

Modification Determination

Project No. BGNTX

Conflict of Interest¹

In this matter:

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

Signed.....

Name.....Deborah Brill

Dated.....03/08/2020

Having regard to the Project Approval Amendment Report for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I approve the modification of the project approval referred to in **Schedule 1** in the manner set out in **Schedule 2**.

SCHEDULE 1

Project No. BGNTX originally approved on 07 September 2018.

Site Identification

STREET ADDRESS

Unit/Street No.

N/A

Street or property name

Julius Road & Copperfield Drive

Suburb, town or locality

Rosemeadow

Postcode

2560

Local Government Area(s)

City of Campbelltown

Real property description (Lot and DP)

Lots 90 in DP 1166578
Lots 33 & 34 DP 700703
Part Volume 3714 Folio 16 shown on DP 1148289

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.

Project Description

Provide a description of the Project

Subdivision of three (3) lots into 95 lots, comprising 91 residential lots, two (2) integrated residential lots, one (1) seniors housing lot, one (1) drainage reserve; demolition, associated subdivision works, as well as removal of trees and street landscaping.

Signed.....

Dated 03/08/2020

Deborah Brill
Executive Director, Policy & Innovation
Land & Housing Corporation

SCHEDULE 2 MODIFICATION OF PROJECT APPROVAL

Identified Requirements of Modification Approval

Site Identification – Activity Determination cover page

The following information provided under 'Real Property Description (Lot and DP)' on the cover page is to be deleted:

Lot 90 in DP 1166578
Lots 33 & 34 DP 700703

and replaced with:

Lot 90 in DP 1166578
Lots 33 & 34 DP 700703
Part Volume 3714 Folio 16 shown on DP 1148289

Activity Description – Activity Determination cover page

The following information provided under 'Provide a description of the activity' on the cover page is to be deleted:

Subdivision of three (3) lots into 95 lots, comprising 91 residential lots, two (2) integrated residential lots, one (1) seniors housing lot, one (1) drainage reserve; demolition, associated subdivision works, as well as removal of trees and street landscaping.

and replaced with:

Subdivision of four (4) lots into 99 lots, comprising 91 residential lots, three (3) residue lots, one (1) drainage reserve, four (4) future road dedication lots; demolition, associated subdivision works, as well as removal of trees and street landscaping.

Identified Requirement No 1

Reference to the following plan in Identified Requirement No 1 is to be deleted:

Plan of Proposed Subdivision	77343.05.P03	10	30/08/2018	SMEC
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and replaced with:

Plan of Proposed Subdivision	77343.05.P03	12	09/07/2020	SMEC
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Identified Requirement No 82A

The following identified requirement is to be added to the Activity Determination:

- 82A.** Lot 194 must be developed wholly for the purpose of Seniors housing, as defined in SEPP (Housing for Seniors or People with a Disability) 2004.

DETERMINED by the New South Wales Land & Housing Corporation on: 03/08/2020

Bill

COPPERFIELD DRIVE

5.5 WIDE ACCESS FOR
POTENTIAL SUBSTATION
LOCATED IN SENIORS LIVING LOT

(FUTURE
ROAD
DEDICATION)



EXISTING
STAGE 2

LOT TABLE	
LOTS	91
LAHC (RESIDUE)	3
FUTURE ROAD DEDICATION LOTS	4
DRAINAGE RESERVE	1
TOTAL	99

PROPERTY INFORMATION

PROPERTY DESCRIPTION: LOT 90 DP 1166578
LOT 33 & 34 DP 700703
PART VOLUME 3714 FOLIO 16
(SHOWN DP 1148289)

LEGEND

— PROPOSED LOTS
— EXISTING CADASTRAL BOUNDARY

EASEMENT INFORMATION:

