



New South Wales Government
Independent Planning Commission

TRANSCRIPT OF PROCEEDINGS

RE: GLENELLEN SOLAR FARM (SSD-9550)-

APPLICANT MEETING

COMMISSION PANEL: DR SHERIDAN COAKES (PANEL CHAIR)
ADRIAN PILTON
DR BRONWYN EVANS AM

OFFICE OF THE IPC: JANE ANDERSON
PHOEBE JARVIS

APPLICANT JOSE FLORES
REPRESENTATIVES: JUAN CARLOS COBO
DANIEL CULLEN
DANIEL MADGI
JOHN ZHONG

LOCATION: VIA VIDEO CONFERENCE AND AT IPC, SUITE
15.02, LEVEL 15, 135 KING STREET, SYDNEY
NSW 2000

DATE: 12.30PM, WEDNESDAY, 1 NOVEMBER 2023

TRANSCRIBED AND RECORDED BY APT TRANSCRIPTIONS

DR SHERIDAN COAKES: Before we begin, I would like to acknowledge that I'm speaking to you from the land of the Worimi people and I acknowledge the traditional owners of all the country from which we virtually meet today and pay my respects to Elders past and present. Welcome to the meeting today to discuss the Glenellen Solar Farm case currently before the Commission for determination. The applicant, Trina Solar, is seeking approval to develop the Glenellen Solar Farm located approximately two kilometres north-east of Jindera in the Greater Hume Local Government Area. The project involves the construction of a solar farm with a generating capacity of approximately 200 megawatts along with the upgrading and decommissioning of infrastructure and equipment over time. The project to proposed to connect to the adjacent Transgrid substation.

My name is Dr Sheridan Coakes, I'm the Chair of this Commission Panel and I'm joined by my fellow Commissioners Mr Adrian Pilton and Dr Bronwyn Evens. We're also joined by Jane Anderson and Phoebe Jarvis from the Office of the Independent Planning Commission. In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded and a complete transcript will be produced and made available on the Commission's website. The meeting is just one part of the Commission's consideration of this matter and will form one of several sources of information upon which the Commission will base its determination.

It is important for the Commissioners to ask questions and to clarify issues whenever it is considered appropriate and if you are asked a question and you're not in a position to answer that question, please feel free to take the question on notice and provide any additional information in writing which we will then put up on our website. I request that all members here today introduce themselves when speaking and for all members to ensure that they do not speak over the top of each other to ensure accuracy of the transcript. We will now begin.

So welcome everyone, thank you for making time to meet with us this afternoon our time zone, whatever the time is in your time zone and, yeah, if we could maybe just have a quick introduction of who we have on the call and then we've put together obviously an agenda of the sort of key things that we'd like to be covering today which I know you have seen and have provided a presentation to go through today. So I think in the interests of time, potentially as you walk through that presentation if you're comfortable that we can jump in with any questions - present questions that might be the most efficient way. So over to your team, thank you, for some introductions.

MR JOSE FLORES: OK. Thank you very much. My name is Jose Flores, I'm the Head of Development of Trina Solar. I was leading of the development of the project for couple of year already. Trina have been working in the project for more than four and I can pass onto Daniel who's the principal consultant of the project. Daniel, can you introduce yourself please.

MR DANIEL MADGI: Hi all, I'm Daniel Madgi, I'm Principal Environmental Consultant from Eco Logical Australia. I've been Project Manager for the Glenellen Solar Farm project from Environmental Impact Statement all the way through submissions, amendment report and now through the IPC process.

DR COAKES: Thanks, Daniel.

MR JUAN CARLOS COBO: Hi, my name is Juan Carlos, I'm from Global Power Generation. I'm going to be the Project Director during the construction of the project.

DR COAKES: Thank you.

10 MR DANIEL CULLEN: I am Daniel Cullen, I'm Global Power Generation Australia's Work Health Safety Environment and Planning Compliance Manager. I'll be involved in those matters for the construction of the solar farm.

DR COAKES: OK. Thank you. Thanks, Daniel. And who will be leading us through the presentation this afternoon?

20 MR FLORES: We will do the presentation altogether, Daniel and I. We have different sections, and the idea is to do a dynamic presentation. I don't know the preference of the panel but we try to summarise the key points of the agenda you sent us a few days ago and we can just explain the different point and if the member of the panel have any question during the presentation maybe we can stop and discuss the different topics and the different points that we walk you through.

DR COAKES: Yes, that's lovely, thanks, fine. Yep, we will jump in with any questions as we progress.

MR FLORES: Daniel, do you mind to share the presentation, and maybe we can start? Most of the point will be covered by you, then, so if it is possible - - -

30 DR COAKES: Yes, we've got that, Daniel.

MR FLORES: Perfect. Everyone can see the presentation?

DR COAKES: Yes.

40 MR FLORES: OK. Thank you. Thank you very much. Well, we tried - as I mentioned, we tried to summarise the key point of the project and the first thing that we wanted to start is with the acknowledgement of the traditional owners and custodian of the land and we pay our respect to the Indigenous Elders past, present and emerging, the Indigenous people. The agenda is this one so the idea is to present the project, the project introduction, also just to clarify the different role of the different applicants.

The project was developed by Trina but a few months ago we reached an agreement with the GPG, that is one of the largest renewable energy IPPs of Australia and we would like to explain a little bit more about the deal and the agreement that we have with them. Also the applicant position and some comment about the project and then after, we would like to discuss the key issues as for consideration of the panel has to determine. OK. Maybe we can start with the general overview of the project, Daniel? Thank you. So as you know the project is located in Glenellen, this New South Wales.

