



Croom Regional Sports Complex

Minor Ancillary Facilities Management Plan

Junior Rugby League Amenities

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Revision Register

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1. Introduction

The Croom Regional Sports Complex project involves the reconfiguration of the existing sporting facilities including roadworks and associated civil infrastructure, augmentation and relocation of sporting fields, utilities adjustments and construction of new amenities buildings.

Specifically, the project includes the following components with a major part involving substantial earthworks in the early stages:

- Construction of a new combined AFL / cricket field;
- Construction of three new practice netball courts;
- Reconfiguration of the junior rugby league fields;
- Utility adjustments;
- Construction of roads, carparks and pedestrian / cycle paths and associated earthworks and drainage structures;
- Construction of amenities buildings for the AFL / cricket field and for the junior rugby league field;
- Landscaping and establishment of playing field surfaces.

The project has been commissioned by the NSW Roads and Maritime Services (RMS) as part of the construction of the Albion Park Rail bypass.

2. Purpose

Cleary Bros proposes to establish a minor ancillary facility adjacent to the Junior Rugby League and Hockey playing fields for the purpose of construction of the junior rugby league and cricket amenities buildings.

Section 3.8.2 of the Cleary Bros Construction Environmental Management Plan (CEMP) describes the process for establishing minor ancillary facilities that have not previously been approved by the Minister of Planning. Specifically, the CEMP states that for an ancillary facility that is classified as exempt or complying development (if it were not for the purpose of the State Significant Infrastructure), an Ancillary Facilities Management Plan, as per Condition of Approval A16(a), is to be prepared by Cleary Bros and submitted to RMS. Written approval is required from the RMS representative prior to establishing the proposed ancillary facility.

The purpose of this management plan is to:

- Demonstrate the proposed minor ancillary facility will be classified as exempt or complying development (if it were not for the purpose of the State Significant Infrastructure);
- Demonstrate the proposed minor ancillary facility will have minimal environmental impact
- Demonstrate how the minor impacts to environmental and amenity will be managed through the implementation of environmental measures detailed in the CEMP.

3. Minor Ancillary Facility Description

The proposed minor ancillary facility is designed to support the construction of the project. The facility is located adjacent to the Junior Rugby League and Hockey playing fields (see figure 1). Access will be off the existing roadway to the hockey field carpark and through the existing steel swing gate (see figure 2).



Figure 1 – Approximate location of minor ancillary facility

The proposed facility may include:

- 2 shipping containers
- 1 portable site office
- 1 portable lunch room
- 1 waste skip
- A small hardstand area for access and car parking
- A generator to power the office and lunch room

Activities to be carried out at the proposed minor ancillary facility will general include:

- Pre-starts / Toolboxes and site meetings
- Morning tea and lunch breaks
- Minor first aid and emergency muster point

All activities will be undertaken during standard construction hours. Any dangerous or hazardous goods such as curing compound and concrete sealants will be stored in a secured bundled container.



Figure 2 - Access Point

4. Assessment against A16 of SSI 6878

In accordance with A16 and Section 3.8.2 of the project CEMP the minor ancillary facility is exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP). The SEPP states that *the construction or installation of a building site shed, office or associated amenities structure is development specified for this code* (SEPP clause 2.111). The following general criteria required under clause 2.108 and clause 2.112 will be adhered to at all times:

SEPP Criteria	Assessment
<i>Have the consent in writing of the owner of the land on which the development is carried out or, if a council or public authority has the control or management of the land, the consent in writing of the council or public authority</i>	Current lease between RMS and the Shellharbour City Council for the CRSC works.
<i>Not restrict any car parking required to be provided by a condition of a development consent applying to the land or any vehicular or pedestrian access to or from the land unless that parking and access is on land owned, controlled or managed by a council or public authority and that council or public authority has given its written consent to the temporary use of the land for the erection of the temporary structure</i>	Proposed facility is not within a car parking area, and does not obstruct access to any specific facility within or outside of the property.
<i>Not redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property</i>	The facility will not redirect the flow of water. Sediment and erosion controls to be installed on the

