

FULHAM
SOLAR FARM



Spence
Consulting
Group

Community Benefits Scheme

Fulham Solar Farm

Prepared for Fulham Farm Pty Ltd on behalf of Fulham Farm Solar Trust

spence-consulting.com

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Table of Contents

- Table of Contents.....2
- Project Overview2
 - Project background3
- Community Benefits Scheme.....4
 - Goal and Overall Objectives of the Scheme4
 - Scope of the Community Benefits Scheme4
 - Governance of the Community Benefits Scheme4
 - Benefits Sharing Program Initiatives5
 - Timeline and Implementation6
 - Reporting and Evaluation.....6

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Report Revision		
0.1 (Draft)	3 March 2021	For internal review
1.0 (Final)	20 August 2021	For distribution
Report Preparation		
Report Prepared By:	Cameron Spence,	[REDACTED]

This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. This document should not be used or copied without written authorisation from Fulham Farm Pty Ltd and Spence Consulting Group Pty Ltd.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Project Overview

Project background

The Fulham Solar Farm is a proposed solar farm of 80 megawatts (enough to power around 25,000 homes) with battery storage approximately 80 megawatts per hour to be located on 400 acres of farmland adjacent to the north west corner of the Hopkins Road and McLaren's Road intersection, Fulham (within the Wellington Shire). The total project cost is estimated to be \$120m (excluding batteries).

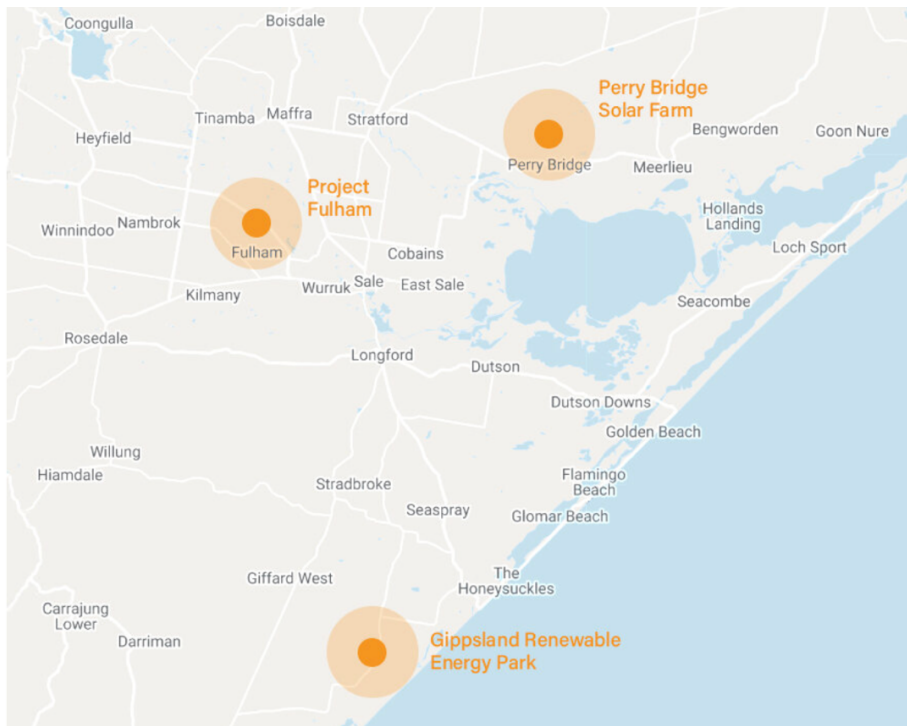
The Fulham Solar Farm (the sister project to the Perry Bridge Solar Farm) (www.perrybridgesolar.com.au) was conceived because of the desperate need for additional electricity supply and increased reliability within the region east of the Latrobe Valley.

The design of the project, subject to sign off by the design engineers, will be a single axis array system of around 160,000 bi-facial solar panels. Bi-facial modules as the name suggests produce solar power from both sides of the solar panel and can improve energy generation by up to 8%.

The battery storage is an essential part of the project as it assists in ensuring consistent energy supply to the electricity grid during times of low solar energy output.

The solar farm is proposed to be connected to the AusNet Services 66kV network with minimal costs required for additional infrastructure.

The Fulham Solar Farm project was originally developed as a joint venture between Solis Renewable Energy Pty Ltd (Solis RE), Marathon Electrical Pty Ltd and WK & MA Ferguson Pty Ltd, along with the Perry Bridge Solar Farm and the Gippsland Renewable Energy Park. Octopus Australia and the Clean Energy Finance Corporation (CEFC) purchased the rights to develop the project during 2021, with all parties working closely together to bring the projects to financial close.



**ADVERTISED
PLAN**



Community Benefits Scheme

Goal and Overall Objectives of the Scheme

The Fulham Solar Farm Community Benefits Scheme will be designed to deliver benefits to key stakeholders in the community, with the objective of fulfilling the communities needs and aspirations for renewable energy projects in the Gippsland region.

Specifically, our objectives are to:

1. Ensure the community in the immediate area of the solar farm receive a meaningful and positive impact from the project;
2. Ensure a wide range of different stakeholder groups have the opportunity to benefit from the project;
3. Implement a governance structure that empowers the community to shape the long-term design and implementation of initiatives identified; and
4. Build support for renewable energy projects in the region, including other projects by the Fulham Solar Farm developers (Perry Bridge Solar Farm and the Gippsland Renewable Energy Park).

The Community Benefits Scheme will be implemented within 6 months of the commencement of construction of the project.

