

# Sydney Metro Sydenham to Bankstown Ancillary Facility Checklist

This checklist has been generated to determine compliance under the Sydney Metro City and Southwest Sydenham to Bankstown Upgrade Planning Approval CSSI 8256, specifically Condition of Approval A19 and to assess environmental risk factors of a minor construction Ancillary Facility. Under the CSSI 8256 and Ancillary Facility is defined as:

*“A temporary facility for Construction of the CSSI such as an office and amenities compound, construction compound, material crushing and screening plant, materials storage compound, maintenance workshop, testing laboratory or material stockpile area.”*

<b>Assessment Name</b>	Belmore MSB (Redman Parade) – Minor ancillary facility
<b>Location</b>	Redman Parade, Belmore between Sudbury Street and Cecilia Street. Within the Rail Corridor.
<b>Prepared By</b>	James Allsop
<b>Revision</b>	Rev 0
<b>Date required by</b>	27/09/21

1. Provide a description of the location, including address, and proposed use. Attached a map within Appendix A

A minor ancillary facility is proposed to be installed at the Metro Services Building (MSB) site on Redman Parade, Belmore between Sudbury Street and Cecilia Street. The area is within the project boundary and within the rail corridor. An image of the proposed location is provided within Appendix A.

The proposed minor ancillary facility will support the delivery of the Belmore MSB works. It will provide office space, a lunchroom and an amenities unit for the construction crew. This will minimise the need for the construction crew to walk between the minor ancillary facility adjacent to the Tobruk Avenue car park and the MSB site. It will also allow separation of the platform and MSB construction crews. This forms part of the Downer SW6 Covid-19 Management Plan and the NSW Governments Covid-19 Safety Requirements.

The proposed minor ancillary facility on Wilfred Avenue will consist of:

- 6m x 3m site office
- 6m x 3m lunchroom
- Portable amenity unit
- The intent is to have the minor ancillary facility connected to mains power. However, approval is being sought for a generator should connection to the main electricity system not be granted prior to the establishment of the ancillary facility.

On average the proposed facility will have 1 staff member working within the office and 4 staff member utilising the lunchroom. This may increase should the Covid-19 restriction be eased.

The proposed minor ancillary facility will be used during standard construction hours. Any use outside of standard construction hours will be subject to an OOHW approval.

These facilities are regarded by Downer as Minor Ancillary Facilities under CoA A19 as they:

- are within the rail corridor and the construction boundary as defined within the Submissions and Preferred Infrastructure Report;
- will only have a minor impact on the amenity of the area, and;
- will have no impacts to biodiversity, soil and water, and heritage items in addition to those assessed within the project approval documents.

2. Landowner details  
Transport Asset Holding Entity (TAHE).

3. Timeframe  
September 2021 to August 2022.

#### 4. Assessment against CoA – A19

CoA A19 states:

Lunch sheds, office sheds, portable toilet facilities, and the like, that are not identified as an ancillary facility in the documents listed Condition A1, can be established where they satisfy the following criteria:

- (a) are located within the Construction boundary; and

*The ancillary facilities are located within the Construction Boundary defined within the Submissions and Preferred Infrastructure Report and shown in Appendix B.*

(b) have been assessed by the ER to have -

(i) minor amenity impacts to surrounding residences and businesses, after consideration of matters such as compliance with the Interim Construction Noise Guideline (DECC, 2009), traffic and access impacts, dust and odour impacts, and visual (including light spill) impacts, and

**Noise:** *The noise impacts associated with the proposal will be minimal. Noise generated by the proposal will be managed in accordance with the Project Construction Noise and Vibration Management Plans and the Project Construction Noise and Vibration Impact Assessment. The use of the proposed minor ancillary facility would not increase the noise impacts above those assessed for the construction activities and it would not be the dominant noise source in the area. In addition to this the position of the proposed minor ancillary facility may add additional shielding from construction and rail noise for residential premises on Redman Parade. If a generator is required an acoustic barrier will be established between the generator and the residential receivers on Redman Parade. The*

