



Large Battery to support renewable energy and keep ‘lights on’ in Hunter

A first of its kind 28-megawatt (MW) Battery Energy Storage System (BESS) being developed by Precinct Capital and Edify Energy will help keep the lights on in Newcastle and support renewable energy zone ambitions for the Hunter region.

A development application has just been lodged with Newcastle City Council for the Battery which will be located on approximately 1.5 acres inside the Steel River Estate and be the first utility-scale BESS to be constructed in the Hunter and the first in Australia within an existing industrial precinct. The project is the result of a joint venture partnership between two Australian companies – Precinct Capital and Edify.

Precinct Capital Chairman, Bruce Baudinet, explained the battery facility will be designed to charge and discharge directly from the grid, responding to electricity market signals and disturbances to ensure stability and reliability of the grid as renewable energy penetration increases in coming years.

“Deploying this battery in the heart of Newcastle’s industrial precinct will help balance the power system for the City, keeping the lights on for industry and households throughout the region,” he said.

“The battery itself is about 2,500m² or roughly 10 tennis courts in size and includes climate-controlled energy storage enclosures and grid connection infrastructure.”

The decision to build the battery followed research by Precinct Capital which pointed to a growing large-scale battery storage industry in Australia. As a landowner in the Steel River Estate Precinct Capital recognised the need for Australian industry and consumers to have reliable and cost-effective electricity, sourced predominately from renewable energy.

“We consulted with industry experts and quickly identified Edify as a market leader in this segment, and that the Steel River site was very suitable and strategically located. Edify is among a select few local companies that have successfully brought a large-scale battery to market, so we formed a partnership focused on delivering a fantastic and innovative project for the Hunter Region,” Mr Baudinet said.

Edify is 100 per cent Australian-owned with its head office located in Manly and is responsible for the development, financing, construction and performs ongoing asset management for Australia’s first utility scale solar and battery hybrid project in the Gannawarra Energy Storage System in Victoria, which has been operational for almost two years.

Edify Chief Executive, John Cole said the Edify team was enthusiastic and delighted about the partnership with Precinct Capital to deliver the Steel River Battery project and the benefits that the project will bring to the Hunter region.

“The Steel River Battery is an exciting project for Edify and builds on our existing position as a leader in energy storage solutions in Australia,” he said.

The system will not only support businesses and the community in Newcastle by assisting in balancing the network, but also facilitate the integration of residential rooftop solar and utility scale renewable energy developments in the Hunter region.

“The project will act like a shock absorber within the electrical network, absorbing electricity from the grid when generation exceeds demand and export electricity to the grid at times of lower generation including during intermittent solar and wind resource,” Mr Cole said.

Subject to approval by Newcastle City Council, construction and commissioning should be completed in six to eight months and provide between 20 and 30 direct jobs during the construction period. Additional contracting opportunities for local Newcastle businesses will also be provided throughout both construction and operation.

Newcastle Lord Mayor Nuatali Nelmes said the City is very supportive of renewable and energy efficiency projects and working collaboratively with other progressive organisations.

“Newcastle is a smart, sustainable and liveable global city supporting investment in next generation technologies to address the challenges of climate change and is a great place for future-focused industries to be established,” Cr Nelmes said.

“This joint project provides benefits to the local area and wider community, including alignment with City of Newcastle’s objectives as outlined in the Climate Action Plan (CAP) through firming renewable energy supply, along with building resilience in the local Newcastle electricity network through a megawatt scale battery storage.

“Newcastle is recognised as one of Australia’s leading Cities in sustainability, and our Climate Action Plan sets ambitious goals and priorities for Newcastle over the next five years, including the transition to 100 percent renewable electricity.

“This a world class large-scale battery storage investment in the Newcastle area, and a first-of-its-kind project for the region, creating a blueprint for additional investments and local innovation.”

