

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 A16 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.”

Assessment Name	Hurlstone Park – Lunch, office and Toilet block
Location	Hurlstone Park, MSB area within Project boundary
Prepared By	Florinda Wilson
Revision	Rev2A
Date required by	14/01/2022

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

The proposed minor ancillary facility is to be added to the currently approved MAF location within the previously disturbed existing Rail Corridor and existing Project Boundary. This location is denoted as the MSB (Multiple Service Building) “works area” and is situated between the existing Rail Corridor access gates from both Railway Street and Foord Avenue at Hurlstone Park. The location is currently part of the approved Project area for the purposes of the construction of the CSSI 8256.

Downer will add to the minor ancillary facility to support the delivery of the MSB works, consisting of:

- 1 x 6m x 3m lunchroom (New)
- 1 x Portable amenity unit (New)
- 1 x 6m x 3m site office (Existing)
- 1 x 6m x 3m lunchroom (Existing)
- 1 x Portable amenity unit (Existing)

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

The workforce at the MSB area is proposed to increase from the 15-20 existing staff members to 30-40, with the peak workforce expected to be 50 people during MSB peak workforce construction activities. This consists of sub-contractors undertaking construction works under Downer EDI’s direction for the Hurlstone Park Multiple Services Building (MSB). The area will generally be used during standard construction hours. Any use outside of standard construction hours will be subject to an OOHW approval. Due to this facility not being identified in

documents listed in Condition A1, and the proposed types of facilities this shall be considered a “Minor ancillary facility” and will be assessed against CoA-A19.

2. Landowner details

Railcorp

3. Timeframe

The facility will be relocated from the previously approved A19 location in January 2021 and will be in place for the Project duration, indicatively November 2022.

4. Assessment against CoA – A19

CoA A19 states:

Lunch sheds, office shed, portable amenity unit, 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 facility is located within the Project 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. The use of minor ancillary facility would not present any cumulative increase in noise impacts as assessed for the construction activities of the MSB and not present any dominant noise source. Downer EDI will install a temporary power connection to remove the current requirement for an on-site generator to provide power to facilities. The contractor will install and maintain throughout the course of the ancillary facilities all feasible and reasonable noise and vibration mitigation measures as per the Package 6 Project Noise & Vibration Management Plan. Consultation has been undertaken with residents, where specific instances of concern are raised additional mitigation measures will be assessed for viability.

Traffic and Access:

Workforce will be directed to park on Burnett St. and if parking on Burnett St. is unavailable, the Project workforce is to park on Tennent Parade. All workers attending site are instructed by the Construction & Community and Stakeholder Engagement Team in acceptable locations for parking and times in which delivery of materials can be undertaken. Vehicle access will continue to occur from railway street and traffic control will manage access for any additional plant that is temporarily required for the relocation.

Dust and Odour:

The lunch sheds, portable amenity units and office block do not create any dust impact as they do not involve any ground disturbance. Odour of the portable toilets 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.

Visual and light spill:

The visual impacts shall be minimised through the placement of the office block, lunchrooms and existing portable amenity unit out of direct line of sight from all residents, with the exception of 5A Foord Ave. The Project will install ATF fencing with banner mesh and anti-gawk screens on the existing concrete barriers between the permanent rail corridor fencing and the site facilities, as agreed in consultation with the effected community.

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 orientate 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.

Additionally, consultation has been undertaken with the adjacent residents and mitigation measures tailored to best accommodate the needs of the community. Evidence of consultation and extension of enhanced mitigation measures to impacted receivers has been provided as evidence to the New South Wales Department of Planning, Industry & Environment Approved Independent Environmental Representative with personal details removed to protect the privacy of the respective stakeholders.

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

The waste from the minor ancillary facility pump 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. Furthermore, the area has undergone prior geographical shaping. Material has been installed to further alter the directional slope within the area and overland flow path of rainfall within the low point of the Railway/Foord Avenue gully. The slope has been increased towards the railway corridor culvert and away from the residential properties to reduce any impact or 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:

No impacts as the minor ancillary facility shall be placed on existing stabilised grounds, outside of tree protection zones.

Soil and Water:

The minor ancillary facility shall be placed on existing stabilised grounds and the installation involves no ground disturbance.