	property.
<i>Not result in damage to any protected tree growing on the land or on adjacent land</i>	No impact to established trees.
<i>If it is the erection of a temporary structure—be erected on a surface that is sufficiently firm and level to sustain the structure while in use</i>	Ground surface to be levelled and compacted as part of installation.
<i>If it is the erection of a temporary structure—be able to resist loads determined in accordance with the following Australian and New Zealand Standards</i> <i>(i) AS/NZS 1170.0:2002, Structural design actions, Part 0: General principles,</i> <i>(ii) AS/NZS 1170.1:2002, Structural design actions, Part 1: Permanent, imposed and other actions,</i> <i>(iii) AS/NZS 1170.2:2011, Structural design actions, Part 2: Wind actions</i>	Applicable Australian Standards to be applied to construction and installation.
<i>Be covered by a policy of insurance taken out by the person carrying out the development that adequately covers the public liability of the person in respect of the carrying out of the development for an amount approved by the owner of the land on which the development is carried out</i>	Cleary Bros currently hold applicable public liability insurance.
<i>Have an approval for the use of the land related to the purpose of the temporary structure, unless the use of the temporary structure is specified as exempt development or is ancillary to the principal use of the land</i>	The use of the temporary structure is ancillary to the principal use of the land.
<i>Be located on the lot in relation to which development consent has been granted</i>	Facility is located adjacent to and on the same lot as SSI 6878.
<i>If it contains plumbing fixtures—have those fixtures connected to an approved waste water treatment device or an approved connection to the sewer</i>	Facility will include a septic facility which will be pumped out for treatment as required.
<i>Not be used for residential purposes</i>	Facility will be used for construction support purposes only.
<i>Be removed from the lot immediately after completion of the works for which the development consent was granted</i>	Facility will be removed immediately following completion of amenity buildings.

As such, the proposed minor ancillary facility is classified as exempt development under the SEPP and therefore complies with A16(a) of SSI 6878.

5. Assessment of potential environmental impacts

Noise and Vibration Management

The sensitive receivers are already subject to moderate to high noise impacts from the adjacent Croome Road, Illawarra Airport and normal construction impacts during CRSC working hours. Activities to be undertaken at the minor ancillary facility are largely administrative, with limited noise generation potential. A generator will be required during work hours, which is likely to be the only industrial noise source associated with the facility. The site will only be attended during the approved operation hours of the project (7am to 7pm Monday to Friday and 8am to 5pm Saturdays). The site is central to the wider project site, with the closest residential receiver approximately 475 metres distant. The ambient noise impacts presently experienced by potential sensitive receivers will be negligible related to operation of the ancillary facility site.

Traffic and Access

The access to the proposed facility will be from the existing roadway to the hockey carpark (Figure 2).

It is estimated that the facility's activities will generate an average of 20 vehicle movements per day which is well below the overall average for the Project, and insignificant in relation to the number of general vehicle movements along Croome Road.

The location allows workers to attend directly for start of works and be self-contained such that the only vehicles movements are morning arrival and evening departure. It also prevents vehicle movements back to the main compounds for morning tea and lunch breaks. This eliminates the safety risk of workers travelling through the site works to and from the main compound to the building site.

Flora and Fauna Management

The proposed minor ancillary facility will be within the project alignment. No tree clearing will be required for the minor ancillary facility. All clearing processes are already being managed in line with the requirements of the project specifications and commitments of the project Flora and Fauna Management Sub Plan.

Soil and Water Management

A progressive erosion and sediment control plan has been developed for the construction of the Junior Rugby League amenities structure (Figure 3). The proposed minor ancillary facility has been incorporated into this plan, which aligns with the Project Soil and Water Management Sub Plan. The controls will be maintained weekly and reviewed during rainfall events to ensure they are fit for purpose.

