



SITE INSPECTION NOTES

Project: Culcairn Solar Farm
Meeting Location: Roseworthy Homestead, Culcairn
Date: Thursday, 29 October 2020
Time: 12:00 PM

ATTENDANCE

Commission Members:	Andrew Hutton Prof. Zada Lipman	Chair
Office of IPC:	Callum Firth	Student Planner
Applicant:	Anne Frederic Michelle Croker Sarah Hillis Lisa Hamilton	Project Manager Community Engagement Planner Ecologist
Community Members:	Karen Schoff Jonatahn Schoff Matt Hicks Heather Wilton	Land Holder Land Holder Land Holder Greater Hume Mayor

LOCATIONS & KEY FEATURES

- 1 The Commission Panel met with the Applicant and community members at the Roseworthy Homestead to discuss the route plan and COVID-19 safety measures of the site inspection. The Applicant representatives and the land owners presented a series of farm plans and spoke about the current and past farming practices on the two host properties.
- 2 The Panel drove through the property to the western edge observing the riparian waterway that is to be retained.
- 3 The Panel stopped on the western property boundary to observe where vegetation screening was proposed to mitigate the view from R24. The Panel was shown the Crown Land reserve which separated the site and the property owned by R24.
- 4 The Panel travelled along the Crown Road reserve and with the host property and stopped to observe the site at its closest point to the nearby Boral quarry. From this point, the Panel were directed to where R17 could be viewed in the distance.
- 5 The Panel continued to the south and then along the western boundary of the site stopping to observe a 4 metre height pole which had been erected by the Applicant to indicate the proposed set back and maximum height of the proposed solar panels. The Panel also observed R19 behind existing vegetation.

- 6 The Panel travelled east within the property and stopped to observe the R33 (an unoccupied house).
- 7 The Panel also observed R34 and R14.
- 8 The Panel stopped to observe the proposed access point to the site from the east at Weeamera Road.
- 9 The Panel stopped to observe the site of the proposed battery storage location, which provides access to TransGrid's 330 kV transmission line.
- 10 The Panel stopped on Weeamera Road to view R9, where landscape planting and additional supplementary planting is proposed along the riparian waterway.
- 11 The Panel drove past the TransGrid transmission lines across the site and viewed the area north of Cummings Road where an area of solar arrays had been removed from the proposed project footprint.
- 12 The Panel finished the site inspection back at the Roseworthy Homestead. The Panel's vehicle was washed to avoid weed and mud contamination at future locations.
- 13 On Friday 30 October, the Panel visited R24 to meet with the property owners observe the site of the proposed development from that location. The Panel observed the tree-line to the east and noted that more vegetation screening was proposed. The land-holders of R24 expressed their concern about the potential visual impact of the project and the heat impact of the proposed solar farm on crops.

SITE INSPECTION MAP

