



25 February 2020

The General Manager
Hay Shire Council
PO Box 141
HAY NSW 2711

Attention: Roger McGrath

DA2020/029 – CNR-4124 – PROPOSED SOLAR FARM AND SUBDIVISION, HAY 2A SOLAR FARM, 110 MID WESTERN HIGHWAY HAY.

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW (TfNSW), formerly Roads & Maritime Services, for assessment and comment.

TfNSW has reviewed the Environmental Impact Statement (EIS) prepared by Zenith Town Planning for the Hay Solar Farm. From the information provided it is understood that the proposal is for the establishment and operation of a 5 MW solar photovoltaic (PV) plant and associated infrastructure on the subject site. The subject site has frontage and access to the Mid Western Highway, which is a classified road, within a 50km/h and 80 km/h speed zone transition and is an approved road train route. The site is located approximately 1.6km to the north-east of the township of Hay.

The proposed development includes construction of the Hay 2A solar farm on the eastern section of Lot 110 DP1187931. Hay 1A solar farm has previously been approved by DA2019-040 for the western side of the subject allotment. The application also proposes to subdivide the existing allotment into 2 new allotments with proposed Lot 1 to be occupied by the Hay 1A solar farm with proposed Lot 2 to accommodate Hay 2A solar farm.

It is understood that the anticipated construction period will be approximately two and a half months. Due to the size and characteristics of the development traffic generated during the construction and decommissioning stages will be more significant than traffic generated during the operational phase. The submitted report considers heavy and light vehicle traffic generation for construction of the facility. The report also indicates that up to 4 heavy vehicles and will make deliveries to the site each day and up to 50 personnel will be accessing the site using light vehicles. As the proposal relies on access via the classified road network, plans should be finalised in consultation with the TfNSW Services.

The submitted plans indicate that access to both proposed solar farms and the 2 allotments is proposed via a single driveway to the Mid-Western Highway. Consent was previously provided for this driveway to allow access to the Hay 1A solar farm. Transport for NSW would have no objections to this driveway being used to access the Hay 2A solar farm provided that conditions of the previous consent for the Hay 1A solar farm are complied with. In addition to the conditions for the Hay 1A solar farm consent, there will be no additional access points created to provide

access to the Hay 2A solar farm and a right of way shall be created over the proposed Lot 1 in favour of the proposed Lot 2 to allow for continued legal access via the existing driveway for Lot 2 via the internal access road.

The supporting documentation considered the potential for glint and glare to cause distraction to motorist on the Mid Western Highway and concluded that due to the location of the solar panels relative to the road and the anti-reflective properties of the PV solar panels, they are not expected to cause a distraction to motorists on the Mid Western Highway.

TfNSW is mainly concerned with the provision of safe access between the subject site and the public road network and the impact of the development on the safety and efficiency of the road network. TfNSW emphasises the need, particularly during the construction phase of this development, to minimise the impacts on the existing road network. As the subject site is to be accessed via an intersection with the Mid Western Highway the following conditions are proposed for road safety reasons.

Transport for NSW has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal 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. Only one (1) access driveway to Mid-Western Highway for access to the 2 proposed allotments is permitted. Any shared driveway is to be constructed as one driveway within the road reserve. Splitting of the driveway is to occur within the subject property. A right of way shall be created over the proposed Lot 1 in favour of the proposed Lot 2 to allow continued legal access for Lot 2 via the existing driveway and proposed internal service road. These legal arrangements are to be written with Council empowered to uplift.
2. The driveway to proposed Lots 1 and 2 from the Mid-Western Highway shall be constructed in accordance with the conditions of consent for DA2019-040 prior to construction of any works on the subject site.
3. 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
4. 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.
5. 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.
6. 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 the TfNSW.

7. Any works within the road reserve of the Mid Western Highway requires approval under Section 138 of the Roads Act, 1993 from the road authority (Council) and concurrence from TfNSW 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.
8. All works associated with the project shall be at no cost to the TfNSW.

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, TfNSW (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 -TfNSW at the same time as advising the applicant.

Yours faithfully



Per:
Lindsay Tanner
Director South West