



# RECORD OF SITE INSPECTION AND LOCALITY TOUR

SITE INSPECTION AND LOCALITY TOUR NOTES		
<b>Project:</b>	Bowmans Creek Wind Farm (SSD 10315)	
<b>Meeting location:</b>	<u>Site inspection:</u> intersection of Bowmans Creek Road and Old Goorangoola Road, Goorangoola	
<b>Date:</b>	<u>Site inspection:</u> Wednesday 6 December 2023 <u>Locality tour:</u> Wednesday 6 December 2023 and Thursday 7 December 2023	
<b>Time:</b>	<u>Site inspection:</u> 2.00pm to 5.00pm, Wednesday 6 December 2023 <u>Locality tour:</u> 5.00pm-5.30pm Wednesday 6 December 2023, and 8.30am to 12.00pm, Thursday 7 December 2023	
SITE INSPECTION ATTENDEES		
<b>Commissioners:</b>	Professor Alice Clark Mr Adrian Pilton Mr Richard Pearson	Panel Chair
<b>Office of the IPC:</b>	Brad James Oliver Cope	Principal Case Manager A/Senior Planning Officer
<b>Applicant:</b>	Martin Poole Rebecca Riggs	Head of Development, Ark Energy Project Manager, Ark Energy
<b>Council observers:</b>	Sharon Pope Paul Smith	Director Environment and Planning, Muswellbrook Shire Council Senior Environmental Planner, Upper Hunter Shire Council
<b>Landowners:</b>	Greg Ball Leonie Ball Ian Bower Daryl Bower	Project landholder Project landholder Project landholder Project landholder
LOCATIONS AND KEY OBSERVATIONS		
<b><u>Site Inspection</u></b>		
<p><b>1) Meeting point: intersection of Bowmans Creek Road and Old Goorangoola Road, Goorangoola</b></p> <ul style="list-style-type: none"> <li>Opening statement by Panel Chair.</li> <li>Introductions and short overview of the Site Inspection schedule.</li> </ul> <p><b>2) Substation and existing meteorological mast</b></p> <ul style="list-style-type: none"> <li>The Commission travelled via Bowmans Creek Road and the proposed access track for the project to the indicative location of the substation and one of the proposed batching plants. The Commission viewed the existing meteorological mast, adjacent to the indicative location of turbine 18, and the indicative location of turbine 72. The Commission also viewed the indicative locations of turbines 9 and 19 to the south.</li> <li>The Applicant referenced a South Australian case study about aerial firefighting and noted that they would provide the Commission with a copy – the Commission has since viewed the AFAC’s ‘<i>Wind Farms and Bushfire Operations</i>’ guideline, 25 October 2028 (publicly available).</li> <li>The Applicant advised that the turbines are proposed in an industry standard colour in a non-reflective finish.</li> <li>From this location the Panel observed the indicative location of turbines forming part of the north-eastern cluster.</li> </ul> <p><b>3) Batching plant</b></p> <ul style="list-style-type: none"> <li>The Commission travelled via Bowmans Creek Road, Albano Road and the proposed access track to the proposed location of the main batching plant. The Commission looked towards the indicative locations of turbines 26, 28, 27 to the west and south-west, and turbines 29 and 30 to the west and north-west.</li> </ul> <p><i>Site Inspection ended at: 5.00pm, Wednesday 6 December 2023</i></p>		



# RECORD OF SITE INSPECTION AND LOCALITY TOUR

## **Locality Tour**

*Wednesday 6 December 2023, 5.00pm-5.30pm*

### **1) Receiver S17-2, 484 Bowmans Creek Road, Bowmans Creek**

- The Commission viewed the project site from Receiver S17-2.
- The Commission viewed the indicative locations of turbines 8 and 26 from the front garden of the property, and discussed potential visual impact mitigation measures, construction and noise impacts, and prior consultation that the property owner had undergone with the Applicant.

*Thursday 7 December 2023, 8.30am-12.00pm*

### **2) Receiver G17-1, 816 Muscle Creek Road, Muscle Creek**

- The Commission viewed the project site from Receiver G17-1.
- The Commission viewed the indicative locations of turbines 64, 68, 67 and 66 from the property, and discussed potential visual impact mitigation measures, and prior consultation that the property owners had undergone with the Applicant. The Commission also discussed the Department's recommendation for removal of turbines 64 and 68 and the potential for micro-siting with the landholders. The Commission viewed two height poles that the property owners had set up as a reference for potential mitigation visual screenings.
- On exiting the property, the Commission viewed the project site from a stop adjacent to the front gate of Receiver G17-1 and looked towards the indicative locations of the south-west turbine cluster. The Commission also looked towards the neighbouring property at 819 Muscle Creek Road, Muscle Creek while at this stop and viewed the property en route to Stop 3.