*generator will be positioned in between the site office and lunchroom to provide additional acoustic screening.*

**Traffic and Access:** *The proposal is not anticipated to have a material effect on parking in the area. The proposal does not require the occupation of any on-street or off-street parking. Redman Parade has significant amounts of parking available and parking in the vicinity of the proposal is always available. The proposal will not generate traffic in the area in addition to that assessed within the current approvals. Should complaints relating to traffic or parking and the proposed minor ancillary facility be received the Traffic and Transport Liaison Group (TTLG) will be consulted and provide direction on appropriate management options.*

**Dust and Odour:** *the proposal will not generate any dust as it does not require any additional ground disturbance. The proposal will be located on hard stand that was constructed for the MSB construction works. The proposed amenities unit will be regularly maintained to prevent odour generation. If a generator is required, it will be maintained properly so that it does not generate any smoke or odour. If the generator does start to emit smoke or an odour it will be replaced or repaired.*

*Waste generated from the proposal will be predominantly office and lunchroom waste, this will be managed to prevent odour through regular emptying of the garbage bins and cleaning of the area. Suitable waste management is already provided on site to manage the construction waste. This includes construction waste bins, general waste bins, comingled recycling bins and paper/cardboard bins. No additional waste storage will be required for the proposal.*

**Visual and light spill:** *the visual impacts of the proposal will be managed using Sydney Metro banner mesh attached to the fencing around the site.*

*To minimise potential light spill from the proposed minor ancillary facility blinds will be fitted to the office and lunchrooms and lights will be switched off when the facility is not in use. Visual and light spill impacts from the proposed minor ancillary facility are considered to be minor and in line with a construction site and similar to metro-related construction works occurring in the local area.*

*The proposal will be maintained in accordance with the temporary construction compound requirements outlined in the Visual Amenity Management Plan (VAMP). This includes light spill, maintenance of the facilities and the provision of branded banner mesh. Potential light spill associated with works outside of standard construction hours shall be managed during out of hours works as part of the relevant Out of Hours Works application and the Project Visual Amenity Management Plan. Any lighting required would only be used under an Out of Hours Scenario and be directed so to not impact on neighbouring sensitive receivers. Light impacts to the rail corridor have also been considered and lighting associated with the proposal will be managed so that it does not affect train drivers. This can be achieved using blinds and ensuring lighting is off when the proposed minor ancillary facility is not in use.*

*The Environmental Control Maps and Construction Traffic Management Plan will be amended to include the proposal, should it be approved, and all environmental controls relevant to its operation.*

(ii) minor environmental impact with respect to waste management and flooding, and

*The waste from the proposal shall be managed in accordance with the Project Construction Environmental Management Plan, Waste Procedures. The portable office blocks, amenities, generator and lunchroom will be placed so that water can move around them so that they do not create any impact or additional flooding risk during heavy rain events or localised flooding. It should be noted that a search of the NSW Government ePlanning Spatial Viewer did not identify the proposed area being at risk of flooding.*

(iii) no impacts on biodiversity, soil and water, and heritage items beyond those already approved under other terms of this approval.

**Biodiversity:** *there will be no impact to biodiversity associated with the proposal. No vegetation removal is associated with the proposal.*

*The proposed minor ancillary facility will be managed in a manner that will not increase the number of vermin in the local area. This will be achieved through cleaning of the proposed minor ancillary facility and conducting appropriate waste management practices, including regular disposal of waste generated from the proposal.*

**Soil and Water:** *no impacts as the proposed area of use is hard stand and the proposal does not involve ground disturbance. An appropriately sized spill kit is already kept on site and will be used to manage potential spills in the area of the proposal. Spiled material will be collected and disposed of appropriately and the area cleaned. Any spill in the area will be reported in accordance with the Sydney Metro Incident Reporting Procedure.*

*The risk of sediment run-off from the site is minimal as the proposal area is hardstand. Any material that may be picked up, from within the proposal area, during a rain event will be managed with the existing boundary sediment controls preventing it entering the stormwater system. These controls are already included into the Belmore Station ECM & Progressive Erosion & Sediment Control Plan (PESCP).*


