

Appendix E Elecseed Site Selection Report



K-REP Solar Farm Site Selection Report

June 2023



REVISION	DATE	ISSUE DETAILS	PREPARED BY	APPROVED BY
1	JUNE 2023	FINAL	RS	KHL

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Project Introduction



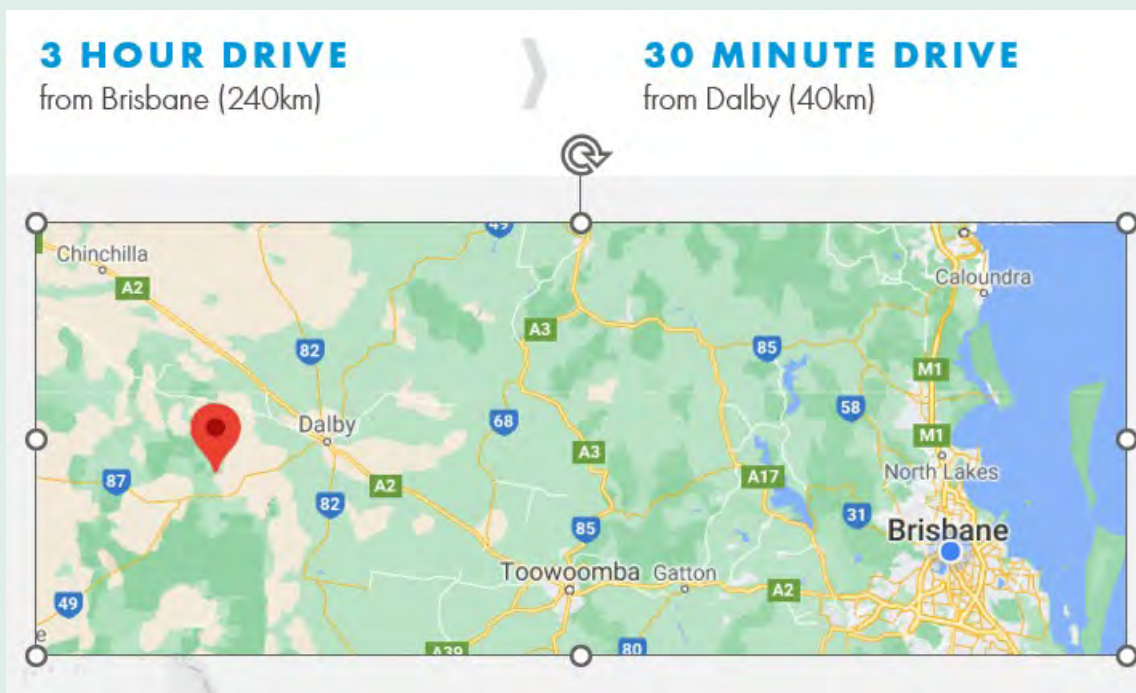
Kumbarilla Renewable Energy Park (K-REP) is a 100MW Solar Farm located in Western Downs. This project is developed by the Korean Government through their energy company Korea Midland Power (KOMIPO), as well as Elecseed, a private Australian/Korean company.

The project will provide energy for decarbonisation to Australia via transmission lines, however, may pivot to being used to produce green hydrogen in the Surat Basin in the future, for export to Korea. This is driven by the need for Korea to decarbonise and provide energy security.

This project is supported by the Korean Ministry of Trade, Industry and Energy (MOTIE) who have provided a \$2.5 million grant to a study team on “International Transportation of Green Liquid Hydrogen” through KETEP, its research body.

The K-REP project is also recognised by the CSIRO under their HyResource programme as a Hydrogen project. Resultingly, this project is in the public domain in Korea and Australia with huge interest from large Korean gas consumers and promoted by the Korean Government.

This paper has been prepared to articulate the thinking and criteria for the site selection. Site selection for a solar farm cannot occur on one thing alone, it has to be done in consideration to several things. This paper identifies those aspects to support the site chosen.



Methodology of Site Selection



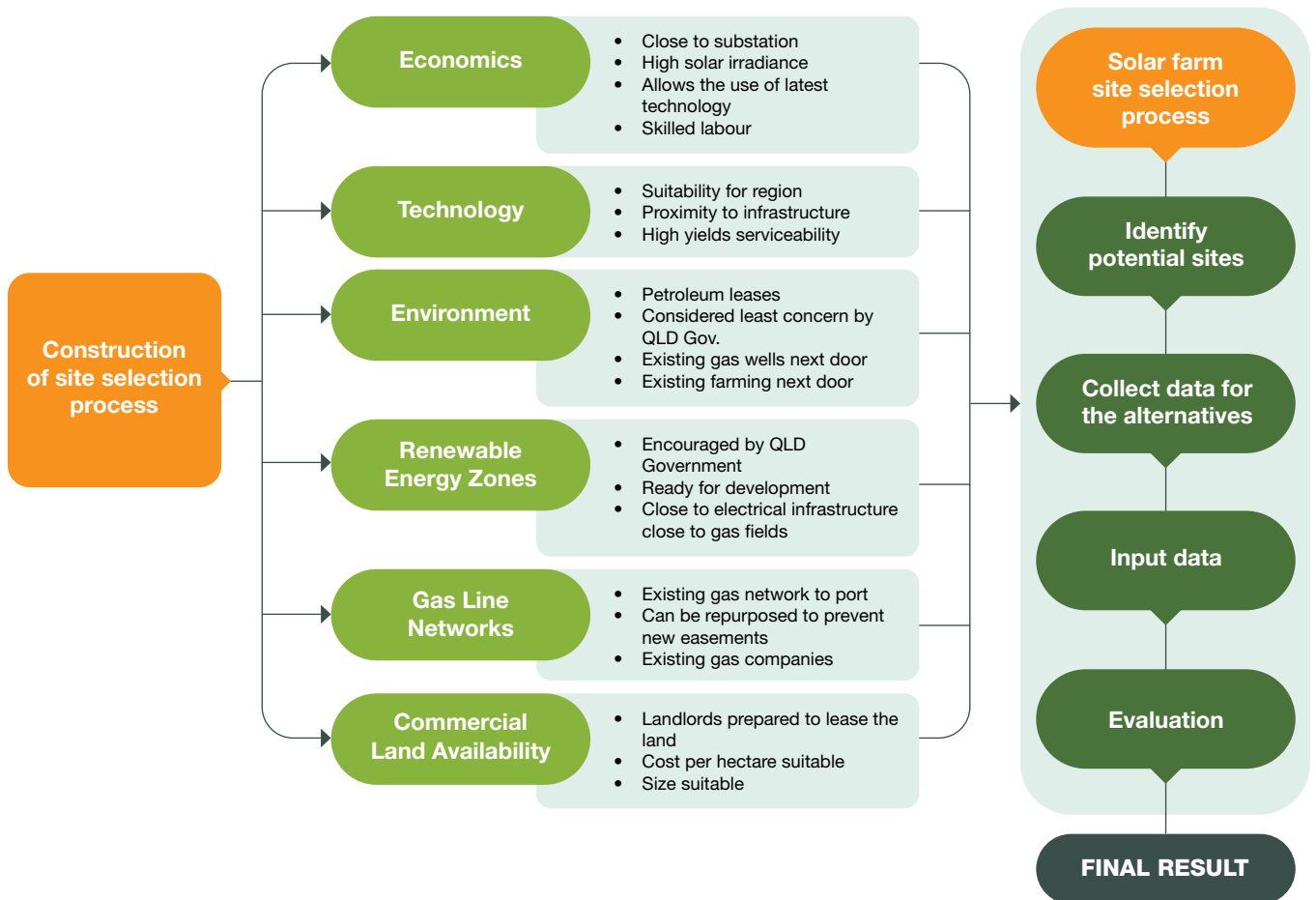
Land was accessed based on six criteria and carried out by Elecseed, Engineering company Calibre Group and friend of Elecseed Mr Joe Marinov, CEO of Hills International College.

These six criteria included the following:

- Project Economics
- Technical
- Environmental and Geography
- Potential Renewable Energy Zone
- Gas Line Infrastructure
- Land Commercial Availability

Several lots were considered when the land was evaluated, all within close proximity to each other due to the location of the electrical infrastructure, a pre-requisite for renewable assets. Figure 1 below shows the process flow methodology applied.

Figure 1 - Site Selection Process Methodology



Background and Original Site - Lots 10 and 11, Kumbarilla Lane, Dalby

A Desktop Pre-Feasibility Study Report was produced by Engineering company Calibre, dated 25th June 2019 Revision O, funded by Elecseed. The original site that was evaluated comprised Lots 10 and 11, Kumbarilla Lane, Dalby, originally found by Mr Joe Marinov. This site was 8.3KM from the nearest substation and would therefore require transmission lines to be considered alongside the solar farm itself, over both public and private land. Clearing would need to be occur across this distance in accordance with Powerlink document "site selection, easement and site guidelines" which indicates an easement width of 60m.

By locating the site closer to the sub-station, the need for clearing along this distance was mitigated and therefore a positive outcome from an environmental perspective. The original site was semi-vegetated, whilst the land is very close to Gas Fields and associated infrastructure. This original site was owned by a Taiwanese family who were challenging to deal with, so there were also commercial issues to overcome such as lease structure and financial terms. Figure 2 below indicates the original land site relative to the sub-station.

Figure 2 - Original Impact Site and Easement Length



Additional Sites Evaluated

As well as the original site, several other sites were evaluated that met the criteria of being close to existing gas line and electrical infrastructure. The Calibre Report dated 25th July 2019 provided Property Reports (Appendix A). The table below indicate the summary of these additional sites.

REAL PROPERTY DESCRIPTION	LAND AREA	LANDLORD AT THE TIME	DATE CONTACTED
L5 SP271223	512 Hectares	Elywn Francis Hass	Q3/2019
L4 DY 457	396 Hectares	Jennifer, Domenico and Clemente Crisci	Q3/2019
L30 DY457	270 Hectares	Michael Cassidy	Q3/2019
L16 SP215354	417 Hectares	Mr Limbada	Q3/2019
L8RP194938	311 Hectares	Trumby Super Ltd	Q3/2019
L3DY129	403 Hectares	Michael Cassidy	Q3/2019

In addition to sites in Queensland, we also explored a site in South Australia on the copper coast that became available very early on when KOMIPO committed to solar farm in Australia. This resulted in Elecseed and KOMIPO visiting the Copper Coast Council in 2018. However this site was too far from electrical and gas/port infrastructure so quickly discounted.

Process Applied

When evaluating the site options a physical posted letter was sent to the address of each of the property owners. These letters were prepared by Mr Robert Saunders, GM Renewables and Mr Kim Bryan, Renewables Project Manager, then of Calibre on behalf of Elecseed. These letters provided background information on the project, the opportunity to lease, the Korean Companies/ Investment Partners, and the invitation to meet to discuss it either on the site itself or in Brisbane. The original letters and replies are unavailable due to a company change, however there were two replies, Mr Hass of Lot SP271223 and Mr Domenico Crisci of Lot L4 DY457. The reply from Mr Hass was a handwritten letter indicating a desire to sell the land at an elevated cost. The reply from Mr Domenico Crisci was via a telephone call where he indicated the need to talk to his son Clemente Crisci, which subsequently led to a meeting and mutual interest. Resultingly, along with the original site, there were 2 additional site options to consider where there was a commercial opportunity, leading to negotiations, albeit it a lease was preferred hindering the land owned by Mr Hass as challenging to progress with.

A statutory declaration is attached in Appendix B of this report from Robert Saunders who worked with Elecseed (then a client) in these negotiations to confirm this is the process that was applied.



Environmental and Geography

Of the three sites commercially available at the time, all had vegetation, a feature of the Western Downs Region, whilst a solar farm needs to connect to a substation in order to deploy its energy into the transmission lines. Connecting directly into an overhead line is more challenging and sometimes prohibitive at this scale of project (100MW).

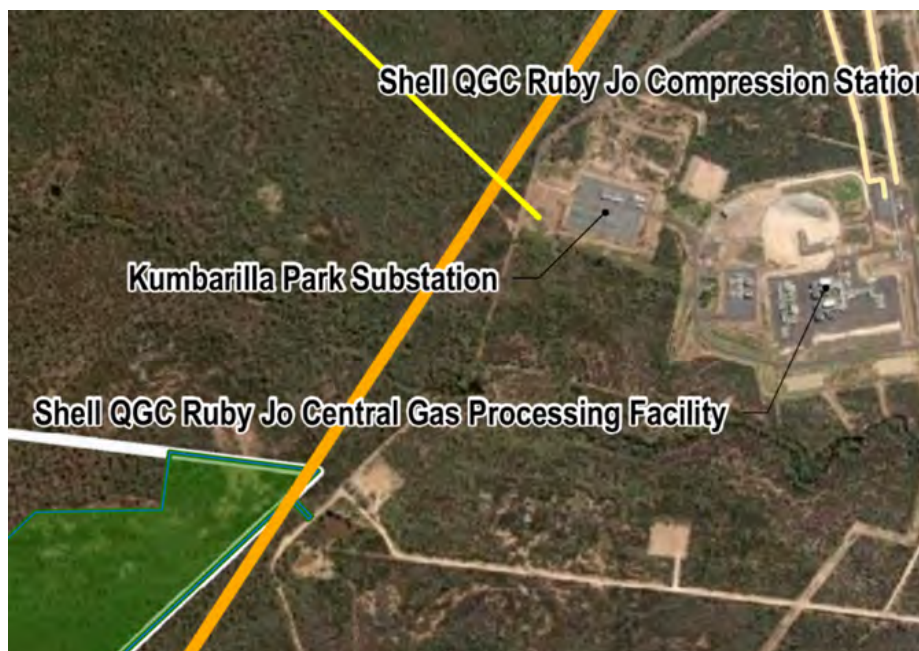
The chosen Impact Site (L4 DY 457) was substantially closer to the substation (one of Powerlinks largest) being only 0.85km away. Considering this, the chosen site has advantages over the alternative original site (Lots 10/11 Kumbarilla Lane, Dalby) which required 8.3km as a minimum (if in a straight line) of easement, 60m wide. At the time of the site selection and even today, the land of the proposed site's vegetation is considered of least concern or regrowth by the Queensland Government.

