



DEVELOPMENT SIGNS

Notice of intention to commence public notification
Section 17.2 of the Development Assessment Rules

DA/82/2025

Red Hill Renewable Energy Pty Ltd

C/- Development Signs Australia Pty Ltd
admin@developmentsigns.com.au

07 33 555 030

26 November 2025

Gladstone Regional Council

PO Box 29, Gladstone Qld 4680

RE: Development application for:

- **Undefined use (Battery Storage Facility (BESS - 400MW/1600Mwh) & Substation/s (HV Switchyard and site Substation)**
- **Reconfiguring a Lot (1 into 4 Lots & access easement)**

Where: 837 Red Hill Road, BOROREN QLD 4678

On: Lot 132 FD700

Dear Sir/Madam

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

28 November 2025

DEVELOPMENT SIGNS

At this time, I can advise that I intend to:

☒ Publish a notice in:

Gladstone Today
on
27 November 2025

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

27 November 2025

and

☒ Notify the owners of all lots adjoining the premises the subject of the application

26 November 2025

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

Ben Dale



26 November 2025



Attachment 1

Proposal Plans By Gilvear Planning/
Gryphon Energy

Rutherglen Project
Site Plan

- Roads and Tracks
- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-in)
- Proposed Access Easement
- Burdening the land for the benefit of Proposed Lot 2
- Energex LV Network
- Cadastre
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
- Contains BESS
- Proposed Lot 3 - 472.2ha
- Proposed Lot 4 - 7.8ha
- Contains Switchyard
- Contains Proposed Access Easement
- Switchyard
- 15m Watercourse Setback
- Indicative Operations and Maintenance Building
/ Laydown and Parking Area
- Salinity Expression Area
- Steep Land Overlay
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)

BESS and Switchyard Layouts by Gryphon Energy. Please note these plans are indicative only and will be subject to further refinement at a later stage. Refer to the Switchyard and BESS Plan for further detail.



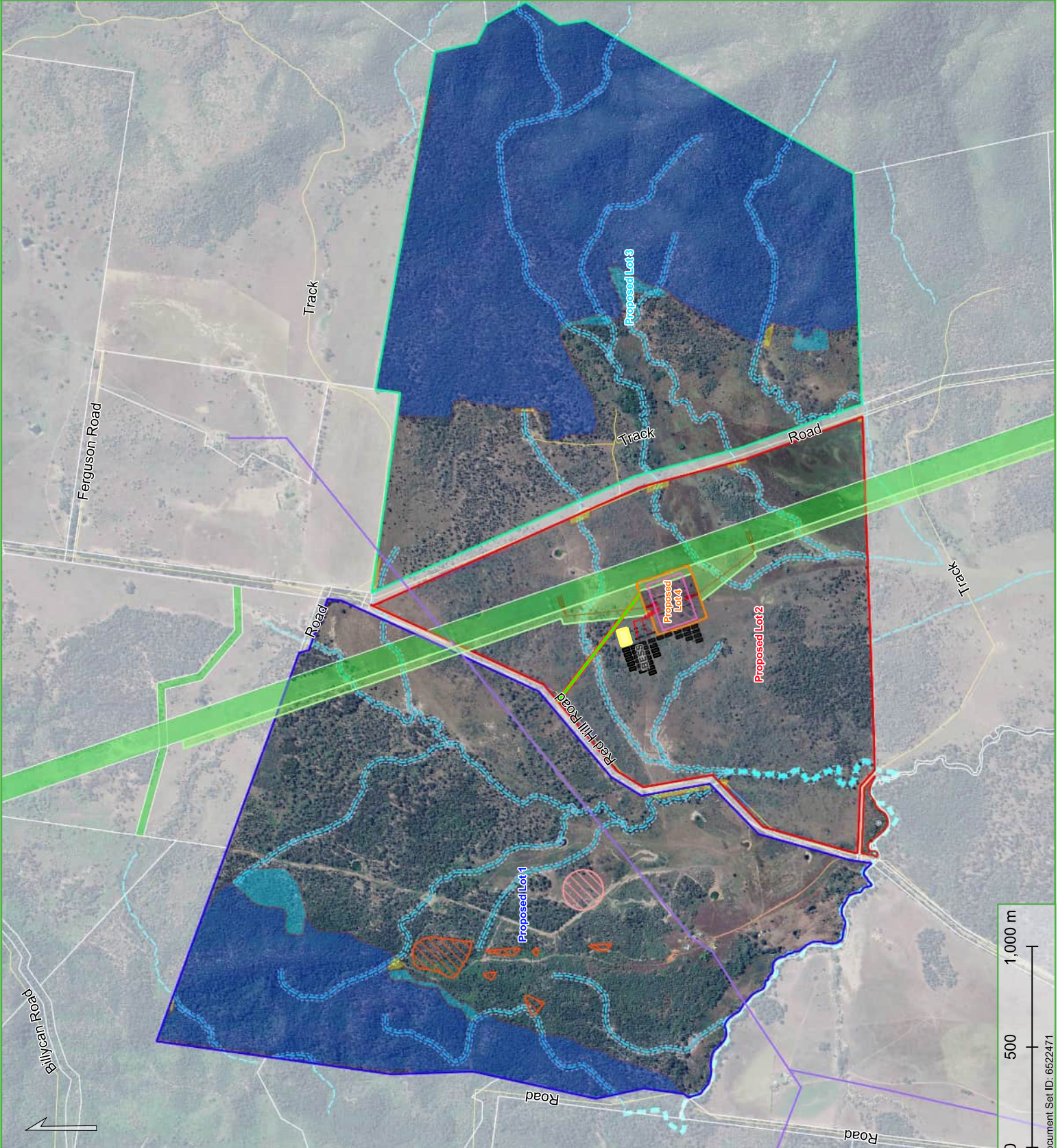
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JOB NUMBER:	J001639
CLIENT:	Gryphon Energy Pty Ltd
DATE:	22/10/2025

