February 2025

Brewongle Solar Farm

Project Update

About Edify

A market leading Australian renewable energy development and investment company

- Experienced management team
- Full project life-cycle support
- Long-term project partner
- Offtake arrangements
- Continuing to grow with the Australian market

Edify is a market leading renewable energy company with extensive experience in developing, financing and managing renewable projects in Queensland and across Australia. Edify Energy has financed six large-scale solar farms (771MWp) and 360MW / 720MWh of battery storage and is the leading developer of utility-scale solar in Australia. Edify has broad energy expertise, covering project development, project design and engineering, financing, asset management and construction management.

About Edify

Our business. Full project lifecycle support

A 250MVA transformer delivery to **Daydream and Hayman** solar farms (Collinsville)

Develop | Structure | Finance | Construct | Own | Manage

01

Front-end development

Project origination, securing land agreements, securing development approval & initiating grid connection processes

02

Project structuring & financing

Negotiation of all project documents, management of due diligence processes and the raising of equity and debt

03

Construction management

Overseeing the EPC contractor and construction activities on behalf of project sponsors

04

Asset management

Maintaining the enduring operational role for the assets including managing O&M contractors, settling contracts and trading power

About Edify

Long-term independent power producer perspective, thought leadership and innovation

About Edify

Solar Projects in commercial operation

Brewongle Solar Farm

Community Update – February 2025 – Pre-EIS Submission

Brewongle Solar Farm

Community Information Session

Location:

Bathurst Panthers ‘Board Room’
132 Piper Street Bathurst, NSW

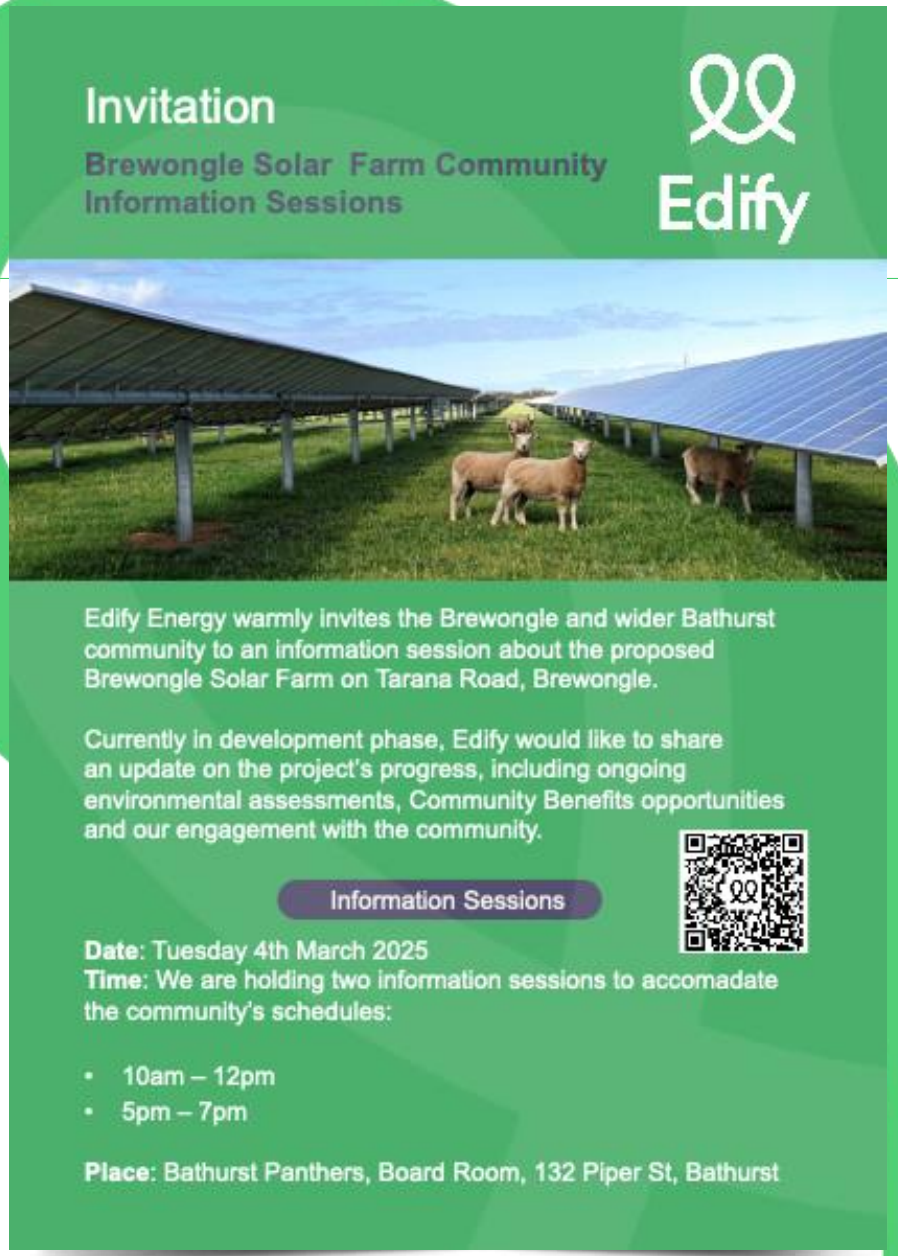
Date:

Tuesday 4th March 2025

Time:

Session 1 10am to 12 noon (within business hours)

Session 2 5pm to 7pm (outside business hours)



