

24 December 2020

Phil Carroll
Planning Advisor
Port of Newcastle
Level 4 251 Wharf Road
NEWCASTLE NSW 2300

Reply by email: philip.carroll@portofnewcastle.com.au

Dear Mr Carroll

PROPOSED INDUSTRIAL/WAREHOUSE DEVELOPMENT -70 RAVEN STREET KOORAGANG

I refer to your email of 21 November 2020 seeking City of Newcastle's (CN) advice on the scoping report for the above proposed development.

The submitted scoping report been reviewed and the following advice is provided for your consideration:

1. Proposed uses

As indicated in the scoping report, in the SP1-Special Activities zone of State Environmental Planning Policy (SEPP)(Three Ports) industrial and warehousing uses, as defined, are not specifically listed as either mandated uses permitted without consent, permitted with consent or prohibited and therefore are permitted with consent by virtue of the phrase '*Any other development not specified in item 2 or 4.*'

Any future development application will need to demonstrate how the proposed development is consistent with the objectives of the zone. This may prove difficult given the specific land uses to occupy the development are not known.

2. Right of carriageway

A lot of the detail on the Concept Site Plan was illegible. The plan appears to show kerbing, fencing and gates in the Right of Carriageway (RoC). The terms of the RoC should be consulted to ascertain whether such structures are permitted in the RoC as they would appear to impede its use for its nominated purpose. Further, the plan indicates gates in the fencing along the western boundary of the site. It is understood such gates are used by heavy vehicles associated with the use of the adjoining property, known as 60 Raven Street. Any future development application will need to clarify whether this arrangement will continue as part of the development and the proposed legal arrangement to facilitate such use. Such use will also impact on the likely manoeuvring areas of B-Double semi-trailers associated with the development. This issue is discussed further in item 5 of this letter.

3. Flood prone land

The site is subject to flooding. For more detail on the acceptable floor levels and other construction requirements a Flood Information Certificate should be obtained from CN. The development is to comply with the relevant requirements of Section 4.01- Flood

Management of the Newcastle Development Control Plan 2012. For further information regarding flooding in the Newcastle local government area, refer to 'Newcastle City-Wide Floodplain Risk Management Study and Plan' (June 2012). A copy of this document can be downloaded from CN's website

4. Landscaping

The area of landscaping proposed should be increased in accordance with the requirements of the Newcastle Development Control Plan (NDCP) 2012, including the provision of shade trees in the parking areas and recreational areas for staff.

5. Traffic

Any future development application is to be supported by a plan drawn to a scale of 1:200 which demonstrates how the B-Double semi-trailers will manoeuvre on site to access the buildings and to enter and leave the site in a forward direction. Such plan is to include the access corridor to the Raven Street frontage and include details of existing and proposed vehicular crossings and driveways. The route of the vehicles to and from the site is also to be indicated.

The Traffic Report to be submitted in support of the application is demonstrate how potential conflict between light and heavy vehicles on site will be managed. This is particularly relevant to light vehicles associated with proposed warehouse 2. Also, details are to be provided as to how pedestrian/ vehicular conflict will be managed. It being noted that the Concept Plan does not indicate any pedestrian pathways.

6. Stormwater management

The stormwater system of the development is to have regard to the relevant requirements of Section 7.06 -Stormwater of NDCP 2012 and the associated technical manual, including stormwater retention and reuse.

The preliminary comments and views expressed in this letter are based on the limited information contained in the scoping report and may vary after consideration of the development application.

If you have any questions in relation to the various matters raised in this letter, please contact me on 4974 2767 or by email on gmansfield@ncc.nsw.gov.au .

Yours faithfully



Geof Mansfield
PRINCIPAL PLANNER