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Rutherglen Project
Subdivision Plan - Lot 132 on FD700

- Roads and Tracks
- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
 - Burdening Lot 4 for the benefit of Proposed Lot 2
- Cadastral
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
 - Contains BESS
- Proposed Lot 3 - 472.2ha
- Proposed Lot 4 - 7.8ha
 - Contains Switchyard
 - Contains Proposed Access Easement

BESS and Switchyard Layouts by Gryphon Energy

Please note these plans are indicative only and will be subject to further refinement at a later stage. Refer to the Switchyard and BESS Plan for further lot dimension detail.



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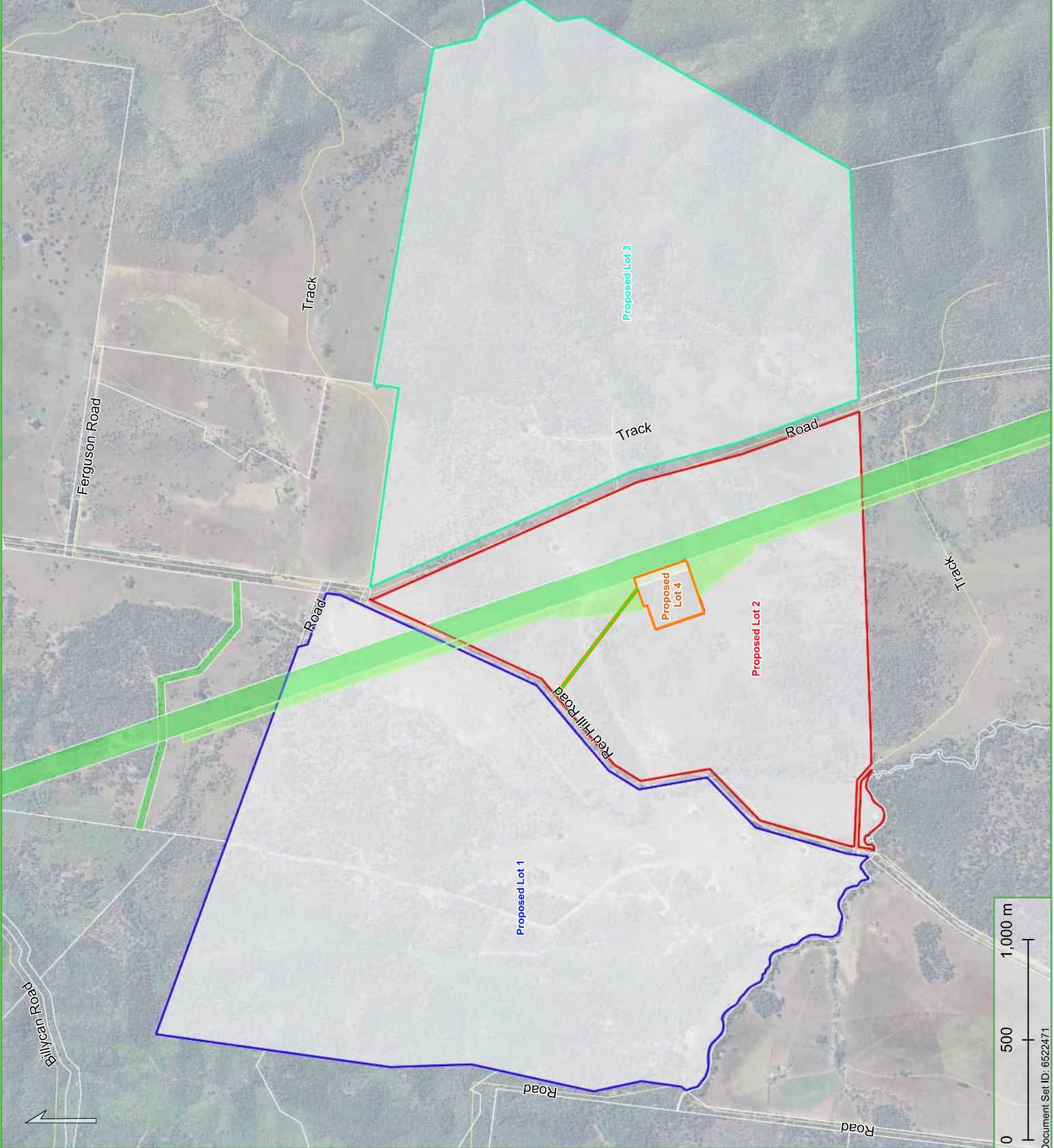
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Rutherglen Project
Switchyard and BESS

- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
- Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 4 - 7.8ha
- HV Switchyard
(235m x 175m - 4.1ha)
- Proposed 275 kV Transmission Line Cut-In
- MSES Regulated Vegetation
- Intersecting a Watercourse
- Stream Order 1 and 2
- Indicative Operations and Maintenance Building/
Laydown/ Parking Area

