

Appendix B – Statutory Compliance Table

SSD-78287462 – 79-81 Queens Road and 2-8 Spencer Street, Five Dock

Key Issues and Documentation	Location in EIS	Technical Study	Compliance
Commonwealth Acts of Parliament			
Environmental Protection and Biodiversity Conservation Act 1999			
Section 136 General Conditions			
(1) In deciding whether or not to approve the taking of an action, and what conditions to attach to an approval, the Minister must consider the following, so far as they are not inconsistent with any other requirement of this Subdivision: (a) matters relevant to any matter protected by a provision of Part 3 that the Minister has decided is a controlling provision for the action; (b) economic and social matters.	Section 6.0	N/A	Yes
(2) In considering those matters, the Minister must take into account: (a) the principles of ecologically sustainable development; and	Section 8.7 Section 9.6	Appendix FF Appendix GG Appendix HH	Yes
(b) the assessment report (if any) relating to the action.	N/A	N/A	N/A
Section 139 Requirements for decisions about threatened species and endangered communities			
(1) In deciding whether or not to approve for the purposes of a subsection of section 18 or section 18A the taking of an action, and what conditions to attach to such an approval, the Minister must not act inconsistently with: (a) Australia's obligations under: (i) the Biodiversity Convention; or (ii) the Apia Convention; or (iii) CITES; or (b) a recovery plan or threat abatement plan.	Section 6.0	N/A	Yes
(2) If: (a) the Minister is considering whether to approve, for the purposes of a subsection of section 18 or section 18A, the taking of an action; and (b) the action has or will have, or is likely to have, a significant impact on a particular listed threatened species or a particular listed threatened ecological community; the Minister must, in deciding whether to so approve the taking of the action, have regard to any approved conservation advice for the species or community.	Section 6.0 Section 8.13	Appendix II	Yes

Key Issues and Documentation	Location in EIS	Technical Study	Compliance
NSW Acts of Parliament			
Environmental Planning and Assessment Act 1979			
Section 1.3 Objects of Act			
<p>The objects of this Act are as follows—</p> <p>(a) 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,</p> <p>(b) to promote the supply, delivery and maintenance of housing, including affordable housing,</p> <p>(c) to promote productivity through the development and management of the State and its resources,</p> <p>(d) to protect the environment, including the conservation of threatened species of native animals and plants and ecological communities and their habitats,</p> <p>(e) to promote resilience to climate change and natural disasters through adaptation, mitigation, preparedness and prevention,</p> <p>(f) to promote the sustainable management of built and cultural heritage, including Aboriginal cultural heritage,</p> <p>(g) to promote good design, amenity and the proper construction and maintenance of built environments, including the protection of the health and safety of the occupants of buildings,</p> <p>(h) to provide opportunities for participation in environmental planning and assessment,</p> <p>(i) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</p> <p>(j) to promote a proportionate and risk-based approach to environmental planning and assessment,</p> <p>(k) to promote the orderly and economic use and development of land.</p>	Section 6.0	N/A	Yes
Section 4.15 Evaluation			
<p>(1) Matters for consideration—general</p> <p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—</p> <p>(a) the provisions of—</p> <p>(i) any environmental planning instrument, and</p>	Section 6.0	N/A	Yes
<p>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</p>	Section 6.0	N/A	Yes
<p>(iii) any development control plan, and</p>	Section 6.3.5	N/A	Yes
<p>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</p>	Section 4.3 Section 6.0	N/A	Yes

Key Issues and Documentation	Location in EIS	Technical Study	Compliance
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), That apply to the land to which the development relates,	Section 6.0	N/A	Yes
(b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Section 8.0 Section 9.5	N/A	Yes
(c) the suitability of the site for the development,	Section 9.8	N/A	Yes
(d) any submissions made in accordance with this Act or the regulations,	Public consultation is expected to be carried out by the Department on the submitted SSDA. Any submissions received as a result are for the Department's consideration in its assessment of the application against applicable plans and policies.		N/A
(e) the public interest	Section 9.7	N/A	Yes
Biodiversity Conservation Act			
Section 7.14 State significant development or infrastructure			
(2) The relevant authority, when determining in accordance with the <i>Environmental Planning and Assessment Act 1979</i> any such application, is to take into consideration under that Act the likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The relevant authority may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values.	Section 6.3 Section 8.13	Appendix II	Yes
Section 7.16 Proposed development or activity that has serious or irreversible impacts on biodiversity values			
(3) If the relevant authority is of the opinion that proposed State significant development or State significant infrastructure that is the subject of an application to which this Division applies is likely to have serious and irreversible impacts on biodiversity values, the relevant authority— (a) is required to take those impacts into consideration, and (b) is required to determine whether there are any additional and appropriate measures that will minimise those impacts if consent or approval is to be granted.	Section 6.3 Section 8.13	Appendix II	Yes
NSW EPIs			
State Environmental Planning Policy (Housing) 2021	Section 6.3 Section 8.3	Appendix L	Yes
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Section 6.3	N/A	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 6.3	Appendix V Appendix W	Yes
State Environmental Planning Policy (Planning Systems) 2021	Section 6.1	N/A	Yes
State Environmental Planning Policy (Resilience and Hazards) 2021	Section 6.3 Section 8.12	Appendix DD	Yes

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Key Issues and Documentation	Location in EIS	Technical Study	Compliance
State Environmental Planning Policy (Sustainable Buildings) 2022	Section 6.3 Section 8.7 Section 9.6	Appendix FF Appendix GG Appendix HH	Yes
Canada Bay Local Environmental Plan 2013	Section 6.3	Appendix E Appendix F	Yes