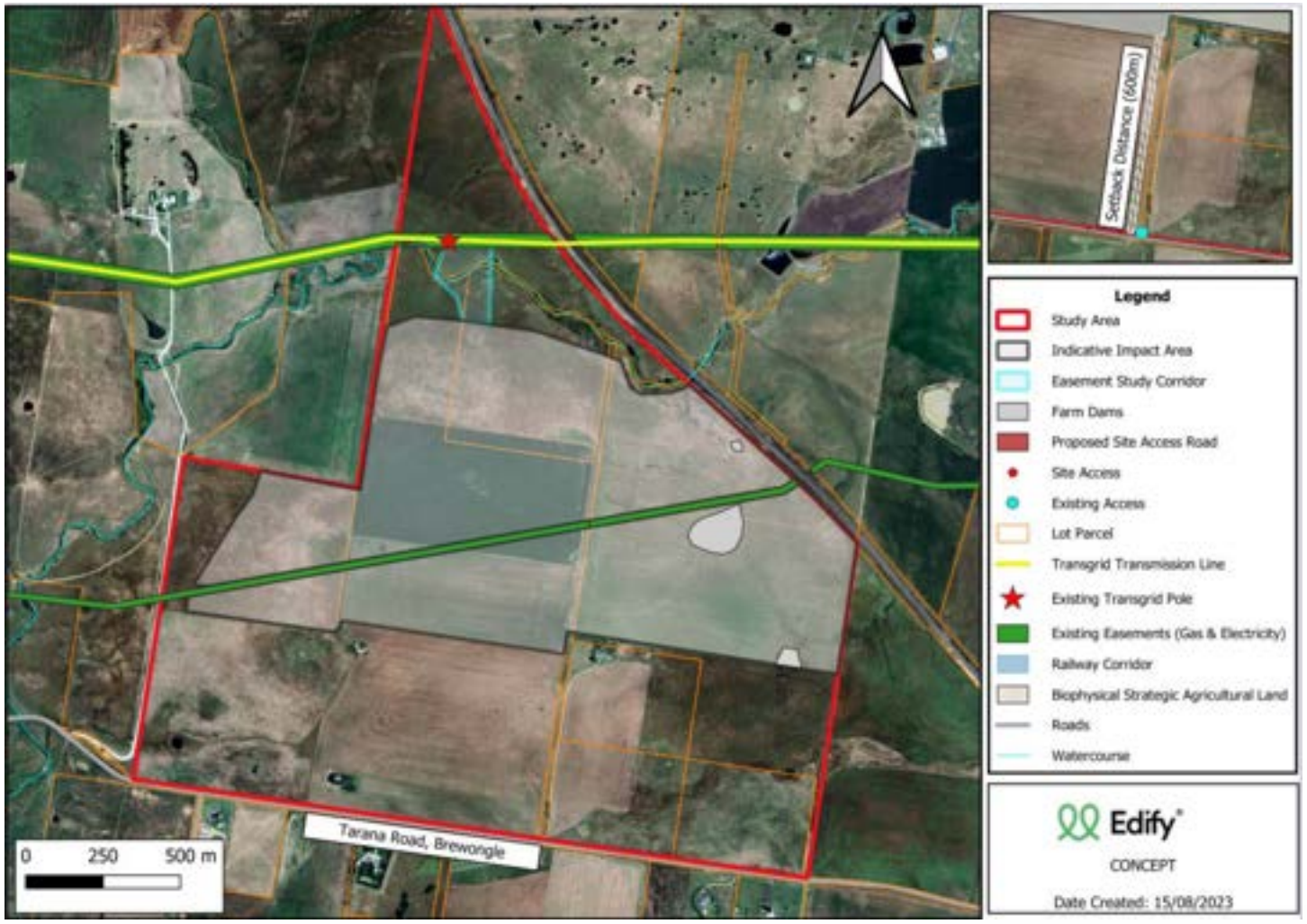
Project Timeline

Key Dates

Aug 2023	Nov 2023	Dec 2023	Feb 2024	May 2024	Sept 2024	Nov 2024	Dec 2024	Feb 2025	March 2025
Introductory Letter to Project Neighbours	Scoping Report issued to DPHI	SEARs issued	Community Session held	Edify attended Merino Link Conference in Bathurst	Project Update Letter issued to community	Community Session held	Project Update Letter issued to community	EIS Studies concluding	Community Session to be held
Edify meet with Bathurst Regional Council		EIS Studies commence		Project Update Letter issued to community				Project Update Letter issued to community	Edify presenting project to Bathurst Council
				Edify meet with Council					EIS Submitted to DPHI

