Hume North BESS

IPC Meeting presentation
26/11/2025

Foresight

Agenda

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02 Project Summary

03 Identifying and managing risks and hazards

04 Understanding contamination risks

05 Construction traffic

06 Decommissioning and rehabilitation

07 Stakeholder engagement

08 Benefits sharing

Why Foresight?

Keepit Hydro, Australia, Part of Foresight's Portfolio

Long Track Record in Infrastructure and Focus on Energy Transition

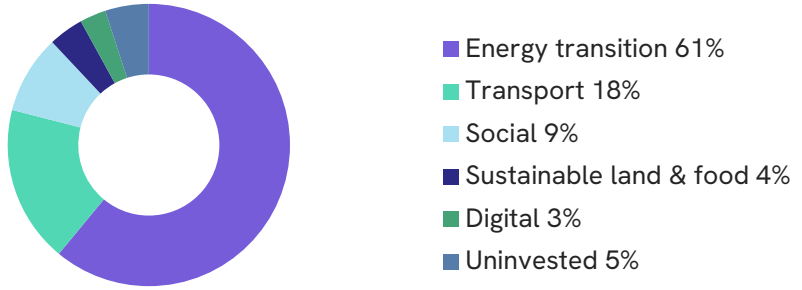
Foresight has been investing in infrastructure and renewables since 2006

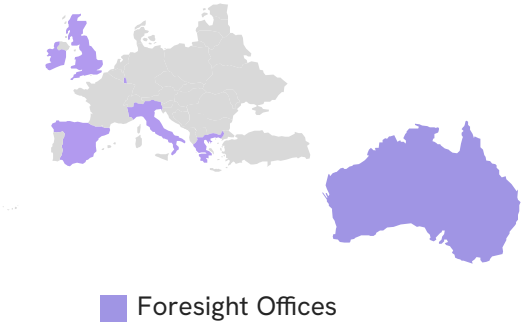
20 year	A$23bn	11	4.7GW	439
track record	assets under management	countries	current green technology[1] capacity	projects

- Foresight's Infrastructure division is one of Europe and Australia's most established real assets investors. Invests across many technologies, focusing on the energy transition, and digital infrastructure
- Current portfolio of 439 projects and strong track record of exits
- Broad experience and track record across sub sectors: wind, hydro, solar, battery storage, bioenergy & waste etc

Real Assets Energy transition, sustainable infrastructure and natural capital	81% of AUM	439 Assets
Private Equity UK and Ireland growth capital and buyout strategies	13% of AUM	250+ Portfolio companies
Capital Management Listed equities strategies, with sustainable investment focus	6% of AUM	7 Investment vehicles[1]