The development started in 2018 with the community consultation and also securing the fresh permit and the land control and after that - so we completed or we received their - or we issue the SEARs in 2018, we receive the SEARs and we completed the EIS in October of 2020, and finally after a couple of year working on the RTS, it was submitted at the end of year 2022.

10 In October of 2023, a couple of weeks ago or three weeks ago, we received the DPA referral after I think a very good work, the project will be connected to the Jindera substation, which is a few metres from the - from the project. I think at least one of the advantage of this project that we will not have to build any additional electrical infrastructure to connect to the substation, and like a quick summary - the total capacity of the power plant is 200 megawatt AC, around 260 megawatt DC. We are considering installation of solar tracking system. The number of panels is a little bit less than 400,000 solar panels, and the footprint at the beginning was considered 334 but after the RTS the footprint has been reduced to 309 hectares. The equivalent of electricity consumption will be 86,000 homes, and the job will create around 200 jobs during the construction. That's maybe our summary. Daniel, we can go to the next slide.

20 As I mentioned, I would like to spend a little bit more the different proponent and applicant of the project. Trina Solar is one of the largest solar panel manufacturer of the world. They're the top two in their capacity and the number one in bankability. The company's very well diversified in the renewable energy space, we manufacture not only panel if not all the equipment like, for example, trackers, batteries, right now we're starting a new division of electrolyzers. And apart from that, Trina SVU, that is the company or the responsible of the development of Glenellen Solar Farm, is the investment and development division of the company.

30 We are what we consider in the market a short-term equity partner. We take all the development risk in order to get all the environmental planning and as well interconnection approval from the different asset and our strategy is to find a partner, like a GPG, for the long term. That was - that is the case of Glenellen Solar Farm. We are ready - really close to the end of the construction hopefully and the idea is to collaborate during the construction and also during the operation with GPG and ultimately they will own and operate the asset in the long term. Juan Carlos, if you want to introduce quickly GPG?

40 MR COBO: Yeah, of course. GPG is part of Naturgy Energy Group which is one of the biggest utility companies in Spain. We have been operating here in Australia since the year 2016 when we started building our first solar asset here. Australia is considered by Naturgy Group as one of the key markets due to the stability, the regulatory stability and the opportunity to set up offers in terms of solar resource and solar and wind resources, and we are aiming towards having an operation of 2.5 gigawatts of installed capacity here in the year 2025. Right now, this project is one of our key projects for the 2024/2025 period, and we are excited to be developing this project with Trina.

MR FLORES: Thank you, Juan Carlos. Yes, Daniel, we pass on to you the next slide, if that is OK.

MR MADGI: Yeah, thanks, Jose. So a little bit of history to the project as such and the project went through an EIS phase and was submitted in 2020. During the EIS public exhibition there were quite a few, I guess, responses to the project, against the project as such; therefore, the submissions phase of the project was undertaken and quite a few assessments were either redone or undertaken again, or new assessments were completed in all lines of the agricultural impact assessment and the land and - land class suitability assessment. And unfortunately, during that period Covid hit, so we were very restricted in terms of how we could access site and doing additional field survey work it was inhibited quite severely, and hence why the - I guess, the submissions phase of the project took so long, as such.

There were quite a few changes to the project during that submission phase. We took a lot of the comments on the project on board, and we reduced the overall footprint from 340 hectares development footprint down to 309 hectares. We increased the spacing between the panels to better cater for the agri-solar component of the project, relocated the substation so that the visual impacts were reduced from the substation; hence, that's a two metre lower profile than what was previously; increased screening surrounding the project, increased setbacks from particularly Lindner Road and Drumwood Road; and retained box gum woodland, critically endangered ecological community along Ortlipp Road. So, we've actually increased that corridor there to 20 metres instead of 10 metres to incorporate some of that community. So, they were the main amendments to the project. We also relocate inverters to within the project site to reduce potential noise impacts on Lindner Road as well. I think that's it in terms of amendments as such. Any questions in regards to the amendments?

DR COAKES: Yep. David, just a quick question from me just because it's been raised in one of our other stakeholder meetings. The height of the panels, I understand that there's obviously the spacing is important in terms of facilitating the agri-solar component of the project but, yeah, the heights, is that - is that standard, five metres high?

MR MADGI: The height is a little bit higher than standard, and that's more to incorporate that agri-solar component. So, you know, the project site will continue sheep-grazing within the project area and the height has also been incorporated so that they can potentially do cropping. So the height of the panels allows a header to actually pass underneath the panels if they want to do cropping on site as well as grazing.

DR COAKES: OK. Terrific. Thank you.

MR MADGI: And the actual farmer who owns the property has had a harvester and header especially designed to allow for the width between the panels and also the height.

DR COAKES: OK. So, I guess, I know there may be a later slide on this but - so the intent is for the agri-solar - and agri piece - to be implemented with the additional landholder? With someone who's already using the site?

MR MADGI: Yes.

DR COAKES: Yep. OK.

MR MADGI: Yep. The agricultural activities are continue on site.

DR COAKES: Will continue - - -

MR MADGI: Yep. All right. Are we good to move on?

DR COAKES: Yes, thanks.

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MR MADGI: OK. So the traffic and transport route. So during the EIS phase of the project we committed to, or Trina Solar committed to, a traffic and transport route. The original traffic and transport route was objected by council and there were quite a number of submissions against that actual route. During the response to submissions phase we undertook an entirely new traffic and transport route. Did quite a lot of consultation with Albury City Council and Greater Hume Council, and we revised the traffic route to avoid, I guess, the previous route that was presented within the EIS.

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Greater Hume Council have agreed to the route currently, and based on that - that was a big, I guess, objection to the project - but they have withdrawn that objection based on the revised traffic route as such. The traffic - construction traffic - will include approximately 45 heavy vehicles per day and 11 heavy vehicles requiring escort, so oversize, over mass potentially, through the project. Operational traffic will be negligible across the site, and the Ortlipp and Lindner Road areas was a focus for a consultation as such.

