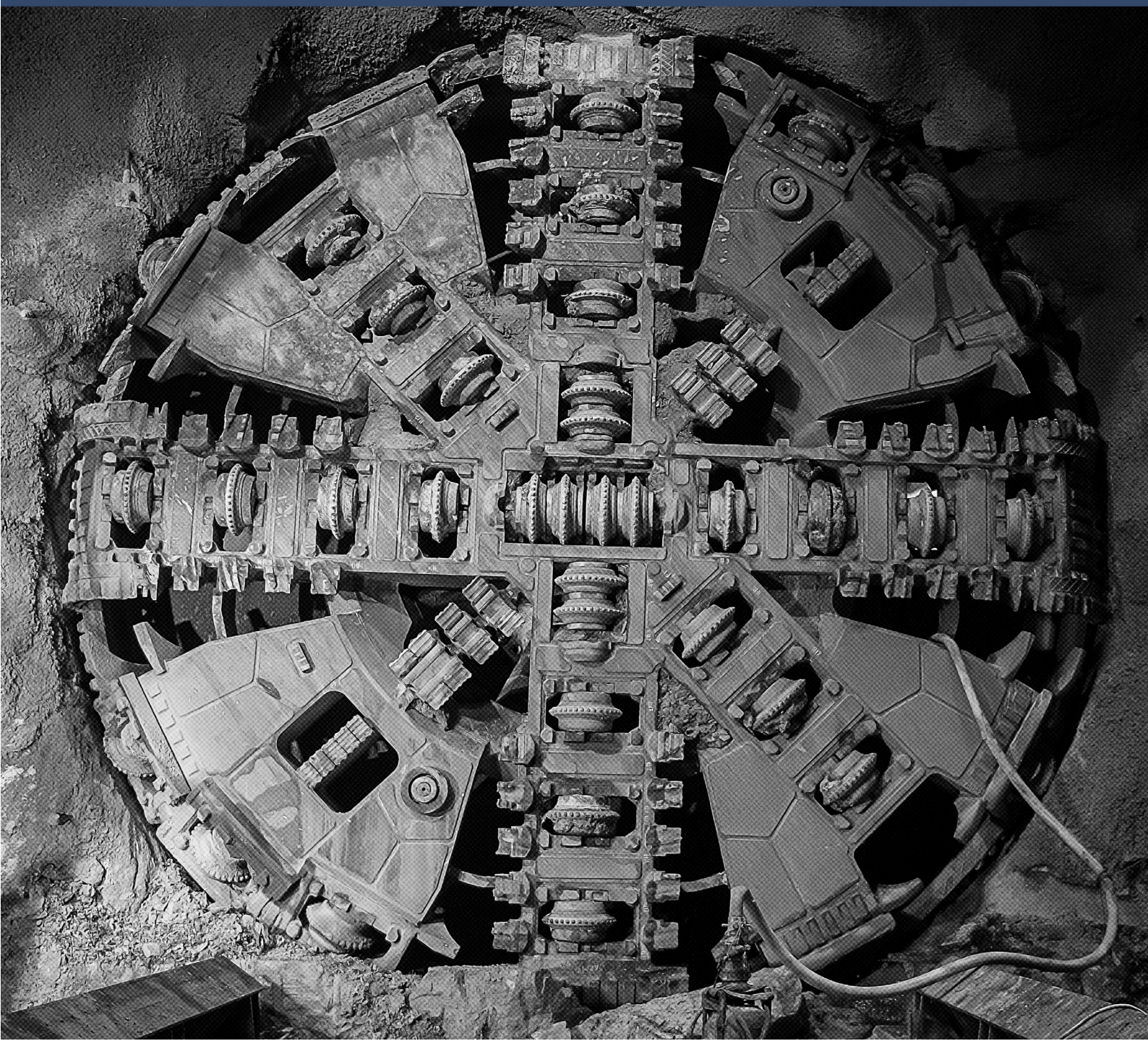
EASTERN TUNNELLING PACKAGE
John Holland CPB Contractors Ghella JV

Minor Ancillary Facility Assessment

Glebe Island Bridge

SMWSTETP-JCG-SWD-SW000-EN-RPT-095068



Memo	
Title	Application for Minor Ancillary Facility – Glebe Island Bridge
Date	4 September 2025 (Rev 01)
Doc Number	SMWSTETP-JCG-SWD-SW000-EN-RPT-095068
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 adjacent to the Sydney Metro 'The Bays' construction site, at Lot 13 DP 861440, next to Sommerville Road, Rozelle 2039 and located at the redundant Glebe Island Bridge approach (The Minor Ancillary Facility).

