



Governance Services & Solutions

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ABN 57 074281 002

Commissioners Dr Sheridan Coakes,  
Mr Richard Pearson, Mr Chris Wilson  
Independent Planning Commission

22 November 2023

Dear Sir

**SSD – 21208499: proposed Glanmire Solar Farm  
Proposed Public Hearing, 30 November 2023 and  
Submissions Deadline 8 December 2023**

We represent Newton Rural Trust, owners of [REDACTED],  
Glanmire, neighbours who are directly, adversely, affected by the proposed  
Glanmire Solar Farm. Our clients objected to development proposal  
SSD 21208499 the proposed 60 MW solar farm, associated infrastructure and  
battery storage on the adjoining property at [REDACTED]  
Glenmore.

Our clients wish to present to the Commission and to make submissions and to  
obtain appropriate expert advice on the assessment report prepared by the  
Department of Planning and Environment, any submissions made by the  
proponent Elgin Energy after the original closing date for submissions and any  
responses from the Department, the proposed conditions of consent and any  
other approval required.

However the period of 15 days permitted for preparation for a public hearing  
which may continue for 2 days and 23 days to prepare a submission are  
manifestly inadequate, and represent the lack of administrative fairness for our  
clients and any of the other 132 authors of objections on the proposal.

In the circumstances we seek your agreement to defer the hearing date until the  
Courts reopen in early 2024 to allow objectors to obtain advice and prepare for a  
hearing. We further seek your agreement to extend the time for making a  
submission for the same period and to confirm that you will accept and consider  
late submissions.

We note that the Commissioners' proposed timetable was only communicated to  
objectors on 15 November 2023 and that it is intended to be implemented at the  
notoriously busiest part of the year. Not unreasonably, our clients require expert  
advice to assist in interpreting the very complex reports and proposed  
conditions and have already been advised by several consultants that due to

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current commitments it is impossible to obtain advice in such a short period of time.

The proposal raises key concerns regarding potential significant conflict with the existing residential and commercial rural uses of the land surrounding the proposed development, and is likely to have significant adverse impacts on the gateway to Regional Bathurst City, including significant adverse impact on the City's capacity for growth, scenic quality and landscape character and adverse visual impacts to neighbouring land.

We note that the Department was required to make detailed evaluations of the proposed development including these considerations and details of any mitigation measures proposed to avoid, mitigate and/or offset the impacts on land uses and any scenic and landscape values of the area. The Requirements also required detailed consultation with community groups and affected landowners surrounding the proposed development.

Our clients' concerns, which were regularly communicated to the Department and the proponent was that no meaningful consultation occurred with directly affected landowners and impacted residents.

Our clients are also concerned that the proposal was considered in the absence of a clear and complete planning framework, including noting that draft amendments to the SEPP and Large Scale Solar Energy Guidelines and the Agriculture Commissioner's Review were only completed during the process, presenting even more difficulty to objectors.

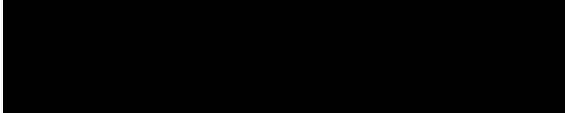
Consequently, we request the Commission:

1. Defer and reschedule the proposed date the public hearing to a date after the Courts reopen in early 2024, and
2. extend the date for lodgement of a submission for the same period and confirm that objectors will be permitted to make further and supplementary submissions into 2024.

We request your response and advice expeditiously, particularly given the imminent impact of the hearing request and submission deadline.

Yours sincerely,

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Shauna Jarrett  
Principal

