

# Sydney Metro City & Southwest – Sydenham to Bankstown

## Ancillary Facility Assessment

**Site Location:** Westfield Street (land adjacent to Ausgrid STS & Hughes Park), Earlwood, NSW, 2206

**Site Usage Duration:** April 2020 – June 2022

**Document Number:** SMCSWLWC-SYC-CTC-PN-PRL-003225 (Revision 02)

This assessment is to be completed for each proposed ancillary facility site that has not been identified (by description or location) in the EIS, as required by CoA A17 under CSSI 8256.

Before proceeding with the assessment please attach details of site location, adjoining roads, suburb, etc., a screenshot of site map and relevant photos in Appendix 1. This assessment is not complete without that information.

Refer to the table below for relevant terms and definitions.

Term	Definition
Ancillary Facility	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
Minor Ancillary Facility	A temporary facility for Construction of the CSSI such as lunch sheds, office sheds, portable toilet facilities, and the like.
Sensitive Receiver	Includes residences, educational institutions (including preschools, schools, universities, TAFE colleges), health care facilities (including nursing homes, hospitals), religious facilities (including churches), child care centres and passive recreation areas (including outdoor grounds used for teaching).  Receivers that may be considered to be sensitive include commercial premises (including film and television studios, research facilities, entertainment spaces, temporary accommodation such as caravan parks and camping grounds, restaurants, office premises, and retail spaces), and others as identified by the Planning Secretary.
SPIR	The Submissions and Preferred Infrastructure Report submitted to the Planning Secretary under section 5.17 of the EP&A Act which describes any amendments to the EIS and the project for which approval is sought.
Waterway	For the purpose of this assessment a waterway refers to any water stream that is identified as a third order stream or higher, according with the Strahler system, and not classified as a “minor stream” as defined in the <i>Water Management Regulation 2018</i> .

### Section A – Type and Location

Question	Circle Y/N and follow instruction
<b>A1. Is the facility identified by description and location in the EIS?</b>  Note: Refer to Table 2.2 (page 60) of Appendix B of the S2B SPIR for a list of construction compound locations identified in the EIS <sup>1</sup> .	Yes – No need to proceed with the assessment. AF can be used whenever CEMP, Sub-Plans and associated documentation have been approved.  <b>No – Proceed to A2.</b>
<b>A2. Is the facility classified as minor ancillary facility?</b>  Note: Refer to the definition of Minor Ancillary Facility.	Yes – Proceed to Section D  <b>No – Proceed to Section B</b>

<sup>1</sup> Link to SPIR: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSI-8256%2120190228T022549.835%20GMT>

## Section B – Assessment Criteria for Ancillary Facilities

This section aims to assess the proposed ancillary facility against criteria defined in CoA A16.

Answer the questions following the instructions. For each question provide details in the *Comments* column.

Question	Circle Y/N and follow instruction	Comments / Details
<b>B1.</b> Is it located within the Construction boundary of the CSSI?	Yes – Proceed to B2. No – Proceed to Section C	No, located on Ausgrid owned land
<b>B2.</b> Is the facility or respective access road(s) located near a sensitive receiver?  Note: refer to definition of sensitive receiver.	Yes – Proceed to Q B2.1 No - Proceed to Q B3.	<i>Provide distance to sensitive receivers</i>
<b>B2.1.</b> Have you obtained acceptance in writing from all landowners and occupiers	Yes – Proceed to Q B3. No - Proceed to Section C	<i>Provide evidence</i>
<b>B3.</b> Are there any impacts on heritage items (including areas of archaeological sensitivity), threatened species, populations or ecological communities?	Yes – Proceed to Section C No - Proceed to B4.	<i>Provide details of assessment conducted, risks arising from the proposed facility and measures to mitigate them.</i>
<b>B4.</b> Can the establishment and use of the facility be carried out and managed within the terms of CSSI 8256, including in relation to environmental, social and economic impacts?	Yes – Issue for ER endorsement No - Proceed to Section C	<i>Provide details of assessment conducted, risks arising from the proposed facility and measures to mitigate them.</i>

## Section C – Ancillary Facilities that do not meet CoA A16

This section aims to review environmental impacts of proposed Ancillary Facilities as defined by CoA A17. This is required for Ancillary Facilities that do not meet the criteria in Section B.