Concept Layout Evolution

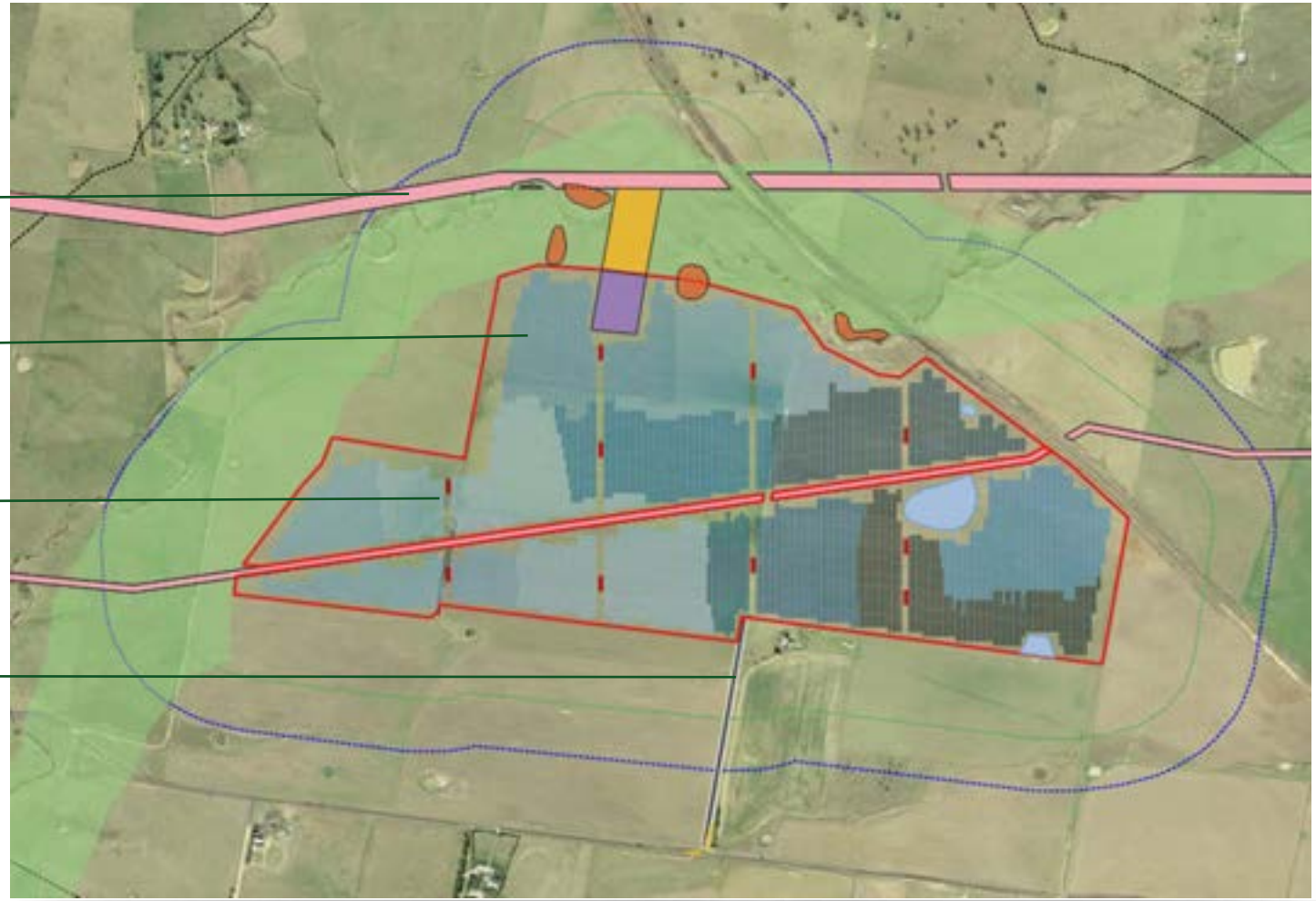
Scoping Report Concept Layout (Sept 2023)



Concept Layout

EIS Submission (March 2025)

- Transmission Access
- Solar Resource
- Batteries for Storage
- Safe Access



Brewongle Solar Farm – Land Area Statistics	
Total Lease Area	299ha
Current Concept Layout	153ha
Avoided Land	146ha

Concept Layout

Identified Land Constraints

Constraint	Environmental Area	Result
Avoidance of Strategic Agricultural Land on the western and northern project boundaries	Agriculture	12ha of land avoided in concept layout
Avoidance of 3 Potential Archaeological Deposits identified during Aboriginal Cultural Heritage Surveys	Cultural Heritage	3 PADs avoided in concept layout
30m buffer applied to neighbouring properties on western and eastern boundaries	Agriculture	4ha of land avoided in concept layout
Avoidance of 3 Farms dams on site	Biodiversity	Farm dams retained for biodiversity (~3.4ha)
~500m set back from Tarana Road	Visual	112ha of land remains as grazing land
10m additional buffer added to gas pipeline easement	Safety	3.2ha of developable land avoided in concept layout
Vegetation landscape screening buffer	Visual / Biodiversity	10m buffer added for planting of vegetation to NW and southern project boundaries

Brewongle EIS Assessment Summary

The following pages provide a summary of the outcomes of each assessment conducted to inform the EIS prior to its submission.

The full assessments, along with their conclusions, will be available for public review during the public exhibition period once the EIS is submitted in March 2025.

You can access project documents by scanning the QR codes below.