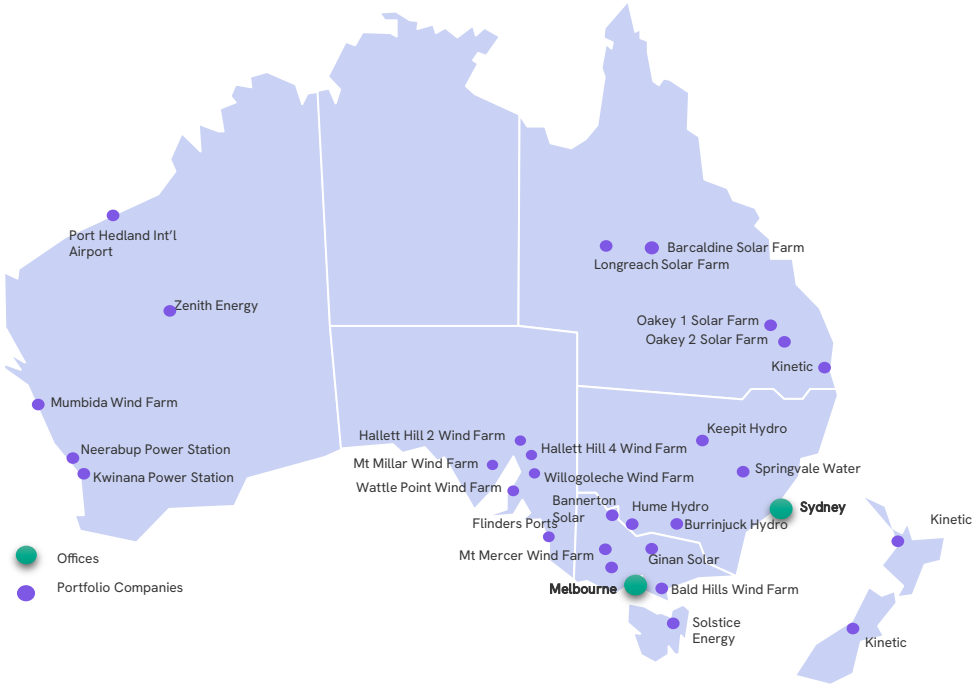
Infrastructure AUM by Sector





Broad and Established Presence in Australia

- Foresight has been active in the Australian infrastructure market for more than 20 years,
- One of the first institutional investors to develop, build and operate renewable assets
- Large and strong network of local and project partners



Renewable Energy

Wind Farms

- Mumbida
- Hallett Hill 4
- Hallett Hill 2
- Mt Millar
- Wattle Point
- Willogoleche
- Mt Mercer
- Bald Hills

Hydro Power Stations:

- Hume
- Burrunjuck
- Keepit

Solar Farms:

- Ginan Portfolio
- Oakey 1 and 2
- Bannerton
- Barcaldine
- Longreach

Transport

- Port Hedland International Airport
- Flinders Ports
- Kinetic

Power & Utilities

- Zenith Energy
- Tas Gas
- Esperance Energy
- Kwinana Power Station
- Neerabup Power Station
- Springvale Water