*Should a generator be required it will be internally banded to mitigate spills as a result of malfunctioning. Refuelling of the generator will be performed in compliance with the CEMP, sub-plans and Downer procedures to mitigate against spills whilst refuelling. This will include, but is not limited to, the correct storage of refuelling materials and equipment, using a drip tray while refuelling and having an appropriate spill kit stored in the project area.*

**Heritage items:**


*The location of the proposal is outside of the Section 170, LEP and State Heritage curtilages for Belmore Station (as shown in Appendix C). The proposal is within an area of “Nil to low” archaeological potential (as shown in Appendix D). However, it is immediately adjacent to an area of Potential Archaeological Discovery (PAD) (as shown in Appendix E). This area is protected by temporary fencing which will remain in place until the end of construction in the MSB area. The proposal will not impact the PAD. As such it is consistent with the heritage impacts assessed in the EIS.*

*Refer to Appendix F for a risk matrix detailing potential risk associated with the proposal and mitigation measures that will be implemented to manage the identified risks.*

## Endorsement

<b>Prepared by</b>	James Allsop
<b>Signature</b>	
<b>Date</b>	27/09/2021

### Environmental Representative Endorsement

<b>Endorsed by</b>	Brett McLennan
<b>Signature</b>	
<b>Date</b>	27/09/2021

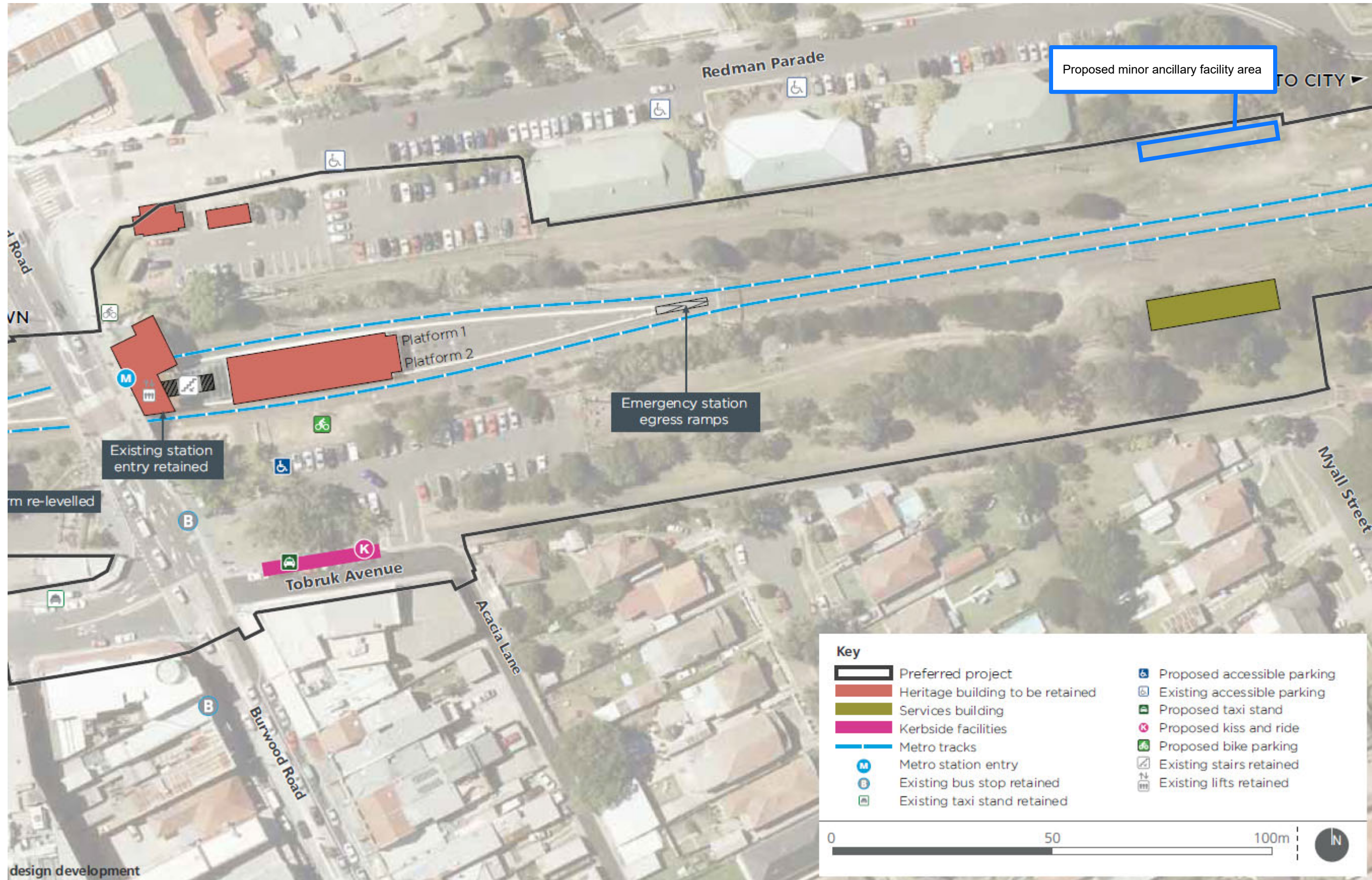
**Details of any conditions of approval:**

