

Record of site inspection and locality tour



New South Wales Government
Independent Planning Commission

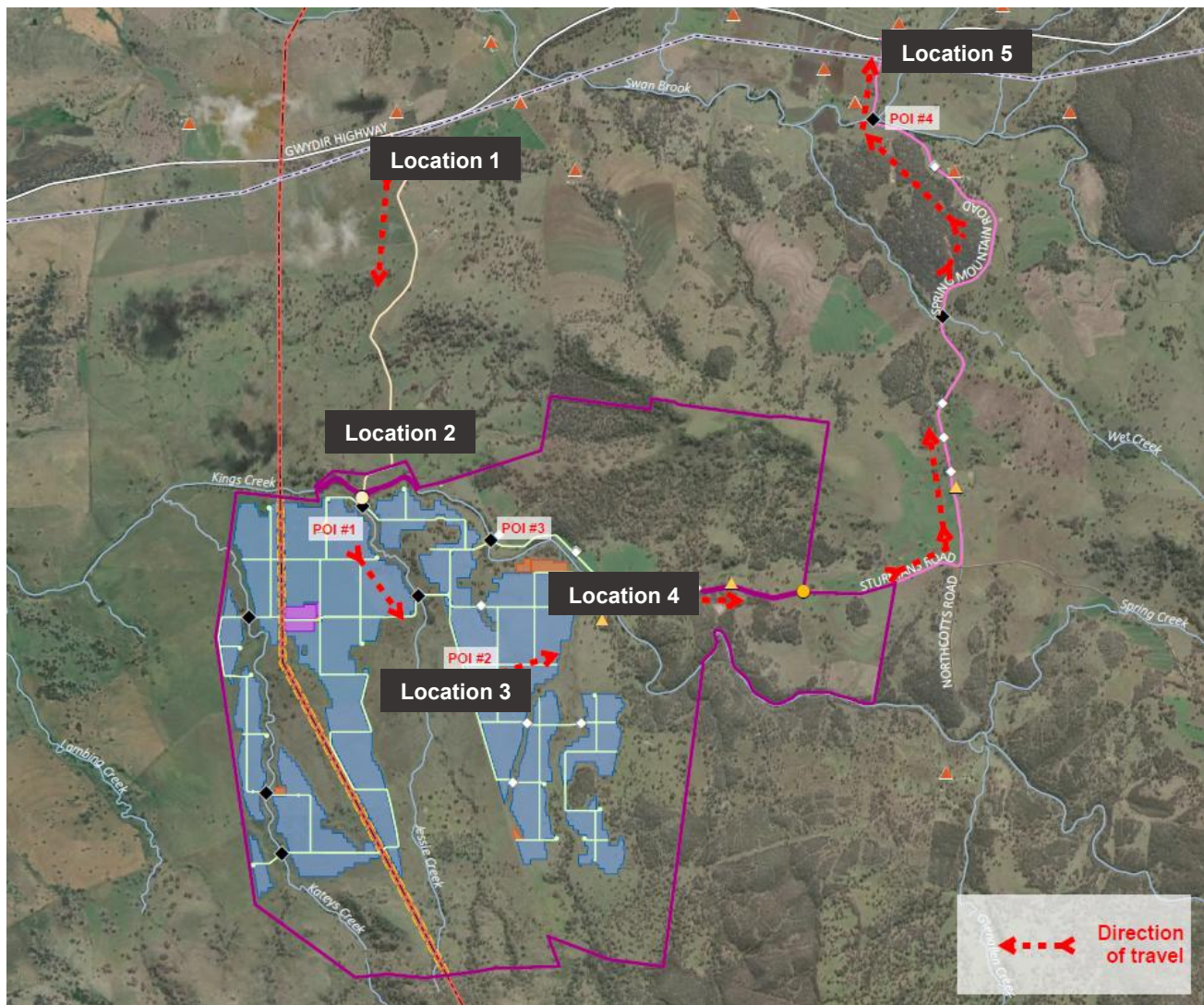
SITE INSPECTION NOTES		
Project:	Sundown Solar Farm (SSD-8911)	
Meeting location:	The project site and surrounding area	
Date:	Thursday, 2 July 2026	
Time:	3.00pm	
ATTENDEES		
Commissioners:	Sarah Dinning Michael Wright	Panel Chair Panel Member
Office of the IPC:	Jane Anderson Geoff Kwok	Principal Case Manager Senior Planning Officer
Applicant:	Josh Currah Angus King Anil Singh	Senior Project Development Manager, Recurrent Energy Senior Manager Environmental Planning and Development, Recurrent Energy General Manager, Australia, Recurrent Energy
Landowners:	Alison Frazier John Frazier David Rose John Rosberg	
Community Group Representatives:	Gregory Doman	Director Environmental Services, Inverell Shire Council
Apologies	Chelsea Milles Justin Pay	Associate Director, Origination and Development, Recurrent Energy Director Civil Services, Inverell Shire Council
LOCATIONS AND KEY OBSERVATIONS		
1) Intersection of Gwydir Highway and farm access track The Commission Panel met attendees at the corner of Gwydir Highway and the farm access track proposed to be used for emergency access to the site. Opening statement and introductions.		
2) Gate 1 The Commission Panel viewed the site area from an elevated location looking south. The Panel viewed Kings Creek and remnant vegetation in the landscape. The Applicant pointed out the proposed location of the solar arrays in the landscape.		
3) Top field The Commission Panel viewed the site area from an elevated location looking north. The Panel viewed the existing windfarms in the distance and noted that no residential dwellings are visible nearby. The Applicant pointed out the location of LSC Class 2 soil.		
4) Kings Creek causeway The Commission Panel viewed Kings Creek and the existing causeway.		
5) Intersection of Gwydir Highway and Spring Mountain Road The Commission Panel viewed the intersection of Gwydir Highway and Spring Mountain Road. The Applicant pointed out the location of proposed intersection upgrades. The Spring Mountain Road bridge over Swan Brook was also discussed.		
Meeting closed at: 5.00pm		

