



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Oxley Solar Farm (SSD-10346)	
Meeting Location:	The Project Site (914 Gara Rd, Metz NSW 2350) and surrounding area	
Date:	Tuesday, 17 October 2023	
Time:	8.00am – 11.30am	
ATTENDEES		
Commissioners:	Chris Wilson Wendy Lewin Alison McCabe	Panel Chair
Office of the IPC:	Brad James Oliver Cope	Principal Case Manager Planning Officer
Applicant:	Rhyson Li Bruce Howard Brooke Marshall Kyle Mercer	Director, Oxley Solar Farm General Manager, Oxley Solar Farm Principal Environmental Planner, Renewable Energy, NGH Consulting Senior Consultant – Environmental Assessment and Approvals, NGH Consulting
Community Group Representatives:	David Walsh Jenna Walsh Stuart Waters	Castle Doyle Solar Farm Action Group Neighbouring property owner Neighbouring property owner
LOCATIONS AND KEY OBSERVATIONS		
<p>Meet at Armidale Visitor Information Centre</p> <ul style="list-style-type: none">- Opening Statement (Panel Chair)- Travel to location 1 <p>1) Armidale Regional Council landfill access road</p> <ul style="list-style-type: none">- The Commission stopped at main future traffic access point for project site from the existing Armidale Regional Landfill facility access road. The Commission observed the indicative location of the proposed new access to the project site. <p>2) Existing landowner access point to Lot 2 DP1206469 from Waterfall Way/Grafton Road</p> <ul style="list-style-type: none">- The Commission stopped at rest stop off Waterfall Way/Grafton Road near to existing landowner access to Lot 2 DP1206469- The Commission observed the existing site access. The Applicant stated that the access point cannot be used for project due to poor sightlines and also pointed out the limited views from this point to future northern arrays of the project due to topography <p>3) R5 (445 Silverton Road, Metz)</p> <ul style="list-style-type: none">- The Commission travelled down Silverton Road and parked at property of R5, closest non associated receiver to the project footprint (approx. 615m from footprint).- The Commission viewed the project site west and south-west from this location. The Applicant and Mr Waters described key physical characteristics to Commission and pointed out the indicative location of the proposed arrays, other infrastructure and vegetation screenings relative to R5. <p>4) Intersection of Silverton & Gara Roads</p> <ul style="list-style-type: none">- The Commission stopped at intersection of Silverton and Gara Roads and observed the indicative location of the solar arrays to the south-west, west, and north-west of this location.- Commission travelled further down Silverton Road and viewed fence line at project's south-eastern boundary <p>5) Associated residence at Lot 5 DP253346</p> <ul style="list-style-type: none">- The Commission stopped at the associated receiver at Lot 5 DP253346. The Commission observed the indicative location of the solar arrays to the north, north-west and south of this location.- The Commission observed Gara Homestead and Gara River as well as views back towards R5. <p>6) Gara Homestead and Gara River Causeway</p> <ul style="list-style-type: none">- The Commission stopped at Gara Homestead and observed the surrounding landscape.		



- The Commission stopped at the Gara Causeway. The Applicant described the proposed road upgrades and causeway construction and design. A community member described flooding events including high water marks.

7) R3 (686 Gara Road, Metz)

- The Commission stopped at R3 and viewed the indicative location of the solar arrays and proposed vegetation screening to the east and north-east.

8) Gara Road – Stringybark Solar Farm site

- The Commission stopped at Gara Road adjacent to future Stringybark Solar Farm site. The Commission observed the location of R10 and the project boundary to the north-east. The Commission observed the burnt area from the grass fire that had recently occurred.

9) Milne Road, Castle Doyle

- The Commission stopped on Milne Road, adjacent to R28 and observed the project site to the north-east, including the indicative locations of R3 and R5.

10) R201 (111 Blue Hole Road, Castle Doyle)

- The Commission stopped at R201 and had a panoramic view of the site to the north, north-east, and east. The Commission observed Gara Road, Gara Homestead and Gara River in distance. The Applicant also pointed out location of Oxley Wild Rivers National Park to south-east.
- Discussed array locations, vegetation to be retained and removed on site, and no-go areas within site.
- The Commission was unable to ascertain what vegetation was proposed to be retained and removed by the project. The Commission requested that the Applicant undertake addition visual assessment from this location.
- The Commission observed the waterbody at confluence of Gara River and Commissioners Waters.