Answer all the questions providing details in the *Comments* column. Any supporting information should be attached in the Appendices.

Question	Y/N	Comments / Mitigation Measures
<b>C1.</b> Is the site more than 50m from a waterway? Note: refer to definition of waterway.	N	Cup & Saucer Creek located approximately 30m from indicative boundary fencing. ERSED plan and controls will be in place to prevent any impacts to the creek, which is concrete-lined in this location.  Standard mitigation measures will be implemented in accordance with approved Soil, Water and Groundwater Management Sub-Plan C2B.
<b>C2.</b> Is the site within or adjacent to/contiguous with the CSSI boundary?	N	CSSI 8256 Southwest Corridor boundary is at Canterbury Station located approximately 1 km to the north-east.  The site is adjacent to the Canterbury to Campsie bulk power supply route and creek crossing location, (approximately 120m away) which is considered in the associated approved Consistency Assessment TfNSW 34 (11 September 2019).
<b>C3.</b> Is there ready access to the road network?	Y	Access will be via an existing gate on Westfield St, Earlwood.  The access track traverses land owned by City of Canterbury Bankstown Council, who have provided their consent.  The approved Construction Traffic Management Plan for the works will incorporate any requirements for access to the Ancillary Facility.
<b>C4.</b> Does this site minimise the need for heavy vehicle movements in residential areas?	Y	Deliveries will be made in bulk to minimise any impacts, with frequency expected to be 1-3 per week. The approved Construction Traffic Management Plan for the works will incorporate any requirements for access to the Ancillary Facility.
<b>C5.</b> Is the site located on flat or relatively level land?	Y	Refer to Appendix 1 (site photos indicating minimal gradient of site).
<b>C6.</b> Is the site separated from nearest residences by at least 200 metres (or at least 300 metres for a temporary batching plant)	N	Nearest residence 70m to west, across Cup & Saucer Creek on the other side of the park.  Mitigation measures to minimise the impact of the proximity of the ancillary facility to residential sensitive receivers will be implemented in accordance with the Project Community Communication Strategy, Construction Environment Management Plan – Chatswood to Bankstown (C2B), Visual Amenity Sub-Plan - C2B and the Construction Noise and Vibration Management Plan - C2B.
<b>C7.</b> Is there any additional vegetation clearing?	N	No clearing required. Existing turf to be retained in-situ and rehabilitated as needed after demobilisation.  No tree trimming required. Site compound and access track located outside of tree canopy areas and structural root zones of trees.  Mitigation measures outlined in the Soil, Water and Groundwater Management Sub-Plan C2B and the Flora, Fauna and Biodiversity Management Sub-Plan - C2B will be implemented