BESS, Switchyard Layouts, and Contour Plan
provided by Gryphon Energy

Please note these plans are indicative only and will
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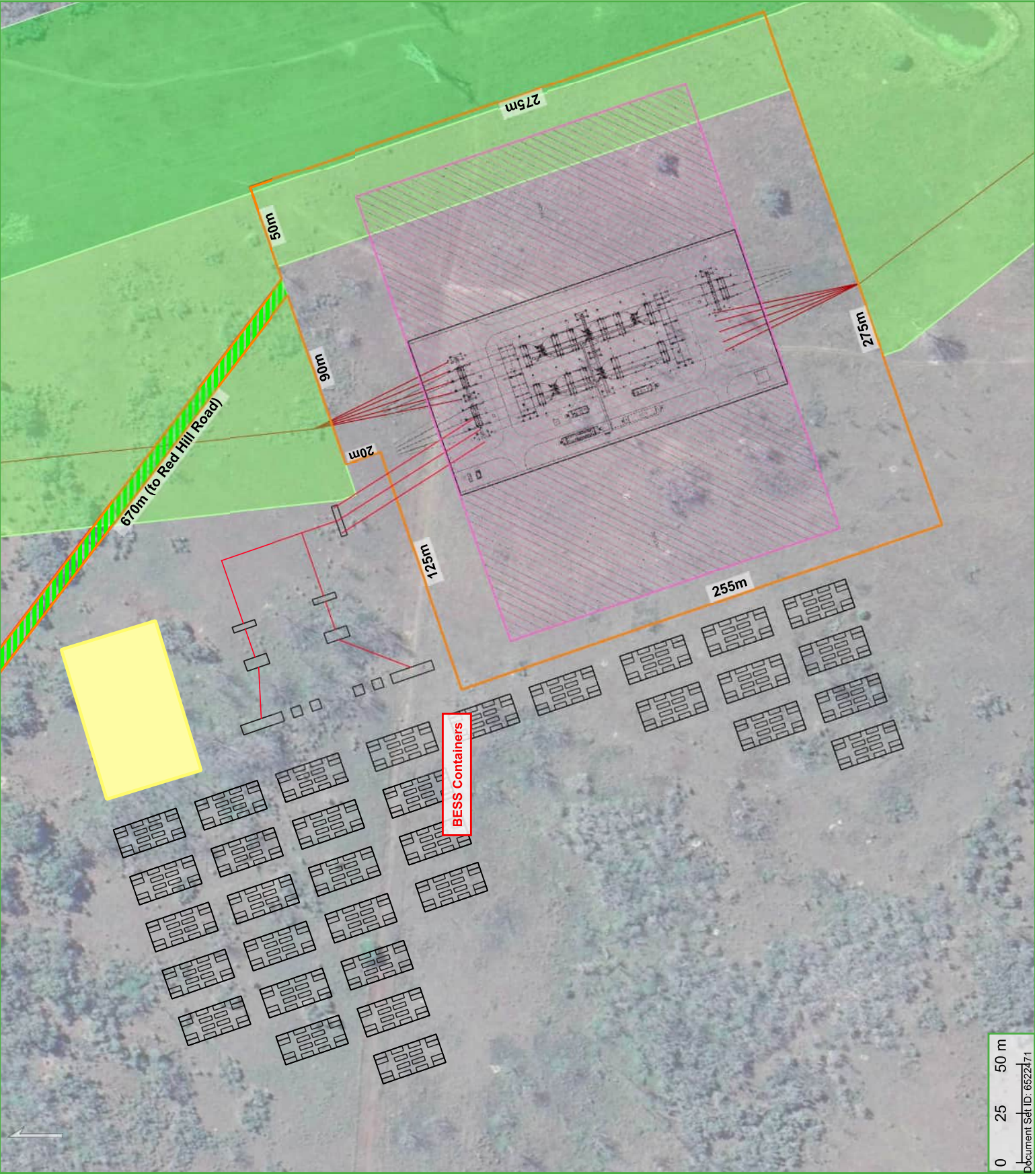
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CLIENT:	GRYPHON ENERGY PTY LTD
DATE:	21/10/2025



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Rutherglen Project
Switchyard and BESS

- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
- Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
- Proposed Lot 4 - 7.8ha
- HV Switchyard
(235m x 175m - 4.1ha)
- Proposed 275 kV Transmission Line Cut-In
- MSES Regulated Vegetation
 - Intersecting a Watercourse
 - Stream Order 1 and 2
- Category B area (Remnant vegetation)
- MSES Wildlife Habitat
(Endangered or Vulnerable)
- Indicative Operations and Maintenance Building/
Laydown/ Parking Area