The area subject to the Minor Ancillary Facility has been leased from Transport for NSW (TfNSW) and would be used for the duration of construction of the Project. The majority of the area is covered with hardstand with a small area of remaining vegetation (weeds) along the north and south boundaries.

The Minor Ancillary Facility would encompass 2020 square meters (m^2) and include:

- Materials and minor hydrocarbon storage area
- Five non-powered surveys prisms with approximately 15 cm x 15 cm diameter
- Exclusion zone at the eastern boundary of the site, over Johnston's Bay.

The Minor Ancillary Facility is needed to allow for additional material storage and support the construction works for the Project. Key benefits associated with the new Minor Ancillary Facility include minimised plant and equipment movement and material storage at the Pyrmont site.

The selection of the Minor Ancillary Facility location has taken into consideration Condition A23 of the Sydney Metro West Stage 2 Planning Approval (SSI 19238057).

Site establishment works would be limited to jersey kerb installation. There would be no ground disturbing works, vegetation removal or trimming. There will be minor hydrocarbon storage within bunded containers and non-hazardous materials stored at the Minor Ancillary Facility.

The Minor Ancillary Facility 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.

The Minor Ancillary Facility overview is provided in Figure 1.

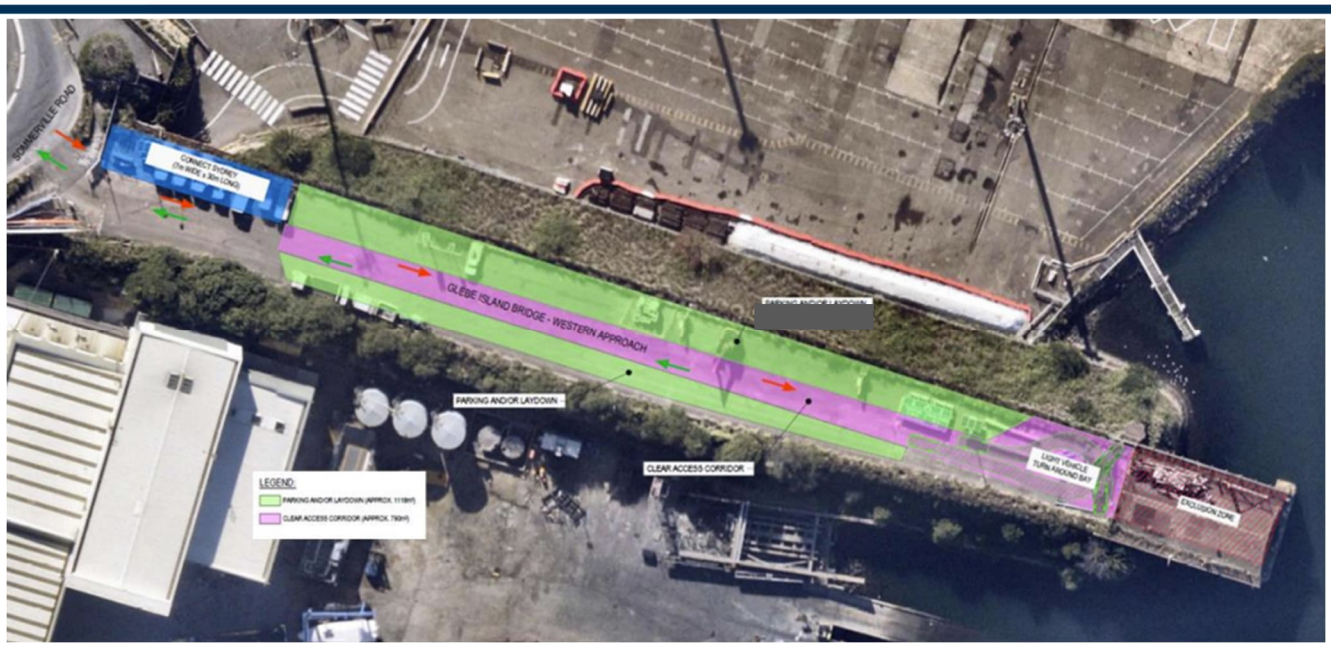


Figure 1: Minor Ancillary Facility overview

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).