The chosen site also sits within three existing Petroleum leases, PL 273, PL275 and PL466 and the landlord has previously been made a commercial offer for gas wells by Shell QGC.

Environment Minister Tony Burke approved Coal Seam Gas Developments across large areas including our project site in 2010, following state government approval (EPBC 2008/4398), whilst the proposed site is surrounded by hundreds of gas wells. With consideration to this, future clearing is highly likely. Refer to Appendix C for a site location map.

Figure 3 below shows the corner of the proposed solar farm (in Green) and its proximity to the Kumbarilla Park Sub-Station.

Figure 3 - Proximity to Kumbarilla Park Sub-Station



Existing Environmental Approvals

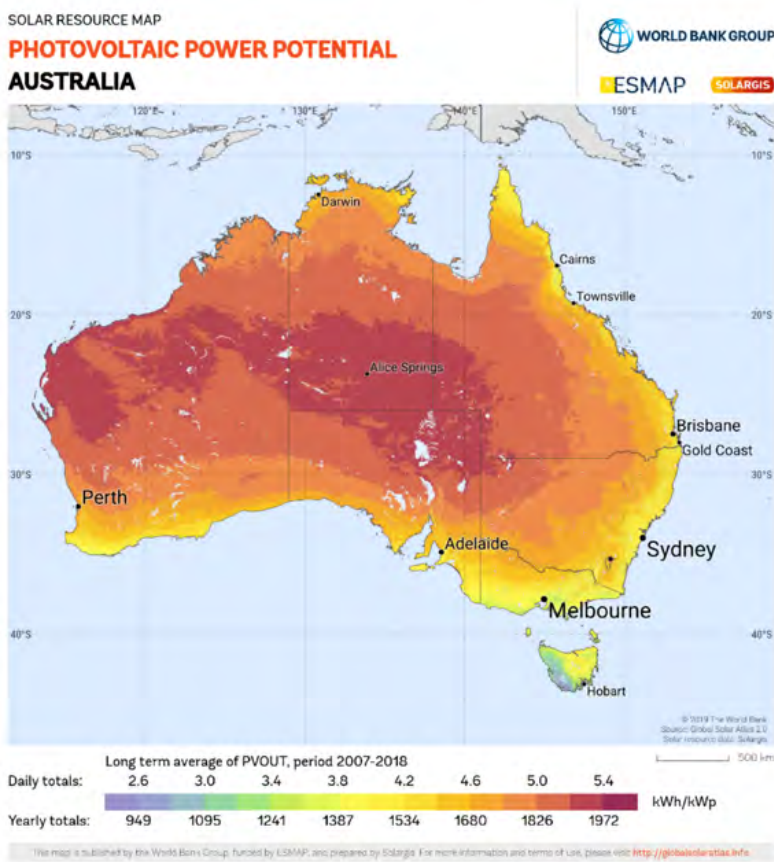
The K-REP Project has already been granted the following approvals:

- Development Approval and Clearing Native Vegetation Approval by the Western Downs Regional Council (030.2020.120.001)
- A Cultural Heritage Management Plan agreed and signed with the Barrunggam Traditional Owners.
- Protected Plant Clearing Permit, Clearing endangered, vulnerable or near threatened plants by the Department of Environment and Science (WA0038967); and
- High-Low Risk Species Management Program Approval by the Department of Environment and Science (SMP9954).

Energy Yield

The chosen site is located in one of the highest solar irradiance regions of the World, with around 4.2 to 4.6 kWh per kWp. This allows for a high yield of energy to be produced compared to other locations. Solar Farm developers are therefore attracted to the Western Downs region due to this natural environmental attribute, in the same way they are attracted to develop wind farms in areas of high wind velocity. Figure 4 below shows the photovoltaic power for Australia, the chosen location of the solar farm being higher than coastal regions.

Figure 4 - Photovoltaic Power Potential



This environmental attribute allows this project, in this location, to generate a carbon abatement of 162,790 tonnes CO_{2e} per year (Source : 3rd Party Calculations, Egis Group) which is attractive when considering site selection and provides a positive contribution to climate change.

Renewable Energy Zone



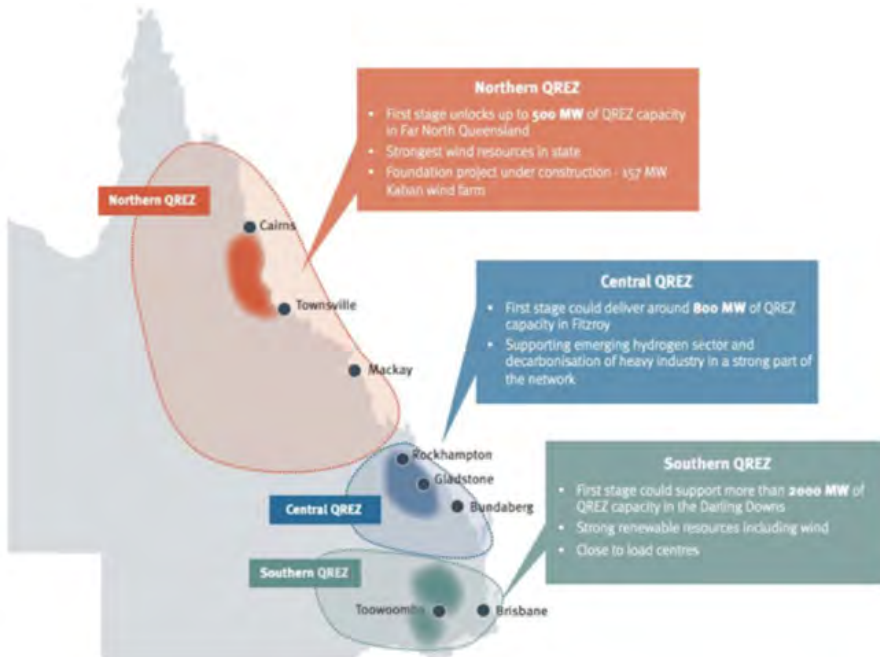
Whilst not formalised, the Renewable Energy Zones emerged supporting the available land locations. Renewable Energy Zones are set out to encourage renewable projects due to existing electrical infrastructure and land availability. The Queensland Government are promoting such Renewable Energy zones as “Development Ready” and being encouraged to be used for solar, wind and other green energy technologies.

The K-REP project is in the Southern Queensland Renewable Energy Zone (QREZ). From the Queensland Government Website, the following can be found:

“The Southern Queensland Renewable Energy Zone (QREZ) is ready for development, with a diverse mix of industries and energy sources. It is close to ‘large load centres’ in Southeast Queensland and the inter-connector to New South Wales. (‘Large load centre’ refers to an area where lots of energy is required and used, including manufacturing hubs or industrial precincts.) This region has a strong electricity network and existing capacity to connect new projects. Finding economies of scale in connections through QREZ development could make this even more attractive for prospective renewable energy developers while unlocking additional capacity”. [VIEW QUOTE HERE](#) on the Queensland Government website.

Figure 5 below shows the extent of the southern renewable energy zone.

Figure 5 - Queensland Renewable Energy Zones (QREZ)



Skilled Labour

The geographic location of the proposed farm is within existing gas fields and petroleum leases with a suitable labour force for construction, maintenance and operation. When considering a site for a large solar farm the availability of labour, in particular in the current environment, is imperative, not just for construction but also post construction.

Project Economics



Any project **has to be** commercially viable. Without economic viability we would not be here as there would be no project, no associated renewable energy asset, no associated jobs, no carbon abatement nor any foreign investment. It is therefore imperative that the project can be economically viable.

When you develop renewable assets, the proximity of a substation is imperative allowing for grid connection. Substations need to be suitably sized, on the right part of the network and modern enough to accommodate large renewable loads. It is therefore normal practice for land availability to be overlaid with electrical grid infrastructure to see the logical challenges with grid connection.

Grid connections cost a large sum of money and for every additional Kilometre the solar farm is away from the substation can add around \$2m of Capital Cost per Kilometre. The chosen site, some 0.85km from the substation, is therefore a positive outcome to project economic viability.

This solar farm has an internal rate of return that is single digit, very low compared to other infrastructure investments. This does not allow for flexibility in development costs, power purchase agreement rates, nor the ability to consider high-cost items in construction.

It is very clear from the market that many solar farms are struggling with increased costs from supply chain and labour. Whilst Covid was a catalyst for this, along with other World affairs, which came after the site was selected, it is clear that changing location now would impact the costs and economic viability significantly.

Power Purchase Agreements

Solar Farms generate green energy. It is therefore essential they are close to high energy consumption users, allowing for decarbonisation. The chosen site is just 1km from Shell QGCs Ruby Jo gas plant by example, as well as other large energy consumers in the resource sector. The Ruby Jo Gas plant consumes more energy than the solar farm will generate. This site location therefore supported commercial power purchase agreement negotiations, primarily with the Queensland Government owned cooperations which are on-going.



Land Commercial Availability

In the past few years Western Downs has become a “hotspot” for renewables, whilst historically is a hub for gas bores and agricultural activity. This is self-evident, with large gas companies such as Shell QGC, Santos, Senex, Total Origin, Arrow Energy and others active in the region.

Many of the landowners have owned the property for several years, some generational. To think land is easily available with all the attributes needed for a solar farm is fanciful, as it just isn't.

Additionally, international developers from Europe, Japan, China, UAE and other Asian nations have made landowners educated to the value of their land for solar farms and offset sites and there is strong competition for land.

In addition to land availability, the landlord has to have the appetite and desire to enter into a long-term lease, some 35-40 years, tying up their assets for the next generation. Many landlords are reluctant to do this as it prevents its use for other things, and potentially its sale.

When we evaluated land options close to electrical infrastructure, in consideration to the above, the reality was there were limited options at the time and to think otherwise is misinformed.



H2

Technical

It has been aforementioned above the importance of energy yield, proximity to electrical infrastructure and substation capacity. The technical attributes of these elements have to be considered with site selection otherwise design, construction and operation can become overly challenging. The chosen site has the existing High Voltage (HV) Braemar to Bulli Creek 330KV line running overhead and a substantial substation just 0.85km away, supporting these technical challenges. The future Hydrogen logistical opportunity of using existing gas lines for hydrogen is an additional technical benefit that cannot be ignored considering the investment partners, the Korean Government, future Hydrogen export masterplan.

