Attachment 3

Prelodgement Meeting Advice received from Gladstone Regional Council

Sera Rohan <sera@gilvearplanning.com.au>

RE: J001639 Request for prelodgement meeting - 837 Red Hill Road, Bororen

1 message

Nicholas Cooper <Nicholas.Cooper@gladstone.qld.gov.au> Fri, Aug 8, 2025 at 4:11 PM
To: Sera Rohan <sera@gilvearplanning.com.au>
Cc: Tegan McDonald <Tegan.McDonald@gladstone.qld.gov.au>

Hi Sera,

Thanks meeting with Council today to discuss your development proposal. As you indicated that lodgement was potentially not far away (next week) I thought in the interests of time, I would send an email to summarise a few key points that Council discussed.

- Boundary lines should take into account waterways and potentially as of right clearing for bushfire.
- Development should comply with Biodiversity code in relation to setbacks to waterways and also seek to minimise impacts in relation to waterway crossings that are necessary to service the development.
- Council suggested that a lease lot ROL proposal would better suit the temporary nature of the proposed development and assist in consideration of the rural zone codes requirement not to fragment rural land/land uses.
- Council indicated the hazards report (fire etc) will be a key document and should be aligned with the bushfire management plan, stormwater plan etc.
- Council indicated an Ecological report will be required to determine compliance with Biodiversity Code
- Council indicated revegetation/ rehabilitation of waterways was an expectation of the Biodiveristy Code, exact locations of this requirement will be a consideration of our Environment team as part of the assessment and will be reasonable and relevant.
- There was no Social Impact Process and/or community benefit program/ policy yet developed by Council to our knowledge – this will be handled by a different department of Council.
- Council didn't discuss, however would like to remind the applicant that detailed plans will be required in order for Council to consider the application properly made. (example - elevation plans, site plans, section plans, earthworks plans (earthworks were mentioned) etc etc, in order for Council to fully understand the scope and potential impacts of the proposal).

As indicated if you have any further questions or want to run any other plans by us before lodgement, please don't hesitate to contact us.

Regards

Nicholas Cooper
Planning Officer
Customer Experience

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 I **M** 0447 348 561
W www.gladstone.qld.gov.au



Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people. We pay respect to their Elders past, present and emerging. Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

From: Sera Rohan <sera@gilvearplanning.com.au>
Sent: Tuesday, July 15, 2025 9:50 AM
To: Planning (Mailbox) <planning@gladstone.qld.gov.au>
Subject: Re: J001639 Request for prelodgement meeting - 837 Red Hill Road, Bororen

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Rebecca,

Please find attached signed form. I understand that the client has paid the fee as well.

All the best,

Sera Rohan PROJECT DIRECTOR

0418 843 949

PO Box 438 Paddington QLD 4064

www.gilvearplanning.com.au

This message, with any attachments, is intended for the use of the person or entity named above, and may contain information that is private, confidential or privileged. Any unauthorised use of this material is prohibited. If you have received this communication in error, please immediately and permanently delete same. destroy any printed and / or saved copies, and contact the writer. Gilvear Planning Pty Ltd is not responsible for any loss, damage, liability or claim arising from any damage to the systems of the message recipient as a result of documents originating from Gilvear Planning Pty Ltd. Recipients receive communications at their own risk

On Mon, Jul 14, 2025 at 5:04 PM Planning (Mailbox) <planning@gladstone.qld.gov.au> wrote:

> Hi Sera,
>
> Can you please complete the attached PL application form and return to this mailbox for our application record keeping purposes.
>
> Thank you 😊
>
> Kind Regards,

GLADSTONE REGIONAL COUNCIL

Rebecca Green
Development Technical Officer
Customer Experience

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 | **W** **www.gladstone.qld.gov.au**



Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people. We pay respect to their Elders past, present and emerging. Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

From: Planning (Mailbox)
Sent: Monday, July 14, 2025 4:52 PM

To: sera@gilvearplanning.com.au
Subject: RE: J001639 Request for prelodgement meeting - 837 Red Hill Road, Bororen

Thank you Sera,

Please see the attached invoice for the fees payable for PL/23/2025.

Kind Regards,

GLADSTONE REGIONAL COUNCIL

Rebecca Green
Development Technical Officer
Customer Experience

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 | **W** **www.gladstone.qld.gov.au**



Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people. We pay respect to their Elders past, present and emerging. Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

From: Sera Rohan <sera@gilvearplanning.com.au>
Sent: Friday, July 11, 2025 11:41 AM
To: Planning (Mailbox) <planning@gladstone.qld.gov.au>
Cc: Nicholas Cooper <Nicholas.Cooper@gladstone.qld.gov.au>; Tegan McDonald <Tegan.McDonald@gladstone.qld.gov.au>
Subject: J001639 Request for prelodgement meeting - 837 Red Hill Road, Bororen

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi team,

Please see below, a link to a request for prelodgement to discuss a Battery Storage Facility (including a substation) and associated subdivision.

https://www.dropbox.com/scl/fo/5dfgzfe8k5ge9emwbprzb/ALA1NCHW2oY1FS3xA376-8c?rlkey=ra88wu3c4swadohwc76f47ykk&dl=0

We look forward to hearing from you.

All the best,

Sera Rohan PROJECT DIRECTOR

0418 843 949

PO Box 438 Paddington QLD 4064

www.gilvearplanning.com.au

This message, with any attachments, is intended for the use of the person or entity named above, and may contain information that is private, confidential or privileged. Any unauthorised use of this material is prohibited. If you have received this communication in error, please immediately and permanently delete same. destroy any printed and / or saved copies, and contact the writer. Gilvear Planning Pty Ltd is not responsible for any loss, damage, liability or claim arising from any damage to the systems of the message recipient as a result of documents originating from Gilvear Planning Pty Ltd. Recipients receive communications at their own risk

Disclaimer: This email and any attachments may contain confidential or privileged information. You must not use or disclose this information, other than for the purposes for which it was supplied. The privilege or confidentiality attached to this email and attachments is not waived by reason of mistaken delivery to you. If for whatever reason this email is received by someone other than the intended recipient, you are requested to notify the sender promptly by telephone, email or facsimile and destroy and delete all copies of the original message. Personal information will only be disclosed to a third party with your written authorisation or as required by law – Refer to Council's website for more information relating to Privacy or Right to Information.