

State Significant Development Decision: Refusal of Development Application

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

The Independent Planning Commission (the Commission), as the declared consent authority under clause 8A of the *State Environmental Planning Policy (State and Regional Development) 2011* and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, refuses consent to the development application referred to in Schedule 1.



Mr Peter Duncan AM
Member of the Commission



Professor Alice Clark
Member of the Commission



Mr Chris Wilson
Member of the Commission

Sydney

31 August 2021

SCHEDULE 1

Application Number:	SSD 7172
Applicant:	Hume Coal Pty Ltd
Consent Authority:	The Independent Planning Commission
Land:	See Appendix 1
Development:	Hume Coal Project

**APPENDIX 1
SCHEDULE OF LAND**

Lot	DP	Address
64	751251	604 Belanglo Rd, Belanglo 2577
2	1009075	Evandale 11974 Hume Hwy, Sutton Forest 2577
3	11147	7832 Illawarra Hwy, Sutton Forest 2577
7	250743	Rosedale 7834 Illawarra Hwy, Sutton Forest 2577
21	262737	Carlisle Downs 7832 Illawarra Hwy, Sutton Forest 2577
20	262737	Carlisle Downs 7832 Illawarra Hwy, Sutton Forest 2577
12	1004339	71 Carters Lane, Sutton Forest 2577
1	1009075	150 Belanglo Rd, Sutton Forest 2577
1	1028147	The Harp 2 Red Cow Lane, Sutton Forest 2577
1	1029524	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
2	1029524	7562 Illawarra Hwy, Sutton Forest 2577
10	1040207	90 Carters Lane, Sutton Forest 2577
9	1040207	80 Carters Lane, Sutton Forest 2577
601	1041158	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
11	1044116	Oldbury Farm 553 Oldbury Rd, Sutton Forest 2577
1	1046976	Oldbury Farm 553 Oldbury Rd, Sutton Forest 2577
1	1093425	180 Belanglo Rd, Belanglo 2577
2	1093425	Belanglo Rd, Belanglo 2577
671	1118901	7496 Illawarra Hwy, Sutton Forest 2577
672	1118901	7496 Illawarra Hwy, Sutton Forest 2577
1	112008	Sutton Park Illawarra Hwy, Sutton Forest 2577
11	1154387	Bindagundra 4 Red Cow Lane, Sutton Forest 2577
12	1154387	Sutton Park Illawarra Hwy, Sutton Forest 2577
3	1188	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
4	1188	Sutton Downs 145 Golden Vale Rd, Sutton Forest 2577
5	1188	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
1	124496	Cherry Tree Hill 12324 Hume Hwy, Sutton Forest 2577
1	130301	Bunya Hill 43 Golden Vale Rd, Sutton Forest 2577
1	160149	The Pines 7500 Illawarra Hwy, Sutton Forest 2577
1	160150	7498 Illawarra Hwy, Sutton Forest 2577
20	705790	Henley Downs 10 Coney Hatch Lane, Sutton Forest 2577
21	705790	Coney Hatch Lane, Sutton Forest 2577
1	711048	Highlander 627 Belanglo Rd, Belanglo 2577
2	711048	Silkwood 597 Belanglo Rd, Belanglo 2577
3	711048	Belanglo 595 Belanglo Rd, Belanglo 2577
4	711048	541 Belanglo Rd, Belanglo 2577
5	711048	Meredith Park 493 Belanglo Rd, Belanglo 2577
1	718830	Janooka 184 Belanglo Rd, Belanglo 2577
1	744544	Comfort Hill 12588 Hume Hwy, Sutton Forest 2577
2	746773	156 Belanglo Rd, Belanglo 2577

