

# SMK

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Attn: Murray Amos  
Moree Plains Shire Council  
PO Box 420  
Moree NSW 2400

2 May 2022

Our Reference: 21-367

Your Ref: DA2021/53

### Re: Proposed Wathagar Solar Farm Access via Keytah Property Entrance

Dear Murray,

Following your email dated 12<sup>th</sup> April 2022, we are providing additional information to address the points raised by Katrina Walker which were included in the email.

A more detailed map of the proposed internal access route was requested and this is included in Figure 1 below.



Figure 1: Proposed internal access route from the Keytah property access to Wathagar

The access route traverses two properties:

- 2540 Watercourse Road, owned by Sundown Pastoral Co Pty Ltd; and
- 833 Goonal Road, owned by ACN 000 029 747 Pty Ltd

An owner's consent form for Sundown Pastoral Pty was previously provided for the original Development Application, this will therefore cover the proposed amendment. An owner's consent form for ACN 000 029 747 Pty Ltd has been uploaded to the Planning Portal and is also included as Appendix 1.

The proposed property access is the main Keytah Property access from the Goonal Road and is the formal access to the Keytah office and homestead facilities.

Figures 2 and 3 below show the condition of the existing property access. The access is partially bitumen sealed at present.



**Figure 2: Looking at the Keytah property entrance from Goonal Rd**

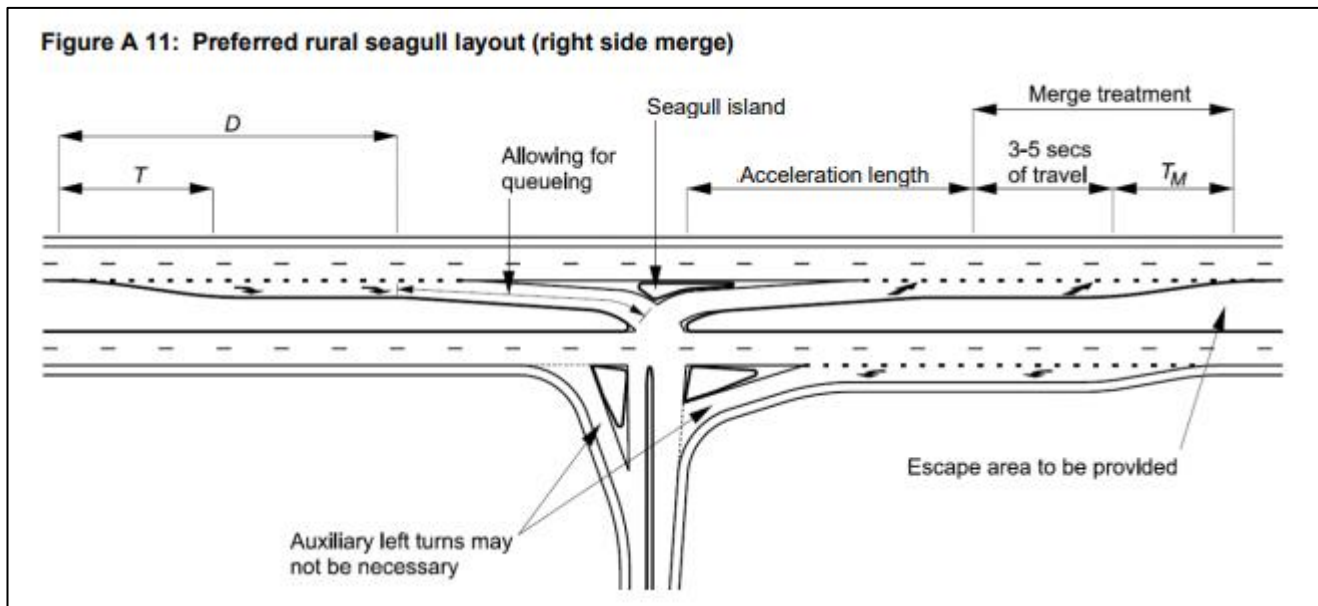


**Figure 3: Keytah property access, looking west along the Goonal Rd**

It is noted that about 90% of existing traffic into and out of the Keytah property approaches the access from the north-east. This has resulted in a 'seagull' effect over time, partly due to the presence of a mailbox to the south-west. The intersection now has an auxiliary left turn lane for outgoing vehicles.