### **3) Receiver H11-1, 1702 Sandy Creek Road, McCullys Gap**

- The Commission viewed the project site from Receiver H11-1.
- The Commission viewed the indicative locations of the north-west turbine cluster from the property, and discussed potential visual impact mitigation measures, bushfire risk, amenity impacts, and prior consultation that the property owner had undergone with the Applicant in relation to its two properties (Receivers H11-1 and H12-3).
- The property owner also pointed out the location of its neighbours at 1785 and 1662 Sandy Creek Road, McCullys Gap, and discussed the impacts of the project on these neighbouring properties with the Commission.

### **4) 1662 Sandy Creek Road, McCullys Gap**

- The Commission viewed the project site from a stop adjacent to 1662 Sandy Creek Road, McCullys Gap.
- The Commission looked towards the project site, including the approximate locations of the north-west turbine cluster, and viewed 1662 Sandy Creek Road as it drove past on its way to Stop 5.

### **5) Receiver T6-9, 150 Studleigh Road, Davis Creek**

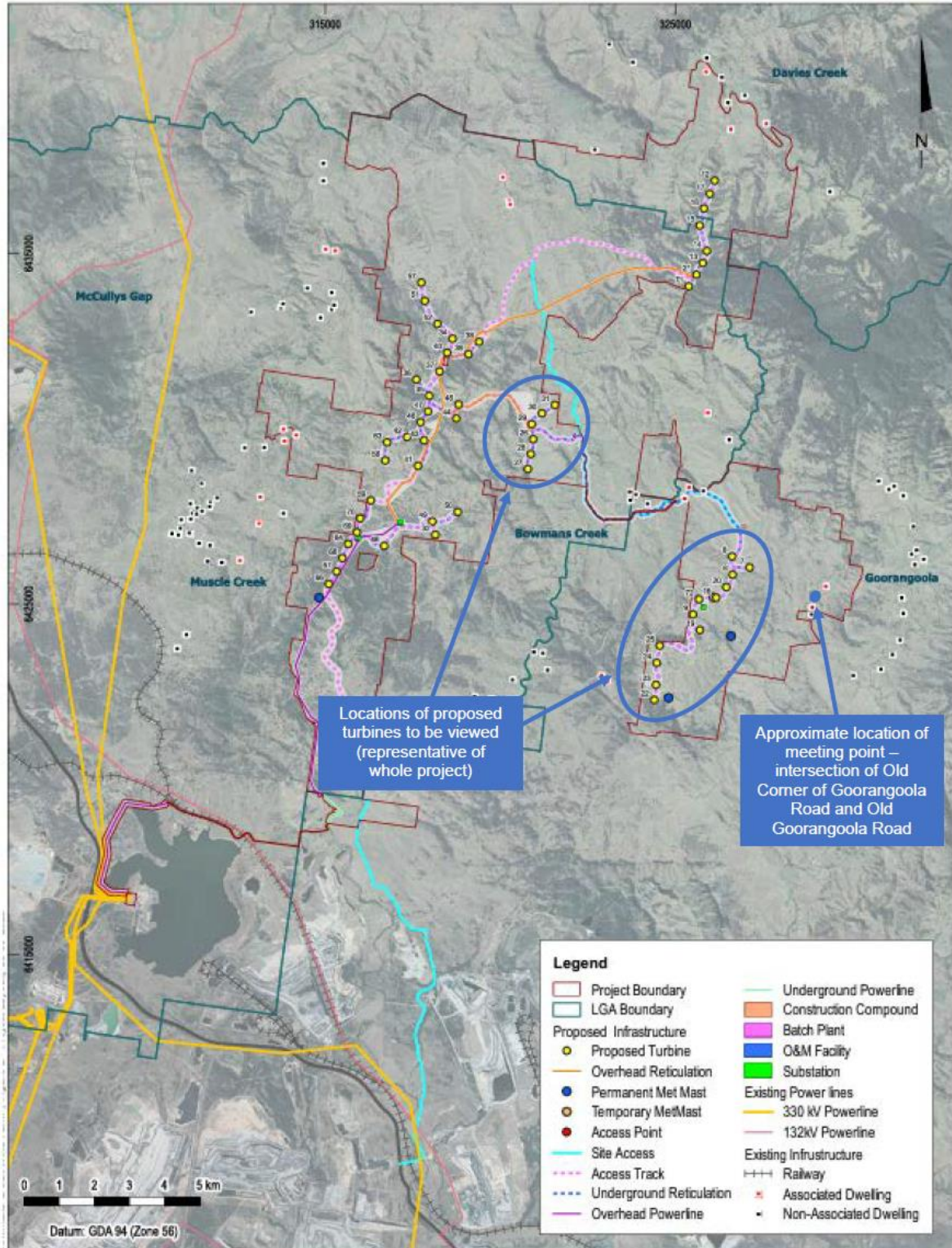
- The Commission viewed the project site from Receiver T6-9.
- The Commission viewed the indicative locations of turbines 12, 14, 15, 16 and 17 from the property, and discussed (with a neighbour as the property owners were not present) potential visual impact mitigation measures, amenity impacts (including to a dwelling entitlement), and prior consultation that the property owners had undergone with the Applicant.

