



DATE OF DETERMINATION	26 March 2026
DATE OF PANEL DECISION	25 March 2026
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Donna Rygate
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 19 March 2026.

**MATTER DETERMINED**

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).

**PANEL CONSIDERATION AND DECISION**

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.

**Development Application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




**REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report of 2 March 2026 and in the Supplementary Planning Reports dated 12 & 19 March 2026.

**CONDITIONS**

The Development Application was approved subject to the conditions recommended in the Council Supplementary Planning Report of 19 March 2026.

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

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>• Supplementary Council Assessment Report: 12 March 2026</li> <li>• Supplementary Council Assessment Report: 19 March 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> <li>• Briefing to discuss Council’s recommendation: 17 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>

		<ul style="list-style-type: none"> <li>• Final Briefing to discuss Council’s recommendation: 24 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> </ul> </li> <li>• <u>Department staff</u>: Lillian Charlesworth &amp; Sharon Edwards</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Supplementary Planning Report dated 19 March 2026 and as uploaded to the Planning Portal by Council on 19 March 2026.