

# 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>	Dulwich Hill – Office Blocks, Lunchrooms & Portable Amenity Unit
<b>Location</b>	Dulwich Hill, MSB area within Project boundary (West of C2)
<b>Prepared By</b>	Mark Trethewy
<b>Revision</b>	Rev0
<b>Date required by</b>	01/10/21

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

*The proposed minor ancillary facility will be located within the previously disturbed existing Rail Corridor and within the existing Project Boundary. This location is denoted as the MSB “works area” for Dulwich Hill and is situated in the Ewart Street carpark. The location is currently part of the approved Project area for the purposes of the construction of the CSSI 8256.*

*Downer will install a satellite minor ancillary facility to support the delivery of the MSB & Station construction works, consisting of:*

- 6m x 3m site office (Existing relocated approved compound area C2)*
- 6m x 3m lunchroom (Existing relocated approved compound area C2)*
- 2 x Portable amenity unit (Existing relocated approved compound area C2)*
- 2m x 4m site office (New)*
- 2m x 4m lunchroom (New)*

*The locations nominated in Appendix A details the facilities location within the Project Boundary and inside the Rail corridor.*

*Approximately 15-20 existing staff members will be relocated from the C2 ancillary facility area that is currently providing facilities to the sub-contractors undertaking construction works under Downer EDI’s direction for the Dulwich Hill Train Station. The ancillary facility proposed within this A19 will additionally house 10-15 construction personnel undertaking construction of the multiple services building. The combined workforce of 35 personnel will utilise the new ancillary facility at any time during construction. The area will generally be used during standard construction hours. Any use outside of standard construction hours will be subject to an OOHW approval.*

*These facilities were not identified as ancillary facilities under documents listed in CoA A1 and are regarded as Minor Ancillary Facilities under CoA A19 as they are within the Construction boundary, the ancillary facilities will have minor amenity and environmental impacts as addressed below and no impacts to biodiversity, soil and water, and heritage items.*

2. Landowner details

*Railcorp*

3. Timeframe

*The facility will be established in September 2021 and will be in place for the Project duration, indicatively July 2022.*

4. Assessment against CoA – A19

*Downer EDI's has identified that the consolidation of Project required ancillary facilities will provide a reduced environmental footprint and cumulative impact to community within the Project area.*

*Environment & Community Benefits Associated with consolidation of ancillary facilities:*

- *Reduced soil and water risk:*
  - *Singular ancillary facility location, preventing the disturbance of multiple areas and reducing the Project environmental footprint; and*
  - *Increased distance from clean water lines, placing facilities greater than 70 metres from the existing clean water line.*
  
- *Eliminated biodiversity risk - deletion of a proposed ancillary facility within the proximity of established flora at Ewart Street;*
  
- *Reduced cumulative community impact – Ancillary facilities are to be relocated away from prior approved locations at Wardell Road & Ewart Street that are located within the direct line of sight of residential receivers. Downer's proposed ancillary facility location will be installed behind receivers with no direct line of sight and a pre-existing noise barrier provided by residential garages that allows for a reduced noise impact.*
  
- *Visual and odour – Consolidation of facilities as detailed within this assessment, eliminates the Project need for increased amenity facilities blocks throughout the Project area. Consolidation provides the community a reduced visual and odour risk, the risk and general mitigation measures is detailed within Appendix B.*

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:

5. are located within the Construction boundary; and

*The ancillary facilities are located within the Construction Boundary as detailed above and shown in Appendix A.*

(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:** *impacts are consistent to the Project Construction Noise and Vibration Management Plans and Project Construction Noise and Vibration Impact Assessment. A generator is required to power the site sheds as a temporary measure, until a mains power supply can be installed and approved by utilities providers. The contractor will install and maintain throughout the course of the ancillary facilities use all feasible and reasonable noise and vibration mitigation measures as per the Package 5 Project Noise & Vibration Management Plan.*