Question	Y/N	Comments / Mitigation Measures
		Steel chain wire fencing or the equivalent, around the perimeter of the ancillary facility will ensure no impact to SRZs from the facility. Barrier fencing will be installed between the access track and adjacent trees to ensure that vehicles do not encroach onto SRZs.
<b>C8.</b> No impact on heritage items (including areas of archaeological sensitivity) beyond those already impacted by CSSI works?	N	No ground disturbance required to establish ancillary facility. No heritage items in the vicinity of the site. Mitigation measures outlined in the Heritage Management Sub-Plan – C2B will be implemented in the event of an unexpected find (heritage).
<b>C9.</b> No unreasonable impact to use of adjacent properties?	N	In consultation with Ausgrid, clear access will be maintained to nearby access gates (min. 4m). No impacts on the use of any other adjacent properties. Any consultation with adjacent properties will be completed in accordance with the Project Community Communication Strategy.
<b>C10.</b> Is the site above the 20-year ARI flood level, unless a contingency plan to manage flooding is prepared and implemented?	Y	Refer flood modelling data in Appendix 2. The model estimates a 1% AEP (1 in 100-year) for the area surrounding Cup & Saucer Creek. The proposed location is shown to be above this level.
<b>C11.</b> Is there sufficient area for storage of raw materials to minimise deliveries required outside standard construction hours?	Y	Refer to Appendix 1 for area footprint. Deliveries will be during standard construction hours.
<b>C12.</b> Are there any additional noise and vibration impacts?	N	- Site will utilised for material laydown and crib shed purposes. Noise generating activities will only typically occur when unloading/loading material from delivery and construction vehicles. - Deliveries and access will be during standard construction hours. - Standard code of conduct rules shall apply. Mitigation measures will be implemented in accordance with the Construction Noise and Vibration Management Plan – C2B
<b>C13.</b> Are there any additional air quality impacts?	N	- No dust generating activities are expected. Existing turf to be retained in-situ and rehabilitated as needed after demobilisation. - Disturbed ground will be stabilised to manage any potential dust generation. - Sealed access track will be regularly cleaned to prevent mud tracking and dust Mitigation measures will be implemented in accordance with the Air Quality Management Sub-Plan C2B.
<b>C14.</b> Is site lighting able to be installed in a way that minimises any light spill to the neighbouring properties?	Y	Access to the site is not envisaged after hours. However, if access is required after dark, artificial lighting shall be directed towards Ausgrid substation and away from residences. Mitigation measures will be implemented in accordance with the Visual Amenity Sub-Plan - C2B.
<b>C15.</b> Are there any additional risks of impacting water quality?	N	ERSED plan to be developed and implemented. Any hazardous chemicals will be stored in accordance with management plan requirements.

Question	Y/N	Comments / Mitigation Measures
		Mitigation measures will be implemented in accordance with the Soil, Water and Groundwater Management Sub-Plan C2B.
<b>C16.</b> Are there any additional impacts from waste and spoil management on site?	N	<ul style="list-style-type: none"> <li>- Construction waste bins will be located on site and emptied in a timely manner. The majority of waste will be PVC off-cuts, material packaging, non-recyclable timber off-cuts, and various consumables.</li> <li>- Sewerage will be contained within portable toilets and septic tanks and pumped out weekly.</li> </ul> <p>Mitigation measures will be implemented in accordance with the Soil, Water and Groundwater Management Sub-Plan C2B and the Waste, Recycling and Spoil Management Plan C2B.</p>
<b>C17.</b> Are there additional traffic impacts expected?	Y	<p>Minimal (if any) impact to surrounding traffic or pedestrians.</p> <p>The approved Construction Traffic Management Plan for the works will incorporate any requirements for traffic movement around the Ancillary Facility.</p>
<b>C18.</b> Is the facility located within the rail corridor?	N	

## Section D – Assessment Criteria for Minor Ancillary Facilities

This section aims to assess the proposed Minor Ancillary Facilities against criteria defined in CoA A19. Answer the questions following the instructions. For each question provide details in the *Comments* column.

Question	Circle Y/N and follow instruction	Comments / Details
<b>D1.</b> Is the site within the Construction boundary of the CSSI?	Yes – Proceed to D2 No – Proceed to Section C (above)	<i>Provide details of location.</i>
<b>D2.</b> Has the site been assessed to have minor amenity impacts to residents and businesses, after consideration of:	Yes – Proceed to D3 No – Proceed to Section C (above)	
<b>D2.1.</b> Compliance with Interim Construction Noise Guidelines?		<i>Provide details, including activities planned to occur on site and potential impacts/mitigation measures</i>
<b>D2.2.</b> Traffic and access impacts?		<i>Provide details of traffic and access</i>
<b>D2.3.</b> Dust and odour impacts?		<i>Provide details of activities with potential to create dust or odour impacts and management strategy</i>
<b>D2.4.</b> Visual (including light spill) impacts?		<i>Provide details of visual amenity impacts and mitigation measures.</i>
<b>D3.</b> Are impacts minor with respect to waste management and flooding?	Yes – Proceed to D4 No – Proceed to Section C (above)	<i>Provide details of potential issues and management strategy</i>
<b>D4.</b> No impacts on biodiversity, soil and water, and heritage?	Yes – Can be endorsed by the ER No – Proceed to Section C (above)	<i>Provide details of assessment conducted</i>

## Section E - Assessment Outcomes

Site will require (based on the assessment results):

<input type="checkbox"/>	Further technical assessments (i.e. noise, heritage, ecology)
<input type="checkbox"/>	ER Endorsement / Approval
<input checked="" type="checkbox"/>	DPIE Approval (Formal Submission via SM) – Note lead time for approval
<input type="checkbox"/>	Site(s) adjacent to sensitive receivers - boundary screening required as defined under CoA A20. This must minimise visual, noise and air quality impacts on adjacent sensitive receivers (A21).

