EASTERN TUNNELLING PACKAGE
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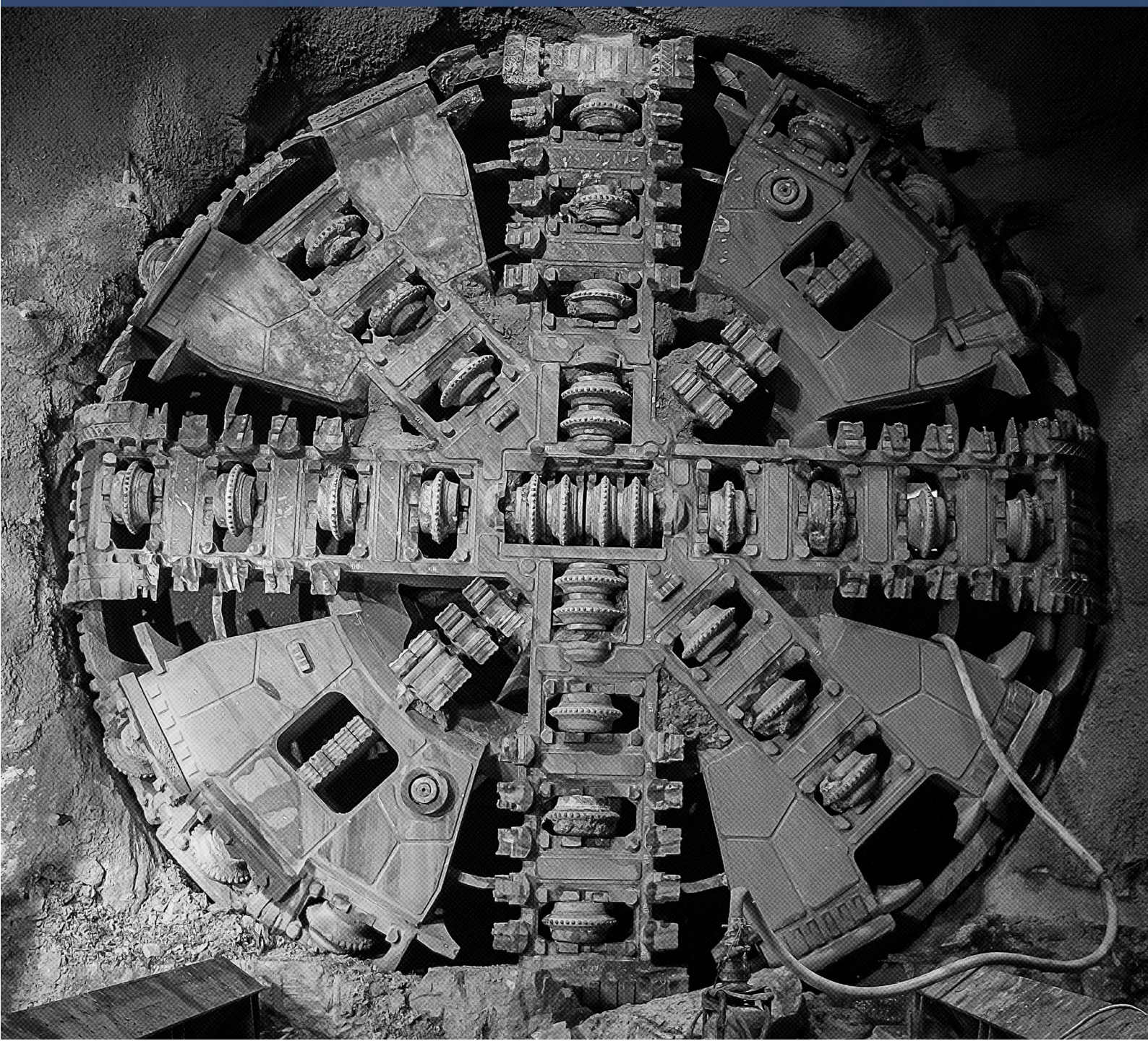
Pyrmont East

Minor ancillary facility

Union St

Revision J

SMWSTETP-JCG-PYR-SN150-EN-MEM-072009



Memo	
Title	Application for Union Street Minor Ancillary Facility – Pyrmont East
Date	28 February 2025 (Rev J)
Doc Number	SMWSTETP-JCG-PYR-SN150-EN-MEM-072009
To	[redacted] (Sydney Metro), [redacted] (Environmental Representative)
From	[redacted] (JCG JV – Environment, Approvals & Sustainability Director)

1. Introduction

This memo relates to a minor ancillary facility located adjacent to the Sydney Metro Pyrmont East construction site, at Union Street, Pyrmont.

