

Department of Planning, Housing and Infrastructure

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Guidelines for Division 5.1 assessments

Consideration of environmental factors for health services facilities and schools

ADDENDUM OCTOBER 2024





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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This Addendum must be applied by NSW Health and the Department of Education when preparing a Review of Environmental Factors (REF) for a new government health services facility or a school, or for alterations and additions (including new buildings) to an existing government hospital/school campus, permitted under the *Transport and Infrastructure State Environmental Planning Policy 2021*.

The Addendum has been designed to ensure that the environmental assessment of complex and multi-impact activities, such as the development of new health services facilities and schools are undertaken appropriately, and lead to good on-ground outcomes.

The length and detail of an REF will vary depending on the location and the scale, complexity and potential impacts of the activity being assessed. Whilst every environmental factor must be considered, for an activity or location with the potential for multiple complex impacts, a more substantial report that examines multiple factors may be required.

This Addendum provides additional details specific to the environmental factors set out in s171 of the EP&A Regulation 2021, to reflect potential impacts from the development of complex hospital and school developments. Both the Addendum and the Guidelines for Division 5.1 Assessments must be read together.

For complex and multi-impact activities, the REF is to thoroughly examine the economic, environmental and social impacts and help the community, council and other government agencies to get a better understanding of the activity and its impact so that they can make informed submissions. Preparing these types of REFs may require undertaking detailed technical studies to examine and determine the impacts of the activity and refine the design of the project to avoid, mitigate or minimise impacts.

If the proponent agency determines that the proposed activity is likely to have a significant impact on the environment and will require an Environmental Impact Statement (EIS), the activity is declared to be State Significant Infrastructure under the provisions of the State Environmental Planning Policy (Planning Systems) 2021. The activity can no longer be self-determined under Division 5.1 but rather is determined by the Minister for Planning. Undertaking the REF process will help decide whether the activity can be self-determined under Division 5.1.

Table A1 will help determine whether an EIS is required. It must be used by NSW Health and the Department of Education when considering the likely impact of an activity on the natural and built environment. For these agencies this table replaces the list of environmental factors in section 171(2) of the EP&A Regulation.

Table A1 will guide NSW Health and the Department of Education in examining and taking into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity and how the environmental factors are to be addressed. This document,

together with design guidelines for health and schools published by the Government Architects Office, gives guidance on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause, potential impacts that may arise from existing uses and conditions within a locality.

Column A lists the factors in section 171(2) of the EP&A Regulation, Column B lists more details to demonstrate how the environmental factors are considered in relation to health facilities and school developments when undertaking the Division 5.1 assessment and Column C lists the types of supporting information that may be required to consider each factor. This is not an exhaustive list, and additional factors and studies maybe required for specific sites - it is the determining authorities' responsibility to consider the duties under section 5.5 of the EP&A Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by carrying out the activity.

For highly technical matters, it is recommended that the information outlined in Column C be prepared by suitably skilled, experienced and qualified practitioners. Any assessment or reports produced to inform the assessment must be done in accordance with industry best practice and any applicable standards or policies.

The EP&A Act requires the likely impacts of an activity must be considered before carrying out that activity. In determining whether to proceed with the project, the determining authority uses the REF to decide that no EIS or Species Impact Statement (SIS) is required and the proposed activity may proceed subject to any mitigation measures identified in the REF, that an EIS is required or an SIS is needed before the project can proceed or that the project should not proceed at all due to the environmental impacts.

Therefore, the proposed school or health services facility project must be carried out in accordance with the project considered by the REF. This includes complying with the recommendations of studies for modifications to the proposal or any mitigation measures identified as necessary to ensure the project has an acceptable environmental impact to meet the requirements of the Act.

