

# STATEMENT OF COMPLIANCE

**Project No. BGWW7****Conflict of Interest<sup>1</sup>**

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...  .....  
Director, Portfolio Services

Dated 29 Sept 2023

**SITE IDENTIFICATION****STREET ADDRESS**

Unit/Street No.

189

Street or property name

Riverside Drive

Suburb, town or locality

Airds

Postcode

2560

Local Government Area(s)

Campbelltown

Real property description (Lot and DP)

Lot 2004 in DP1292964

**ACTIVITY DESCRIPTION**

Provide a description of the activity

Demolition (fence and concrete footpath), removal of trees and construction of a 2-storey boarding house comprising 8 self-contained rooms, a common room, parking for 2 vehicles (including 1 accessible space), 2 motorbikes and 4 bicycles, landscaping and fencing.

Second (2<sup>nd</sup>) edition

<sup>1.</sup> 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 **boarding house** 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 and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulations) and the *Housing SEPP*.

The REF has identified and considered 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 a boarding house that contains no more than 12 boarding rooms and has a height of less than 9m; and
- is on land in Zone R2 Low Density Residential under the *Campbelltown Local Environmental Plan 2015*; and
- is on land within an accessible area; and
- includes demolition and any dwellings or structures to be demolished are not heritage items or within a heritage conservation area or listed as State heritage items; and
- does not involve subdivision of a boarding house; and
- the design of the development has considered the relevant provisions of the *Good Design for Social Housing* and *LAHC’s Design Requirements*.

**2. The notification requirements in section 30 of the Housing SEPP and LAHC’s policy have been met.**

A written request was made to Campbelltown City Council to nominate a person or person who in its opinion be notified of the proposed development -

- Written notification of the intention to undertake the activity was given to Campbelltown City Council and occupiers of adjoining land and any other person nominated by the Council, on 3 May 2023.
- Responses to the notification received within 21 days have been taken into account, comprising a submission from Campbelltown City Council.
- Details of consideration of the responses are provided in the REF (Section 6).
- Consultation with public authorities in accordance with *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17 was not required.

**3. The requirements of Part 2, Division 3 of the Housing SEPP:**

- The development complies with the development standards specified in section 24(2) and 25(1) of the Housing SEPP.
- The matters set out in section 25(2) of the Housing SEPP have been considered.

**4. Consideration of other environmental planning instruments**

- Consideration of the applicable provisions of the *Campbelltown Local Environmental Plan 2015* (CLEP 2015) is included at Section 6.7 of the REF.
- The design of the project has adequately considered applicable provisions of the LEP.

**5. Consideration of development control plans**

- Consideration of the *Campbelltown Sustainable City Development Control Plan 2015* (CSDCP 2015) is included at Section 6.7.2 of the REF.
- The design of the development has adequately taken into account the applicable provisions of the DCP.

**6. The requirements of Section 5.5 of the EP&A Act and Section 171 & 171A 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 & 171A of the *Environmental Planning & Assessment Regulation 2021* 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 5.4.1), 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.

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

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

**8. Approvals, authorisations and notifications under other Acts**

- As detailed in the REF, any approvals, authorisations or notifications that are required under other Acts before the activity can proceed have been obtained, or where applicable, have been included in the identified requirements.

**9. 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.

**10. 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.



**Yolanda Gil**  
**Director, Portfolio Services**  
**NSW Land and Housing Corporation**