The minor ancillary facility has not been identified in the *Sydney Metro West - Major civil construction between The Bays and Sydney CBD Environmental Impact Statement dated 25 October 2021 (EIS)*. The *Sydney Metro West - Major civil construction between The Bays and Sydney CBD Submissions Report dated April 2022* (Submissions Report) identified the partial closure of two westbound traffic lanes in Union Street between Pyrmont Bridge Road and Edward Street to manage construction access.

Figure 1 shows the location of the minor ancillary facility. The facility will be managed in accordance with the John Holland CPB Contractor Ghella (JCG) Joint Venture (JV) Construction Environmental Management Plan (CEMP) and sub plans.

Figure 1: Location of the minor ancillary facility

The minor ancillary facility is required for change rooms, toilets, first aid room and storage containers. The facility would allow for increased productivity and safety for the Pyrmont East construction site due to the limited space available on site for upcoming construction activities. The minor ancillary facility is approximately 360 square metres and includes the footpath, verge and parking lane along the Union Street frontage.

Site establishment will be minimal and will involve the temporary placement of anti-gawk screens on top of concrete jersey kerbs. Barriers and anti-gawk screens will be extended to close off the driveway and access gate, two containers (approx. 3 metres in length) will be placed within the area to provide secure storage for tools. Note, the A-class hoarding on the existing site boundary will remain in place.

Some minor levelling of the verge will be required. A suitable construction material and concrete blocks will be used to create the required levels for the placement of the demountable buildings and any exposed areas stabilised to manage surface water runoff. The demountable buildings will include toilet facilities which utilise a pump out system.

The extension of the facility will occur in late-June, following receipt of all required approvals, and be in use until approximately end of September 2025.

2. Compliance

The approval pathway for minor ancillary facilities is identified in the Sydney Metro West Stage 2 Planning Approval.

The use of Union Street as a minor ancillary facility at the Pyrmont East construction site as shown in Figure 2 is not identified in the Sydney Metro West Stage 2 EIS. However, the Environmental Representative (ER) may assess the minor ancillary facility to confirm if the requirements of Condition of Approval (CoA) A23 are met. Table 1 outlines compliance with each requirement of CoA A23.

Table 1: Compliance with requirements of CoA A23

CoA	Requirement	Compliance
A23	Minor ancillary facilities may be established and used where they have been assessed in the documents listed in Condition A1 or satisfy the following criteria:	This memo "Application for Union Street Minor Ancillary Facility – Pyrmont East" has been prepared and will be provided to the ER to allow the assessment of the impacts of the minor ancillary facility located adjacent to The Pyrmont construction site. The following will be installed for use within the facility: • Change rooms • Toilets • First Aid Room • 4 x ~2-3 metre Containers • Temporary substation (connected to the grid)
A23 (a)	Are located within or adjacent to the Construction Boundary; and	Yes, the minor ancillary facility will be located adjacent to the Sydney Metro Pyrmont East construction site.
A23 (b)	Have been assessed by the proponent with the adoption of mitigation measures as appropriate; and	There would be minimal amenity impacts associated with the proposed works. Appendix A provides an analysis of potential impacts and mitigation measures, when necessary.
A23 (c)	In the opinion of the ER have: i. Minimal amenity and environmental impact ii. No impacts on biodiversity or heritage items beyond those already approved under the other conditions of approval.	There will be minimal environmental impact with respect to waste management and no impact with respect to flooding as described in Appendix A. There will be no environmental impact with respect to biodiversity. There will be minimal impacts to soil and water, and heritage as described in Appendix A.