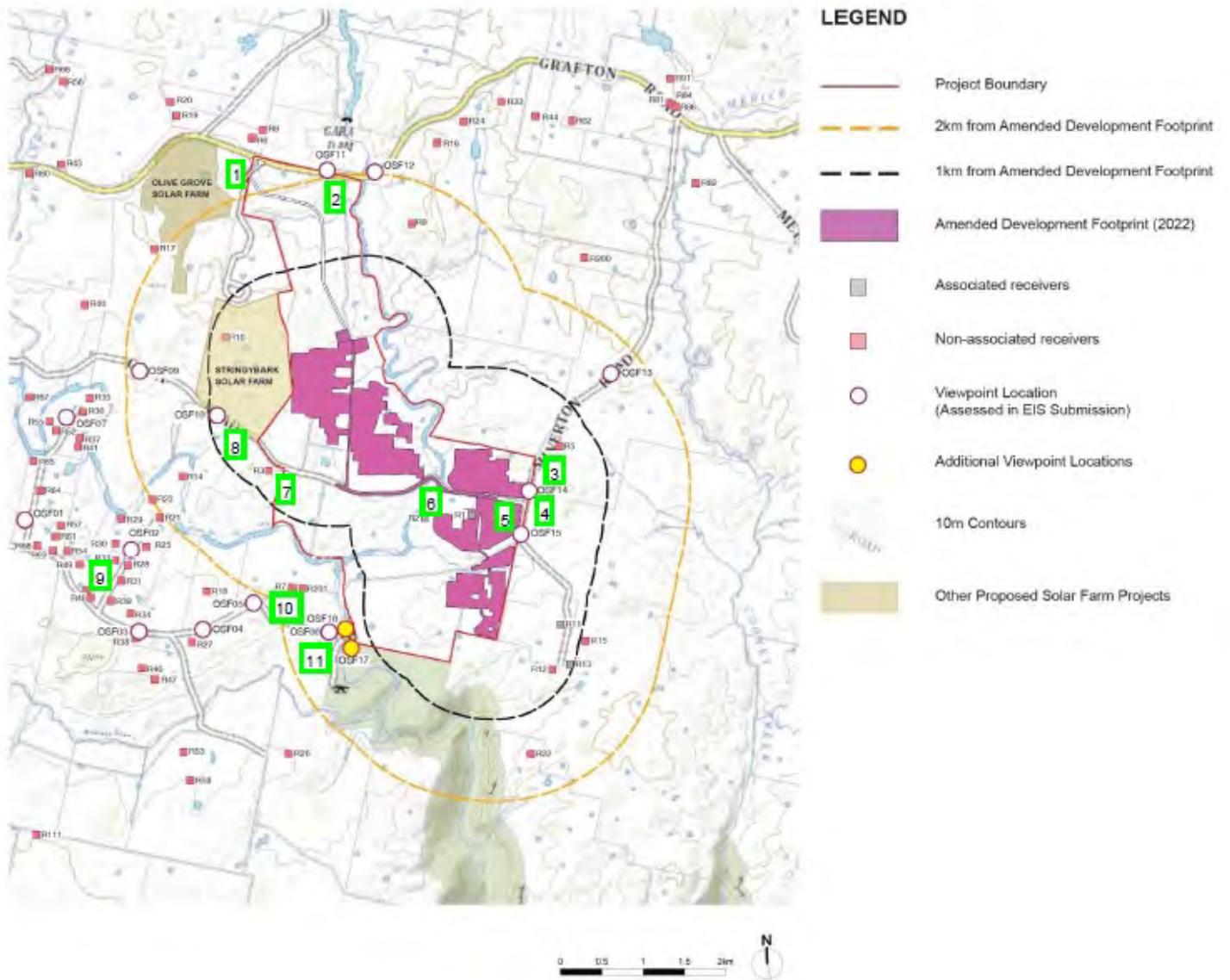
11) Oxley Wild Rivers National Park

- The Commission stopped at the carpark of Oxley Wild Rivers National Park and walked over to Blue Hole Picnic Area (approx. 1.28km from development footprint). Viewed perspective towards north and end of project site boundary.
- The Commission walked along the Threlfall Walking Track and viewed the indicative location of the proposed landscaping and the solar array noting that they would not be visible from this location.

Meeting closed at: 11.30am



SITE INSPECTION MAP





SITE INSPECTION PHOTOS

Image 1 – Proposed site access area



Image 2 - View of the Site from Silverton Road





Image 3 – View of the Site from Location 5



Image 4 – Gara Crossing





Image 5 – View of the Site from Location 9



Image 6 – View north-east towards to Site from Location 11

