

Appendix M

Pre-lodgement Meeting Minutes





PRELODGE MEETING ADVICE

MEETING DETAILS

Date of Meeting: Tuesday, 3 June 2025 starting approx. 11am

Council Attendees:

- Sophie Muggeridge - Planning Officer, Development Assessment
- Rod Lindsay – Development Engineer, Community Services
- Emma-Leigh Castley – Environmental Health Officer, Community Services
- Amanda Hinton – Senior Advisor Economic Development, Advanced Rockhampton

Applicant Attendees:

- [REDACTED]: Project Manager, Neoen
- [REDACTED]: Lead Project Manager, Neoen
- [REDACTED] QLD Ecology Manager, Umwelt
- [REDACTED] Principal Environmental Planner, Umwelt
- [REDACTED] Senior Environmental Planner, Umwelt

PROPOSAL:

Address: [REDACTED] South Ulam Road, Bajool

Real Property Description: Lot 38 on DT40131, Lot 100 on SP289441, Lot 33 on DT40123

Details of Proposal: Mount Hopeful BESS

The Project involves the development of a BESS and associated infrastructure, including:

- substation
- switchyard
- synchronous condenser
- transformers
- inverters
- earthing
- lightning protection poles
- laydown area

The BESS will have a capacity to deliver up to 600 megawatts (MW) of power for up to 4 hours that can be dispatched to the NEM as required. The Project will be enclosed by chain mesh security fencing and include control boxes and access/circulation around the BESS for maintenance. The Project will be mounted on a bench to accommodate the BESS and associated infrastructure and ensure potential risks and hazards to environmental pathways can be adequately managed. Overhead and underground cables will connect the BESS to the substation and then into the NEM.

Detailed design and layout of the Project will be required to meet a range of technical access and safety requirements, as well as comply with a Queensland Fire Department (QFD) endorsed Fire Safety Strategy, emergency management procedures, and the relevant Australian Standards.

Issues identified by the Applicant for discussion:

Clarification of the following key matters is sought from the pre-lodgement meeting, to assist in the timely

preparation and lodgement of required documentation to progress with the approval and construction of the Project:

- Confirm the degree to which the existing SARA approval and associated reporting for the BESS can be considered in the assessment of the development application.
- Confirm the requirements for an Ecological Assessment Report (EAR), including if any significant residual impact (SRI) assessments are required for Matters of Local Environmental Significance (MLES).
- Confirm if associated infrastructure, such as the synchronous condenser, would fall under the planning scheme definition of 'Major Electricity Infrastructure' and require approval as a stand-alone use.
- Confirm technical reporting required to support the development application and the expected level of detail required. Please also reference the policies or guidelines the assessments must address.
- Confirm the level of assessment and relevant planning scheme assessment benchmarks to be addressed in the development application.
- Confirm the relevant fees for the lodgement of the development application.
- Advise on any relevant and recent learnings from comparable projects to ensure a timely and efficient assessment.
- Advise on expectations for public notification and any recommended stakeholders to engage with.
- Provide any additional concerns that RRC would like to raise pertaining to the Project (social, environmental, siting, etc).

Supporting information/documentation provided by Applicant:

- Prelodgement request meeting letter
- Powerpoint presentation;

ADVICE

PLANNING ASSESSMENT:

Defined Use: Undefined Use (Battery Energy Storage System)

"Means the use of a premises to store energy from a transmission grid or supply network into a commercial battery storage system"

Planning Area/Zone: Rural Zone

Type of Application Required: Material Change of Use

Level of Assessment: Impact Assessment

DEVELOPMENT ASSESSMENT:

Proposed land use:

- The proposed land use is to be defined as an undefined use (battery storage system) and triggers an impact assessable development application. It would need to be demonstrated in the application material that the synchronous condenser is ancillary to the BESS or requires a combined Material Change of Use for Undefined Land Use & Major Electricity Infrastructure.
- Due to the conflict with the Rural Zone Code and Strategic Framework, the applicant would need to demonstrate what relevant matters would apply in support of the proposal and why, on balance the proposal should be supported by Council despite conflicts with the assessment benchmarks.
- Due to the application requiring public notification, it is recommended that the application material

provides detail and consideration around the noise and amenity mitigation methods to be used throughout the duration of the land use activity on the site, including both the construction and operations stage. The application should also describe how the land will be rehabilitated once the use ceases operation.

