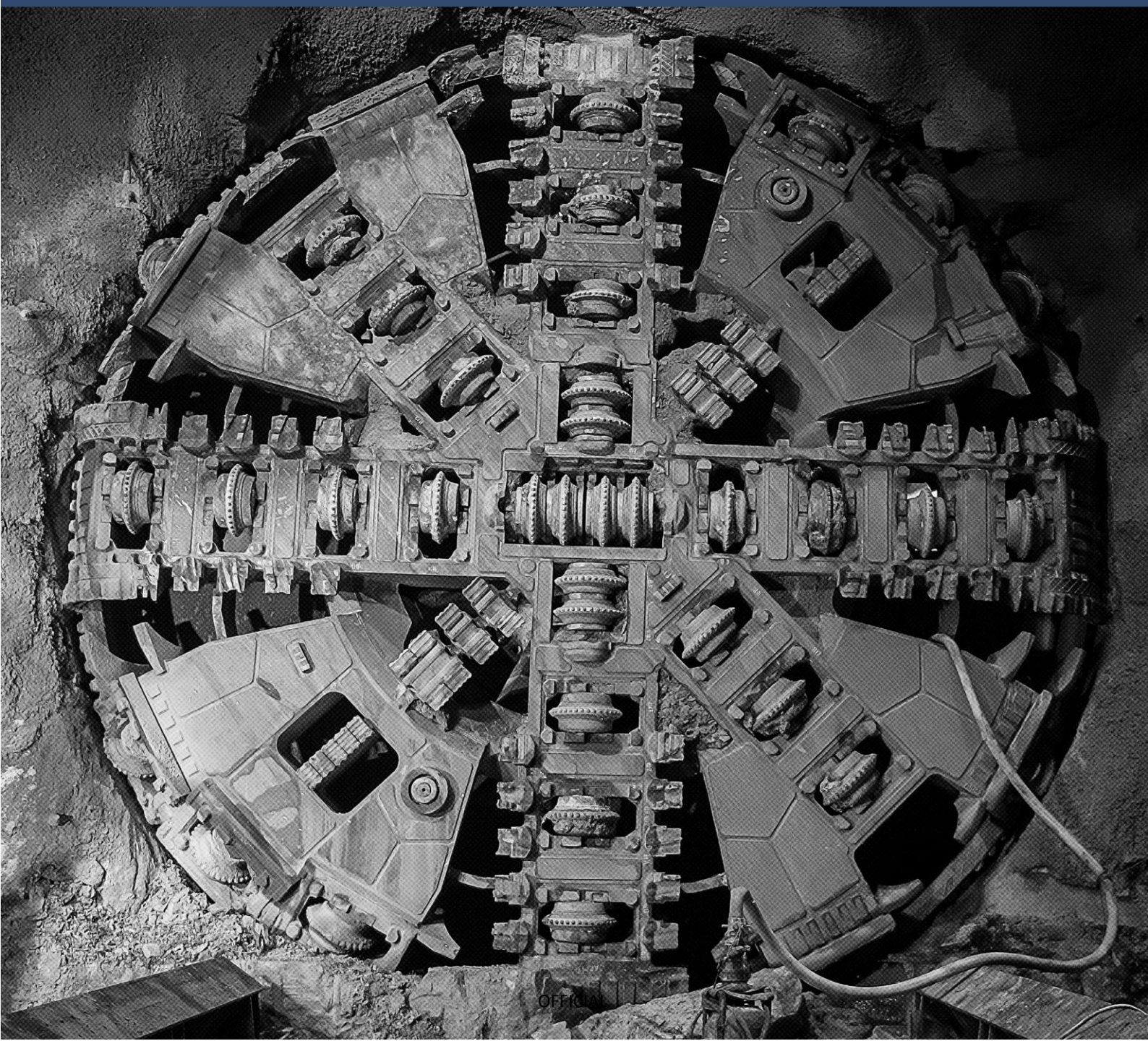
EASTERN TUNNELLING PACKAGE
John Holland CPB Contractors Ghella JV

The Bays

Minor ancillary facility assessment

Laydown Area

SMWSTETP-JCG-SWD-SW000-EN-RPT-095101



Memo	
Title	Application for Minor Ancillary Facility – The Bays – Laydown Area
Date	09 July 2025
Doc Number	SMWSTETP-JCG-SWD-SW000-EN-RPT-095101
To	Ari Stypel (Sydney Metro), Michael Woolley (Environmental Representative)
From	Sally Reynolds (JCG JV – Environment, Approvals & Sustainability Director)

1. Introduction

This memo relates to a minor ancillary facility associated with a laydown area located adjacent to the Sydney Metro 'The Bays' construction site, at Glebe Island, Rozelle. Figure 1 provides an overview of The Bays construction site boundary and the location of the minor ancillary facility.