*Locality Tour ended at: 12.00pm, Thursday 7 December 2023*



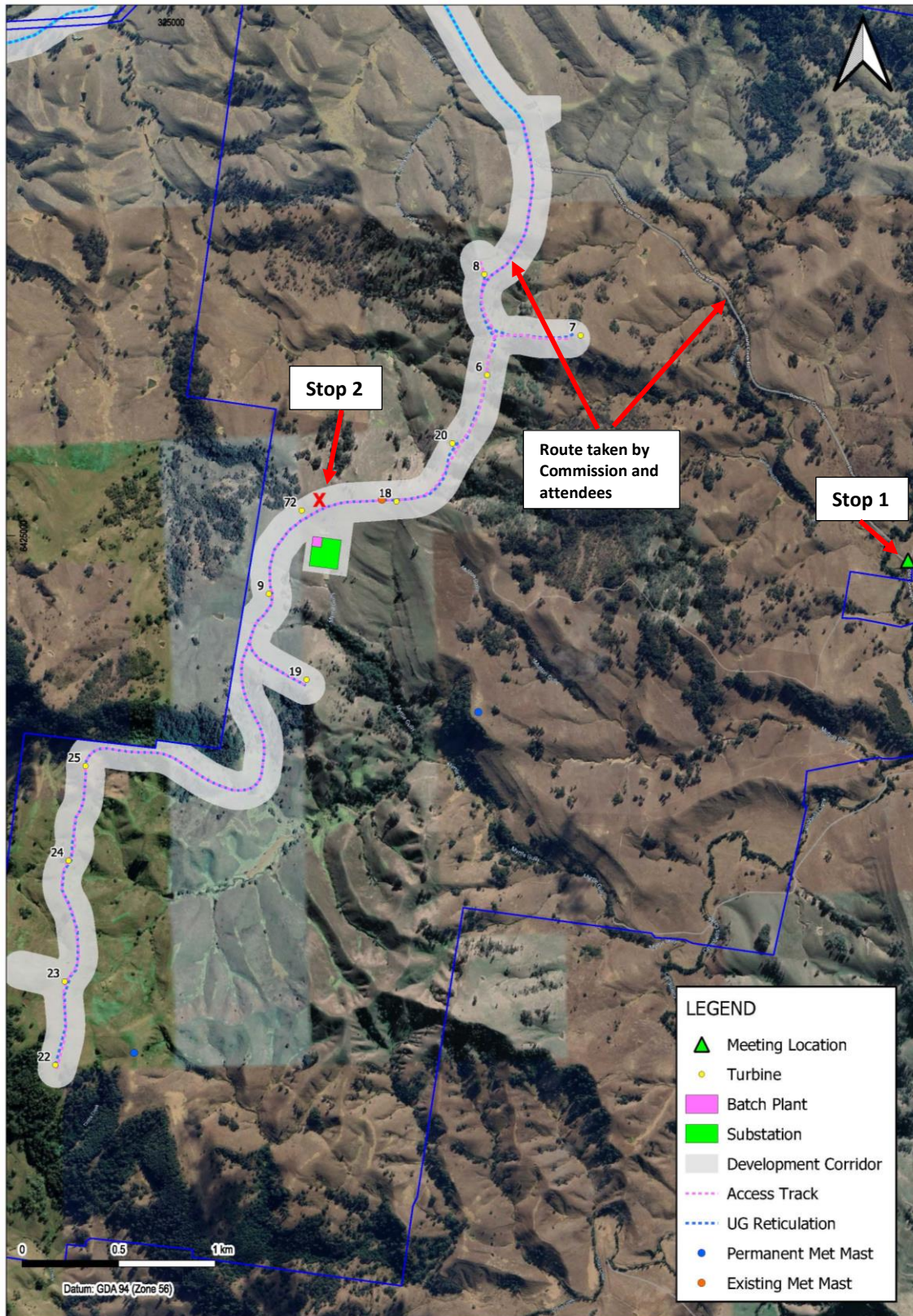
# RECORD OF SITE INSPECTION AND LOCALITY TOUR

