



NSW GOVERNMENT
Department of Planning

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Mr Andrew Duggan
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 09_0102
File: S09/00900-1

Dear Mr Duggan

**Amendment to Director-General's Requirements for MP 09_0102
Commercial Retail Development, 15-21 Parramatta Road, Auburn**

I refer to the Director-General's Requirements (DGRs) issued on 21 June 2009 for the above project. The Department has reviewed and updated the DGRs, pursuant to section 75F(3) of the *Environmental Planning and Assessment Act, 1979* (the Act).

The updated DGRs are attached to this correspondence as **Attachment 1**. The revised expiry date for the DGRs is 13 July 2011. The Department has added the following requirement to the DGRs:

Retail / Bulky Goods Economic Assessment / Appropriateness of the Proposed Use
The EA shall address the economic / retail impact of the proposal upon existing and future development along Parramatta Road, the surrounding retail centres within Auburn LGA, the draft Centres Policy – Planning for Retail and Commercial Development, and the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Anthony Witherdin on 02 9228 6173 or via e-mail at anthony.witherdin@planning.nsw.gov.au.

Yours sincerely,

 14/7/09

David Kitto
**Acting Executive Director
Major Projects Assessment
(as delegate for the Director-General)**

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0102
Project	<p>Concept Plan and Project Application for construction of a commercial retail development comprising:</p> <ul style="list-style-type: none"> • Demolition of existing warehouse buildings • Construction of a 3 storey Costco warehouse and commercial premises consisting of 14,000sq.m retail and 2,300sq.m commercial development • 880 car parking spaces, signage and landscaping
Location	15-21 Parramatta Road, Auburn
Proponent	JBA Urban Planning Consultants on behalf of Costco Wholesale Australia Pty Ltd
Date issued	13 July 2009
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act • SEPP (Infrastructure) 2007, SEPP 55, SEPP 64, SREP (Sydney Harbour Catchment) 2005 • Nature and extent of any non-compliance with Auburn Local Environmental Plan 2000 (including any amendments) and justification for any non-compliance 2. Retail / Bulky Goods Economic Assessment / Appropriateness of the Proposed Use The EA shall address the economic / retail impact of the proposal upon existing and future development along Parramatta Road, the surrounding retail centres within Auburn LGA, the draft Centres Policy – Planning for Retail and Commercial Development, and the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy. 3. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality. 4. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, (including setback to Haslems Creek) building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. 5. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. 6. Car parking The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines (Note: The Department supports reduced car parking rates in areas well-served by public transport).

	<p>7. Traffic and Accessibility (Construction and Operational) The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.</p> <p>8. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>9. Landscaping and Public Domain Management The EA shall provide details on any landscaping and public domain works associated with the proposal including the riparian corridor along Haslems Creek.</p> <p>10. Heritage The EA shall provide a Heritage Impact Statement prepared by a qualified Heritage Consultant in accordance with the NSW Heritage Office publication 'Statements of Heritage Impact' and 'Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005'.</p> <p>11. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>12. Contamination/Acid Sulphate Soils The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. The EA shall also address the need for an Acid Sulphate Management Plan.</p> <p>13. Flooding Provide an assessment of any flood risk on site and relevant provisions of the NSW Floodplain Development Manual (2005), Haslems Creek Floodplain Risk Management Study and Plan (2003) and the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p>14. Drainage The EA shall address drainage/flooding/groundwater issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>15. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>16. Staging The EA is to include details regarding the staging of the proposed development (if proposed).</p> <p>17. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground;

	<ul style="list-style-type: none"> any changes that will be made to the level of the land by excavation, filling or otherwise; <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> 1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.