

Sundown Solar Farm

IPC Applicant Meeting

June 2026

Acknowledgment of Country

We would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Gadigal people of the Eora nation and pay our respects to Elders past and present.



Agenda

- Overview of Recurrent Energy
- Benefits of Sundown Solar Farm
- Summary of Engagement
- Amendments to Application following Engagement
- Comments on the Department's Assessment Report
- Key Issues
- Other Items
- Comments on the Department's Recommended Conditions
- Questions



Overview of Recurrent Energy



- Recurrent Energy is one of the world's largest and most geographically diversified utility-scale solar and energy storage project development, ownership and operations platforms. With an industry-leading team of in-house energy experts, we are a subsidiary of [Canadian Solar Inc.](#) and function as Canadian Solar's global development and power services business.

Our mission is to deliver clean, reliable and affordable power to the world, today and tomorrow.

- Track record to date includes completing developing over 12 GWp of solar and 6.4 GWh of battery storage projects across six continents.
- Recurrent Energy's Power Services business has nearly 15 GW of projects under contract for long-term operation and maintenance agreements.
- Has been developing, constructing and operating projects in Australia for more than 10 years and has a team of 80 staff.
- Capabilities across the full lifecycle of utility-scale solar and energy storage projects in Australia
- Australian projects include:

Name	Location	Type		Size	Status
Normanton Solar Farm	Qld	Solar		5MW	Operational in 2017
Longreach Solar Farm	Qld	Solar		17MW	Operational in 2018
Oakey Solar Farms 1 & 2	Qld	Solar		100MW	Operational in 2019
Gunnedah Solar Farm	NSW	Solar		154MW	Operational in 2022
Suntop Solar Farm	NSW	Solar		171MW	Operational in 2022
Mannum 1 SF	SA	Solar		7MW	Operational in 2019
Mannum 2 SF	SA	Solar		39MW	Operational in 2024
Mannum BESS	SA	BESS		100 MW / 220 MWh	Operational in 2025
Carwarp Solar Farm	Vic	Solar		173 MW	Constructed (in final stages of commissioning)
Gunning Energy Park	NSW	Hybrid		273MW / 480 MWh	Approved (in final stages of development)
Panorama BESS	NSW	BESS		100 MW / 220 MWh	In planning



Benefits of Sundown Solar Farm

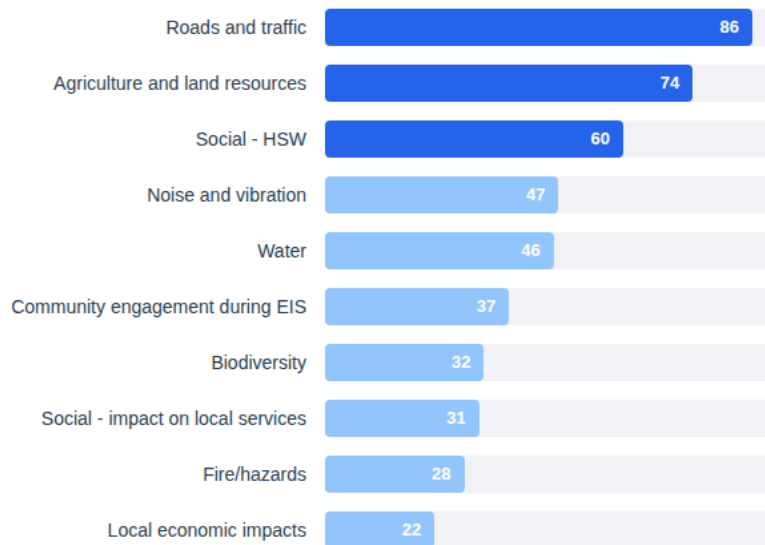
- National renewable energy contribution: 360 MW solar and 150MW/600MWh storage
- Supports NSW energy security and reliability
- Economic benefits:
 - Up to 400 construction jobs
 - Local procurement opportunities
 - Increased economic activity to surrounding hubs
- Community benefits in the form of a VPA with Inverell Shire Council
- Extensive road upgrades that improves safety, which will remain as a legacy for the neighbouring community
- Significant project for New England REZ, but not reliant on new transmission lines/REZ infrastructure

