
SUPPLEMENTARY REPORT

DEVELOPMENT APPLICATION NO.: 213/2025

DATE: 12 March 2026

SUBJECT: Electricity Generating Works & BESS – 170 Hanwood Avenue Hanwood – Response to Planning Panel Deferred Matter

The planning panel briefing for this application was held on 3 March 2026 where 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 applicant provided an additional information response to Council addressing these points and provides:

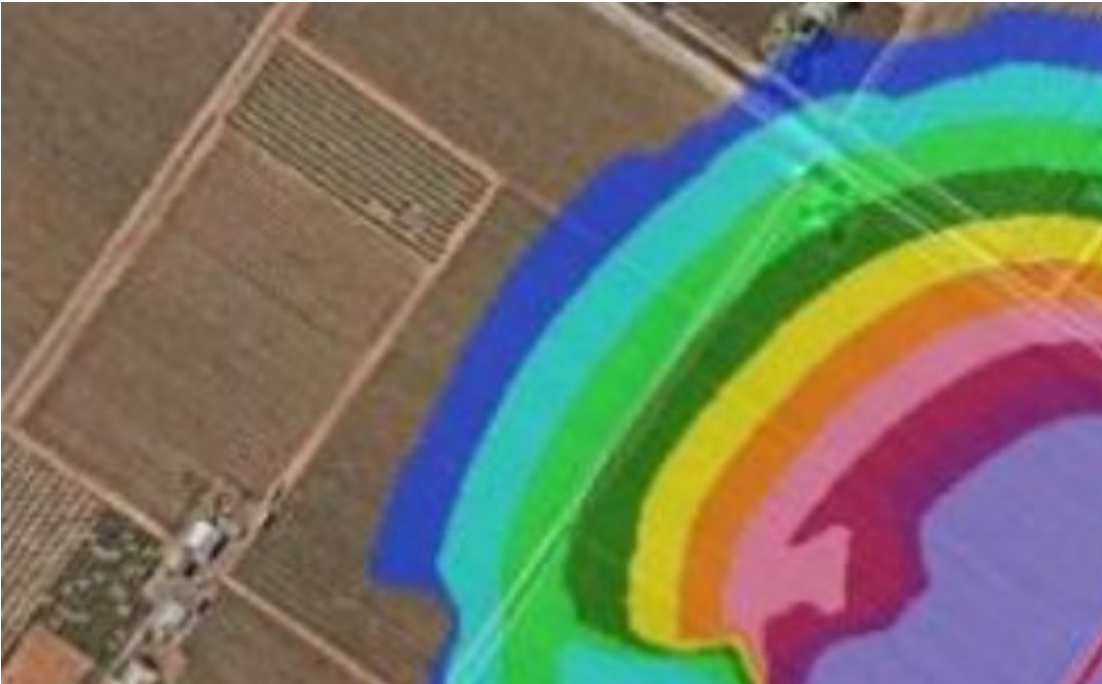
Acoustic Consultant

*An updated Noise and Vibration Assessment prepared by Assured Environmental Pty Ltd provided in **Appendix A**, identifying the re-location of acoustic barriers to within the perimeter security fencing of the development site.*

The acoustic barriers are assumed to consist of a solid, continuous (gap-free) structure and have a minimum surface density of 12.5 kg/m², consistent with standard acoustic barrier design. The barriers will be painted in a green colour to visually mitigate its appearance and to blend in with the proposed vegetation screening.

It is noted that the sound pressure levels utilised in the acoustic modelling represent a conservative worst-case scenario, due to the absence of confirmed sound power level (SWL) data for the solar array tracking system at the time of the assessment. Following DA approval, detailed equipment specifications will be sourced and refined acoustic modelling will be undertaken using confirmed SWL data. It is anticipated that the verified noise emissions from the solar tracking systems will be lower than the worse-case assumptions adopted in the current assessment. Should this occur, the requirement for acoustic barriers surrounding the solar array tracking units may be reduced or removed entirely and will be addressed by way of modification application to Council. It is

anticipated that the acoustic barriers surrounding the BESS infrastructure will remain as part of the operational noise mitigation measures.



