

intensive plant agriculture crops without severe limitations.	
c) Sites which are located in low lying areas visible from elevated perspectives from visual receivers.	The site is not considered to be visually prominent from elevated perspectives (such as Scenic Hill) due to its separation distance from that vantage point.
d) Sites which are located less than 1 km from land zoned R1 – General Residential, R5 – Large Lot Residential or RU5 – Village.	The site is located more than 1km from residential zoned lands
e) Sites located on classified or arterial roads.	The site is not located off a classified or arterial road
f) Sites which are located in positions which would have a visual impact on nearby properties, especially existing dwellings and lots on which dwellings could be constructed in the future.	The site does not appear to visually dominate the surrounding locality and the proposed landscaping screen will the solar panel and BESS development from public roads and nearby properties.
Mandatory Assessment Requirements	
<p>a) <i>The Assessment issues and requirements detailed in the NSW Department of Planning, Housing and Infrastructure (DPHI) Large Scale Solar Energy Guidelines (the Guidelines) (Section 5 and Appendix A and C) must be followed in the preparation and submission of a development application for any solar farm or BESS, including (but not limited to) the following technical studies, plans or considerations:</i></p> <ul style="list-style-type: none"> <i>i) Visual Impact Assessment.</i> <i>ii) Landscape Character Assessment and Concept Landscape Plan.</i> <i>iii) Agricultural Impact Assessment.</i> <i>iv) Waste Management and Circular Design assessment and plan.</i> <i>v) Decommissioning Plan.</i> <i>vi) Glint and Glare Assessment in accordance with Appendix C of the Guidelines.</i> <i>vii) Traffic Impact Assessment.</i> <i>viii) Noise and Vibration Assessment.</i> <i>ix) Concept Civil Plans for stormwater, services and site access.</i> 	<p>The applicant indicated that this level of documentation was not necessary for a development of this nature and that the development has been assessed in a manner proportionate with the scale of the development and it's potential impacts.</p> <p>The DA was supported by an SEE, acoustic assessment, visual impact assessment and Traffic Impact Assessment.</p>

<p>x) <i>Consideration of the power frequency and electric and magnetic field exposure guidelines referenced by the Australian Radiation Protection and Nuclear Safety Agency.</i></p>	
<p>b) <i>Other Assessment Requirements (which will be required by Council based on the selected site and particulars of the proposal):</i></p> <p>i) <i>Biodiversity Assessment in accordance with the Biodiversity Conservation Act 2016.</i></p> <p>ii) <i>Aboriginal Cultural Heritage Assessment.</i></p> <p>iii) <i>Flood Impact Assessment.</i></p> <p>iv) <i>Air Quality Assessment.</i></p> <p>v) <i>Preliminary Hazard Analysis (PHA) is required for all developments which include BESS. The PHA must be prepared in accordance with Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning, Hazardous Industry Planning Advisory Paper No 6 – Hazard Analysis and Multilevel Risk Assessment.</i></p> <p>vi) <i>Workforce management plan including workforce accommodation considerations during construction.</i></p> <p>vii) <i>Geotechnical Investigation.</i></p> <p>viii) <i>Preliminary Site Investigation (contamination).</i></p>	<p>The site is not impacted by vegetation other than pasture and the site has been used for cropping or grazing for many years. There are no significant trees within the site and the site is not known to be subject to flooding.</p> <p>The application was supported by an Aboriginal Due Diligence assessment and due to the historical agricultural use has low likelihood of yielding archaeological resources. Conditions can be imposed in relation to any finds during construction.</p>
<p><i>The following development controls must be considered by the Applicant and will be considered by Council in the assessment of the development application.</i></p>	
<p>a) <i>The development must be sited and carried out to minimise the impacts on farming, residential, tourism and business operations in the locality.</i></p>	<p>There are dwellings within the proximity of the site and the landowners within 150m of the boundary of the site were directly notified by Council and media notification was also undertaken. Notification was for a six week period due to the EP&A Regulation notification requirements and no submissions were received.</p> <p>The acoustic assessment has indicated that the most noise to be generated will be during the day in the construction period however noise post construction</p>

