



RECORD OF SITE INSPECTION & LOCALITY TOUR

SITE INSPECTION & LOCALITY TOUR NOTES		
Project:	Glanmire Solar Farm (SSD-21208499)	
Meeting Location:	The Project Site and surrounding area	
Date:	Thursday 30 November 2023 & Friday 1 December 2023	
Time:	9.00am – 11.30am (30/11/2023) & 9.00am – 12.00pm (1/12/2023)	
ATTENDEES		
Commissioners:	Dr Sheridan Coakes Mr. Chris Wilson Mr. Richard Pearson	Panel Chair
Office of the IPC:	Oliver Cope Callum Firth	A/Senior Planning Officer Planning Officer
Applicant (Site Inspection only):	Tim Averill Antoine Pavone Ciara Deering Brooke Marshall Kyle Mercer	Managing Director – Australia, Elgin Energy Development Manager, Elgin Energy Project Manager, Elgin Energy Principal Environmental Planner, NGH Consulting Senior Environmental Consultant, NGH Consulting
Community Group Representatives:	Andrew Petch (Site Inspection only) Joanne Petch Sam Bonanno Pauline (Polly) Bonanno Ray Waterhouse Priscilla Waterhouse Sally Newton-Chandler Ewan Chandler (Locality Tour only) Jim Blackwood (Site Inspection only) Andrew Scully Paul Lalich	Glanmire Action Group / Neighbouring property owner Glanmire Action Group / Neighbouring property owner Glanmire Action Group / Neighbouring property owner Glanmire Action Group / Neighbouring property owner Neighbouring property owner Neighbouring property owner Neighbouring property owner Neighbouring property owner Vice President, Bathurst Community Climate Action Network (BCCAN) Special Counsel, HWL Ebsworth Lawyers / representative of Fitzsummer Pty Ltd Partner, HWL Ebsworth Lawyers / representative of Fitzsummer Pty Ltd
LOCATIONS AND KEY OBSERVATIONS		
Site Inspection		
<p>1) Meeting Point: 4823 Great Western Highway, Glanmire</p> <ul style="list-style-type: none"> Opening Statement by Panel Chair The Commission walked from the Meeting Point to north-western area of the site (behind wind row at back of 4823 Great Western Highway) and viewed the Project Site looking southwards. In consultation with attendees, the Commission observed the location of the Project Site boundaries to the east and south as well as the proposed site access. The Applicant outlined proposed landscaping, setbacks, riparian zones, water management, and site layout to attendees. <p>2) Construction Compound</p> <ul style="list-style-type: none"> The Commission walked from Stop 2 to the proposed location of the construction compound and observed the proposed infrastructure laydown area. The Applicant described the proposed solar PV array exclusion zone and after the Commission walked further along the ridgeline, the proposed location of the substation and BESS to the south. <p>3) Substation & BESS</p> <ul style="list-style-type: none"> The Commission travelled down and stopped on Brewongle Lane to view the location of the substation & BESS to the west/north-west. The Applicant described the indicative height of the substation and BESS infrastructure, proposed setbacks and the location of the existing transmission line. 		



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- The Commission also viewed a corrugated iron structure that Mr Bonanno had set up adjacent to Brewongle Lane as a height reference for the proposed solar PV array. Attendees described the location of gullies and streams within the Site to the Commission.
- The Commission viewed the indicative extent of the eastern setback with the assistance of Mr Petch.

4) SE Panel Corner

- The Commission travelled down Brewongle Lane to Stop 4. The Applicant described the location of the proposed southern and eastern setbacks, the south-east extent of the proposed solar PV array layout, and the indicative heights of the solar panels (at full and no tilt).
- The Commission viewed a height pole illustrating the maximum height of the proposed solar PV array, provided by the Applicant and erected at two locations with the assistance of Mr Petch.

5) Southern Boundary

- The Commission travelled further down Brewongle Lane to Stop 5. The Applicant described proposed avoidance areas, dam and riparian zones, southern and south-eastern setbacks.

Site inspection closed at 11.00am on Thursday 30 November 2023

Locality Tour

Thursday 30 November 2023, 11.00am-11.30am

1) R5, Brewongle Lane Glanmire

- The Commission viewed the site from Receiver 5 (R5). The Commission viewed the site from the dining room, front porch, and driveway, and discussed visual impact analysis prepared for the project to date and the efficacy of potential screening plantings. The Commission also viewed towards the south and the proposed location of the Brewongle Solar Farm from the property.
- The Commission viewed the site from the front northernmost paddock of R5, and discussed visual and water impacts (incl. flooding conditions).

