

# Modification of Concept Plan and Project Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, the Planning Assessment Commission refuses consent for the modification of the Concept Plan and Project Approval referred to in Schedule 1 for the reason set out in Schedule 2.



Mr David Johnson  
**Member of the Commission**



Mr Ross Carter  
**Member of the Commission**

Sydney

4 July 2017

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### SCHEDULE 1

<b>Development Approval:</b>	Concept Plan and Project Approval <b>MP 06_0031 MOD 3</b> granted by the Minister for Planning
<b>For the following:</b>	A 400 lot residential subdivision and associated services and infrastructure and landscaped open space.
<b>Proponent:</b>	City Plan Services
<b>Approval Authority:</b>	Minister for Planning
<b>The Land:</b>	290 & 302 Minmi Road, Fletcher (Lot 11 DP 1044935 and lot 2 DP 534168)
<b>Development:</b>	<b>MP 06_0031 MOD 3:</b> the modification includes: <ul style="list-style-type: none"><li>• conversion of superlots to individual lots; and</li><li>• amendments to roads, access and subdivision layout.</li></ul>

## **SCHEDULE 2**

The Commission's reason for refusing the modification request is that:

1. providing direct vehicular access to Minmi Road for properties which have frontage to Minmi Road within Stage 10 of the development, as proposed in the Modification, would:
  - result in resident vehicles reversing into Minmi Road which has seen significant increases in daily vehicular movements and which are predicted to continue to increase further through to 2040 under current modelling; and
  - create an increased risk of conflict between vehicular, cycle and pedestrian movements along Minmi Road, with consequential impacts on public safety.