

25 August 2021

Nicole Brewer
Director Energy Assessments
Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA NSW 2150
Locked Bay 5022

Attention: Alisha Dunn,



**Re: West Wyalong Solar Farm (SSD 9504 MOD 1) – Section 4.55(1A) Modification Application -
Schedule 3 Conditions 3 and 5 – Response to Request for Information**

I refer to your letter dated 12th August 2021 requesting additional information on the above modification application and the discussion and outcomes of our subsequent meeting on 13th August 2021 between Lightsource bp, the Department and pitt&sherry. On behalf of Lightsource bp, we provide the following for the Department's consideration:

Response to Request for Information

1. *Provide landowner's consent from Bland Shire Council for the purpose of this modification;*

Refer to **Attachment 1**.

2. *Clarify the required number of over-dimensional vehicle movements per day during the construction period, and the proposed transport route for these vehicles;*

In accordance with Schedule 3 Condition 1(a), one over dimensional vehicle movement in total will be required during the construction period. The proposed transport route for this vehicle will be via Newell Highway (northeast), Bodells Lane and to the site access point on Blands Lane.

3. *Clarify the maximum size (in metres) and type of vehicles accessing Bodells Lane from the southwest on the Newell Highway during the construction period;*

Heavy vehicles up to a maximum of 19m in length are proposed to access Bodells Lane from the Newell Highway (southwest).

4. *Evidence of consultation and feedback with Bland Shire Council regarding the proposed amendments, including the grading and all-weather seal to Blands Lane;*

Refer to **Attachment 2**.

Lightsource bp have also consulted further with Transport for NSW and have obtained their support for the proposed modification. Refer to **Attachment 3**.

5. *Provide an amended figure detailing the proposed road upgrades and site access arrangements.*

From our meeting it is understood this refers to Appendix 4 of the Development Consent. Refer to **Attachment 4**.

Revised Scope of Proposed Modification

In accordance with the discussion and outcomes of our 13th August 2021 meeting, the scope of the proposed modification has been revised to include the following:

- The proposed modification to Schedule 3 Condition 5 requires a subsequent modification to Schedule 3 Condition 3 as this condition refers to *over-dimensional vehicle* and *heavy vehicle* movements from the northeast and southwest on the Newell Highway. The proposed modification of this condition requires over-dimensional vehicles and heavy vehicles greater than 19m in length (i.e. B-doubles) be restricted to accessing Bodells Lane from the northeast whilst heavy vehicles up to 19m in length accessing Bodells Lane from Newell Highway northwest and southwest; and
- Appendix 4 is referred in Condition 3 and accordingly, requires modification to reflect the proposed changes to Condition 3 and Condition 5.

Revised modification to Schedule 3 Conditions 3 and 5 and Appendix 4

Based upon Council and TfNSW advice and feedback from the Department, the modification application has been revised and proposes to remove wording in Conditions 3 and 5 indicated in ~~strikeout~~ and insert wording in red as follows:

Access Routes

~~3. All over-dimensional and heavy vehicles associated with the development must travel to and from the site via the:-~~

~~(a) Newell Highway (northeast), Bodells Lane and Blands Lane; or~~

~~(b) West Wyalong Heavy Vehicle Bypass, the Newell Highway (southwest), Bodells Lane and Blands Lane;–~~

~~and the approved site access point on Blands Lane, as identified in the figure in Appendix 4.~~

3. All heavy vehicles up to a maximum 19 metres in length associated with the development can travel to and from the site via Newell Highway southwest and northwest, Bodells Lane and Blands Lane. All over-dimensional vehicles and heavy vehicles greater than 19 metres in length associated with the development must travel to and from the site via the Newell Highway (northeast), Bodells Lane and Blands Lane.

Road Upgrades and Site Access

5. Prior to commencing construction, the Applicant must:

(a) upgrade the intersection of the Newell Highway and Bodells Lane, including a ~~Basic Left Turn (BAL) treatment~~ to cater for the largest vehicle accessing the site;

(b) seal Bodells Lane for a minimum of 50 m from its intersection with the Newell Highway, to a standard that allows two-way heavy vehicle movements;

(c) upgrade Blands Lane between Bodells Lane and Clear Ridge Road, including grading ~~and an all-weather seal;~~ *with an all-weather seal to be applied on Blands Lane between the site access point and Bodells Lane;*

(d) design the site access point off Blands Lane (shown in Appendix 1) with a Rural Property Access type treatment to cater for the largest vehicle accessing the site.

