

22 July 2026

TfNSW reference: STH24/00040/003

Your reference: SSD-133194240

Department of Planning, Housing and Infrastructure
BY EMAIL: emma.barnet@planning.nsw.gov.au

Attention: Emma Barnet

Request for SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SSD-133194240) – Moss Vale Resource Recovery Facility

Dear Emma,

Transport for NSW (TfNSW) is responding to the abovementioned notification it received on 10 July 2026 regarding a Scoping Report to support a request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the Moss Vale Resource Recovery Facility.

TfNSW has reviewed the information provided and considers that the matters outlined in **Attachment 1** should be included in any SEARs issued and as such should be addressed in the Environmental Impact Statement (EIS) prepared for the development.

If you have any questions, please contact Rachel Carocci, Development Services Case Officer, on 0418 962 703, or email development.south@transport.nsw.gov.au.

Yours faithfully



Chris Millet
Manager, Post Consent Planning

OFFICIAL

Request for SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SSD-133194240) – Moss Vale Resource Recovery Facility

Context

TfNSW notes:

- The key state classified roads are Argyle Street to the southeast and the Hume Motorway to the northwest.
- Berrima Road, to which the development site has access to, is a regional classified road managed by Wingecarribee Shire Council.
- The Department of Planning, Housing and Infrastructure is seeking TfNSW comments and requirements for the preparation of the EIS for this project.
- The proposed development includes a Community Recycling Centre capable of receiving, sorting, processing and recovering up to 200,000 tonnes per annum of non-putrescible waste materials, such as paint, gas bottles, fire extinguishers, oils, batteries, smoke detectors. These materials will then be loaded onto trucks for off-site recycling or further processing.
- Development consent has been granted under DA 24/0302 for the industrial subdivision of the site and construction of three industrial warehouse buildings and associated office space and hardstand areas. The subdivision is currently progressing through the Subdivision Certificate and Construction Certificate stages.
- The current proposal seeks approval for the fit-out and operation of Warehouse 1 as a resource recovery facility. The proposal will utilise the warehouse building, access arrangements, parking areas, hardstand, stormwater infrastructure and services approved under DA 24/0302. The approved subdivision and proposed work area for this development are shown in Attachment 2.
- The proposed development triggers the requirement for State Significant Development under the State Environmental Planning Policy (Planning Systems) 2021, as it involves a resource recovery facility receiving more than 100,000 tonnes of waste per annum.

SEARs Requirements

1. Transport Impact Assessment (TIA):

A TIA is required to examine any potential transport related implications of the development in accordance with TfNSW Guide to Transport Impact Assessment (GTIA). The TIA should, at a minimum:

- a) consider the traffic-related issues relevant to the development in 2 distinct phases as follows:

- i. construction phase – The transport of materials and equipment/components for the establishment of the facility, ancillary infrastructure and the movement and parking of construction related vehicles including worker’s vehicles; and
 - ii. operational phase – The ongoing traffic generation due to the operation, maintenance and servicing of the various elements of the project (e.g. how is material transported to and from the site, etc).
- b) for each of the above stages the following needs to be addressed:
- i. details of all traffic types (both heavy and light vehicles) and volumes, for each, likely to be generated. Assumptions for traffic generated by the proposal should be in accordance with the GTIA and associated surveys.
 - ii. the analysis needs to be supported with current traffic count data, with turn movement diagrams at the key intersections for the AM and PM peak hours.
 - iii. provide an assessment of the suitability of the local road connections with the state road network at each access point that will be used as well as details on any works required. Should it be identified that mitigation measures are needed please refer to Point 2 below;
 - iv. a description of heavy vehicle types and routes to be taken to and from the state road network. For heavy vehicles, details are required on their size and their associated carrying capacity;
 - v. provide details on any oversize and/or over mass vehicle (OSOM) movements associated with the proposal as well as any changes to the road network required to cater for OSOM movements (e.g. movement of traffic signal infrastructure, widening works, vegetation removal, etc).
 - vi. details on how compliance with delivery routes, number of vehicles and tonnages being imported and exported will be undertaken/managed, reported on, etc.

2. Strategic/Concept Design:

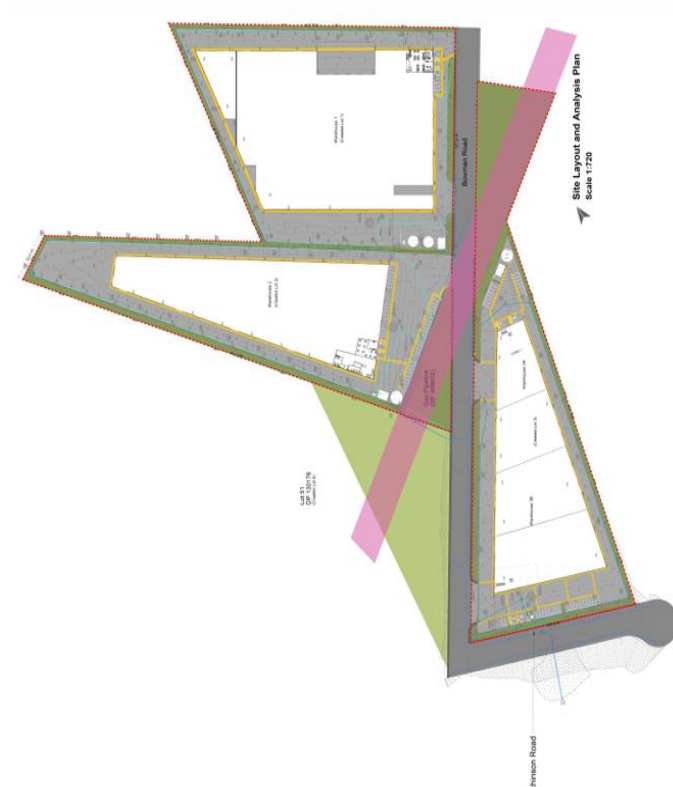
Should it be identified as part of preparing the EIS or during the assessment of the application that mitigation measures are required that will impact a state/classified road then a concept design for the proposed works will need to be prepared. This is needed to clarify the scope of works, demonstrate the works can be constructed within the road reserve, and allow the consent authority to consider any environmental impacts of the works as part of their assessment.

The strategic design provided shall address the requirements as detailed in the *TfNSW Strategic Design Requirements for DAs* [fact sheet](#).

3. Environmental Impacts:

Sufficient information needs to be provided to enable consideration and an assessment of the environmental impacts of any roadworks that are proposed within a classified road reserve. This includes, but is not limited to, traffic and road safety impacts, noise impacts, flora and fauna impacts, heritage impacts, impact on the community, etc.

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS 2055) – TALLAWARRA LANDS CENTRAL PRECINCT



Approved subdivision and warehouse construction layout under DA24/0302.



Current proposal development area shown in red.