Gas Line Infrastructure, Hydrogen Logistics

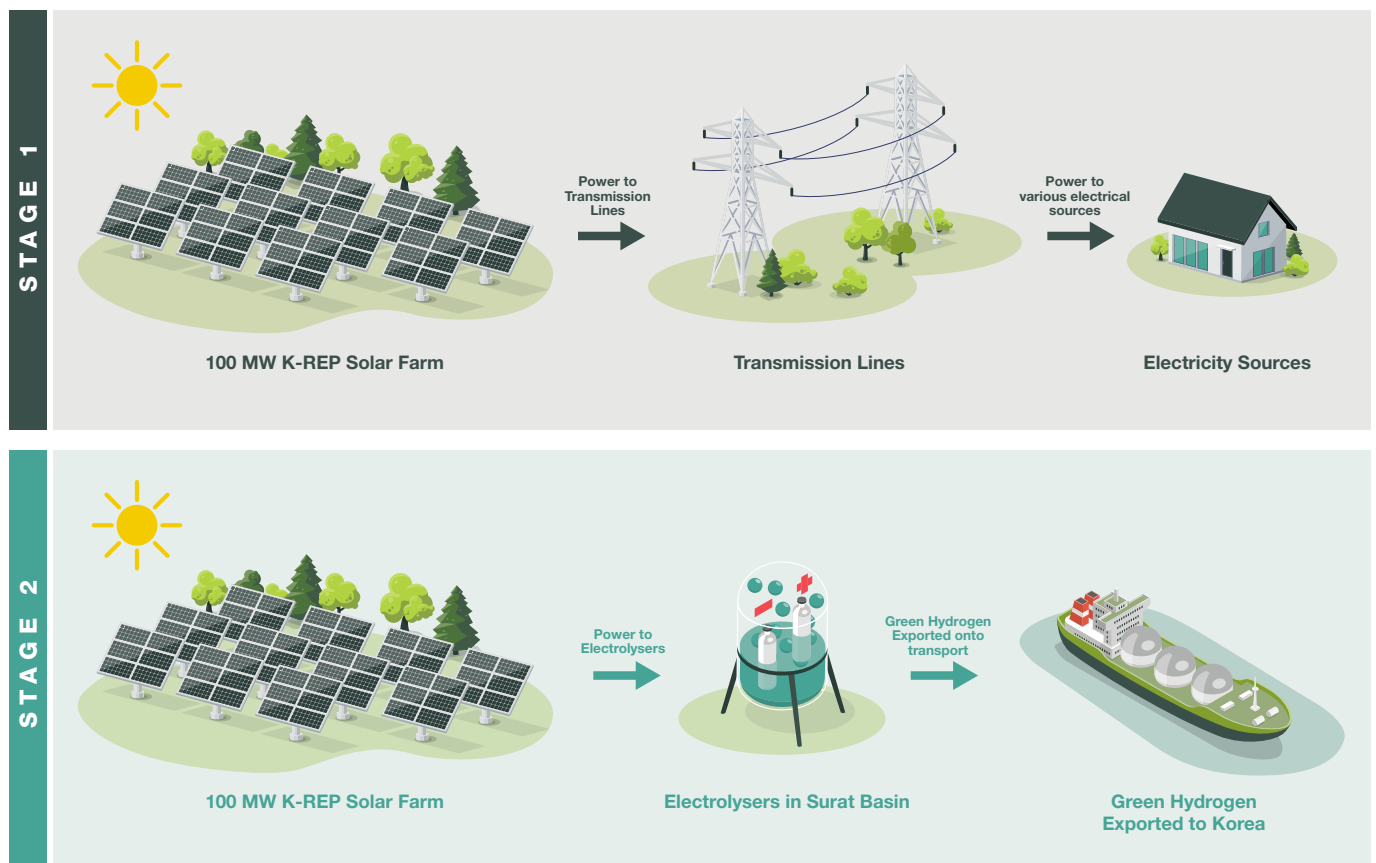


The Project is funded by the Korean Government who have an aggressive Decarbonisation mandate and associated Green Hydrogen demand. This is part of their Global commitments to international treaties such as the “Paris Agreement”. The Paris Agreement is a legally binding international treaty on climate change, adopted by 196 Parties at the UN Climate Change Conference (COP21) in Paris, France, on 12 December 2015. It entered into force on 4 November 2016.

In order for Green Hydrogen to be made it needs Green Energy, such as a solar farm.

The Solar Farm we are developing has been master planned around Green Hydrogen whereby the electrons generated can initially travel through the “poles and wires” in the traditional way, with the ability to pivot to Green Hydrogen production in the future when the gas companies already active in the Surat Basin enter the Hydrogen market. This is already beginning to occur, with Shell QGC and Origin Energy investing heavily in Hydrogen related resources, companies and technologies. Figure 6 below shows this concept of thinking.

Figure 6 - Electrons used for Traditional Power and Green Hydrogen Production

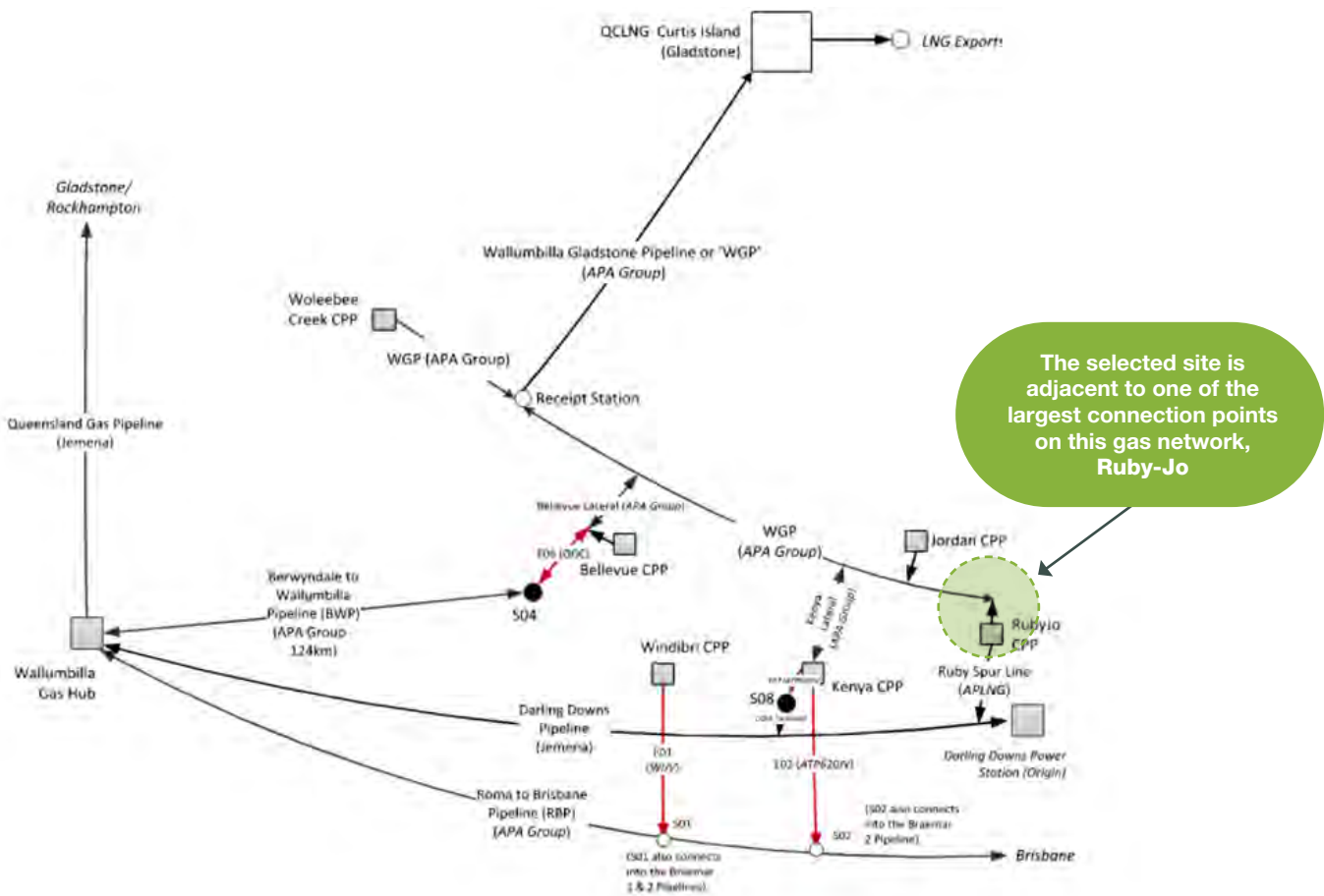


Once Green Hydrogen is produced, through the electrolysis process, it needs to be moved to ports such as Gladstone to allow for export to Korea, and other international markets. This is a well-known challenge and solutions are not easy to find or deploy.

One future opportunity for the logistics of moving Green Hydrogen from production locations to port is via existing Liquefied Natural Gas (LNG) lines that can be re-purposed to carry Hydrogen either in gaseous form (H2) or as Liquid Hydrogen (LH2). An example of the QGC gas lines network can be seen in Figure 7 below.

The selected site is adjacent to one of the largest connection points on this gas network, Ruby-Jo.

Figure 7 - Existing Adjacent LNG Gas Lines to Port



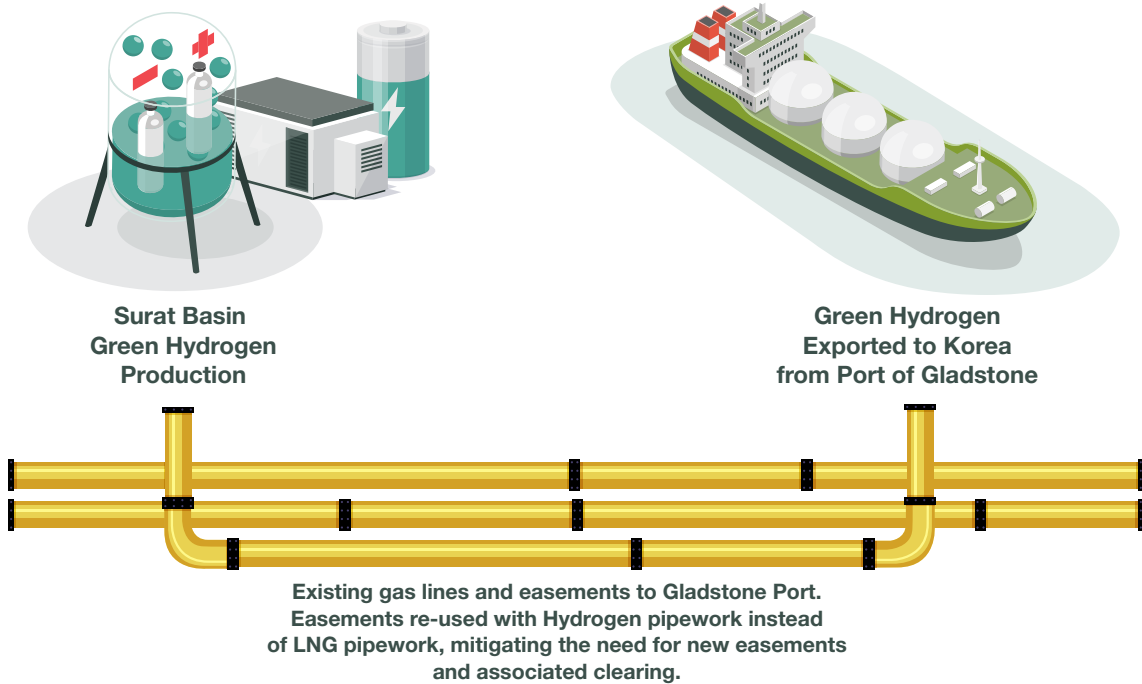
Existing Gas Lines and Future Environmental Benefits

By using existing repurposed gas lines from the Surat Basin to Port there are environmental benefits through the use of existing easements, mitigating the need for new easements.

The distance from the Surat Basin to Gladstone is approximately 500km. The need to form new easements for Hydrogen to get to port would have a significant environmental impact, not dissimilar to what is occurring with the Super grid being installed now, such as copper string, where large swathes of land are being purchased and cleared.

Our site selection is therefore strategic around future Hydrogen production using the electrons for electrolysis as opposed to power into the transmission cables. Figure 8 below shows this thinking.

Figure 8 - Easement Re-Use for Future Green Hydrogen





Conclusion

Site selection for a solar farm cannot occur on one thing alone, it has to be done in consideration to several things. When the site selection was made in 2019 all criteria were considered and the selection was based upon commercial reality, available land, and the environment, with adjacent infrastructure, petroleum leases and wells. It was also based upon knowledge and legislation of the time.

If other sites that met all criteria were available at the time, or today's challenges known at that time, we would have considered them. The development partners believe they carried out due process in site selection across all criteria.