	during operation should be capped at 35dB(A) during the evening and night at the closest dwellings outside the site. This is a similar operational provision to Council's Frost Fan policy.
b) The developer should assess the cumulative impact of the development having regard to solar energy farms already built and those approved but not yet constructed. Council does not favour large expanses of land being covered with solar energy farms where there is significant cumulative impact.	There are no other electricity generating developments within close proximity of this site and the applicant has taken into consideration the Yoogali Solar Farm.
c) Where the proposal is located within a 5km radius from the extent of urban and villages, the proposal (including the Visual Impact Assessment) must demonstrate that it will not impact on the scenic value and character of the locality.	The site is within 5km of Hanwood Village and a visual analysis has been conducted and submitted with this application. It is not likely that there will be a significant impact once the surrounding landscape planting is established.
d) Solar farms should be located at least 25 m from all property boundaries and 200m of any dwelling not associated with the development or residential zoned land.	The installation is located approximately 20m from the eastern & western boundary with a 10m landscape strip between the boundary and the closest part of the panel installation and the panels are staggered, as illustrated in the proposal section of this report. The separation distance to other boundaries is greater than that separation.
e) BESS should be located at least 50 m from all property boundaries and 500 m from any dwelling not associated with the development or residential zoned land.	The BESS units are located over 20m from the eastern boundary only but greater than 50m to any other boundary. There are no dwellings in close proximity to this outside the size.
f) A 10 metre wide landscape buffer with native species designed to screen solar farms or BESS from roads and dwellings must be installed to ensure a minimum height at maturity of 3 metres	A 10m landscape buffer has been provided. A detailed landscape plan is to be provided with the CC.

PART H: MONETARY CONTRIBUTIONS

Section 7.12 Contributions (Environmental Planning & Assessment Act 1979)

Section 7.12 of the Environmental Planning and Assessment Act 1979 states that if a consent authority is satisfied that development is likely to require the provision of or increase the demand for public amenities and public services within the area, it may grant the development consent subject to a condition requiring the payment of a monetary contribution in accordance with an approved

contributions plan. The proposed development involves the installation of an Electricity Generating Development and Battery Energy Storage System and is thus subject to the contribution policy.

The calculations associated with the section 7.12 contributions payable are based on 1% of the development cost as per Council's current policy, i.e. \$9,693,844.00 x .001 = \$96,938.44.

Section 64 Contributions (Local Government Act, 1993)

S64 contributions are not applicable to this development

PART I: INTERNAL REFERRALS

As part of the assessment process, the following internal referrals were also undertaken.

DISCIPLINE	ADVICE, COMMENTS & CONDITIONS	DATE
Building	No comments/See attached BCA assessment	
Engineering	See attached Engineering assessment	20/01/2026
Environment	No comments	
Health	No comments	
Heritage	No comments	
Urban Design	No comments	
Street/Rural No	No comments	

The comments received in response to the internal referral place have been addressed in the assessment of the application and where applicable incorporated into the recommendation.

The engineering assessment was provided on 20 January 2026 and contained a detailed assessment and conditions of consent which have been included in the draft condition set for the WRPP review.

PART J: CONCLUSION AND RECOMMENDATION

Conclusion

The development application has been analysed and evaluated with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979. The assessment has identified that:

- The proposed development is permissible within the zone under SEPP Transport & Infrastructure and is consistent with the aims, objectives of that environmental planning instrument.
- The proposed development is consistent with the provision the other relevant SEPPs that apply.
- The proposed development is considered satisfactory with regard to the objectives and controls set down in the relevant development control plans.
- The proposed development is unlikely to have any significant unreasonable impact on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects.
- The subject site is suitable for the proposed development
- The proposed development does not raise any matter contrary to the public interest.

On this basis it is considered that the proposal has merit and can be supported.

Recommendation

- a) That Griffith City Council as the consent authority pursuant to section 4.16 of the Environmental Planning & Assessment Act 1979 grant consent to Development Application No: 213/2025(1) for an Electricity Generating Development consisting of a Construction of 7.1 MW solar farm and 5 MW distribution battery energy storage system at 170 Hanwood Avenue HANWOOD subject to conditions set out in Attachment 'B'.

ASSESSING / DELEGATED OFFICER		Date
Name:	Kerry Rourke	23/02/2026
Position:	Contract Planner	
Signature:	<i>Kerry Rourke</i>	
REVIEWING / DELEGATED OFFICER		
Name:		
Position:		
Signature:	

Site Photos 20 January 2026