Friday 1 December 2023, 9.00am-12.00pm

2) R4, Brewongle Lane Glanmire

- The Commission viewed the site from Receiver 4 (R4). The Commission viewed the site from the front porch, garden area, driveway, and discussed existing on and off-site vegetation as well as potential screening plantings. The Commission discussed and looked towards the locations of the proposed southern, south-eastern, and western setbacks.
- The Commission viewed towards the south and the proposed location of the Brewongle Solar Farm from the property, and viewed the site from a bedroom at the north-west of the property. The Commission additionally discussed with the property owner their concern regarding potential transport and traffic impacts from increased numbers of workers utilising Brewongle Lane to access the site.

3) R7, Brewongle Lane and Great Western Highway Glanmire

- The Commission viewed the site from the location of the two dwelling entitlements – Receivers 44 (R44) and 44b (R44b) – owned by the property owner at Receiver 7 (R7). The Commission first visited R44 and viewed the eastern boundary of the site from this location. The Commission discussed proposed setbacks and potential screening plantings with the property owners and their legal representatives present.
- The Commission then visited R44b and viewed the site from this location. The Commission discussed the solar PV layout, proposed setbacks and potential screening plantings.
- The Commission travelled to the landowners' residence at R7 and viewed the site from the property's easternmost paddock at the western boundary of the site. The Commission viewed two height poles set up by the property owners and their legal representatives as a height reference for the solar PV array.
- The Commission also viewed the site from the front porch and garden area of the residence at R7, and discussed glint and glare impacts, existing vegetation, potential screening plantings, views to the proposed solar PV array layout and substation from outside the residence, and views of the site from habitable rooms within the residence.

4) R21, Great Western Highway Glanmire

- The Commission viewed the site from Receiver 21 (R21). The Commission discussed cropping and other farming

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activities undertaken and/or planned by the property owners, the owners' two dwelling entitlements on the property, potential insurance impacts, water flows and impacts, the proposed south-west setback and buffer areas, heat island effect impacts, and existing vegetation as well as potential screening plantings.