BESS, Switchyard Layouts, and Contour Plan
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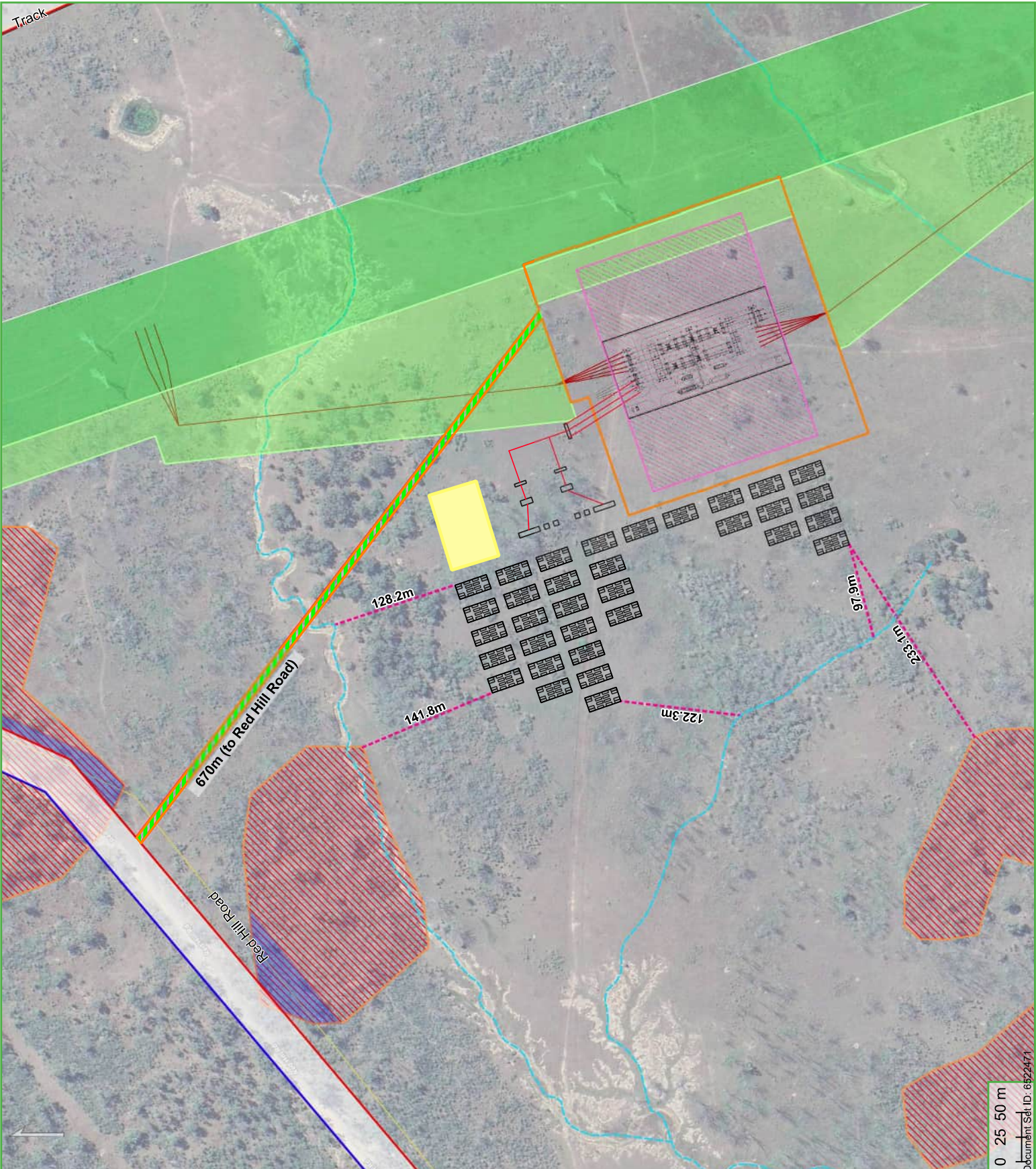
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DATE:	22/10/2025



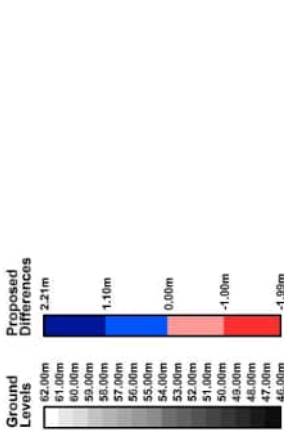
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Rutherglen Project
Switchyard and BESS
Proposed Earthworks

- HV Switchyard
(235m x 175m - 4.1ha)
- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
- Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 4 - 7.8ha
- Proposed 275 kV Transmission Line Cut-In
- Proposed Berm (~6,574m²)
- Potential Detention Areas (~5,935.4m² total)
- Indicative Operations and Maintenance Building
/ Laydown/ Parking Area