These upgrades must comply with the Austroads Guide to Road Design (as amended by RMS supplements), and be carried out to the satisfaction of the relevant roads authority.

Appendix 4

Amendment of Appendix 4 Road Upgrades and Site Access – **Attachment 3**

The proposed modification application to amend Schedule 3 Conditions 3 and 5 and Appendix 4 of the Development Consent is required to achieve the provision of a level and type of road infrastructure upgrades that has an appropriate nexus with the construction and operational traffic associated with the approved solar farm, as agreed with TfNSW and Bland Shire Council.

If you wish to discuss this letter, please don't hesitate to call me on 0438 744 815.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Trevor Allen', with a stylized flourish at the end.

Trevor Allen

Senior Associate Environmental Planner

pitt&sherry

B.C.A; B.A.(Hons.); GDip. Nat. Res. Law & Policy

Member of Planning Institute of Australia (PIA) Member 68843

Encl 3 Attachments



Attachment 1

Bland Shire Council landowner consent

18 August 2021

NSW Department of Planning, Industry and Environment
Attn: Mr Karl Okorn
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

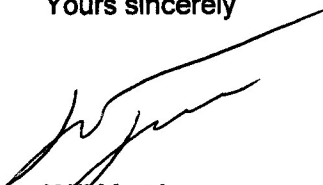
Subject: Owner's Consent to Lodge Development Modification Application (SSD 9504)
in relation to Myers Lane, Wyalong NSW 2671 - Lightsource Development Services
Australia Pty Ltd (Lightsource bp) – West Wyalong Solar Farm

Dear Mr Okorn,

Bland Shire Council is the owner of land within the road reserve at Myers Lane, Wyalong NSW 2671 (the Land). Council is aware that Lightsource Development Services Pty Ltd (the Proponent) has proposed a Modification Application to the West Wyalong Solar Farm Development Consent (SSD 9504) which has infrastructure approved to be constructed within the Myers Lane road reserve as part of the development.

Please accept this letter as consent (for the purposes of Clause 49 of the *Environmental Planning and Assessment Regulation 2000*) of the owner of the Land for the Proponent to lodge a Modification Application in relation to the West Wyalong Solar Farm.

Yours sincerely



Will Marsh
Director – Technical Services



Attachment 2

Bland Shire Council consultation

Georgia King

From: Jamie Harwood <JHarwood@blandshire.nsw.gov.au>

Sent: Tuesday, 24 August 2021 4:36 PM

To: Georgia King <georgia.king@lightsourcebp.com>

Cc: Council Records <council@blandshire.nsw.gov.au>; Diana Mitchell <diana.mitchell@lightsourcebp.com>; Will Marsh <WMarsh@blandshire.nsw.gov.au>

Subject: RE: West Wyalong Solar Farm - FW: Blands Lane / Bodells Lane-Newell Hwy Road Upgrades

Hello Georgia,

Thanks for the revised wording Council have no objection with this, I just want to make it clear when you say upgrade I assume you mean as per construction issue plans from previous discussion, if that's the case happy with the changes.

Road Upgrades and Site Access

5. Prior to commencing construction, the Applicant must:

- (a) upgrade the intersection of the Newell Highway and Bodells Lane, including a Basic Left Turn (BAL) treatment to cater for the largest vehicle accessing the site;
- (b) seal Bodells Lane for a minimum of 50 m from its intersection with the Newell Highway, to a standard that allows two-way heavy vehicle movements;
- (c) upgrade Blands Lane between Bodells Lane and Clear Ridge Road, including grading ~~and an all-weather seal~~, with an all-weather seal to be applied on Blands Lane between the site access point and Bodells Lane;
- (d) design the site access point off Blands Lane (shown in Appendix 1) with a Rural Property Access type treatment to cater for the largest vehicle accessing the site.