Nil - noted that approved Management Plans suitably mitigate risks.

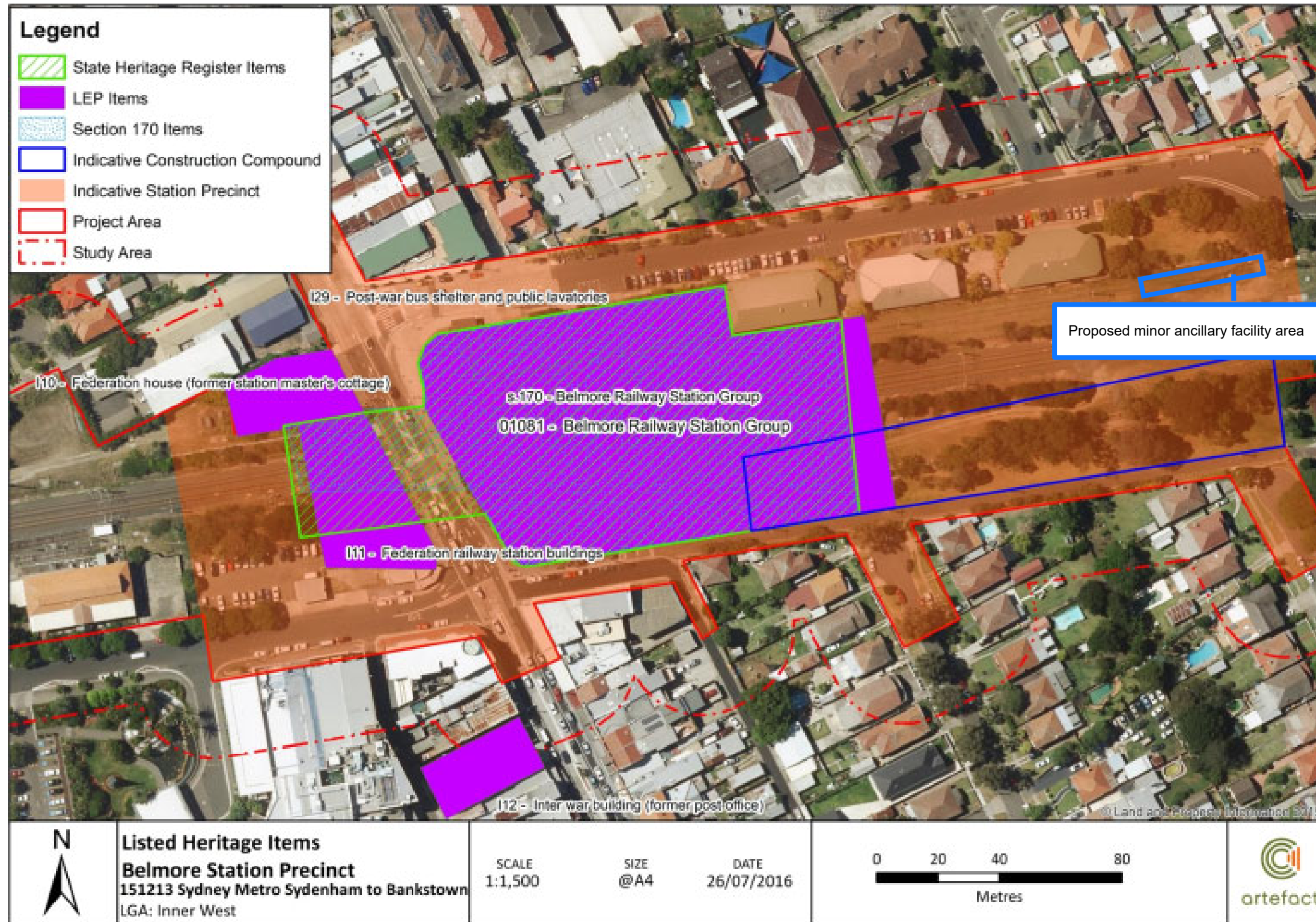
## Appendix A – Proposed site map, Redman Parade, Belmore