Table A1 Environmental factors for hospital and school activities

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
<p>a) the environmental impact on the community</p>	<p>(a1) Impact during construction – such as noise, vibration, traffic, construction vehicle routes, access and parking, pollution/dust, water and stormwater flow, sediment and run-off, waste removal, servicing arrangements, bushfire, flooding, contamination, other construction occurring in the area.</p> <p>(a2) impact post-construction (including from any development, activity, public-address systems and sirens, signage, events, hours of operation, or out of hours use of facilities, helicopter facilities, emergency facilities) which may include:</p> <ul style="list-style-type: none"> (i) water flow/water quality, downstream impacts (ii) flooding impact, flood evacuation routes, changes to flood risk and patterns (iii) bushfire impact, bushfire evacuation routes, changes to bushfire risk and patterns (iv) impact, during a flood or bushfire event, on existing infrastructure such as roads, etc (v) impact on emergency response to existing communities 	<p>Construction management plan which include:</p> <ul style="list-style-type: none"> • construction traffic management plan, and • construction and demolition waste management plan <p>Geotechnical assessment</p> <p>Surface water impact assessment</p> <p>Groundwater impact assessment</p> <p>Stormwater Management Plan</p> <p>Operational Waste Management Plan</p> <p>Flood study (if on land that is known to be flood prone or where there is no knowledge that it is not flood prone)</p> <p>Integrated water and flooding management plan</p> <p>Floor emergency management plan (if the site or adjoining road system is flood affected)</p> <p>Bush fire assessment report (if on bushfire prone land)</p> <p>Traffic and parking study</p> <p>Transport and accessibility impact assessment</p> <p>Green Travel Plan</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<p>(vi) waste and servicing arrangements</p> <p>(vii) traffic and parking impacts, pedestrian and road safety (including pedestrian and cyclist conflict and safety), operation of the surrounding road network, impact on road capacity, including peak hour, intersection performance and any cumulative impact from surrounding approved developments, impacts of potential queuing in drop-off/pick-up zones and bus bays during peak periods, emergency drop-offs, servicing and loading/unloading areas, large vehicles and height clearances, parking arrangements and rates. Consider in the context of availability, frequency, location and convenience of public transport and consequences of parking overflowing into adjoining streets</p> <p>(viii) existing utility infrastructure and service provider assets</p> <p>(a3) impact on flight paths of nearby airport, airfield, or helicopter landing sites</p> <p>(a4) other environmental impacts (social, economic or cultural) on the community not mentioned above</p>	<p>Aviation Report (if site contains or is in the vicinity of a helicopter landing site, airport, airfield)</p> <p>Social impact assessment</p> <p>Input received from councils and other government agencies</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	(a5) cumulative impacts from the development and other surrounding approved developments	
(b) the transformation of the locality	<p>(b1) impact on the existing and future character of the neighbourhood, streetscape and local area</p> <p>(b2) impact on the operation of existing and future surrounding uses, including industrial or agricultural land uses</p> <p>(b3) visual impact from key viewpoints and views to key viewpoints</p> <p>(b4) cumulative impacts from the development, and other approved developments, on the locality</p>	<p>Design report, addressing the relevant design guidelines published by the Government Architect Office</p> <p>Visual impact assessment</p> <p>Social impact assessment</p> <p>Submissions received from the community</p>
(c) the environmental impact on the ecosystems of the locality	<p>(c1) impact on the existing and future ecosystem (flora, fauna, habitats, biodiversity, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)</p> <p>(c2) long- and short-term impact of:</p> <ul style="list-style-type: none"> (i) loss or harm to trees or other vegetation (ii) removed canopy cover 	<p>Flora and fauna checks</p> <p>Threatened species test of significance or SIS (if applicable)</p> <p>Arborist report</p> <p>Landscaping Plan</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<p>(iii) landscape setting in respect of the site and streetscape</p> <p>(iv) impacts of the above on urban heat island effect and urban and internal comfort levels on- and off-site</p> <p>(c3) impact from introducing new trees and vegetation species</p> <p>(c4) cumulative impacts on the ecosystem</p>	
<p>(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality</p>	<p>(d1) impacts onto adjoining properties and public spaces (particularly in residential areas) such as lighting impacts and light spill, acoustic, visual privacy, noise and vibration (including from helicopters and ambulances), visual amenity, solar access, view loss and view sharing, vistas, overshadowing, local character, streetscape, weather factors such as wind impacts</p> <p>(i) the above should be considered from any proposed development or activity on the development site, public-address system, ambulance siren, flashing signage, event, hours of operation, or out of hours use of school facility, helicopter facility, emergency</p>	<p>Design report</p> <p>Visual impact assessment</p> <p>Solar access analysis and overshadowing impact assessment</p> <p>Lighting impact assessment</p> <p>Noise and vibration impact assessment</p> <p>Social impact assessment</p> <p>Public Space Plan</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<p>facility, research centre where hazardous material is being used or stored and any potential incident, etc.</p> <p>(d2) impacts on connectivity, permeability and accessibility of public spaces and areas surrounding the development, this includes impacts on arterial and other thoroughfares and green corridors and wayfinding</p> <p>(d3) impacts on other aesthetic, recreational, scientific or other environmental quality or value of the locality not mentioned above or in (a) and the cumulative impacts</p>	
<p>(e) the effects on any locality, place or building that has—</p> <p>(i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or</p> <p>(ii) other special value for present or future generations</p>	<p>(e1) impacts on heritage items (local, state and commonwealth), conservation areas and Aboriginal heritage (including intangible cultural significance), draft and interim items. Both at / or near the site</p> <p>(e2) impacts on Aboriginal cultural heritage values on the land and connection to Country</p> <p>(e3) direct or indirect impacts on the heritage significance of environmental heritage, impacts to archaeological resources</p>	<p>Heritage study (if applicable)</p> <p>Aboriginal Cultural Heritage Assessment Report, including addressing Connecting with Country Framework (if applicable)</p> <p>Archaeological Assessment (if applicable)</p> <p>Social impact assessment</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	(e4) impacts on aesthetic, anthropological, architectural, cultural, historical, community values and identity, scenic values, scientific or social significant items, or items of other special value for present or future generations	
(f) the impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i>	(f1) impacts on listed protected fauna at and in the vicinity of the site, and their habitat.	Flora and fauna studies Threatened species test of significance or SIS (if applicable) Arborist report (if applicable) Landscaping Plan Arboricultural Impact Assessment (if applicable)
(g) the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air	(g1) potential endangering of any species or vegetation (g2) protected and threatened flora, terrestrial, fauna species, populations, ecological communities and their habitats	Flora and fauna studies Threatened species test of significance or SIS (if applicable) Arborist report Landscaping Plan Arboricultural Impact Assessment
(h) long-term effects on the environment	(h1) Long-term effects on:	Flood study (if on land that is known to be flood prone or where there is no knowledge that it is not flood prone)

