

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF CONCEPT PLAN

**CONSTRUCTION AND USE OF COSTCO WHOLESALE RETAIL WAREHOUSE
BUILDING, AUSTRALIAN REGIONAL HEADQUARTERS AND ASSOCIATED
WORKS**

17-21 PARRAMATTA ROAD, AUBURN

(MP No. 09_0102)

I, the Minister for Planning pursuant to section 75O of the *Environmental Planning and Assessment Act*, 1979 (the Act), determine to approve the Concept Plan referred to in Schedule 1 and subject to the Proponent's Final Statement of Commitments.



The Hon. Tony Kelly MLC
Minister for Planning

Sydney,

- 7 APR 2010

SCHEDULE 1

PART A — TABLE

Application made by:	Costco Wholesale Australia Pty Ltd
Application made to:	Minister for Planning
Major Project Application:	MP 09_0102
On land comprising:	Lot 1 DP 522225 and Lot 1 DP 214452, 17-21 Parramatta Road, Auburn
Local Government Area:	Auburn City Council
For the carrying out of:	Construction and use of a Costco Wholesale Retail Warehouse building, Australian Regional Headquarters and associated works
Estimated Cost of Works:	\$60.049 million
Capital Investment Value:	\$57.897 million
Type of development:	Concept Plan approval under Part 3A of the Act
S.119 Public Inquiry held:	No
Determination made on:	7 April 2010
Date approval is liable to lapse:	5 years from the date of determination unless the development has been physically commenced

PART B—NOTES RELATING TO THE DETERMINATION OF MP No. 09_0102

Responsibility for other consents / agreements

The Proponent is responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director-General.

PART C — DEFINITIONS

In this approval,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department or his nominee.

Environmental Assessment means the Environmental Assessment prepared by JBA Urban Planning Consultants and dated 8 October 2009.

Minister means the Minister for Planning.

MP No. 09_0102 means the Major Project described in the Proponent's Environmental Assessment.

Preferred Project Report (PPR) means the Preferred Project Report / Response to Submissions prepared by JBA Urban Planning Consultants, dated February 2010.

Proponent means Costco Wholesale Australia Pty Ltd or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

SCHEDULE 2

TERMS OF APPROVAL FOR CONCEPT PLAN No. 09_0102

PART A – TERMS OF APPROVAL

A1 Development Description

Concept approval is granted to the development described below:

- Use of the site for retail, wholesale retail and commercial uses
- Demolition of all existing buildings
- Excavation of the site for the construction of the basement car parking area
- Construction and use of a new 3 storey Costco Wholesale Retail Warehouse building comprising:
 - 13,727m² of retail area
 - 1,999m² of commercial office floorspace for the Costco Australian Regional Headquarters
 - Loading docks, car parking (745 spaces) and bicycle parking (48 bicycles)
- Landscaping
- Signage to the exterior of the building
- Infrastructure works comprising roadworks (including provision of a new signalised intersection at the existing Parramatta Road and Nyrang Street intersection), stormwater management works and utilities

End of Section

SCHEDULE 3

MP 09_0102

**CONCEPT PLAN APPLICATION FOR CONSTRUCTION AND USE OF COSTCO
WHOLESALE RETAIL WAREHOUSE BUILDING, AUSTRALIAN REGIONAL
HEADQUARTERS AND ASSOCIATED WORKS**

17-21 PARRAMATTA ROAD, AUBURN

STATEMENT OF COMMITMENTS

**(SOURCE: ENVIRONMENTAL ASSESSMENT / PREFERRED PROJECT
REPORT)**

5.0 Revised Statement of Commitments

Following the above comments, Costco has revised the commitments relating to the project as outlined in Table 4.

5.1 Development Contributions

Costco commit to providing a development contribution levy of 1% of the proposed construction cost of the development, in accordance with requirements of Part F: Employment Generating Development, of the Auburn Development Contributions Plan 2007.

5.2 Landscaping

Subject to approval of Sydney Water, Costco will provide native planting within the thin strip of Sydney Water land adjoining the site immediately to west between the top of the culvert and the boundary of the site.

5.3 Traffic Management

Costco commit to the following:

- provision of a new signalised intersection at the junction of Nyrang Street, Parramatta Road and the new site entrance;
- providing a footpath along the northern side of Parramatta Road, between each of the site access points;
- providing bicycle parking spaces and showers/ changing facilities for staff within the building;
- preparation of a Green Travel Plan to encourage travel by non-car means;
- co-operation with the owners of the land along the western bank of Haslam's Creek to develop a shared cycle/ pedestrian path which will connect the existing shared cycle/ pedestrian path to Parramatta Road;
- preparation and submission for approval, of a Traffic Management Plan in line with that requested by SRDAC (within their submission dated 11 November 2009), prior to the issue of the Construction Certificate.

5.4 Ecologically Sustainable Development

Costco commit to implementing the ESD initiatives as set out within SBE's ESD Statement, dated 16 September 2009.

5.5 Contamination

Costco commit to the following:

- the development of an asbestos management plan prior to the redevelopment of the site;
- further investigations undertaken prior to commencement of excavation works, in areas to be excavated to quantify volume of potential acid sulphate soils to be managed during construction;
- development of an Acid Sulphate Soils management plan prior to the commencement of excavation works; and
- further investigations undertaken to confirm the preliminary findings of the soil sampling, once unrestricted access to the building is allowed.

5.6 Geotechnical Implications

Costco will adhere to the relevant recommendations of the Geotechnical Report, prepared by URS Australia Pty Ltd, dated 30 September 2009 and the draft conditions set out within their Geotechnical and Groundwater Management Statement, dated 20 December 2009.

5.7 Flood Management

Costco commit to the preparation and implementation of a Flood Management Plan which will include procedures to be put in place in the event of a 1 in 100 year event and Peak Maximum Flood event.

5.8 Waste Management

Costco commit to implementing the procedures and recommendations outlined within the Waste Management Plan, dated 26 June 2009 prepared by Wastech

5.9 BCA

BCA

Costco commit to providing a development which is compliant with the BCA 2009 and developing alternate solutions where practicable.

Accessibility

Costco commits to providing a development which has an equitable and accessible environment for all and complies with the Building Code of Australia (BCA), statutory obligations imposed by the *Disability Discrimination Act 1992* (DDA) and relevant Australian Standards.

Fire Safety

Costco commit to developing alternative solutions which comply with the relevant performance requirements of the BCA.

5.10 Construction Management

Costco commits to implementing the following plans during the construction phase:

- Complaints handling plan
- Sedimentation control plan
- Dust control plan
- Noise control plan
- Vibration control plan
- Concrete pump, truck and traffic control plan
- Contamination control plan
- Site amenities control plan
- Water management control plan
- Waste control plan