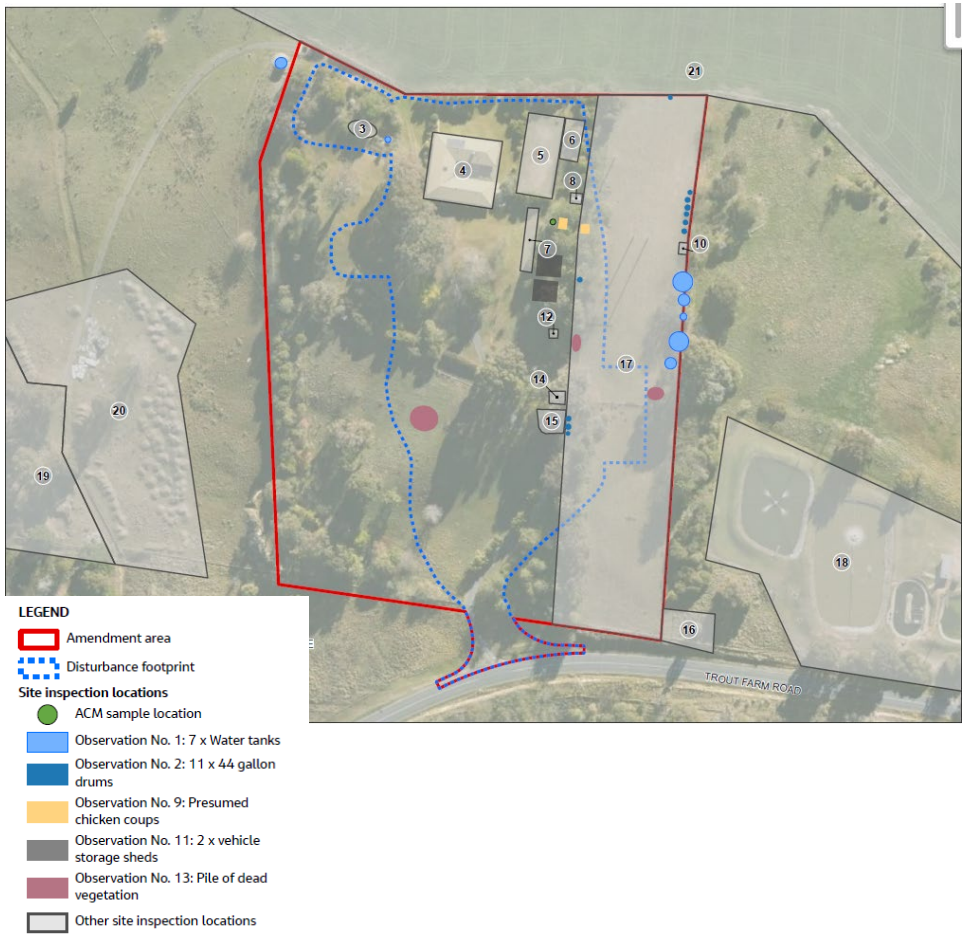
Project Summary

Keepit Hydro, Australia, Part of Foresight's Portfolio

Project Summary - Hume North BESS

Rationale for Site Selection and Constraint-Avoidance Measures

- Foresight (ICS astf ARIF Hume BESS Holdings Trust), is proposing to establish a 75MW/150MWh BESS near Lake Hume, NSW.
- Mapped biodiversity and heritage constraints to refine the disturbance footprint and avoid sensitive native grassland areas.
- Locating the Project near existing road networks, existing easements, and TransGrid infrastructure to minimize new transmission works.
- Siting the BESS on Foresight-owned land at 32 Trout Farm Road (RU2 zoning), avoiding land-use conflicts.
- Positioning the BESS between existing non-residential land uses (trout farm, wastewater facility, agricultural land, WaterNSW assets), reducing impacts on sensitive receivers.
- Selecting a site in proximity to Hume Hydro and the 132 kV line, enabling direct NEM connection with minimal network upgrades.
- Maximising setback from public roads to reduce visual impacts.
- New site results in lower biodiversity and heritage impacts compared to the previously approved Hume BESS location.