## Systems Connect Internal Sign off

	Team member proposing the facility	Environmental Manager	Community Manager	Project Manager
Name:	Aric Chai	Mathew Billings	Svetlana Paunovic	Scott Brown
Signature:			<i>Svetlana Paunovic</i>	<i>Scott Brown</i>
Date:	02/08/21	2/8/21	07/09/21	07/09/21
Comments :				

## DPIE Approval (where required)

Acknowledgment of Application by Sydney Metro		DPIE Approval
Name:		(attach approval)
Signature:		
Date:		
Comments:		



## Appendix 1

### Site compound footprint and proposed extension





**Ausgrid property boundary – DP576757**





Site photo showing the existing/approved ancillary facility



Site photo showing the proposed ancillary facility extension





## Appendix 2

### Flood modelling data

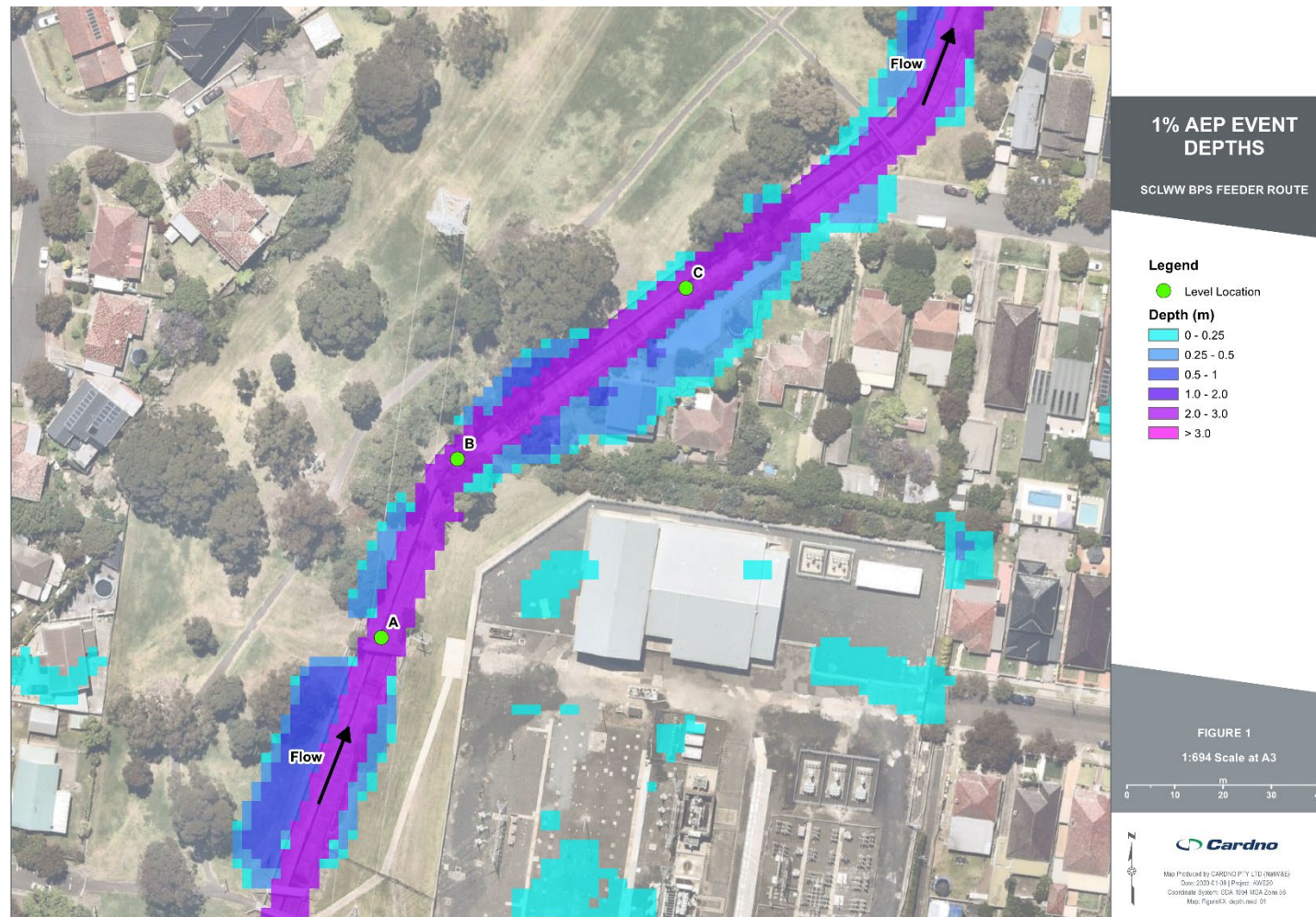




Figure 1: Proposed location is above 1% AEP

## Appendix 3

### Evidence of landowner consent

 		<b>City &amp; Southwest</b>		
<b>City of Canterbury Bankstown Council Sydney Metro C&amp;SW Linewide Work, Coordination Meeting Minutes</b>				
Date	27 February 2020			
Time	3pm – 3.30pm			
Venue	City of Canterbury Bankstown Council, Level 3 Conference Room, 66 - 72 Rickard Road, Bankstown			
Participants	<b>Systems Connect Linewide Work Contract (Systems Connect)</b>	Wee Tee (WT) – Senior Project Manager, Power Distribution Systems Shaun Vincent (SV) – Project Engineer Dean Kellett (DK) - Supervisor Chris Riley (CR) – Environmental Coordinator Grace Illuzzi (GI) – Stakeholder Engagement Manager		

#	Topic	Actions	Action by	Due date
1	<b>Previous actions:</b> Confirm CBC requirements for backfill material.			26 March
2	<b>Construction planning</b> Planning is continuing with work scheduled to start late April, no changes to the proposed route.			

Systems Connect
Page 1 of 3

#	Topic	Actions	Action by	Due date
3	<b>Construction work / storage compounds</b> Systems Connect have requested approval from Ausgrid to use section of land near their substation. Access through the gate at Westfield St.  Compound would be in place for duration of work which is about twelve (12) months.  Area at Hughes Park will be the backup plan if Ausgrid land is not allowed.			