**Traffic and Access:** *The impacts to traffic and access are negligible, the use of the lunch shed office blocks and portable toilet inside the Project boundary will not increase the number of individuals on site, alter any access or create additional on street parking. The delivery of the sheds will be conducted during Standard Hours using a tilt tray. This is considered to cause minimal impact to local traffic and or access.*

**Dust and Odour:** *the lunch shed, portable toilet and office blocks do not create any dust impact as they do not involve any ground disturbance. Odour of the Portaloo shall be managed through regular servicing and cleaning and be positioned out of line of sight (behind site boundary fencing) from any residents to remove the risk of “perceived odour”. Office waste shall be managed within the vicinity of the sheds through instillation of proper waste receptacles that will be emptied on a regular basis. Construction & Demolition waste will not be stored within the area.*

**Visual and light spill:** *the visual impacts from the placement of office blocks, lunchrooms and portable amenity units at Dulwich Hill will be managed through the use of the existing Sydney Metro boundary screening along the Project boundary fence. Light spill shall be managed and installed in accordance with the Project approved the Project Visual Amenity Management Plan. Security lighting may be required during periods for safe access and egress on the office building and lunch shed, all lighting will be orientated away from sensitive receivers and be reviewed for light spill by the environment and community team upon establishment and on a regular basis through inspections.*

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

*The waste from the office block, lunchroom and the Portaloo pumps outs are consistent with and shall be managed in accordance with the Project Construction Environmental Management Plan, Waste Procedures. The office block, portable amenity unit and lunchroom shall all be on stilts removing any impact or risk to flooding.*

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

**Biodiversity:** *No impacts to Dulwich Hill as the office block, lunchroom and portable amenity unit shall be placed on existing stabilised grounds.*

**Soil and Water:**

*Dulwich Hill Station ancillary facilities will be installed greater than 70m from the existing permanent clean water drain to prevent potential disturbance and pollution.*

*The facilities are to be placed on an area spanning hardstand(sandstone backfilled material) and asphalt, soil and water risk of erosion and sediment run-off of the hardstand material and increased water velocity on asphalt will be managed in accordance with the Dulwich Hill Station ECM & Progressive Erosion & Sediment Control Plan (PESCP) that will be revised to mitigate and management any and all risks of dirty water run-off to the clean water drain.*


*The instillation of portable toilets within the area will be managed and checked against the Downer portable toilet inspection checklist to prevent improper instillation of site amenities.*

*Chemicals (liquid fuel, adhesives & binders, cleaning supplies and gas fuels) stored within the facility will be stored in accordance with the Project Health & Safety Management Plan, Package 5 - Project Construction Environmental Management Plan and risks to environment mitigated in accordance with the Soil & Water Management Plan.*


**Heritage items:**

*The minor ancillary facility will be installed on previously disturbed land and the scope of instillation and use by the Project team will require no subsurface penetration. Due to the scope of use and required instillation, no physical or visual impacts to any heritage items will be incurred as a result of the office blocks, lunchrooms and portable amenity units which will reside outside of the Dulwich Hill Heritage curtilage and consistent with any heritage impacts as assessed in the EIS. All unexpected heritage finds will be managed in accordance with the Sydney Metro Unexpected Finds Protocol detailed within the Package 5 - Project Construction Environmental Management Plan.*

## Endorsement

<b>Prepared by</b>	Mark Trethewy
<b>Signature</b>	
<b>Date</b>	30/09/2021

### Environmental Representative Endorsement

<b>Endorsed by</b>	Brett McLennan
<b>Signature</b>	
<b>Date</b>	30/09/2021

**Details of any conditions of approval:**

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## Appendix A – Dulwich Hill