## Appendix B – SPIR Preferred Project Description Map showing Proposal Area



## Appendix C – Heritage curtilage of Belmore Station and MSB

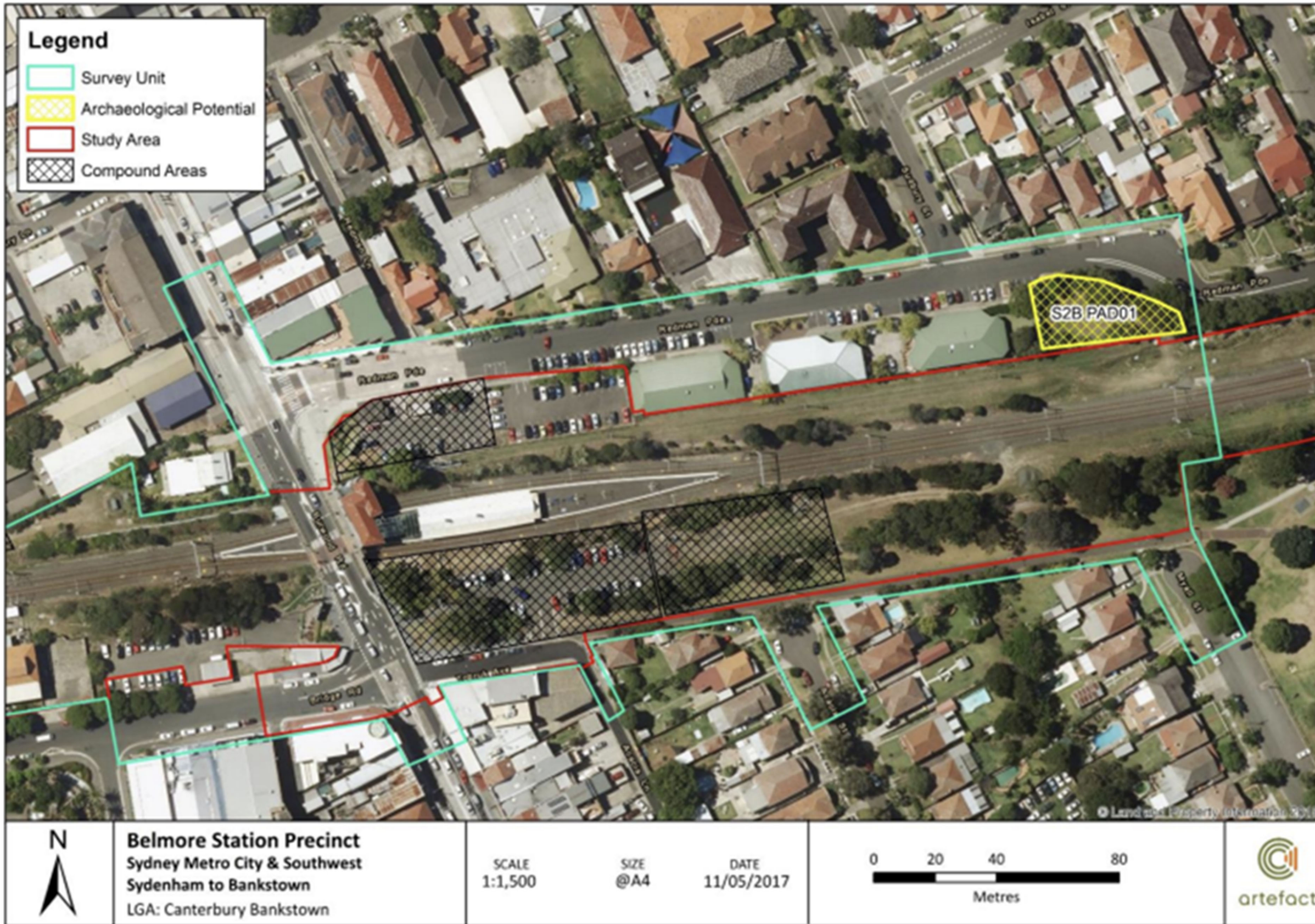




## Appendix D – Archaeological Potential of the area around Belmore Station and MSB



## Appendix E – Potential Archaeological Discovery Area Redman Parade



## Appendix F – Risk Assessment

INSTRUCTIONS	
▪	Category column: Technical = T Schedule = S Cost = C
▪	Consequence column: Value 1-6
▪	Likelihood: Rare, Unlikely, Possible, Likely, Almost Certain, Certain.
▪	Risk Rating: Low Risk = D, Moderate Risk = C, Significant Risk = B, Major Risk = A

### SECTION 1 – RISK MANAGEMENT REPORT

Project Name	Proposed Minor Ancillary Facility on Redman Parade, Belmore		
Prepared by:	James Allsop	Date:	27 September 2021

### SECTION 2 – SECTION HEADING

Risk	Category	Consequence	Likelihood	Risk rating	Mitigation/comment/contingency/treatment	Residual risk rating		
						Consequence	Likelihood	Residual risk rating
Noise								
Generator noise	T	2	Possible	C	<ul style="list-style-type: none"> <li>Connect to Mains Power if possible</li> <li>Place acoustic barriers between the generator and sensitive receivers</li> <li>Ensure generator is sufficiently sized for its purpose</li> <li>Ensure generator is well maintained</li> <li>Ensure generators used has the lowest sound power level available</li> <li>Turn generator off when the proposed ancillary facility is not in use</li> </ul>	1	Unlikely	D
Airconditioning noise	T	2	Possible	C	<ul style="list-style-type: none"> <li>Where possible point air-conditioning units towards the rail corridor</li> <li>Ensure the air conditioning units are properly fitted</li> <li>Ensure the air-conditioning units are well maintained and do not emit excessive noise</li> <li>Turn air-conditioning units off when the ancillary facility is not in use</li> </ul>	1	Unlikely	D
Traffic and Access								
Construction Traffic	T	2	Likely	C	<ul style="list-style-type: none"> <li>Schedule deliveries so that vehicles are not parked on local streets waiting entry into the site</li> </ul>	1	Possible	D
Dust and odour								
Odour from generator exhaust	T	2	Possible	C	<ul style="list-style-type: none"> <li>Ensure generator is sufficiently sized for its purpose</li> <li>Ensure generator is well maintained</li> <li>Direct the exhaust from the generator away from residential receivers</li> </ul>	1	Rare	D