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SITE INSPECTION MAP



Office of the Independent Planning Commission

Phone: (02) 9383 2100
Email: ipcn@ipcn.nsw.gov.au

Level 15, 135 King Street
Sydney, NSW, 2000

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SITE INSPECTION PHOTOS

Figure 1 – Location 1



Figure 2 – Location 1



Figure 3 – Location 2



Figure 4 – Location 2



Figure 5 – Location 3



Figure 6 – Location 3



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Figure 7 – Location 3



Figure 8 – Location 3



Figure 9 – Location 4

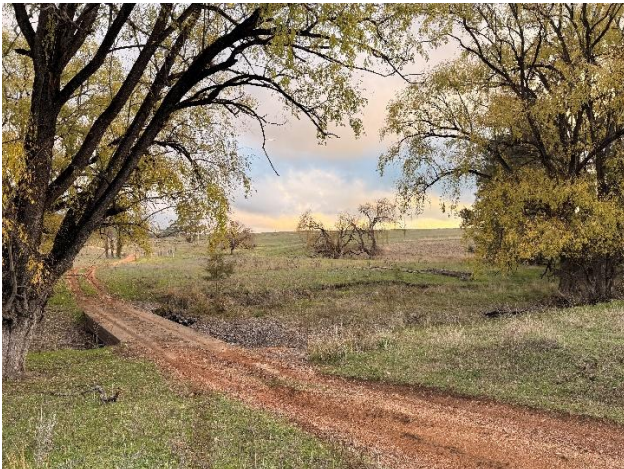


Figure 10 – Location 4



Figure 11 – Location 5



Figure 12 – Location 5



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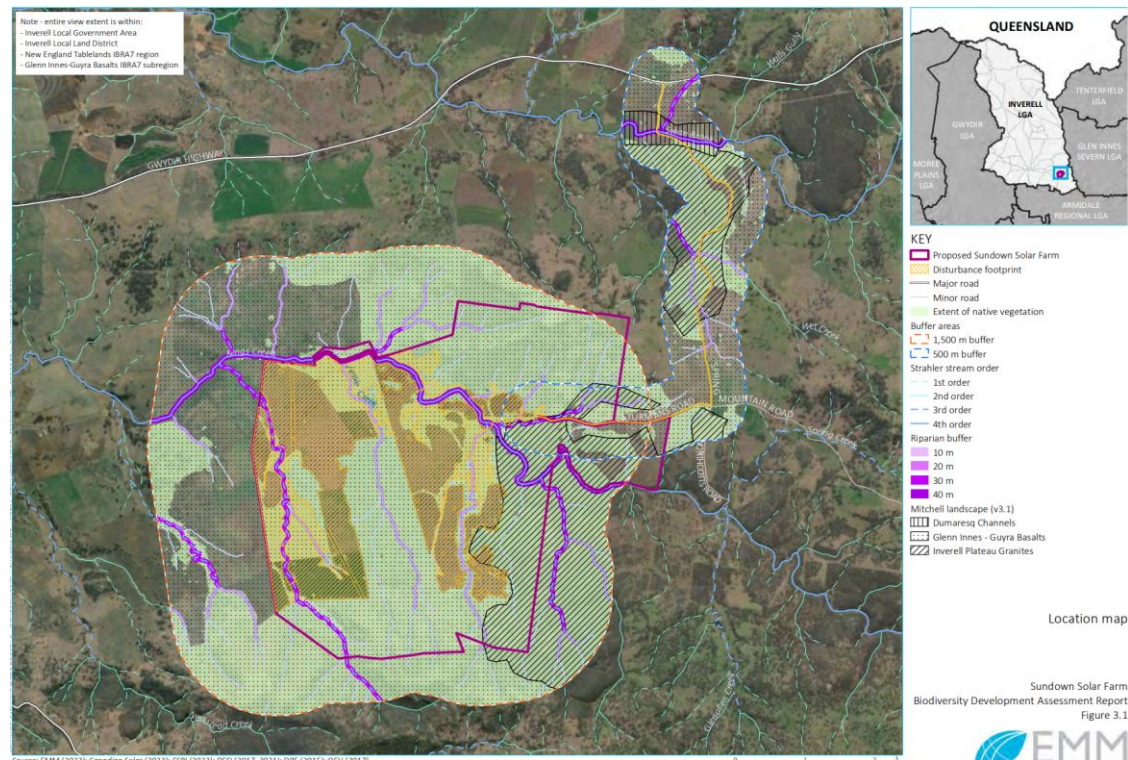