A 'seagull' is a particular form of channelised layout that is suitable for T-intersections and the preferred

seagull treatment is shown in 3 below, which corresponds to Figure A 11 on Page 103 of Austroads' *Guide to Road Design Part 4: Intersections and Crossings – General* (2006).

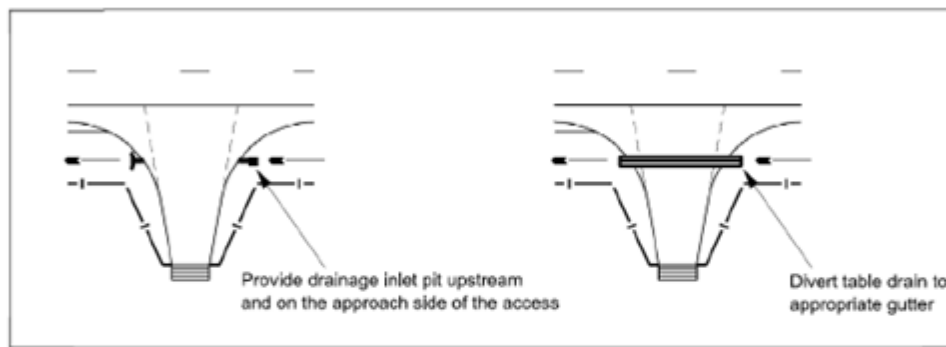
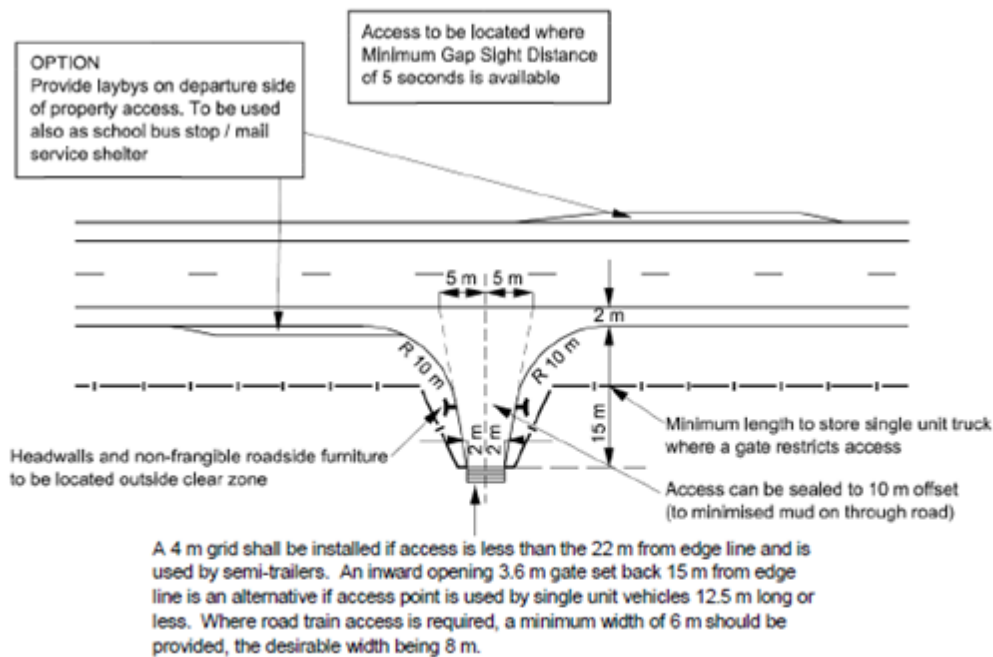
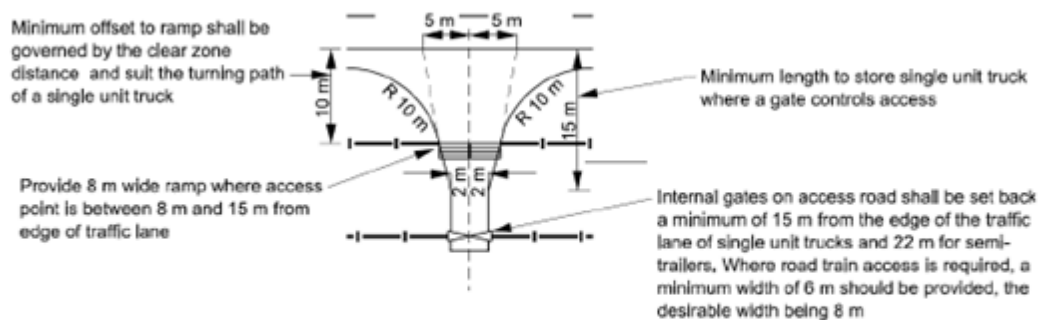


