
Appendix B

Statutory compliance table

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Table 1 – Statutory compliance table

Statutory Reference	Relevant Considerations	Assessment	Section in EIS
Environmental Planning and Assessment Act			
Section 1.3	<i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The Concept SSDA comprises a building form which would promote the social and economic welfare of the community and a better environment, through the provision of a vibrant mixed-use development which has been designed to be compatible with the surrounding environment.	Section 6.17 and 6.18
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The Concept SSDA commits to a high standard of ESD, and has addressed the relevant economic, environmental, and social considerations. Furthermore, the proposal will facilitate future development that has the capability to achieve the sustainability targets outlined in clause 7.23 of the PLEP 2011. Environmental sustainability is further discussed at Section 6.6 of the EIS and the ESD Report at Appendix S.	Section 6.6
	<i>To promote the orderly and economic use and development of land</i>	The concept proposal comprises the orderly and economic use of land and has been subject to a feasible alternatives analysis outlined at Section 2.5 of the EIS which determined that the proposed building envelopes and land uses are an appropriate development of the land. The staged planning process enables the identification and resolution of key planning issues at an early stage, allowing the future detailed design application(s) to be coordinated to deliver an integrated station development which responds to the scale and complexity of the Parramatta metro station and the CBD built environment.	Section 2.5
	<i>To promote the delivery and maintenance of affordable housing</i>	The concept proposal will facilitate the delivery of approximately 16,340m ² of residential gross floor area for dwellings in a highly accessible location. This will have a positive material impact on the maintenance and delivery of affordable housing in the Parramatta CBD.	Section 6.17

Statutory Reference	Relevant Considerations	Assessment	Section in EIS
Section 1.3 cont.	<i>To promote good design and amenity of the built environment,</i>	The achievement of Design Excellence forms an integral part of the project. A pathway to the achievement of design excellence has been included as part of this Concept SSDA, ensuring that the final building designs will achieve a high standard of architecture and urban design. Design Quality Guidelines (Appendix Q) and a Design Excellence Strategy (Appendix P) have been prepared to ensure future development contributes to a well-designed built environment.	Section 6.1
	<i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	The concept proposal relates to land within the Parramatta CBD. A BDAR Waiver has been submitted at Appendix L. Notwithstanding the CBD location, as the proposal is a concept and there are no physical works, this SSD Application would have no impact on threatened or other species or their habitat.	Section 6.8
	<i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	Appropriate management of the heritage interface between the site and its surroundings, including the heritage items located within the site boundaries has been considered as part of this assessment. Refer to Section 6.15 and 6.16 of the EIS and Appendix K and V.	Section 6.15 and 6.16
	<i>To promote good design and amenity of the built environment,</i>	The achievement of Design Excellence forms an integral part of the project. A pathway to the achievement of design excellence has been included as part of this Concept SSDA, ensuring that the final building designs will achieve a high standard of architecture and urban design. Design Quality Guidelines (Appendix Q) and a Design Excellence Strategy (Appendix P) have been prepared to ensure future development contributes to a well-designed built environment	Section 6.1 and 6.2
	<i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The proposal is a concept only and proposes no physical works. A Constructability Environmental Management Plan has been prepared (Appendix M) to outline the methods for ensuring future construction impacts are managed and mitigated. The construction and operational impacts of the proposed development will be addressed in future Detailed SSD applications.	Section 3.11 and 6.3
	<i>To promote the sharing of the responsibility for environmental assessment between different levels of government in the State</i>	Schedule 1 of the Planning Systems SEPP lists development that is declared State significant development. The proposed development is declared to be State significant development. Notwithstanding, the local council has been consulted on the proposal.	Section 4
	<i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	The EIS will be placed on public exhibition for a minimum of 28 days. A Submissions Report will be prepared responding to issues raised in submissions to the EIS. Community and stakeholder engagement is addressed in Section 5 of the EIS and Appendix C.	Section 5

Statutory Reference	Relevant Considerations	Assessment	Section in EIS
Section 4.15	Relevant environmental planning instruments: <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65) and accompanying Apartment Design Guide</i> • <i>Parramatta Local Environmental Plan 2011</i> 	See detail below under Environmental Planning Instruments	Section 4
	Draft environmental planning instruments: None relevant to the proposal	N/A	N/A
	Relevant planning agreement or draft planning agreement None relevant to the proposal.	N/A	N/A
	Regulations <i>Environmental Planning and Assessment Regulation 2021 – Clause 192</i>	This EIS has been prepared in accordance with Clause 192 of the <i>Environmental Planning and Assessment Regulation 2021</i> .	Throughout the EIS
	Development control plans: <ul style="list-style-type: none"> • Draft Parramatta City Centre Development Control Plan 2021 	Section 2.10 of the Planning Systems SEPP states that Development Control Plans do not apply to State significant development. The SEARs do not list the Draft Parramatta City Centre DCP 2021 as a relevant document for consideration. Notwithstanding Table 2 below provides an assessment against key controls contained in the Draft DCP.	Table 2 below
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social and economic impact on the locality are assessed in detail within the EIS.	Section 6
	The suitability of the site for the development.	The suitability of the site for the proposed development is demonstrated in the EIS.	Section 7
	Any submissions made	Submissions will be considered following exhibition of the application.	N/A