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DR COAKES: So, Daniel, sorry to jump in again there. Just on the route which we understand goes through the Jindera - the main - main thoroughfare through Jindera, in the draft conditions there's quite a lot of conditions that have been drafted by the Department around traffic management including avoiding school zones and other things given obviously there will be school buses and other things. So just interested in yours and the company - the applicant's view around those conditions. Do you feel those conditions are workable from a - - -

MR MADGI: Well, they're actually conditions that were part of our major mitigation within the traffic and transport impact assessment and the - - -

DR COAKES: So you've accommodated all of those?

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MR MADGI: Yes.

DR COAKES: - - - Yes. Because I know council's been quite prescriptive about particularly in their feedback around the - that heavy vehicle traffic movement.

MR MADGI: Yes. And as part of the process in regards to the upgrades of Ortlipp and Lindner Road, Jose and myself met with council on site and walked that entire length of that road, discussed options for, you know, road upgrades or potential traffic control during construction to avoid further impacts upon native vegetation along Lindner Road

and Ortlipp Road, you know, Trina Solar and council agreed to traffic control during construction for B-doubles, the heavy traffic, heavy vehicles as such. So council was brought into the conversations quite heavily in regards to that and, you know, part of that was, you know, avoiding B-doubles along Lindner and Ortlipp Road and through Jindera during school times, reduce speed limits, escorting one of the local residences during construction, et cetera. So all these were discussed with council and, yeah - - -

DR COAKES: Yeah. OK. Terrific. Adrian and Bronwyn, any further questions there around the traffic?

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MR PILTON: Can I just ask what the - the heavy vehicles requiring escorts - so what sort of vehicle are we talking about? It's obviously bigger than a B-double?

MR MADGI: Jose, I might pass that question onto you.

MR FLORES: Yeah. There are two types of heavy vehicle per day, so we are considering 45, and that was actually stated in the condition of consent. Only 11 vehicle, that will carry the transformer or will transport the transformer for the power station, will need escort - additional escort vehicle for those heavy vehicle, but only 11 in total for the construction.

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MR PILTON: Eleven through the whole construction period?

MR FLORES: Yes, that's correct.

MR PILTON: OK. Thank you.

DR EVANS: Just to follow up on the questions around those heavy vehicles. How will - will you have contractual arrangements with your carriers that they limit the number to around 45? I'm just interested to know how you're going to be able to manage the number of heavy vehicles in a day and how you'll know that you're sort of in that 45 ballpark?

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MR FLORES: Yeah. That is - well, we already presented our traffic management plan for the RTS and the EIS. Obviously, it's not done in detail, the idea is to develop an additional traffic management plan for the construction and in that traffic management plan we will basically define per day and per week, more per week or per phase of the project, the allowed vehicle that will actually, will circulate every day, and one of the restriction with the different subcontractor will be that and basically the idea having that plan is to avoid any overlapping between the subcontractor and to avoid to access the 45 threshold of heavy vehicle per day.

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DR EVANS: Thank you.

DR COAKES: Thanks. Daniel, do you want to carry on?

MR MADGI: No worries. The traffic and transport road upgrades, so there will be minor works required at the Urana Road, Walla Walla Jindera Road intersection, Walla

Walla Jindera Road, Lindner Road intersection, Lindner Road - Lindner Road, Ortlipp Road and Ortlipp Road. So there will be minor works required along those intersections, and there will also be tree lopping required. Now, the tree lopping, or the branch lopping as such, to allow for the oversize over-mass height has been assessed and included within the BDAR report. So all the impacts associated with that, I guess, it's more branch pruning as such, have been incorporated into the Biodiversity Development Assessment Report. Any questions on potential of the road upgrades?

10 DR COAKES: So I was just interested. You mentioned minor road upgrades, if you could just elaborate a little on that. Is it the surface, the pavement surface of the roads, is it the drainage on the roads and are they bitumen or are they gravel roads and I'm just interested to know what your committing to on those road upgrades.

MR MADGI: Yep. So Urana Road, Walla Walla Jindera Road are tar as such, are sealed. There will be minor upgrades, the Urana, Walla Walla Road - Urana, Walla Walla Jindera Road it will be a turning lane and reduced speed at that point. Walla Walla Jindera Road, Lindner Road again will be a turning lane and reduced speed at that point. The works will be undertaken within the currently-disturbed corridor alongside the road. Lindner Road - Lindner Road, Ortlipp Road and Ortlipp Road, tree pruning, 20 traffic control, reduced speed and there will be a little bit of derived native grassland removed from the intersection of Lindner and Ortlipp Road so to allow for a turning circle and that's been conceived within the BDAR as well.

DR EVANS: Thank you.

DR COAKES: And I know we'll probably get to it, Daniel, but I might address now because we're in traffic but just in terms of the cumulative traffic impact, are you aware of, for example - we understand there's three approved additional - an additional solar farm's approved within the region, one particularly close, are you aware of their 30 proposed transport route? Is it similar to this?

MR MADGI: So they were considered within the traffic and transport impact assessment. We do have another slide further down. So the traffic and transport impact assessment did - - -

DR COAKES: Impact.

MR MADGI: - - - with that cumulative impact assessment, yes, and found negligible impacts - negligible impacts moving forward for the project, duly because I think - Jose, 40 you've been talking with the Jindera solar farm - do you want to just give an update there in terms of timing for construction and the ones further north?

MR FLORES: Yeah. Yeah. As you mentioned obviously the final traffic management plans will be defined once we have started the construction. We are just - or a very close contact with the developer of the Jindera solar farm - also FRB but as you said, so there is not any cumulative impact because their access is different between the two power plants, but if there would be any issue prior to the construction will be define or it will

have to take into account anything before the construction, will be define in the traffic management plan for the construction.