**Figure 3: Preferred rural seagull layout (right side merge)**

As previously stated, Austroads Guide to Road Design Part 4, Section 7.2.3 states that “At locations where there is a high demand for articulated vehicles (e.g. timber mill, quarry, transport facility) a road intersection layout should be adopted.” This property access is not specified as requiring a “road intersection layout” based on the above. As such, Austroads “rural property access”, detailed in Figure 7.2 (Page 41) of Austroads Guide to Road Design Part 4 (refer to Figure 4 below), is suitable for the intersection’s current and future use.

LIDAR imagery of the property access intersection dating from 2021 is shown in Figure 5 below, with the minimum layout for a rural property access (per Austroads standards) shown in green. Despite the presence of a seagull layout as discussed above, the Keytah property access presently clearly meets the rural property access requirements and no upgrade is required.

It is re-iterated that it is only proposed to use the access in dry weather and that the access would only be used during the brief construction period of the solar farm, which is expected to last between 10-12 weeks.

**Figure 7.2: Example of a layout of a rural property access – single or dual carriageway (conditional)****Alternate treatments for table drain crossing****Preferred option with indented access  
(showing single carriageway layout)****Option without indented access**

*Note: This rural property access treatment may be used where articulated vehicles:*

- do not use the driveway on single and dual carriageway roads
- infrequently use the driveway on two-lane two-way roads that have an AADT < 2000.

**Figure 4: Rural Property Access standard requirements**



**Figure 5: Austroads rural access layout superimposed on 2021 aerial imagery.(also included as Appendix 2)**

Regards,

Marie Duffy

Environmental Consultant B.Sc. M.Sc.

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## APPENDIX 1: ACN 000 029 747 PTY LTD OWNER'S CONSENT FORM

#### FURTHER INFORMATION

Moree Plains Shire Council  
Level 2, 30 Heber Street  
PO Box 420  
MOREE NSW 2400  
Tel: 02 6757 3222  
Fax: 02 6752 3934  
council@mpsc.nsw.gov.au

|                 |                    |
|-----------------|--------------------|
| Office Use Only | Application Number |
|                 | Date Received      |

# Owners Consent Declaration

*For use when lodging an application through the NSW Planning Portal*

## Property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice.

*Note: Not all properties have section numbers*

|                  |                             |              |
|------------------|-----------------------------|--------------|
| <b>Lot No</b>    | <b>Section No</b>           | <b>DP No</b> |
| _____            | _____                       | _____        |
| <b>Street No</b> | <b>Street Name</b>          |              |
| <u>833</u>       | <u>Goonal Road</u>          |              |
| <b>Town</b>      | <b>State &amp; Postcode</b> |              |
| <u>Moree</u>     | <u>NSW 2400</u>             |              |

## Owner

This section must be completed and signed by ALL owners.

