

<b>DATE OF DEFERRAL</b>	4 March 2026
<b>DATE OF PANEL BRIEFING</b>	3 March 2026
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Graham Brown, Donna Rygate
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 27 February 2026.

**MATTER DEFERRED**

PPSWES-338 – Griffith – DA 213/2025 at 170 Hanwood Avenue, Hanwood NSW 2680 – Construction of Electricity Generating Facility (Solar Farm), Battery Energy Storage System (BESS), and associated infrastructure. (as described in Schedule 1).

**REASONS FOR DEFERRAL**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the briefing listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 17 March 2026. The matter was deferred to allow for the provision and assessment of details to be furnished by the applicant regarding the following:

- Advice from the Applicant’s acoustic consultant addressing the extent and appropriateness of the proposed acoustic fencing recommended in the consultant’s report of 3 December 2025 at Section at Section 6.3.3 and in Figure 4 (p39). In this respect, the Panel questions the requirement for such fencing to mitigate noise impacts throughout the operational phase of the proposed development, other than to mitigate noise impacts from the proposed BESS. The Panel also requests details of the recommended fencing’s material, colour, etc.
- The Panel requires the colour of the proposed security fencing to be a black hue in order to reduce its visual impact in the landscape.
- The Panel requires details of the measures to be deployed to establish and maintain the proposed screen landscaping throughout the full life of the proposed development.

The decision to defer the matter was unanimous.

**ACTIONS**

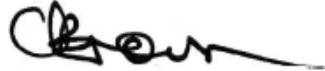
To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall provide the details listed above to the Council by 9 March 2026
2. Council is requested to upload an addendum assessment report to the Planning Portal by 13 March 2026 responding to the requested details from the applicant.
3. When the addendum assessment report is received the Panel will hold a final briefing on 17 March 2026 and determine the application by way of electronic determination.

PANEL MEMBERS



Garry Fielding (Chair)



Graham Brown



Donna Rygate

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-318 – Griffith – DA213/2025
2	PROPOSED DEVELOPMENT	Construction of Electricity Generating Facility (Solar Farm), Battery Energy Storage System (BESS), and associated infrastructure.
3	STREET ADDRESS	170 Hanwood Avenue, Hanwood NSW 2680
4	APPLICANT/OWNER	Applicant: Hanwood BESS Pty Ltd. Owner: Rodney Zuccato
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ Griffith Local Environmental Plan 2014</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Griffith Development Control Plan No. 1 – Non-Urban Development (2004)</li> <li>○ Griffith Development Control Plan No. 20 – Off Street Parking (2011)</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report: 26 February 2026</li> <li>• Written submissions during public exhibition: Nil received</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing to discuss Council’s recommendation and to defer: 3 March 2026 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate</li> <li>○ <u>Council assessment staff</u>: Kerry Rourke</li> <li>○ <u>Applicant representatives</u>: Jack Morrissey, Jennifer Evans, Robert Ibrahim</li> <li>○ <u>Department staff</u>: Anaise Nagy</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded to the Planning Portal by Council on 26 February 2026, and re-uploaded 2 March 2026