

04 June 2026

File No: NTH24/00143/004
Your Ref: DA 8137 – Mod 4

Department of Planning, Housing & Infrastructure
Infrastructure Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Vageesha Wellalage

DA 8137 – Mod 4, Modification to Mayfield Cargo Facility, Lot 51, 52, 53 & 54, DP1229869, Lot 41, 42, 43 & 44, DP1191982, 109 Selwyn Street Mayfield North

Thank you for referring the abovementioned Development Application to Transport for NSW (TfNSW) on 29 May 2026 for comment.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the [Connecting NSW Strategy](#).

Industrial Drive (MR316) is a classified (State) road and Selwyn Street is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW understands that the proposed modification to the Mayfield Cargo Facility (DA 8137), Mod 4, involves expanding the site boundary to the southwest to increase the total site area from 18.6 hectares to 24.6 hectares. The proposed expansion area will be utilised to store general cargo including lithium-ion battery units, consistent with the existing consent.

TfNSW has reviewed the Modification Report prepared by GHD and provides the following comments to assist the consent authority in making a determination:

- The Modification Report outlines that traffic associated with Mayfield Cargo Storage Facility is managed under the MCP Operational Management Plan and the MCP Traffic Management Plan, and the conditions of approval for the Mayfield Concept Plan (MP 09_0096). The report assesses existing traffic movement against the traffic capacity thresholds outlined in Condition 2.3 of the Concept Plan approval. The proposed modification does not seek to change the approved traffic routes or the traffic limits under MP 09_0096.

While it is recognised that additional capacity exists to accommodate further truck movements, the report does not clearly describe the anticipated truck movements generated by the proposal. TfNSW recommend that DPHI be satisfied that traffic associated with the existing operations and proposed modification has been accurately defined and assessed. Furthermore, TfNSW recommend that a proper traffic assessment has been undertaken in accordance with Condition 2.1e of the Mayfield Concept Plan approval and the information provided is considered suitable.

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- TfNSW has reviewed the proposal and the Mayfield Concept Plan determination (MP 09_0096) for the site and identified that Condition 2.7, as described in Appendix B, has not been satisfied. TfNSW recommends that the DPHI undertake further investigation to ensure that all required intersection upgrades have either been completed or the timing for the delivery of infrastructure has been revised in accordance with Condition 2.9. This is necessary to ensure compliance with the conditions of consent prior to any further development occurring.

Should you require further information please contact Lachy Jones, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



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