## Appendix B – Risk Assessment

INSTRUCTIONS								
<ul style="list-style-type: none"> <li>Category column: Technical = T Schedule = S Cost = C</li> <li>Consequence column: Value 1-6</li> <li>Likelihood: Rare, Unlikely, Possible, Likely, Almost Certain, Certain.</li> <li>Risk Rating: Low Risk = D, Moderate Risk = C, Significant Risk = B, Major Risk = A</li> </ul>								
SECTION 1 – RISK MANAGEMENT REPORT								
Project Name		Proposed Minor Ancillary Facility in Ewart Street Carpark, Dulwich Hill						
Prepared by:		Mark Trethewy			Date:		30 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>Noise to be managed in accordance with the Package 5 Noise and Vibration Management plan, feasible and reasonable measures will be installed where applicable</li> <li>A connection to an alternative quieter energy supply will be sought where possible</li> <li>Place temporary acoustic barriers (noise blankets or equivalent mitigation measure) between the generator and commercial and residential receivers</li> <li>Ensure generator is sufficiently sized, well maintained and the to reduce sound power level</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 no emit excessive noise</li> <li>Turn air-conditioning units off when the ancillary facility is not in use</li> </ul>	1	Unlikely	D
Worker Behaviour	T	2	Possible	C	<ul style="list-style-type: none"> <li>Workers to be informed at pre-start and inductions to be mindful when entering/exiting and within the ancillary facility of impact upon residential receivers. Shouting and loud behaviour will not be tolerated, and smoking is only to be undertaken in designated areas.</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	4	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>	3	Rare	D
Smoke from generator exhaust	T	4	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>	3	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 and portable amenity units emptied regularly</li> <li>Have the bins and portable amenity units cleaned as required</li> <li>Segregate waste as appropriate</li> </ul>	1	Rare	D
Visual impact and light Spill								
Lighting from ancillary facility impacting residents	T	4	Likely	B	<ul style="list-style-type: none"> <li>Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan</li> <li>Have the offices and lunchrooms fitted with blinds</li> <li>Turn off all lighting possible when the ancillary facility is not in use, motion sensor lighting to be utilised for security purposes</li> <li>Orient lighting aspects away from residential receivers to prevent light spill</li> </ul>	2	Possible	C
Lighting from ancillary facility impacting train drivers	T	4	Likely	B	<ul style="list-style-type: none"> <li>Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan</li> <li>Have the offices and lunchrooms fitted with blinds to prevent unintentional light spill;</li> <li>Turn off all lighting possible when the ancillary facility is not in use, motion sensor lighting to be utilised for security purposes</li> <li></li> </ul>	2	Possible	C
Visual impacts of the amenities	T	2	Possible	C	<ul style="list-style-type: none"> <li>Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan</li> <li>Sydney Metro branded Banner Mesh to be installed as per conditions of approval</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	Likely	B	<ul style="list-style-type: none"> <li>Biodiversity to be managed in accordance with procedures detailed within the Project Construction Environmental Management Plan.</li> <li>Project site area to be kept clean and clear of waste as per Project Health and Safety Management Plan</li> <li>Ensure adequate and appropriate bins are available and waste is removed in a timely manner reflective of amounts generated</li> </ul>	2	Unlikely	D
Soil and Water								
Chemical spills	T	3	Likely	B	<ul style="list-style-type: none"> <li>Chemicals to be stored and utilised in accordance with all relevant SafeWork Legislation</li> <li>Project training, storage controls and spill management tools and procedures to be implemented as per the Project Health &amp; Safety Management Plan and Construction Environmental Management Plan and associated Soil &amp; Water Management sub-plan Maintain plant and vehicles in accordance with manufacturer specifications to prevent machine fault</li> </ul>	2	Unlikely	D
Cultural Heritage								
Impacts to Aboriginal Heritage Items	T	2	Unlikely	D	<ul style="list-style-type: none"> <li>Comply with Sydney Metro unexpected Heritage Finds Procedures detailed within Project Construction Environmental Management Plan</li> </ul>	1	Rare	D
Impacts to non-Aboriginal heritage item	T	1	Unlikely	D	<ul style="list-style-type: none"> <li>Project controls will be implemented in accordance with the measures outlined within the Project Heritage Management Plan</li> <li>The proposal is in an area of "Nil to Low" potential for archaeological discovery</li> <li>Comply with Sydney Metro unexpected Heritage Finds Procedures detailed within Project Construction Environmental Management Plan</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.