- The minimum requirements for public notification are in accordance with the Development Assessment Rules and Planning Act 2016, however it is councils' suggestion that early community consultation is completed prior to formal public notification. The location of signage during public notification stage can be discussed during the application process.
- Due to the current approval incorporating both the BESS and Windfarm component, it would need to be determined that the reporting provided for the SARA application can demonstrate the impacts and mitigation methods for the BESS as its own use rather than an ancillary use.
- Council recommends that extensive information around onsite operations during both the construction and operational stage are provided within the application material along with the below mentioned technical reporting.

Planning Scheme Information:

The sites are subject to the following overlays:

- Biodiversity Areas Overlay - MLES general
- Biodiversity Areas Overlay - MSES
- Biodiversity MSES Waterway Overlay
- Biodiversity Waterways Overlay
- Bushfire Hazard Overlay - Bushfire Hazard Buffer
- Bushfire Hazard Overlay - High Hazard
- Bushfire Hazard Overlay - Medium Hazard
- Bushfire Hazard Overlay - Very High Hazard
- Steep Land Overlay - 15-20% slope
- Steep Land Overlay - 20-25% slope
- Steep Land Overlay - 25%+ slope

The following Codes and Benchmarks will need to be assessed as part of the application:

- Strategic Framework
- Rural Zone Code
- Biodiversity Areas Overlay Code
- Bushfire Hazard Overlay Code
- Steep Land Overlay Code
- Access, Parking and Transport Code
- Landscape Code (rural requirements)
- Stormwater management code (rural requirements)
- Waste Management Code (rural requirements)
- Water and Sewer Code (rural requirements)

Reports:

Council recommends the following reports, plans and documents to accompany the development application:

- Bushfire Risk Assessment – Include an assessment of the credible hazards and risks present for the battery storage facility and access, including fire scenarios (internal and external);
- Ecological Assessment – Taking into account the impacts of the facility to flora, fauna and nearby watercourse (leeching impacts) including significant residual impact (SRI) assessments for Matters of Local Environmental Significance (MLES).
- Emergency Management Plan – The plan must be specific to the property and include strategies for hazard management of a Battery Storage Facility;
- Stormwater Management Plan (refer to engineering comments);
- Erosion and Sediment Control Plan (refer to engineering comments); and
- Acoustic Assessment report (refer to environmental health comments).

Referrals

The development application to council will also require referral to additional entities:

- Powerlink is an advice agency and will require referral due to the site being subject to an electricity easement;

General

The application fee will be calculated in accordance with councils fees and charges policy (subject to change 1st July 2025):

- \$2,357.00 + \$4,330.00 (subject to change based on application material) + \$1,040 (impact assessment fee) = \$7,727.00

DEVELOPMENT ENGINEERING UNIT:

Stormwater and Flooding:

A Site-based Stormwater Management Plan (SSMP) should be submitted for the development. The SSMP should include, but is not limited to:

- Concept stormwater layout;
- Demonstration that the proposal will not adversely affect downstream properties or infrastructure from increases or concentration of runoff; and
- Demonstration of how the existing overland flowpaths through the site are going to be managed (where applicable – if the BESS units are located within areas of the site subject to inundation).

Traffic:

A Traffic Impact Assessment (TIA) should be submitted with the application. The TIA should detail:

- Type and size of delivery vehicle(s) during construction;
- Expected traffic volumes during construction and operational phases;
- Construction period; and
- Turn Warrant Assessment to determine any required intersection works (Project access and South Ulam Road).

Depending on the type of vehicles and volumes expected, there may be a requirement to rectify any damage caused to South Ulam Road once construction has been completed.

Water and Sewer:

- The proposed development is located outside the Water Supply and Sewerage area of council.

Adequate onsite water storage (Domestic and Firefighting) will be required.

- Information is to be provided about how the fire-fighting requirement will be provided for the use;

Erosion:

- An Erosion and Sediment control plan will be required that complies with the state planning policy 2017.

Infrastructure Charges (not including actual charges)

The Adopted Infrastructure Charges are available to view on Council's Website. These are located in the Fees and Charges Section. Please see the link below.

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Infrastructure-Charges>

PUBLIC AND ENVIRONMENTAL HEALTH:

- A detailed noise impact assessment will be required that outlines the noise generated from the development and the equipment being used along with any proposed mitigation measures if required. Basic short term background noise monitoring is recommended.

The applicant can expect the following standard conditions to be placed on an approval regarding:

- External lighting complying with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*;
- Must not create an environmental nuisance with noise, light etc;
- If genuine noise nuisance complaints are received Council will request applicant to conduct monitoring and submit a report that details the monitoring undertaken and any proposed mitigation measures to Council.

OUTCOME SUMMARY:

As the proposal requires impact assessment., public notification will be required for the proposed development application in accordance with the Planning Act 2016 and the Development Assessment Rules. Due to the nature of the development as an undefined use and requirements for public notification, it is likely that the application will need to be decided at an Ordinary Council Meeting.