## SITE INSPECTION MAPS





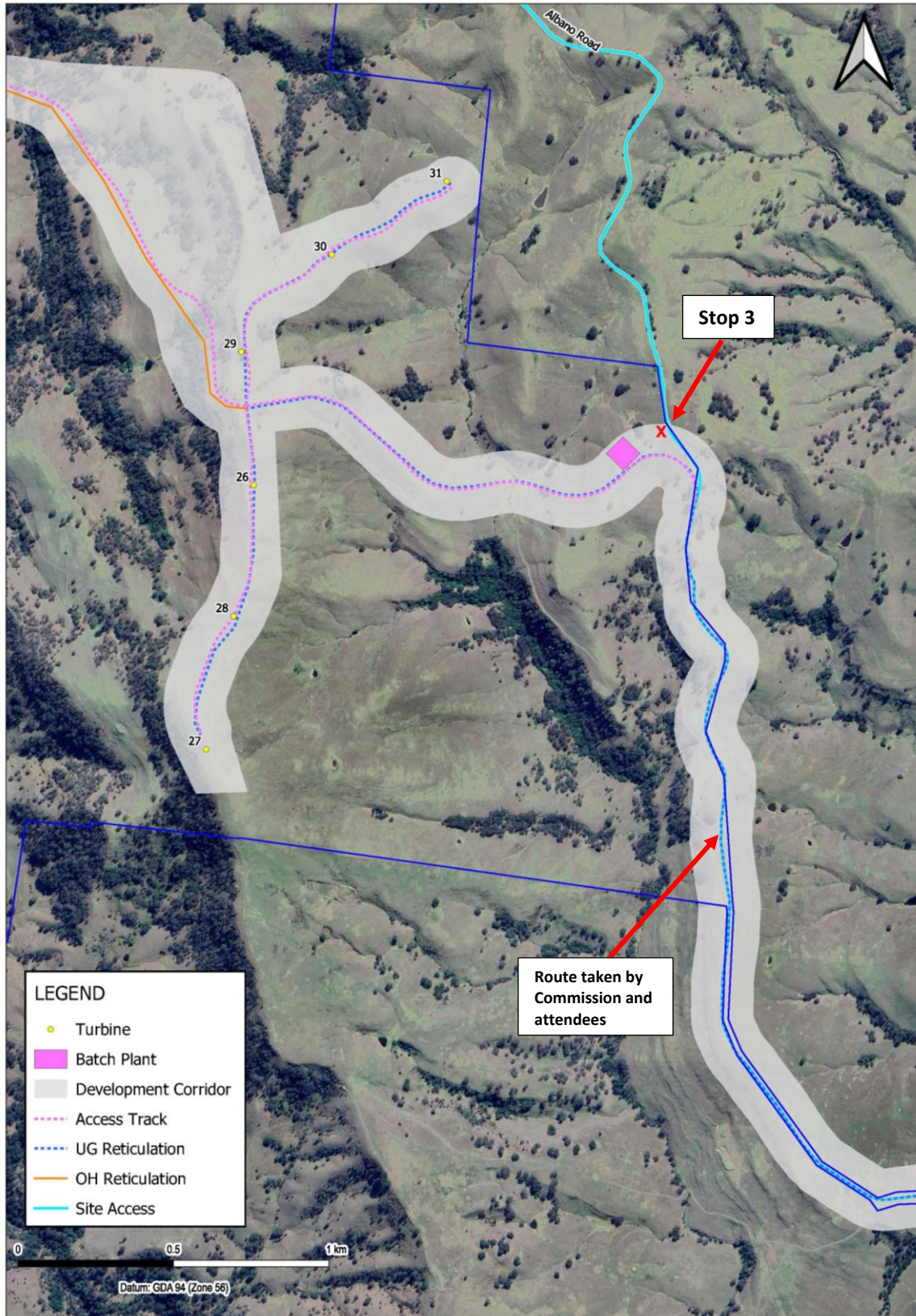
# RECORD OF SITE INSPECTION AND LOCALITY TOUR