BESS, Switchyard Layouts, and Contour Plan provided by
Gryphon Energy

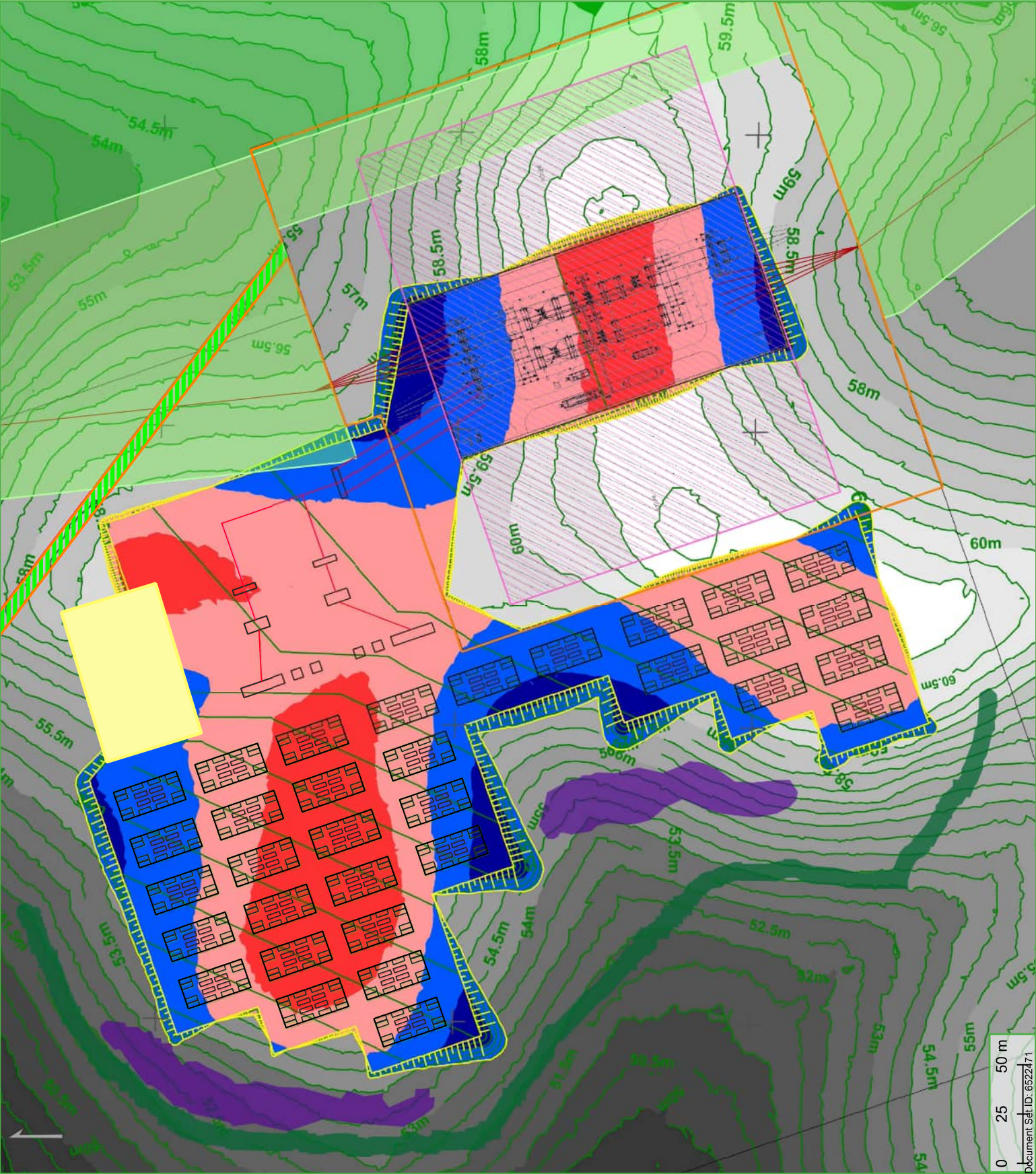
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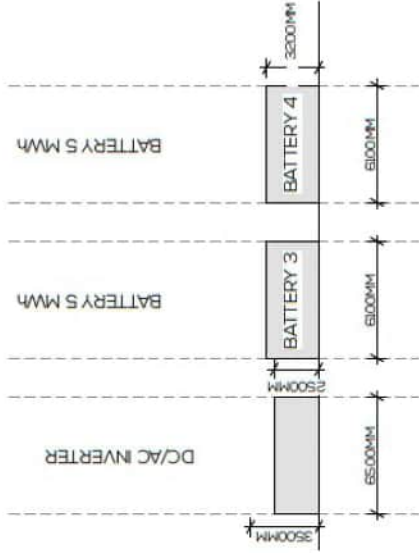
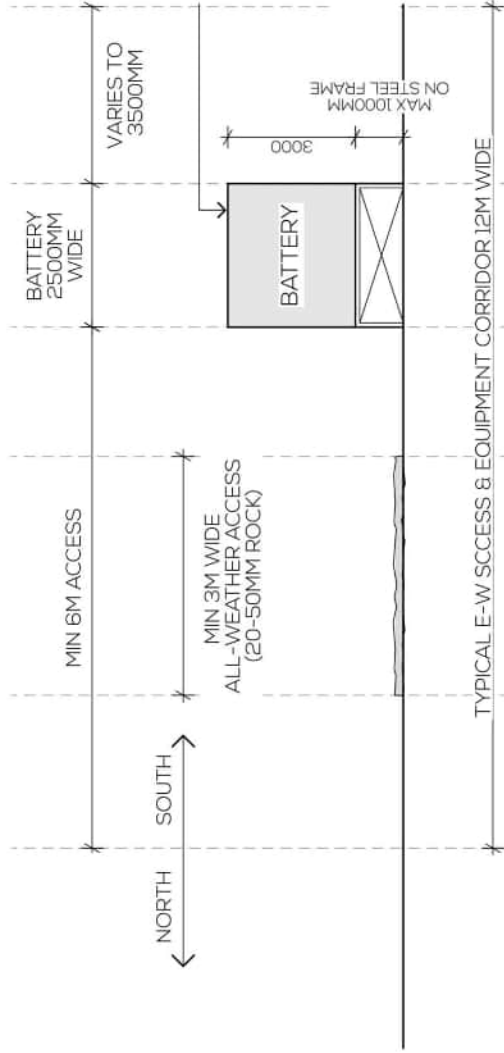
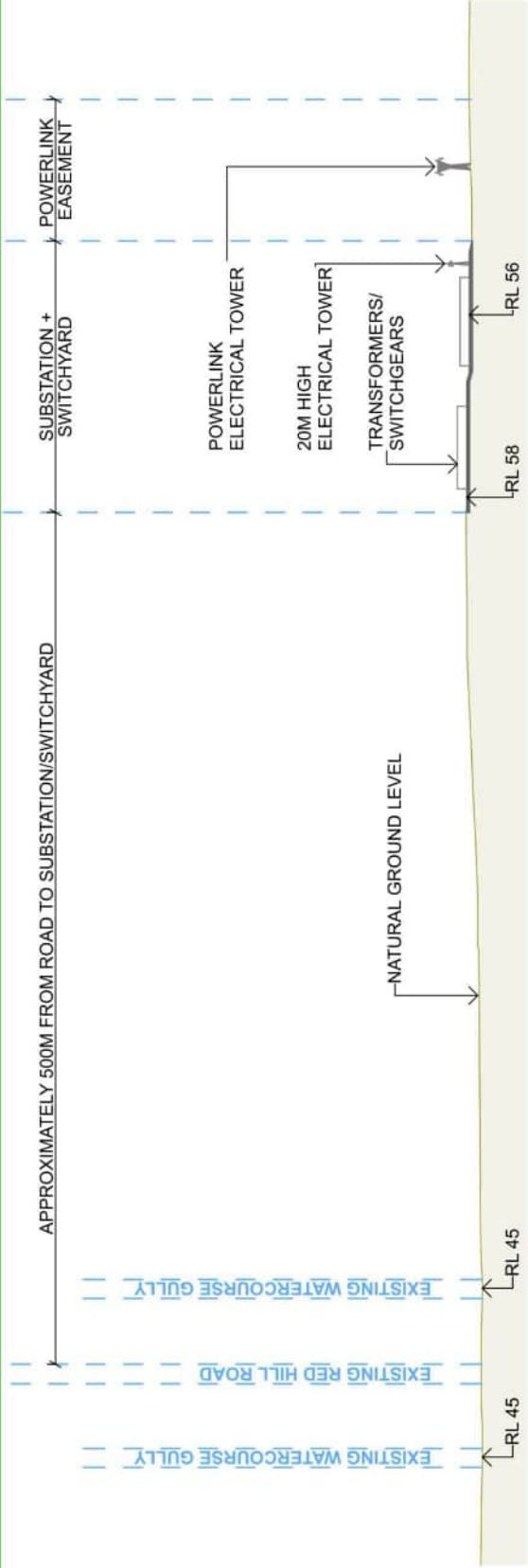
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All data provided by Gryphon Energy. Not to Scale.

