

Statement of Advice

Mainfreight Warehouse (SSD 5746)

Proposed Changes to truck movements between 10:00pm and 5:00am

CLIENT: Mark Sammut

DATE: 25 August 2025

SLR PROJECT No: 630.032363.00001

REVISION: v1.0

AUTHOR: James Cochrane

REVIEWER: Kris Stone

1.0 Introduction

1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Mainfreight Distribution Pty Ltd to undertake a review of the proposed modifications to the traffic and transport consent conditions associated with the approved Mainfreight Warehouse Facility located at 30-50 Yarrowa Street, Prestons NSW.

This statement has been prepared to inform the Department of Planning, Housing and Infrastructure (DPHI), Transport for New South Wales (TfNSW), and Liverpool City Council's (LCC) consideration of the matter.

1.2 Proposed Modification

The Applicant requests an amendment to the current Condition B5(a) of SSD 5746 (as modified). The modification would allow for 60 truck movements between 10:00pm and 5:00am, representing an increase of 20 movements from the currently approved 40 truck movements.

The request is based solely on the net increase of truck movements between 10:00pm and 5:00am. The modification does not propose any change in approved daily thresholds, truck unit dimensions, or travelled routes.

1.3 Existing Development

The subject site is owned by Goodman Property Services (Aust) Pty Ltd (Goodman) and presently accommodates the logistics operations of Mainfreight. The existing Mainfreight facility comprises:

- Two warehouse buildings joined by an awning creating a breezeway.
- Two offices (both 2 levels).
- A weighbridge and a covered truck wash facility with water recycling facilities.

- Refuelling facility for trucks (diesel) and forklifts (LPG).
- Hardstand area, truck wash, site landscaping, and parking areas.
- Entrance/exit to Yarrowa Street for cars and trucks on the north-west corner, and an exit to Yarrowa Street for trucks.
- Dangerous goods storage area.
- Other ancillary developments of the site; and
- Site signage and perimeter fencing.

1.4 Assessment Scope

This assessment references relevant state and federal guidelines, including:

- TfNSW 25/26m B-Double Routes Map.
- National Heavy Vehicle Regulator (NHVR).

2.0 Existing Approvals

2.1 Development Consent SSD 5746

The original development as described in the Environmental Impact Assessment and response to submissions (RTS) was for the expansion of the existing Mainfreight storage and distribution centre. The expansion included:

- A 14,960m² expansion to the existing warehouse buildings, including a 1,570m² area for the storage of dangerous goods.
- A 2,350m² extension of the existing breezeway between Building 1 and Building 2.
- A hardstand area of approximately 16,835m² to be used for manoeuvring and parking.
- Relocation of the existing truck wash facility.
- New access driveways for cars and trucks; and
- Other ancillary development on the site.

The key elements of the development under Development Consent SSD 5746 (as modified) are listed in **Table 1** below.



Table 1 Existing development Description Summary

Aspect	Details													
Purpose	Transport logistics services													
Address	30 – 50 Yarrowa St, Prestons NSW 2170.													
Lot and Deposited Plan (DP) (Address)	Lot 101 DP 1117691 (50 Yarrowa St, Prestons) Lot 102 DP 1117691 (40 Yarrowa St, Preston) Lot 2 DP 28729 (30 Yarrowa St, Prestons) Note: Tenure; Freehold – Owned by Goodman Property Services (Aust) Pty Ltd													
Local Government Area (LGA)	Liverpool LGA													
Hours of operation	<i>Table 2: Operating Hours</i> <table><tr><th>Activity</th><th>Day</th><th>Hours</th></tr><tr><td rowspan="3">Construction</td><td>Monday – Friday</td><td>7am to 6pm</td></tr><tr><td>Saturday</td><td>8am to 1pm</td></tr><tr><td>Sunday & Public Holidays</td><td>No Construction</td></tr><tr><td>Operations</td><td>Monday - Sunday</td><td>24 hours (Truck movements restricted to between 5am and 7pm)</td></tr></table>	Activity	Day	Hours	Construction	Monday – Friday	7am to 6pm	Saturday	8am to 1pm	Sunday & Public Holidays	No Construction	Operations	Monday - Sunday	24 hours (Truck movements restricted to between 5am and 7pm)
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Construction	Monday – Friday	7am to 6pm												
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	Sunday & Public Holidays	No Construction												
Operations	Monday - Sunday	24 hours (Truck movements restricted to between 5am and 7pm)												
Employment	The total staff numbers are approximately 197 persons (141 warehouse staff and 56 office staff).													
Vehicle access	Access to the Mainfreight site will be via the approved existing exits and entrances on site which are located on Yarrowa Street. Vehicle movements are essentially split into two distinct precincts: • Movements associated with the Transport Shed (being the one closest to Yarrowa Street); and • Traffic flow for the warehouse at the rear of the site, known as the Logistics Shed.													
Parking	As per condition C11 of SSD 5746 (as modified), provision has been made for 177 on-site car parking spaces and 70 truck parking spaces. Including an additional 40 car parking spaces adjacent to the northern boundary, within the hardstand area.													
Traffic generation	The traffic management plan (TMP) completed as part of the original EIS noted that with regard to daily trips, the survey data recorded a total of 384 arrival and departure trips. Therefore, application of the 23% factor indicates that daily staff-related trips are about 472 light vehicles per day. The daily trip generation of operational traffic from heavy vehicle movements (trucks) to/from the site, is approximately 560 trips consisting of: • 500 truck trips associated with the Transport Shed; and • 60 truck trips associated with the Logistics Shed. These trips are generally evenly distributed throughout the 3-hour morning and evening peak periods.													
Waste management	Waste is managed in accordance with the approved waste management plan (WMP) and SSD 5746 (as modified).													