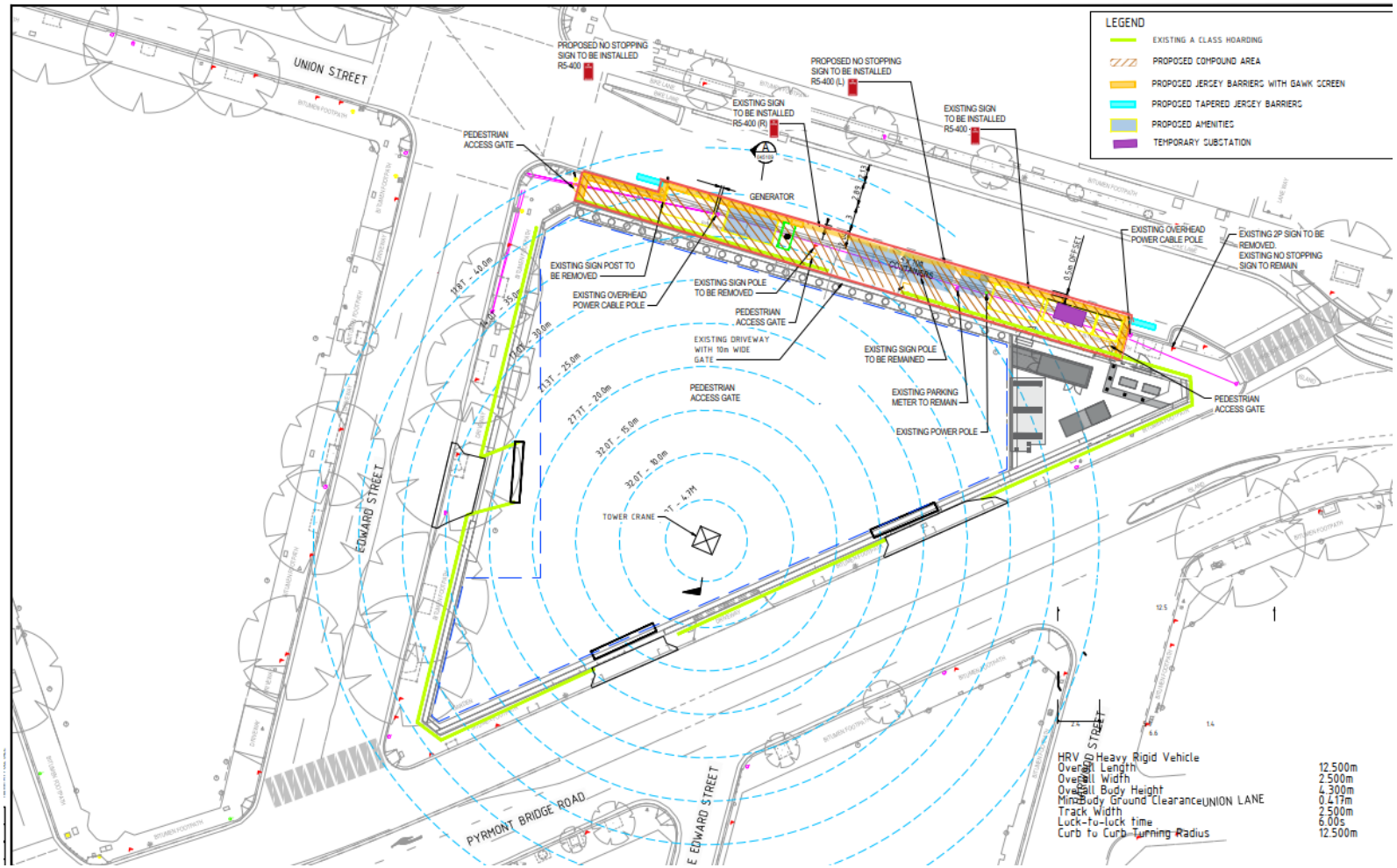


Figure 2 Minor Ancillary Facility and site layout

Appendix A - Application for Minor Ancillary Facility

Minor ancillary facility information	
Site location (attach map for reference)	37-69 Union Street, Pyrmont, NSW, 2000.
Date works to commence: Rev C: 24/01/2024 Rev D: 28/06/2024 Rev E: 31/08/2024 Rev F: 04/10/2024 Rev G: 18/11/2024 Rev H: 28/02/2025 Rev I: 17/03/2025 Rev J: 17/03/2025	**Date works to finish:** Rev C: 30/06/2024 Rev D: 31/08/2024 Rev E: 04/10/2024 Rev F: 18/10/2024 Rev G: 28/02/2025 Rev H: 30/09/2025 Rev I: 30/09/2025 Rev J: 30/09/2025

Minor ancillary facilities in accordance with A23

The minor ancillary facility is located adjacent to the Sydney Metro Pyrmont East construction site on Union Street.