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Rutherglen Project
Subdivision Plan - Lot 132 on FD700

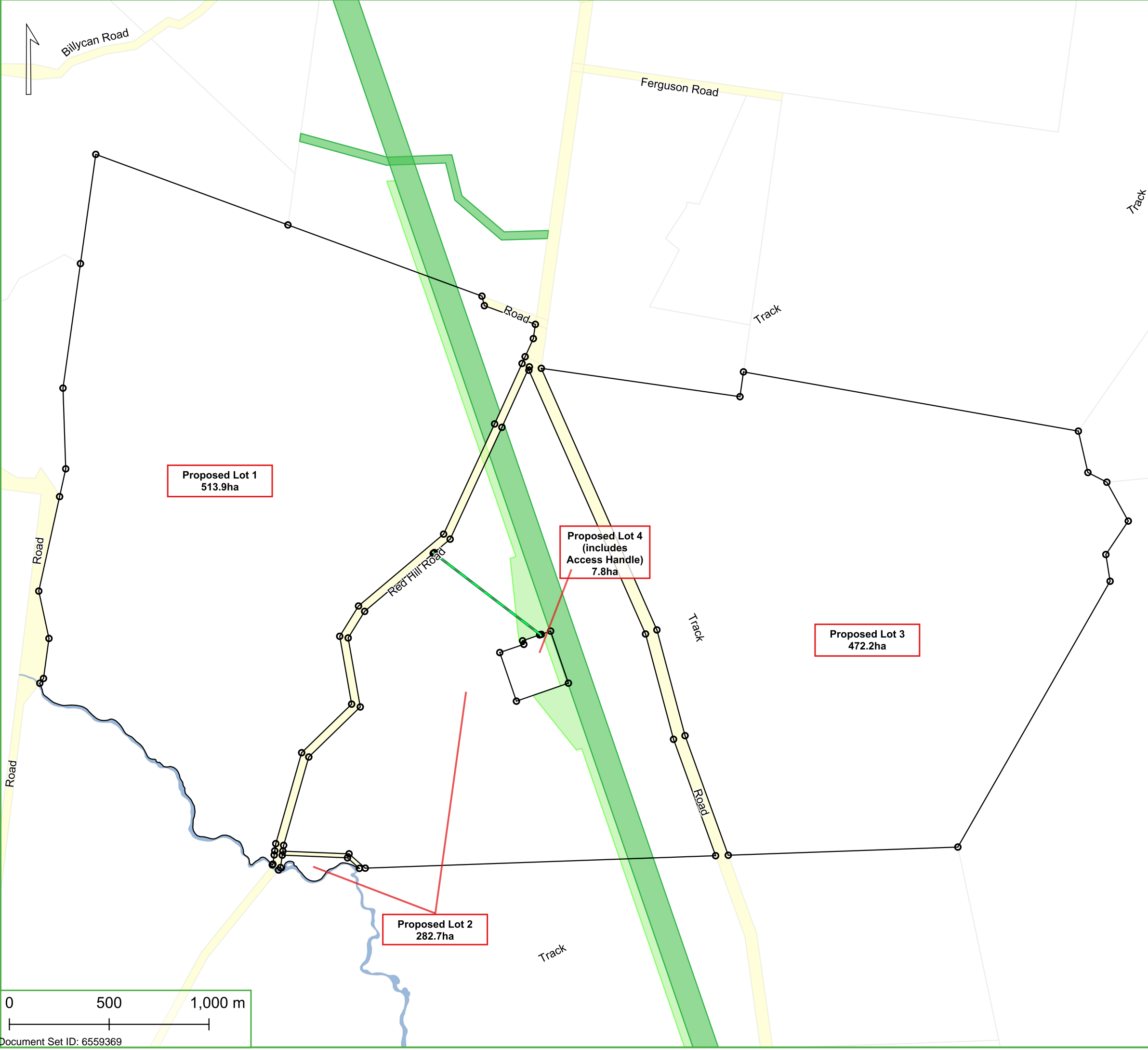
- Existing Easement
- Future Easement - 40m Wide
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- Proposed Access Easement - 8m Wide
- Burdening Lot 4 for the benefit of Proposed Lot 2
- Cadastre
- Road Reserve
- Watercourse