- (A) EASEMENT TO DRAIN WATER 1.5 WIDE
- (M) EASEMENT FOR ELECTRICITY PURPOSES 2.75 WIDE
- (BB) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(VIDE DP 700703) (TO BE RELEASED)
- (DD) EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE
(VIDE DP 700703) (TO BE RELEASED)
- (EE) EASEMENT FOR SERVICES 1.5 WIDE VARIABLE WIDTH
(VIDE DP 700703) (TO BE RELEASED)
- (MM) EASEMENT FOR ELECTRICITY PURPOSES 2.75 WIDE
(VIDE DP 700703) (TO BE RELEASED)

THIS PLAN WAS PREPARED FOR LAHC AS A PROPOSED
SUBDIVISION APPLICATION TO CAMPBELLTOWN COUNCIL AND
SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE
DIMENSIONS AREAS AND TOTAL NUMBER OF LOTS SHOWN
HEREON ARE APPROXIMATE ONLY AND SUBJECT TO FIELD
SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND
ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS
UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR, NO
RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS
PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

JULIUS
ROAD

PLAN OF PROPOSED SUBDIVISION

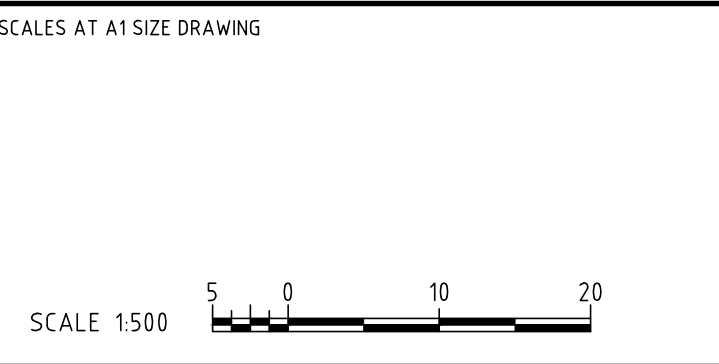
SCALE 1:500

DRAWING FILE LOCATION / NAME
P:\Projects\Jobs\70thousands\77343.5\11.CAD\Dwg\Planning\77343.05.P03.dwg

PLOT DATE
09 Jul 2020

TIME
09:46:03

EXTERNAL REFERENCE FILES	REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME
X_300177343_SHEC_01 X_300177343_EX_ROAD X_300177343_BURY	05	11/01/18	AMEND LOTS 101-130	010	CH	DRAFTER	Z. KHALIL
	06	16/05/18	SUBSTATION LOCATION	011	JE		
	07	04/06/18	AMEND LOTS	012	BS	DRAFTING CHECK	G. FLEMING
	08	10/07/2018	REVERT LOTS AND AMEND SUBSTATION LOCATION	013	G.F	DESIGNER	L. RYAN
	09	11/07/2018	ADD FUTURE ROAD DEDICATION LOTS	014	G.F	DESIGN CHECK	G. FLEMING
	10	30/08/2018	ADD FUTURE ROAD DEDICATION LOTS	015	G.F		
	11	15/05/2020	RESIDUE UPDATE	016	B.S	PROJECT MANAGER	C. MILLER
	12	09/07/2020	UPDATE PROPERTY DESCRIPTION	017	B.S.	PROJECT DIRECTOR	G. FLEMING



DESIGNER

SMEC AUSTRALIA PTY LTD
© ABN 47 065 475 149
LEVEL 1 178-180 QUEEN STREET
CAMPBELLTOWN NSW, 2560
PH 02 4640-8222 FAX 02 4628-1056
SMEC PROJECT No. 300177343.5

CLIENT: LAND AND HOUSING CORPORATION

Family & Community Services

PROJECT TITLE			
CAMPBELLTOWN CITY COUNCIL ROSEMEADOW - STAGE 3 PLAN OF PROPOSED SUBDIVISON			
SCALE	PHASE	PROJECT / DRAWING No.	REVISION
1:500	DEVELOPMENT APPLICATION	77343.05.P03	12