Statutory Reference	Relevant Considerations	Assessment	Section in EIS
Section 4.15 cont.	The public interest	The proposal will contribute to the provision of a 30-minute Central City, co-locating housing and employment at a site which directly benefits from very strong access to services, employment and transport.	Section 7
Environmental Planning and Assessment Regulation 2021			
Clause 192	Clause 192 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), including the requirements of Division 5, which are a relevant factor in the preparation of an EIS. This schedule is addressed in Appendix A.	Throughout the EIS
Biodiversity Conservation Act 2016			
Section 7.9	Section 7.9 of the BC Act 2016 requires preparation of a biodiversity development assessment for SSD that is assessed under Part 4 of the EP&A Act.	Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> requires a development application for State Significant Development to be accompanied by a Biodiversity Development Assessment Report (BDAR). Section 7.14 requires the consent authority to take into consideration the likely impact of the proposed development on biodiversity values as assessed in the BDAR, unless a waiver is granted, or the site is on biodiversity certified land. A BDAR Waiver has been provided at Appendix L.	Section 6.8 and Appendix U
Environmental Planning Instruments			
State Environmental Planning Policy (Planning Systems) 2021	Schedule 1 of the Planning Systems SEPP lists development that is declared State significant development. Clause 19(2)(a) of Schedule 1 states: <i>(2) Development within a rail corridor or associated with railway infrastructure that has a capital investment value of more than \$30 million for any of the following purposes –</i> <i>(a) commercial premises or residential accommodation.</i>	As the project is associated with railway infrastructure and has a capital investment value of >\$30 million and is for commercial premises and residential accommodation, it is declared State Significant Development. Before a State Significant Development can be determined, it is subjected to a comprehensive assessment under the EP&A Act.	Section 4.1
State Environmental Planning Policy (Transport and Infrastructure) 2021	Schedule 3 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> requires certain traffic generating developments to be referred to TfNSW, which may include the proposed development based on the quantum of GFA proposed.	Schedule 3 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> requires certain traffic generating developments to be referred to TfNSW, which may include the proposed development based on the quantum of GFA proposed. The Concept SSDA will be referred to TfNSW as a traffic generating development. The Concept SSDA may also be referred to the relevant utility service providers to confirm that the siting and layout of the proposed development will not impact on relevant easements and/or infrastructure corridors.	Section 6.7 and Appendix EE

Statutory Reference	Relevant Considerations	Assessment	Section in EIS
State Environmental Planning Policy (Resilience and Hazards) 2021	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> requires the consent authority to consider whether the subject land of any rezoning or DA is contaminated.</p> <p>If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can be suitably remediated for that purpose.</p>	<p>Chapter 4 of <i>State Environmental Planning Policy (Resilience and Hazard) 2021</i> (Resilience and Hazard SEPP) provides a State-wide approach to the remediation of contaminated land.</p> <p>Section 4.6 of the Resilience and Hazard SEPP states that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is contaminated and, if the land is contaminated, whether it is suitable or can be made suitable for the proposed development.</p> <p>All demolition and excavation work at the site will be completed under the CSSI process, and therefore, the provisions of the Resilience and Hazard SEPP will be wholly addressed by those applications. This is confirmed by the attached Geotechnical and Contamination Report (Appendices N and U). Refer to further discussion at Section 6.20.</p>	Section 6.13 and Appendix N
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>Chapter 10 of the Biodiversity and Conservation SEPP repeals the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</p>	<p>Chapter 10 of the Biodiversity and Conservation SEPP is the relevant planning instrument for land within the Sydney Harbour Catchment.</p> <p>No significant adverse impacts on the Sydney Harbour Catchment are anticipated given the proposal relates to a concept proposal. The subsequent detailed SSDAs will address stormwater run-off, sediment and erosion control, and water quality in greater detail.</p>	N/A
State Environmental Planning Policy 65: Design Quality of Residential Flat Development	<p>State Environmental Planning Policy 65: Design Quality of Residential Flat Development (SEPP 65) was introduced in 2002 and reviewed in 2015. The SEPP aims to improve the design quality of residential flat development. It contains various design principles and provides guidance for evaluating the merit of design solutions.</p>	<p><i>State Environmental Planning Policy 65: Design Quality of Residential Apartment Development (SEPP 65)</i> was introduced in 2002 and reviewed in 2015. The SEPP aims to improve the design quality of residential flat development. It contains various design principles and provides guidance for evaluating the merit of design solutions.</p> <p>A SEPP 65 Report has been prepared (Appendix J), which demonstrates compliance with the Apartment Design Guide.</p>	Section 6.3 and Appendix AA
Parramatta Local Environmental Plan 2011	<p>The PLEP forms the principal planning policy for the site.</p>	<p>A detailed assessment of the proposal against the PLEP2011 has been undertaken and is detailed in Section 4.1 of the EIS.</p>	Section 4.1