

STATEMENT OF COMPLIANCE

Project No. BGXPC

Conflict of Interest¹

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Acting Head of Policy and Innovation, Land & Housing Corporation.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Acting Head of Policy and Innovation, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed.....
Executive Director, Delivery South

Dated..... 19/09/2022

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No.

680-688 and 165

Street or property name

East Street and Alexandra Street

Suburb, town or locality

East Albury

Postcode

2640

Local Government Area(s)

Albury City

Real property description (Lot and DP)

Lots 11, 12, 13, 14 and 15 in Deposited Plan 243192.

ACTIVITY DESCRIPTION

Provide a description of the activity

Construction of a 24 unit General Housing residential flat building development comprising 10 x 2-bedroom and 14 x 1-bedroom units with associated landscaping and fencing, at-grade parking for 17 cars and consolidation of 5 lots into a single lot.

¹. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.

The NSW Land & Housing Corporation (LAHC) is proposing the above **residential** activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Statement of Compliance demonstrates that the Review of Environmental Factors (REF) for the proposed activity has met the requirements of Part 5 of the EP&A Act, Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the Housing SEPP.

The REF has identified the following matters:

1. The activity is “development without consent” under the Housing SEPP.

The development:

- is by, or on behalf of, the LAHC; and
- is permissible with consent under an applicable environmental planning instrument;
- is residential development of buildings not more than 9 metres in height and results in not more than 60 dwellings on the site; and
- is located on land that is not in an ‘accessible area’ and provides the required parking (17 car parking spaces for 10 x 2-bedroom and 14 x 1-bedroom units); and
- will result in consolidation of the site into a single lot; and
- the design of the housing has taken into account the *Seniors Living Policy: Urban Design Guidelines for Infill Development* and has considered the *Good Design for Social Housing* and LAHC’s *Dwelling Design Requirements*.

2. The notification requirements in section 43 of the Housing SEPP and LAHC’s policy have been met.

- Written notification of the intention to carry out the development was given to Council and to occupiers of adjoining land (including land owners requested by Council) on 18 May 2022.
- Responses to the notification received by 22 June 2022 have been taken into account comprising a submission from the Council and 11 submissions from adjoining and nearby land owners/occupiers. Details of the consideration of the responses are provided in the REF (Section 6).
- Consultation with public authorities in accordance with Clause 16 and 17 of the Infrastructure SEPP (now section 2.10 of the Transport and Infrastructure SEPP) was not required.

3. Consideration of statutory and environmental planning instruments

- Consideration of other State Environmental Planning Policies is included in Section 5.2.5.
- Consideration of the relevant provisions of *Albury Local Environmental Plan 2010* is included at Section 5.3.1 of the REF.
- The design of the project has adequately considered relevant provisions.

4. Consideration of development control plans

- Consideration of *Albury Development Control Plan 2010* is included at Section 5.3.2 of the REF.
- The design of the development has adequately taken into account the relevant provisions of the DCP.

5. The requirements of Section 5.5 of the EP&A Act and Section 171 of the EP&A Regulations have been met:

- Pursuant to Section 5.5(1) of the EP&A Act, the REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity.
- The factors to be taken into account under Section 171 of the EP&A Regulation have been fully considered in the REF in determining the likely impact of the proposed activity on the environment and measures to mitigate potential singular and cumulative impacts associated with the proposed activity have been identified.
- As demonstrated in the completed Section 5.5 checklist (Section 5.1.1) and Section 171 checklist (Section 5.1.4), the proposed activity will not have significant effects on the environment or

threatened species and as a result, an Environmental Impact Statement is not required before a decision is made whether or not the proposed activity can proceed.

6. Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

- The activity will not have any significant impacts on matters of national environmental significance including impacts on Commonwealth land, listed threatened species, migratory species protected under international agreements, national heritage places, world heritage properties, or Ramsar wetlands of international importance, and an approval under the EPBC Act is not required.

7. Approvals, authorisations and notifications under other Acts

- As detailed in the REF any approvals, authorisations or notifications which are required under other Acts before the development can be carried out have been obtained or, where applicable, have been included in the recommended identified requirements.

8. Statement of planning merit

- The proposed activity can be carried out by, or on behalf of, LAHC as 'development without consent' under the provisions of the Housing SEPP.
- Having regard to the matters addressed in the REF and the accompanying identified requirements, I consider that the proposed activity has planning merit.

9. Certification of Compliance with Part 5 of the EP&A Act.

- I certify that the assessment undertaken in the REF complies with, and satisfies, the requirements of Part 5 of the EP&A Act and Section 171 of EP&A Regulation.



Peter Brackenreg
Executive Director, Delivery South
Land & Housing Corporation