Appendix A – Property Reports 2019

Appendix B – Statutory Declaration

Appendix C – Selected Site Location Map

**Appendix A:
Property Report 2019**

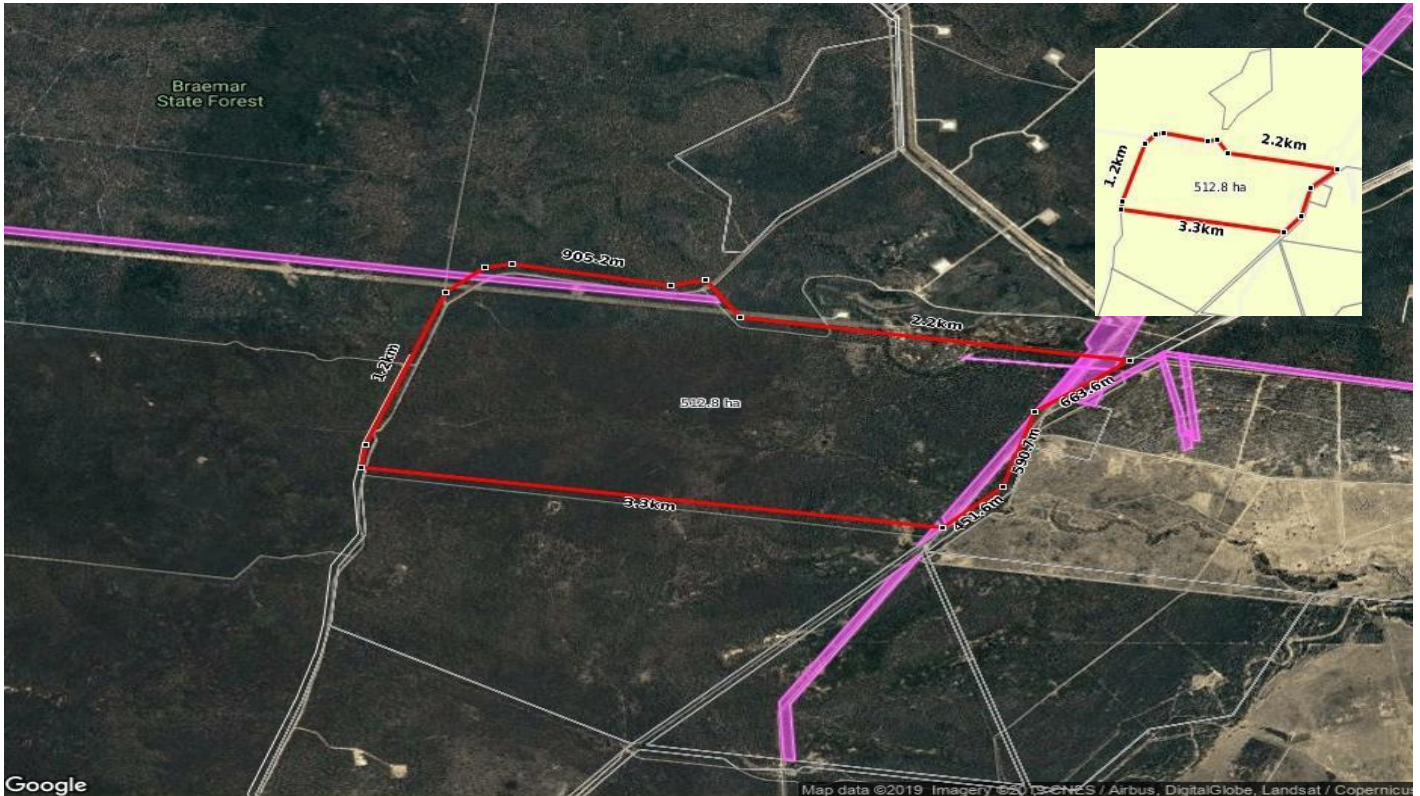
APPENDIX 1

pricfinder

PROPERTY REPORT

0 DAANDINE KUMBARILLA ROAD,
KUMBARILLA, QLD

0 DAANDINE-KUMBARILLA RD, KUMBARILLA, QLD 4405



Owner Details

Owner Name(s): ELWYN FRANCIS HASS
 Owner Address: 75 JOHN ST, GOOMBUNGEE, QLD 4354
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Vacant Land - Freehold [Issuing]
 RPD: L5 SP271223
 Valuation Amount: \$108,000 - Unimproved on 30/06/2017
 Valuation Amount: \$120,000 - Unimproved on 30/06/2016
 Land Use: VACANT - LARGE HOUSESITE
 Zoning: Rural and Rural Activity
 Council: WESTERN DOWNS REGIONAL
 Features:

Area: 512.8 ha
 Area \$/m2:
 Water/Sewerage:
 Property ID: 23843591 /
 UBD Ref: UBD Ref:

Sales History

Nearby Planning & Development

Please check with the local council for Planning & Development Applications that may affect this property

For Sale History

Current Listing Status: N/A

Days Listed:

% Listing Change:

No for sale information available for this property.

For Rent History

Current Rental Status: Not For Rent

No rental information available for this property.

KUMBARILLA - Sales Statistics (Vacant Lands)

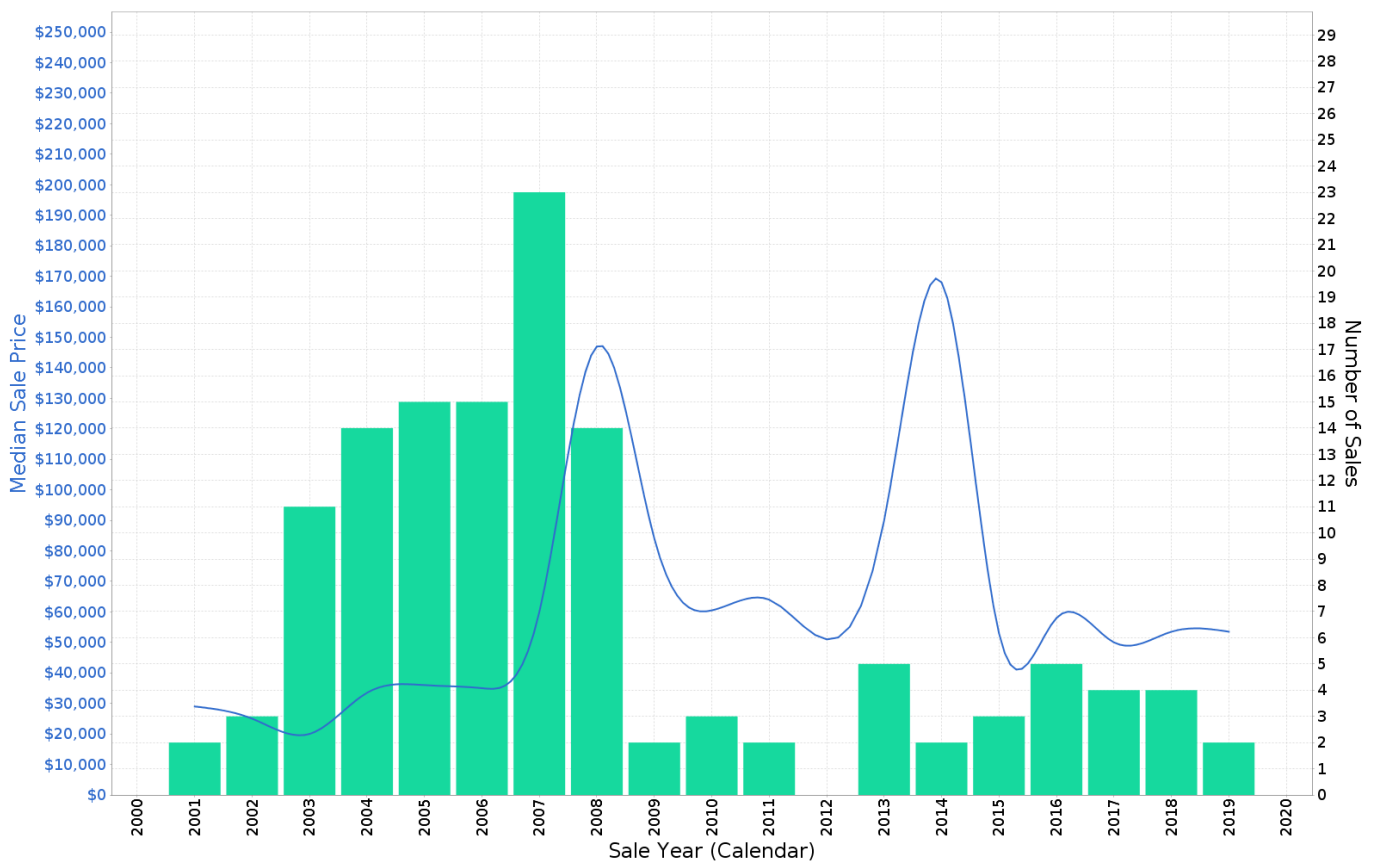
Year	# Sales	Median	Growth	Low	High
2001	2	\$ 29,000	0.0 %	\$ 10,000	\$ 48,000
2002	3	\$ 25,000	-13.8 %	\$ 7,000	\$ 32,000
2003	11	\$ 20,000	-20.0 %	\$ 15,000	\$ 140,000
2004	14	\$ 33,500	67.5 %	\$ 5,000	\$ 162,500
2005	15	\$ 36,000	7.5 %	\$ 15,000	\$ 85,000
2006	15	\$ 35,000	-2.8 %	\$ 18,500	\$ 200,000
2007	23	\$ 60,000	71.4 %	\$ 35,000	\$ 210,000
2008	14	\$ 147,000	145.0 %	\$ 45,000	\$ 375,000
2009	2	\$ 84,000	-42.9 %	\$ 38,000	\$ 130,000
2010	3	\$ 60,500	-28.0 %	\$ 58,000	\$ 61,000
2011	2	\$ 64,000	5.8 %	\$ 64,000	\$ 64,000
2012	0				
2013	5	\$ 90,000	0.0 %	\$ 60,000	\$ 358,000
2014	2	\$ 168,000	86.7 %	\$ 50,000	\$ 286,000
2015	3	\$ 53,000	-68.5 %	\$ 36,000	\$ 57,500
2016	5	\$ 58,000	9.4 %	\$ 45,000	\$ 108,000
2017	4	\$ 50,000	-13.8 %	\$ 45,000	\$ 85,000
2018	4	\$ 53,500	7.0 %	\$ 48,000	\$ 62,500
2019	2	\$ 53,500	0.0 %	\$ 52,000	\$ 55,000