Smoke from generator exhaust	T	2	Possible	C	<ul style="list-style-type: none"> <li>Ensure generator is sufficiently sized for its purpose</li> <li>Ensure generator is well maintained</li> <li>Direct the exhaust from the generator away from residential receivers</li> </ul>	1	Rare	D
Odour from waste	T	2	Possible	C	<ul style="list-style-type: none"> <li>Supply appropriate number of bins</li> <li>Have the bins emptied regularly</li> <li>Have the bins cleaned as required</li> <li>Segregate waste as appropriate, unless waste contractor utilises a sorting facility</li> </ul>	1	Rare	D
Visual impact and light Spill								
Lighting from ancillary facility impacting residents	T	1	Unlikely	D	<ul style="list-style-type: none"> <li>Have the offices and lunchrooms fitted with blinds</li> <li>Turn off all lighting when the ancillary facility is not in use</li> </ul>	1	Rare	D
Lighting from ancillary facility impacting train drivers	T	2	Unlikely	D	<ul style="list-style-type: none"> <li>Have the offices and lunchrooms fitted with blinds</li> <li>Turn off all lighting when the ancillary facility is not in use</li> </ul>	1	Rare	D
Visual impacts of the amenities	T	2	Possible	C	<ul style="list-style-type: none"> <li>Attach Sydney Metro branded Banner Mesh to the fencing</li> <li>Ensure that the portable buildings used in the proposal are clean and well maintained</li> <li>Remove graffiti as soon as practicable</li> </ul>	1	Unlikely	D
Biodiversity								
Increased vermin	T	2	Possible	C	<ul style="list-style-type: none"> <li>Clean the site regularly</li> </ul>	1	Unlikely	D
Soil and Water								
Chemical spills	T	3	Possible	C	<ul style="list-style-type: none"> <li>Have an appropriately sized spill kit on site</li> </ul>	2	Unlikely	D
Cultural Heritage								
Impacts to Aboriginal Heritage Items	T	4	Unlikely	D	<ul style="list-style-type: none"> <li>No works are to be undertaken in S2B PAD001</li> <li>Comply with Sydney Metro and Downer unexpected Heritage Finds Procedures</li> </ul>	4	Rare	D
Impacts to non-Aboriginal heritage item	T	1	Rare	D	<ul style="list-style-type: none"> <li>The proposal is outside of the heritage curtilage of Belmore Station.</li> <li>The proposal is in an area of "Nil to Low" potential for archaeological discovery</li> <li>Comply with Sydney Metro and Downer unexpected Heritage Finds Procedures</li> </ul>	1	Rare	D

### Consequence Rating

Rating	Financial	Time	Client / Reputation	Zero Harm
6	>100% of Gross Margin	• >20% Schedule over-run unrecoverable.	<ul style="list-style-type: none"> <li>• Total loss of stakeholder and customer support</li> <li>• High profile adverse press</li> <li>• Loss of sector presence/ relevance; or</li> <li>• Complete loss of trust by affected community.</li> </ul>	<ul style="list-style-type: none"> <li>• Fatalities or significant irreversible effects to more than one person; or</li> <li>• Catastrophic widespread impact on the environment resulting in irreversible damage.</li> </ul>
5	70 – 100% of Gross Margin	• 10-20% Schedule over-run unrecoverable.	<ul style="list-style-type: none"> <li>• Departure of Divisional Executives</li> <li>• Short term impact on share-price</li> <li>• Customer terminates contract</li> <li>• Nation-wide press</li> <li>• Erosion of relevance/ significance in the sector</li> <li>• Significant opportunity jeopardised; or</li> <li>• Prolonged community outrage.</li> </ul>	<ul style="list-style-type: none"> <li>• Single fatality or severe irreversible disability to one or more persons; or</li> <li>• Significant impact or serious environmental harm.</li> </ul>
4	• 40 -70% of Gross Margin	• 5-10% Schedule over-run unrecoverable.	<ul style="list-style-type: none"> <li>• Customer registers strong concern and threatens contract termination</li> <li>• State-based media reporting</li> <li>• Potential future opportunities opened up to competitors; or</li> <li>• Long term community irritation that requires management attention.</li> </ul>	<ul style="list-style-type: none"> <li>• Moderate irreversible disability or impairment to one or more persons;</li> <li>• Lost Time Injury &gt; 28 days; or</li> <li>• Significant impact or material harm on the environment; or</li> <li>• an environmental notifiable incident.</li> </ul>
3	20 – 40% of Gross Margin	• < 5% Schedule over-run	<ul style="list-style-type: none"> <li>• Customer complains strongly</li> <li>• Local media reporting; or</li> <li>• Short term community unrest and dissension.</li> </ul>	<ul style="list-style-type: none"> <li>• Lost Time Injury;</li> <li>• Moderate or material environmental harm; or</li> <li>• An environmental notifiable incident.</li> </ul>
2	5 – 20% of Gross Margin	• Schedule slippage without impact to critical path; some operational costs will be incurred to recover.	<ul style="list-style-type: none"> <li>• Customer aware and affected; or</li> <li>• Community complaint requiring intervention.</li> </ul>	<ul style="list-style-type: none"> <li>• Medical Treatment Injury; or</li> <li>• Minor impact on the environment.</li> </ul>
1	• <5% of Gross Margin	• Short term schedule slippage without impact to critical path.	<ul style="list-style-type: none"> <li>• No visible impact on the customer or Downer's reputation; or</li> <li>• No community complaint.</li> </ul>	<ul style="list-style-type: none"> <li>• First aid case or less or near miss; or</li> <li>• Negligible impact on the environment.</li> </ul>