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<ul style="list-style-type: none"> (i) flood and bushfire behaviour, flooding and the flood plain, bushfire prone land (ii) natural environment, flora and fauna species and their habitats (iii) agricultural productivity (iv) industrial land supply (v) housing supply (vi) climate change (vii) cumulative impacts <p>(h2) meet industry recognised building sustainability and environmental performance standards, integrate environmental design, minimise greenhouse gas emissions, minimise energy and water consumption (recycled water) and material resources, renewable energy generation and storage, fossil fuel-free, sustainable travel choices, manage, reuse, recycle and safely dispose of waste</p> <p>(h3) long term ecological, social and economic effects</p>	<p>Integrated water and flooding management plan</p> <p>Bush fire assessment report (if on bushfire prone land)</p> <p>Flora and fauna studies</p> <p>NABERS Embodied Emissions Materials Form</p> <p>Net Zero Statement</p> <p>Integrated Water Management Plan</p> <p>Social impact assessment</p>
(i) degradation of the quality of the environment	No specific factors – to be assessed by the determining authority if relevant	

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
(j) risk to the safety of the environment	<p>(j1) whether the development will have adverse environmental impacts (flood or stormwater runoff, storm surge, bushfire, ongoing maintenance of landscaping within the Asset Protection Zone, contamination leak, wind speeds, extreme heat, urban heat, climate change adaptation) on the surrounding area, particularly in sensitive environmental, cultural areas or residential neighbourhoods.</p> <p>(j2) impacts on soil resources and related infrastructure and riparian lands on and near the site, soil erosion, salinity and acid sulfate soils, surface water resources (quality and quantity), hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses, groundwater resources.</p>	<p>Stormwater Management Plan</p> <p>Flood study (if on land that is known to be flood prone or where there is no knowledge that it is not flood prone)</p> <p>Bush fire assessment report (if on bushfire prone land)</p> <p>Waste management plan</p> <p>Preliminary Site Investigation (and if required detailed Site Investigation and Remedial Action Plan)</p> <p>Social impact assessment</p>
(k) reduction in the range of beneficial uses of the environment	No specific factors – to be assessed by the determining authority if relevant	
(l) pollution of the environment	(l1) any pollution during construction and post construction e.g. air (including odours and greenhouse gases); water (including runoff patterns, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks);	<p>Construction management plan</p> <p>Flood study (if on land that is known to be flood prone or where there is no knowledge that it is not flood prone)</p> <p>Surface water impact assessment</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<p>noise and vibration (including consideration of sensitive receptors); light pollution; waste, including hazardous waste</p> <p>(l2) impact of contamination spill, movement or disturbance during and post construction, and into the long term</p> <p>(l3) impact of a potential rainfall or flood event during construction (e.g. storage of fuel for construction vehicles, stock piles of soil, etc)</p> <p>(l4) dangerous goods and hazardous materials associated with the development (i.e. labs)</p>	<p>Groundwater impact assessment</p> <p>Stormwater Management Plan</p> <p>Lighting impact assessment (mandatory)</p> <p>Preliminary Site Investigation (if required, a Detailed Site Investigation and Remedial Action Plan)</p> <p>Waste management plan</p>
<p>(m) environmental problems associated with the disposal of waste</p>	<p>(m1) environmental problems of waste during and after construction (left over construction materials, and personnel waste), transport and disposal of waste, ongoing use and eventual decommission of the development</p> <p>(m2) cumulative impacts from waste</p>	<p>Construction management plan</p> <p>Waste management plan</p>
<p>(n) increased demands on natural or other resources that are, or are likely to become, in short supply</p>	<p>No specific factors – to be assessed by the determining authority if relevant</p>	