Median Sale Price

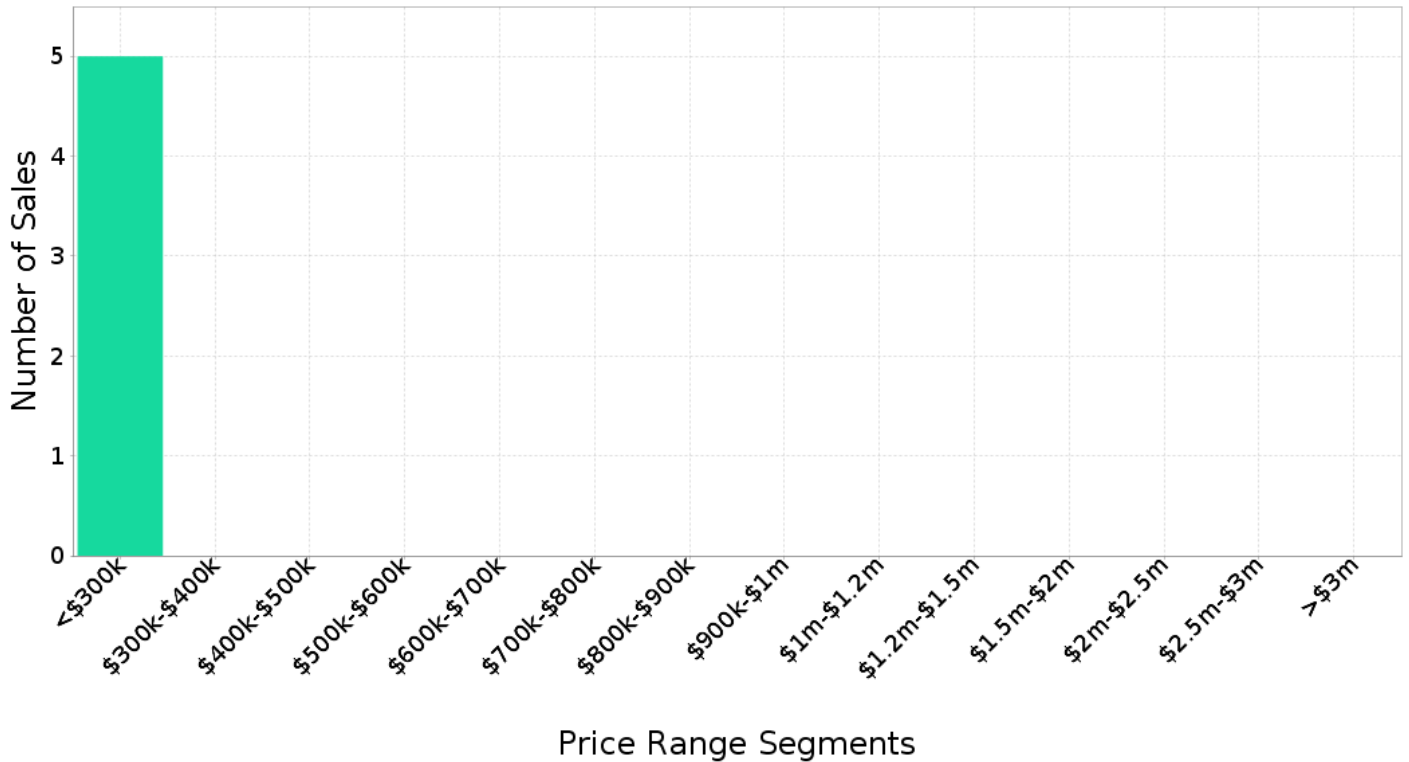
N/A

Suburb Growth

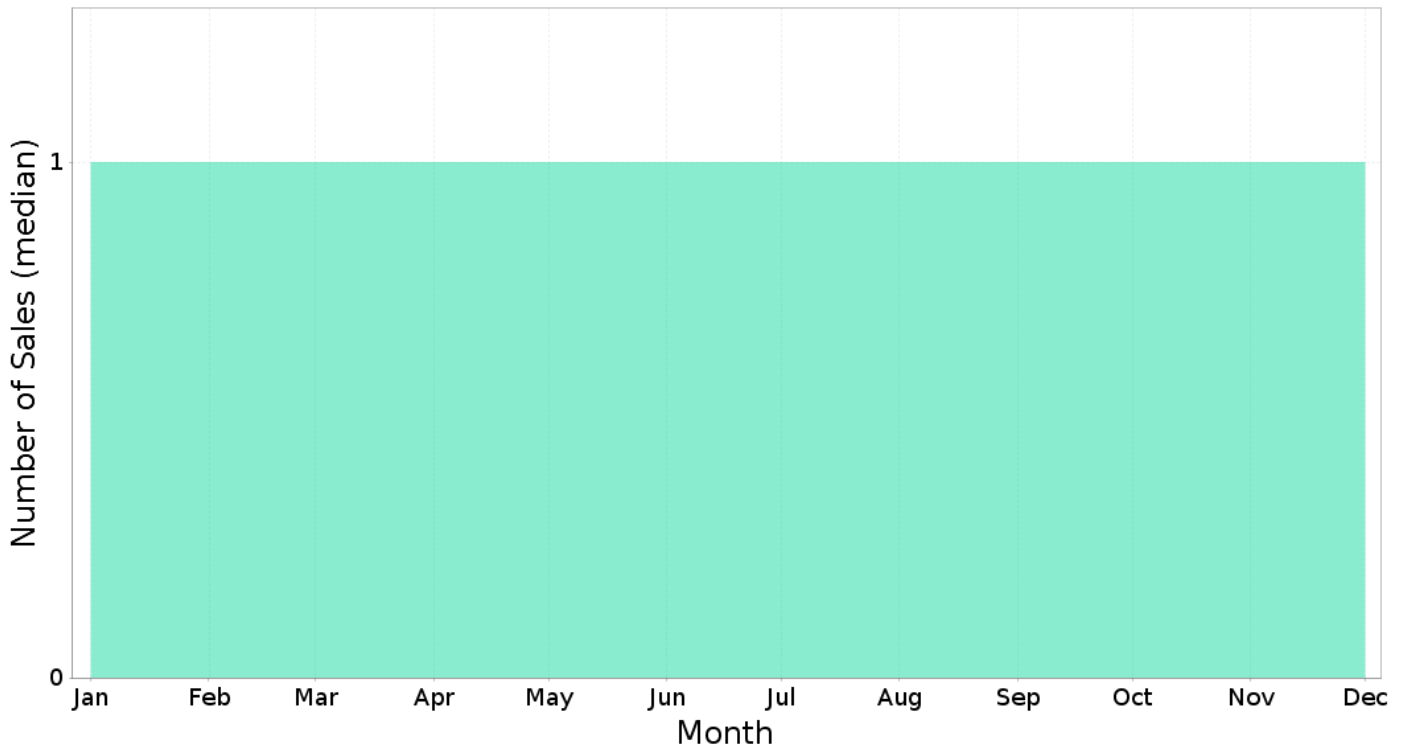
N/A



Price Segmentation



Peak Selling Periods

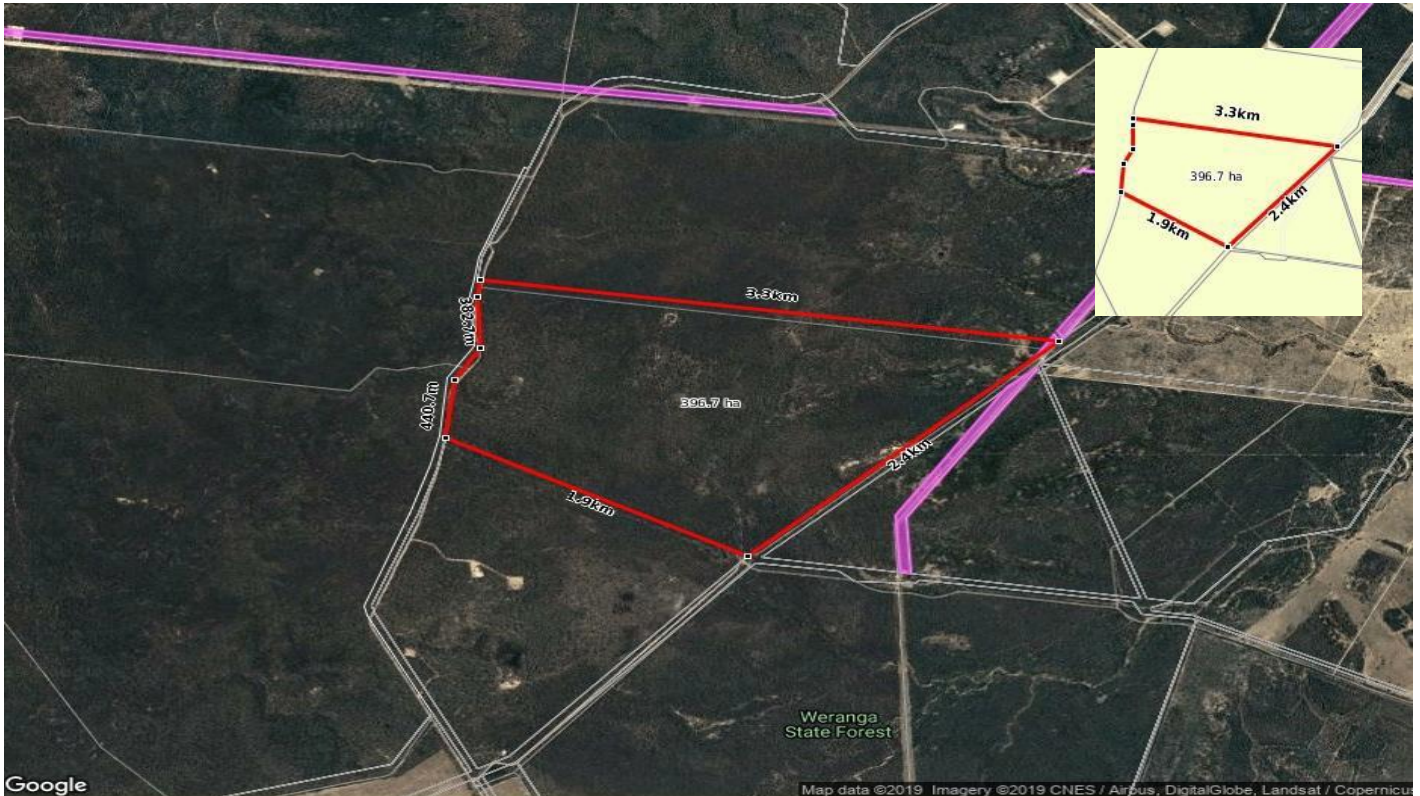


pricefinder

PROPERTY REPORT

0 DAANDINE KUMBARILLA ROAD, KUMBARILLA, OLD

0 DAANDINE-KUMBARILLA RD, KUMBARILLA, QLD 4405



Owner Details

Owner Name(s): JENNIFER MARY & DOMENICO & CLEMENTE CRISCI

Owner Address: 54 ASHGROVE AV, ASHGROVE QLD 4060

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Vacant Land - Freehold [Issuing]

RPD: L4 DY457

Valuation Amount: \$122,000 - Unimproved on 30/06/2017

Valuation Amount: \$135,000 - Unimproved on 30/06/2016

Land Use: VACANT - LARGE HOUSESITE

Zoning: Rural and Rural Activity

Council: WESTERN DOWNS REGIONAL

Features:



Area: 396.7 ha

Area \$/m2: \$0

Water/Sewerage:

Property ID: 1873417 / QLD3116416

UBD Ref:

UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 10,000	30/01/2012	THE TRUSTEE OF THE PROPERTY OF VINCENT...	396.7 ha	Part Sale	No
\$ 30,000	26/07/2005	CRISCI; INTERNATIONAL SHOOTING ASSOCIATION	396.7 ha	Part Sale	No
\$ 20,000	20/02/2003	FRANKS	396.7 ha	Normal Sale	No
\$ 1	01/11/1999	AUSTRALIAN INDOOR RANGE CONSTRUCTION...	396.7 ha	Normal Sale	Yes

Sales History

DAANDINE KUMBARILLA RD, KUMBARILLA



Sale Price: \$10,000 (Part Sale)

Sale Date: 30/01/2012

Parties Related: No

RPD: L4 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning:

Valuation Amount: \$150,000 (01/10/2010)

Council: WESTERN DOWNS REGIONAL

Area: 396.7 ha

Features:

Area \$/m2: \$0

Vendor: THE TRUSTEE OF THE PROPERTY OF VINCENT CRISCI A BANKRUPT

Vendor Address: PILOT PARTNERS175 EAGLE STREET, BRISBANE, QLD, 4000, AUS

Purchaser: DOMENICO CRISCI

Purchaser Address: 54 ASHGROVE AVENUE, ASHGROVE, QLD, 4060, AUS

DAANDINE KUMBARILLA RD, KUMBARILLA



Sale Price: \$30,000 (Part Sale)

Sale Date: 26/07/2005

Parties Related: No

RPD: L4 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$70,000 (01/10/2004)

Council: WESTERN DOWNS REGIONAL

Area: 396.7 ha

Features:

Area \$/m2: \$0

Vendor: CLEMENTE CRISCI; INTERNATIONAL SHOOTING ASSOCIATION

Vendor Address: 166 BRAUN STREET, DEAGON, QLD, 4017, AUS

Purchaser: VINCENZO & JENNIFER MARY & CLEMENTE & DOMENICO CRISCI

Purchaser Address: 54 ASHGROVE AVENUE, ASHGROVE, QLD, 4060, AUS

DAANDINE KUMBARILLA RD, DUCKLO (R)



Sale Price: \$20,000 (Normal Sale)

Sale Date: 20/02/2003

Parties Related: No

RPD: L4 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$37,000 (01/10/2000)

Council: WESTERN DOWNS REGIONAL

Area: 396.7 ha

Features:

Area \$/m2: \$0

Vendor: RICHARD FRANKS

Vendor Address: 7 LATHE STREET, VIRGINIA, QLD, 4014, AUS

Purchaser: INTERNATIONAL SHOOTING ASSOCIATION

Purchaser Address: 2222 SANDGATE ROAD, BOONDALL, QLD, 4034, AUS

DAANDINE KUMBARILLA RD, DUCKLO (R)



Sale Price: \$1 (Normal Sale)

Sale Date: 01/11/1999

Parties Related: Yes

RPD: L4 DY457:PAR WERANGA



Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$28,000 (01/10/1998)

Council: WESTERN DOWNS REGIONAL

Area: 396.7 ha

Features:

Area \$/m2:

Vendor: AUSTRALIAN INDOOR RANGE CONSTRUCTION COMPANY PTY LTD

Vendor Address: 7 LATHE STREET, VIRGINIA, QLD, 4014, AUS

Purchaser: CLEMENTE CRISCI; RICHARD FRANKS

Purchaser Address: 7 LATHE ST, VIRGINIA, QLD, 4014, AUS

Nearby Planning & Development

Please check with the local council for Planning & Development Applications that may affect this property

For Sale History

Current Listing Status: N/A

Days Listed:

% Listing Change:

No for sale information available for this property.

For Rent History

Current Rental Status: Not For Rent

No rental information available for this property.

KUMBARILLA - Sales Statistics (Vacant Lands)

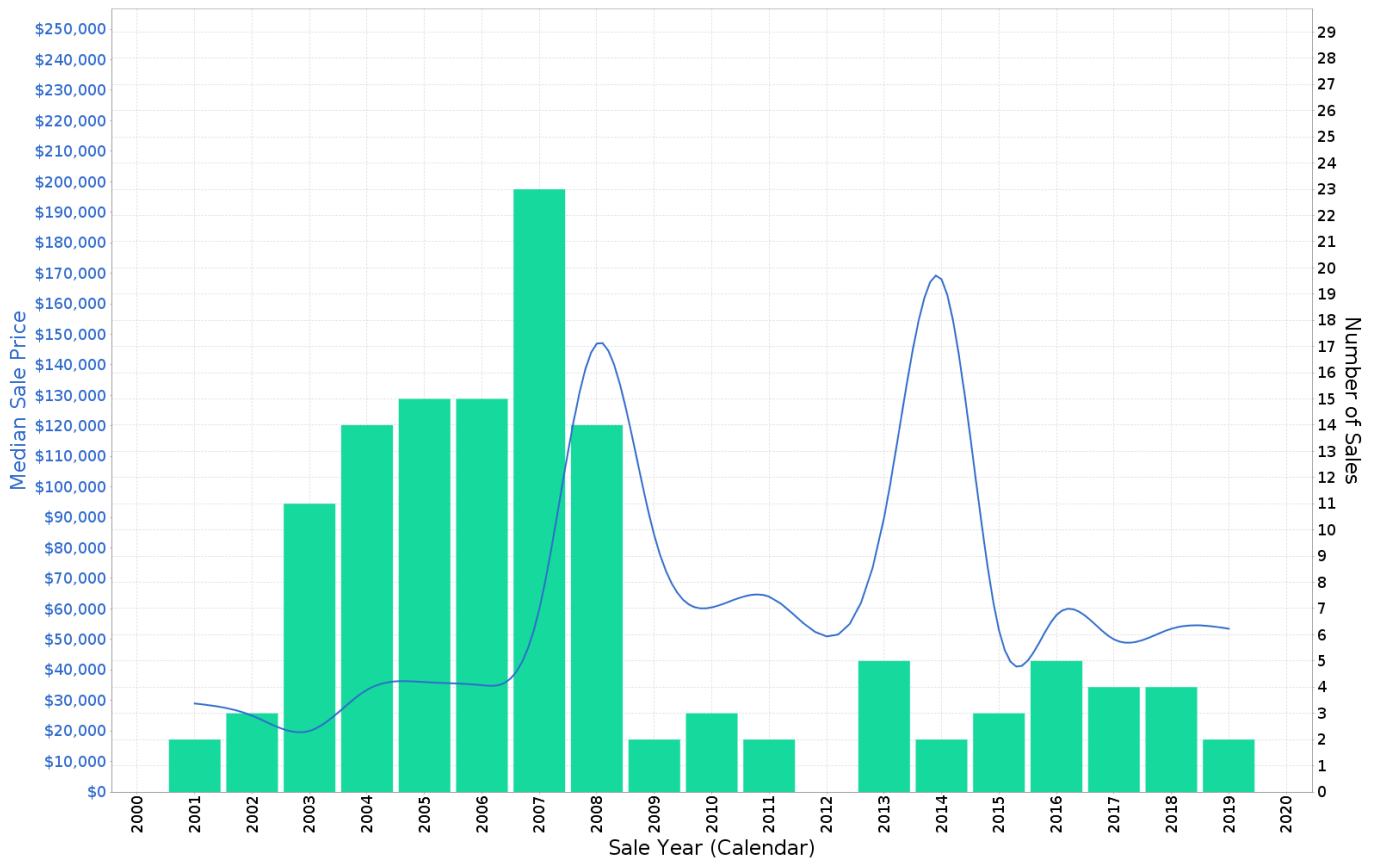
Year	# Sales	Median	Growth	Low	High
2001	2	\$ 29,000	0.0 %	\$ 10,000	\$ 48,000
2002	3	\$ 25,000	-13.8 %	\$ 7,000	\$ 32,000
2003	11	\$ 20,000	-20.0 %	\$ 15,000	\$ 140,000
2004	14	\$ 33,500	67.5 %	\$ 5,000	\$ 162,500
2005	15	\$ 36,000	7.5 %	\$ 15,000	\$ 85,000
2006	15	\$ 35,000	-2.8 %	\$ 18,500	\$ 200,000
2007	23	\$ 60,000	71.4 %	\$ 35,000	\$ 210,000
2008	14	\$ 147,000	145.0 %	\$ 45,000	\$ 375,000
2009	2	\$ 84,000	-42.9 %	\$ 38,000	\$ 130,000
2010	3	\$ 60,500	-28.0 %	\$ 58,000	\$ 61,000
2011	2	\$ 64,000	5.8 %	\$ 64,000	\$ 64,000
2012	0				
2013	5	\$ 90,000	0.0 %	\$ 60,000	\$ 358,000
2014	2	\$ 168,000	86.7 %	\$ 50,000	\$ 286,000
2015	3	\$ 53,000	-68.5 %	\$ 36,000	\$ 57,500
2016	5	\$ 58,000	9.4 %	\$ 45,000	\$ 108,000
2017	4	\$ 50,000	-13.8 %	\$ 45,000	\$ 85,000
2018	4	\$ 53,500	7.0 %	\$ 48,000	\$ 62,500
2019	2	\$ 53,500	0.0 %	\$ 52,000	\$ 55,000

