



Your reference:
Our reference: EF13/4644
Contact: Rod Fox on 9995 6839

Mr Pascal Van de Walle
Senior Planning Officer
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Van de Walle,

I refer to your email dated 25 November 2013 inviting the Environment Protection Authority (EPA) to provide comments on the proposed Section 96 (1A) modification to Development Consent No.SSD-5746 dated November 2013 for the Mainfreight Warehouse and Distribution Facility at 30 – 50 Yarrowa Street, Prestons (the proposal).

The EPA has reviewed the following documents attached to the email, and the additional information provided by the proponent's consultant the McKenzie Group Consulting Planning (NSW) Pty Ltd:

- A copy of the report titled "*Mckenzie Group S96 (1A) Modification SSD-5746, Mainfreight Warehouse and Distribution Facility 30 – 50 Yarrowa Street, Prestons, Lots 101 & 102 DP 1117691 and Lot 2 DP 28729 prepared by Mckenzie Group Planning date November 2013*";
- The letter from Transgrid dated 17 June 2013, and the attached supporting documentation;
- The letter from the McKenzie Group dated 6 November 2013, outlining the proposed increase in the dangerous goods storage capacity of the premises, and the proposed sizing of the bunded areas to accommodate the increase dangerous goods storage capacity;
- A copy of the Development Consent for the premises date 9 August 2013;
- A copy of the report titled "*Development Application Acoustic Report Mainfreight – Lot 101& 102 30-50 Yarrowa Street, Prestons, 2013*", Prepared for the McKenzie Group by Cardno ITC Pty Ltd dated 16 April 2013; and
- The additional information provided by the proponent consultant's letter to the NSW Department of Planning and Infrastructure, in response to the EPA's letter requesting additional information dated 13 December 2013.

The EPA met with the proponent and their consultant on the 21 February 2014 to discuss the heavy vehicle access and departure points for the premises between the hours of 7 pm and 5 am. It was agreed at the meeting that heavy vehicle access and departure to and from the premises between the hours 7pm and 5am will only occur via the entry and departure driveways of the new truck and car hardstand area serving the proposed warehouse. The heavy vehicle access and departure points are shown on the drawing (ref. Figure1.) on 5 page of the acoustic report titled "*Development Application Acoustic Report Mainfreight – Lot 101 & 102 Lot 2 30-50 Yarrowa Street, Prestons, 2013 prepared for the McKenzie Group dated 16 April 2013*".

In accordance with the information provide with the Section 96 (A1) Modification to the Consent, the additional information supplied and the agreement made at meeting on 21 February 2014, the EPA has no objection to the proposed modification provided that the following conditions are placed on the consent:

- Heavy vehicles access and departure to and from the premises between the hours of 7pm and 5am must only take place via the entry and departure driveways located in Yarrawa Street, Prestons, which serve the proposed new truck and car hardstand specified in the above mentioned acoustic report.
- A warning sign is installed at the vehicle access point located on the western end of the premises warning drivers that heavy vehicles cannot enter or leave the premises via this point between the hours of 7pm and 5am.
- Appropriate controls and systems are put in place to stop heavy vehicles entering or leaving the vehicle access point located on western end of the premises between the hours of 7pm and 5am.

If you require any further information please contact Rod Fox on 9995 6839.

Yours sincerely

 28/2/2014

GREG SHEEHY
Manager Sydney Industry
Environment Protection Authority