

20 May 2024

TfNSW reference: STH24/00348/001

Your reference: DA10.2024.40795.1 (CNR-68263)

Town Planner

Albury City Council

By Email: [sharna.holland@alburycity.nsw.gov.au](mailto:sharna.holland@alburycity.nsw.gov.au)

CC: [info@alburycity.nsw.gov.au](mailto:info@alburycity.nsw.gov.au)

Attention: Sharna Holland

**DA 10.2024.40795.1 – Industrial Factory, Warehouse and Office – LOT 7 DP 1276039 – 24 McLaurin Road ETTAMOGAH**

Dear Sharna

Transport for NSW (TfNSW) is responding to the DA 10.2024.40795.1 referred on 29 April 2024.

TfNSW has reviewed the information and has no objections to the proposed development. Comments for Council's consideration in determining the DA are provided in Attachment 1.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Elira Reynolds, Development Services Case Officer, on 02 9549 9397 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Elira Reynolds**

Development Services Case Officer, Development Services

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OFFICIAL

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**Context**

TfNSW notes for this DA:

- The key classified state road is the Hume Highway. The subject site has frontage to McLaurin Road, a local road managed by Council and is remote from the state road network.
- The site is located within the existing NEXUS Industrial Precinct which forms part of the Albury Regional Job Precinct (RJP) Master Plan.
- The consent authority is seeking advice from TfNSW to assist in its assessment under Clause 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
- The development proposes the construction and operation of a plastic film recycling facility, comprised of an industrial factory, warehouse and office. Access to the proposed development will be from McLaurin Road.
- According to the submitted Traffic Impact Assessment (TIA) prepared by Spotto Consulting, 70% of the traffic associated with the proposed development will travel to the site to/from the south (Albury township) via Gerogery Road and Wagga Road. McLaurin Road, Knowles Road, Gerogery Road and Wagga Road are approved 26m B-Double routes to allow for access to the site.
- TfNSW recommends that Council consider the cumulative impact of the traffic generation from development within the RJP on the surrounding road networks, particularly the signalised Wagga Road/Thurgoona Drive intersection.
- Vehicles associated with the proposed development will access the Hume Highway via Wagga Road or Thurgoona Drive. Both intersections with the Hume Highway have grade-separated interchange treatments.