The minor ancillary facility was not identified in the Sydney Metro West Stage 2 EIS.

The minor ancillary facility is required for storage containers.

The facility would allow for increased productivity and safety for the Pyrmont East Site during site establishment due to the constrained footprint. The area is approximately 360 square metres and includes the footpath, verge and parking lane along the Union Street frontage.

Site establishment will be minimal and will involve the temporary placement of anti-gawk screens on top of jersey kerbs. Barriers and anti-gawk screens will be extended to close off the driveway and access gate, four containers (approx.. 2-3metres in length) will be placed within the area to provide secure storage for tools. Note, the A-class hoarding on the existing site boundary will remain in place.

The temporary substation is fully enclosed and will provide power to the nozzle works. The duration of the nozzle works is 4 weeks.

Some minor levelling of the verge will be required

No out of hours works are expected to occur at the minor ancillary facility.

Refer to Table 2 for details of the assessment of each aspect.

Table 2: Aspect assessment

Aspect	Assessment
▪ **Amenity to surrounding residencies and businesses**	▪ The proposed facility is located opposite the 60 Union St building which is occupied by a number of businesses including a doctor's surgery and retail outlets. ▪ The closest residential receivers are located on the corner of Edward Street and Union Street, approximately 30 metres from the western end of the proposed minor ancillary facility.

Aspect	Assessment
	▪ Consultation with potentially affected businesses and residences was undertaken on 15 December 2023. No issues of concern were raised by stakeholders, refer to Appendix B for a summary of consultation. ▪ The potential impacts on amenity to surrounding residences and businesses are discussed further in the following sections. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility.
▪ **Noise**	▪ Noise impacts from the facility are not expected to increase noise levels from the existing construction site and would be consistent with the Noise Management Levels (NML) for the noise catchment during the day and therefore compliant with the Interim Construction Noise Guidelines (DECC, 2009) ▪ No works are planned to occur within the facility out of standard construction hours. Pre-start meetings which are at times undertaken prior to 7am as low noise impact works would not occur at this location. ▪ The temporary sub-yard station is enclosed by plywood hoarding and located next to the storage containers which provides noise attenuation. The Noise and Vibration Management Sub plan would be implemented during the operation of the facility.
▪ **Traffic and access**	▪ The works would result in the closure of the footpath on the southern side of Union Street. Pedestrians will be directed to the footpath on the northern side of Union Street in accordance with the Traffic Management Plan. ▪ Hoarding will be constructed around the sub-station, preventing access. ▪ The facility would result in the removal of eight car parking places on the southern side of Union St. ▪ The Submissions Report (Section 2.4.2) prepared for the Project recognised the removal of these parking spaces, and noted the loss of the parking spaces would have minor impacts to the existing road network, given the availability of parking on other local roads nearby, and the demolition of properties that currently generate parking demand. ▪ No new local roads are proposed to be used as part of the proposal and therefore no updates to the *Heavy Vehicle Local Road Report for Use of Local Roads – Pyrmont East and West Construction Sites* is required. ▪ Two way traffic flow will be maintained on Union Street. ▪ The *Construction Parking & Access Strategy (Stage 1)*

