Rutherglen Project
Site Plan

- Cadastre
- Existing Easement B on FD922 (Powerlink)
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- South Pine Gladstone No 2 275kV Transmission line)
- Road Reserve
- Access - 8m Wide
- Energex LV Network
- Salinity Expression Area
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- MSES Wildlife Habitat (Endangered or Vulnerable)
- MSES Wildlife Habitat (Special Least Concern Animal)
- MSES Regulated Vegetation (Intersecting a Watercourse)
  - Stream Order 1 or 2
  - Stream Order 3
- 15m Watercourse Setback

BESS and Substation Layouts by Gryphon Energy. Please note these plans are indicative only and may be subject to further refinement at a later stage. Please refer to Setback and Subdivison Plans for further detail.



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CLIENT:	Gryphon Energy Pty Ltd
DATE:	31/03/2026

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0 500 1,000 m

Rutherglen Project
BESS and Substation Setbacks

Red Hill Road

524m (to Red Hill Road)

141.8m

126.8m

96.6m

223.9m

Substation

BESS Containers

130.6m

122.3m

Substation
(Powerlink)

143m

50.8m

101.8m

233.1m

0 50 100 150 200 m

- Existing Easement B on FD922 (Powerlink)
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
  - Burdening Lot 2 for the benefit of Lot 1
- South Pine Gladstone No 2 275kV Transmission line
- DCA Links / 275kV 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)
- Setbacks
- Substation (Powerlink) Area - (235m x 175m - 4.1ha)
- Indicative Operations and Maintenance Building / Laydown / Parking Area - (375m²)

Substation Layouts provided by Gryphon Energy

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Rutherglen Project
Subdivision Plan - Lot 132 on FD700

Proposed Lot 1
12.6ha

Proposed Lot 4
1.8ha

Proposed Lot 2
(includes
Access Handle)
8.5ha

Proposed Lot 3
1,254.1ha

0 500 1,000 m

- Existing Easement B on FD922
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
  - Burdening Lot 2 for the benefit of Lots 1 and 4
- Cadastre
- Road Reserve
- Watercourse



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Rutherglen Project
Subdivision Plan - Lot 132 on FD700

- Existing Easement B on FD922
- Future Easement - 40m Wide (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide - Burdening Lot 2 for the benefit of Lots 1 and 4
- Cadastre
- Road Reserve
- Watercourse

379.5m (From Lot 1 Boundary to Red Hill Road)
524m (Access Easement Only)
673.5m
137.8m
368.7m
131.5m
13.3m
115.6m
49.4m
145.3m
127.2m
274.1m
256.1m
275.5m
137.3m
532.4m

Proposed Lot 1
12.6ha

Proposed Lot 2
(includes Access Handle)
8.5ha

Proposed Lot 3
1,254.1ha

Proposed Lot 4
1.8ha

Refer to inset

8.5m
16.4m
18.6m
127.2m

0 50 100 150 200 m

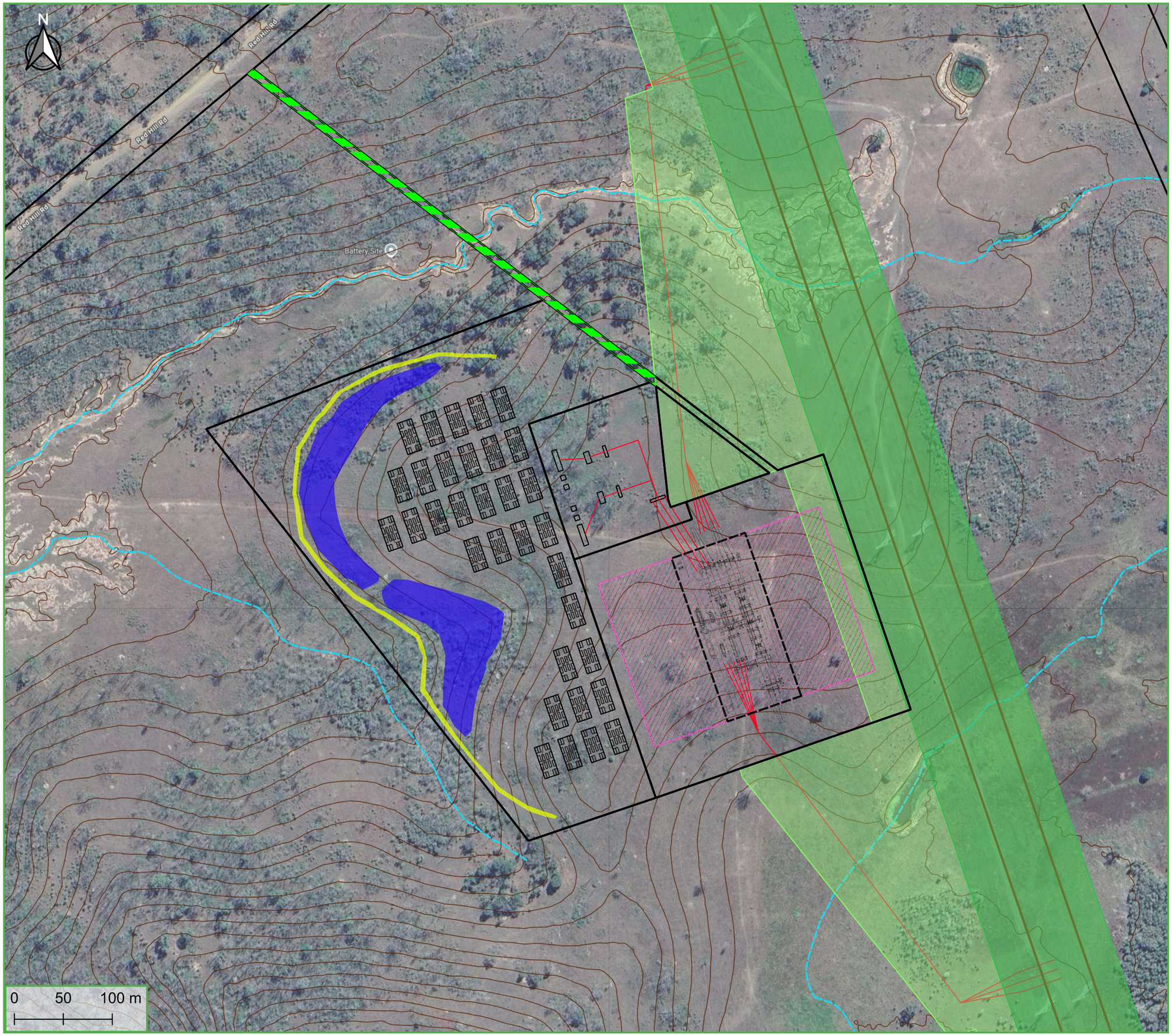


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Rutherglen Project
BESS and Substation
Proposed Earthworks

- Cadastre / Proposed Boundaries
- Existing Easement B on FD922 (Powerlink)
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- 20251022 new access easement copy
- MSES Regulated Vegetation
  - Intersecting a Watercourse
  - Stream Order 1 and 2
- Substation (Powerlink) Area (4.1ha)
- Substation Extent
- DCA Links / 275kV Transmission Line Cut-In
- South Pine Gladstone No 2 275kV
  Transmission Line
- Proposed Berms (2.8m high, ~6,574m³)
- Proposed Basins (~1.695ha total)
- Contours - 1m Interval

BESS and Switchyard Layouts provided by Gryphon Energy.

Earthworks Plans provided by WMS.

Please note these plans are indicative only and may be subject to further refinement at a later stage.

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