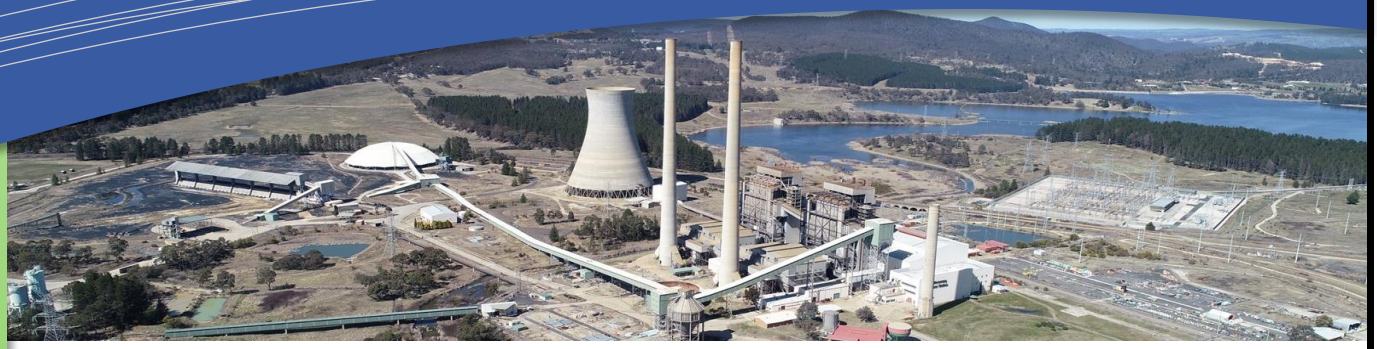
Community Newsletter #1

'The Wallerawang 9 Battery'

February 2021



Greenspot and our plans for the Old Wallerawang Power Station

Greenspot was established in 2020 as a joint venture between the owners of Borg and Bettergrow, two leading Australian owned businesses headquartered in New South Wales.

We completed the acquisition of the Old Wallerawang Power Station (WPS) and buffer lands, comprising approximately 450 hectares, from EnergyAustralia in September 2020. Our vision is to repurpose the WPS site and in doing so attract a range of businesses, serving to generate economic activity and employment growth in the local community and more broadly in the NSW Central-West region.

As a first step towards repurposing, we must undertake a **Decommissioning, Demolition and Rehabilitation (DDR) program** on the WPS**.** After a selection process in late 2020, we have chosen Liberty Industrial as the principal contractor to assist us with the DDR program. Liberty is an experienced contractor having demolished a number of power stations, most recently the Munmorah Power Station on the NSW Central Coast. We are currently liaising with key stakeholders, including Lithgow City Council and TransGrid, to ensure that all preconditions are satisfied to allow for the DDR works to commence in the second quarter of this year. From commencement, the DDR program is anticipated to take Liberty about 18 months to complete.

Greenspot is also currently developing a medium to long-term **Master Plan** for the repurposing of the old WPS and buffer lands. As part of the redeveloped site, we will retain the heritage chimney stack, turbine hall, administration building, cooling tower and the coal dome.

We will work with the community and all stakeholders to ensure that the transformation of the site serves as an example of what can be done to reshape and build long term resilience in regional economies. In acknowledgement of the community and where the repurposing project is to take shape (Wallerawang, postcode 2845), the working name for repurposing project is the '**Greenspot 2845 Activity Hub**'.

A Grid-Scale Battery on site

As an important component of our vision for the Greenspot 2845 Activity Hub, we have commenced the planning approvals process, seeking development consent for the construction, operation and maintenance of a Battery Energy Storage System (BESS) of 500 MW capacity that would provide 1,000 MWh of energy storage.

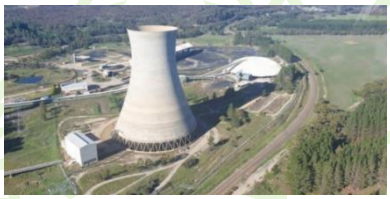
An overview of the BESS project (Project), including an image of its key features and indicative location, is provided overleaf.

