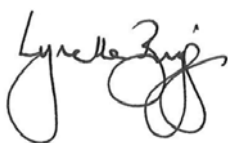


State Significant Development – Notice of Refusal of Development Application

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, the Planning Assessment Commission refuses consent to the development application referred to in Schedule 1 pursuant to section 89E(1)(b) of the *Environmental Planning and Assessment Act 1979*, for the reasons outlined in Schedule 2.



Ms Lynelle Briggs AO (Chair)
Member of the Commission



Mr John Hann
Member of the Commission



Dr Peter Williams
Member of the Commission

Sydney

14 December 2017

SCHEDULE 1

Application Number:	SSD 5156
Applicant:	Gloucester Resources Limited
Consent Authority:	Minister for Planning
Land:	See Appendix 1
Project:	Rocky Hill Coal Project

SCHEDULE 2

The reasons for refusing the development application are:

1. the creation and operation of an open cut coal mine in this proposed location, within the RU1 and E3 zones of the Gloucester Local Environmental Plan 2010, is in direct contravention of each zone's objectives;
2. the residual visual impact of the mine would be significant throughout all stages of the project;
and
3. the project is not in the public interest.

**APPENDIX 1
SCHEDULE OF LAND**

Area of Activities	Land Title Reference
Mine Area	Lots 1 and 2 DP 868581, Lot 2 DP 234517, Lot 21 DP 1048749, Lot 26 DP 1112877, Lot 129 DP 979859, Lot 222 DP 1061235, Lot 251 DP 785579, Lot 252 DP 785579, Lot 253 DP 785579, Lot 301 DP 864518, Lots 302 to 304 DP 864518, Lot 911 DP 748573, Council Public Road and Road Reserve and Crown Roads.
Private Haul Road	Lot 129 DP 979859, Lot 10 DP 1112778, Lot 911 DP 748573, Lots 1 & 3 DP 868581, Lot 3 DP 868501, Lot 21 DP 1048749, Lot 293 DP 137520, Lot 78 DP 979859, Fairbairns Road, Council Road Reserve.
Power Line Corridors	Northern Corridor: Lots 10 & 11 DP1191691, Lot 891 DP 1134032, Lot 1 DP 195431, Lot 2 DP 234517, Waukivory Road.
	Southern Corridor: Lot 20 DP 1048749, Lot 21 DP 1048749 Fairbairns Road.