Aspect	Assessment
	Pyrmont & Hunter Street Worksites (CPAS) *and Construction Traffic Management Plan Pyrmont East – Stage 2* (CTMP) would be implemented during the operation of the facility.
▪ **Dust and odour**	▪ The facility is located primarily in a hard paved/sealed surface and the activities to be undertaken in the facility would result in a low risk of dust impacts. Some levelling of the verge will be required however this will be stabilised using an appropriate construction material. ▪ Toilet facilities to be located within the facility will be managed to ensure no odour impacts. ▪ Emissions from the generator is not expected to impact on receivers given the distance from the facility to the closest receiver. ▪ The facility would be managed in accordance with the Air Quality Management Sub plan.
▪ **Visual (including light spill)**	▪ Visual amenity impacts would be minor as a result of the proposal. The boundary of the facility on Union St would be constructed from concrete jersey barriers. ▪ During winter months, lighting may be required at the start/end of the day. Lighting will be orientated and regularly checked to avoid light spill impacts. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility.
▪ **Waste management**	▪ Waste is expected to be negligible. Waste facilities would be provided for general waste (e.g. food packaging) and be disposed at an appropriate facility and managed in accordance with the Waste Management Sub-plan.
▪ **Flooding**	▪ The location for the minor ancillary facility is not mapped as vulnerable to flooding.
▪ **Biodiversity**	▪ The location for the minor ancillary facility is highly disturbed (pavement area). There would be no vegetation clearing, tree removal or pruning, or impacts to biodiversity values.
▪ **Soil and water**	▪ There will be minor disturbance to soil as a result of levelling of the Union Steet verge. The disturbance will be minimal and short term with DGB or concrete blocks being used to level the area for installation of site facilities. ▪ The sub-station will sit on a pad constructed from imported ballast. The risk of chemical spills is very low as regular servicing is not required. The risk of catastrophic failure is also considered to be low. ▪ Drainage through the existing gutter will be maintained through a drainage pipe wrapped in geofabric.

Aspect	Assessment
	▪ The location will be added to the Erosion and Sediment Control Plan and the stormwater pit on Union Street protected appropriately. ▪ The facility will managed in accordance with the Soil and Water Management Sub plan.

▪ **Heritage**	▪ The following buildings were identified in the EIS as listed on the Sydney Local Environmental Plan 2012 and located in the area surrounding the proposed facility (Figure 3).
	  ▪ Former New York Hotel, cnr Edward St and Union St.
	  ▪ Corner Shop & Residence 'Charmelu', 35 Union St.
	  ▪ Terrace Group, Union St.
	  ▪ Former Warehouse 'Bank of NSW Stores', cnr Pyrmont Bridge Road and Little Edward St.
	  ▪ Pyrmont Bridge Road Hotel, Pyrmont Bridge Road and Harwood St.
	  ▪ Pyrmont Bridge Hotel, Pyrmont Bridge Road and Murray St.
	  ▪ Terrace Group, next to Pyrmont Bridge Hotel
	▪ There are no direct impacts on any buildings listed under the Sydney LEP 2012.
	▪ The footprint of the facility extends to the width of the parking lane on Union Street and does not obstruct the views of the locally listed heritage buildings shown in Figure 3. Therefore, there are no new impacts to heritage views and vistas as a result of the minor ancillary facility.

Figure 3 Heritage buildings (yellow boundary) in proximity to the proposed facility

Internal sign off		
Environment, Approvals & Sustainability Director:		
Name: [redacted]	**Signature:** [redacted]	**Date:** 14/03/2025

Sydney Metro sign off		**Yes/No**
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		Yes
Name: [redacted]	**Signature:** [redacted]	**Date:** 19/03/2025
Additional comments / notes:		

Environmental Representative sign off		Yes/No
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		
Name: [redacted]	**Signature:** [redacted]	**Date:** 19 March 2025
Additional comments / notes:		

Appendix B – Community Consultation summary

Distributed the weekly email 8 January 2024 with information on the changes to approximately 2000 recipients, in addition the following consultation on 15 December 2023 was completed.

Summary of communication activities

Description	Indicative timing	Target audience	Status
Doorknock	15 December	Local businesses	Completed
Monthly update - January	21 December	Pyrmont community	Complete
Email update	Early January	Local businesses	Yet to commence
Weekly email	2 weeks prior	Pyrmont distribution list	Complete
Reminder email	1 week prior	Local businesses	Yet to commence

Key messages

- To continue construction of Pyrmont station, we will be extending our work area along Union Street. Closing this area is required to install worksite facilities and storage.
- Extending the work area will mean we implement a long-term closure of the southern footpath and remove seven parking spaces between Edward Street and Pyrmont Bridge Road.
- Footpath access will remain on the northern side of Union Street at all times. There will be no impact for road users along Union Street.

Door knock summary

Business	Comments
U60	No concerns raised
Coles	No concerns raised
Laneway	No concerns raised
Pyrmont Doctors	No concerns raised. Note to consider emergency vehicle access at all times.
Clippers n Whiskey	No concerns raised. Compliment provided about management of site and respectful workforce.
Tinson Jewellers & Pawnbrokers	No concerns raised
Liquorland	No concerns raised
The Messenger Cafe	No concerns raised