOMES PTY LTD Cessnock, Lake Macquarie, Maitland, Newcastle, Port Stephens	\$9.4m	13	2	Dwelling house, Nelson Bay \$1,130,338

#	BUILDER	TRACKED VALUE	JOBS	NEW THIS FORTNIGHT	LARGEST TRACKED PROJECT
12	MCDONALD JONES COMMUNITIES PTY LIMITED Cessnock, Maitland	\$8.4m	23	6	2-lot subdivision, Cessnock LGA \$577,605
13	CLARENDON HOMES (NSW) PTY LTD Cessnock, Lake Macquarie, Maitland	\$8.1m	10	2	Subdivision, Warners Bay \$978,214
14	DECODE CONSTRUCTION PTY LTD Newcastle	\$7.7m	2	1	Shop top housing, Newcastle West \$6,565,956
15	MOJO HOMES PTY LIMITED Cessnock, Lake Macquarie, Maitland, Newcastle, Port Stephens	\$7.2m	10	1	Secondary dwelling, Cameron Park \$1,046,930

Where to point the ute

TOP 12 SUBURBS

Busiest suburbs this fortnight

Verified construction value, then number of projects. Useful for planning a run of site visits in one trip.

Morrisset Park		\$463.2m · 3
Newcastle West		\$87.0m · 4
Bellbird Heights		\$69.7m · 1
Address not supplied		\$67.3m · 87
Lochinvar		\$39.9m · 35
Rutherford		\$20.2m · 11
Merewether		\$19.3m · 31
Heatherbrae		\$16.3m · 7
Chisholm		\$14.8m · 24
Elmore Vale		\$14.7m · 4
Edgeworth		\$12.6m · 24
Nelson Bay		\$12.4m · 16

The public pipeline

\$6.4BN OF FUNDED WORK

State and federally funded Hunter work does not appear in council development application data, because it runs through separate approval pathways. This section is compiled by hand from the NSW Budget papers and agency announcements. These are the jobs that will still be going in three years.

Hunter-Central Coast Renewable Energy Zone network infrastructure

up to \$3.9bn private investment

Where Upper Hunter to Central Coast, incl. Newcastle, Lake Macquarie, Port Stephens **Stage** Construction from early 2026

Source [EnergyCo NSW](#)

Ausgrid selected to design, build, finance, operate and maintain. Adds 1 GW of transfer capacity by 2028. Includes 85 km of sub-transmission line Kurri Kurri to Muswellbrook and 18 km of underground fibre. Forecast average 590 direct construction jobs a year.

WHAT IT MEANS FOR AN ELECTRICIAN

HV transmission and sub-transmission, substations, protection and control, comms and fibre, construction power. Tier-1 principal contractors — target subcontract packages, not the head contract.

John Hunter Health and Innovation Precinct

\$890.0m

Where New Lambton Heights, Newcastle **Stage** Funded, delivery underway **Source** [NSW Budget 2026-27](#), [Hunter regional paper](#)

Largest single health capital allocation in the region.

WHAT IT MEANS FOR AN ELECTRICIAN

Essential services, UPS and standby generation, AS/NZS 3003 body-protected areas, nurse call, medical gas alarms, data density, specialist lighting, security and access control.

Belmont Desalination Plant

\$530.0m

Where Belmont, Lake Macquarie **Stage** Design and construction funded **Source** [NSW Budget 2026-27](#), [Hunter regional paper](#)

Hunter Water's permanent desalination capacity.

WHAT IT MEANS FOR AN ELECTRICIAN

HV supply and substation, MCCs and VSDs for high-pressure pumping, SCADA and instrumentation, hazardous-area work, standby generation.

M1 Pacific Motorway extension to Raymond Terrace

\$390.5m (2026-27 allocation)

Where Black Hill to Raymond Terrace **Stage** Under construction **Source** [NSW Budget 2026-27](#), [Hunter regional paper](#)

Includes new bridges over the Hunter River.

WHAT IT MEANS FOR AN ELECTRICIAN

Road and high-mast lighting, ITS and variable message signage power, communications pits and conduit, tunnel/underpass services.

Muswellbrook bypass

\$258.2m (2026-27 allocation)

Where Muswellbrook (Upper Hunter — outside core coverage, watch item)

Stage Works underway

Source [NSW Budget 2026-27, Hunter regional paper](#)

Upper Hunter corridor upgrade programme.

WHAT IT MEANS FOR AN ELECTRICIAN

Road lighting, intersection and signal power, comms infrastructure.

Cessnock Hospital redevelopment

\$138.0m

Where Cessnock

Stage Redevelopment funded

Source [NSW Budget 2026-27, Hunter regional paper](#)

Full hospital redevelopment in the coverage area.

WHAT IT MEANS FOR AN ELECTRICIAN

Essential and standby supply, body-protected wiring, nurse call, theatre and imaging power, data, security.

Singleton bypass

\$119.1m (2026-27 allocation)

Where Singleton (Upper Hunter — watch item)

Stage Construction

Source [NSW Budget 2026-27, Hunter regional paper](#)

New Hunter River crossing and bypass alignment.

