

DETERMINATION RECOMMENDATION

Project No. BH2NN

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:

5 June 2025

Name and position

Yvette Carr, Director – Planning
Ethos Urban

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

37 & 39

Street or property name

Munro Road

Suburb, town or locality

Crestwood

Postcode

2620

Local Government Area(s)

Queanbeyan-Palerang

Real property description (Lot and DP)

Lots 1 & 2 in Deposited Plan 35938

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 structures, removal of 2 trees, construction of a 2 storey seniors housing development containing 10 dwellings comprising 4x1 bedroom and 6x2 bedroom dwellings, surface parking for 5 vehicles (including 2 accessible spaces). landscaping, fencing, associated site works and consolidation into a single lot.

The above activity is submitted for determination by the Executive Director of Portfolio Development, Housing Portfolio, Homes NSW. 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:

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



Signed:

Yvette Carr, Director – Planning
Ethos Urban Pty Ltd

Dated: 5 June 2025

BH2NN

37-39 Munro Street, Crestwood, NSW 2620