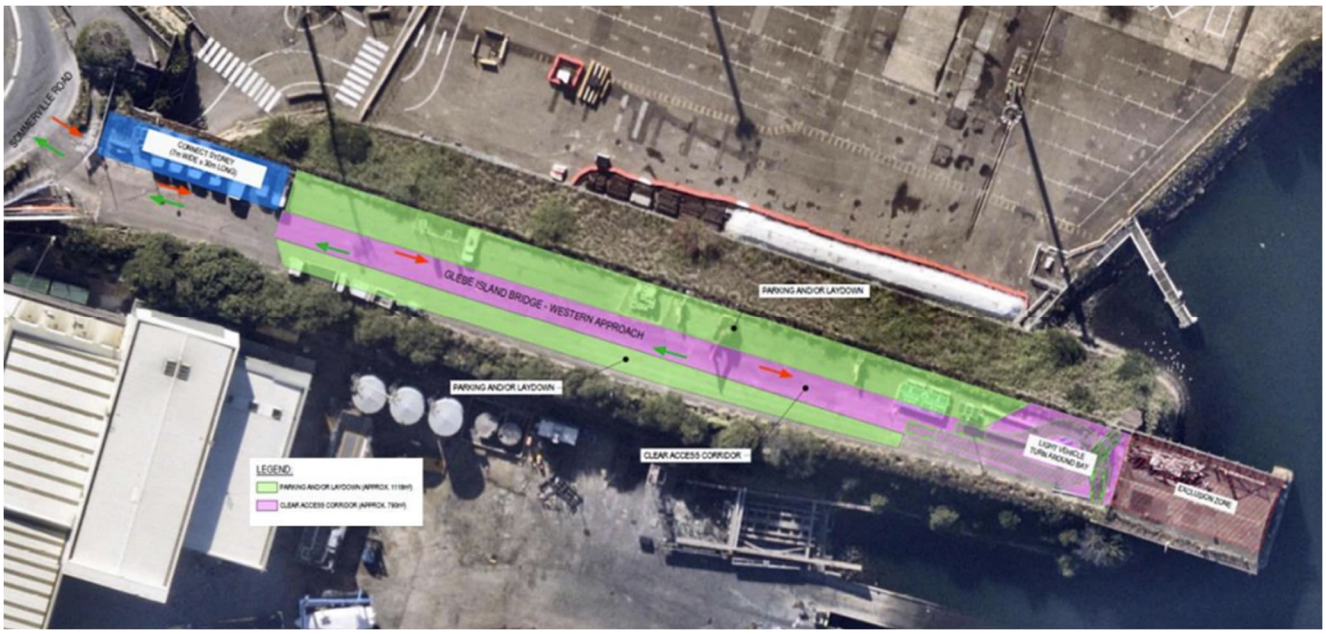


Figure 1 is not identified in the Sydney Metro West Stage 2 EIS. However, the Environmental Representative (ER) may assess the minor ancillary facility to confirm if the requirements of CoA A23 are met. Table outlines compliance with each requirement of CoA A23.

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	This memo and Application for Minor Ancillary Facility (Appendix A) have been prepared and provided to the ER to allow the assessment of the impacts of the Minor Ancillary Facility.

CoA	Requirement	Compliance
	documents listed in Condition A1 or satisfy the following criteria:	
A23 (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, as shown in Figure 1
A23 (b)	Have been assessed by the proponent with the adoption of mitigation measures as appropriate; and	The Minor Ancillary Facility is not located next to sensitive land user(s). The area is within an industrial area, i.e. working maritime port environment. Appendix A provides an analysis of potential environmental impacts and mitigation measures associated with the Minor Ancillary Facility.
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.	The establishment and use of the facility would be undertaken in accordance with the existing Conditions of Approval for the Project. Potential environmental impacts would be minor and temporary. No land clearing or ground disturbance would be required as a result of the Minor Ancillary Facility. There will 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). Given that the minor ancillary facility is located on Glebe Island Bridge approach – State listed heritage item, a Heritage Assessment Memo has been prepared by AMBS and is provided in Appendix B. The Memo concludes the proposed works do not involve any structural changes to the Glebe Island Bridge and the physical fabric of the bridge would not be impacted.

Appendix A - Application for Minor ancillary Facility

Minor ancillary facility information	
Site location (attach map for reference)	Glebe Island, Rozelle NSW 2039. Refer to Figure 1
Date works to commence: 15 November 2024	**Date works to finish:** October 2026
Minor ancillary facilities assessment in accordance with CoA A23	
An assessment of potential environmental impacts associated with the Minor Ancillary Facility has been undertaken and is detailed in Table 2. Site establishment works would be limited to jersey kerb installation. There would be no ground disturbing works, vegetation removal or trimming. There will be minor hydrocarbon storage and non-hazardous materials stored in the Minor Ancillary Facility. No machinery or equipment would be serviced in the Minor Ancillary Facility. There are no sensitive land users adjacent to the minor ancillary facility, therefore the requirements of CoA A24 and A25 are not triggered. Overall, environmental impacts would be minor and temporary, and the magnitude of the Minor Ancillary Facility is minor in comparison to the Project.	