Summary of Engagement

- Exhibition of EIS (July–Aug 2023)
 - Submissions: 153 total (127 objections, 4 support and 2 comments)
 - Less than 45% of submissions were from within 100km of the site

Key Issues Raised

Number of submissions by topic (top 3 highlighted)



- Key stakeholder activities included:

RAP Consultation

- Ongoing engagement for ACHAR test pits and project updates (Oct 2023 – Jun 2025)

Landowners & Neighbours

- Invitations to project briefings (Feb 2024)
- Meetings and emails throughout 2023 to 2026

Sensitive Receivers

- Detailed consultation on amendments and mitigation measures (Oct 2024 – Apr 2025)

Broader Stakeholders including Community Groups

- Meetings discussing the project (Feb 2024)
- Project update via email (Nov 2024)
- Telephone campaign to 50+ stakeholders (Feb 2025)
- Follow-up meetings and letterbox drop within 2 km (Jul 2025)
- Fact sheet distributed to 100+ stakeholders (Aug 2025)

Government & Regional Stakeholders

- Ongoing targeted meetings including with Inverell & Glen Innes Councils (various meetings Dec 2023, Feb 2024, July 2025 and May 2026)
- Engagement with 12+ LGAs along OSOM route (Sept/Oct 2025)

- Ongoing consultation:

- Bespoke consultation with local service providers (including accommodation, water supply, gravel quarry, etc.)
- Dedicated Project website with up-to-date project information and contact information for enquiries (via email and phone)

Amendments to Application Following Engagement

Biodiversity:

- Multiple threatened species surveys undertaken to refine BDAR
- Based on CPHR feedback, footprint refined to avoid threatened ecological communities (TECs)
 - This avoidance and adopting more efficient panel technology led to a 20% reduction in project footprint and impact to TECs

Loss of Agriculture Productivity:

- Soil, Land and Agriculture Assessment was updated to include potential impact to agricultural productivity in the locality and region.
 - Assessment concluded impacts would be minor and temporary as well as be negligible to the region
- A supplementary soil and land resource field survey was undertaken confirming no Class 1 land present.
- Impacts further mitigated by commitment to include agrisolar (sheep grazing) during operation

Contamination:

- Following feedback from DPHI, a PSI (including site survey) was prepared which concluded low risk of contamination.

Groundwater Supply Assessment

- Assessment confirmed use of existing onsite bore would provide up to 50% of water during construction (remaining from Council)

Traffic:

- Improved access road design (including sealing of some areas to reduce dust)
- OSOM route planning optimised – minimised disruption to communities as well as impacts to parking, road furniture and intersections
- Intersection upgrades for OSOM vehicle included preparing strategic designs for delivery route through 12 LGAs

Social and Economic:

- Voluntary planning agreement (VPA) with Inverell Shire Council agreed in principle

Visual Impact:

- Confirmed via addendum to RTS that Project is not visible from any dwellings - therefore no visual impact

Comments on Department's Assessment Report

- Minor/administrative comment to the assessment report:

Document Reference	Comment
Page 9 of 75, Site entry and access route	The assessment report states “a secondary emergency access/egress point at the northern boundary of the site, leading onto an existing rural access road that links the Swan Brook property to the north (via an access easement) to the Gwydir Highway”. <i>The reference to Swan Brook is incorrect and should be “Newstead”.</i>

Key Issues

Land Use Compatibility

- Site was selected as it does not include prime agricultural land (i.e. no Class 1 land). Submission report reconfirmed this via Level 3 assessment and soil resource field survey:
 - Class 2 land has negligible impact (3ha or 0.5% of disturbance footprint)
 - 2ha is for internal access roads
 - 1ha is fragments at the edge of the disturbance footprint
 - Class 3 land forms most of the disturbance footprint and will be continued to be used for agricultural purpose via agrisolar (sheep grazing)
- Impacts of the Project on Class 2 and Class 3 land in the Inverell LGA are negligible in the regional context.