**Bowmans Creek Wind Farm Site Visit - IPC**



# RECORD OF SITE INSPECTION AND LOCALITY TOUR



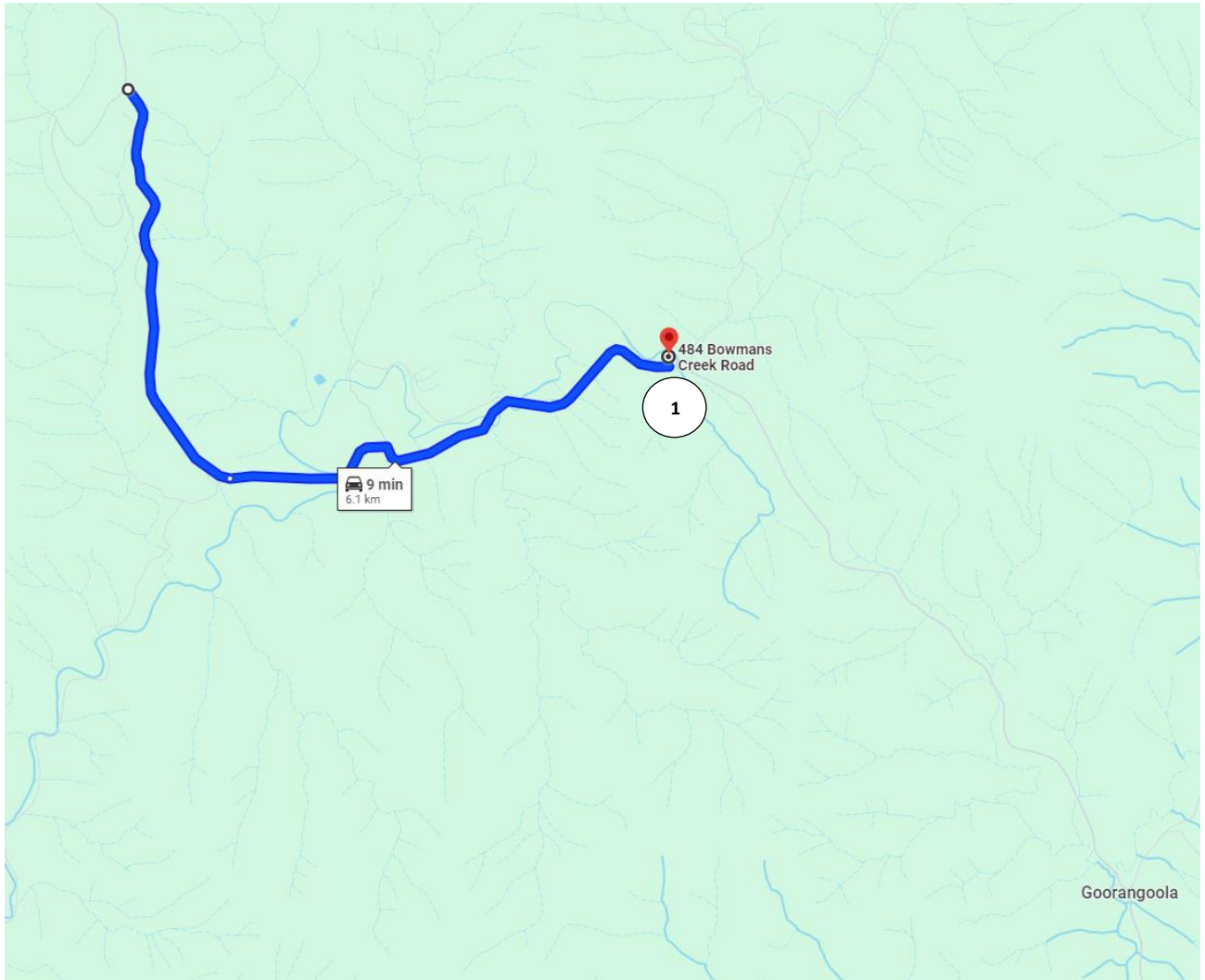
**Bowmans Creek Wind Farm - IPC Site Visit Map**



