

Pendium Apartments  
Five Dock Square  
4-12 Garfield Street  
FIVE DOCK NSW 2046  
[scpendium@gmail.com](mailto:scpendium@gmail.com)



Planning and Assessment  
Department of Planning, Industry and Environment  
Locked Bay 5022  
Parramatta NSW 2124

25 June 2020

Application: **Sydney Metro West - Westmead to The Bays and Sydney CBD, Environmental Impact Statement, Five Dock Station**  
Application Number: **SSI-10038**

**Applicant: The Owners Corporation SP72939 - Pendium Apartments (102 Owners)  
Five Dock Square, 4-12 Garfield Street, Five Dock**

The Owners Corporation of SP72939, Pendium Apartments, part of Five Dock Square, located at 4-12 Garfield Street Five Dock, make the following submission on behalf of the owners and residents.

Five Dock Square is a mixed use commercial and residential precinct, comprising 102 residential apartments, known as the Pendium Apartments, a public library owned by Canada Bay Council, a 2,790 sqm Coles Supermarket and two-level basement parking for 290 cars, catering for shoppers and residents, with a total gross area of 26,585 sqm. Designed by Bates Smart, one of Australia's oldest architectural firms (founded in 1853) it took two years to build and was completed in 2004.

Pendium Apartments, now home to 102 families, provides a great mix of apartment lifestyle living with access to the on-site library, supermarket, restaurant, and are a short walk from a thriving village hub with a post office, banks, parks, eateries, delis, cafes, bakeries, medical centres, taxis and city-bound buses.

The Owners Corporation recognise the significance of this major infrastructure project on both Five Dock and the surrounding suburbs, delivering rail services to the areas for the first time, and generally support the project as a vital infrastructure component to alleviate some of Sydney's traffic congestion. However, the Owners have a number of concerns that may impact our homes both fundamentally and structurally.

The Owners Corporation are concerned about the location of the tunnel. The concerns arise as only an indicative tunnel alignment has been identified as part of the Environmental Impact Statement, and hence the exact location has not yet been confirmed. We understand that the exact location will be confirmed once further design work has been undertaken and will only be finalised once the Department of Planning Industry and Environment has approved the current EIS.

Accordingly, we would like to emphasise the concerns of all the 105 Lot owners (being 102 Residential Lots Owners and the 2 Commercial Lot Owners, in terms of:

- Proximity of underground tunnelling to the site's underground basement car park and structural supports
- Vibration impacts and potential severe damage to the building's structural integrity
- Noise, debris and dust that will impact residents and customers during the demolition of existing buildings and construction of the tunnel.
- Truck movements, noise and hours of operation

### **Pendium Apartments and proximity to Metro Station Construction Area**

The Pendium Apartment building is adjacent to Fred Kelly Place and is less than 50 metres from the construction area where the demolition of acquired buildings will occur.

The nearest tunnel, being approx. 8 metres in diameter, is 14-15 metres horizontally from the Pendium Building's Northern Boundary. The Mezzanine and 1st Floor Level Apartments are about 1 metre horizontally from that boundary.

While the tunnel depth below East Street of 30 metres, the floor level of the lower Carpark is approx. 5.5 metres below East Street. The foundations for the building on which the columns rest, are several metres below that.

The Pendium Building's structural side from the east elevation includes 7 round exposed columns supporting the overhanging 4 upper levels, as shown in the pictures below. The contemporary design of this building and retaining its structural integrity are of great concern to Owners as they contemplate the effects of tunnelling and vibrations. (Recent structural issues experienced at Opal Tower and Mascot Tower are disturbing, albeit not related to railway tunnelling).