We have also a section I think two or three slides after that we mention we discuss how their cumulative impact of their power plant. We can just explain a little bit further there the details under progress of the different power plant and the different competing project

10 DR COAKES: OK. Thanks, [Jose].

MR MADGI: OK. So visual impacts. So the visual impact - landscape and visual impact assessment was undertaken again during the response to submissions phase of the project and that was directly related to DPI feedback on the initial landscape and visual assessment. In terms of the local landholders there's 29 associated residences within one kilometre of the project site. The revised landscape and visual assessment was completed taking into account all landholders, all residences within two kilometres of the site. The revised LBIA building assessment identified seven dwellings as having a low visual impact after mitigation. So the mitigation is primarily focused on visual screening surrounding the project site.

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DR COAKES: So, Daniel, sorry, quick question. Sorry to jump in and stop you in train.

MR MADGI: No, you're right.

DR COAKES: But in terms of then - so all the proposed visual screening is on the site?

MR MADGI: Yes.

30 DR COAKES: So no proposed visual screening on individual landholder properties?

MR MADGI: No.

DR COAKES: No.

MR MADGI: It was one of the options presented to a number of landholders on site and they refused it.

DR COAKES: OK.

40 MR MADGI: Yep.

DR COAKES: Thank you.

MR MADGI: So amendments to the project design were undertaken to reduce the visual impacts. So it was a relocation of the substation, reduction in solar panels across the site, increased setbacks from Lindner Road and Ortlipp Road and the increased vegetation screening surrounding the site. The visual screening will be undertaken as

soon as possible so that the visual screening can be at a height where it could screen the solar panels during construction or close to completion of construction.

10 The proposed screening will establish and function, we think, within two to three years given that the plan will be to use local endemic species and those local endemic species use colonised species initially so the colonised species, you know, very hardy in terms of water requirements, et cetera and they're quick growing. So, you know, the whole idea will be taking an approach of rehabilitation as such so that, you know, you get the quick species growing to visually screen whilst the canopy eucalypts, slow-growing shrubs have time to grow to a height where they can screen over time. So that's the plan there. There will be a landscape plan established for the project site which will include species location, maintenance requirements, watering requirements, et cetera for the project site.

20 Glint and glare assessment was undertaken during the EIS phase. Painted Power advised that the reflections are technically possible immediate after sunrise until no later than 8.00am towards 10 surrounding dwellings around the site to the south and west of the site; however, it was concluded that the impact is not considered significant within the EIS.

DR COAKES: And just another quick question. What is the current relationship - so has Trina got a relationship with all those seven dwellings that were identified and what's the status of the relationship with those landholders? Have they all been engaged, I guess is what I'm asking?

MR FLORES: Yes.

DR COAKES: Obviously as part of the visual assessment I would assume that's yes. So, yes.

30 MR FLORES: Yes, we established a criteria in order to make a contact for the neighbour agreement with all of them. There are 17 - up to 17 potential neighbour affected by different factors. OK. We established that criteria in order to determine the impact in three different categories that I will explain after, the visual impact, the drafting during the construction, and all consideration, that would be noise, dust and noise and dust, and based on that criteria, so we engaged them, we talked to all of them, so to complete the different assessment, the visual impact and the picture and the photo montage were in collaboration with most of the neighbours. Most of their neighbours were open to - there for the montage and, yeah, but we also have another slide about
40 that and we can maybe develop a little bit more about the contact and the engagement, the community engagement that we have done during the whole process.

MR MADGI: And just to clarify a bit further. So we were - we actually went to each landholder's house surrounding the project, presented the photo montages that were done, the photo montages with mitigation on them so to show what the screening would look like and they all were pretty on board, there were a couple which, you know, were still against the project as such, I don't think anything's going to change that as such but, yeah, we did have a lot of consultation, we took, you know, some of the

recommendations that were provided from the landowners on board and incorporated them into the response to submissions as such in terms of mitigation.

You know, there were some which were really keen on seeing the endemic species; however, you know, don't plant acacias here because of their allergies so, you know, that will be included into the landscape management plan as such, you know. So, you know, all their feedback was taken on board as such during the process.

10 DR COAKES: And just for clarification for myself that the number of the residences, did you say it was 17? Did I hear correctly? Or seven?

MR FLORES: In the two-kilometre radius there are 90 dwellings. In the perimeter of the solar farm there are 17, 1-7 and in - after the assessment, so we offered 10 of them the neighbour agreement.

DR COAKES: OK. Thanks.

MR FLORES: And two of them have accepted the neighbour agreement.

20 DR COAKES: OK. So 10 have been offered a neighbour agreement and two have taken you up on that offer?

MR FLORES: Yep.

MR MADGI: That's correct.

DR COAKES: Thank you.

30 MR MADGI: That's clarified further down in the slide.

DR COAKES: Sorry, yeah, I'm jumping.

MR MADGI: No, it's all good.

DR COAKES: That's just to say as they come up. Adrian and Bronwyn, any further questions just on visual?

40 DR EVANS: I'm just interested if you could clarify what an involved dwelling and a non-involved dwelling are because I can see three yellow involved dwellings, sorry, assume they're not the ones that did this neighbour agreement, it's some other category of dwelling?

MR MADGI: So this one here and this one here are the landholders within the project site. So there's two landholders that actually own the project site as such. This landholder here owns the property there and this one owns the rest of it.

DR EVANS: OK.

MR MADGI: And my understanding is these two are the neighbour agreements, is that right, Jose?

MR FLORES: Yeah, that's correct, the 21003.

DR EVANS: OK. Thank you.