Figure 1: Location of the minor ancillary facility and site boundary

The proposed area has been previously approved and endorsed by the Environment Representative (ER) as a minor ancillary facility to be used as a construction personnel light vehicle parking in June 2024.

Given the recent approval of a new ancillary facility adjacent to The Bays construction site which will include construction personnel car parking, the proposed area subject to this application would be repurposed and used as a laydown area only.

The proposed area would allow for steelwork storage, including steel rings and support structures which would be used to support the tunnel boring machines (TBM's) traverse into the Pyrmont Cavern and re-launch to continue excavation towards Hunter Street (Refer to Figure 2). Given the Pyrmont East construction site has limited space for storage, this area would provide additional support for the TBM works.

The storage would be limited to steelwork and no hazardous materials would be allowed in this area. An exclusion zone along the boundary with White Bay would be demarcated with barriers to avoid any activities being undertaken in close proximity to Johnstons Bay. No machinery or equipment would be parked in the minor ancillary facility.

Plant and equipment to be used in the minor ancillary facility would involve a delivery truck, forklift and franna crane. The area would be used sporadically throughout the day, approximately 2-3 times per day.

Figure 2: Minor ancillary facility layout

The area encompasses approximately 5346 square metres and site establishment activities would be minimal, limited to perimeter fencing and barrier installation. There would be no ground disturbing works.

The proposed area would be used between July 2025 and September 2025.

The minor ancillary facility has not been identified in the Sydney Metro West Stage 2 Environmental Impact Statement (EIS).

The selection of the minor ancillary facility has taken into consideration Condition A23 of the Sydney Metro West Stage 2 Planning Approval (SSI 19238057) and the area would be managed in accordance with the John Holland CPB Contractor Ghella (JCG) Joint Venture (JV) Construction Environmental Management Plan (CEMP) and sub-plans, as detailed in Appendix A.

2. Compliance

The approval pathway for minor ancillary facilities is identified in the Sydney Metro West Stage 2 Planning Approval (SSI 19238057) Condition A23 (CoA A23).

The use of the minor ancillary facility at The Bays construction site for steelworks storage is not identified in the Sydney Metro West Stage 2 EIS. However, the Environmental Representative (ER) may assess the ancillary facility to confirm if the requirement 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 and Application for Minor Ancillary Facility (Appendix A) 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 Bays construction site (refer to Figure 1).
	a)Are located within or adjacent to the Construction Boundary; and	The minor ancillary facility would be located adjacent to the Sydney Metro 'The Bays' construction site (refer to Figure 1).
	b)Have been assessed by the proponent with the	Appendix A provides an analysis of potential impacts and mitigation measures, when necessary.

Co A	Requirement	Compliance
	adoption of mitigations measures as appropriate; and	
	c) In the opinion of the ER have: i. minimal amenity and environmental impact, and	There would be minimal amenity impacts as the Minor Ancillary Facility is located within an industrial area, i.e. working maritime port environment. The closest residential receivers are located across Johnstons Bay. Residential receivers at 2 Bowan Street are located approximately 230 metres away from the proposed area and at 18 Refinery Drive, approximately 383 metres. The area was previously used as a construction personnel light vehicle parking and would be re-purposed to allow for extra steelwork storage space, limited to steel rings and support structures. There would be minimal amenity and environmental impacts given the area subject to the Minor Ancillary Facility is not surrounded by residential receivers. Mitigation measures are also detailed in Appendix A.
	ii. no impacts on biodiversity and or Heritage items beyond those already approved under other conditions of this approval.	There would be no impact on biodiversity as there is no remaining vegetation and the area has been previously disturbed. There would be no vegetation clearing, trimming or ground disturbing works as a result of the proposed ancillary facility. There would be no impact on threatened species or ecological communities or their habitat within the meaning of the *Biodiversity Conservation Act 2016* (BC Act) *or the Environment protection and Biodiversity Conservation Act 1999* (EPBC Act). There will be no impacts to heritage items as a result of the use of the minor ancillary facility.

Appendix A - Application for Minor Ancillary Facility

Minor ancillary facility information	
Site location (attach map for reference)	Glebe Island, Rozelle NSW 2039.
Date works to commence: July 2025	**Date works to finish:** September 2025
Minor ancillary facilities in accordance with A23	
The minor ancillary facility is located adjacent to The Bays construction site and has been previously assessed and approved to be used for construction site personnel light vehicle parking. Given the recent approval of another car parking location, the area would be repurposed and used for steelwork storage only, for the period of 3 months.	