The soil and water risk of erosion and sediment run-off will be managed as detailed in section (ii) and in accordance with the Hurlstone Park Station ECM & Progressive Erosion & Sediment Control Plan (PESCP) that has been revised to minimise risks of dirty water run-off into 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 6 - 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.

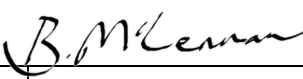
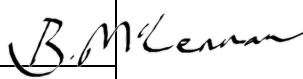
Due to the scope of use and required instillation, no physical or visual impacts to any heritage items will be incurred as a result of the office block, lunchroom and portable amenity unit which will reside outside of the Hurlstone Park Station curtilage and consistent with any heritage impacts as assessed in the EIS.

All unexpected heritage finds will be managed in accordance with the Sydney Metro Unexpected Finds Protocol detailed within the Package 6 - Project Construction Environmental Management Plan.

Endorsement

Prepared by	Florinda Wilson
Signature	
Date	13/01/2022

Environmental Representative Endorsement

Endorsed by	Brett McLennan
Signature	 
Date	20 January 2022 20 April 2022 ER Rev-1

Details of any conditions of approval:

- Encourage workforce to use public transport,
- Monitor parking in local street so residential parking is maintained, and
- Notify subcontractors prior to commencing works (noting the transient workforce) on parking requirements and preferred use of public transport.

Should odour become an issue from the MAF, measures must be taken to mitigate odour impacts, including but not limited to control of source, masking unpleasant odours and reviewing management of odour sources.

Appendix A – Hurlstone Park



- = Old Ancillary Facility area
- = New Ancillary Facility area
- = 2 x Lunchroom
- = Office
- = 2 x Toilet

Appendix B – 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 within Rail Corridor between Railway Street & Foord Avenue, Hurlstone Park.		
Prepared by:	Florinda Wilson	Date:	13 January 2021

SECTION 2 – SECTION HEADING								
Risk	Category	Consequence	Likelihood	Risk rating	Mitigation/comment/contingency/treatment	Residual risk rating		
						Consequence	Likelihood	Residual risk rating
Noise								
Airconditioning noise	T	2	Possible	C	<ul style="list-style-type: none"> Ensure the air conditioning units are properly fitted; Ensure the air-conditioning units are well maintained and do not emit excessive noise; and Turn air-conditioning units off when the ancillary facility is not in use. 	1	Unlikely	D
Worker Behaviour	T	4	Likely	C	<ul style="list-style-type: none"> 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. 	3	Possible	D
Traffic and Access								
Construction Traffic	T	4	Likely	C	<ul style="list-style-type: none"> Schedule deliveries so that vehicles are not parked on local streets waiting entry into the site; and Workers to be informed at pre-start and inductions to park worker vehicles away from local roads and in Project designated areas. 	3	Possible	D
Dust and odour								
Odour and smoke as a result of worker behaviour (smoking and alike)	T	4	Possible	C	<ul style="list-style-type: none"> Ensure clear demarcation of non-smoking areas; Provide adequate smoking areas away from residential receiver's; and Workers to be informed at pre-start and inductions to be mindful of residential receiver's and only smoke when within designated smoking areas. 	2	Unlikely	D
Odour from waste	T	2	Possible	C	<ul style="list-style-type: none"> Supply appropriate number of bins; 	1	Rare	D