News Editors/Chiefs of Staff:

Further Information: Contact Bruce Baudinet(Precinct Capital) on (02) 9444 0202

Interviews. Representatives from Precinct Capital Pty Ltd and Edify Energy are available for interviews. Please contact Bruce Baudinet (Precinct Capital) on 0407 240 465 or email bruce@precinctgroup.com.au and Edify’s

Michelle Grogan on 0404 045 556, email michelle.grogan@edifyenergy.com or

Patrick Dale on 0487 177 136, email patrick.dale@edifyenergy.com

Visuals. Artist impressions are available for use by the media. See attached.

Fact Sheet. An additional Fact Sheet is attached to this release.

Released by: Bill Pickering, Hugo Halliday PR & Marketing Pty Ltd. Mobile 0404 074 299

ATTACHED:

* Fact Sheet.

* Images. 1. A view inside the Battery Energy Storage System (BESS). 2. A street view of the battery project. 3. A location image of the intended project site. 4. Precinct Capital Chairman Bruce Baudinet. 5. Edify Chief Executive John Cole.

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FACT SHEET:

Precinct Capital Pty Ltd.

Precinct Capital Pty Ltd is an Australian-owned company and family office that has been investing in property in New South Wales and the Eastern seaboard since 1981.

The company's focus is on business park projects, self-storage and residential construction, with a long history in bringing projects to life. Some of its local projects include the Kennards Self-Storage facilities at Cardiff and Mayfield. Other industrial projects are located at Prestons and Box Hill in Sydney's west, the Nepean Business Park near Penrith, and Beresfield and Steel River near Newcastle.

The company places a strong emphasis on working with and supporting local communities, and to ensure opportunities are created for local small businesses and Australian firms.

The Steel River Battery is the first project of its type for Precinct Capital.

Edify Energy.

Edify Energy is a 100% Australian-owned company with head offices located in Manly, New South Wales.

Edify has an unmatched track record and expertise in successfully delivering both solar and large-scale battery projects to the National Electricity Market.

To date, the company has developed, structured, financed, managed construction and now is asset managing seven projects, including six solar farms and one battery, as follows:

- 25MW / 50MWh Gannawarra Energy Storage System, Victoria
- 275MWAC Darlington Point Solar Farm, New South Wales
- 57.5MWAC Whitsunday Solar Farm, Queensland
- 57.5MWAC Hamilton Solar Farm, Queensland
- 50MWAC Gannawarra Solar Farm, Victoria
- 150MWAC Daydream Solar Farm, Queensland
- 50MWAC Hayman Solar Farm, Queensland.

Edify has successfully financed Australia's largest solar farm (Darlington Point Solar Farm in NSW) and has specific relevant experience in battery projects, having developed and financed the Gannawarra Energy Storage System in Victoria. All projects are now operational and managed by Edify Energy.

Notably, the company is among a select few of renewable energy development and investment companies in the country that have successfully brought a large-scale battery to market.

Steel River Battery.

The Steel River Battery will be located in Mayfield, Newcastle. The battery will be 28 MW / 56 MWh in size. It will occupy a site area of approximately 6,000sqm, and a battery only footprint of about 2,500sqm comprising climate-controlled battery enclosures with supporting switch room and transformer infrastructure. In total, the battery footprint will be equivalent to roughly x10 tennis courts.

The Battery Energy Storage System (BESS) will charge and discharge directly from the grid, responding to electricity demand signals as well as disturbances within the grid, to help balance the power system by providing stability and reliability to keep the lights on for industry and households in the Newcastle region. The system will typically charge during times of excess generation (eg. during sunny and windy times when renewable energy is at its peak) and then dispatch this into the grid at times when demand is at its highest and when additional electricity is required to meet this demand.

The BESS will participate in various markets regulated by the Australian Energy Market Operator (AEMO), providing energy, frequency control ancillary services (FCAS) and other ancillary services.

A Battery Energy Storage System typically has a round trip efficiency of around 90%.

Renewable energy is assessed to be the cheapest form of new electricity globally, leading to a rapid deployment of renewable generation throughout Australia and particularly NSW. BESS technologies are integral to the transition by the Australian energy market and to support higher penetration of renewables by managing the inherent intermittency of renewable energy generation. The Steel River project will enable the increase of low-cost renewable energy generation in the Australian market to the benefit of consumers.