# RECORD OF SITE INSPECTION AND LOCALITY TOUR

## LOCALITY TOUR MAPS

Wednesday 6 December 2023, 5.00pm-5.30pm



Blue line indicating route taken by Commission



# RECORD OF SITE INSPECTION AND LOCALITY TOUR

Thursday 7 December 2023, 8.30am-12.00pm



Blue line indicating route taken by Commission



## SITE INSPECTION PHOTOS

### Stop 1 – Meeting point

Wednesday 6 December 2023, 2.00pm-5.00pm



*Old Goorangoola Road, looking south*



*Intersection of Old Goorangoola Road and Bowmans Creek Road, looking north*





## Stop 2 – Substation and existing meteorological mast

Wednesday 6 December 2023, 2.00pm-5.00pm



*View of existing meteorological mast (looking towards north-east), with indicative location of turbine 18 to immediate right of mast*



*View towards approximate location of substation, looking south-east*



*View towards approximate location of turbine 19, looking southwards*



*View towards approximate location of turbine 9 (at centre-left of image), looking towards south-west*



## Stop 3 – Batching plant location

Wednesday 6 December 2023, 2.00pm-5.00pm



*View towards indicative location of batching plant, looking towards west*



*View towards approximate locations of turbines 26, 27 and 28, looking towards west*



*View of Albano Road, looking towards south*



*View towards approximate locations of turbines 29, 30 and 31, looking towards north-west*



## LOCALITY TOUR PHOTOS

### Stop 1 – Receiver S17-2, 484 Bowmans Creek Road, Bowmans Creek

*Wednesday 6 December 2023, 2.00pm-5.00pm*



*View from property towards south-west and approximate location of turbine 26*



*View from property towards south-east, with indicative location of turbine 8 in distance on ridgeline*



*View from property towards south-west*



*View from property towards south-east, with property driveway and front gate visible at image centre right*



# RECORD OF SITE INSPECTION AND LOCALITY TOUR

## Stop 2 – Receiver G17-1, 816 Muscle Creek Road, Muscle Creek

Thursday 7 December 2023, 8.30pm-12.00pm



View from property towards south-east and indicative locations of turbines 64, 68, 67 and 66. Height pole set up property owners at image centre left.



Closer view from property towards south-east and indicative locations of turbines 68, 67 and 66.



View from property towards east and indicative location of turbines 69 and 70. Height pole set up by property owners at image right.



View from outside front gate of property towards approximate location of south-west turbine cluster



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## Stop 3 – Receiver H11-1, 1702 Sandy Creek Road, McCullys Gap

Thursday 7 December 2023, 8.30pm-12.00pm



*View from property towards east and indicative locations of turbines 52, 34, 39, and 40.*



*View from property towards north-east and indicative locations of turbines 57 and 52.*



*View from property towards west, with 1785 Muscle Creek Road on other side of ridgeline*



*View from property towards south-east and indicative locations of turbines 35, 47 and 46 (image centre left)*



## Stop 4 – 1662 Sandy Creek Road, McCullys Gap

Thursday 7 December 2023, 8.30pm-12.00pm



*View from stop adjacent to 1662 Sandy Creek Road and approximate location of north-west turbine cluster*



*View from stop adjacent to 1662 Sandy Creek Road and approximate location of south-west turbine cluster*



*View from stop adjacent to 1662 Sandy Creek Road and approximate location of south-west turbine cluster (image centre left)*



## Stop 5 – 150 Studleigh Road, Davis Creek

Thursday 7 December 2023, 8.30pm-12.00pm



*View from property towards south and indicative locations of turbines 12, 14, 15, 16 and 17.*



*View from property towards south and indicative locations of turbines 15 and 16.*



*View from property towards south-east.*



*Closer view from property towards south and indicative locations of turbines 12, 14, 15, 16 and 17.*