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## SUPPLEMENTARY REPORT

DEVELOPMENT APPLICATION NO.: 213/2025

DATE: 19 March 2026

**SUBJECT: Electricity Generating Works & BESS – 170 Hanwood Avenue Hanwood – Response to Planning Panel Deferred Matter from Panel Meeting 17 March 2026**

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A subsequent planning panel briefing for this application was held on 17 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 and a further planning report:

### 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.*

*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.*

The applicant provided an additional information response to Council on 17 March 2026 pertaining

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to a revised acoustic assessment and on 18 March 2026 pertaining to a revised Statement of Environmental Effects. These are addressed following:

### **Amendments to the application**

The applicant submitted a revised acoustic assessment which has reduced the number of likely motors on the solar panel network from 9604 (i.e. one per panel) to 154 (i.e. one per row of panels). This has reduced the anticipated operational noise levels of development during the day

### **Statement of Environmental Effects**

The Statement of Environmental Effects has been revised in relation to the revised acoustic assessment received 17 March 2026 and provides an extract from that assessment, similarly provided following.

### **Acoustic Assessment**

The acoustic assessment has been updated as mentioned to reduce the number of likely motors to be used in the operation of the solar array and the operational assessment has been updated. Section 6.3.3 in regard to noise mitigation measures for the operational phase of the development provides the following in relation to the necessity for fencing as an acoustic amelioration measure.

*Noise mitigation has been investigated to attenuate noise levels at nearby receptor R01. It is noted that receptor R01 is an associated receptor to the Project and noise mitigation measures may not be required to be implemented.*

*Should noise mitigation be required for this receptor, noise mitigation in the form of a noise barrier has been proposed to achieve compliance with the applicable operational noise criteria. The following noise barrier is proposed (if required) with heights above ground level (AGL):*

- *One 1.6 m high AGL acoustic fence approximately 25 m in length, or the length of the southern BESS lease boundary (also the Project lease boundary, from the southeast to southwest corner of the BESS lease).*

*The proposed noise barrier is assumed to consist of a solid, continuous (gap-free) structure and have a minimum surface density of 12.5 kg/m<sup>2</sup>, to ensure effective barrier design.*

Condition 47 is to be revised to reflect this fencing requirement with the inclusion of landscaping to screen the fence from the dwelling.

### **Screen Landscaping**

Screen landscaping of acoustic panel fencing should be provided, with the landscaping located between the 25 metre length of panels and the dwelling located on the site – see revised Condition 47.

### **Council Planning Assessment**

The acoustic report has been revised to reduce the number of motors likely to be installed on the panel rows from 9604 to 154 which consequently reduces operational noise levels during the day of the solar array.

The applicant's revised acoustic assessment (dated 13 March and received by Council 17 March)

has indicated that there are unlikely to be any acoustic panels used during construction works given that construction noise estimates are worst case scenario with work on the whole lease site occurring at the same time. However, it is considered that an additional condition should be included in the draft consent pertaining to noise control, that is consistent with other approvals issued by Griffith City Council, and that is Condition 45 following.

The revised acoustic assessment has, as abovementioned, significantly reduced likely the operation noise premise and that has removed the need for large sections of the site to be provided with acoustic fencing to ameliorate daytime operational noise. Thus the revised acoustic assessment now proposes a 1.6m high fence only on the southern side of the BESS units to reduce operational noise for the dwelling located on the subject site.

Further, the acoustic fencing should be screened by landscaping from the existing dwelling on site and thus Condition #47 is to be amended and an additional 'on-going' condition added to the draft consent pertaining to the maintenance of the landscaping over the life of the development.

Condition Changes from draft uploaded prior to 17 March panel meeting are:

Condition #1 has been amended to reference the updated acoustic assessment attached to the recently submitted correspondence (17 & 18 March 2026).

(1) Approved Development

Development consent has been granted for the Construction of a 7.1 MW solar farm and 5 MW distribution battery energy storage system at Lot 1985 DP 44576 - 170 Hanwood Avenue HANWOOD.

It is advised that the proposed development has been assessed in regards to the provision of the State Environmental Planning Policy (Transport & Infrastructure) 2021 and is considered to be an electricity generating works, which is defined as:

**electricity generating works** means a building or place used for the following purposes, but does not include a solar energy system—

- (a) making or generating electricity,
- (b) electricity storage.

The development must be implemented in accordance with Development Application No. 213/2025(1) accepted by Council on 10 December 2025 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
Proposed Site Plan P003703-01 TP03	10 December 2025	Premise
Proposed BESS 5MW Site P003707-01 TP04 & TP 05	10 December 2025	Premise
Proposed BESS Elevations P003707-01 TP06	10 December 2025	Premise

Typical Solar Panel Array Details P003707-01 TP07	10 December 2025	Premise
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Document	Date Accepted by Council	Prepared or Drawn By
Statement of Environmental Effects	18 March 2026	Premise
Updated Noise & Vibration Impact Assessment dated 13 March 2026	17 March 2026	Assured Environmental
Visual Impact Assessment	10 December 2025	Premise
Transport Impact Assessment	10 December 2025	Premise

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

Include a new Condition #45 (and consequently renumber subsequent conditions)

(45) Noise Control

The mitigation measures recommended in the Noise & Vibration Impact Assessment (dated 13 March 2026) are to be employed and maintained for the duration of the project.

The following additional noise mitigation measures must be employed during the construction phase to reduce emissions to the surrounding community:

- a) a construction noise management protocol to minimise noise emissions, manage out of hours (minor) works to be inaudible, and to respond to potential concerns from the community;
- b) a construction noise and vibration management plan shall include an addendum that identifies specific additional measures to ensure that the construction noise levels do not exceed the Noise Management Levels at each receptor. In this regard, localised mobile screens or construction hoarding around piling rig/plant are to be used to act as barriers between construction works and receivers, particularly where equipment is near the site boundary and/or a residential receiver including areas in constant or regular use (e.g., unloading and laydown areas);
- c) operating plant in a conservative manner (no over-revving), shutdown when not in use, and parking/starting at farthest point from relevant assessment locations;
- d) selection of the quietest suitable machinery available for each activity;
- e) minimise noisy plant/machinery working simultaneously where practicable;
- f) minimise impact noise wherever possible;
- g) utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm;
- h) provide toolbox meetings, training and education to drivers and contractors visiting the site during construction so they are aware of the location of noise sensitive receivers and to be cognisant of any noise generating activities;
- i) signage is to be placed at the front entrance advising truck drivers of their

- requirement to minimise noise both on and off-site;
- j) utilise project related community consultation forums to notify residences within proximity of the site with project progress, proposed/upcoming potentially noise generating works, its duration; and
- k) implement a complaint procedure as part of the community consultation forum process.

It is recommended that Condition #47 be updated to reflect the revised acoustic assessment received 17 March 2026.

(47) Acoustic Fencing

Prior to the issue of an Occupation Certificate, acoustic fencing is to be erected as identified under Section 6.3.3 Proposed Noise Mitigation of the Noise and Vibration Impact Assessment prepared by Assured Environmental dated 13 March 2026. The acoustic fencing should be located between the BESS units and the landscape buffer to screen it from the dwelling on site.

It is also recommended that a landscape maintenance condition be imposed as an on-going requirement of the consent, as condition (64) as follows:

(64) Landscape maintenance

The approved and installed landscaping shall be maintained and kept free of weeds for the life of the development in accordance with the approved plan.

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**