MR MADGI: Any further questions?

10 DR COAKES: No.

MR MADGI: OK. So the loss of agricultural land was another key, I guess, submission against the project from the EIS. The project is located within the Riverina-Murray region which has a strong and diverse agricultural background. There is no biophysical strategic ag land on site. It's currently used for agricultural productivity, primarily sheep grazing within the project site and also a little bit of cattle grazing as well. A land and soil capability class assessment was undertaken for the project site. This was a direct response to the DP feedback that they wanted to see that undertaken. The project site has been validated as a class 4 which is defined as a moderate to severe limited soil which can support grazing but requires active management to sustain cultivation on a rotational basis.

An agricultural impact assessment was also undertaken during the submissions phase. It was found that the project would result in a 25 per cent reduction of productivity across the site and the farmer will continue in grazing sheep and also potentially crop when he can. The DPE - sorry, DPI Agriculture did not raise any concerns with the project and supported the proposed grazing activities across the site.

30 MR PILTON: Can I just ask a question? I can't read the print on the diagram so, how deep do the piles go in this? Those presumably are piles underneath the solar panel arrays? I can't read that depth, it looks like it's broken there's a word on the line.

DR EVANS: Four metres, is that what you're showing on the top line diagram? The depth of those, is that four metres?

MR MADGI: Jose, can you clarify that?

40 MR FLORES: Yeah. This is just a tentative drawing, a preliminary drawing, the final laying of the pile have to be define after they pull out this, this is part of their pre-construction studies. It is true that we have some preliminary result after the technical report and the bore hole test that we have done during the construction. In principle, and it's just something preliminary that we are using for our design, it should be around two metre deep, the piles. OK. All the preliminary result, especially of the penetration test that we have done, indicate that they should be around two metres. Four metres is quite long, I don't think that we will need to go that deep with the pile.

DR COAKES: OK.

MR FLORES: And - sorry, Adrian.

MR PILTON: I was just going to say can I just get some clarification about what's involved in the construction period? Do you take off any of the topsoil and stuff to level it all out or - - -

10 MR FLORES: The site is quite flat, our intention, just because we will speed up the construction and we will reduce for example, the dust impact, is just to do the minimal clearing as possible, there will be some areas and during the site visit maybe we can just discuss more in detail that obviously we need to do some air movement and we already consider those air movement, but in principle, what we will try to do is to do any additional clearing or any movement that is not required. The condition of the land allows us to do that, because it's really flat, and that will save a lot of time and also we can keep the current status of the land and the soil as it is.

20 MR MADGI: There is one location where there will be some recontouring and that's specifically around a low point that was contour-banked by the farmer some years ago as such and there is currently a build-up of water usually behind that contour bank so there will be some recontouring around that area and that was discussed with the Natural Resource Access Regulator because it's a category 1 stream at the moment and they had no issues in regards to that recontouring and taking it back to like a grassy swale as such in that location. So there is no restriction to water flow and also it was one of the submissions that sometimes that water does bank up and flood Ortlipp Road so that will mitigate that potential issue as well. So that was presented in the submissions report and the amendment report.

MR PILTON: What's the likelihood of getting compaction on that soil with all the heavy vehicles and all that kind of stuff during construction?

30 MR MADGI: I am not sure, sorry. I would have to look at that - - -

MR PILTON: Just wondering if it needed to be recultivated, as it were, to get it back to an agri-solar condition?

40 MR FLORES: After the construction as well, so we have stated in the EIS, that they're replanting and not only after the construction if not during the operation, one of the commitment is to maintain enough planting so to carry out grazing activities and it's something that we are really consider with the landowner and we need to keep certain level of planting during the whole site. Its true that the only part that we will have to maintain and there will not be planting is around the perimeter, the bushfire perimeter, and also the roads.

MR PILTON: And can I ask how deep the cables will be roughly?

MR FLORES: The trench are just a few centimetre, it's around half a metre, more or less between 30 to 50 centimetres.

MR PILTON: Thank you.

MR MADGI: And Trina Solar has committed to developing a grazing management plan across the site to manage grazing and also that any soil issues as well that arise during the construction period.

10 MR PILTON: OK. It might be the right time to discuss it, I'm not sure, here but I'm just wondering about the effects of waste during the construction period. You know, what waste will there be? Presumably these solar panels will come on pallets and so on and I'm not sure what the rest of it will come on. Where will you get - recycle the panels and where will you dispose of them or what?

MR FLORES: Yeah. Maybe, Daniel, so you can go to the waste management slide.

MR PILTON: Sorry.

20 MR FLORES: Yeah, I can - do our quick introduction. Obviously in the construction as well we are coming to develop the waste management plan, and regarding the - maybe the recycling of the panel, that is one of the key aspect - in the EIS and during the development we have identified six local licences, recycling companies. Those companies are ready to establish in Australia, and they have capabilities to recycle the panels. During the construction and the operation, the idea is to sign a service agreement and particularly they will pick up on site any disposal and any extra panel that we need to recycle.

30 In the response to submission, we explain also briefly the recycling process. Basically there are three phases - to separate the aluminium of the frame. After we have to do our physical process to separate the different component of the panel, and after that there is a chemical process to separate any potential heavy component or contaminated component at the end of the process.

MR PILTON: What's the cycle of a solar panel typically?

MR FLORES: Sorry, what is the cycle?

MR PILTON: What's the lifecycle? How long does a solar panel last?

MR FLORES: Around 30 years.

40 MR PILTON: OK. Thank you.

MR FLORES: So it's around 30 years. So around 30 years so the most of the supplier can warranty our performance over 80 per cent.

MR PILTON: Thank you.