Edify's Project Webpage

Department of Planning, Housing, and Infrastructure's Major Projects Brewongle

Brewongle EIS Assessment Summary

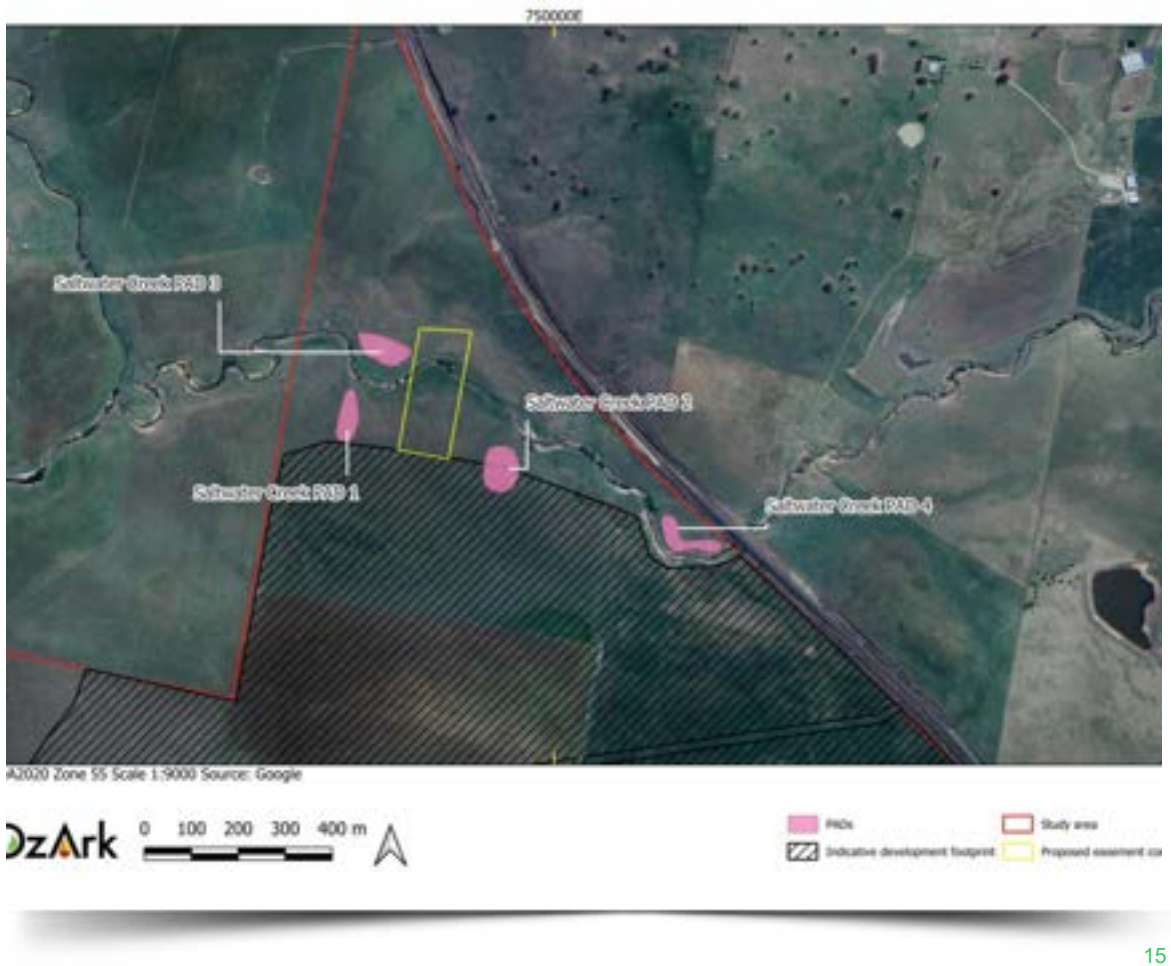
Aboriginal Cultural Heritage Survey

Outcomes

- Four potential archaeological deposits (PADs) being recorded along Saltwater Creek
- No comments or concerns relating to the survey methodology, or the landforms being surveyed were raised by the Register Aboriginal Parties (RAPs) who attended the survey

Design Effect

- Total avoidance of PADs in Concept Layout
- Develop an additional Cultural Heritage Management Plan (CHMP) for Project, to be approved by the RAPs and NSW Department of Planning, Housing and Infrastructure (DPHI) prior to construction commencing.



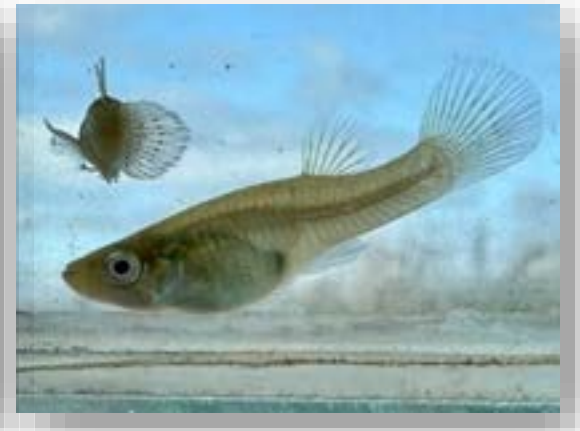
Brewongle EIS Assessment Summary

Aquatic Ecology

Outcomes

- No threatened aquatic flora species listed under the Federal EPBC Act and NSW BC Act or FM Act are likely to occur within the Study Area
- A total of three (3) fin-fish species were detected (273 fin fish captured) during the field survey, comprising the native mountain galaxias and the pest fish species mosquitofish and goldfish
- Salt Water Creek is historically noted as a Key Fish Habitat (KFH), however historical agricultural practices in the area has led to high levels of disturbance and the riparian vegetation cover was dominated by exotic grasses and forbs, with little to no native shrubs or trees

Goldfish caught on field survey



Mosquitofish caught on field survey

Design Effect

- Implementing 30m setback buffers (no-go-zones) between project infrastructure (other than necessary waterway crossing)
- Establishing an Erosion and Sediment Control Plan
- Rehabilitating the riparian zones of KFH within the Impact Area with plantings of suitable trees and shrubs of local provenance, as a long-term measure to stabilise stream banks, improve water quality (by shading and filtering), and improve aquatic habitat complexity

Salt Water Creek during Aquatic Ecology Assessment

Brewongle EIS Assessment Summary

Biodiversity (Flora and Fauna)

Outcomes

- No threatened species were recorded by targeted surveys (Aug-2023, Feb-2024) within the Project boundary
- A limited strip of 0.48 hectare of native vegetation is proposed to be cleared, classified as PCT 3376 and forms part of the BC Act-listed TEC, White Box - Yellow Box - Blakely's Red Gum Grassy Woodland
- Due to the absence of native fauna identified during the targeted surveys, no Ecosystem or Species Offset Species Credits are required by the project

