

DETERMINATION RECOMMENDATION

Project No. BH2CY

Conflict of Interest¹

In this matter:

1. I have declared any possible conflict of interest (real, potential, or perceived) to the Executive Director of Portfolio Development, Housing Portfolio, Homes NSW.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Executive Director of Portfolio Development, Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

Signed:



Dated:

27 June 2025

Name and position

Yvette Carr, Director – Planning
Ethos Urban Pty Ltd

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

310-314 & 984-988

Street or property name

Swan Street & Corella Street

Suburb, town or locality

North Albury

Postcode

2640

Local Government Area(s)

Albury

Real property description (Lot and DP)

Lots 90, 91, 92 & 93 in DP 36535

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.

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, and construction of a 3-storey residential flat building comprising 17 x 1-bedroom and 10 x 2-bedroom units, with associated landscaping and fencing, surface parking for 19 vehicles, and consolidation into a single lot.

The above activity is submitted for determination by the Executive Director of Portfolio Development, Housing Portfolio, Homes NSW, as an authorised delegate of the Minister administering the Housing Act 2001. Plans for the activity are at **Appendix A** of the Review of Environmental Factors (REF).

The activity is “development without consent” under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). Assessment and determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (the Act) is therefore required.

The activity has been developed and reviewed in accordance with the relevant legislative requirements of Part 5 of the Act and the procedures set out in the Guidelines for Division 5.1 Assessments prepared by the NSW Department of Planning and Environment.

Review of Environmental Factors assessment

A Review of Environmental Factors (REF) under Part 5 of the Act has been prepared (**Document 3**).

Notification

In accordance with the requirements of the Housing SEPP:

- Written notification of the intention to carry out the development was given to the council and occupiers of the adjoining land.
- Responses to the notification received were considered and the project modified, where appropriate, to address the issues raised.

A summary of responses received and details of the consideration of the responses are provided in the REF (**Section 6**).

Statement of Compliance

A Statement of Compliance certifies that the activity complies with the requirements of Part 5 of the Act and that the activity has planning merit (**Document 2**). Further, the Statement of Compliance certifies that the effects on the environment of the activity have been taken into account to the fullest extent possible and that the activity if carried out will not have a significant effect on the environment and hence no Environmental Impact Statement is required.

RECOMMENDATION

Considering the above and arising from my review it is considered that:

- The effects on the environment of the activity have been taken into account to the fullest extent possible.
- The activity if carried out will not significantly affect the environment and hence no Environmental Impact Statement is required.
- The additional conditions proposed in the REF in response to submissions received have adequately and appropriately addressed the issues raised.
- The resultant development activity has planning merit.

Accordingly, it is recommended that the Executive Director of Portfolio Development, Housing Portfolio, Homes NSW, as an authorised delegate of the Minister administering the Housing Act 2001:

- Approve the activity; and
- Sign the attached Activity Determination.

Signed:



**Director – Planning
Ethos Urban Pty Ltd**

Dated: 27 June 2025

BH2CY

310-314 Swan Street & 984-988 Corella Street, North Albury, NSW 2640