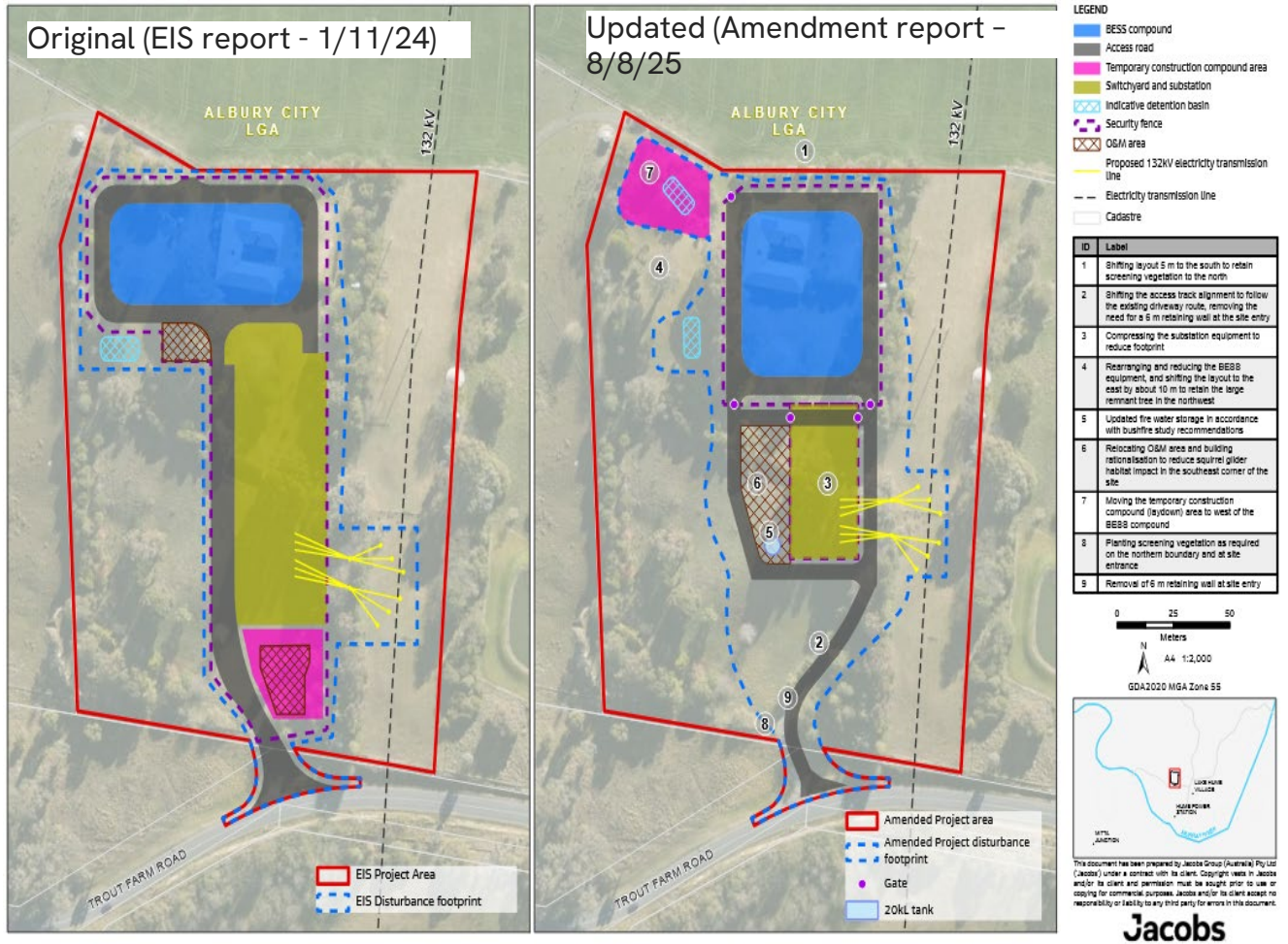
Project Amendments

Hume North BESS has been refined through multiple design iterations to respond to community, council, and regulatory feedback.

- The amended layout reduces overall environmental impact, mainly by shifting infrastructure onto flatter land, reducing cut-and-fill, and retaining more vegetation, including saving one of the two previously impacted remnant trees (Tree 1). This reduces biodiversity credit requirements from three to two.
- Flood modelling shows potential downstream impacts can be avoided through detention basins and diversion drains, with feasible design solutions available.

The key community concern around squirrel glider habitat has been addressed:

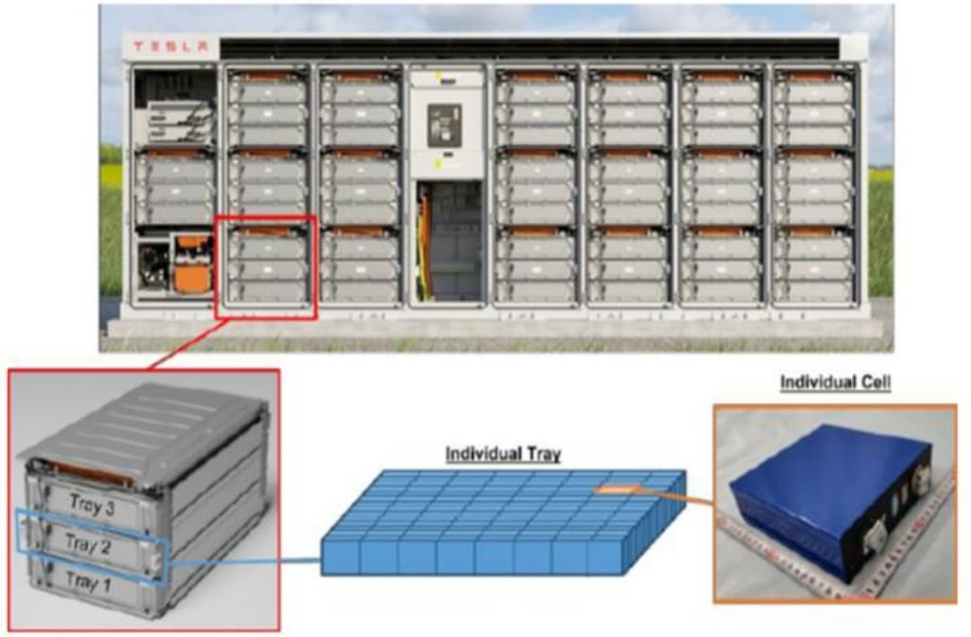
- The O&M and compound areas have been relocated away from the southeast corner, reducing disturbance to mapped glider habitat.
- Existing screening vegetation along the northern boundary is retained, and a new landscape plan will plant species beneficial to gliders.
- The BDAR confirms the project avoids higher-value habitat where possible and offsets the remaining small impact in accordance with Biodiversity Offset Scheme.



