



17 April 2018

Department of Planning & Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Anthony Ko,

PACIFIC HIGHWAY (A43): SSD 8533, VALES POINT SOLAR PROJECT, LOT 150 DP 755266, LOT 102 DP1170921, LOT 7077 DP1056107, LOT 1 DP1195160, LOT 7497 DP 1165634, LOT 4 DP 915257, LOT 1 DP 1166358, LOTS 22 AND 29A DP755242, VALES ROAD, MANNERING PARK

Reference is made to Department of Planning and Environment's ('DPE') email dated 8 February 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment. Apologies for the delayed response.

Roads and Maritime understands that Sunset Power International Pty Ltd trading as Delta Electricity has submitted a development application and accompanying Environmental Impact Statement (EIS) for the Vales Point Solar Project. The application involves:

- Development of a large-scale solar photovoltaic solar farm with an estimated capacity of 55 megawatts;
- Grid connection; and
- Ancillary infrastructure.

It is anticipated that construction will be carried out over 12-18 months with approximately 100 construction workers and up to 3 heavy vehicles trips accessing the site in a peak. Future on-site operations will only generate 5 full time workers.

The existing intersection at Ruttleys Road is proposed to be upgraded to improve the pavement and construct a dedicated left-in turn lane into the site. In addition, a new alternative in-bound access is proposed to be constructed from the Pacific Highway including the construction of a left-turn deceleration lane. The proposed works on the Pacific Highway including construction of a left-turn deceleration lane will require concurrence from Roads and Maritime in accordance with Section 138 of the *Roads Act 1993*.

Roads and Maritime response

Roads and Maritime has reviewed the information provided and raise no objection to the proposed solar project development in principle. However Roads and Maritime has concerns regarding the proposed use

of the existing access from the Pacific Highway. The proposed access treatment does not comply with minimum design safety standards and has the potential to compromise the safety and efficiency of the classified (State) road, and is contrary to Objective (1)(a) of *Section 101 within the State Environmental Planning Policy (Infrastructure) 2007*.

In accordance with s 101(2)(a) of the Infrastructure SEPP, the consent authority,

“Must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that: (a) where practicable, vehicular access to the land is provided by a road other than the classified road”.

Roads and Maritime aims to improve the safety, reliability and efficiency of the State road network for all road users by managing access to, and movement of traffic and road transport between the State road network and adjacent land. In order to manage the safety of the network, Roads and Maritime applies a “safe systems” approach by way of minimising vehicle conflict points, such as the likelihood of rear end collisions from slowing or turning vehicles, on the classified network by restricting direct access.

The site benefits from an existing intersection at Ruttleys Road, a local road, which is proposed to be upgraded to improve access and egress to / from the site. This intersection is capable of supporting the access for the proposed 3 heavy vehicle trips in a peak.

Roads and Maritime recommends that DPE consider requiring the rationalisation of access to the site by requiring all access be via the proposed upgraded intersection at Ruttleys Road.

Advice to DPE

Roads and Maritime recommends that the following matters should be considered by DPE in determining this development, excluding the proposed works to the Pacific Highway:

- Roads and Maritime has no proposal that requires any part of the property.
- As Ruttleys Road is a local road, any intersection upgrade will be required to be approved by Central Coast Council as part of a s.138 application. Accordingly, it is recommended that DPE consult directly with Council about this matter. Roads and Maritime recommends that Council consider the provision of suitable intersection upgrade treatment consistent with the warrants in *Section 4.8 of Austroads Guide to Road Design – Part 4A Unsignalised and Signalised Intersections*.
- Roads and Maritime highlights that in determining the application under Part 4 of *the Environmental Planning & Assessment Act, 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development, such as (inter alia) removal of trees, relocation of utilities, stormwater management, etc. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent (i.e. the proposed driveway works, CHL construction and access from Ruttleys Road). Depending on the level of environmental assessment undertaken to date and the nature of the works, the DPE may require the developer to undertake further environmental assessment for any ancillary road works.
- DPE should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.

- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for DPE to consider.
- Should any work need to be undertaken outside the property boundaries of the subject site including works associated with altering the existing driveway, the developer is to engage with Council as the relevant roads authority for Ruttleys Road. All such works shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council.

On determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Marler', with a stylized circular flourish at the start.

Peter Marler
Manager Land Use Assessment
Hunter Region