Companies will need to either provide their ACN or attach letterhead correspondence indicating the approval to lodge the application

Companies will need to provide two signatures along with the position they hold.

|                                                                              |                             |
|------------------------------------------------------------------------------|-----------------------------|
| <b>Names / Company Name</b>                                                  |                             |
| <u>ACN 000 029 747 Pty Ltd</u>                                               |                             |
| <b>Australian Company Number (ACN) (Provide when the owner is a company)</b> |                             |
| <u>000 029 747</u>                                                           |                             |
| <b>Postal Address</b>                                                        |                             |
| <u>281 Monaco Street</u>                                                     |                             |
| <b>Town</b>                                                                  | <b>State &amp; Postcode</b> |
| <u>Broadbeach Waters</u>                                                     | <u>QLD 4218</u>             |
| <b>Telephone Number</b>                                                      | <b>Fax Number</b>           |
| <u>0429 495 035</u>                                                          | _____                       |
| <b>Email Address</b>                                                         |                             |
| <u>david.statham@sundownpastoral.com.au</u>                                  |                             |

As owner/s of the property, I / we consent to this application under the *Environmental Planning and Assessment Act 1979*, and grant permission for Council's Officers to enter the property / premises for the purpose of assessment of this application or to conduct inspections relative to this application. I / we accept that all communications regarding this application will be through the nominated applicant and understand that information will be made publicly available and published to the DA tracker on Council's website, as well as on the NSW Planning Portal.

|                                                                                     |                                    |                 |
|-------------------------------------------------------------------------------------|------------------------------------|-----------------|
| <b>Owner 1 Signature</b>                                                            | <b>Owner 1 Name (please print)</b> | <b>Date</b>     |
|  | <u>DAVID STATHAM.</u>              | <u>16-8-22.</u> |
|                                                                                     | Sole Director and Secretary        |                 |
| <b>Owner 2 Signature</b>                                                            | <b>Owner 2 Name (please print)</b> | <b>Date</b>     |
| _____                                                                               | _____                              | _____           |

## APPENDIX 2: AUSTROADS RURAL ACCESS LAYOUT ON AERIAL IMAGERY



**AUSTROADS FIGURE 7.2 LAYOUT**  
Note: This rural property access treatment may be used where articulated vehicles:  
• do not use the driveway on single and dual carriageway roads  
• infrequently use the driveway on two-lane two-way roads that have an AADT < 2000.



|                                                                             |  |    |                                                                                                            |                                     |                                                                                                                                 |                |             |            |                                                                               |  |
|-----------------------------------------------------------------------------|--|----|------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|------------|-------------------------------------------------------------------------------|--|
| SCALES: HORIZ 1:250<br>VERT<br>DATUM: LOCAL                                 |  | A3 | SMK CONSULTANTS<br>surveying - irrigation - environmental<br>PO BOX 774 MOREE 2400<br>PHONE (02) 67 521021 | CLIENT: SUNDOWN PASTORAL CO         | DESCRIPTION:<br><br>AUSTROADS RURAL ACCESS LAYOUTS<br>SUPERIMPOSED ON IMAGERY OF INTERSECTION<br>TAKEN DURING 2021 LIDAR SURVEY | PLAN REVISION: |             | DATE       | SHEET No.<br>1 of 2                                                           |  |
| SURVEYED DESKTOP ANALYSIS<br>DESIGNED JAMES LILLYMAN<br>CHECKED PAUL COVELL |  |    |                                                                                                            | PROJECT: KEYTAH ACCESS INTERSECTION |                                                                                                                                 | A              | FIRST ISSUE | 28-04-2022 | JOB No. 21-367<br>COMPUTER FILE (MJO):<br><br>Keytah access updated - Drawing |  |
|                                                                             |  |    |                                                                                                            |                                     |                                                                                                                                 | B              |             |            |                                                                               |  |
|                                                                             |  |    |                                                                                                            |                                     |                                                                                                                                 | C              |             |            |                                                                               |  |