Design Effect

- Various mitigation measures will be implemented during the construction and operation of the Project, such as establishing a Construction Environment Management Plan, to be approved by DPHI prior to construction commencing
- Additional management plans include weed management, erosion and sediment controls, and clear delineation of disturbance areas to ensure that no additional impacts arise

White Box - Yellow Box - Blakely's Red Gum Grassy Woodland on site

Brewongle EIS Assessment Summary

Flooding Risk Assessment

Outcomes

- Assessments were conducted across various flood probability scenarios: 5%, 1% Annual Exceedance Probability (AEP)
- Further assessments were conducted for 0.5 and 0.2% AEP rainfall events, to ensure extreme and onerous rainfall conditions are appreciated by planning studies
- Flood modelling indicates the Project Area maintains suitable conditions and is not significantly impacted by overland flow from the local catchment area
- Flood modelling indicates the Project has minimal potential to impact surrounding properties
- Marginal flooding within the Project Area may occur from Saltwater Creek during the probable maximum flood (PMF) event, which is an extreme hypothetical that represents the worst-case scenario for flooding
- Construction and operation of the project will have negligible surface water impact to Salt Water Creek

Design Effect

- Existing farm dams will be retained and avoided by all project infrastructure and works
- Arrange solar panel arrays such that stream disturbance are limited to minor watercourses within Project Area
- Detailed design to be consistent with best practices for the development of large-scale solar farms, including minimising the extent of infrastructure within 1% AEP flood extent to minimise scouring and erosion

Drainage depression on eastern side of project

Farm Dam within Project Area

Brewongle EIS Assessment Summary

Visual Assessment

Outcomes

- A detailed viewpoint assessment was provided for all required locations, using either a photomontage, or a combination of wireframe viewpoint assessments and representative views
- The findings of the assessment were that all private receivers resulted in a ‘low visual impact’ as determined by the NSW Large-scale Solar Energy Guidelines (2022)
- The Main Western Railway Line resulted in a ‘moderate visual impact’, which is part of ongoing discussions with TfNSW

Design Effect

- Vegetation landscaping (screening) will be established along southern and northwestern project boundaries

Landscape concept mitigation plan

Brewongle EIS Assessment Summary

Visual Assessment – Photomontage from Tarana Road (left existing, right proposed design)

Brewongle EIS Assessment Summary

Glint and Glare

Outcomes

- Assessment was conducted utilising the Solar Glare Hazard Analysis Tool (SGHAT), which is consistent with NSW Large-scale Solar Energy Guideline (2022)
- No potential glint or glare was detected for private receptors or Tarana Road users
- The Main Western Railway may experience 38 hours of potential glare per year, from February to May and August to October in a worst case scenario as the assessment does not take into account weather conditions or the train timetable

Design Effect

- By altering the PV tracking patterns (i.e. activating/deactivating 'backtracking' of the solar PV arrays during operation, glare can effectively be mitigated to the rail line receptor.
- A slight adjustment to the angles of the solar panels at evening/morning before & after normal operations begin, can eliminate all potential to the rail line

Road and Rail Receptors within 1km of Project (Moir)

Brewongle EIS Assessment Summary

Noise

Outcomes

To assess potential noise impacts from the project, specialists modelled three operational scenarios based on how the battery cooling fans adjust to temperature conditions

- Low fan speed – During mild temperatures when minimal cooling is needed.
- Moderate fan speed – When ambient temperatures are higher, requiring increased cooling.
- Peak operation – On very hot days (above 40°C), when fans operate at their highest speeds to maintain safe battery temperatures.

In addition to fan speeds, the noise assessment considered

- Location of noise sources and receivers – The position of batteries within the project site and nearby homes, parks, and schools within 1,500 meters.
- Terrain and weather conditions – How wind direction and terrain affect noise levels.

The assessment compared predicted noise levels with the following limits

- Day (7 AM – 6 PM): 40 dB
- Evening (6 PM – 10 PM): 35 dB
- Night (10 PM – 7 AM): 35 dB

The results confirmed that noise levels remained within these limits, with no exceedances at nearby homes or sensitive locations.

Design Effects

- Construction and Operational Noise Management Plan to be drafted prior to construction.

Common Noise Levels
(https://www.safeworkaustralia.gov.au/sites/default/files/2022-09/nswm22_noise_infographic.png)

Brewongle EIS Assessment Summary

Preliminary Hazard Assessment

Outcomes

- A hazard assessment was developed to identify risks and mitigations measures to be adopted by the Project's design
- The assessment identifies 'Lessons Learned' from Independent Reports that have investigated recent BESS fires (e.g. Vic Big Battery, 2021) to improve and implement safety measures.
- Heat Flux calculations are conducted, to test worst case scenarios, to ensure hazards such as fire are limited and contained.