ADVISORY NOTE:

These notes have been provided as informal and non-binding comments and are intended for use as a guide only in providing feedback on the proposal presented to the Unit. These discussions do not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council.

[Link to DA Forms](#)

<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

[Link to Planning Schemes](#)

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Planning-Schemes-and-Studies>

[Link to Development Assessment Fees](#)

<http://www.rockhamptonregion.qld.gov.au/About-Council/Finance-Rates-and-Budget/Fees-and-Charges>



PRELODGE MEETING ADVICE

MEETING DETAILS

Date of Meeting: Tuesday, 12 August 2025 starting approx. 10:30am

Council Attendees:

- Aidan Murray – Senior Planning Officer
- Sophie Muggeridge - Planning Officer
- Rod Lindsay – Development Engineer
- Stacey Joyner – Senior Environmental Health Officer
- Emma-Leigh Castley – Senior Environmental Health Officer
- Cameron Wyatt – Coordinator Strategic Planning

Applicant Attendees:

- [REDACTED]: Project Manager, Neoen
- [REDACTED] Lead Project Manager, Neoen
- [REDACTED] – QLD State Lead, Neoen
- [REDACTED] – QLD Ecology Manager, Umwelt
- [REDACTED] – Principal Environmental Planner, Umwelt
- [REDACTED] – Senior Environmental Planner, Umwelt

PROPOSAL:

Address: [REDACTED] South Ulam Road, Bajool

Real Property Description: Lot 38 on DT40131, Lot 100 on SP289441, Lot 33 on DT40123

Details of Proposal:

Umwelt on behalf of Neoen Australia Pty Ltd (Neoen) request a following up pre-lodgement meeting with Rockhampton Regional Council (RRC) to discuss the draft Temporary Local Planning Instrument (TLPI) for Battery Storage Facilities and re-confirm the development application requirements for the Mount Hopeful Battery Energy Storage System (BESS) Project (the Project).

This request is provided subsequent to the pre-lodgement meeting held with RRC on 3 June 2025 and the associated pre-lodgement meeting minutes received on 11 June 2025. The following agenda outlines the key matters for discussion to assist in the timely preparation and lodgement of the development application for the Project.

Issues identified by the Applicant for discussion:

Draft TLPI - General

1. Confirm the extent to which RRC planning officers will have regard to the provisions stated in the draft TLPI for new development applications.
2. Confirm the effect of the TLPI (once adopted) on unapproved development applications that have been properly made and are under assessment.
3. Confirm if the TLPI (once adopted) can be retrospectively applied to approved development applications.
4. Indicate the likely timeline for public consultation and state interest review of the draft TLPI.

Draft TLPI - Development Code Provisions

Facility location (PO2):

5. Clarify the level of detail required to demonstrate compliance with this PO (noting that it is stated that a technical assessment report and plans may be required). In this scenario, is a Connection Enquiry response from Powerlink sufficient?

Amenity (PO3-PO5):

6. Re-confirm the previous advice that a landscape and visual impact assessment (LVIA) is not required to support the development application for the Project, noting the remote location, central siting within the property and limited potential for visual impacts of the proposed BESS.

Acoustic assessment measures (PO6):

7. AO6.1 and AO6.2 of the draft TLPI currently includes noise criteria developed specifically for wind farms in State Code 23: Wind Farm Development of the *State Development Assessment Provisions* (SDAP). AO6.2 notably refers to wind turbines making its application to battery projects unclear. It is noted that the planning scheme and previous pre-lodgement advice from RRC points to the Acoustic Quality Objectives (AQO) under the Environment Protection (Noise) Policy 2019 (EPP Noise) as the applicable noise criteria. As such, could RRC please confirm the following:
- What noise criteria should be applied to BESS development applications under the draft TLPI.
 - What criteria will be applied to operational BESS developments where a nuisance complaint is received.

Overall, it is considered that the AQO is the more appropriate criteria for BESS developments, noting its application in the recent State Code 26: Solar Farm Development of the SDAP.

Public safety (PO7):

8. Confirm the level of detail required to demonstrate compliance with the PO, noting the location and siting of the Project.

Hazards and Risk Mitigation (PO10):

9. Does compliance with CFA guidelines need to be demonstrated specifically to meet PO10?

Emergency Management (PO11):

10. Does compliance with AS.3745 need to be demonstrated specifically to meet PO11?

Decommissioning and rehabilitation (PO13):

11. Confirm the level of detail required to demonstrate compliance with this PO. It is proposed that the development application includes suitable commitments for decommissioning acknowledging that a condition of approval may be included requiring the preparation of a decommissioning management plan prior to the cessation of the use.