Lot	DP	Address
47	751251	Top of The Mountain 633 Belanglo Rd, Belanglo 2577
48	751251	Top of The Mountain 633 Belanglo Rd, Belanglo 2577
66	751251	Top of The Mountain 633 Belanglo Rd, Belanglo 2577
1	783660	Sutton Farm 7530 Illawarra Hwy, Sutton Forest 2577
6	806772	Dablinvale 496 Golden Vale Rd, Sutton Forest 2577
7	806772	510 Golden Vale Rd, Sutton Forest 2577
2	806934	12587 Hume Hwy, Sutton Forest 2577
3	806934	Greenacres 12521 Hume Hwy, Sutton Forest 2577
2	819179	One Acre Block 7490 Illawarra Hwy, Sutton Forest 2577
4	826337	Sutton Downs 145 Golden Vale Rd, Sutton Forest 2577
6	829835	371 Golden Vale Rd, Sutton Forest 2577
1	860654	Longford 630 Oldbury Rd, Sutton Forest 2577
2	860654	662 Oldbury Rd, Sutton Forest 2577
7	874965	Carolina 331 Golden Vale Rd, Sutton Forest 2577
2	875422	7750 Illawarra Hwy, Sutton Forest 2577
1	88227	Newbury Farm 7300 Illawarra Hwy, Sutton Forest 2577
8	883697	70 Golden Vale Rd, Sutton Forest 2577
1	995642	Bunya Hill 43 Golden Vale Rd, Sutton Forest 2577
101	751251	221 Belanglo Rd, Belanglo 2577
33	751251	Property address not found on Land & Property information online
1	162755	30 Coney Hatch Lane, Sutton Forest 2577
2	213223	Cherry Tree Hill 12324 Hume Hwy, Sutton Forest 2577
2	217937	Property address not found on Land & Property information online
3	244195	Tumulla 460 Golden Vale Rd, Sutton Forest 2577
4	244195	Villa Equinus 474 Golden Vale Rd, Sutton Forest 2577
5	244195	Eidolon 480 Golden Vale Rd, Sutton Forest 2577
1	249175	Araluen 399 Golden Vale Rd, Sutton Forest 2577
1	250746	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
7	250746	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
8	250746	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
1	2553	Old Pig Farm 211 Belanglo Rd, Belanglo 2577
10	262736	Cherry Tree Hill 12324 Hume Hwy, Sutton Forest 2577
11	262736	Cherry Tree Hill 12324 Hume Hwy, Sutton Forest 2577
19	262737	Illawarra Hwy, Sutton Forest 2577
22	262737	Illawarra Hwy, Sutton Forest 2577
23	262737	Cherry Tree Hill 12324 Hume Hwy, Sutton Forest 2577
29	262737	Property address not found on Land & Property information online
29	262738	Ravenswood 20 Kardinia Lane, Sutton Forest 2577
30	262738	Ravenswood 20 Kardinia Lane, Sutton Forest 2577
31	262738	Kardinia 61 Kardinia Lane, Sutton Forest 2577
16	2715	The Red Cow Farm 7480 Illawarra Hwy, Sutton Forest 2577

Lot	DP	Address
17	2715	The Red Cow Farm 7480 Illawarra Hwy, Sutton Forest 2577
1	549837	Sutton Park 7604 Illawarra Hwy, Sutton Forest 2577
1	605156	Illawarra Hwy, Sutton Forest 2577
10	705789	Glendale 51 Belanglo Rd, Sutton Forest 2577
12	705789	Glendale 51 Belanglo Rd, Sutton Forest 2577
11	705789	Property address not found on Land & Property information online
14	705789	Property address not found on Land & Property information online
17	705790	Araluen 63 Kardinia Lane, Sutton Forest 2577
18	705790	Temagog 515 Golden Vale Rd, Sutton Forest 2577
98	751251	Property address not found on Land & Property information online
7141	1203892	430 Bunnigalore Rd, Belanglo 2577
100	751251	604 Belanglo Rd, Belanglo 2577
102	751251	Property address not found on Land & Property information online
105	751251	Property address not found on Land & Property information online
108	751251	Property address not found on Land & Property information online
113	751251	Property address not found on Land & Property information online
117	751251	Property address not found on Land & Property information online
172	751251	Property address not found on Land & Property information online
173	751251	Property address not found on Land & Property information online
31	751251	Property address not found on Land & Property information online
32	751251	Belanglo Rd, Belanglo 2577
60	751251	Property address not found on Land & Property information online
62	751251	Property address not found on Land & Property information online
65	751251	Property address not found on Land & Property information online
71	751251	Property address not found on Land & Property information online
87	751251	Property address not found on Land & Property information online
88	751251	Property address not found on Land & Property information online
97	751251	Property address not found on Land & Property information online
114	751251	Property address not found on Land & Property information online
2	1138694	Mereworth, 80 Mereworth Rd, Berrima 2577
200	839314	Mereworth, 80 Mereworth Rd, Berrima 2577
2	751251	Evandale 11974 Hume Hwy, Sutton Forest 2577
3	751251	Evandale 11974 Hume Hwy, Sutton Forest 2577
4	872238	339 Medway Rd, Medway 2577
2	217937	Property address not found on Land & Property information online

Geographical features within the Project Area include:

Named watercourses	State Forest	
		Daleys Road
Belanglo Creek	Belanglo State Forest	Experiment Road
Blue Arm Creek	Roads	Golden Vale Road
Brethren Creek	Ashurst Road	High Swamp Road
Fire Dam Creek	Belanglo Road	Hume Highway/Hume Motorway
Knapsack Gully	Belanglo Creek Road	Kardinia Lane
Longacre Creek	Belanglo Firebreak Road	Knapsack Gully Road
Medway Rivulet	Belanglo Plateau Firetrail	Mereworth Road
Meredith Park Gully	Brethren Point Road	Old Hume Highway
Norris Creek	Bunnigalore Road	Old Pine Road
Oldbury Creek	Calling Coal Firetrail	Oldbury Road
Paynes Creek	Cherry Tree Road	Pinaster Pine Road
Planting Spade Creek	Coney Hatch Lane	Red Arm Creek Firetrail
Red Arm Creek	Cowlishaws Firetrail	Regeneration Road
Wells Creek	All Crown Public Roads within the Project Area	Rocklea Firetrail
	All Council Public Roads within the Project Area	Western Plantation Road