

STATUTORY DOCUMENT	REFERENCE	REQUIREMENT	SECTION IN EIS
NSW Acts			
Environmental Planning and Assessment Act 1979 (EP&A Act)	Section 4.15(1)	Relevant EPIs	Section 4.5 and 4.6
		Relevant proposed EPIs	N/A
		Relevant planning agreement or draft planning agreement	N/A
		DCPs	Section 4.7
		Likely impacts of the development, including environmental on both the natural and built environments, and social and economic impacts in the locality	Section 6
		Suitability of the site of the development	Section 7.10
		The public interest	Section 7.9
Biodiversity Conservation Act 2016	Section 7.9	BDAR required for SSD unless the Planning Agency Head and Environment Agency Head determine the development is not likely to have any significant impact on biodiversity values.	Section 4.4.1 Section 6.1 Appendix H
Environmental planning instruments			
State Environmental Planning Policy (Resilience and Hazards) 2021	Section 3.7	Consideration must be given to guidelines published by the Department of Planning in determining whether a development is a hazardous or offensive storage establishment or industry.	Section 4.5.4
	Section 3.12	Consent authority must consider: - relevant guidelines published by the Department of Planning; - whether any public authority should be consulted; - in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis	Section 4.5.4

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		- any feasible alternatives to carrying out the development and the reasons for choosing the development; and - any likely future use of the land surrounding the development.	
	Section 4.6	Consent authority must be satisfied the land is suitable in its contaminated state, or will be suitable after remediation, for the purpose for which development is proposed to be carried out.	Section 4.5.4
State Environmental Planning Policy (Transport and Infrastructure) 2021	Section 2.42	Development within a regional city for the purpose of electricity generating works must not be granted unless it is located to avoid significant land use conflict and is unlikely to have a significant impact on the city's capacity for growth for scenic quality and landscape character.	Section 4.5.3
	Section 2.48	For development within or adjacent to an electricity easement or adjacent to a substation, the consent authority must give written notice to the electricity supply authority and take into consideration their response.	N/A
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Section 4.9	This section requires consideration of the development's impact on koalas/koala habitat.	Section 4.5.2
Tamworth Regional Local Environmental Plan 2010	Clause 2.3	Land use table specifies zone objectives, development that may be carried out with or without development consent, and development that is prohibited. The consent authority must have regard to the zone objectives.	Sections 4.2 & 4.6
	Clause 5.21	Development consent must not be granted to development on land within the flood planning area unless the consent authority is satisfied as to certain matters relating to flood risk and impacts.	Section 4.6

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	Clause 7.1	Consent authority must consider certain matters relating to earthworks.	Section 4.6