Median Sale Price

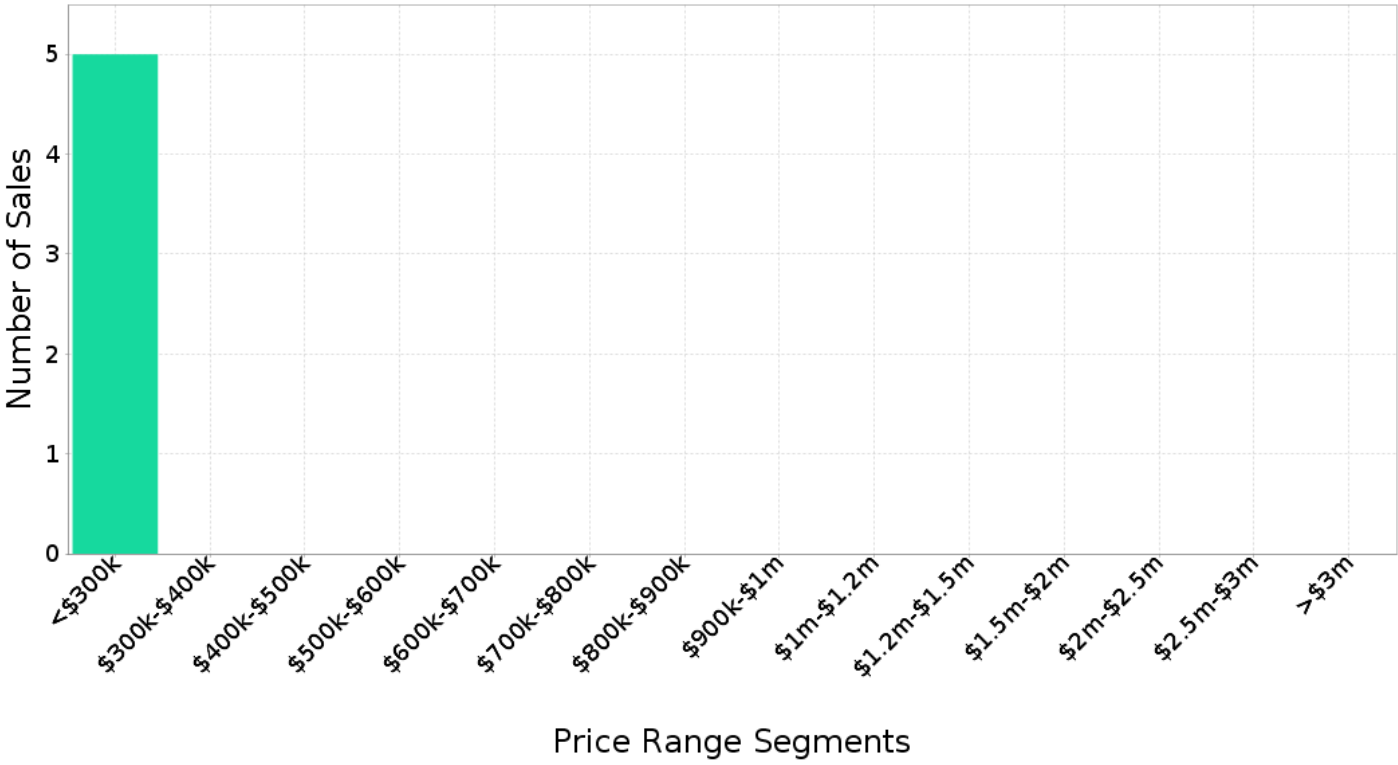
N/A

Suburb Growth

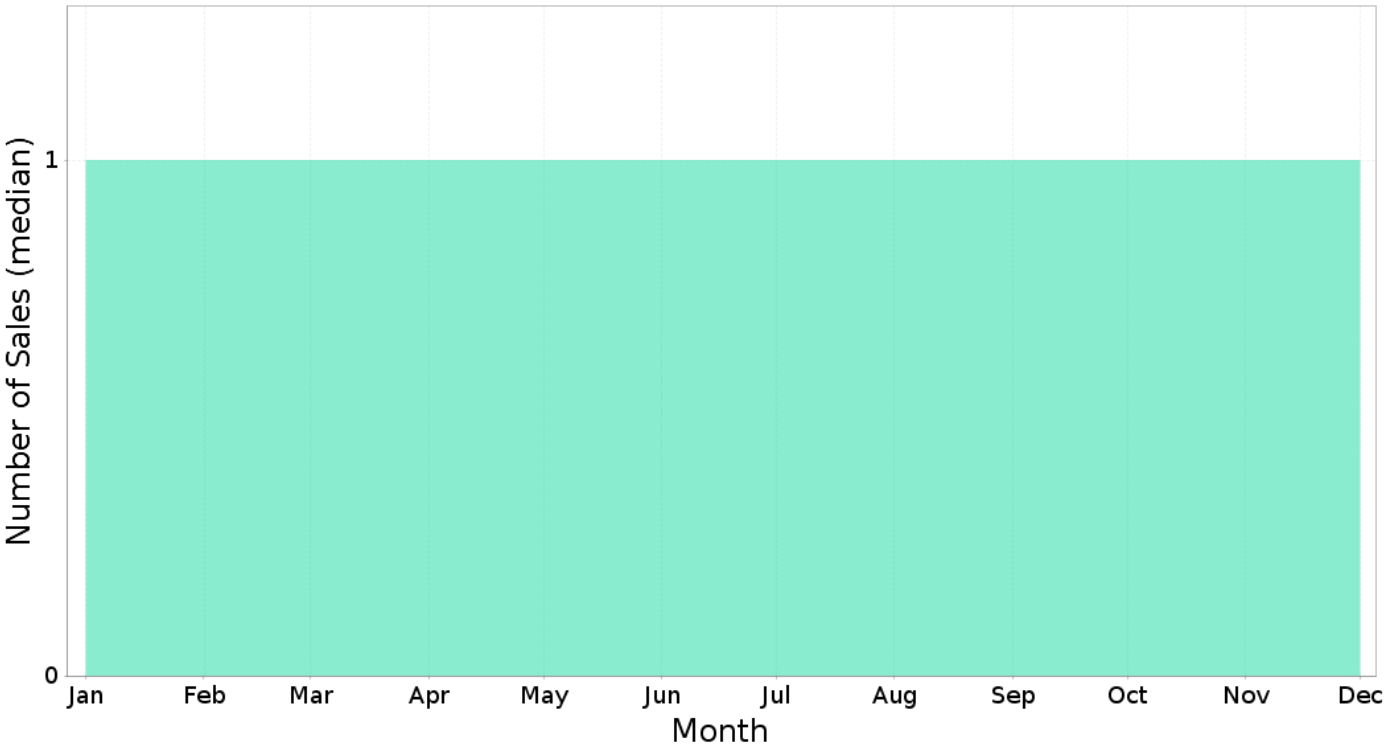
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Price Segmentation



Peak Selling Periods

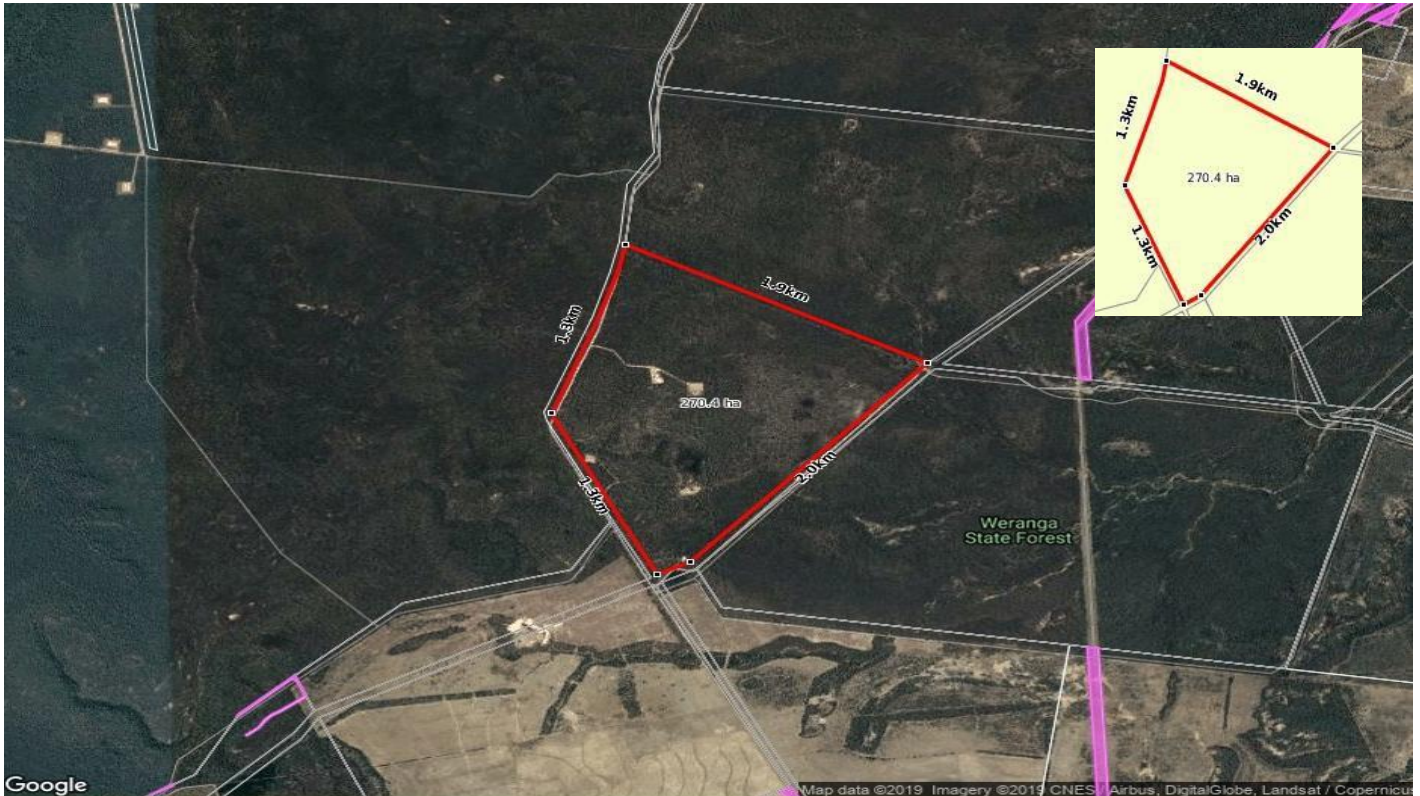


pricefinder

PROPERTY REPORT

0 DAANDINE KUMBARILLA ROAD, KUMBARILLA, OLD

0 DAANDINE-KUMBARILLA RD, KUMBARILLA, QLD 4405



Owner Details

Owner Name(s): MICHAEL JAMES CASSIDY
 Owner Address: 11 ARGYLL ST, CABOOLTURE QLD 4510
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Vacant Land - Freehold [Issuing]
 RPD: L30 DY457
 Valuation Amount: \$95,000 - Unimproved on 30/06/2017
 Valuation Amount: \$106,000 - Unimproved on 30/06/2016
 Land Use: VACANT - LARGE HOUSESITE
 Zoning: Rural and Rural Activity
 Council: WESTERN DOWNS REGIONAL
 Features:

Area: 270.4 ha
 Area \$/m2: \$0
 Water/Sewerage:
 Property ID: 1873421 / QLD3116415
 UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 150,000	17/04/2008	ACHESON; NUERNBERG	270.4 ha	Normal Sale	No
\$ 68,000	13/12/2004	HAN; NGUYEN	270.4 ha	Normal Sale	No
\$ 48,950	18/02/1993	FRANK WELLS CONSTRUCTIONS PTY LTD	270.4 ha	Normal Sale	No
\$ 450,000	27/02/1991	HEADSHIP PTY LTD	2,010 ha	Normal Sale	No

Sales History

DAANDINE KUMBARILLA RD, KUMBARILLA



Sale Price: \$150,000 (Normal Sale)

Sale Date: 17/04/2008

Parties Related: No

RPD: L30 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$63,000 (01/10/2004)

Council: WESTERN DOWNS REGIONAL

Area: 270.4 ha

Features:

Area \$/m2: \$0

Vendor: MICHAEL JOHN ACHESON; SONIA ELIZABETH NUERNBERG

Vendor Address: 7 THORNLAWS STREET, DURACK, QLD, 4077, AUS

Purchaser: MICHAEL JAMES CASSIDY

Purchaser Address: 11 ARGYLL STREET, CABOOLTURE, QLD, 4510, AUS

DAANDINE KUMBARILLA RD, KUMBARILLA



Sale Price: \$68,000 (Normal Sale)

Sale Date: 13/12/2004

Parties Related: No

RPD: L30 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$33,000 (01/10/2000)

Council: WESTERN DOWNS REGIONAL

Area: 270.4 ha

Features:

Area \$/m2: \$0

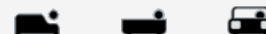
Vendor: TAE SUNG HAN; HUE THI NGUYEN

Vendor Address: 52 HEEB STREET, BUNDALL, QLD, 4217, AUS

Purchaser: MICHAEL JOHN ACHESON; SONIA ELIZABETH NUERNBERG

Purchaser Address: 7 THORNLAWS STREET, DURACK, QLD, 4077, AUS

DAANDINE KUMBARILLA RD, DUCKLO (R)



Sale Price: \$48,950 (Normal Sale)

Sale Date: 18/02/1993

Parties Related: No

RPD: L30 DY457:PAR WERANGA

Property Type: Vacant Land

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$24,500 (31/03/1992)

Council: WESTERN DOWNS REGIONAL

Area: 270.4 ha

Features:

Area \$/m2: \$0

Vendor: FRANK WELLS CONSTRUCTIONS PTY LTD

Vendor Address: DAANDINE-K'LLA RD, DUCKLO (R), QLD, 4405, AZZ

Purchaser: HUE THI NGUYEN; TAE S HAN

Purchaser Address: 52 HEEB STREET, BUNDALL, QLD, 4217, AUS

364, DUCKLO (R)



Sale Price: \$450,000 (Normal Sale)

Sale Date: 27/02/1991

Parties Related: No

RPD: L3,5 DY129 & L4,30 DY457 & L3 RP194959:PAR WERANGA



Property Type: House

Land Use: VACANT - LARGE

Zoning: RURAL (OLD)

Valuation Amount: \$64,000 (31/03/1989)

Council: WESTERN DOWNS REGIONAL

Area: 2,010 ha

Features:

Area \$/m2: \$0

Vendor: HEADSHIP PTY LTD

Vendor Address: 3517 PACIFIC HIGHWAY, SLACKS CREEK, QLD, 4127, AUS

Purchaser: ARNOKAZ PTY LTD

Purchaser Address: 444 LOGAN ROAD, STONES CORNER, QLD, 4120, AUS

Nearby Planning & Development

Please check with the local council for Planning & Development Applications that may affect this property

For Sale History

Current Listing Status: N/A

Days Listed:

% Listing Change:

No for sale information available for this property.

For Rent History

Current Rental Status: Not For Rent

No rental information available for this property.

KUMBARILLA - Sales Statistics (Vacant Lands)

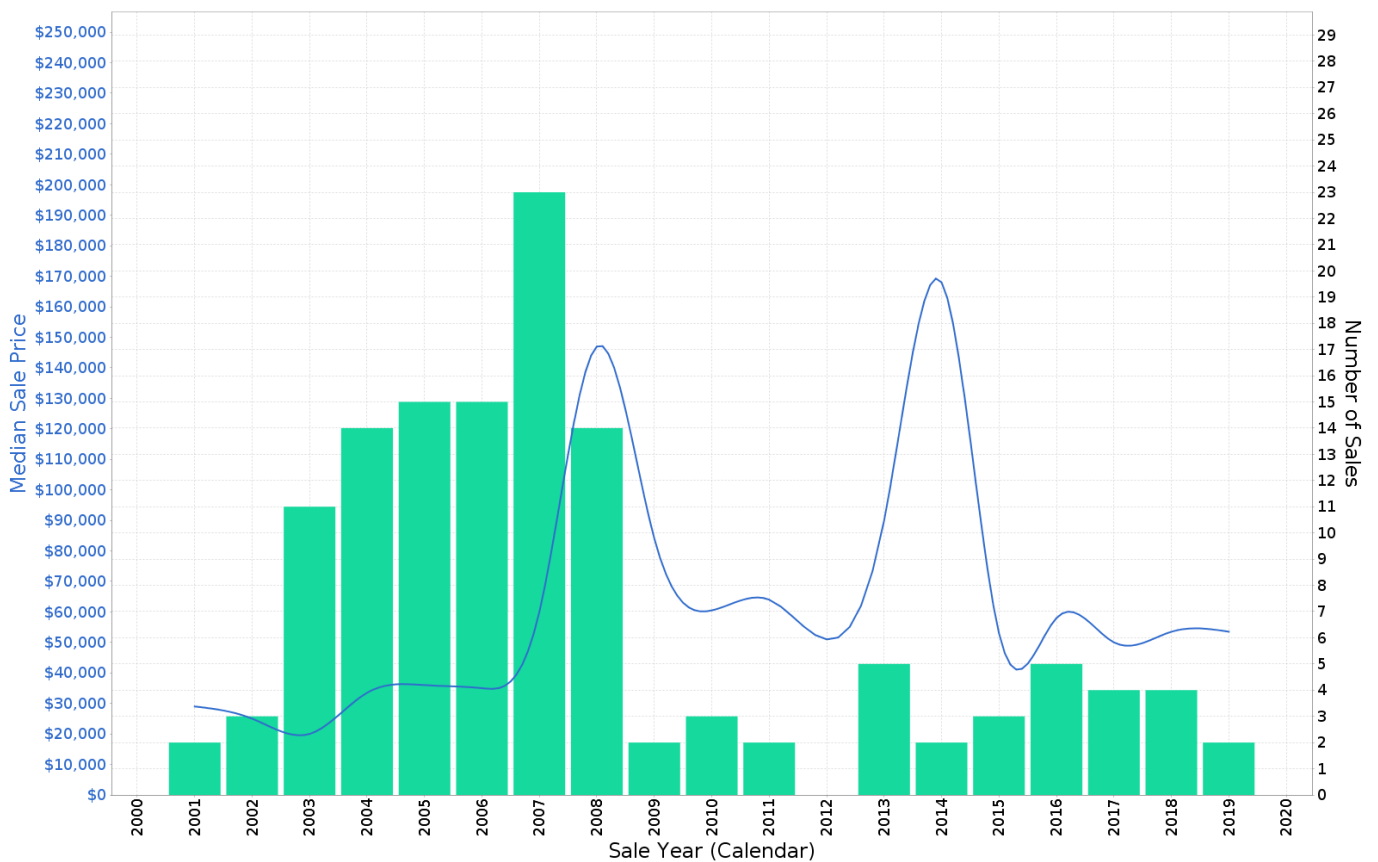
Year	# Sales	Median	Growth	Low	High
2001	2	\$ 29,000	0.0 %	\$ 10,000	\$ 48,000
2002	3	\$ 25,000	-13.8 %	\$ 7,000	\$ 32,000
2003	11	\$ 20,000	-20.0 %	\$ 15,000	\$ 140,000
2004	14	\$ 33,500	67.5 %	\$ 5,000	\$ 162,500
2005	15	\$ 36,000	7.5 %	\$ 15,000	\$ 85,000
2006	15	\$ 35,000	-2.8 %	\$ 18,500	\$ 200,000
2007	23	\$ 60,000	71.4 %	\$ 35,000	\$ 210,000
2008	14	\$ 147,000	145.0 %	\$ 45,000	\$ 375,000
2009	2	\$ 84,000	-42.9 %	\$ 38,000	\$ 130,000
2010	3	\$ 60,500	-28.0 %	\$ 58,000	\$ 61,000
2011	2	\$ 64,000	5.8 %	\$ 64,000	\$ 64,000
2012	0				
2013	5	\$ 90,000	0.0 %	\$ 60,000	\$ 358,000
2014	2	\$ 168,000	86.7 %	\$ 50,000	\$ 286,000
2015	3	\$ 53,000	-68.5 %	\$ 36,000	\$ 57,500
2016	5	\$ 58,000	9.4 %	\$ 45,000	\$ 108,000
2017	4	\$ 50,000	-13.8 %	\$ 45,000	\$ 85,000
2018	4	\$ 53,500	7.0 %	\$ 48,000	\$ 62,500
2019	2	\$ 53,500	0.0 %	\$ 52,000	\$ 55,000