Preliminary Hazard Assessment

All Credible Hazards Remain Within Site Boundary Under Worst-Case Modelling

- The updated PHA confirms the Hume North BESS poses no unacceptable risk to surrounding land uses, with all identified hazards falling within the “negligible” or “acceptable with standard controls” range when assessed against NSW Hazardous Industry Planning Advisory Papers (HIPAP).
- The primary credible hazards assessed include battery thermal runaway, fire, smoke plume, electrical faults, and hazardous energy release. Modelling confirms that consequence zones remain within the site boundary, meaning no off-site impacts to neighbours, Hume Dam infrastructure, or the Lake Hume Village community.
- The project’s design—spacing between units, fire-resistant enclosure design, integrated suppression systems, emergency shut-down, and separation from transformers—keeps all risks at or below industry benchmarks. Tesla’s safety systems and containerised fire controls significantly reduce likelihood and consequence.
- Construction hazards (fuel storage, hot works, electrical works, lifting operations) are typical for a project of this type and will be managed under a Construction Safety Management Plan with standard controls, resulting in low residual risk.
- The site is located more than 300 m from the nearest residence and adjacent infrastructure, providing natural buffers. No hazardous industry thresholds or consultation distances under SEPP or HIPAP are exceeded.
- Emergency response requirements can be fully managed onsite through a BESS-specific Emergency Response Plan, coordinated with Fire & Rescue NSW, including access provisions, water supply, and isolation procedures. No specialist off-site infrastructure upgrades are required and a thermal runaway event ***does not*** demand a dousing response where capture of fire water would be necessary.



Fire Safety and Contamination Control Measure

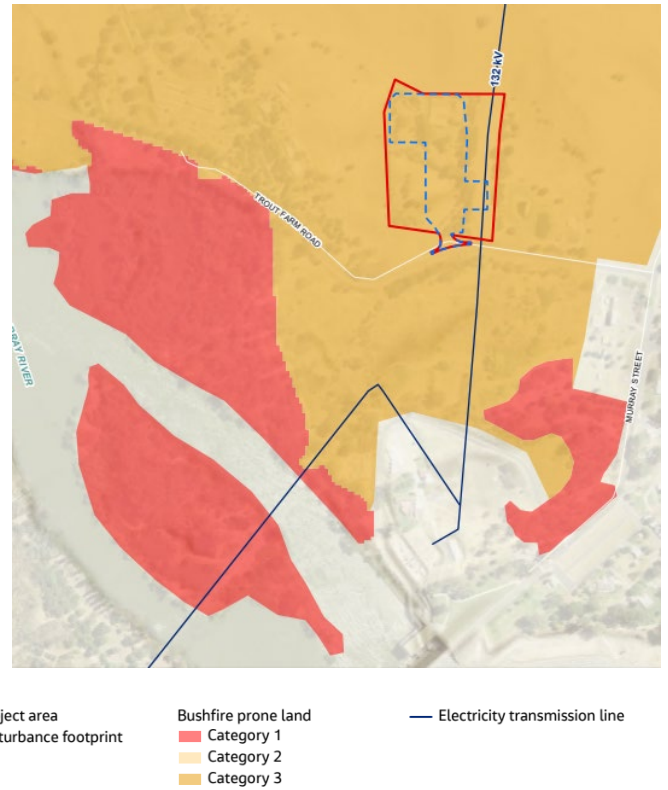
Fire, Water and Airborne Risk Management for Hume North BESS

- Tesla Megapacks incorporate advanced safety features (thermal isolation, real-time monitoring, automated shutdown), making thermal runaway extremely unlikely.
- UL 9540A testing and past incidents (e.g., VBB fire) show that released gases are typical combustion products, with no detected hydrofluoric acid or hydrogen cyanide, and no off-site air quality impacts.
- The battery compound includes a dedicated drainage network directing first-flush runoff into a fully lined retention system.
- The retention system can be isolated/closed to prevent any runoff from entering the stormwater network during an incident.
- Any potentially contaminated first-flush water will be tested and removed off-site by licensed contractors for disposal at accredited facilities.
- All transformers sit within bunded containment ponds designed to capture oil leaks or fire-related discharge. Transformer bund water is tested and dewatered separately, ensuring it remains fully disconnected from the main retention pond.
- These integrated containment systems ensure no contaminated water can enter the farm, local drainage or surrounding environment.
- The PHA confirms that the nearest sensitive receptor (170 m away) is safe under worst-case modelling, with consequences classified as minimal, event likelihood extremely low (<1 in 10,000 per year), and no airborne or waterborne hazard pathway affecting the Murray River (~500 m away).