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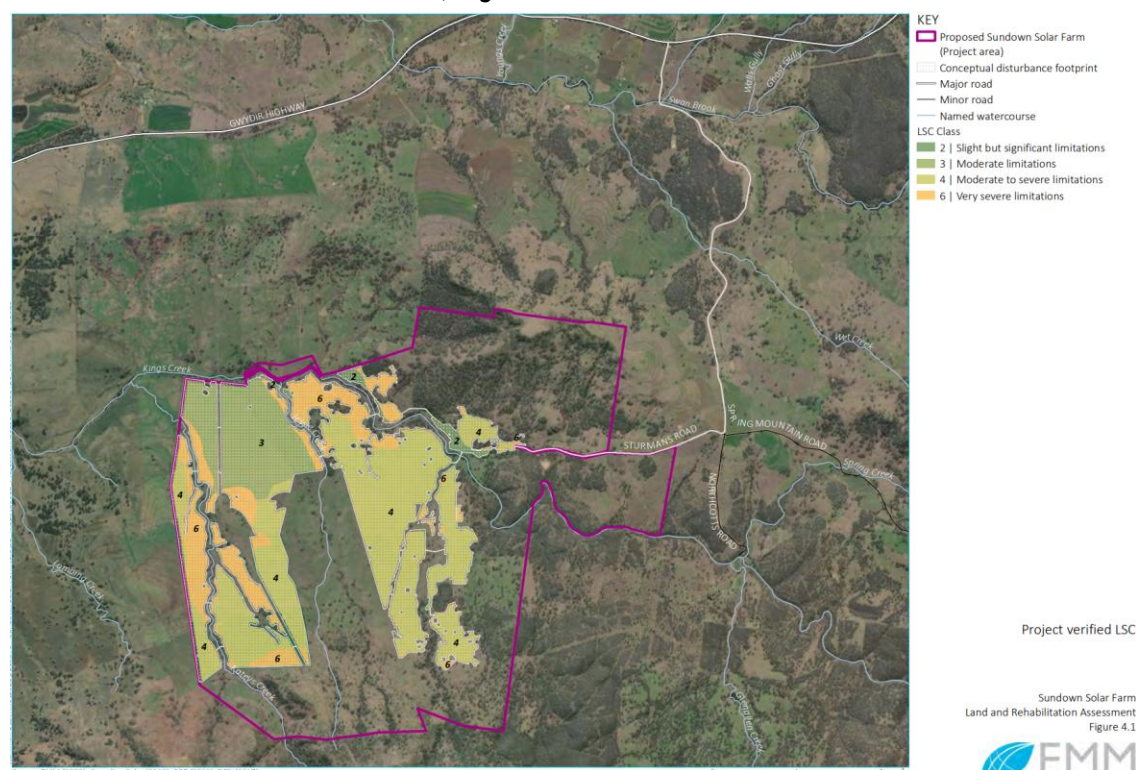
SITE INSPECTION MATERIALS

The Applicant shared the following maps with attendees:

Biodiversity Development Assessment Report, Figure 3.1



Land and Rehabilitation Assessment, Figure 4.1



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LOCALITY TOUR NOTES		
Project:	Sundown Solar Farm (SSD-8911)	
Meeting location:	The area surrounding the site	
Date:	Friday, 3 July 2026	
Time:	9.00am	
ATTENDEES		
Commissioners:	Sarah Dinning Michael Wright	Panel Chair Panel Member
Office of the IPC:	Jane Anderson Geoff Kwok	Principal Case Manager Senior Planning Officer
Neighbour Representative:	Ben Whelan	<i>Present at Location 2 only.</i>
LOCATIONS AND KEY OBSERVATIONS		
1) Inverell The Commission Panel visited the town of Inverell and observed community facilities, Council offices, and a range of social service providers.		
2) Spring Mountain Road – farm gate of Receiver R14 The Commission Panel met an affected landowner on Spring Mountain Road. The landowner pointed out key features of their property. The Panel and the landowner discussed existing and proposed fencing, the proposed sealing of portions of Spring Mountain Road, the landowner's need to move cattle across Spring Mountain Road, and the landowner's use of the cattle truck bypass adjacent to the existing Spring Mountain Road bridge over Swan Brook.		
3) Spring Mountain Road – cattle grids and bridge over Swan Brook The Commission Panel observed the existing Spring Mountain Road cattle grids, bridge over Swan Brook and the cattle truck bypass adjacent to the bridge.		
4) Glen Innes The Commission Panel visited the town of Glen Innes and observed community facilities and a range of social service providers.		
Meeting closed at: 1.00pm		

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LOCALITY TOUR PHOTOS

Figure 2 – Location 1



Figure 2 – Location 2



Figure 3 – Location 2



Figure 4 – Location 2



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Figure 5 – Location 3



Figure 6 – Location 3



Figure 7 – Location 4



Figure 8 – Location 4