DR EVANS: Can I just explore the waste management during construction because we're aware you'll have pallets, you'll have cardboard, you'll likely have steel and any local facility within the local council is set up for the domestic use not for your industrial

waste. So where in your waste management plan do you address the - getting any waste off site and appropriately disposed of during construction?

MR FLORES: Yeah, during the waste management plan draft, the idea that we have is to collaborate with this service provider with experience and present in the area. We discuss in the future with Veolia and Cleanaway - they are the responsible for managing all their waste management process, and what we have to do, the most important thing for us is just to distribute and split properly all the waste on site, and also have the service agreement and the agreement with this company specialising in waste management.

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DR EVANS: OK. But just as a warning you're going to have police that pretty hard because the experience with local contractors is the most expedient action is what they will take, and they won't - they will co-mingle staff so I just think it's something to be aware of that's going to be one of your challenges during construction.

MR FLORES: Yes, definitely, yep.

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DR COAKES: And just building on what Bronwyn said there just, you know, obviously council is concerned about waste disposal given the limited capacity of their facility so, yep, just one to keep, be aware of. OK. Sorry, Daniel, we've interrupted your flow so do you want to - - -

MR MADGI: No, that's all right, it's all right, all good.

DR COAKES: Just conscious of time so it's quarter past. We've been asking lots of questions as we go so I think we're ticking off probably some of our key questions which is good. So decommissioning and rehab.

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MR MADGI: OK. Jose, you were going to take on this one.

MR FLORES: Yeah. Thank you. Thank you, Daniel. Well, at the end of the operational of the asset, one of the commitment of the proponent is just to complete the decommissioning rehabilitation and the decommissioning rehabilitation plan will be drafted prior to construction. OK. It's one of the management plan that we have to prepare before the construction. We basically discuss before the process we will disconnect from the TransGrid network and the substation. We will do all the removal of the cable on site that is relatively simple. As I mentioned before, it will be under 30 or 50 centimetres.

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We have to do all the foundation demolition for the equipment that we will install, especially the power station, including the transformer, the substation and the building. The foundation demolition or the foundation are quite minimal, just impacting a few metres. As well we will take care of the pile recycling and the model recycling. The idea as well is to prepare grazing management plan to leave the site exactly the same that we found it at the beginning.

During the decommissioning and rehabilitation management plan, we already define the key parameter in the EIS and the RTS. Regarding the traffic and the noise we are taking

account the same consideration, OK, and well, just briefly the date of the different phases of the project are what you see there. We update it because we submitted the RTS at the end of last year and we're expecting to receive the approval before. We have some delays for some additional studies that we prepare this year, but those are the estimated times that we have in mind right now for the project.

MR MADGI: Any questions?

10 DR EVANS: Yeah. I'm just interested, have you reached this decommissioning stage in any of your projects globally, and have you learnt from doing that decommissioning anywhere else in the world?

MR FLORES: There are not many project that have reached decommissioning phase. There are – personally, so I haven't been involved in any decommissioning process - it's true that right now the intent is to extend the lifetime of the operation of the asset. It's something that easily can be done and it's a process relatively easy. There are other project that are more - that are more similar to the commissioning that is in the natural event or any other problem during the operation has been happen the commissioning for those power plant, and the most important is to restore the value of the land, to keep
20 doing the current or their future activities for grazing cattle or any other agricultural purpose. That is the key element but here in Australia, as far as I know, there were not any project that reached decommissioning process.

MR MADGI: Yeah, I'm not aware of any either and when we first submitted the EIS for this project we were actually going to leave the underground cables and the piles within the project site and in situ. Negotiation with the Department of Planning now they're going to be removed so the site will be free of all infrastructure that was installed as part of the project.

30 DR EVANS: Thank you.

MR CULLEN: I'll just jump in here as well, if that's OK. So GPG, in Spain, while not solar projects, have reached the end of lifecycle for at least one wind project that I know of and have undergone the decommissioning process for removing turbines and cables from that project. It's GPG's intention to operate these projects for the life of the project so there is a track record there that they have undertaken some decommissioning overseas.

40 DR EVANS: Thanks, Daniel.

DR COAKES: Thanks. OK. Cumulative which we touched - - -

MR MADGI: Cumulative impacts.

DR COAKES: Yep.

MR MADGI: So cumulative impact assessment was undertaken mainly for visual traffic and construction operational noise. From a visual point of view the current

distance, the intervening vegetation relatively flat project site limits the culminative visual impacts; therefore, it's not considered a significant issue. The construction traffic cumulative impacts. The cumulative traffic construction volumes along the assessed haulage routes appear to be within acceptable level of service for those roads. The project will have little to no impact on the local road network performance when considering the Jindera Solar Farm project as well. So that was a direct, I guess, assessment from our traffic consultants who did the traffic and transport impact assessment.

- 10 The cumulative operational and construction noise. With the Jindera Solar Farm which is immediately adjacent to the Glenellen Solar Farm and the project occurring simultaneously have the same outcomes as the assessments of noise from the project alone; therefore, no cumulative noise impacts are expected.

MR PILTON: Can I just ask about the piles, are they going to be driven piles?

MR FLORES: Yeah. Yeah, we will use a ramming machine and, yeah, it will be - - -

- 20 MR PILTON: So it's quite noisy?

MR FLORES: It will be - yeah, it's quite noisy but it just located in just particular areas and it will be just a short period of time. It's not during the whole construction.

MR PILTON: OK. Thank you.

- 30 MR MADGI: And that was considered within the construction noise impact assessment. So all the construction noise is within the guidelines as such. Cumulative considerations of socioeconomic issues. So one of the commitments from Trina Solar is to prepare accommodation and employment strategy for the project which will consider, you know, the solar farms within the region and it's anticipated six per cent of direct labour, 126 FTE jobs will be sourced from both the local economic study area, so the Greater Hume Shire Council and the regional economic study area so that will include Albury-Wodonga Councils as well.