*Photos showing structural columns supporting overhanging upper levels*

All Owners need to be informed promptly of any changes and exact tunnel location, in relation to the currently indicative proximity to the building's structural foundations which would be further impacted by tunnelling and potential adverse impact on the building's structural integrity

### **Suggested actions:**

- Ensure a complete Risk Assessment on the impact of the tunnelling proximity to the structural integrity of the building is performed and disclose all findings to the Owners Corporation.
- The Owners Corporation request that Risk management and mitigation measures that are identified to minimise any potential impacts be disclosed and provided for viewing.
- Provide assurance to the Owner Corporation that the structural integrity of the building is unaffected by the demolition, excavation and tunnelling works.
- Provide a thorough Property Condition Survey for all levels of the building including the 2 underground car parks, and all 5 apartment levels up to and including the plant area on the roof.



*Figure from Sydney Metro West EIS showing proximity of Pendium to construction zones*

### **Vibration and excavation impacts – Dilapidation Reports**

The Owners Corporation's focus is the risk of structural damage, and damage to people's apartments. We are not confident that vibration damage issues would be restricted to "superficial", as the EIS suggests, considering the close proximity of demolition and excavation.

The EIS has predicted potentially significant noise and vibration impacts on properties adjacent to the construction site within Five Dock.

We request that detailed dilapidation reports (property condition reports) are prepared for each apartment lot including underground car parking levels within Five Dock Square, to record the current physical and structural condition of all apartment levels and to assess any vibration impacts resulting from the project.

### **Suggested actions:**

The Owners Corporation strongly request that:

- A complete Property Condition Survey is conducted on all levels of the building including the 2 underground car parks, and all 5 apartment levels up to and including the Plant area on the roof.
- Clear processes and protocols for reporting of damage to apartments are identified and confirmed for any potential claims and disclosed to the Owners Corporation.
- A single dedicated point of contact with mobile number and email for any complaints or disputes which may arise during and throughout the construction period.

### **Noise, Debris and Dust impact**

The noise, debris and dust that will impact residents and customers during the demolition of existing buildings and construction of the railway station, is of concern.

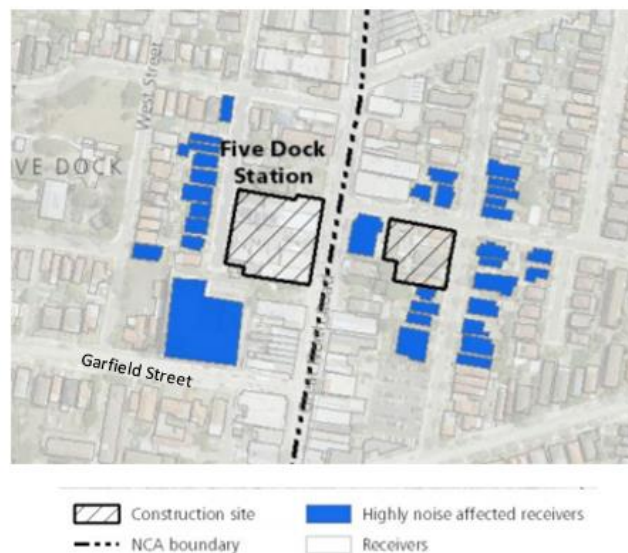
The Owners Corporation understand that the erection of acoustic sheds over the Eastern and Western sites will reduce the impact of dust matter and particles resulting from the excavation work.

However, the façade of Pendium Apartments is predominantly a white finish and as such, excessive dust and particle matter will affect the clean look of the façade and resident balconies, so dust control is vital to prevent dust settling on the façade.

We would like to propose additional measures to monitor and limit the amount of dust and noise exposure to the building's residents.

#### **Suggested actions:**

- Noise exposure from demolition and excavation works using rock-breakers to be limited to daylight hours only. No after-hours works.
- Ensure 100% compliance that construction vehicles leaving the Western or Eastern sites with loose spoil cannot leave the acoustic shed without a fixed cover over the load and all top rails and tail gates cleaned of any loose spoil.
- Provide sufficient dust controls and monitoring of air quality for dust in the adjacent area.
- Where dust has affected the façade during the project, that pressure cleaning is carried out of the affected areas as appropriate.