The proposed area would allow for steelwork storage, including steel rings and support structures which would be used to support the tunnel boring machines (TBM's) traverse into the Pyrmont Cavern and further re-launch to continue excavation towards Hunter Street.

No hazardous materials would be allowed and an exclusion zone along the boundary with White Bay would be demarcated.

The establishment of the facility requires minimal construction works, such as installation of perimeter fencing and barrier installation.

Note, no sensitive land user(s) are adjacent to the minor ancillary facility, therefore the requirements of CoA A24 and A25 are not triggered.

Table 2 provides an assessment of each environmental aspect, potential minor environmental impacts associated with the minor ancillary facility and proposed mitigation measures when applicable.

Table 2: Aspect assessment

Aspect	Assessment
▪ **Amenity to surrounding residencies and businesses**	▪ The facility is located in an industrial setting on Glebe Island surrounded by other construction sites, Sydney City Marine, and other Glebe Island businesses. ▪ The closest residential receivers are located across Johnstons Bay. Residential receivers at 2 Bowan Street are located approximately 280 metres away from the proposed area and at 18 Refinery Drive, approximately 383 metres. ▪ Amenity impacts would be minimal and temporary given the minor scale and temporary nature of the proposed works. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility.
▪ **Noise**	▪ The minor ancillary facility is located at noise catchment area (NCA) 02A, in accordance with The Bays DNVIS. ▪ Plant and equipment to be used in the minor ancillary facility would involve delivery trucks, forklift and franna crane, which would not operate concurrently. ▪ The works would be undertaken in accordance with EPL 21784. ▪ Trucks would access the minor ancillary facility during standard construction hours. If the area is required to be used outside of standard construction hours, associated noise impacts would be assessed and if the activity is classified as 'low noise impact work', an OOH permit would be issued in accordance with the EPL. ▪ Noise impacts would be minor and temporary, and the Noise and Vibration Management Sub plan would be implemented during the operation of the minor ancillary facility.

Aspect	Assessment
▪ **Traffic and access**	▪ The minor ancillary facility would reduce traffic at Pyrmont, minimise plant and equipment movement and material storage at the Pyrmont site. ▪ Potential impacts on traffic and access would be minor/temporary and managed in accordance with the existing Construction Traffic Management Plan (CTMP).
▪ **Dust and odour**	▪ The minor ancillary facility is located in a hard paved/sealed surface and dust generation would be negligible. There would be no odour impacts. The minor ancillary facility would be managed in accordance with the Air Quality Management Sub plan. The management measures include the use of a water cart or road sweeper on access roads.
▪ **Visual (including light spill)**	▪ Visual impacts associated with the minor ancillary facility would include views of the stored material. These impacts would be minor and temporary due to the existing land use surrounding the proposed area. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility. ▪ Any lighting would be oriented downwards and not directed across the Bay.
▪ **Waste management**	▪ Minor waste that would be generated as a result of the Minor Ancillary Facility would be appropriately disposed of and managed in accordance with the *Protection of the Environment and Operations Act 1997* (POEO Act), Protection of the Environment Operations (General) Regulation 2022. ▪ 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. ▪ Flooding impacts associated with the Minor Ancillary Facility would be neutral. The Minor Ancillary Facility is not located within flood liable land or high flood hazards land, as determined in *NSW Planning Portal Spatial Viewer.*
▪ **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. No additional assessment is required.
▪ **Soil and water**	▪ Surface water quality impacts would be minor. There would be no hazardous materials storage and no maintenance or refuelling activities. There will be no disturbance to soil as the area is fully covered with hardstand.

Aspect	Assessment
	▪ Any sediment/stormwater runoff would be managed by erosion and sediments controls, in accordance with the Soil and Water Management Sub-Plan. ▪ A spill kit would be placed in the minor ancillary facility.
▪ **Heritage**	▪ No heritage items are located at the facility. There will be no impacts to heritage items as a result of the use of the minor ancillary facility. No additional assessment is required.

Internal sign off		
Environment, Approvals & Sustainability Director:		
Name: [redacted]	**Signature:** [redacted]	**Date:**
Sydney Metro sign off		**Yes/No**
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		
[redacted]	**Signature:** [redacted]	**Date:** 14/07/2025
Environmental Representative sign off		**Yes/No**
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		
Name: [redacted]	**Signature:** [redacted]	**Date:** 14/7/25
	Additional comments / notes:	