WHAT IT MEANS FOR AN ELECTRICIAN

Road lighting, signals, comms.

Nelson Bay Road upgrade

\$87.4m (2026-27 allocation)

Where Williamtown to Bobs Farm, Port Stephens

Stage Construction

Source [NSW Budget 2026-27, Hunter regional paper](#)

Duplication through the Williamtown defence and aerospace corridor.

WHAT IT MEANS FOR AN ELECTRICIAN

Road lighting, intersection power, service relocations, comms conduit.

Flood management asset repairs, Hunter

\$73.1m

Where Across the Hunter valley

Stage Programme of works

Source [NSW Budget 2026-27, Hunter regional paper](#)

Critical repairs to damaged flood management assets — many small discrete packages rather than one head contract.

WHAT IT MEANS FOR AN ELECTRICIAN

Pump station power and controls, telemetry, switchboards, standby generation. Well suited to mid-size local contractors.

Maitland Integrated Community and
Community Mental Health Service

\$22.0m

Where Maitland Stage Funded Source NSW Budget 2026-27, Hunter regional paper

Plus \$7.5m for the Maitland Hospital car park.

WHAT IT MEANS FOR AN ELECTRICIAN

Consulting-suite power and data, nurse call/duress, lighting controls, car park lighting and EV provision.

Broadmeadow precinct and Newcastle
Entertainment Centre planning

\$14.0m (planning)

Where Broadmeadow, Newcastle Stage Planning and business case Source NSW Budget 2026-27, Hunter regional paper

Early planning money for a precinct expected to generate a very large construction programme.
Worth tracking now, not quoting.

WHAT IT MEANS FOR AN ELECTRICIAN

Nothing to quote yet. The value of knowing early is relationship building with the delivery agencies and shortlisted designers.

Net Zero Manufacturing Centre of
Excellence, TAFE NSW Tighes Hill

Funded (amount not itemised)

Where Tighes Hill, Newcastle Stage Funded Source NSW Budget 2026-27, Hunter regional paper

TAFE facility tied to the region's energy transition training pipeline.

WHAT IT MEANS FOR AN ELECTRICIAN

Training-rig power, three-phase distribution, workshop lighting, solar and battery training installations, data.

Where the data comes from

Every council project in this report is drawn from the NSW Planning Portal's ePlanning open data feeds, published by the NSW Department of Planning, Housing and Infrastructure under a Creative Commons Attribution licence and refreshed daily. We pull three separate feeds:

- **Development applications** — the pipeline, typically 6 to 24 months before anyone picks up a tool.
- **Complying development certificates** — fast-tracked work that can start almost immediately.
- **Construction certificates** — the strongest signal there is. A certificate means the job is about to be built, and it often names the building company.

Records for the same address across all three feeds are merged into one project so you see a single entry with its history, not the same job three times.

How the score works

Each project is scored out of 100 from five inputs: the kind of development, how far through approval it is, the declared cost, the distance from Newcastle, and specific high-intent signals such as a named builder, a large dwelling count, or solar and EV scope in the application. Sector and stage do most of the work — a construction certificate for a medical centre outranks a much larger development application for a subdivision, because one needs an electrician in a fortnight and the other in two years.

What is fact and what is our estimate

Fact, straight from the government feed: the address, the development type, the approval stage and dates, the declared cost of development, the dwelling and lot counts, the floor area, the building code class, and the builder's name where a certificate records it.

Our estimate, not a quote: the opportunity score, the electrical share of the cost, the likely scope of works, and the suggested timing. The electrical percentages are industry rules of thumb applied to a declared cost. Use them to rank where to spend your week, never to price a job.

Data quality

Declared costs on planning applications are entered by applicants and are not audited, so the raw feed contains obvious errors — this fortnight it included a two-dwelling development in Nelson Bay lodged at \$1.375 billion. We cross-check every figure against floor area, dwelling count and lot count where the feed supplies them.

- **87%** of costs passed a plausibility cross-check.
- **58** records were flagged as implausible or uncorroborated. They are still listed, because the project is real, but the dollar figure is marked and excluded from every total in this report.
- **106** records lodged no cost at all.

What this report cannot tell you

- Who holds the electrical package. A named builder is a door, not a contract.
- Whether a job is already let. Always ask.
- Private work under the certificate threshold, or maintenance and service work, which never appears in planning data at all.

Verify before you quote

Every entry carries its NSW Planning Portal reference and, where available, the council's own application number. Before you price anything, look the reference up on the council's DA tracker to confirm the current status. Approvals get modified, withdrawn and appealed, and this report is a snapshot dated 10 September 2026.

Sources and licence. Council development data: NSW Planning Portal ePlanning open data APIs, © State of New South Wales (Department of Planning, Housing and Infrastructure), used under a Creative Commons Attribution 4.0 licence. Public pipeline figures: NSW Budget 2026-27 regional papers, EnergyCo NSW, and the sources cited against each item. **Not financial or contractual advice.** Tradiesignal aggregates public records and applies its own scoring. Figures described as estimates are estimates. Verify every project against the primary source before committing time or money.

