

Energy Assessments
Department of Planning & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Natasha Homsey

**SSD-10346 for Oxley Solar Farm at Gara Road, Armidale
(Lot 1 & 2 DP1206469, Lot 5 DP 253346, Lot 6 DP625427, Lots 7003 & 7004
DP1060201)**

31 October 2022

Dear Natasha,

Thank you for referring the abovementioned application including the Submissions Report and Amended Report via the NSW Major Projects Planning Portal dated 14 October 2022 inviting further comment from Transport for NSW (TfNSW).

TfNSW's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Waterfall Way (HW76) is a classified (State) road. Council is the roads authority for this road and other public roads in the area, in accordance with Section 7 of the *Roads Act 1993* (Roads Act).

TfNSW understands that the amended proposal seeks approval for the construction, operation and decommissioning of a 215MWh Solar Farm comprising a 50MWh battery energy storage system (BESS) and supporting ancillary infrastructure. The following changes are noted under this amendment (since the EIS submission):

- The development has reduced in size:
 - capacity of solar generation (from 255MW to 215MW)
 - development footprint size (from 895ha to 268ha),
 - solar panel area inc. access road (from 269.78ha to 195.25ha),
 - number of solar panels required to be constructed (from 715,680 to 385,280).
- The BESS has increased from 30MWh to 50MWh
- The preferred site access has changed. A new dedicated site access from the Waterfall Way is no longer proposed as the primary solar farm access, instead it is now proposed to utilise an existing access connecting to Waterfall Way, which services the adjacent Armidale Regional Landfill (ARL) site.

TfNSW has reviewed the amended application and supporting documentation submitted and is not satisfied that the proposed development has adequately addressed the anticipated construction traffic impacts to ensure that the new access can provide safe and practical access.

To enable TfNSW to undertake an assessment of the proposed development the following additional information is required:

- A scaled strategic design illustrating the full scope of road works at the ARL access road as identified in the TIA, demonstrating the required Safe Intersection Sight Distance (SISD) (110km/h design speed) and swept paths of the design vehicle (including Over Size Over Mass vehicles). To assist you in preparing the designs, please refer to link: <https://roads-waterways.transport.nsw.gov.au/business-industry/partners-suppliers/documents/planning-principles/strategic-design-fact-sheet-02-2022.pdf>

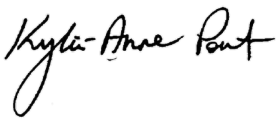
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Transport for NSW

- The size of the BESS has increased yet the details of the associated transport vehicles and movements have not been identified. Further details are required to confirm the quantity, dimensions and overall mass of the relevant containers and proposed design vehicle dimensions including swept paths (for all directions) at the site access and at any pinch points along the transport route.
- TfNSW notes that although the amended proposal has reduced in size and volume, there do not appear to be any reductions to the overall construction timeframe of 12 - 18 months, number of staff and/or the volume of traffic generated by the proposed construction of the development. Rather, the total construction traffic volumes have increased despite the reduction in project scope. Furthermore, the overall number of vehicles estimated to access the site over the period of construction has increased from 21,435 to 22,647 vehicle trips, however there are no noted changes to the number of daily and peak hourly vehicle movements. TfNSW requests clarification regarding these details.

If you wish to discuss this matter further, please contact Katrina Wade on ph. 1300 207 783.

Yours faithfully,



Kylie-Anne Pont

A/ Team Leader Development Services (Renewable Resources)
West Region | Community and Place
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