4	<b>Consultation</b> Update on communications to be carried out ahead of start of construction provided. Pop-ups planned for Campsie to notify of reduced commuter parking as well as targeted meetings with residents and businesses. Details of CBC Community Manager requested by SC, in order to liaise about engagement considerations for the LGA and to discuss any upcoming community events we may be able to participate in.	CBC to send details of community engagement manager to SC	AF	26 March
5	<b>Easement</b> CBC to liaise with Sydney Metro about Easement acquisition process	Sydney Metro to liaise with CBC about reserve access and requirements.	SM	Ongoing
6	<b>Traffic Management</b> 48 hours notification to change the road closure dates.			

#	Topic	Actions	Action by	Due date
	<p><b>Arborist report</b></p> <p>CR noted arborist report has already been provided to Council who have provided comments over email.</p> <p>Report indicates trees planned to be removed, retained and those that should be retained if possible.</p> <p>Nine (9) trees are planned for removal near the Ausgrid site and at entry point to rail corridor. SC will avoid tree removal as much as possible.</p> <p>Four (4) trees identified as retain if possible. Report is currently being amended to include two (2) further trees in this category (adjacent to Cup &amp; Saucer Creek crossing site).</p> <p>CBC preference is for trees to be replaced three (3) to one (1) ratio. SC explained our Project Planning Approval requires a two (2) to one (1) replacement ratio.</p> <p>CR requested CBC send their tree planting strategy or program to SC so we can work to CBC preferences for tree species where possible.</p> <p>CBC to advise on preferred tree planting locations.</p> <p>CBC to send through contact SW can liaise with moving forward.</p> <p>DK asked whether CBC would be interested in placing mulch from removed trees in Hughes Park. CBC would consider this.</p> <p>SV mentioned possibility of Systems Connect providing tree mulch to CBC in Pat O'Conner Reserve for landscaping purposes.</p>	<p>CBC to send a copy of tree planting strategy and details of CBC contact for environmental issues to SC</p>	AF	26 March
7	Next meeting Thursday 26 March TBC	CBC		



