



RECORD OF SITE INSPECTION

SITE INSPECTION

MUSWELLBROOK SOLAR FARM (SSD-46543209)

Note: this site inspection forms part of the determination process

Meeting location

Muswellbrook Coal Company (MCC) site office
Muscle Creek Road, Muswellbrook

Date

10 February 2025

Time

1:00pm – 4:00pm

ATTENDANCE

Commission members:

Neal Menzies	Panel Chair
Suellen Fitzgerald	Panel Member
Michael Wright	Panel Member

Office of the Independent Planning Commission (IPC):

Kendall Clydsdale	Principal Case Manager
Geoff Kwok	Senior Planning Officer

Applicant Representatives:

Carla Evans	Senior Development Manager, OX2 Holdings
Darcy Denton	Senior PV Engineer, OX2 Holdings
Mitchell Cronin	Manager – Renewable Developments, Idemitsu Australia

Muswellbrook Shire Council Representative:

Theresa Folpp	Environmental Planning Officer
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Muswellbrook Coal Company:

Note: MCC provided vehicles and drivers for the inspection

ATTACHMENTS

Attachment A Attachment B

Site map with locations visited during the site inspection as listed in Table 1.
Photographs taken during the site visit



LOCATIONS & KEY OBSERVATIONS

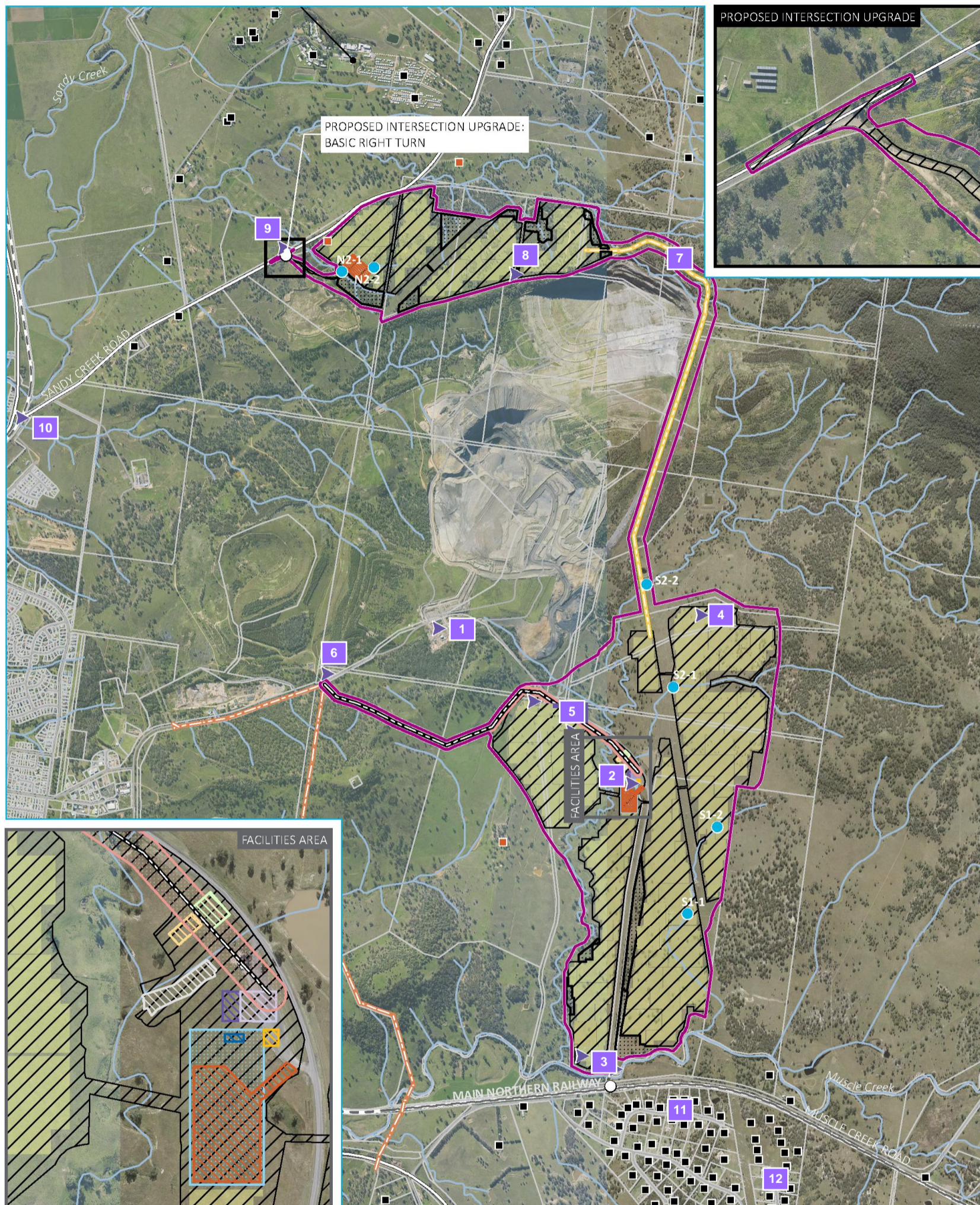
Table 1: Summary of key observations and discussions from the site visit is provided below.