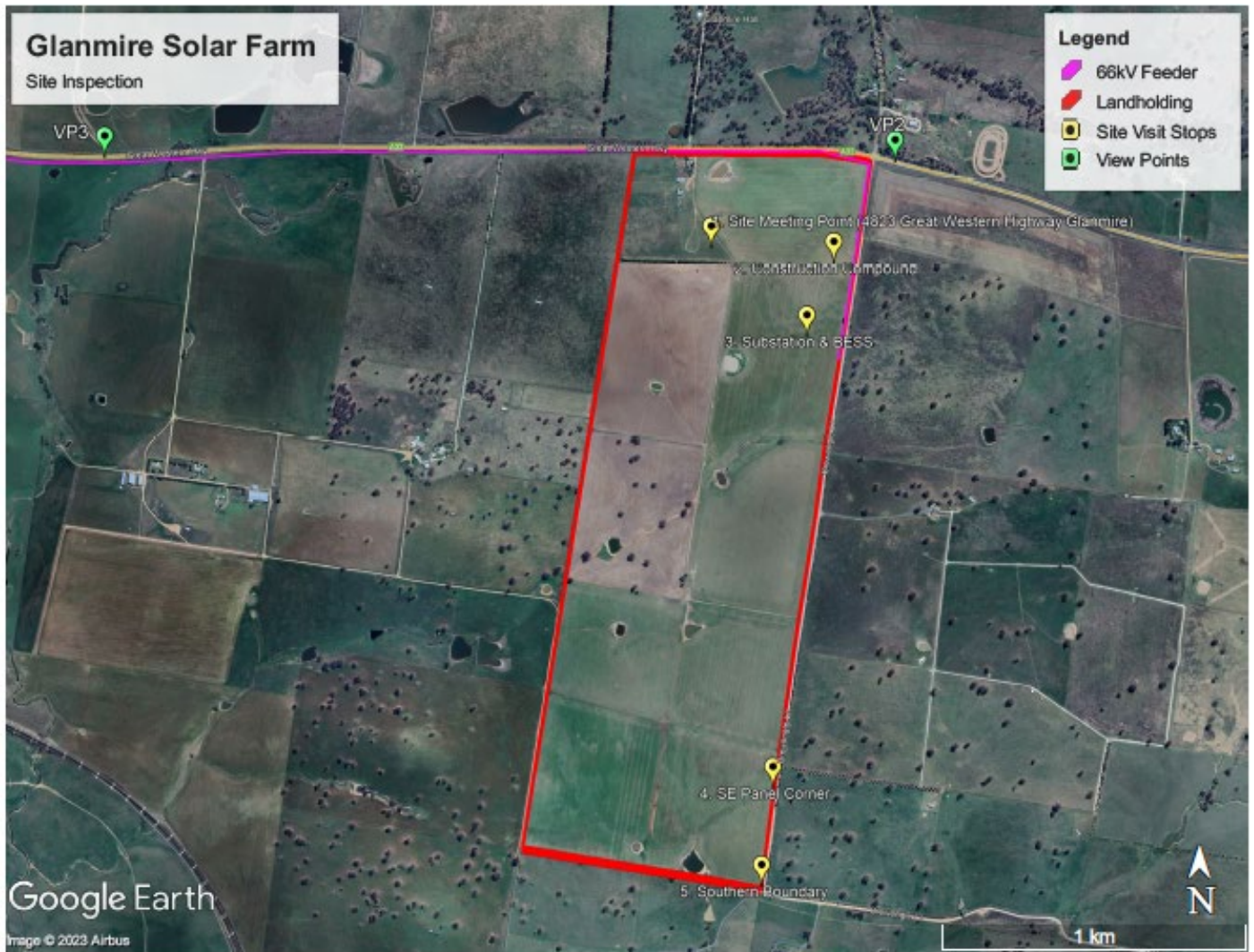
- The Commission travelled to the easternmost paddock within the property and viewed the site from a ridgeline, looking towards the east and south-east. The Commission viewed the property owners' existing water bore and access track bordering the south-west and western boundaries of the site, and discussed the project's proposed impacts on dams, water flows, and cropping activities.

Locality tour closed at 12.00pm on Friday 1 December 2023



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SITE INSPECTION MAP





SITE INSPECTION PHOTOS

Stop 1 - Meeting Point: 4823 Great Western Highway, Glanmire

North-west boundary of proposed array; south of the proposed northern setback.



Site inspection meeting point. Looking north to proposed setback.



Looking east to the western boundary with R7



Looking south over the proposed array



Looking west towards the proposed access point and substation



Stop 2 - Construction Compound

North-east boundary of the proposed array, nearby the location of the proposed construction compound



Looking north towards the northern setback and proposed laydown area.



Looking south along the eastern boundary of the proposed array.



Looking east towards the eastern boundary along Brewongle Road.



Stop 3 - Substation & BESS

Viewing the site from the eastern boundary along Brewongle Lane.



Looking south-west along the site



Looking north along Brewongle lane



Looking west across the site. Community member marking approximately 30m from the eastern boundary.



Stop 4 - SE Panel Corner

On the eastern boundary of the site



Community member standing with height pole



View of R5 looking southwest across the site



Looking west across the site



Stop 5 - Southern Boundary

Nearby the southeast boundary of the site



View of a farm dam, looking west across the southern boundary



Looking north along Brewongle Lane



Looking at the southeast corner of the site, towards R5



LOCALITY TOUR PHOTOS

R5, 244 Brewongle Lane Glanmire

South-west of site



Viewing the south of the site from the R5 dwelling



Looking north over the site



Looking north over the site from near the southern boundary



R4, 264 Brewongle Lane Glanmire

South-east of site



Looking northwest to the site from the R4 dwelling



A closer look of the site from R4



R7, Brewongle Lane Glanmire

R7's dwelling entitlements (R44 and R44b) east of site



Looking northwest to the site in the distance



Looking west to the site in the distance from the location of a potential dwelling



Looking west to the site across Brewongle Lane



R7, 4887 Great Western Highway Glanmire

West of site



Looking east at the western boundary of the site.



Looking southeast along the site



Looking northeast towards site from the R7 dwelling



R21, 4985 Great Western Highway Glanmire

West of site



Looking east across to the site



Looking southeast to the southern boundary of the site