Mount Hopeful BESS Development Application

12. Re-confirm technical reporting required to support the development application and the expected level of detail. Please also reference the policies and/or guidelines the assessments must address.
13. Confirm the requirements to stage the approval and the discharge of conditions, noting the BESS is proposed to be constructed and operated in two distinct stages.

Supporting information/documentation provided by Applicant:

- Pre-Lodgement Meeting #2 Agenda – Mount Hopeful BESS

ADVICE

PLANNING ASSESSMENT:

Defined Use: Undefined Use (Battery Energy Storage System)

"Means the use of a premises to store energy from a transmission grid or supply network into a commercial battery storage system"

Planning Area/Zone: Rural Zone

Type of Application Required: Material Change of Use

Level of Assessment: Impact Assessment

DEVELOPMENT ASSESSMENT:

- Council officers may have some regard to the draft Temporary Local Planning Instrument (TLPI), however it should be noted that it is a draft document that will be subject to change. Any relevant provisions in the draft TLPI would be used to inform and guide on potential solutions on relevant matters rather than prescribes particular outcomes.
- As discussed, the Draft TLPI has been made available for public consultation and is undergoing state interest review. It can't currently be confirmed on when a TLPI would or might be adopted as there are significant number of unknown factors, including consideration of state interests and potential unconfirmed legislative amendments from the state government department.
- A referral agency response and/or connection enquiry response from Powerlink would be deemed as a relevant and reasonable justification towards demonstrating the suitability of the proposed (Battery Energy Storage System) BESS location in relation to electricity grid infrastructure.
- A formalised Landscape and Visual Impact Assessment (LVIA) is not expected to be necessary based on the remote location. It is however recommended that commentary be provided within the application material addressing and highlighting the remote location, siting of the facility, distance from the nearest sensitive receptors and any mitigation measures proposed to be undertaken if necessary.
- Community concerns and interests are strongly based on fire hazards in relation to both bushfire and fire within the facility itself. Therefore, it is highly recommended that significant attention be given to these matters within the application material. It would be highly beneficial if the application can demonstrate CFA guidelines
- An Emergency Management Plan can be provided at application stage or conditioned to be provided to Council at a later time. The Emergency Management Plan should address AS 3745 "Planning for Emergencies in Facilities" and any other relevant Australian Standards.
- Conditions detailing the timing and methodology for decommissioning of the facility would be applied to any approval granted. Recommended that a Remediation and Decommission Strategy be prepared, potentially at Operational Works stage. The site will need to be returned to pre-development condition and Council sufficiently notified with a more detailed Rehabilitation and Decommission Plan prepared prior to cessation of the use.

DEVELOPMENT ENGINEERING UNIT:

- The engineering-related Technical Reports will need to be provided with the MCU application however depending on the proposed staging details, we can separate out specific conditions relating to the required works for that particular stage as necessary. It would be advisable to look at the traffic, stormwater / flooding, and erosion and sediment control aspects as part of Stage 1 as increasing the size or any infrastructure or adding extra provisions for Stage 2 may not be practical or cost-effective. Council's Development Engineering Unit (DEU) can provide more feedback on the required timing of the engineering provisions once a proposed staging plan has been provided.

Infrastructure Charges (not including actual charges)

The Adopted Infrastructure Charges are available to view on Council's Website. These are located in the Fees and Charges Section. Please see the link below.

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Infrastructure-Charges>

PUBLIC AND ENVIRONMENTAL HEALTH:

- As discussed, the planning scheme and previous pre-lodgement advice from RRC points to the Acoustic Quality Objectives (AQO) under the Environment Protection (Noise) Policy 2019 (EPP Noise) as the applicable noise criteria. Council officers agree that the AQO is considered appropriate criteria for the proposed BESS development.

OUTCOME SUMMARY:

As the proposal requires impact assessment, public notification will be required for the proposed development application in accordance with the Planning Act 2016 and the Development Assessment Rules. Due to the nature of the development as an undefined use and requirements for public notification, it is likely that the application will need to be decided at an Ordinary Council Meeting.

ADVISORY NOTE:

These notes have been provided as informal and non-binding comments and are intended for use as a guide only in providing feedback on the proposal presented to the Unit. These discussions do not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council.

Link to DA Forms

<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

Link to Planning Schemes

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Planning-Schemes-and-Studies>

Link to Development Assessment Fees

<http://www.rockhamptonregion.qld.gov.au/About-Council/Finance-Rates-and-Budget/Fees-and-Charges>