

6 May 2024

TfNSW reference: STH24/00308/001  
Your reference: DA10.2024.45.1 (CNR-67710)

Murray River Council  
By Email: [acartlidge@murrayriver.nsw.gov.au](mailto:acartlidge@murrayriver.nsw.gov.au)  
CC: [admin@murrayriver.nsw.gov.au](mailto:admin@murrayriver.nsw.gov.au)

Attention: Ashleigh Cartlidge

**DA 10.2024.45.1 – Increase Capacity of Almond Shelling and Hulling Facility – LOT 3 DP 238154 & LOT 2 DP 1127724 – 580 Swan Hill Road MURRAY DOWNS**

Dear Ashleigh

Transport for NSW (TfNSW) is responding to the DA 10.2024.45.1 referred on 12 April 2024.

TfNSW has reviewed the information and as Swan Hill Road is a classified regional road managed by Murray River Council, TfNSW entrusts Council to assess and manage the traffic implications of the development application. Comments for Council's consideration in determining the DA are included 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

---

OFFICIAL

**DA 10.2024.45.1 – Increase Capacity of Almond Shelling and Hulling Facility – LOT 3 DP 238154 & LOT 2 DP 1127724 – 580 Swan Hill Road MURRAY DOWNS**

**Context**

TfNSW notes for this DA:

- The key classified state road is Yanga Way, located approximately 50 km to the northwest of the site via Stony Crossing Road. The subject site has frontage and an existing access to Swan Hill Road, a classified regional road in a 100 km/h speed zone. Swan Hill Road is an approved AB-Triple route in the vicinity of the site.
- The development proposes the increase in capacity of an existing almond shelling and hulling facility from its current 30,000 tonnes per year limit to 140,000 tonnes per year. This will require the installation of additional processing plant and equipment.
- No additional road works are proposed beyond the site access and upgrades on Swan Hill Road which were approved under DA10.2022.348.1.
- Council is seeking advice from TfNSW to assist in its assessment under Clause 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

**Comments for Council's consideration**

- The submitted documentation does not address the routes which will be taken by heavy and light vehicles accessing the site. Noting that the proposed development will result in significant traffic generation, particularly during harvest season, TfNSW recommends that Council require this information be provided.
- TfNSW believes that it would be appropriate for the DA documentation to consider other intersections which may be impacted by the proposed intensification of the existing facility, particularly by vehicles travelling to/from the north transporting whole almonds and almond waste products (hulls and shells).