Bushfire Impact Assessment

Ensuring Safe Separation, Access and Response Capability for Bushfire Events

- The project site is on grassland bushfire-prone land, but it is mostly cleared and gently sloping, with very limited remnant vegetation. Bushfire risk exists mainly from grassfires, not forest fires.
- A 15-metre Asset Protection Zone (APZ) will be managed and maintained for the life of the development.
- The project includes dedicated firefighting water tanks and all-weather category 1 vehicle access road
- During construction and operation, a Bushfire & Emergency Management Operation Plan (BEMOP) will control fire prevention activities (e.g., hot-works restrictions, fuel management, emergency response procedures).
- The assessment concludes that the combination of APZs, landscape management, safe access, water supply and emergency planning provides an acceptable level of protection, compliant with NSW RFS *Planning for Bushfire Protection 2019*.
- Overall, the project does not materially increase bushfire risk to the community, and fire risks to the BESS itself can be effectively managed through the proposed mitigation measures.



Construction traffic

The project will introduce higher volumes of traffic but only for a limited time.

- The preferred transport route for major components (including the transformer) from Port of Melbourne to the Hume North BESS site is fully passable with no permanent road upgrades required, based on vehicle dimensions and swept-path checks.
- All height and width clearances along Victorian sections—including Footscray Road, West Gate Freeway, Western Ring Road and Hume Freeway—provide sufficient envelopes for the assumed laden vehicle height (~3.6 m) and width, with no structural modifications needed.
- All OSOM vehicles avoid travelling on local roads during school bus hours, and this requirement applies directly to the Lake Hume area, including Trout Farm Road and Murray Street.
- Several Riverina Highway bridges and culverts are not listed as restricted structures on the OSOM network mapa and TfNSW has confirmed no bridge and culverts require upgrading.
- OSOM vehicles are not pre-approved on Murray Street or Trout Farm Road, meaning the Project must obtain an NHVR permit, which is routine for OSOM deliveries. No civil works are required.
- Swept path diagrams confirm the transformer load can safely navigate all key intersections and roundabouts along the final approach to site with standard controls and minor temporary adjustments only.

Decommissioning and rehabilitation

Decommissioning Summary: Scope, Impacts and Mitigation Consistent with Construction Phase

As per EIS section 3.7, decommissioning Involves:

- Removal of all above-ground infrastructure, including battery enclosures, inverters, transformers, switchgear, fencing, O&M building and associated cabling.
- Traffic and construction activity will not exceed construction-phase intensity.
- Water use and disturbance will be lower than during construction.
- Site returned to a condition suitable for existing rural use.
- Relevant details from the EIS and what has been included in the conditions of consent.

Same mitigation measures as construction:

- Site Rehabilitation Measures, reinstating disturbed ground, removing footings where required, and re-establishing vegetation to return the site to its pre-project land capability.
- Erosion, Sediment & Water Controls, including silt fencing, sediment basins and stabilization of disturbed areas to protect nearby waterways.
- Noise & Vibration Mitigation, restricting noisy works to approved hours and using well-maintained equipment to reduce disturbance.
- Traffic Management Controls mirroring construction TMP to safely manage heavy-vehicle movements and minimize impacts on Trout Farm Road and Lake Hume Village.
- Hazardous Material Handling Procedures for safe removal, storage and transport of battery units and electrical components using accredited contractors.

Stakeholder and community engagement

Demonstrating Early, Consistent and Meaningful Engagement with the Lake Hume Community

- Foresight has a long-term presence in the region as owner-operator of the Hume Hydro Power Station for over 50 years, providing deep insight into local community values and expectations.
- Early engagement began in June 2023, with proactive outreach to nearby residents and stakeholders to provide initial information and address emerging questions
- A stakeholder database was established, capturing near neighbours, Albury City Council, Lake Hume Resort, Discovery Parks and other key landowners and community representatives.
- A dedicated Hume BESS enquiries mailbox was created to centralise communication, share project updates, and offer a reliable channel for community feedback.
- Community information sessions were held in April and May 2024 prior to exhibition of the EIS to ensure the public was informed ahead of formal consultation
- Fact sheets were published during both the EIS exhibition and the subsequent amendment phase to explain project refinements and respond to key concerns.
- Regular briefings were provided to Albury City Council in early 2024 and mid-2025, addressing issues raised including traffic on Council roads, visual amenity, water protection and localised impacts.
- Foresight worked collaboratively with Council to identify VPA allocations that would support community-valued infrastructure and services.
- Foresight has established a Near Neighbour Program and has reached out to both adjoining landholders. We have received positive feedback from our northern neighbour regarding conservation opportunities.