					<ul style="list-style-type: none"> • Have the bins and portable amenity units emptied regularly; • Have the bins and portable amenity units cleaned as required; and • Segregate waste as appropriate. 			
Visual impact and light Spill								
Lighting from ancillary facility impacting residents	T	4	Likely	B	<ul style="list-style-type: none"> • Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan; • Have the offices and lunchrooms fitted with blinds; • Turn off all lighting possible when the ancillary facility is not in use, motion sensor lighting to be utilised for security purposes; and • Orient lighting aspects away from residential receivers to prevent light spill. 	2	Possible	C
Lighting from ancillary facility impacting train drivers	T	4	Likely	B	<ul style="list-style-type: none"> • Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan; • Have the offices and lunchrooms fitted with blinds to prevent unintentional light spill; and • Turn off all lighting possible when the ancillary facility is not in use, motion sensor lighting to be utilised for security purposes. 	2	Possible	C
Visual impacts of the amenities	T	2	Possible	C	<ul style="list-style-type: none"> • Project to apply of reasonable and feasible mitigation measures detailed within the Project Visual Amenity Management Plan; • Sydney Metro branded Banner Mesh to be installed as per conditions of approval; • Ensure that the portable buildings used in the proposal are clean and well maintained; and • Remove graffiti as soon as practicable. 	1	Unlikely	D
Biodiversity								
Increased vermin	T	2	Likely	B	<ul style="list-style-type: none"> • Biodiversity to be managed in accordance with procedures detailed within the Project Construction Environmental Management Plan; • Project site area to be kept clean and clear of waste as per Project Health and Safety Management Plan; and • Ensure adequate and appropriate bins are available and waste is removed in a timely manner reflective of amounts generated. 	2	Unlikely	D
Soil and Water								
Chemical spills	T	3	Likely	B	<ul style="list-style-type: none"> • Chemicals to be stored and utilised in accordance with all relevant SafeWork Legislation; and • Project training, storage controls and spill management tools and procedures to be implemented as per the Project Health & Safety Management Plan and Construction Environmental Management Plan and associated Soil & Water Management sub-plan Maintain plant and vehicles in 	2	Unlikely	D

					accordance with manufacturer specifications to prevent machine fault.			
Cultural Heritage								
Impacts to Aboriginal Heritage Items	T	2	Unlikely	D	<ul style="list-style-type: none"> Comply with Sydney Metro unexpected Heritage Finds Procedures detailed within Project Construction Environmental Management Plan. 	1	Rare	D
Impacts to non-Aboriginal heritage item	T	1	Unlikely	D	<ul style="list-style-type: none"> Project controls will be implemented in accordance with the measures outlined within the Project Heritage Management Plan; The proposal is in an area of "Nil to Low" potential for archaeological discovery; and Comply with Sydney Metro unexpected Heritage Finds Procedures detailed within Project Construction Environmental Management Plan. 	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"> • Total loss of stakeholder and customer support • High profile adverse press • Loss of sector presence/ relevance; or • Complete loss of trust by affected community. 	<ul style="list-style-type: none"> • Fatalities or significant irreversible effects to more than one person; or • Catastrophic widespread impact on the environment resulting in irreversible damage.
5	70 – 100% of Gross Margin	• 10-20% Schedule over-run unrecoverable.	<ul style="list-style-type: none"> • Departure of Divisional Executives • Short term impact on share-price • Customer terminates contract • Nation-wide press • Erosion of relevance/ significance in the sector • Significant opportunity jeopardised; or • Prolonged community outrage. 	<ul style="list-style-type: none"> • Single fatality or severe irreversible disability to one or more persons; or • Significant impact or serious environmental harm.
4	• 40 -70% of Gross Margin	• 5-10% Schedule over-run unrecoverable.	<ul style="list-style-type: none"> • Customer registers strong concern and threatens contract termination • State-based media reporting • Potential future opportunities opened up to competitors; or • Long term community irritation that requires management attention. 	<ul style="list-style-type: none"> • Moderate irreversible disability or impairment to one or more persons; • Lost Time Injury > 28 days; or • Significant impact or material harm on the environment; or • an environmental notifiable incident.
3	20 – 40% of Gross Margin	• < 5% Schedule over-run	<ul style="list-style-type: none"> • Customer complains strongly • Local media reporting; or • Short term community unrest and dissension. 	<ul style="list-style-type: none"> • Lost Time Injury; • Moderate or material environmental harm; or • An environmental notifiable incident.
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"> • Customer aware and affected; or • Community complaint requiring intervention. 	<ul style="list-style-type: none"> • Medical Treatment Injury; or • Minor impact on the environment.
1	• <5% of Gross Margin	• Short term schedule slippage without impact to critical path.	<ul style="list-style-type: none"> • No visible impact on the customer or Downer's reputation; or • No community complaint. 	<ul style="list-style-type: none"> • First aid case or less or near miss; or • Negligible impact on the environment.

Likelihood Rating

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

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.