Traffic and Transport

- Traffic Impact Assessment included the implementation of shuttle buses to Inverell and Glen Innes to reduce individual cars (anticipated will be used by 75% of workforce)
- Intersection at Gwydir Highway and Spring Mountain Road to be permanently upgraded which will provide greater safety to road users
- Approximately 8km of access road to be upgraded (8.7m width) to allow for B-doubles and OSOM vehicles
- OSOM Vehicle Assessment
 - Confirms route from Newcastle to site is suitable
 - Consent received from each of the individual Councils where road works needed

Biodiversity Impacts

- Impacts to native vegetation were minimised by utilising cleared grazing land
- Following CPHR feedback the design was revised to:
 - Ensure Project areas are connected
 - Limit the creation of small, unviable 'islands' of retained habitat.
 - Minimise impacts to the box gum woodland
- Additional seasonal surveys were undertaken including targeted flora species (Oct 2023, Jan 2024, Oct 2024), Eastern pygmy possum (Jan/Feb 2024).
- BDAR was updated and incorporated key avoidance measures including:
 - Avoiding high quality grass and woodlands
 - Avoiding 210 of 240 hollow bearing trees
 - Reducing fragmentation of panels
 - Including a buffer to watercourses to protect aquatic habitat
 - Incorporating vegetation corridors to allow movement of fauna
- This design revision as well as adoption of more efficient panel technology reduced the development footprint from approximately 651ha to 525ha (a 20% reduction).
- The revised development footprint resulted in a reduction of 76.62ha of Box Gum Woodland CEEC being impacted.
- Biodiversity Offsets Scheme to compensate for residual impacts

Water Impacts

- No significant impact on watercourses
- Water crossings will be designed as per DPI Fisheries guideline
- Project footprint includes buffers to watercourses to minimise impacts
- Water usage will be for dust suppression, site amenities, fire protection and washing of plant and equipment
- Water for construction will be sourced from onsite bore and from Council standpipe (confirmed with Council)



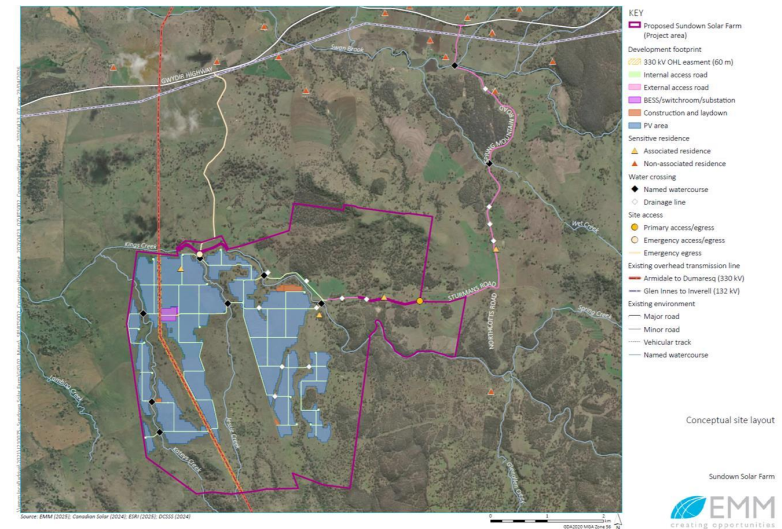
Jessie Creek (looking south)

Waste Management

- Inverell Shire Council provided key waste management information, and the Project has committed to the preparation of a Waste Management Plan (WMP) to assist in identifying waste streams, volumes and minimisation options including recycling and options for diversion from landfill.
- WMP will be in accordance with NSW Protection of the Environment Operations Act and Waste Avoidance and Resource Recovery Act 2001 and implementing the waste hierarchy
- Management of waste could include:
 - Recycling: metal, cardboard, timber, pallets and vegetation
 - Licenced waste facility: hazardous waste including oils from vehicle maintenance
 - Landfill: general domestic-type waste from construction staff
- Conditions of consent requires the Waste Management Plan be implemented during construction, operation and decommissioning (Condition B38)

