

**THE BUILDING MANAGEMENT COMMITTEE OF  
FIVE DOCK SQUARE DP 1062325**

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Planning and Assessment  
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25 June 2020

**SUBMISSION: SYDNEY METRO WEST - WESTMEAD TO THE BAYS AND SYDNEY  
CBD, ENVIRONMENTAL IMPACT STATEMENT, FIVE DOCK STATION**

**Application Number: SSI-10038**

This submission is made on behalf of the Building Management Committee of Five Dock Square DP 1062325 (BMC).

The BMC recognises the significance of the Sydney Metro West on both Five Dock and the surrounding suburbs, delivering rail services to the area for the first time. The BMC supports the project as a vital infrastructure component that will alleviate traffic congestion in and around Five Dock and believes the project will be transformative to Five Dock's future.

The BMC of Five Dock Square would like to respond formally on the currently displayed "Sydney Metro West - Environmental Impact Statement" (EIS) document, highlighting concerns that we have regarding amenity of our residents and our commercial tenants and their customers and the protection of the structural integrity of our building during the proposed 24 month construction period.

Five Dock Square (FDS) is adjacent to the southern end of the Western Construction Site of the planned Sydney Metro West Five Dock Station and is mentioned multiple times in the EIS as a site that will be impacted by noise, ground vibration and dust.

In summary, Five Dock Square (FDS) comprises of 4 Stratum Lots and the ownership of these Lots are as follows:

- Lot 1 Macquarie Publications Pty Limited
- Lot 2 Canada Bay Council
- Lot 3 The Owners Corporation SP 72939 (Pendium Apartments)
- Lot 4 Macquarie Publications Pty Limited

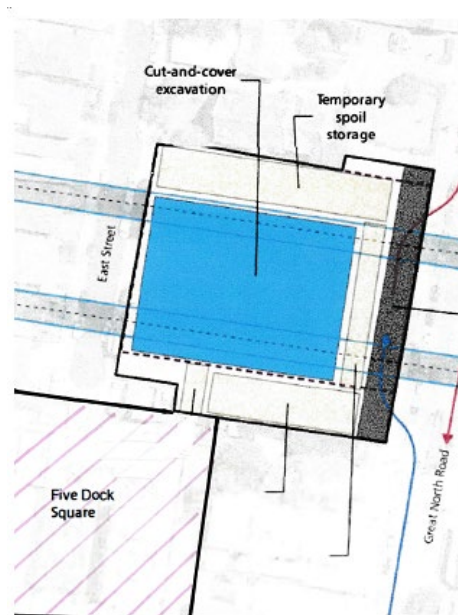
Our site has an onsite Building Manager, Quay Facilities Management Pty Ltd and our Strata Management services are provided by Strata Choice.

## Site Description

Five Dock Square (FDS) is a ten floor mixed use strata development situated at 4 to 12 Garfield Street Five Dock. It consists of (from the basement up):

1. Subterranean basement parking over two levels for 285 cars, consisting of:
  - a. a public car park for 165 cars on basement level 1 and part of basement level 2 being Lot 4 of DP 1062325
  - b. a separate 120 space car park on part of basement level 2 for residents of the residential apartments on the top five floors of the development being Part of Lot 3.
2. A ground floor supermarket premises, being most of Lot 1 of DP 1062325 (Coles Supermarket);
3. On the first floor
  - i. public library owned by the City of Canada Bay Council; (being Lot 2) and
  - ii. separate café premises (Sabz) (also part of Lot 1 of DP 1062325),
4. 102 residential apartments, the Pendium Apartments, on the top five floors of the development (being most of Lot 3).

The diagram below shows the location of FDS in relationship to the Sydney Metro Western Construction site.



## **Primary Concerns**

Our primary concerns are:

1. Primarily that the structural integrity of the building is maintained during the construction phase, including demolition, excavation and tunnelling stages.
2. That once the Sydney Metro is fully operational that there is no ongoing vibration and noise from the project that could impact the buildings structural integrity or the amenity of our residents and commercial tenants and their customers.
3. Pedestrian and vehicular access to the property by residents, tenants and their customers from Garfield Street, Fred Kelly Park and East Street.
4. Currently there are in excess of 1300 car park movements in and out of FDS on a daily basis. The loss of on-street car parking and the council car park on the eastern side of the project will push more vehicles into the commercial car park of FDS and increase the traffic exponentially in Garfield Street. This will impact the customers of the supermarket, the library, the restaurant and our residents.
5. There are some 15 daily supermarket truck movements into the FDS loading dock on Garfield Street, deliveries are made between 7am and 5pm daily. The additional traffic that will be pushed into Garfield Street will further impact an already heavily congested area.
6. Contractors using the basement car parking for their own parking needs.

## **Requested Actions**

The BMC of FDS request the following to be provided;

- Full details of the works that will directly or indirectly involve works within or likely affect the subterranean boundaries of the property (FDS) must be provided to us prior to construction commencing.
- Details of how the Sydney Metro will deal with the works that will require restriction of pedestrian, vehicular and visual access to the property from both Garfield Street, Fred Kelly Park and East Street.
- To try to alleviate some of this pressure a plan to deal with contractor parking during the 2-year construction phase should be provided. A detailed plan needs be provided with regard to traffic management in Garfield Street. The area between Great North Road and the entrance to FDS for both customer and residential vehicles and trucks entering the loading dock in Garfield Street is already a choke point.
- Details need to be provided as to how the free movement of pedestrians, from Great North Road through Fred Kelly Park up to FDS and from East Street into FDS, will be maintained throughout the project.
- Details will need to be provided by Sydney Metro setting out any requirement for any access to the property during the construction phase and how this access would be requested.

- Considering our location directly adjacent to the project, the height of the FDS and the subterranean car park, a complete Property Condition Survey should be conducted on all levels of the building including the 2 underground car parks, the Ground level comprising the supermarket and loading dock and level one comprising the library and restaurant and all 5 apartment levels up to and including the Plant area on the roof. This survey should cover all structural aspects of the building as well as aesthetic aspects to the building and its surrounds, including all pedestrian access areas that form part of the site, landscaping and paintwork.
- Clear processes and protocols for reporting of damage are identified and confirmed for any potential claims and disclosed to FDS.
- A single dedicated point of contact with mobile number and email for any complaints or disputes which may arise throughout the construction period.

### **Conclusion**

The BMC of Five Dock Square looks forward to discussing with the Department of Planning, Industry and Environment, the requested inclusions and actions, to ensure the structural integrity of Five Dock Square and the safety, physical welfare and the amenity of our residents, commercial tenants and their customers during the construction of the Sydney Metro West – Five Dock Station.

Yours sincerely

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Senior Strata Manager  
Strata Choice