

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.”

Assessment Name	Dulwich Hill – Office Block & Lunchroom & Portable Toilet Belmore – Office and container
Location	Dulwich Hill, MSB area within Project boundary (West of C2) Belmore, C9 area within Project Boundary
Prepared By	Mark Trethewy
Revision	Rev0
Date required by	21/06/21

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

Dulwich Hill:

The proposed minor ancillary facility will be located within the existing Rail Corridor and within the existing Project Boundary. This location is denoted as the MSB “works area” for Dulwich Hill and is situated between the existing Rail Corridor access gates at Ewart Lane to the Corner of Ewart Street & Terrace Road. 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 works, consisting of:

- 1x Lunchroom
- 1x Office Block
- 1 x Portable Toilet Block

Belmore:

The proposed minor ancillary facility will be located within the existing Rail Corridor and within the existing Project Boundary. This location is denoted as the Project compound “works area” for Belmore and is situated behind the Rail Corridor access gate at Tobruk Avenue car park. 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 works, consisting of:

- 1x Office block
- 1x Storage container

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

Dulwich Hill:

Approximately 5 staff members will use the facility at any time. 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 and no impacts to biodiversity, soil and water, and heritage items.

Belmore:

Approximately 5-10 staff members will use the facility at any time. 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 and no impacts to biodiversity, soil and water, and heritage items.

2. Landowner details

Railcorp

3. Timeframe

The facility will be established in June 2021 and will be in place for the Project duration, indicatively April 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 as detailed above and shown in Appendix A & 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: *impacts are consistent to the Project Construction Noise and Vibration Management Plans and Project Construction Noise and Vibration Impact Assessment. The use of the lunchroom, portable toilet and office block 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.*

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 shed will be conducted during Standard Hours on one tilt tray. This is not considered to cause any 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”.*

Visual and light spill: *the visual impacts shall be minimised through the placement of the office block out of direct line of sight from all residents at Belmore. The office block, lunchroom and portable toilet visual impacts 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 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 of the lunch shed would only be used under an Out of Hours Scenario and be non-directional to any receivers.*

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

The waste from the office block, lunchroom and the Portaloo pumps outs is consistent with and shall be managed in accordance with the Project Construction Environmental Management Plan, Waste Procedures. The office block, Portaloo 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 Belmore or Dulwich Hill as the office block, lunchroom and Portaloo shall be placed on existing stabilised grounds.*

Soil and Water: *no impacts to Belmore as the ancillary facilities (office block, lunchroom and Portaloo) shall be placed on existing stabilised grounds and the installation involves no ground disturbance.*

Dulwich Hill Station ancillary facilities are not to be placed at a minimum, within 10 metres of the existing permanent clean water drain to prevent potential disturbance and pollution. The facilities are to be placed on a previously disturbed areas, soil and water risk of erosion and sediment run-off will be managed in accordance with the Dulwich Hill Station ECM & Progressive Erosion & Sediment Control Plan (PESCP) to mitigate any and all risk of dirty water run-off to the clean water drain.

Heritage items:

Dulwich Hill:


No physical or visual impacts to any heritage items as the office block, lunchroom and Portaloo are outside of the Dulwich Hill Heritage curtilage and consistent with any heritage impacts as assessed in the EIS.

Belmore


The office block is located within an area of “nil to low potential– unlikely to reach threshold for local significance” (HMP), it is also outside of the Belmore SHR Curtilage. The office block will involve no ground penetration. Due to this, no physical

or visual impacts to any heritage items as a result of placing an office block will occur.

Endorsement

Prepared by	Mark Trethewy
Signature	
Date	18/06/2021

Environmental Representative Endorsement

Prepared by	Brett McLennan
Signature	
Date	21/04/2021 18/06/2021

Details of any conditions of approval:

Appendix A – Dulwich Hill



Appendix B – Dulwich Hill