Table 1: Environmental Aspects assessment

Aspect	Assessment
▪ **Amenity to surrounding residencies and businesses**	▪ The Minor Ancillary Facility is located in an industrial setting at Glebe Island and is approximately 250m from the closest residence located on Bowman Street, noting that these residents are located beneath the Anzac Bridge which is a main arterial road in the area. ▪ Potential impacts on amenity of the surrounded area are considered minor due to the short duration and limited intensity of works required. Visual impacts, air quality impacts and noise impacts to surrounding community would be minor. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility.
▪ **Noise**	▪ The closest residential receivers are approximately 250m from the Minor Ancillary Facility, below the Anzac Bridge. The noise environment surrounding the minor ancillary facility is road traffic noise generated on the Anzac Bridge. ▪ Noise impacts would be minor and no out of hours works are proposed at the Minor Ancillary Facility. ▪ The Noise and Vibration Management Sub plan would be implemented during the operation of the facility.
▪ **Traffic and access**	▪ Potential impacts on traffic and access would be minor and managed in accordance with the existing CTMP. The minor ancillary facility would reduce traffic at Pyrmont, minimise plant and equipment movement and material storage at the Pyrmont site.

Aspect	Assessment
▪ **Dust and odour/air quality**	▪ Air quality impacts would be minor as there would be no earthworks and the area subject the Minor Ancillary Facility is covered by hardstand. ▪ Potential minor dust would be managed in accordance with Air Quality Management Sub-Plan. Dust associated with track out of vehicles would be managed via the use of a water cart and sweeper.
▪ **Visual (including light spill)**	▪ Visual impacts associated with the minor ancillary facility would include views of stored material. These impacts would be minor and temporary due to the existing land use surrounding the Minor Ancillary Facility. Lighting towers will be used in the area as required, however the nearest receiver is 250m away and will not be impacted by lighting towers from this distance. ▪ The Visual Amenity Management Sub plan would be implemented during the operation of the facility. This includes retaining vegetation, maintaining housekeeping, and restoring the area back to its pre-existing condition at the conclusion of the lease.
▪ **Waste**	▪ 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**	▪ *Technical Paper 9* of the EIS*, Figure 3-1* shows the study area for The Bays including surrounding areas captures the location of the Minor Ancillary Facility. Section 5.1.2 outlines that the modelling indicates that *'the overall risk of flooding impacts [from this proposal] is considered low and the magnitude negligible in impact.'*. ▪ 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 Minor Ancillary Facility area is highly disturbed. There would be no vegetation clearing 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 minor hydrocarbon storage in bunded containers, storage of non-hazardous materials and no refuelling or servicing activities. There will be no

Aspect	Assessment
	disturbance to soil as the area is covered with hardstand. ▪ Any sediment/stormwater runoff would be managed by erosion and sediments controls, in accordance with the Soil and Water Management Sub-Plan. The Erosion and Sediment Control Plan (ESCP) would be updated to include the Minor Ancillary Facility. ▪ Pre and post rainfall inspections will be conducted in accordance with the ETP Erosion and Sediment Control Procedure (SMWSTETP-JCG-SWD-SW000-EN-PRO-065004). General Environment Inspections will be conducted at a frequency that is appropriate for the works conducted in this area. ▪ The majority of the surface is covered in hardstand and there were no signs of fuel or chemical spills or staining. Therefore the potential for contamination of the proposed area is low.
▪ **Heritage**	▪ The Minor Ancillary Facility is located at Glebe Island Bridge approach, which is State heritage listed under SHR #01914. ▪ A Heritage Assessment Memo has been prepared by AMBS and is provided in Appendix B The Memo concludes the proposed works do not involve any structural changes to the Glebe Island Bridge and the physical fabric of the bridge would not be impacted. ▪ A search of the Aboriginal Heritage Information Management System database (AHIMS) has been undertaken on 03/10/2024 and there are no Aboriginal heritage sites within the minor ancillary facility area. ▪ Any heritage finds would be managed in accordance with the Unexpected Heritage Finds Procedure and the Heritage Management Sub-Plan.

Appendix B – Heritage Assessment Memo

Appendix C – AHIMS Search

Internal sign off		
Environment, Approvals & Sustainability Director:		
Name: Sally Reynolds	**Signature:**	**Date:** 15/09/2025

Sydney Metro sign off		Yes/No
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		
Name: Ari Stypel	**Signature:**	**Date:** 15/09/2025
Additional comments / notes:		

Environmental Representative sign off		Yes/No
Does the minor ancillary facility meet the requirements of Condition of Approval A23?		
Name: Michael Woolley	**Signature:** Michael Woolley	**Date:** 15-9-25
Additional comments / notes:		