Development consent SSD 5746 has been the subject of two modifications, which are summarised below.

2.2 Modification SSD-5746-Mod-1

Mod 1 sought to amend conditions of consent relating to floor area of the approved expansion (B5(a)), dangerous goods storage quantity (B6), and 24-hour truck operations (27).

To support the modification application an acoustic report and dangerous goods advice were included in the submission. On 27 May 2014 DPHI approved the modification.

2.3 Modification SSD-5746-Mod-2

Mod 2 was related to the Dangerous Goods Storage Facility. However, this application was later withdrawn. The relevant page of the existing consent is provided in **Appendix A**.

3.0 Traffic Engineering Considerations

SLR has undertaken a review of the proposed modification to heavy vehicle movements and evaluated the impacts of the higher 60 truck movements.

3.1 NHVR Route

Based on the NHVR network map "GML & CML 25/26m B-Double Network Map", the surrounding road network is approved for 26m long B-Double trucks. The additional 20 truck movements between 10:00pm and 5:00am would be consistent with the NHVR mapping which does not prescribe volume or time-of-day limits.

3.2 Consistency with Road Hierarchy and Fronting Development

Additionally, aerial imagery was also reviewed to determine the use/operation of the surrounding properties to the subject site and its road frontage (Yarrawa Street). This review determined the surrounding properties using Yarrawa Street appear to be other industrial/distribution sites with the road providing no access through to the nearby residential estate.

Therefore, the majority of movements along the Yarrawa Street would consist of heavy vehicles entering/leaving for deliveries and light vehicles used by the workers which would be consistent with the use of the road from other development.

3.3 Capacity and Safety

The 20 additional truck movements equate to approximately 2.9 movements per hour over the course of the 7- hour period. This volume of incremental traffic can be readily accommodated by the existing road network without any operational impacts that would warrant treatment or upgrading.

No additional safety issues are expected with the additional movements. The subject movements would be consistent with the existing type and scale of traffic already using this link and the TfNSW road crash data¹ does not report any crashes on Yarrawa Street for the period 2019-2023.

¹ <https://www.transport.nsw.gov.au/roadsafety/statistics/interactive-crash-statistics/lga-view-crashes-map>



4.0 Conclusions

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Mainfreight Distribution Pty Ltd to undertake a review of the proposed changes to the traffic and transport arrangements for the approved Mainfreight Warehouse Facility in Prestons, New South Wales.

This statement has been prepared to inform the Department of Planning, Housing and Infrastructure (DPHI), Transport for New South Wales (TfNSW) and Liverpool City Council (LCC).