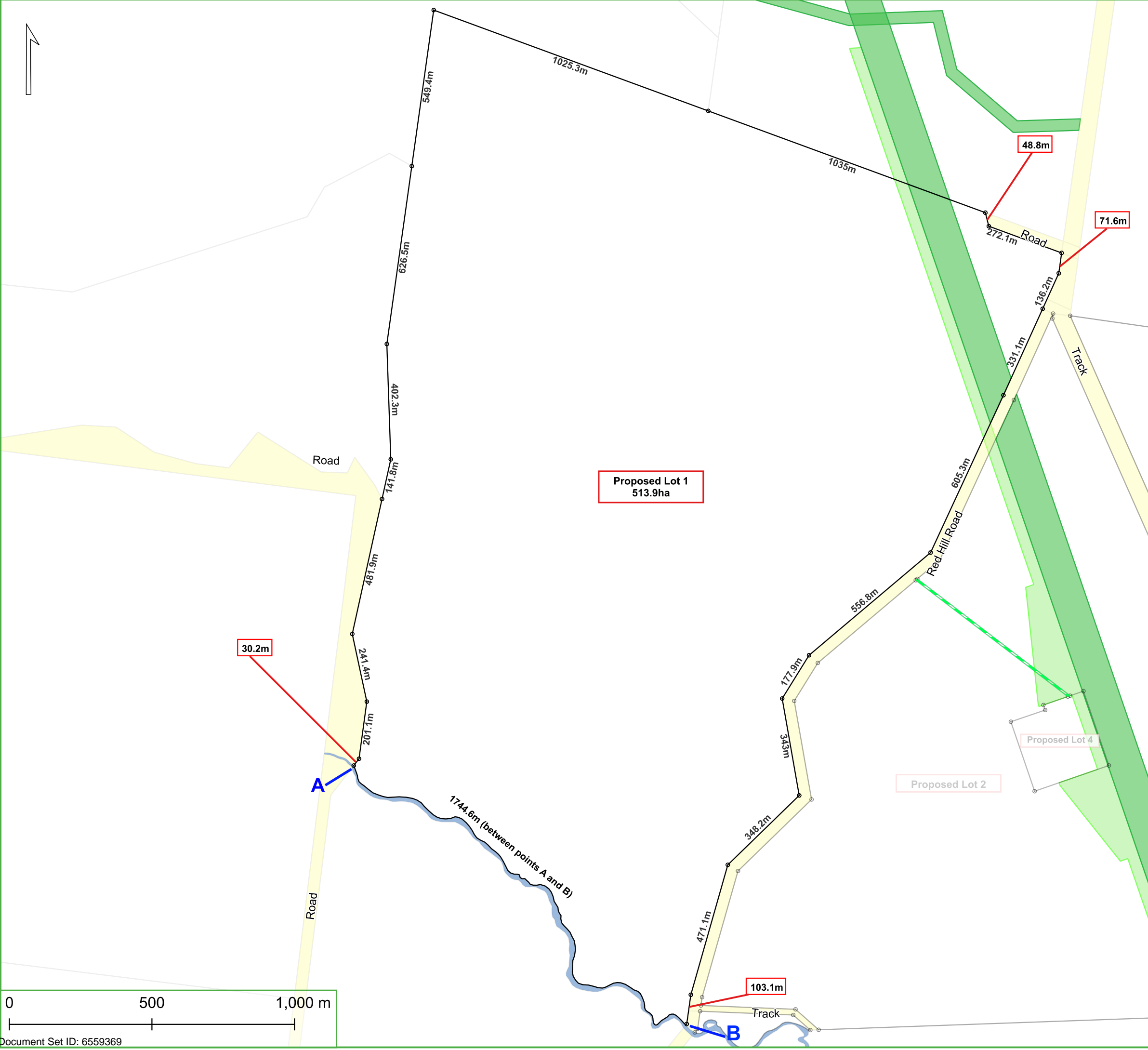


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Rutherglen Project Subdivision Plan - Proposed Lot 1