Location / photo <i>Refer to Attachment A for mapped locations and Attachment B for photographs taken from locations</i>	Activity / Description
1	<ul style="list-style-type: none">• Met Applicant and Council representatives at the MCC site office.• Opening Statement by Panel Chair.• Allocation of attendees to MCC vehicles.
2	<ul style="list-style-type: none">• Observed location of proposed BESS, substation, switchyard and diversion channel.
3	<ul style="list-style-type: none">• Observed southern site access at Muscle Creek Road.
4	<ul style="list-style-type: none">• Viewed the southern section of the site and location of proposed solar panels from elevated vantage point.
5	<ul style="list-style-type: none">• Viewed the southern section of the site and location of proposed solar panels from south-western vantage point.
6	<ul style="list-style-type: none">• Observed the location of the proposed connection to the existing 132 kilovolt (kV) transmission line.
7	<ul style="list-style-type: none">• Viewed the existing transmission line situated to the east of the northern section of the site, which a proposed internal 33 kV connection route also run.
8	<ul style="list-style-type: none">• Viewed the northern section of the site and location of proposed solar panels from a vantage point.
9	<ul style="list-style-type: none">• Observed northern site access at Sandy Creek Road.
10	<ul style="list-style-type: none">• Observed the railway crossing at Sandy Creek Road and intersection of New England Highway and Sandy Creek Road.
11	<ul style="list-style-type: none">• Viewed the site from Babbler Crescent at Woodland Ridge Estate.
12	<ul style="list-style-type: none">• Viewed the site from Top Knot Place at Woodland Ridge Estate.

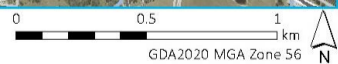
Note: Locations 11 and 12 were visited by Commission members and Office of the IPC only.



ATTACHMENT A – LOCATIONS VISITED (Source: Applicant, with Office of the IPC edits)



Source: EMM (2025); ESCO Pacific (2024); TfNSW (2022); DFSI (2017, 2021); GA (2011); Metromap (2022)



KEY

- Project area
- 10 Site visit stop
- Site access
- Potential watercourse crossing
- Associated dwellings
- Dwellings not associated with the project
- Development footprint
- Indicative panel layout
- Biodiversity exclusion area
- Connection route
- 132 kV connection to 95M
- Internal connection route (33 kV)
- Existing transmission line (132 kV)
- Site element
- BESS (Battery Energy Storage System)
- BESS Collection Station
- Car Park
- Connection internal north to south buffer
- 132 kV connection to 95M buffer
- Laydown
- O&M
- SF Collection Station
- Switchyard
- Transformer Substation
- Diversion channel
- Existing environment
- Rail line
- Major road
- Minor road
- Watercourse/drainage line
- Cadastral boundary

Overview of project

Muswellbrook Solar Farm
IPC
Figure 1.2





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ATTACHMENT B – SITE INSPECTION PHOTOGRAPHS (Source: Office of the IPC)



Location 2



Location 3



Location 4



Location 5



Location 6



Location 7



Location 8



Location 9



Location 10



Location 11



Location 12