



IKEA Pty Limited ABN 84 006 270 757

21<sup>st</sup> June 2010

Mr. Michael Woodland  
Director Urban Assessments  
Department of Planning  
23-33 Bridge Street,  
Sydney, NSW 2000

Att: Michael Woodland

Dear Michael,

**Consultation Strategy: MP07\_0149 IKEA Bulky Goods Development, Princes Hwy Tempe**

In response to recent discussions with the Department of Planning, IKEA is pleased to provide an outline of our consultation strategy during the construction period of the IKEA development on Princes highway, Tempe.

Our strategy aims to ensure that the community/surrounding neighbours and key stakeholders are suitably informed of the key milestone stages of the work and the progress throughout the duration of the construction.

**Key Stakeholders**

IKEA is committed to delivering its flagship NSW store in Tempe. We plan to open the site for trading in October 2011. A lot of work is required to be undertaken over the next 16 months to reach this target date.

We recognise there are many important government stakeholders that have a direct role to play during the construction in addition to the local community who rightly require to be informed about the project.

The key stakeholders that we will engage with are:

- Government/Agency
  - NSW Department of Planning
  - Marrickville Council
  - Roads and Traffic Authority
- Sydney Airport Corporation Limited (SACL)
- Local community / neighbours



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## Building Program

In accordance with the early works construction certificates, site preparation works including demolition and site clearing have already commenced to pave way for the upcoming construction activities. The IKEA store is targeted to open for trade in October 2011.

The key milestone stages of the construction process are outlined below.

▪ Milestone 1	Complete site preparation works	Sept. 2010
▪ Milestone 2	Complete building structure	Jan. 2011
▪ Milestone 3	Complete roof enclosure	April 2011
▪ Milestone 4	Complete internal fit out	Aug 2011
▪ Milestone 5	Complete car park	May 2011
▪ Milestone 6	Complete roadworks	July 2011
▪ Milestone 7	Complete heritage building works	July 2011
▪ Milestone 8	Complete landscaping	June 2011
▪ Milestone 9	IKEA open for trade	Oct. 2011

Other key steps of the construction process that we will inform relevant key stakeholders about are:

- Removing asbestos off-site
- Road closures
- Expected noise pollution due to heavy construction works
- Usage of cranes
- Relocating the fig tree
- Heavy vehicle transport

## Consultation Strategy

As previously mentioned, at various stages of the construction process we are bound by the conditions of the approval to either notify or seek consent from authorities such as the RTA and Marrickville Council as well as key stakeholders such as SACL. Accordingly formal correspondence between IKEA and the relevant stakeholder will take place, as and when required by the consent conditions.

In addition, recognise the importance of keeping the local community informed about the process. Accordingly, to coincide with the key milestones of the construction, we propose to undertake the following community and stakeholder communication commitments.

- **Printed communication** – Preparation of a notices/newsletter about the upcoming activities identified above in the 'key steps' so that the community can keep informed about the progress and upcoming works.



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- **Internet updates** – The IKEA webpage will act as both a communication library to view postings of relevant communication about the construction process and a place to view key milestone updates.
- **Meeting** – A time will be made by the project manager to invite interested community members to hear about upcoming project milestones as well as discuss issues that may arise.

### **Statement of Commitments**

As well as being required to comply with the conditions of consent, IKEA must also comply with the Statement of Commitments that accompanies the consent. To ensure the key stakeholders remain rightfully informed about key milestones of the construction process, we hereby propose an 'additional' item to the approved Statement of Commitments.

The additional item refers to the abovementioned consultation strategy. The additional commitment is separately attached to this letter.

We request that the Department of Planning considers our consultation strategy and additional Statement of Commitment as part of the current Section 75W application.

If you have any further questions or comments please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "D. Phillips".

Daniel Phillips  
IKEA Construction Project Manager

***Encl: Addendum to Statement of Commitments – additional consultation commitment***