

Planning & Development. DJaeger
Reference: SDC2025/0004
Phone: 02 4974 2768

4 November 2025

Elke Tuckfield
Planning Officer
Industry Assessments
Department of Planning, Housing and Infrastructure

Reply via email: elke.tuckfield@dpie.nsw.gov.au

Dear Elke

Development Application No:	DPHI Ref: DA 25/6865 (CN Ref SDC2025/0004)
Land:	Lot 1 DP 1195449
Property Address:	295 Cormorant Road, Kooragang
Proposed Development:	Erection of self-storage units.

Thank you for engaging with City of Newcastle (CN) and providing the opportunity to comment again on the above proposed development. The applicant's 'RFI response' of Brown Commercial Building (Oct 2025) and other supporting documents and plans have been reviewed.

CN refers to our letter of 10 June 2025. We consider the matters previously raised regarding Land Use & Signage, Stormwater Management, Parking demand, SEPP (Resilience & Hazard), Subdivision and Development Contribution have been satisfactorily addressed or can be addressed by previously recommended or proposed conditions of consent. A schedule of recommended conditions will be provided following the resolutions of the following matters.

In respect of the remaining matters, we provide the following supplementary advice and/or recommended conditions of consent.

1. Flood Management

CN previously recommended the architectural plans to indicate the proposed floor levels to Australian Height Datum (AHD); however the revised plans have failed to indicate these levels for all buildings and surrounding vehicular access and parking areas to AHD.

Notwithstanding, this matter can be addressed via condition to ensure that the detailed construction certificate plans indicate flood planning level controls as indicated on the stormwater plans.

2. Vehicle Access, Parking and Manoeuvring Management

Safety and Risks due to Proposed Access

CN notes the proposal will be used by 8.8m long Medium Rigid Vehicle (MRV)- the largest size of vehicle for the site. Entry and exit to the proposed development will be via the proposed southern two-way access to the proposed storage units.

CN remains concerned regarding potential vehicular conflict and safety risks posed by the above proposed access being in very close proximity of the Cormorant Road entry driveway of the existing service station on the site.

Item 4 of the SECA solution (Aug2025) response states that “A boundary fence shall be provided and detailed. No fencing or gates are proposed for the front boundary or balance of the site allowing unimpeded access into the site without delays for gates to open.”

Similar responses are noted in the latter part of the SECA responses.

The SECA responses are reliant on drivers of vehicles entering the site from the existing Cormorant Road driveway having adequate sightlines to any vehicles entering/exiting from the proposed southern access.

The adequacy of the available sightlines for the vehicles entering from Cormorant Road in combination with the vehicles entry/exiting the proposal's southern access is a concern. It has not been demonstrated sufficient vehicular sightlines exist and concern remains these movements are a safety risk and will potentially result in traffic conflict.

Any fencing, gates and landscaping will further change the dynamics of the available sightlines potentially increasing the risks at the existing Cormorant Rd driveway crossing. These risks would involve vehicular movements but would also include any pedestrian movements near the Cormorant Rd frontage.

CN recommends the applicant consider the use of the northern end of the development site to provide entry/exit to the storage units in place of the proposed southern location. A redesign using the northern end access option would significantly reduce traffic and safety risks and does not change the design principles of the development.

Recommendations

CN recommends that, due to the impacts to the safety and efficiency of traffic movements on Cormorant Rd and risks at the existing entry driveway, the proposed location of the southern vehicular access for the proposed development is redesigned with the access moved to a safer location (e.g. at the northern end).

Waste Management

The applicant's response has not addressed the issues previously raised. It is advised that waste collection by CN needs to be at a point within 10 metres of the front boundary, accessible by a Heavy Rigid Vehicle and at a location agreed to by CN. Depending on the subsequent land rating structure of the development and / or the separate units, under the provisions of the *Local Government Act, 1993*, CN must charge the Business Waste Management Service Charge and the design must facilitate our collection service as a result.

Conclusion

Thank you for the opportunity to review the submitted DA. It is requested the above matters be considered and addressed by the application and by the consent authority to ensure the development appropriately responds to each matter and makes a positive contribution to the City.

If you have any questions in relation to the various matters considered in this letter, please contact me on 4974 2768 or by email on djaeger@ncc.gov.au .

Yours faithfully

Damian Jaeger
PRINCIPAL DEVELOPMENT OFFICER (PLANNING)