Design Effect

- The nearest residential neighbour is setback approximately 670m from the Project boundary
- The entire Project boundary will be encircled by a 10m Asset Protection Zone (firebreak)
- The assessment recommends various safety measures, such as establishing at least:
  - 20m separation distance between BESS and project boundary; and
  - 50m separation distance between BESS location and APA Group's underground Young-Lithgow gas pipeline

Edify's Gannawarra Energy Storage System

Brewongle EIS Assessment Summary

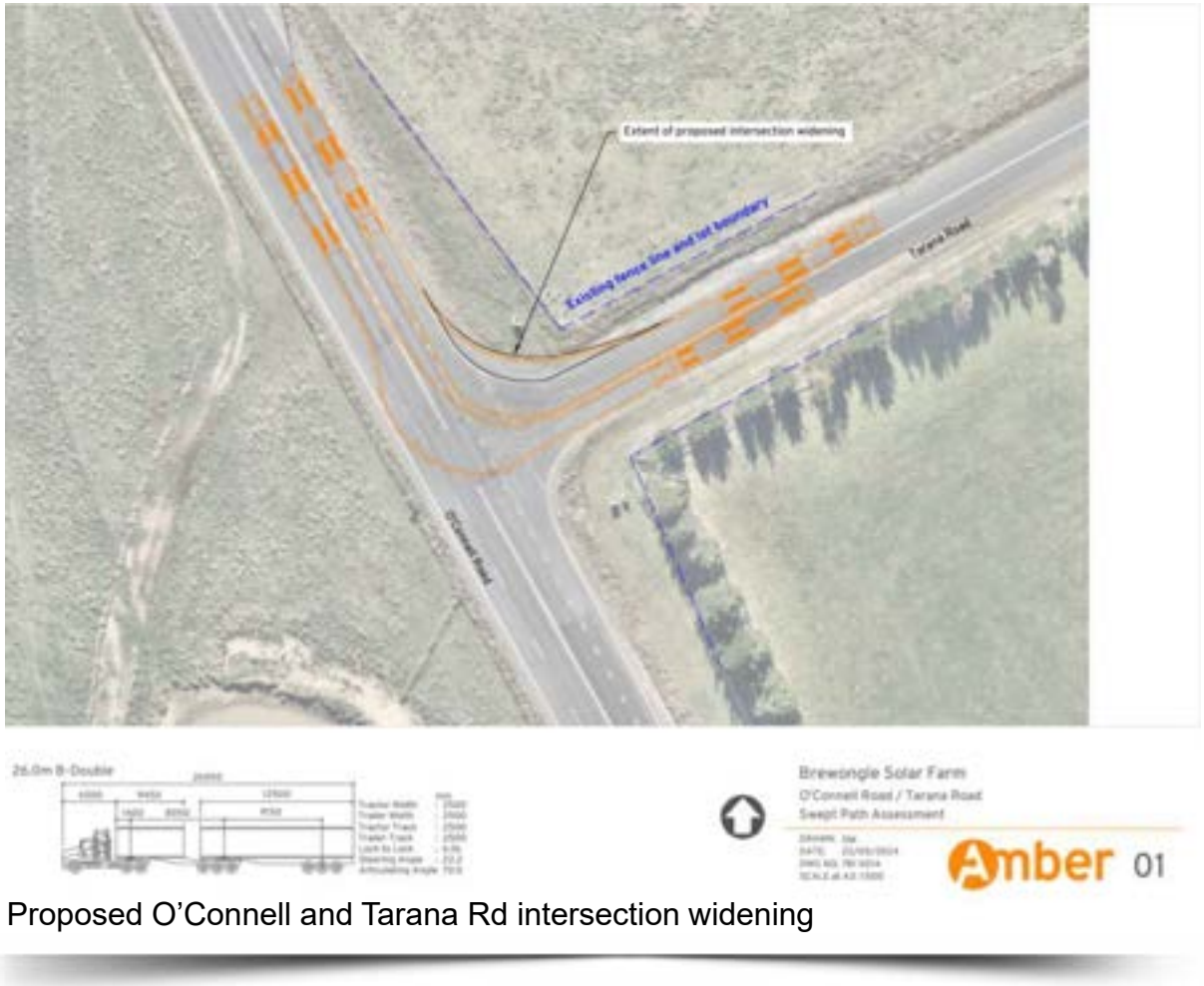
Traffic and Transport

Outcomes

- The Project is expected to generate up to 120 vehicles per day during the peak construction period (approx. 5 months), including 80 heavy vehicles.
- The road network is suitable to accommodate the traffic generated by the development during the construction, operation and decommissioning stages
- All imported plant, such as the BESS, is expected to be delivered from Port Botany.
- Materials and equipment will generally be sourced from within Bathurst or the surrounding area where practicable

Design Effects

- The proposed plan for the intersection of O'Connell Road and Tarana Road includes widening the north-eastern corner to accommodate simultaneous heavy vehicle movements and enhance road safety.
- The site access off Tarana Road is designed to accommodate the project traffic and provides with adequate sight distance to allow vehicles to safely enter the road network.
- To further advise the local community and mitigate the potential impacts of the Project's construction related traffic, a Traffic Management Plan will be prepared for Council and DPHI's approval prior to construction commencing.