Community Engagement Sessions May 2024

Hume BESS proudly supporting Woolshed Thurgoona Landcare Group - Habitat Connectivity Program

Benefits sharing for people and the environment

We want to make a positive impact—not just on the land, but on the people who live here. When nature thrives and communities grow, everyone wins.

- We're working to boost biodiversity in the region by planting a wide mix of native trees and shrubs at the Hume BESS site. This layered approach helps create habitats that offer food, shelter, and protection for local wildlife—like the vulnerable squirrel glider, which nests in tree hollows and glides between treetops. It's a small creature, but a big part of the local ecosystem.
- But it's not just about the environment. The Battery Energy Storage System will also generate revenue that goes into a Community Benefit Fund. That fund will help build public infrastructure—things like better facilities for visitors—which in turn supports local economic growth and tourism.
- A Community Benefit Fund will be established to provide financial support for projects that deliver significant benefits for the local community, including initiatives that may enhance public infrastructure and strengthen local services. A total of $450,000 is available once construction commences, with $100,000 allocated specifically for community focused projects.
- Foresight has a strong tradition of supporting local communities. Even before receiving Development Approval, the Hume BESS project has contributed to community initiatives, including:
  - $5,000 to the Woolshed Thurgoona Landcare Group
  - Two sponsorships of $5,000 each for the Lake Hume Rotary Cycle Challenge, which raises funds for the Albury Wodonga Regional Cancer Centre Trust Fund
- We're also setting aside part of the fund to support community groups, helping them bring their projects and goals to life.

Recommended conditions of consent

- Foresight proposes the following two amendments to the draft conditions of consent.

Condition of consent definitions amendments	Justification
Update the “Pre-construction minor works” definition And include the following activities:: “Demolition and removal of any infrastructure that is required to suitably prepare the site for construction.”	There may be a need to conduct site surveys, investigations and prepare the site so that it is suitable for construction. Specifically, demolition of the existing building is a requirement of the ATO for Foresight, which is required by June 2026 (we can provide the relevant documentation if helpful). Should consideration as early works not be available, could the definition of demolition works be added and then relevant management plan requirements be linked to commencement of demolition separately? Alternatively, could we have confidence that DPHI would countenance planning secretary approval for demolition not triggering access upgrade and accommodation strategy.
B18(b) — Operational Noise Limits take all reasonable and feasible steps to minimise operational noise and ensure that the noise generated by the operation of the development does not exceed the noise limits in Table 3 B19 — Noise Monitoring Report	• The noise level predictions are based on estimated noise emissions from example noise source data. • While best-available information has been used, the final installed equipment may vary due to supplier selection, manufacturing tolerances, updated battery models, or revised fan configurations. • Noting that fan duty is the key driver of noise output, unexpected weather events (heat) in the evening or night may drive some different fan duty to that modelled. • Setting compliance criteria at the exact predicted values creates a significant risk that minor real-world variations could trigger curtailment, even when the project is operating safely and when the NEM most requires the asset to run unconstrained. • The Project Noise Trigger Level (PNTL), as defined in the Noise Policy for Industry (NPfI), represents the appropriate benchmark. The NPfI describes the PNTL as the level at which potential impacts are identified and at which a management response is triggered, based on the most stringent of the intrusiveness or amenity criteria. • Adoption of PNTLs ensures a balanced, evidence-based, and policy-aligned approach that manages noise reasonably and feasibly while recognising the essential social and economic benefits of critical infrastructure like BESS facilities.

Thank you

Contacts

Arash Zafari
Portfolio Manager
+61 455 450 466

Etosha Milner
Development Manager
+61 401 871 426

Alex Park
Senior Development Manager
+61 420 407 718

Foresight