
From: Alex Charalambous <Alex.Charalambous@transport.nsw.gov.au>
Sent: Thursday, May 2, 2024 11:01 AM
To: Frank Xuereb <frank.x@tradersinpurple.com>
Cc: Mirjana Vidovic <Mirjana.Vidovic2@transport.nsw.gov.au>; Michael Teoh <michael.t@tradersinpurple.com>
Subject: RE: St Albans Five Dock

Hi Frank

Thank you for sending through the information for our team's consideration.

Our team have reviewed the presentation and would like to provide some initial feedback. Please note that we cannot provide a detailed review at this stage, instead our team have provided a summary of key considerations for your attention.

Stage 1 design, and subsequent design phases for Five Dock must meet the design standards of Sydney Metro. The [Station and Precinct Design Guidelines](#) guide the design of the interface between stations and their immediate surrounds.

The Urban Design study for the church precinct includes a link through to the Metro site from the proposed Central Plaza. An entrance to the station is not proposed at this location. Place and design principles for Five Dock Station were identified in [Section 7.10.6](#) of the Sydney Metro West Environmental Impact Statement – Westmead to The Bays and Sydney CBD (Sydney Metro, 2020a). These principals include supporting an enhanced Fred Kelly Place, in consideration of the principles outlined in the Five Dock Town Centre Urban Design Study. The station entry would face directly onto Fred Kelly Place and includes the expansion and enhancement of this plaza consistent with Council's aspirations.

The plans also indicate a development over the Five Dock Metro station site. Sydney Metro are not proposing any over station development at Five Dock station. Please note that following the NSW Government's independent review of Sydney Metro, including Sydney Metro West, we are assessing a range of initiatives in relation to station design across the alignment including lessons learnt from previous projects, standardised designs, provide value for money and maintain a high-quality customer and passenger outcome. As such, Sydney Metro is not in a position to share stage 1 design information. We will continue to work with all adjoining owners and developers as design progresses.

In addition, the station and precinct will continue to undergo further detailed design development when the station contractor is appointed post tender. Some aspects of design are subject to change during detailed design whilst others will emerge only once detailed design stage 2 and 3 is undertaken by the station contractor.

We anticipate procurement to occur for Station Package West (including Five Dock Station) later this year with detailed design stages commencing in late 2025. Our station contractor will commence construction in 2027.

As previously mentioned, please find a link to our [Sydney Metro Underground Corridor Protection Technical Guidelines](#) which outlines the key considerations for developments in close proximity to rail infrastructure. Developers seeking approvals for developments located within the approved Sydney Metro West corridor near the future railway tunnels are required to obtain Sydney Metro's concurrence when lodging their DA.

We would also suggest, if not already done, to seek Sydney Metro stratum plans from the Land Registry Office to overlay on your current plans, especially in consideration of the proposed basement and tower adjacent to the Sydney metro site.

If you need more information about this we can facilitate a catch up with our corridor protection team.

Please reach out if you have any further questions.

Kind regards

Alex

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OFFICIAL

From: Frank Xuereb <frank.x@tradersinpurple.com>

Sent: Friday, March 22, 2024 8:35 AM

To: Alex Charalambous <Alex.Charalambous@transport.nsw.gov.au>

Cc: Mirjana Vidovic <Mirjana.Vidovic2@transport.nsw.gov.au>; Michael Teoh
<michael.t@tradersinpurple.com>

Subject: St Albans Five Dock

Some people who received this message don't often get email from frank.x@tradersinpurple.com. [Learn why this is important](#)

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Hi Alex

Hope you are well

Thankyou for the time you and your colleagues afforded us on the 20th Feb 2024 to discuss the St Albans Church development and potential Five Dock Station interface.

At the conclusion of this meeting we agreed to share the presentation for the redevelopment of St Albans to allow you and your colleagues to review in further detail in conjunction with the Five Dock Metro Station design and potentially come back to us with any comments that will assist both designs to be integrated in some way in order to achieve a good outcome and connectivity for the precinct.

Refer to the below link:

 [Metro West Brief Presentation_St Albans Five Dock PP_Feb 24.pdf](#)

I recall at the meeting, Jody raised a concern as to how we can assure the plaza remain publicly accessible. As mentioned at the meeting easements can be placed over the plaza to ensure this is maintained, in fact the Church fully support this position as their goal is to invite as many people onto the site to activate and share the facility.

Apologies for the slow response, there was a mix up between Michael and myself as to who would follow this through.

Trust this is sufficient information for your review however should you require any further information please do not hesitate to contact myself or Michael.

Thankyou



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Senior Development Manager



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