



23 January 2020

The General Manager
Lockhart Shire Council
PO Box 21
LOCKHART NSW 2656

Attention: Alan Gundrill

DA29/20 – CNR-3285 - PROPOSED SOLAR FARM, LOCKHART SOLAR FARM – LOT 2 DP228460, LOCKHART-KYWONG ROAD LOCKHART.

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW for assessment and comment.

Transport for NSW has reviewed the Statement of Environmental Effects (SEE) prepared by Pitt & Sherry Pty Ltd for the Lockhart Microgrid project dated December 2019. From the information provided it is understood that the proposal is for the establishment and operation of a 10 megawatt (MW) solar farm and associated infrastructure on the subject site. The subject site is located on Lockhart-Kywong Road (MR370) immediately to the north-west of Lockhart. The site has frontage and access to Lockhart-Kywong Road which is a classified road. For the frontage of the site the Lockhart-Kywong Road has a posted speed limit of 100 km/h and is an approved B-double route.

From the documentation provided, the development will comprise of a series of photovoltaic (PV) modules (approximately 28,000) erected on the site. The PV Modules will be mounted on fixed structures supported by driven piles which will not exceed a height of 3 metres.

It is understood that the construction period will be over a 6 month period. It is proposed that approximately 15 construction personnel would be required on site during the peak construction period. Due to the characteristics of the development the significant proportion of traffic generation (for both light and heavy vehicles) occurs during the construction and decommissioning stages of the development with the operational phase of the development generating limited traffic. The information submitted claims that peak construction traffic to the site will be 6 heavy vehicle movements and 8 light commercial vehicle movements per day.

Access to the site is proposed via the existing driveway intersecting with Lockhart-Kywong Road during both the construction and operational phases of the project. This driveway will be shared with the existing residence on the site. The intersection of the driveway and Lockhart-Kywong Road shall be constructed as a Rural Property access in accordance with the Austroads Guide to Road Design and shall be designed to accommodate the turning paths of the largest vehicle required to enter the site.

Currently the driveway from Lockhart-Kywong Road is unsealed. To address dust generation and loose material being dragged onto the Lockhart-Kywong Road, particularly during the construction phase of the development, the driveway is to be sealed for at least 50 metres from its intersection with the sealed carriageway of Lockhart-Kywong Road.

As the proposed development is within close proximity to the Lockhart-Kywong Road, the development may have potential to create visual amenity issues leading to driver distraction such as glint/glare. The SEE claims that existing vegetation within the Lockhart-Kywong Road reserve will prevent visual amenity issues, however, should glint and glare become an issue measures such as additional landscaping and/or installation of a physical screening barrier shall be implemented to screen the development from view from the Lockhart-Kywong Road.

Transport for NSW emphasises the need to minimise the impact of proposed development on the existing public road network and maintain the level of safety, efficiency and maintenance along the road network. As the proposed development has frontage to Lockhart-Kywong Road within a 100km/h speed zone the following conditions are appropriate for road safety and network efficiency reasons.

Transport for NSW has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal and grant concurrence in accordance with section 138 of the Roads Act subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted as amended by the inclusion of the following as conditions of consent (if approved):-

1. The proposed development shall be accessed via the existing driveway from Lockhart-Kywong Road. Creation of additional driveways from Lockhart-Kywong Road to access the proposed development shall not be permitted.
2. As a minimum the driveway to Lockhart-Kywong Road shall be constructed as a "Rural Property Access" type treatment in accordance with the Austroads Guide to Road Design as amended by Transport for NSW supplements. The driveway shall be designed and constructed so that vehicles turning between Lockhart-Kywong Road and the driveway are not required to cross to the opposing travel lane in order to perform a turning manoeuvre.
3. As a minimum the new driveway shall be sealed for 50 metres from its intersection with the carriageway of Lockhart-Kywong Road in accordance with the Austroads Guide to Road Design to the satisfaction of Council.
4. The intersection of the proposed access driveway with Lockhart-Kywong Road shall be designed and constructed so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding within, the carriageway. If a culvert is to be installed and is to be located within the required clear zone for the posted speed limit it is to be constructed with a traversable type headwall.
5. The entry gate to the proposed allotment from Lockhart-Kywong Road shall be located at least 30 metres from the edge of seal of the carriageway. This is to allow for the standing of large vehicles when gates are to be opened.
6. Any damage or disturbance to the road reserve of Lockhart-Kywong Road is to be restored to match surrounding landform in accordance with Council requirements. Any redundant driveways or gates to the subject property from Lockhart-Kywong Road shall be removed.

7. A management plan to provide measures to suppress dust generation from the development site and the transportation route shall be prepared and implemented to the satisfaction of Council and Transport for NSW.
8. No external lighting of any infrastructure associated with the project is permitted at night that may cause distraction to road users other than low intensity security lighting.
9. Glint and glare from the solar panels shall not cause a nuisance, disturbance or hazard to the travelling public on the public road network. In the event of glint or glare from the solar plant being evident from a public road, the proponent shall immediately implement glare mitigation measures such as construction of a barrier (e.g. fence) or other approved device to remove any nuisance, distraction and/or hazard caused as a result of glare from the solar panels.
10. Prior to the commencement of construction on-site, the Proponent must undertake all works to upgrade any road, its associated road reserve and any public infrastructure in that road reserve, to a standard suitable for use by heavy vehicles to meet any reasonable requirements that may be specified by the relevant roads authority. The design and specifications, and construction, of these works must be completed and certified by an appropriately qualified person to be to a standard to accommodate the traffic generating requirements of the project. On Classified Roads the geometric road design and pavement design must be to the satisfaction of Transport for NSW.
11. Any works within the road reserve of the Lockhart-Kywong Road requires approval under Section 138 of the Roads Act, 1993 from the road authority (Council) and concurrence from Transport for NSW prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents.
12. Any works associated with the development shall be at no cost to Transport for NSW.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use, Transport for NSW (South West Region), Maurice Morgan, phone (02) 6923 6611.

Please forward a copy of the Notice of Determination for this Development Application to the Land Use -Transport for NSW at the same time as advising the applicant.

Yours faithfully



Per:
Lindsay Tanner
Director South West