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
(o) the cumulative environmental effect with other existing or likely future activities	(o1) The cumulative effects of noise and impacts to the road network from surrounding existing and approved developments	Assessed in REF having regard to the factors
(p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions	(p1) coastal processes and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios	Assessed in REF (if applicable)
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	<p>(q1) relevant issues, objectives, policies and actions identified in local, district and regional plans and compliance of the proposal, and policies that identify community priorities that may be impacted</p> <p>(q2) relevant legislation, environmental planning instruments (including drafts, policies and guidelines).</p> <p>(q3) requirements of any approvals applying to the site, including concept approval or recommendation from any Gateway determination</p>	Assessed in REF
(r) other relevant environmental factors	(r1) health or safety risk to children, visitors, patients or staff of the development	<p>Accessibility report</p> <p>Design report</p> <p>Preliminary hazard analysis (if applicable)</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<p>(r2) developments compatibility with neighbouring land uses, including proximity to:</p> <ul style="list-style-type: none"> (i) restricted premises, injecting rooms, drug clinics, premises licensed for alcohol or gambling, sex services premises (for schools) (ii) hazardous land uses, waste transfer depots or landfill sites, service stations, air pollutant generating uses, noise or odour generating uses, extractive industries, industrial uses (iii) intensive agriculture, agricultural spraying activities and sources (iv) adjacent to or on land in a pipeline corridor (v) sites which, due to prevailing land use zoning, may in the future accommodate the above uses. <p>(r3) noise/air pollution, vibration and safety impacts from the below on the proposed development:</p> <ul style="list-style-type: none"> (i) roads with higher traffic volumes, higher operating speeds and more heavy vehicles, freight traffic or used to transport dangerous goods or hazardous materials (ii) rail lines 	<p>Acid Sulfate Soils Management Plan</p> <p>Traffic and parking study</p> <p>Transport and accessibility impact assessment</p> <p>Flood study (if on land that is known to be flood prone or where there is no knowledge that it is not flood prone)</p> <p>Integrated water and flooding management plan</p> <p>Bush fire assessment report (if on bushfire prone land)</p> <p>Preliminary Site Investigation (if required, a Detailed Site Investigation and a Remedial Action Plan)</p> <p>Hazard risk assessment (if located near a major hazardous facility or high pressure dangerous goods fuel pipeline)</p>

A. Environmental factors	B. Specifically for health services facilities and school developments	C. Supporting information that may be required dependent on site and proposal
	<ul style="list-style-type: none"> (iii) beneath flight paths (iv) industrial and agricultural areas (v) substations (r4) dangerous goods and hazardous materials (their storage, use, removal and disposal) associated with the development (r5) suitability and safety of drop-off and pick-up areas, including for emergency vehicles, safety and convenience of proposed parking areas and rates, and off-and-on street parking on school/hospital location, vehicle and pedestrian access, internal vehicle and pedestrian areas, provision of servicing, loading/unloading. (r6) impacts of bushfire, flooding or land contamination, any soil and groundwater contamination, hazardous materials from demolition works on the proposed development (r7) any other relevant impacts 	