

DATE OF DEFERRAL	18 March 2026
DATE OF PANEL BRIEFING	17 March 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
APOLOGIES	None
DECLARATIONS OF INTEREST	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 briefings listed at item 8 in Schedule 1.

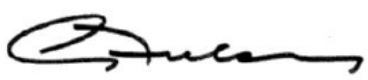
The Panel agreed to defer the determination of the matter until 24 March 2026. The matter was deferred to allow for the provision and assessment of amended details from the applicant regarding the acoustic measures now recommended by the applicant's acoustic expert in respect of both the construction and operational phases 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 COB 18 March 2026.
2. Council is requested to upload an addendum supplementary assessment report and a revised set of conditions to the Planning Portal by COB 20 March 2026 responding to the additional information from the applicant.
3. The Panel will hold a final briefing on 24 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	• Environmental planning instruments: ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Griffith Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: ○ Griffith Development Control Plan No. 1 – Non-Urban Development (2004) ○ Griffith Development Control Plan No. 20 – Off Street Parking (2011) • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 26 February 2026 • Supplementary Council Assessment Report: 12 March 2026 • Written submissions during public exhibition: Nil received
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing to discuss Council's recommendation and to defer: 3 March 2026 ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate ○ <u>Council assessment staff</u>: Kerry Rourke ○ <u>Applicant representatives</u>: Jack Morrissey, Jennifer Evans, Robert Ibrahim ○ <u>Department staff</u>: Anaise Nagy • Briefing to further discuss Council's recommendation and to defer: 17 March 2026 ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate ○ <u>Council assessment staff</u>: Kerry Rourke ○ <u>Applicant representatives</u>: Jack Morrissey, Jennifer Evans, Robert Ibrahim, Eyman Salamah

		○ <u>Department staff:</u> Anaise Nagy
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 reuploaded 2 March 2026