*Figure from EIS showing highly noise affected residential receivers – Five Dock*

#### **Truck Movements and Traffic Impact**

The Owners Corporation note that the EIS states that there are no traffic changes proposed during the construction of Five Dock Station. Considering the proposed heavy truck movements of 272 per day during site establishment and demolition and around 380 truck movements per day during excavation directly along Great North Road and the surrounding streets, we believe greater consideration of the traffic impacts and proposed mitigation measures is undertaken and directly communicated with the Owners Corporation of Pendium Apartments.

Great North Road, although only one lane in each direction, is the main road connecting Parramatta Road to Lyons Road, with traffic then flowing east to Victoria Road or west to Sydney Olympic Park. Therefore, the major concern is that in an attempt to avoid congestion caused by the significant volume of trucks on Great North Road, traffic will detour and “rat run” around the back streets, particularly Garfield Street, West Street and Scott Street.

Garfield Street provides the only direct In/Out access to the Pendium Owners carpark as well as shoppers to the Coles Supermarket carpark, and Loading Dock for the Supermarket. Congestion around this area would be detrimental to Owners and shoppers as well as delivery vehicles, as they navigate in and out of the main entry/exit access driveway.





*Photo showing Carpark and Loading Dock entrance on Garfield St to Pendium Carpark and Coles Carpark*

### Suggested actions:

We strongly advocate the actions outlined below:

- No departure of heavy vehicles from the acoustic sheds during peak pedestrian, school and peak traffic hours, between 8:30am to 9:30am and 2:30pm to 4.00pm
- Provide a Traffic management plan to manage congestion around the Garfield Street / Great North Road intersection area to prevent bottlenecks and facilitate vehicle access in and out of the carpark and loading dock.
- Visible police presence and active issuing of fines to vehicles that are travelling on local access streets in violation of road rules.
- Significant fines for any heavy vehicles traffic using the local access roads as a thoroughfare against road rules and development consent conditions, including no heavy construction vehicles on Garfield Street.
- Fines for any heavy vehicles/construction trucks attempting to access site and parking on Garfield Street.



**Figure 9-28: Five Dock Station indicative construction site layout**

*Figure from Sydney Metro West EIS showing proximity of Five Dock Square to construction zones and traffic flow*

## Communication and Project Updates

The Owners Corporation of Pendium Apartments would like to build an open and constructive communication line between the Sydney Metro West Project team from now until the completion of the project. We feel having an open dialogue and central communication point will help reduce the impact on residents, owners and community that this major infrastructure project will have, including improving the mutual understanding between all parties involved of the project benefits, challenges and management.

### Suggested actions:

- A single dedicated point of contact with mobile number and email for both the Owners Corporation of Pendium Apartments and the BMC for Five Dock Square, for exchanging information.
- An agreed plan for regular updates to the parties throughout the construction period.
- A single dedicated point of contact with mobile number and email for any complaints or disputes which may arise during and throughout the construction period.

### Conclusion

In generally supporting the NSW Government's intention to deliver an integrated transport system for Sydney, the Owners Corporation have hereby expressed the concerns of residents and owners of the significant impacts during construction of the Sydney Metro West Five Dock Station, and therefore propose that a range of measures are implemented during the demolition, excavation and construction phases to minimise impacts on Pendium Apartments, Five Dock Square.

The Owners Corporation look forward to discussing with the Department of Planning, Industry and Environment, the requested inclusions and actions proposed during the construction of the Sydney Metro West Five Dock Station, to ensure the structural integrity of Pendium Apartments, and the safety, amenity and physical welfare of our residents and the community.

Yours sincerely,



Michael McMullan  
Chairman, Owners Corporation  
The Owners Corporation SP72939 (Pendium Apartments)  
M: 0409 466 225  
E: [michael\\_mcmullan@iinet.net.au](mailto:michael_mcmullan@iinet.net.au)  
[scpendium@gmail.com](mailto:scpendium@gmail.com)



Geraldine Mauro  
Member, Strata Committee  
The Owners Corporation SP72939 (Pendium Apartments)  
M: 0401 718 814  
E: [geralma1@bigpond.com](mailto:geralma1@bigpond.com)  
[scpendium@gmail.com](mailto:scpendium@gmail.com)