Based on the analysis and discussion documented in this report, the following is concluded:

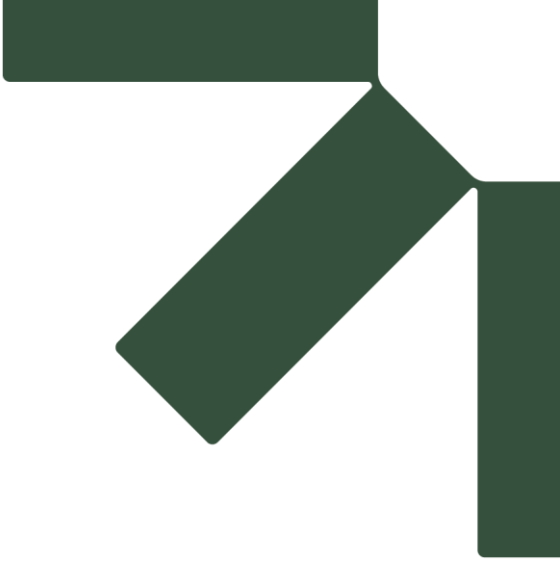
- The geometric feature of the nominated design vehicle has not been proposed to change with the surrounding road network being approved for 26m B-Double heavy vehicles as per the NHVR.
- The increase of heavy vehicles from 40 movements to 60 during the hours of 10:00pm and 5:00am will result in no impacts to the off-peak traffic period safety or operation.
- The additional 20 truck movements between 10:00pm and 5:00am are not additional to the previously conditioned 560 daily movement threshold i.e. the daily limit is still 560 movements per day.
- The proposed increase to 60 truck movements between 10:00pm and 5:00am equates to an average of 8.6 movements per hour, compared with 5.7 movements per hour under the current approval. This represents an additional 2.9 truck movements per hour.

Based on the material reported herein, the requested consent modification to permit 60 max truck movements between 10:00pm and 5:00am is reasonable from a traffic engineering perspective. The additional movements will not introduce any new impacts, nor will it exacerbate existing impacts that require mitigation.

Basis of Statement of Advice

This report has been prepared with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR. SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.





Appendix A Conditions of Consent (Extract)

Notice of Modification

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Environment under delegation dated 14 September 2011, I modify the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
A / Director
Industry, Key Sites and Social Projects

Sydney 27 MAY

2014

SCHEDULE 1

The development consent (SSD 5746) granted by the Minister for Planning and Infrastructure for the expansion of the Mainfreight storage and distribution centre on 9 August 2013.

SCHEDULE 2

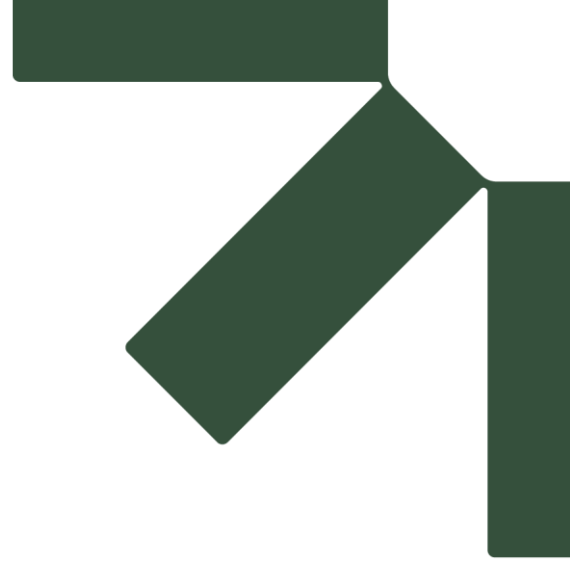
1. In the Definitions list, amend the definition of 'Development' to include "*as modified by SSD 5746 MOD1,*" after the word "RTS".
2. In the Definitions list, delete the definitions for 'Department' and 'Director-General', and insert the following definitions in alphabetical order:

Department	Department of Planning and Environment
Secretary	Secretary of the Department, or nominee
SSD 5746 MOD 1	Modification application SSD 5746 MOD 1, including accompanying letter report dated November 2013, and subsequent letters dated 19 December 2013, 31 January 2014 and 14 April 2014, all prepared by McKenzie Group Consulting (NSW) Pty Ltd

3. Replace all instances of "Director-General" with "Secretary".
4. Insert the following after Condition B2(e):
 - (f) SSD 5746 MOD 1.
5. Replace Condition B5(a) with the following:

Warehouse Building 1 ('Transport Shed') and Warehouse Building 2 ('Logistics Shed'), including office floor space, does not exceed 45,577m²;
6. Insert the following after Condition C5:

B5A. The number of truck movements between the hours of 10:00pm and 5:00am shall be restricted to a maximum of 40.



 SLR