

16 June 2025

File No: NTH25/00273/001

Your Ref: DA25/6865

The Director
Department of Planning, Housing & Infrastructure
NSW Planning Portal

Attention: Thomas Bertwistle

DA25/6865, Self-Storage Units, Lot 1 DP1195449, 295 Cormorant Road, Kooragang

Thank you for referring the abovementioned Development Application to Transport for NSW (TfNSW) on 28 May 2025 for advice.

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 *Future Transport Strategy*.

Cormorant Road (MR108) is a classified (State) road. Council is the roads authority 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. The proposed access arrangement and the internal configuration creates the potential for vehicles entering the subject development to queue on the classified road, causing a safety risk to other road users.
2. Conflicting traffic movements between the proposed development traffic and the types of vehicles accessing the existing service station could inhibit safe egress from the development site.
3. It is noted there are inconsistencies relating to the type of development identified in the architectural plans and the traffic letter. The development presents as a self-storage facility however the addition of wash facilities could change the categorisation of land use to light industry, which has a higher trip generation rate and could exacerbate the abovementioned conflicts.
4. TfNSW recommends further investigation of alternative access arrangements and internal configuration to minimise the risk to the classified road network.

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TfNSW is available to review any further information submitted in relation to the development application. Should you require further information please contact Zach Winters, Development Services Case Officer, on 1300 207 783 or 0499 454 880 or by emailing development.north@transport.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Holly Taylor', with a stylized flourish at the end.

Holly Taylor
A/Team Leader Development Services
Transport Planning
Planning, Integration & Passenger

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