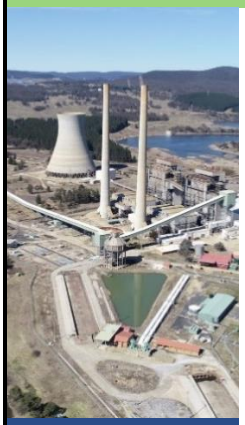
The Project, if approved, will be strategically important for two overarching reasons:

- First, it will help to support the NSW Government's electricity strategy for a reliable, affordable and sustainable electricity future that supports a growing economy.
- Second, it will also be a significant enabler for the generation of economic activity at the '**Greenspot 2845 Activity Hub**', providing a stable, reliable and cost-effective energy source for our future redevelopment.

The name of the Battery

The Wallerawang Power Station was operational for almost 60 years and the last two generator units to be decommissioned in 2014 were units 7 and 8. In continuation of this legacy and reflecting the long-term role the Power Station played in the NSW energy sector, the battery will be known as the **'Wallerawang 9 Battery'**.





What are the next steps?

A Scoping Report has been lodged with the Department of Planning, Industry and Environment (DPIE). That is a publicly available document and is available on our website.

In the near future we will prepare an Environmental Impact Statement (EIS) for the Project. The EIS will include more detailed information about the Project, including:

- Its design and how it will be constructed.
- An assessment of key environmental issues associated with construction and operation of the Project.
- A description of any measures and strategies to be implemented to avoid, minimise, and manage the potential impacts of the Project.
- Identification and response to issues raised by DPIE, other stakeholders and the community.

The EIS will be placed on public exhibition, during which time there will be an opportunity to discuss the project, and provide a formal submission on any aspect of the project.

Greenspot will continue to engage with the community and key stakeholders in the lead up to the public exhibition of the EIS, throughout exhibition and after it is completed.

Overview of the Project

The Project will involve construction and operation of a large-scale BESS.

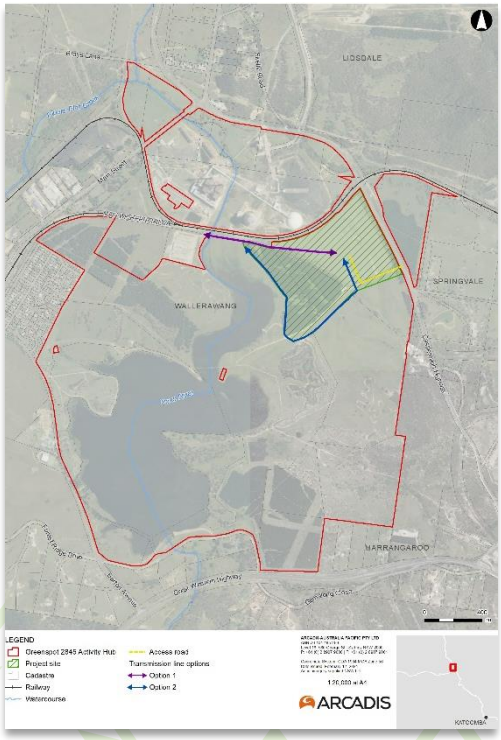
The BESS would require a built area of about 10 hectares of land at a location to be determined within the Project Site of about 40 hectares as shown on the overview figure.

The location and configuration of the final built form of the Project would be confirmed as part of further design developments, and detailed within the EIS for the Project.

Construction is expected to begin in early 2022 and take about 12-18 months.

The Project is anticipated to be operational in 2023 with a design life of at least 20 years and would include the following key built form features:

- An operational large-scale BESS including battery enclosures, inverters and transformers.
- A transmission line connection (either above ground and/or underground) between the BESS and the adjacent TransGrid Wallerawang 330kV substation. Two options are currently being considered as shown on the overview figure. There is no requirement for any third party easements.
- Ancillary upgrades to the Wallerawang 330kV substation.
- Site access from the Castlereagh Highway via an upgrade of the existing service road.
- Internal site access road and car park.
- A permanent office and staff amenities.
- Installation of utilities (e.g. telecommunications).
- Stormwater management infrastructure, lighting, fencing and security.
- Subdivision of the proposed site.



Contact Details

For more information, or if you wish to discuss anything in this newsletter, please contact us via our website at www.greenspot.com.au