### Likelihood Rating

Rating	Criteria
<b>Almost Certain</b>	<ul style="list-style-type: none"> <li>▪ Greater than or equal to 80% probability, or</li> <li>▪ Expected to occur in most circumstances, or</li> <li>▪ Likely to occur multiple times throughout a project.</li> </ul>
<b>Likely</b>	<ul style="list-style-type: none"> <li>▪ Greater than or equal to 50% and less than 80% probability, or</li> <li>▪ Probable that it will occur in most circumstances, or</li> <li>▪ Possible to occur in a project, has occurred in similar projects.</li> </ul>
<b>Possible</b>	<ul style="list-style-type: none"> <li>▪ Greater than or equal to 20% and less than 50% probability, or</li> <li>▪ Might occur, has occurred before, or</li> <li>▪ Has occurred in a minority of similar projects.</li> </ul>
<b>Unlikely</b>	<ul style="list-style-type: none"> <li>▪ Greater than or equal to 5% and less than 20% probability, or</li> <li>▪ Could occur, or</li> <li>▪ Has not occurred in similar projects but could occur.</li> </ul>
<b>Rare</b>	<ul style="list-style-type: none"> <li>▪ Less than 5% probability, or</li> <li>▪ Exceptionally unlikely, even in the longer term, or</li> <li>▪ A "100-year event".</li> </ul>

**Risk Rating**

		Likelihood				
		Rare	Unlikely	Possible	Likely	Almost Certain
Consequence	6	B	B	A	A	A
	5	C	B	B	A	A
	4	C	C	B	B	A
	3	D	C	C	B	B
	2	D	D	C	C	B
	1	D	D	D	C	C

RISK	A	Risks that significantly exceed the risk acceptance threshold and need urgent and immediate attention to reduce the risk and exposure. Control and information gathering needed immediately. Implement controls to reduce risk to an acceptable level before starting or recommending an activity. Highest level Group or Divisional management needs to be involved and to authorise risk acceptance if no further action is required. Frequent review of risk exposure and actions taken to reduce rating or exposure by senior leaders at least monthly.
	B	Risks that require proactive management. Senior Business Unit management needs to be involved (e.g. to proactively reduce the risk or authorise risk acceptance if no further action is taken). Frequent review of risk, risk control effectiveness and risk reduction measures by senior leaders is required at least monthly.
	C	Risks are acceptable to the business/project but still require active monitoring. Risks need to be reviewed by local management at least quarterly.
	D	Risks that are below the risk acceptance threshold and do not require additional management. Controls managed by routine processes in line with existing priorities. Review risk and exposures by local management over the longer term at least six monthly.