Proposed O'Connell and Tarana Rd intersection widening

Brewongle EIS Assessment Summary

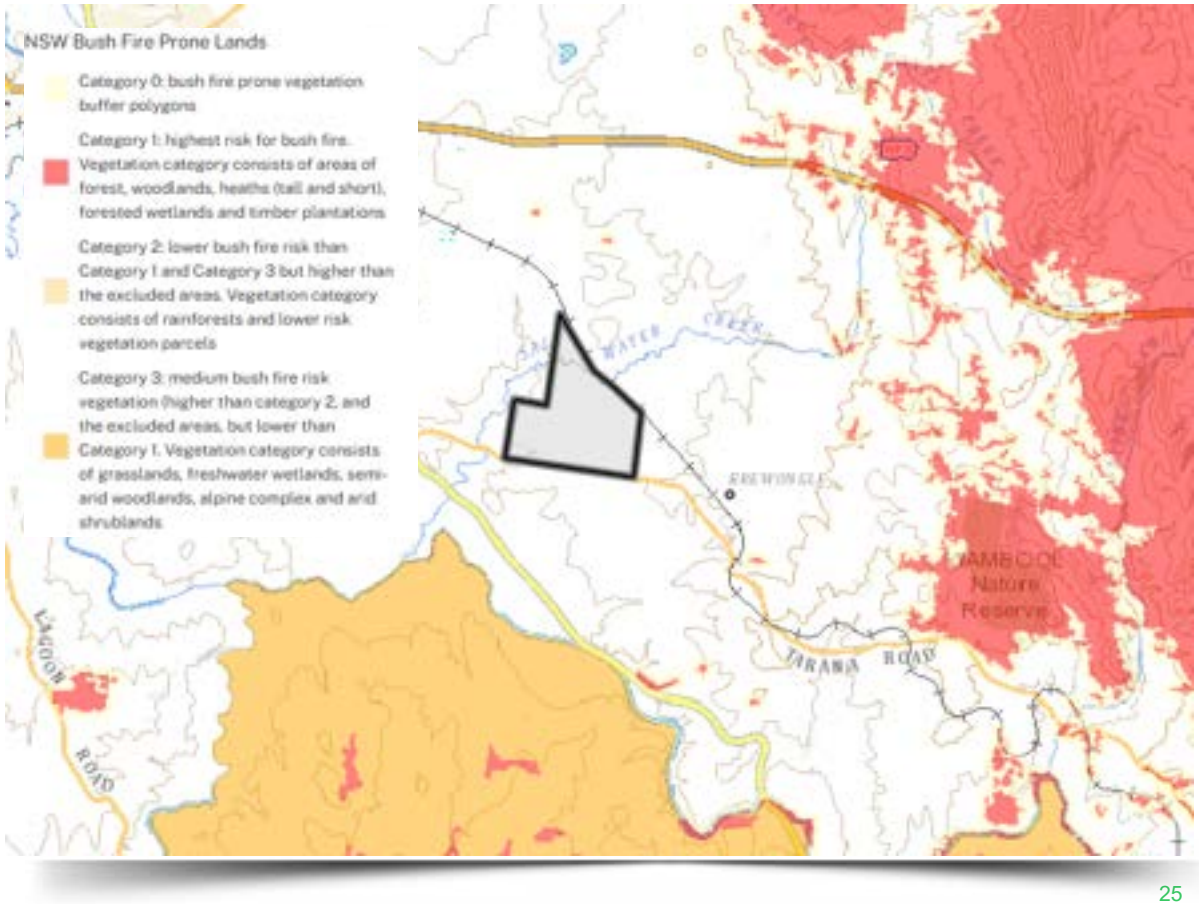
Bushfire

Outcomes

- NSW Rural Fire Service (RFS) detail bushfire prone land, which does not consider the site as being bushfire prone. However, it is noted that the Project Area is consistent with Vegetation Category 3:
  - considered to be medium bush fire risk vegetation and consists of grasslands, freshwater wetlands, semi-arid woodlands and arid shrublands
- The Project Area does not have a history of bushfire and has a moderate bushfire danger rating.
- The risk that the Project will cause a fire is considered low, provided that appropriate protection measures are applied

Design Effects

- A minimum 10m Asset Protection Zone (APZ) will be established around the perimeter of the solar arrays, and on all sides of the substations, switching station, batteries and buildings
- APZ will not extend beyond the property boundary or rely on actions being undertaken by adjacent landowners
- Edify will confirm fire suppression equipment and water storage requirements in consultation with NSW RFS and Fire & Rescue NSW following project approval and detailed design. The most appropriate locations and number of tanks required will need to be identified in response to the final Project design



NSW Bushfire Prone Land Mapping

Summary of Community Consultation

Summary of Key Community Feedback to Date

Feedback	Area	Edify Response
Insurance against hazards is a concern for nearby neighbours.	Hazard	Edify has a comprehensive insurance program in place to respond to any claims in the unlikely event of loss or damage to the Solar Farm. We encourage nearby landholders to continue their usual precautions to prevent the ignition and spread of fires.
The Project devalues our properties because of visual impact, glint and glare and an unacceptable change to our visual vista.	Visual	The project team acknowledges the community's concerns about visual impacts and has actively explored potential landscape design options to help screen the project from key viewpoints. The project has been set back 670m from houses along Tarana Road to reduce these impacts. To ensure a thorough assessment, Edify engaged a leading engineering group, GHD, to conduct a Landscape and Visual Impact Assessment. All private residences were assessed as having a 'low' or 'very low' visual impact, while the public receiver location along the train line was rated as 'Moderate.'
Disbelief that sheep grazing is a viable activity on property with solar farm infrastructure on it.	Agri-Solar	Edify built and operates the Gannawarra solar and battery project in Kerang, VIC, the Darlington Point Solar Farm and battery in NSW, and four solar farms in Collinsville, QLD. These projects host up to 1000 Merino sheep, with grazing managed by the host landowner or a third party. While incidents involving sheep and tracking mechanisms have occurred in other projects, Edify is proud to report that such events have not occurred on our projects.