Account number  
▼ please quote

28-8150

Ausgrid Operator Partnership  
PROPERTY GROUP  
GPO BOX 4009  
SYDNEY NSW 2001

Ausgrid Operator Partnership

ABN: 78 508 211 731

## Tax Invoice

RENTAL INQUIRIES:

**02 9269 2908**

CPB Contractors P/L & UGL Engineering Pty Ltd  
( Systems Connect Line- Wide J V)  
Level 3  
116 Miller Street  
North Sydney  
Nsw 2060

Date of Issue: 17/03/2021

Date Due: 31/03/2021

**Rent For Period 01/04/2021 to 30/04/2021**

Property Description	Amount	GST Amount
<b>#7270 "CANTERBURY" 132 kV T.S.</b> 16a Hansen Avenue EARLWOOD NSW 2206 PO 6226989 <b>Vacant Land - Works Compound - #7270 "CANTERBURY" 132 kV T.S.</b> Rental Payment		
<b>Subtotal of charges before GST:</b>		
<b>Total GST Payable 10%:</b>		
<b>Amount Payable including GST:</b>		
<b>Account Rendered:</b>		
<b>Total Amount Due:</b>		

INVOICE No. 41151

**G.L. 110470 : SUNDRY TENANTS**

PLEASE NOTE RENT IS PAYABLE IN ADVANCE

RETURN THIS PORTION ONLY IF PAYING BY MAIL

▼ ▼ ▼

### Mailing your payment

Post this portion with your cheque to: **Ausgrid**  
PROPERTY GROUP  
GPO BOX 4009  
SYDNEY NSW 2001

### Ausgrid EFT bank account details:

**Bank name:** Commonwealth Bank of Australia  
**Bank address:** 48 Martin Place Sydney NSW 2000  
**Account name:** Ausgrid Operations Account  
**Account number:** 12986213  
**BSB number:** 062-000

RENTAL ACCOUNT No. 28-8150

CPB Contractors P/L & UGL Engineering Pty Ltd  
( Systems Connect Line- Wide J V)  
Level 3  
116 Miller Street  
North Sydney  
Nsw 2060

**G.L. 110470 : SUNDRY TENANTS**

INVOICE No. 41151

Total Amount Due:

Cheques (crossed and marked "not negotiable") or Money Orders should be made payable to: **Ausgrid**  
Bank Notes should not be sent by post



## Appendix 4

Evidence of DPIE approval (where required)

Fil Cerone  
Director of Sustainability, Environment and Planning  
Sydney Metro  
Level 43, 680 George Street  
Sydney NSW 2000

21/09/2021

Dear Mr Cerone,

**Sydney Metro - Sydenham to Bankstown (SSI-8256)  
Westfield Street Ancillary Facility Extension**

I refer to your submission dated 13 September 2021 of the Westfield Street Ancillary Facility Assessment and your request for the Planning Secretary's approval of an extension to the ancillary facility in accordance with Condition A17 of SSI-8256. I note that the Westfield Street Ancillary Facility was previously approved by the Planning Secretary on 8 April 2020.

The Department has reviewed the extension request and your subsequent assessment required by Condition A17 and considers that:

- an appropriate assessment of the extension's impacts has been presented, and
- the proposed extension is minor and will have a minimal environmental impact.

Accordingly, as nominee of the Planning Secretary I approve the extension of the Westfield Street Ancillary Facility in accordance with Condition A17, to the extents detailed in the Westfield Street Ancillary Facility Extension Assessment. Please ensure that the approved assessment is placed on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Matthew Todd-Jones at [matthew.todd-jones@planning.nsw.gov.au](mailto:matthew.todd-jones@planning.nsw.gov.au)

Yours sincerely



Matthew Todd-Jones  
Team Leader - Rail  
Infrastructure Management

As nominee of the Secretary