Median Sale Price

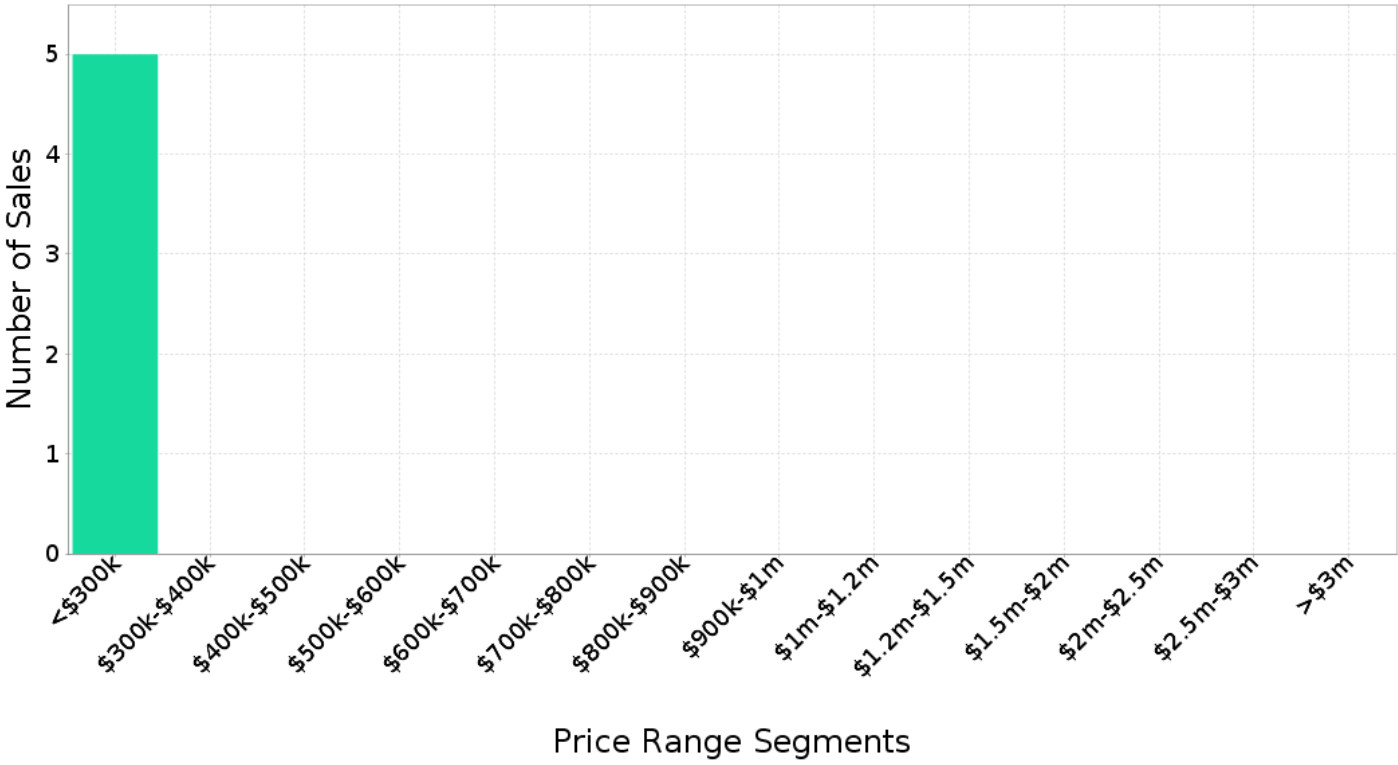
N/A

Suburb Growth

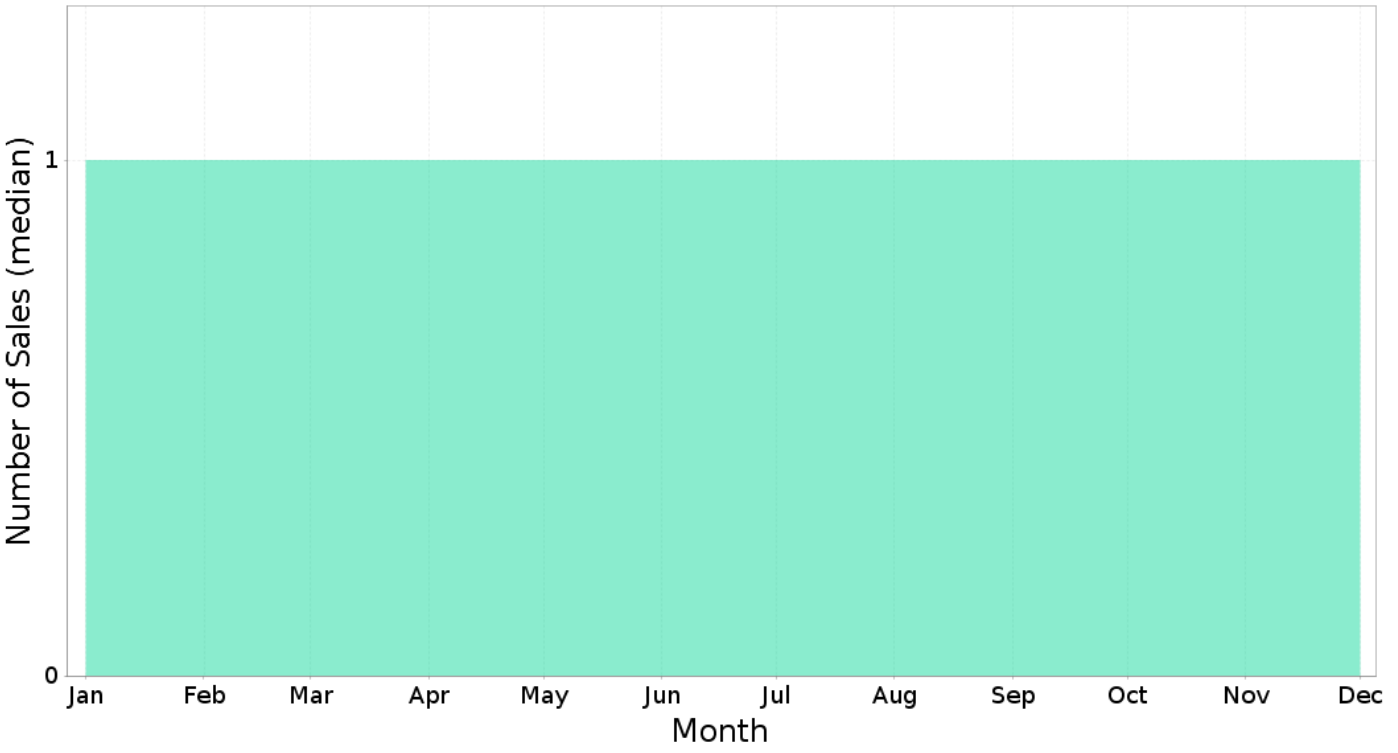
N/A



Price Segmentation



Peak Selling Periods





SALES REPORT

KUMBARILLA 4405

Sales Map





Sales Search Report - Semi Detailed Report

Search Criteria

Locality: KUMBARILLA
Postcode: 4405

Sale Date: 25/12/2000 to 25/06/2019
Sale Price: Any
Land Size: 265 ha to 515 ha

Attributes: Any
Property Type: Vacant Land

Search Summary

Records: 7

	Price	Days	Area
Lowest	\$ 20,000		2,704,000 m ²
Highest	\$ 375,000		4,177,000 m ²
Average	\$ 188,143		3,554,286 m ²
Median	\$ 150,000		3,967,000 m ²

KUMBARILLA LA, KUMBARILLA

Sale Price: \$286,000 (Normal Sale)

Sale Date: 27/03/2014

Parties Related: No

RPD: L16 SP215354:PAR DAANDINE



Property Type: Vacant Land
Valuation: \$295,000 (01/10/2012)

Land Use: VACANT - LARGE HOUSESITE
Council: WESTERN DOWNS REGIONAL

Zoning:
Area: 417.7 ha

Features:

Area \$/m²: \$0

Vendor: YUSUF ISMAIL LIMBADA

Purchaser: QGC PTY LIMITED

WONOKA, 1992 KUMBARILLA LA, KUMBARILLA

Sale Price: \$358,000 (Normal Sale)

Sale Date: 26/04/2013

Parties Related: No

RPD: L8 RP194938:PAR WERANGA



Property Type: Vacant Land
Valuation: \$122,000 (01/10/2011)

Land Use: VACANT - LARGE HOUSESITE
Council: WESTERN DOWNS REGIONAL

Zoning:
Area: 311.6 ha

Features:

Area \$/m²: \$0

Vendor: ROBERT MAXWELL & RODNEY JOSEPH & MAUREEN ADELE WARD

Purchaser: TRUMBY SUPER PTY LTD

KUMBARILLA RD, KUMBARILLA

Sale Price: \$375,000 (Normal Sale)

Sale Date: 04/06/2008

Parties Related: No

RPD: L16 SP215354:PAR DAANDINE

Property Type: Vacant Land
Valuation: \$69,000 (01/10/2004)

Land Use: VACANT - LARGE HOUSESITE
Council: WESTERN DOWNS REGIONAL

Zoning: RURAL (OLD)
Area: 417.7 ha

Features:

Area \$/m²: \$0

Prepared on 25/06/2019 by Jarrad PA, 08 93416611 at O'Rourke Realty Investments. © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

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Vendor: WACAL INVESTMENTS PTY LTD

Purchaser: YUSUF ISMAIL LIMBADA




* Agents advice or pending sale

** Agents advices, price withheld.




DAANDINE KUMBARILLA RD, KUMBARILLA

Sale Price: \$150,000 (Normal Sale)	Sale Date: 17/04/2008	Parties Related: No
RPD: L30 DY457:PAR WERANGA		  
Property Type: Vacant Land	Land Use: VACANT - LARGE HOUSESITE	Zoning: RURAL (OLD)
Valuation: \$63,000 (01/10/2004)	Council: WESTERN DOWNS REGIONAL	Area: 270.4 ha
Features:		Area \$/m2: \$0
Vendor: MICHAEL JOHN ACHESON; SONIA ELIZABETH NUERNBERG		
Purchaser: MICHAEL JAMES CASSIDY		

DAANDINE KUMBARILLA RD, KUMBARILLA

Sale Price: \$68,000 (Normal Sale)	Sale Date: 13/12/2004	Parties Related: No
RPD: L30 DY457:PAR WERANGA		  
Property Type: Vacant Land	Land Use: VACANT - LARGE HOUSESITE	Zoning: RURAL (OLD)
Valuation: \$33,000 (01/10/2000)	Council: WESTERN DOWNS REGIONAL	Area: 270.4 ha
Features:		Area \$/m2: \$0
Vendor: TAE SUNG HAN; HUE THI NGUYEN		
Purchaser: MICHAEL JOHN ACHESON; SONIA ELIZABETH NUERNBERG		

364, KUMBARILLA

Sale Price: \$60,000 (Normal Sale)	Sale Date: 20/09/2004	Parties Related: No
RPD: L3 DY129:PAR WERANGA		  
Property Type: House	Land Use: VACANT - LARGE HOUSESITE	Zoning: RURAL (OLD)
Valuation: \$37,000 (01/10/2000)	Council: WESTERN DOWNS REGIONAL	Area: 403.5 ha
Features:		Area \$/m2: \$0
Vendor: RHONDA JEAN WALL		
Purchaser: COLIN JOHN & PATRICIA ANN LINDSEY		

DAANDINE KUMBARILLA RD, DUCKLO (R)

Sale Price: \$20,000 (Normal Sale)	Sale Date: 20/02/2003	Parties Related: No
RPD: L4 DY457:PAR WERANGA		
Property Type: Vacant Land	Land Use: VACANT - LARGE HOUSESITE	Zoning: RURAL (OLD)
Valuation: \$37,000 (01/10/2000)	Council: WESTERN DOWNS REGIONAL	Area: 396.7 ha
Features:		Area \$/m2: \$0



Vendor: RICHARD FRANKS

Purchaser: INTERNATIONAL SHOOTING ASSOCIATION

* Agents advice or pending sale
** Agents advices, price withheld.

Appendix B: Statutory Declaration

Form 1
QUEENSLAND

Oaths Act 1867

STATUTORY DECLARATION

I, **Robert Saunders**, of **10 Oakwood Street Capalaba 4157**, do solemnly and sincerely declare that:

I can confirm the land selection process for the Kumbarilla Renewable Energy Park (K-REP) looked at several sites and followed a process. The pre-requisite was being close to Electrical and Gas infrastructure to align with the Hydrogen Agenda.

The land selection involved doing a search of land close to the infrastructure and physically writing to the landowners. Only two landowners replied to this process, Mr. Haas and Mr. Crisci.

The reply from Mr Hass was a handwritten letter indicating a desire to sell the land at an elevated cost. The reply from Mr Domenico Crisci was via a telephone call where he indicated the need to talk to his son Clemente Crisci, which subsequently led to a meeting and mutual interest. Resultingly, along with the original site, we now had 2 additional site options to consider where there was a commercial opportunity, leading to negotiations, albeit it a lease was preferred hindering the land owned by Mr Hass as challenging to progress with.

Of the three sites commercially available at the time, all had vegetation, a feature of the Western Downs Region, whilst a solar farm needs to connect to a substation in order to deploy its energy into the transmission lines. Connecting directly into an overhead line is more challenging and sometimes prohibitive at this scale of project (100MW).

The chosen Impact Site (L4 DY 457) was substantially closer to the substation (one of Powerlinks largest) being only 0.85km away. Considering this, the chosen site has advantages over the alternative original site (Lots 10/11 Kumbarilla Lane, Dalby) which required 8.3km as a minimum (if in a straight line) of easement, 60m wide. At the time of the site selection and even today, the land of the proposed site's vegetation is considered of least concern or regrowth by the Queensland Government.

The chosen site also sites within three existing Petroleum leases, PL 273, PL275 and PL466 and the landlord has previously been made a commercial offer for gas wells by Shell QGC.

The Korean Government are the co-investors in this project. Hydrogen has been part of their agenda from the very beginning. This can be seen in a press article from December 2020 where I am quoted about the Hydrogen agenda – *“there’s going to come a tipping point in Australia, where the commercial economics of selling electrons will be less valuable than using them to create hydrogen”*; by then, he says Kumbarilla and future Elecseed projects will be well placed to switch the bulk of their output to H2 production, for either export or local consumption”

and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.

I declare that the contents of this statutory declaration are true and correct. Where the contents of this declaration are based on information and belief, the contents are true to the best of my knowledge and I have stated the source of that information and grounds for the belief.

I understand that it is a criminal offence to provide a false matter in a declaration, for example, the offence of perjury under section 123 of the Criminal Code.

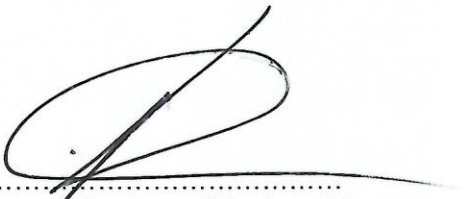
I state that:

- A. ~~This declaration was made in the form of an electronic document.*1~~
- B. ~~This declaration was electronically signed.*2~~
- C. ~~This declaration was made, signed and witnessed under part 6A of the Oaths Act 1867.*3~~

(*delete whichever statements are not applicable)

DECLARED by

Robert Saunders.....
[insert full name of declarant]

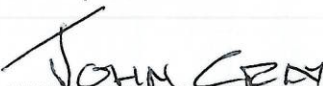



.....
[signature of declarant / substitute signatory*]


at ... Brisbane.....
[insert place where declarant is located]

12th June 2023
.....
[date]

In the presence of:


.....
[insert full name of witness]


.....
[signature of witness]


.....
[insert type of witness]⁴

.....12.06.2023.....
[date]

.....
[insert name of law practice / witness's place of employment]⁵
*delete if not applicable



**Appendix C:
Selected Site Location
Map**

PPL 153

PPL 171

PL 273

Shell OGC Ruby Jo Compression Station

Shell OGC Ruby Jo Camp

Kumbarilla Park Substation

Shell OGC Ruby Jo Brine Storage Dam

Shell OGC Ruby Jo Central Gas Processing Facility


PL 275

PL 466

Legend

- Braemar to Bulli Creek 330 kV
- Kumbarilla Park to Jordan 275 kV
- Gas Pipelines
- Petroleum Lease Boundary
- Disturbance Extent
- Lot Boundary
- Project Extent





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elecseed.

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