Jamie Harwood
Manager Engineering Services
PO Box 21
West Wyalong NSW 2671
Ph: (02) 6972 2266
Fax: (02) 6972 2145
JHarwood@blandshire.nsw.gov.au
www.blandshire.nsw.gov.au



From: Georgia King <georgia.king@lightsourcebp.com>

Sent: Wednesday, 18 August 2021 1:28 PM

To: Will Marsh <WMarsh@blandshire.nsw.gov.au>

Cc: Jamie Harwood <JHarwood@blandshire.nsw.gov.au>; Council Records <council@blandshire.nsw.gov.au>; Diana Mitchell <diana.mitchell@lightsourcebp.com>

Subject: RE: West Wyalong Solar Farm - FW: Blands Lane / Bodells Lane-Newell Hwy Road Upgrades

Hi Will and Jamie,

See attached the revised Modification Report with some amendments to the wording of Condition 5(c) to better align with what we agreed on this morning. Could you please review the attached and confirm Council is satisfied with the proposed changes?

Thanks,
Georgia

Georgia King Environmental Planner | t +61434258199



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Attachment 3

Transport for NSW consultation

Georgia King

From: Maurice Morgan <Maurice.MORGAN@transport.nsw.gov.au>
Sent: Friday, 20 August 2021 4:17 PM
To: Georgia King <georgia.king@lightsourcebp.com>
Cc: Development South West <development.south.west@transport.nsw.gov.au>
Subject: RE: West Wyalong Solar Farm - Modification Application (SSD 9504 MOD 1)

Georgia

Please see attached extract from our response dated 9 August 2021. This was on the basis that the plans prepared by JJ Ryan Consulting forwarded to TfNSW by email on 6 May 2021 which identified the swept paths for various vehicles with vehicles up to a maximum length of 19 metre semi-trailer (general access vehicle) accessing the intersection from the south along the Newell Highway with all larger vehicles to access from and egress to the north along the Newell Highway.

Transport for NSW advises that no objection is raised to the proposed modification of schedule 3 Condition 5(a) to delete the requirement for the construction of the Basic Left Turn (BAL) treatment to the intersection of Bodells Lane with the Newell Highway on the basis that vehicles larger than a general access vehicle (19 metre semi-trailer) is denied from accessing Bodells Lane from the south along the Newell Highway.

The condition should reflect this requirement

Regards

Maurice Morgan

Team Leader, Development Services South
Regional and Outer Metropolitan

T: (02) 6923 6611
193 Morgan Street, Wagga Wagga NSW 2650



From: Georgia King [<mailto:georgia.king@lightsourcebp.com>]
Sent: Friday, 20 August 2021 12:01 PM
To: Chris Bamberry <Chris.BAMBERRY@transport.nsw.gov.au>
Cc: Development South West <development.south.west@transport.nsw.gov.au>; Maurice Morgan <Maurice.MORGAN@transport.nsw.gov.au>; Diana Mitchell <diana.mitchell@lightsourcebp.com>
Subject: RE: West Wyalong Solar Farm - Modification Application (SSD 9504 MOD 1)

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Hi Chris,

We received an RFI from DPIE last week in relation to the West Wyalong Modification Application, which included the below point:

- ***clarify the maximum size (in metres) and type of vehicles accessing Bodells Lane from the southwest on the Newell Highway during the construction period;***

As such, we have sought to clarify this in the Modification Application and have proposed amended wording of Schedule 3 Condition 3 to more accurately describe the heavy vehicle and over-dimensional vehicle access route. Could you please review the attached draft Modification Report in response to DPIE's RFI, and confirm TfNSW is satisfied with the proposed changes?


Thank you.

Regards,
Georgia

Georgia King Environmental Planner | t +61434258199



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Lightsource bp has continued its global leading charge in the development and management of solar energy projects, while continuing to work remotely where we can throughout this period. Please continue to send any communications via email. For any notices which must be in original/written format, please send by post with a copy by email.



Attachment 4

Proposed modification to *Appendix 4 Road Upgrades and Site Access*

Road Upgrades

- Intersection Upgrade
- New Road Pavement for 50m
- Site Access Point
- ▭ Grading as Required
- ▨ All-weather Seal

Construction Vehicle Access Route

- Heavy Vehicles & Over-Dimensional Vehicles
- Heavy Vehicles (up to 19m)
- Light Vehicles & Shuttle Buses
- ⋯ Self-imposed 50km/hr Limit
- Transmission Line Easement
- ▭ Land Subject to the DA