- 40 DR COAKES: Just on that, Daniel. We've heard from council earlier today just about their desire to see as much of that employment locally and also to - for in terms of, you know, should the project be approved the involvement - their involvement in the development of that strategy because you know, what we're aware of across New South Wales, for example, is that cumulative peak and that we have very low unemployment rates. So some of the targets, I think, that are being set may be a little bit adventurous in terms of how much you can actually source locally. So that strategy is a key condition - - -

MR MADGI: Yeah.

DR COAKES: - - - if approved, to make sure that that's - and that from what I can hear from what [Jose] said earlier that, you know, Trina would work collaboratively - - -

MR MADGI: Yes.

DR COAKES: - - - with other areas. So I think in that sort of strategy there needs to be further exploration of housing options other than just work with council and things like that.

MR MADGI: Most management plans will be consulting with Greater Hume Shire Council very closely and the accommodation employment strategy will be one of those that, you know, council will be involved through that process and consulted with.

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DR COAKES: Yeah. And just noting too that obviously in terms of engagement which I think we're moving to now on the next one, from what I can see and happy to be corrected but has there - just seem to have been a lot of broader engagement with community groups, so a lot of landholder - landholder consultation obviously, the key agencies and council but in terms of any sort of community groups, service providers which again would be - need to be a key input to any strategy developed around accommodation and employment. So has there been much? I couldn't see it in the documentation, but I might have missed it.

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MR FLORES: Yeah. I have to maybe just review everything. I'm not really sure right now if we conducted any forum or community groups or just fully dedicated or with specialising in accommodation, its true that we have contact with different hotels in the past and accommodation facilities but as far as I know I don't know if there even exists one group but definitely this a very interesting point and we can consider it doing that.

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DR COAKES: And my understanding is that - I don't know if they're still active but there are a number of community groups interested obviously in renewable energy development and these communities, Jindera, has a population of 2,200, they are your most locally-impacted community potentially, they're the ones closest to you - to the project so, yeah, would just be - I mean, if you can provide any clarification of any - to us of any additional groups you've consulted with that would be helpful.

MR FLORES: Yeah. Yeah, we will definitely. The community engagement is ongoing so we are just visiting, we have resources in the area and definitely our intention is to progress with the project and to keep - and even increase - especially in the construction, that we understand there will be other opportunities for the community and also there will be some inconvenience for a few neighbours and, so we have to keep collaborating and working together with them.

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DR COAKES: Thank you. I'm just conscious that we're - got two minutes to finish so is everyone comfortable that we just - we go over by five or 10 minutes, is that all right, everyone online? Yep. OK. Not enough hours to get through. I think again we've touched some of these, Daniel, so - - -

MR MADGI: Do we want to talk about engagement or - - -

DR COAKES: Well, I think, Adrian and Bronwyn, I mean, I have the question about additional engagement outside, any further questions around engagement?

MR PILTON: I'm happy with that.

DR EVANS: I'm happy with that, thank you.

10 MR MADGI: And in terms of the community groups we did - I do recall meeting two on site in Jindera about a year ago. We'll have to go back through the consultation log and draw out which community groups they were and in terms of accommodation stuff it was part of the EIS process back in 2020 so would have to touch base definitely with local community groups and hotels, et cetera, during that accommodation and employment strategy.

DR COAKES: Yeah, definitely. And we do - we note that obviously the project has been - it's been quite a long - long process - - -

MR MADGI: Yep.

20 DR COAKES: - - - to this point, and obviously during Covid difficult to engage, recognise those limitations or difficulty challenges, I guess, in engaging so, yeah. So again obviously further engagement through the project that I had, would be critical, particularly in that, as you said, on accommodation.

MR MADGI: Yeah, definitely. Definitely.

DR COAKES: So we can look at how we can enhance the benefit at a local level.

MR MADGI: All right. Jose, did you want to talk about the water supply?

30 MR FLORES: Yeah. Or if - I don't know if there is anybody got a question or - and we can just discuss it, or we can explain the water supply.

DR COAKES: No, no, in the interests of time, thanks, [Jose]. Bronwyn, Adrian, any - - -

MR PILTON: No, I'm happy with that.

DR COAKES: - - - further comments on water? I think we were aware the council has been supportive and it's indicated availability to that. All good. Yeah. Bushfire?

40 MR MADGI: Bushfire. OK. So a bushfire risk analysis was prepared by Ecology Australia to support the EIS. To manage bushfire risk, management measures will be implemented including asset protection zones, access to water, so the four tanks across the site and development of a bushfire emergency management operation plan which we done on consultation with RFS and Fire and Rescue New South Wales as well as the emergency branch of council. So they're the three main ones that will be consulting during that emergency management operations plan.

Asset protection zones have - will be implemented around the site. They will be 10 metres within the security fence, so all asset protection zones will be within the project site. They will incorporate four-metre category 1 perimeter fire trail within the APZs and will be managed in accordance with the RFS - APZ requirements for inner protection areas.

10 A water point of view. So there's four - there will be four dedicated 10,000-litre tanks across the site - fitted with Storz couplings so that RFS and Fire and Rescue can access them. The placement of these will be negotiated with RFE and Fire and Rescue across the site but, you know, just indicative area, you know, one at the operations compound, one of the main entrance and a couple along Drumwood Road potentially. Yeah, so that's bushfire. Any questions from a bushfire point of view?

MR PILTON: Can I ask a silly question? How big is a 10,000-litre tank, roughly?

MR MADGI: I'm not sure. The - - -

20 MR PILTON: I'm just wondering if it stands up on pylons, or just sits on the ground, or what?

MR MADGI: I think it will just sit on the ground.

MR PILTON: OK. Thank you.