Hazards and Risks

- Preliminary Hazard Analysis confirmed the Project is:
 - Not considered to be potentially hazardous (Hazards and Resilience SEPP)
 - Located in a suitable area with considerable separation distance to sensitive receptors
 - Not expected to generate EMF levels that exceed acceptable industry levels
- Bushfire Risk Assessment completed which includes:
 - 10m APZ around the perimeter of the solar farm footprint
 - Onsite water tank and fire fighting equipment
 - Fire Management Plan and Emergency Response Plan will be prepared and implemented in consultation with Elsmore Rural Fire Brigade and Glen Innes Fire Control Centre
- Access road to the north of the site confirmed for emergency access use during construction and operation.



Social Impacts and Workers Accommodation

- Construction duration 21 months with a peak workforce of 400 (mix of non-local and local from Inverell, Glen Innes and wider New England area)
- Workers Accommodation and Employment Strategy will be prepared prior to commencement of construction (Condition B37)
 - Workers accommodation will be using existing sources (including motels, caravan parks and cabins)
 - Local motel owners have confirmed previous projects used existing accommodation which were adequate to service these projects
 - Both Inverell and Glen Innes Council have been engaged with regarding this approach and they are comfortable.

Noise and Vibration

- Noise impact assessment identified no expected exceedances of criteria during construction or operations
- Noise and vibration management plan will be implemented during construction and include the following mitigation measures:

Noise

- Communication with residents near the access road
- Validation of predicted noise levels prior to commencement of construction
- Selection of quieter equipment
- Reinforcement of noise mitigation at toolbox talks

Vibration

- Communication with neighbouring landowners prior to the commencement of construction
- Commitment to not utilise vibratory rollers within 100m of any residence (only to be used in static mode)

Construction Impacts

Upgrading of Access Road and Intersection

- Upgrading of the access road will be positive for neighbours in providing a safer intersection and allow B-doubles to use the road
- Dust on the access road will be mitigated by:
 - Sealing areas adjacent to some residences
 - Use of water carts
 - Restriction of traffic speeds
- Replacement of fencing and cattle grids to ensure management of cattle
- CEMP will include communication procedures for neighbours to notify contractor about moving cattle across the access road

Construction of Solar Farm

- The project is located away from sensitive receivers and the general public.
- Impacts will be minimal and managed by the CEMP.

Other Items

Connection to Existing Transmission Infrastructure

- Connection will be to the existing 330kV transmission line (Armidale to Dumaresq)
 - Project not reliant on new REZ infrastructure
- Connection will be via a new project substation
- Transgrid and AEMO confirmed Generator Performance Standards (GPS) have been accepted in accordance with clause 5.3.4A of the National Electricity Rules (NER) – April 2026
- Connection Agreements under negotiation with TransGrid



Voluntary Planning Agreement

- VPA terms of offer have been confirmed with Inverell Council
 - Conforms to NSW Benefits Sharing Guideline and Inverell Council's Community Benefit Sharing Framework Policy
 - Commitment forms Appendix 4 of the Conditions of Consent
 - Includes \$850/MW/year which is over \$10m over the life of the project
- The Inverell Councils Community Benefit Sharing Framework Policy has details of how the VPA will be distributed which includes:
 - Improvements/works to community facilities
 - Provision of affordable housing
 - Options to improve energy efficiency
 - Scholarship programs
 - Sponsorship of community events and local groups.

Comments on the Department's Recommended Conditions

- Following review of the CoC on the IPC website, we have the following minor comments:

Condition/Reference	Comment
A15 Community Enhancement	Currently states: “(b) the terms of the Applicant’s letter of offer dated 16 December 2025, as specified in Appendix 4: Terms of Applicant’s VPA Offer.” Date should be amended to 18 December 2025 (as per document provided to IPC by DPHI to supersede letter in Appendix 4).
Appendix 2: Schedule of Lands	The current table references six lots and a description of the roads. There is duplication of Lot 1/DP1064358 and therefore one should be deleted.

Questions