



EIS – COMMENTS FOR CONSIDERATION – 15 BOB IRVIN ROAD, YOOGALI

Planning

- Landscape Concept Plan use local natives from Weeping Myall Woodland Community – on Bob Irvine Rd Frontage
- Address Council's "Solar Energy Farms and Battery Energy Storage Systems (BESS) Policy"
- Address on site sewerage management and disposal area (usually at least 250m²)

Engineering

Traffic

- **Due to the proximity of the proposed development and the potential impact it may have on Irrigation Way (Transport NSW managed road) the Traffic Impact Assessment (onemilegrid – 12 November 2025) and Environmental Impact Statement (cognency – 13 November 2025) shall be sent to Transport NSW for review.**
- The Traffic Impact Assessment (**onemilegrid** – 12 November 2025) provides commentary relating to the constraints subject to an irrigation structure at the intersection of Bob Irvin Road an Irrigation Way and that the haulage route for inbound heavy vehicle from the south will be via Hanwood Avenue and Bob Irvin Road. Council's comments are that Bob Irvin Road to the south of the proposed site sustains inconsistent pavement widths including limited geometry across the multiple (9) irrigation structures/culverts, and, adverse vertical geometry over some of those irrigation structures/culverts. The intersection of Bob Irvin Road and Hanwood Avenue has limited dimensional capacity for the safe two-way manoeuvring of heavy vehicles. In addition, the provided traffic generation numbers of heavy and light vehicles relating to the civil and electrical construction phases of the development will mean an increase in traffic movements along Bob Irvin Road (south) that would compromise the safety of road users and potentially cause damage to road/irrigation infrastructure. Is if for the above reasons that Council's position is that the primary haulage and access route for all vehicles to the site will be from the north via Irrigation Way and Bob Irvin Road.
- It is noted at 7.2 in the submitted Traffic Impact Assessment (**onemilegrid** – 12 November 2025) that *19 metre semi-trailers can turn into and out of Bob Irvin Road using the existing road width* – however turning path diagrams within that assessment document show a 19 metre semi-trailer turning left out of Bob Irvin Road encroaching into the opposing travel lane of Irrigation Way (100km/h zone.) In furtherance, the swept paths show heavy vehicles turning left from Irrigation Way into Bob Irvin Road do so by encroaching into the opposing travel lane and leave the western shoulder of the road potentially onto the batter associated with the irrigation channel. When reviewing previous development application (291/2018) it was a condition of consent (27) that the intersection of Irrigation Way and Bob Irvin Road be upgraded so as such encroachment into apposing travel lanes is mitigated.

Council's position is that condition shall remain – but based on the increase in traffic generation, a basic right turn treatment (BAR) be constructed on Irrigation Way at the intersection to allow through eastbound traffic on that road to pass (on the near side) vehicles turning right from Irrigation Way into Bob Irvin Road. **Note:** Any upgrades on Irrigation Way will be at the discretion of the road manager – Transport NSW.

- Detail design drawings should be provided with regards to any proposed upgrades to Bob Irvin Road and associated structures crossing Murrumbidgee Irrigation assets.

Stormwater

- A Concept stormwater plan detailing proposed management/disposal and discharge of stormwater falling onto the site should be provided.
- The hydrology assessment (HARC – 12 November 2025) provides calculations for on-site detention of stormwater. It will be a requirement that detailed design drawings for the proposed stormwater drainage system are to be submitted to Council for approval in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards*.

A handwritten signature in black ink, appearing to read 'JOE RIZZO', with several overlapping strokes and a large flourish at the end.

JOE RIZZO
DIRECTOR SUSTAINABLE DEVELOPMENT