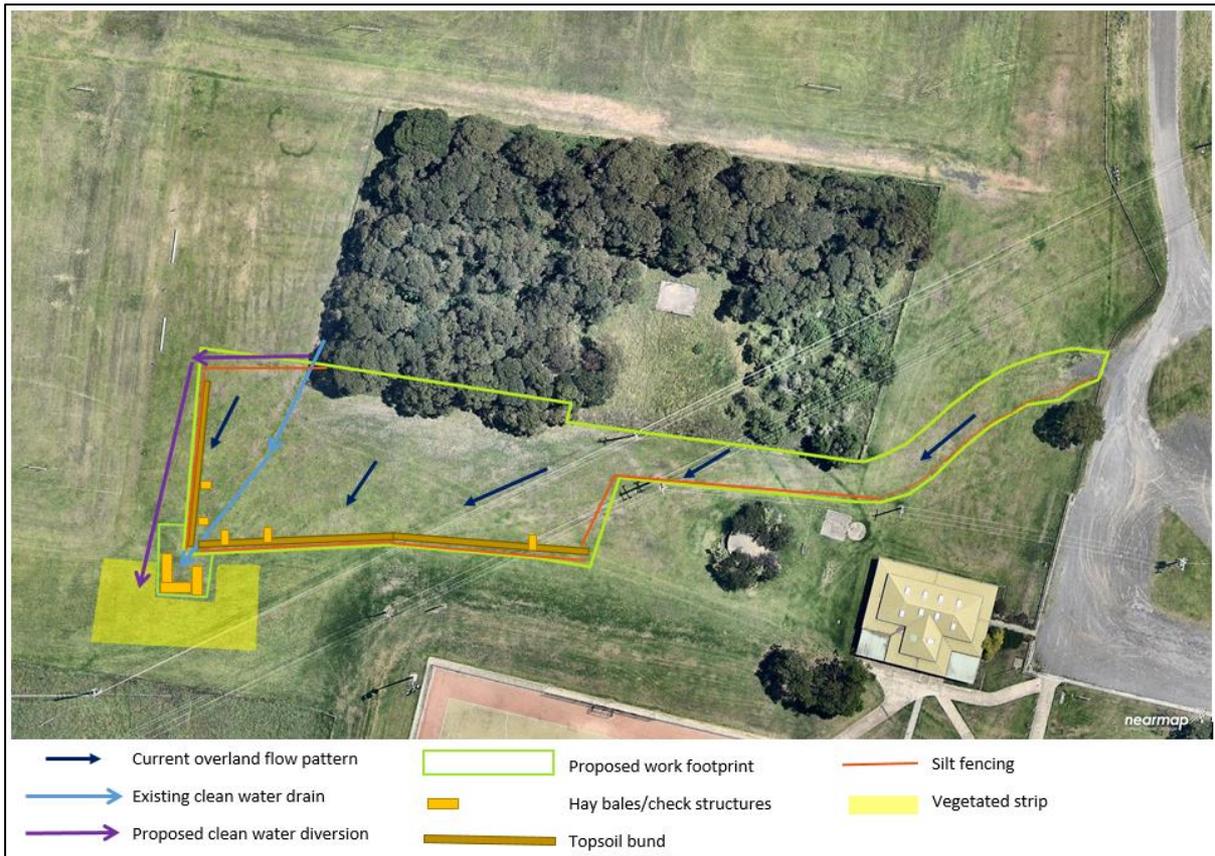


Figure 3 – Progressive Erosion and Sediment Control Plan

Mitigation Measures and Monitoring

The proposed minor ancillary facility is considered to have a low risk on the environment. All of the associated risks will be managed in line with the project CEMP and supporting documents. Specifically the following mitigation measures will also be used:

- Ongoing communication and consultation with sensitive receivers to ensure the amenity impacts, such as noise and vibration, traffic and access, dust and odour, and potential nuisance, remain low.
- All erosion and sediment controls will be reviewed weekly and following wet weather events.
- A Progressive Erosion and Sediment Control Plan (PESCP) will be implemented prior to the establishment of the facility.
- Regular site inspections will be undertaken by the Environmental Team to ensure adequacy of the environmental controls around the facility.

6. Decommissioning of the Minor Ancillary Facility

Decommissioning of the minor ancillary facility will be consistent with the project approval as the area will be demobilised as soon as it is no longer required for building construction to enable earthworks and decommissioning of the facility site.

7. Conclusion and Recommendation

Based on the assessment above it is concluded that the proposed minor ancillary facility will:

- Be considered as exempt development under the SEPP and as such comply with condition A16(a) of the approval for SSI 6878;
- Have negligible amenity impacts, such as noise and vibration, traffic and access, dust and odour, and visual (including light spill), to surrounding residences, and
- Have minimal environmental impact in respect to waste management, and no impacts on flora and fauna, soil and water, and heritage beyond those approved for the project.

It is therefore recommended that the minor ancillary facility be approved for construction.