Scope of the Community Benefits Scheme

The Community Benefits scheme does not include:

- » Required activities under our permit conditions such as for visual screening and landscaping;
- » Annual council rates payments;
- » Host landowner payments;
- » The value of local jobs and investment.

However, it is worth noting that these activities will deliver a significant contribution to the local community and economy.

Governance of the Community Benefits Scheme

The Project proponents will implement a Community Benefits Scheme Committee (CBSC) to inform the scope and oversee the governance of the Community Benefits Scheme.

The CBSC will be established within 1 month of the commencement of construction, at which time a Terms of Reference will be developed and made available through the Project website.

The term and meeting schedule for the CBSC will be agreed as part of the Terms of Reference development. It is expected that the CBSC will be in place for the operational life of the project and meet at least twice per year.

The proposed membership of the CBSC (to be confirmed) includes representatives from:

- » The Project proponents (e.g. Octopus Investments, Solis RE)
- » Wellington Shire Council



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- » Gunaikurnai Land and Water Aboriginal Corporation
- » A representative from local neighbours within 2km of the Solar Farm

Benefits Sharing Program Initiatives

The Fulham Community Benefits Scheme comprises the following initiatives:

Initiative	Description
Fulham Community Fund	<p>The Proponent will establish a Community Fund of \$50,000 per Annum (indexed annually to CPI), with the objective to broaden the environmental and community benefits of the Fulham Solar Farm within the local community (i.e. within 20km of the project).</p> <p>The Proponent will establish a structure for the administration of the Community Fund in consultation with the local community, in-particular the CBSC.</p> <p>This will include:</p> <ul style="list-style-type: none"> • Development of guidelines and eligibility criteria for applicants wishing to apply for funding; • Development of assessment criteria to be used by the panel to assess applications and for the distribution of funds.
GROW Gippsland (www.growgippsland.com.au)	<p>The Proponent will participate in the GROW Gippsland program. GROW Gippsland is a Victorian Government program (funded by the Latrobe Valley Authority) where organisations publicly commit to implementing actions to maximise local and social impact in the Gippsland region. This is primarily through a focus on local and social procurement and local and inclusive employment.</p> <p>As part of the GROW Gippsland program, participating organisations (Compact Members) are required to develop an annual action plan outlining the actions they will commit to and report on the outcomes achieved.</p>
Broadening Horizons (https://broadeninghorizons.com.au)	<p>The Proponent will seek opportunities to participate in the Broadening Horizons program.</p> <p>Broadening Horizons is an innovative education model that is designed to build the aspirations of young people and support increased engagement in their learning. It equips students from Grade 5 to Year 9 with the skills and dispositions needed for a changing twenty first century economy through real world learning.</p> <p>The Broadening Horizons program vision is to:</p> <ul style="list-style-type: none"> • Build aspiration for students, teachers and families • Improve student engagement in their learning and school completion rates; and • Contribute to the prosperity, social and economic growth of Gippsland communities



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

	The Proponent will seek opportunities to participate in Broadening Horizons either as an industry mentor or industry partner with a local school.
Local and Social Procurement Policy	The Proponent will develop (and publish) a local and social procurement policy, outlining its commitment to ensuring that local businesses are prioritised in all purchasing decisions and the mechanisms to achieve this. The Policy will also identify mechanisms to deliver social impact through procurement processes, such as the engagement of social enterprise and Aboriginal Businesses.
Aboriginal Engagement and Participation Plan	The Proponent will develop (and publish) a Aboriginal Engagement and Participation Plan, outlining its commitment to working with the Traditional Owners and local Aboriginal community to ensure the aspirations of the community are fulfilled on the project. The Proponents have commenced engagement with the Gunaikurnai Land and Waters Aboriginal Corporation during the development of the prokect.
Solar Farm Tourism Program	The Proponent will work with the community via the CBSC to design a meaningful tourism experience – for example considerations such as the construction of a viewing platform, the potential utilisation of local art at the entrance to the site and the inclusion of live generation signs to understand the power generation of the Solar Farm.

Timeline and Implementation

Initiative	Planning	Pre-Construction	Construction	Operations
Community Benefits Scheme Committee	Investigate	Implement	Maintain	Maintain
Fulham Solar Farm Community Fund	Investigate	Design	Implement	Maintain
GROW Gippsland	Implement	Maintain	Maintain	Maintain
Broadening Horizons	Investigate	Implement	Maintain	Maintain
Local and Social Procurement Policy	Investigate	Implement	Maintain	Maintain
Aboriginal Engagement and Participation Plan	Investigate	Implement	Maintain	Maintain
Solar Farm Tourism Program	Investigate	Design	Implement	Maintain

Reporting and Evaluation

The Proponent is committed to continually improving the approach to Community Engagement and Benefit Sharing and identifying opportunities for the community to shape future plans and initiatives.

The objectives of monitoring and evaluating the delivery of the Community Benefits Scheme are to:

- » Identify opportunities to improve the approach to Community Engagement and Benefit Sharing;

**ADVERTISED
PLAN**



- » Ensure key stakeholders including the community, partners and contractors have a clear understanding of the progress and performance of key initiatives;
- » Report back to key stakeholders about the performance of the Project and associated programs

The reporting and evaluation process will create a platform for ongoing improvements. Where possible, monitoring and evaluation activities will be designed to complement other engagement activities.

A detailed reporting and evaluation plan will be developed if the Project is successful in obtaining its planning permit.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN





This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Cameron Spence
Director



Rob Spence
Director



spence-consulting.com