DR COAKES: Just a quick one from me. Just in terms of - bushfire obviously, we look at the analysis of the submissions comes lower down in the community issue, but I just wondered has it been raised through your engagement with landholders, immediate, proximal landholders?

30 MR MADGI: No. From memory the bushfire side of things wasn't raised quite a lot from - because I sat in with most of the neighbouring landholders through their community consultation. The main - the main ones were visual - - -

DR COAKES: Visual, yep.

40 MR MADGI: - - - dust which is the water and dust control and traffic and transport. The fact that we did incorporate APZs around the entire site and that, you know, it's trying to manage bushfire risk both internal and external from the project. Yeah, it seemed to satisfy most landholders that we talked with.

DR COAKES: OK, thanks. OK. Nearly there.

MR MADGI: OK. So we've spoken about waste management and disposal. Jose, status of VPA.

MR FLORES: Yeah. The status of the VPA with Greater Hume Shire Council - is already approved, so in the ordinary meeting that they held on April '21. The condition are like that, so we will compromise an amount of one per cent of the total capital

investment value at the executive, we want to offer \$2.5 million. The VPA haven't been signed yet because we will have to receive their development approval but after that, so the draft is already agree between parties, so we have two reviews with the lawyer of the council and most of the points are already agree between the parties.

10 They consider the beginning one first payment for one particular project. Actually the intention of the council have changed, and they prefer probably to use their money for other purpose. OK. But it haven't been defined yet and we remove that condition in the draft of the VPA that we have with council. Yeah, that's everything. Maybe you can go - - -

MR MADGI: Yep. Any questions?

20 MR FLORES: Questions? OK. The last point is regarding the neighbour agreement that I already explain briefly in the past. The community engagement started in 2018, so during the first phase that it was - until the public hearing of the EIS - we basically draw the different lines and the different characteristic of the project. After that, so we receive all the response, the different responses from the community, and we tried to mitigate or minimise or even eliminate most of their concern and any potential risk of the project during the RTS.

30 All the different concerns have been appropriately addressed and respond, and that's why, so I think in the last few months all the contact and the position of the project has decreased so significantly and we haven't had any complaint - complain in the last 12 months but, well, that is just a brief introduction about the community engagement. Like part of the community engagement, so we were committed as well with the neighbour that will be affected during the construction and the operation of the project, as I said, so we categorise three different criteria to establish the neighbour agreement. The first and the most important is the visual impact, pre-construction or pre-mitigation measure and post-mitigation measure, take into account that after the review of the visual impact assessment, all the neighbours were categorised like low or negligent the visual impact.

40 Apart from that, so we consider also the impact of the traffic during the construction and other factor, as I mentioned before, the dust or the noise. Out of 90 people in the two-kilometre radius, there are 17 in the perimeter and 10 of them have been proposed the neighbour agreement, because after the review they have a moderate impact or after the review of the visual assessment probably most of them are low or negligent, but in any case we already propose the neighbour agreement. We propose an initial payment of certain amount plus a two extension payment if the construction last more than 18 month and more than 24 month.

We also cover any legal expenses that they may have to review their neighbour agreement, that is apart from signing or not the agreement, and what we hope is not to have any binding agreement with any of them so if we can improve the neighbour agreement in the future and that happen, for example, extension payment has been proposed by another neighbour and obviously something applicable to the neighbour that has joined the, or has signed the neighbour agreement in the past, and if we can improve and make any change in the future, not only the future neighbour, if not also

the neighbour that has signed the neighbour agreement, will get the benefit or also the changes in the agreement. The summary is that two of them have already exercised the agreement, but independently of the status of the DA of the project, any neighbour that have been proposed the agreement can join the scheme until after two years post construction. So that doesn't really matter so if they sign in the past or not but any of them will be able to join and sign the neighbour agreement in the next few years.

DR COAKES: Yeah. So there's no - there's no time, there's no term then, on opting into that - to that agreement?

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MR FLORES: Yep.

DR COAKES: Yep. And just to clarify, Bronwyn raised earlier, so the two neighbours that have exercised agreements are to the two involved landholders, yes?

MR FLORES: Sorry, no, no. We haven't proposed any neighbour agreement with the landowner because they are already associated dwellings - - -

DR COAKES: Yeah.

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MR FLORES: - - - additionally to those two neighbours - - -

DR COAKES: Yeah.

MR FLORES: - - - or two landowner, there are other two neighbour that have - - -

DR COAKES: OK. Thank you. Thanks for that clarification. And the two which obviously what I would call the host landholder and then there's - you're saying there were two original neighbours.

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MR FLORES: That's correct. Yeah, usually we don't have to propose the neighbour agreement with the landowner because - - -

DR COAKES: No, you don't. Yep. Absolutely. But two of the 17, is that correct?

MR FLORES: Two of ten.

DR COAKES: Yep. Good. Getting the numbers correct. Adrian, Bronwyn, anything further on the neighbour agreement?

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DR EVANS: No, that's very clear, thank you.

MR PILTON: No.

DR COAKES: OK. And any further questions?

MR PILTON: Not from me.

DR COAKES: No? All good, Adrian? All good, Bronwyn?

DR EVANS: Yes, thank you.

DR COAKES: OK. Well, thank you. Thank you for that additional time, I think that's been very useful for us this afternoon and also for the time taken for that presentation together. Thank you, Daniel. Thank you [Jose] and the rest of the team and, yeah, I think as we touched on, if we could just clarify that engagement piece, Daniel, if that's possible from your stakeholder register? Or whatever you have in place, that would be
10 - that would be great and, yeah, thank you very much.

MR MADGI: Thank you.

DR COAKES: Appreciate your time.

MR FLORES: Thank you.

MEETING CONCLUDED