Security Fence

Security fencing around the development will be of a dark coloured (black, charcoal or the like) powder coated finish thereby reducing visual contrast within the landscape and improving visual integration with the surrounding rural setting and vegetation screening.

Screen Landscaping

The establishment and maintenance of the proposed vegetation screening around the project will be detailed in a proposed landscape plan and Construction Environmental Management Plan (CEMP) and will be submitted to Council's satisfaction prior to the issue of a Construction Certificate. Plans will identify the species selection, planting densities, irrigation (where required), establishment and operational maintenance requirements for the proposed landscape screening surrounding the development.

The following measures are anticipated to be implemented within the CEMP to ensure the establishment and ongoing maintenance of the proposed landscape screening:

- *A detailed Landscape Plan identifying species, planting densities and planting layout will be prepared and submitted to Council prior to the issue of a Construction Certificate;*
- *Landscape screening along the perimeter security fencing will be installed during the construction phase or as soon as practicable following completion of major works, to minimise damage to plantings as a result of construction activities;*
- *Vegetation will comprise of hardy, locally appropriate species endemic to the region including species consistent with local ecological communities (such as Weeping Myall Woodland or White Box – Yellow Box – Blakely's Red Gum Grassy Woodland where appropriate) capable of achieving 3 m in height at maturity and provide effective screening in accordance with the approved Landscape Plan; and*

- *Landscaping will be maintained for the operational life of the development to ensure the continued effectiveness of the visual screening.*

The Applicant anticipates that conditions of consent will require the ongoing maintenance of landscape screening for the operational life of the development. In this regard, the Applicant commits that any vegetation installed for screening purposes that fails or dies during the operational phase will be replaced with plants of equal or similar species and maturity as soon as practicable, ensuring the continued effectiveness of the visual screening.

Assessment

The acoustic barriers indicated, if eventually installed, have been positioned within the boundaries of property, following the lease area and would be inside the vegetation screening proposed. This is a change in relation to the northern barrier which was initially illustrated on the Cox Rd frontage of the site.

Efforts have been made by Council assessing officers to contact the manufacturer of the solar panel system proposed to ascertain whether the panels are on a single tracking system rather than with individual motors as is the worst-case scenario provided in the acoustic assessment. The manufacturer's engineering technicians have not yet responded to the enquiry and all publicly available information on their website doesn't provide anything in relation to motors for the systems.

A review however of construction certificate for similar solar panel development approved by the WRPP in the Griffith LGA (Northern Branch Canal Road – PPSWES-169), included technical specifications submitted to Council once the CC had been determined by the private certifier. While that document may not be public information (currently awaiting a response re status under GIPA Act), it would appear that system didn't include individual motors to position panels. Thus the abovementioned call was put through to the manufacturers engineering technicians seeking confirmation.

In lieu of conformation at this time and given the applicant's advice relating to not moving forward with the acoustic fencing if the worst case scenario of 9604 motors are not included in the construction, Council would be amenable to a future modification to remove the requirement for the acoustic fencing on the boundaries of the site, other than surrounding the BESS units.

Further to this, condition #56 of the draft consent has been updated to be consistent with the acoustic assessment in terms of nighttime noise. In the previously submitted draft conditions, it stated 45dB(A) for day time, that has been amended the draft set issued to the Planning Panel today, to be 40dB(A) as per the report.

The black or dark coloured security fencing is considered reasonable and it should readily blend into the landscape, with the screen planting on the outside of the fencing.

The screen landscaping condition #26 (after the dot points) has been amended slightly with additional text in yellow below:

The purpose of the landscaping shall be to screen and soften the visual impact of the proposed development **and to screen any security or acoustic fencing**. The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development.

Condition #1 has also been amended to reference the updated acoustic assessment attached to the recently submitted correspondence (9 March 2026).

In conclusion, it is requested that the panel consider the assessment in light of this additional information and that the recommendation to favourably determine the DA be pursued.



KERRY ROURKE
CONSULTANT PLANNER