

## **For the urgent consideration of the Expert Panel**

### **In response to the applicant's site selection criteria (Appendix 1 - 18<sup>th</sup> December 2025)**

#### **Electricity Transmission and Transformer substation**

The legal team for the applicant has suggested that the panel should not concern themselves with the availability of high voltage, high volume electricity at the proposed site. They would prefer that the panel left this as a issue to be negotiated between WEL Networks and themselves. However, the matter of the extraordinary power demand has been fundamental to this proposal from the start. It must not be ignored now for the convenience of the applicant.

As the infrastructure required to achieve this exceptional power supply is substantial and therefore the associated adverse environmental effects would also be substantial, it is imperative that all parties have the ability to scrutinise and assess the applicant's plans.

There exists significant doubt as to whether WEL Networks has the ability to supply the required power to the applicant's proposed site. The expert panel could ask WEL Networks directly, to provide definitive proof that they are able to supply the required electrical capacity and how they propose to do this. If they can not, then the proposed smelter site is fatally flawed.

This is an issue that we raised in our initial comments and has taken on increased importance after reading (Appendix 1), the statement of assessment of alternative locations, by Vipin Garg  
It is particularly informative to consider the site selection criteria that the applicant used.

In discussing the suitability of the proposed site, Mr. Garg makes the statement that the site met the criteria of being in a good location

because “*main transmission power lines are on the right side of the motorway and close by*”. These power lines that he referred to are established on our property. The implication of this statement is that from the very outset of his initial planning Mr. Garg has intended to use our neighbouring property to facilitate his private development.

The last possible place to establish a termination point in the high powered transmission lines would be as they turn to cross State Highway One. This site is hundreds of meters away from the proposed smelter site.

Being directly affected by the potential grid exit point, potential transmission power lines and likely transformer substation associated with this proposal not to consider these significant adverse effects it is an outrage.

Clearly, Transpower, WEL Networks and National Green Steel are in some clandestine backroom negotiation which must be progressing in the background. This negotiation involves the use of our property and yet we are denied the opportunity to participate, have not been consulted on this issue and denied any access to the planning that must have already occurred.

It is important that the panel is in no doubt that there have not been any negotiations between Transpower, WEL Networks, or National Green Steel with us regarding these substantial adverse environmental effects on our property. No agreement with us on this issue exists and furthermore the panel should be aware that we will never agree to this abuse of our environment and wellbeing.

If the applicant cannot demonstrate that there exists a legal mechanism which they can use, to force their private development on our property, then their site has a fatal flaw. Being fatally flawed the panel must encourage the applicant to withdraw their application and abandon this project at this site before more time and resource is wasted.

Another fact has been highlighted in Mr. Garg's statement (Appendix 1). The fact that the smelter proposal would require at least 30 hectares of usable footprint to accommodate the plant. Having a sale and purchase agreement on this relatively small rural block at Hampton Downs Mr. Garg would have known that he would not have sufficient land area available to establish a solar farm of any meaningful size.

The site was never going to be big enough to accommodate a solar farm, so from the very outset of the initial fast-track application the applicant knew they would not be able to provide their own sustainable electricity, but still made solar power a fundamental facet of their initial fast-track application. This fact made in our opinion the initial fast-track application signed by Mr. Vipin Garg, fraudulent.

The criteria developed for National Green Steel's site assessment process included

***“Reasonable level of direct separation from neighbours e.g. not in a rural-residential area.”***

The inclusion of this criteria is a clear indication that the applicant was fully aware that the proposed smelter would produce significant negative environmental effects beyond the sites boundaries. Perversely Mr. Garg went on to sign his initial fast-track application stating that the proposal would have no adverse effects.

Furthermore in assessing the various potential sites on this particular criteria Mr. Garg can be seen to be planning on using the sites adjoining neighbouring properties to provide a buffer zone for his private benefit. The site at Hampton Downs Road is too small to provide an adequate buffer zone for the planed polluting activities and adverse environmental effects.

## **Flawed assessment of the selected location**

1. The land is not appropriately zoned.
2. There is no direct access the high powered, high volume electricity required.
3. Access from Hampton Downs road is inadequate as it is based on a shared residential driveway.
4. The size of the selected property is inadequate to establish any meaningful buffer zone with neighbouring properties.
5. Lack of distance from a large number of adjacent residents at Spring Hill Corrections facility

In conclusion, it is clear that the proposed smelter site is significantly flawed on multiple points.

We thank you for your attention to these matters.

Yours sincerely,  
David & Wendy Saxton.