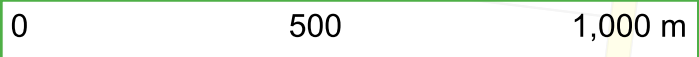
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- Road Reserve
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DATE:	25/11/2025





Proposed Lot 1
513.9ha

62m

17.1m

Proposed Lot 3
472.2ha

Proposed Lot 4
(includes
Access Handle)
7.8ha

8m wide

18.6m

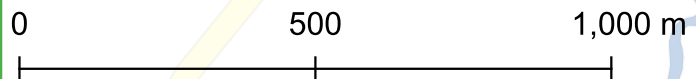
Project Site

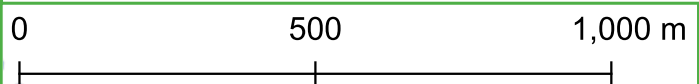
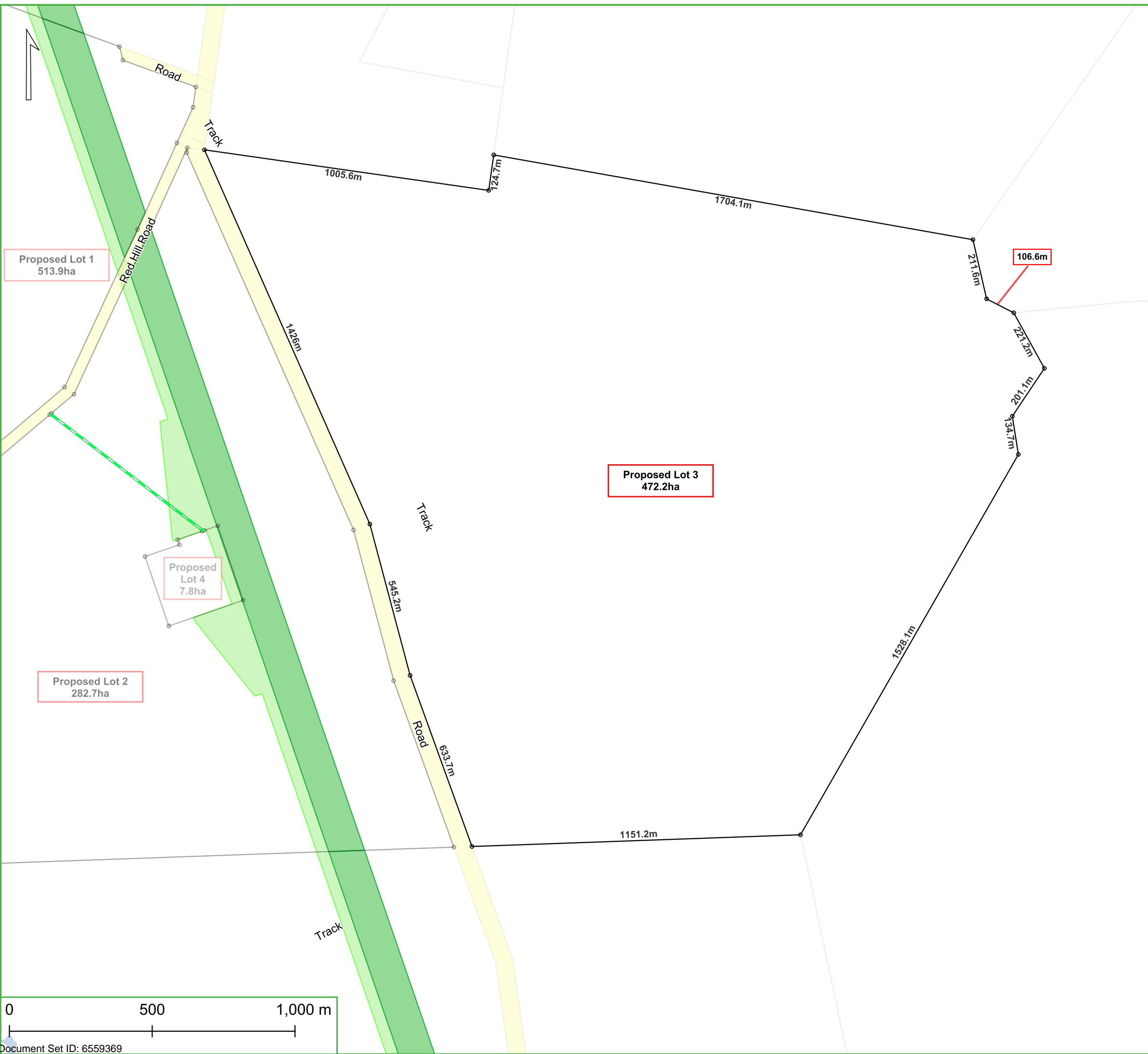
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Rutherglen Project Subdivision Plan Proposed Lot 3

- Existing Easement
- Future Easement - 40m Wide
(Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
- Burdening Lot 4 for the benefit of Proposed Lot 2
- Cadastre
- Road Reserve
- Watercourse



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