



SITE INSPECTION NOTES

Project: Springdale Solar Farm (SSD-8703)
Location: Sutton District
Date: Tuesday, 15 December 2020
Time: 10:00am

ATTENDANCE

Commission Members:	Professor Zada Lipman Andrew Hutton	Chair
Office of the IPC:	Jane Anderson	Senior Planning Officer
Applicant:	Steven Reid Andrew Douglas Bruce Hall	RES Group RES Group Host
Community Members:	Peter Gillett Jacqui Hassall Darren Hassall Andy Hardwicke Mark Burgess Dianne Burgess Alan McNeill	Adjoining property owner Adjoining property owner Adjoining property owner Adjoining property owner Sutton District Community Association Sutton District Community Association Sutton District Community Association

LOCATIONS & KEY FEATURES

- 1 The Panel drove to the site from Canberra via Mulligans Flat Road and Tallagandra Lane.
- 2 The Panel visited adjoining property owner at R1 following a request made directly to the Commission. The Panel viewed the project site from the rear boundary of the property.
The Panel noted the property owner's key concerns were security, visual impact and encroachment of the solar arrays towards the property.
- 3 The Panel met the Applicant and community members at the corner of Tallagandra Lane and Tintinhull Road to discuss the route plan along with the COVID-19 safety measures for the site inspection.

- 4** The party drove along Tintinhull Road to the driveway entrance of R2. The Panel viewed the proposed location of the arrays to the south of R2, as indicated by the Applicant (marked by a fence line).
- 5** The Panel viewed the proposed location of the arrays to the south of R35. The Host had erected a marker-post to indicate a 90 metre setback from the boundary of R35 and height of 4 metres (the maximum tilt height of the proposed solar array). The Panel confirmed the marker-post to be slightly less than 90 metres from R35 however the height of 4 metres was confirmed.

The Panel discussed the maximum permissible height of the solar panels with the Applicant and community members. The Panel confirmed the panels would be no more than 4 metres from existing ground level.
- 6** The party drove south along Tintinhull Road to the southern boundary of the eastern block of land. The party turned off Tintinhull Road and travelled off-road to the south of R35. The Panel viewed R2 and R35 and noted where vegetation screening would be implemented.

The Panel discussed the 90 metre setback and agreed that the panels would be visible on the north of the ridge.
- 7** The party drove off-road to the eastern extent of the site via dry creek beds and the existing line of pine trees. The Panel viewed the site from an elevated position. The Applicant confirmed to the Panel that the pine trees would be removed.
- 8** The party drove back to Tintinhull Road. The Panel welcomed the property owners of R2 (who were previously engaged elsewhere) to join the inspection.
- 9** The group drove back to the meeting point at the corner of Tallagandra Lane and Tintinhull Road and then west along Tallagandra Lane. The group turned north onto the site to access an elevated location under the existing power lines.

The Panel observed two marker-posts erected by the Host to indicate the southern and western extent of the proposed solar array. The Panel discussed the Golden Sun Moth conservation area. The Panel discussed the installation of a 6-foot wire security fence around the proposed solar array. The Panel confirmed all other fencing will remain as stock fencing.
- 10** The party drove off-road to the south across Tallagandra Lane to access the proposed substation location.

The Panel discussed the height of the ridges and the Applicant remarked that some land scraping may be required. Visual amenity was discussed and the amendment to relocate the substation to the west to ameliorate visual impact.
- 11** At the request of the adjoining property owner at R5, the group drove through the property to the east. The Panel observed the location of R5.

The Panel also observed land to the east that the R5 property owner indicated was owned by his son and is the location of his possible future house.
- 12** The group returned to meeting place and concluded the site inspection.
- 13** To view the proposed haulage route for heavy vehicles, the Panel drove back to Canberra via Tallagandra Lane, Mulligans Flat Road, Sutton Road and passed through Sutton Village. The Panel observed the location of Sutton Primary School.

Figure 1 – Viewing Locations (Site)



Figure 2 – Viewing Locations (Sutton Village)

