

Our ref: DA25/6865

Ms Caitlin O'Brien
Planner
Brown Commercial Building Pty Ltd
PO Box 596
East Maitland NSW 2323

18 June 2025

Subject: Cormorant Road Self Storage Units - Additional Matters for Submissions Report

Dear Ms O'Brien

I refer to the Department of Planning, Housing and Infrastructure's (the Department's) previous correspondence dated 11 June 2025 which requested the provision of a response to City of Newcastle Council and other agencies' advice.

The Department has now received responses from the Transport for NSW (TfNSW) which is now available on the [NSW planning portal](#).

In addition to responding to all the advice and submissions received, you are required to submit additional information that addresses the issues identified in Attachment 1 of this letter in your response to request for information.

If you have any questions, please contact Thomas Bertwistle on (02) 8275 1025 or via email at Thomas.Bertwistle@planning.nsw.gov.au.

Yours sincerely,



Joanna Bakopanos
A/Director
Industry Assessments
as delegate of the Planning Secretary

ATTACHMENT 1

Department's Request for Information

Based on the Department's review of the information provided in the Statement of Environmental Effects, the Department considers further information is required to clarify matters. In this regard, the following information is required to be provided as part of your response:

Transport and Access

1. The proposal requires exiting vehicles from the storage unit development to utilise the hardstand area adjacent to the heavy vehicle petrol bowzers. The traffic assessment included observations of the existing service station use between 6:30 am–8:30 am and 3:30 pm–5:30 pm. However, only data for the first hour of each observation period has been provided. Please supply the traffic data for the second hour of both the AM and PM peak periods to complete the assessment.
2. The traffic assessment states that there are six bowzers available, however, due to the size of the heavy vehicles utilising the facility, only four can be used simultaneously. The Department notes that the traffic assessment observed approximately two vehicles entering the heavy vehicle bowser area every 15 minutes. Given that heavy vehicles often require more than 15 minutes to refuel, it is likely that all available bowser positions could be occupied simultaneously.

Accordingly, the Department holds concerns that this could obstruct the egress path from the development site. Further clarification is required on how this potential conflict will be managed. This should include consideration of alternative egress arrangements or the potential to decommission one bowser lane to enable a dedicated and unobstructed exit for vehicles from the development.

3. It could be expected that users of the self-storage units may use the existing service station and food outlet. Please provide details on how pedestrian access can be safely provided between the proposed development and these existing facilities.
4. Please provide details of any proposed fencing for the development, including the type, height, and location of fencing, and whether any gates are proposed for access to the facility. If gates are proposed, please clarify their operation (e.g. manual or automatic) and how access will be managed for users and emergency services.
5. Several issues relating to access and traffic have been raised by the City of Newcastle Council (Council) and TfNSW. It is requested that each matter is addressed.

Stormwater

6. The Department notes Council has raised several concerns relating to how stormwater will be managed. The Department also requests further information on the capacity of the existing stormwater system to accommodate the additional runoff generated by the development.

Waste

7. While it is acknowledged locations for waste storage have been provided, it is unclear where the designated bin collection area is to be located. Please provide details on where bins will be collected, noting changes may be required due to Council's advice.