Summary of Community Consultation

Summary of Key Community Feedback to date

Feedback	Area	Edify Response
Community consultation will be a tick-a-box exercise with absolutely no intention of influencing the decision to proceed, which has already clearly been made	Consultation	Community consultation is an integral part of Edify's development process – it's not considered a 'tick-the-box' exercise for us. We are deeply committed to engaging with the community in a meaningful way and carefully consider all feedback we receive. As part of the Environmental Impact Statement (EIS) process, DPHI requires developers to submit detailed records of community and stakeholder consultation (with private information redacted). If our engagement is found to be insufficient, it could impact the approval of the project. We value the role of community input in shaping projects that affect local areas.
Sufficient firefighting equipment on site	Hazard / Fire	We have prepared a Bushfire Management Plan (BMP) and a Preliminary Hazards Assessment (PHA) to outline the necessary fire protection measures for the project. As part of this process, we will consult with Fire and Rescue NSW and the Rural Fire Service to ensure they are fully satisfied with the proposed measures. The BMP must receive the approval of NSW fire authorities before any works can commence, ensuring fire safety remains a top priority
The presence of the solar farm could reduce property values in the area.	Economic	As part of the EIS, we are undertaking a comprehensive Economic Impact Assessment (EIA). This assessment carefully examines any potential effects on property values and provide evidence-based insights. This assessment will be available once the EIS is submitted for public consultation

Summary of Community Consultation

Summary of Key Community Feedback to date

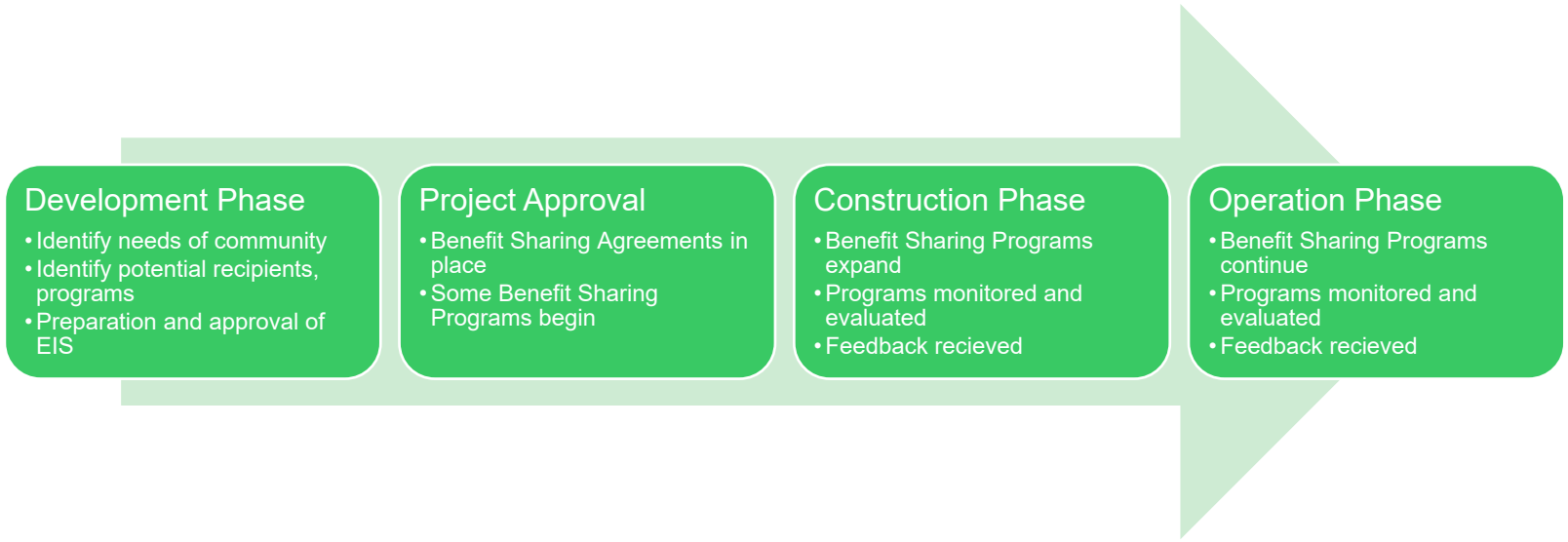
Feedback	Area	Edify Response
Concerns were expressed about financial assurances for decommissioning and native vegetation commitments	Decommissioning	Edify has engaged Minesoils Pty Ltd to conduct a Soil and Agricultural Impact Assessment for the project area. This assessment evaluates potential impacts on soil quality, agricultural productivity, and land use. The findings provide crucial baseline data to determine the target conditions for land rehabilitation during decommissioning. This information is a key input to the Rehabilitation and Decommissioning Management Plan, which will ensure the land is successfully returned to its pre-disturbance soil capability and land use after the project's lifecycle.
Who is responsible for ongoing cost if Edify as a company 'goes under'	Decommissioning	When the project reaches Financial Close, the milestone that determines when construction can commence, Edify will have secured debt and/or equity funding from various entities, which are yet to be selected. Ahead of this, Edify will establish a 'Special Purpose Vehicle' (SPV), such as Brewongle Solar Farm Pty Ltd. An SPV is a separate legal entity created by a parent company to manage specific assets and liabilities independently and to isolate financial risk. Once Financial Close is achieved, the SPV will have secured all necessary funding to construct the project and maintain operations throughout its multi-decade lifespan

Proposed Community Benefits

Voluntary Planning Agreement and Community Benefits

Edify have been engaging with numerous businesses and community organisations in the Bathurst region to identify and begin discussions regarding Edify's funding and support towards local community initiatives.

Edify will establish a Voluntary Planning Agreement (VPA) with Bathurst Regional Council. This VPA funding will be manage by Council to support various community projects.



Edify®

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Thank you