



COSTCO AUBURN

OPENING PERIOD TRAFFIC & PARKING MANAGEMENT PLAN

ISSUE III



INTRODUCTION

Costco has experienced over 570 openings including our first Australian location, which opened at Docklands in Melbourne, Victoria in 2009. We understand the impact that our openings can potentially have on local traffic and the local community.

As such, we remain committed to keeping honest and open communication with key interests in the local community including police, authorities such as the NSW Roads and Traffic Authority (RTA), local council and local retailers.

The objectives of this Opening Period Traffic and Parking Management Plan are:

- To provide safe and secure venue management incorporating internal / external traffic control and pedestrian requirements.
- To ensure efficient vehicle traffic management of members (customers) and invited guests into venue car park(s).
- To provide on-going coordination and direction of general public vehicular traffic into external car parking facilities during the initial period of trade and also during subsequent busy periods as required.

This plan is divided into four sections, which cover the traffic management measures for the following periods:

1. One week prior to the VIP Party;
2. VIP Party;
3. Opening Month; and
4. Busy Periods

This report builds upon the earlier OPTPMP report submitted on 7th September 2010 and additional information and analysis issued to the RTA by letter dated 29th April 2011.

Furthermore and with reference to the meeting of Costco representatives with members of the RTA on 2nd May 2011, this report includes traffic management measures that have been developed through consultation with the RTA.

Finally, it is noted that this plan addresses Condition B47(1) of Approval MP NO. 09_0184 dated 23 April 2010.

1. ONE WEEK PRIOR TO THE VIP PARTY

Introduction

The VIP Party will be held on a Wednesday 20th July 2011, between 6.30 – 8.30pm.

Traffic Management Measures

Period

The following measures are to be implemented for the period of one week starting from 6.00am on Wednesday 13th July.

Traffic Control Plan

The proposed measures are shown on Traffic Control Plan 1 (TCP1) attached at Figure 1 of this report.

Variable Message Signage

Variable Message Signage (VMS) is to be located at the following three locations as shown on TCP1:

- Facing eastbound traffic on Parramatta Road east of its intersection with Silverwater Road;
- Facing westbound traffic on Parramatta Road west of its intersection with Hill Road; and
- Facing westbound traffic on Parramatta Road west of the Centenary Drive flyover.

Between 6.00am and 5.00pm the signs will display the following messages:

1 of 2 – COSTCO OPENING THU 21/7

2 of 2 – EXPECT DELAYS

Between 5.00pm and 9.00pm the signs will display the following messages:

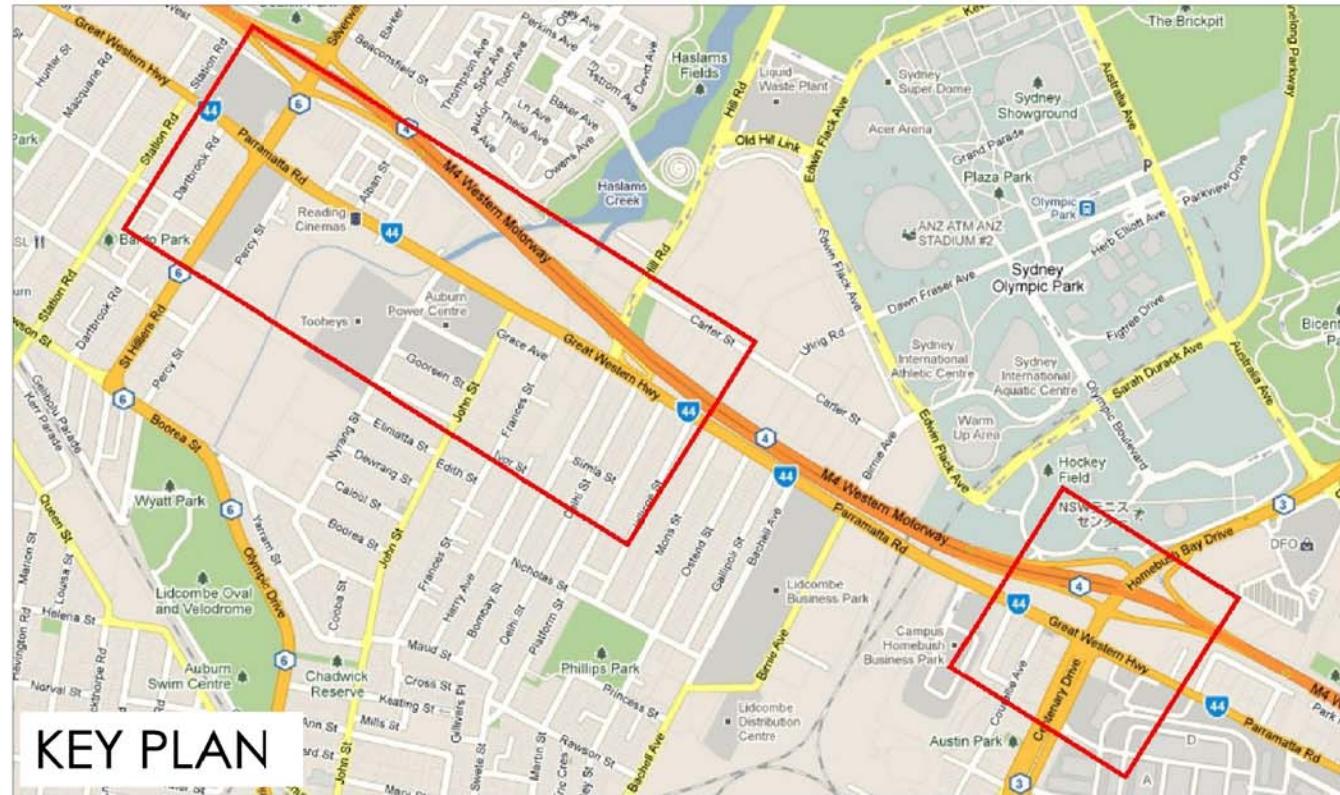
1 of 2 – COSTCO SPECIAL EVENT

2 of 2 – EXPECT DELAYS

This will warn general daytime traffic of the impending opening and will inform evening peak period traffic of the opening VIP Party night.

TRAFFIC CONTROL PLAN 1 (TCP1) - WEEK PRIOR TO VIP NIGHT

OPTPMP - COSTCO, AUBURN



Scale: NTS

Halcrow

Filename: CTICHKd18

Figure 1

Date: 27 June 2011

2. DAY OF THE VIP PARTY

Introduction

As mentioned, the VIP Party will be held on Wednesday 20th July, between 6.30 – 8.30pm, the night before the Grand Opening. As such, the VIP Party will not coincide with the Thursday evening retail period.

The VIP Party will be a private ‘invitation only’ function and guests would be invited to arrive and depart when they choose during the two-hour duration of the party. There would be no particular fanfare, such as a ribbon cutting, that would be the focus of the event and guests would not be able to shop during the VIP Party.

In terms of traffic, it is anticipated that about 3,000 guests in around 2,000 vehicles would arrive between 5.30 – 8.00pm and would depart between 7.00 – 9.00pm, with the average length of stay being about 45 minutes to an hour.

Traffic Management Measures

Period

The following measures are to be implemented for one day, Wednesday 20th July.

Traffic Control Plan

The proposed measures are shown on Traffic Control Plan 2 (TCP2) attached at Figure 2 of this report.

Additional Parking

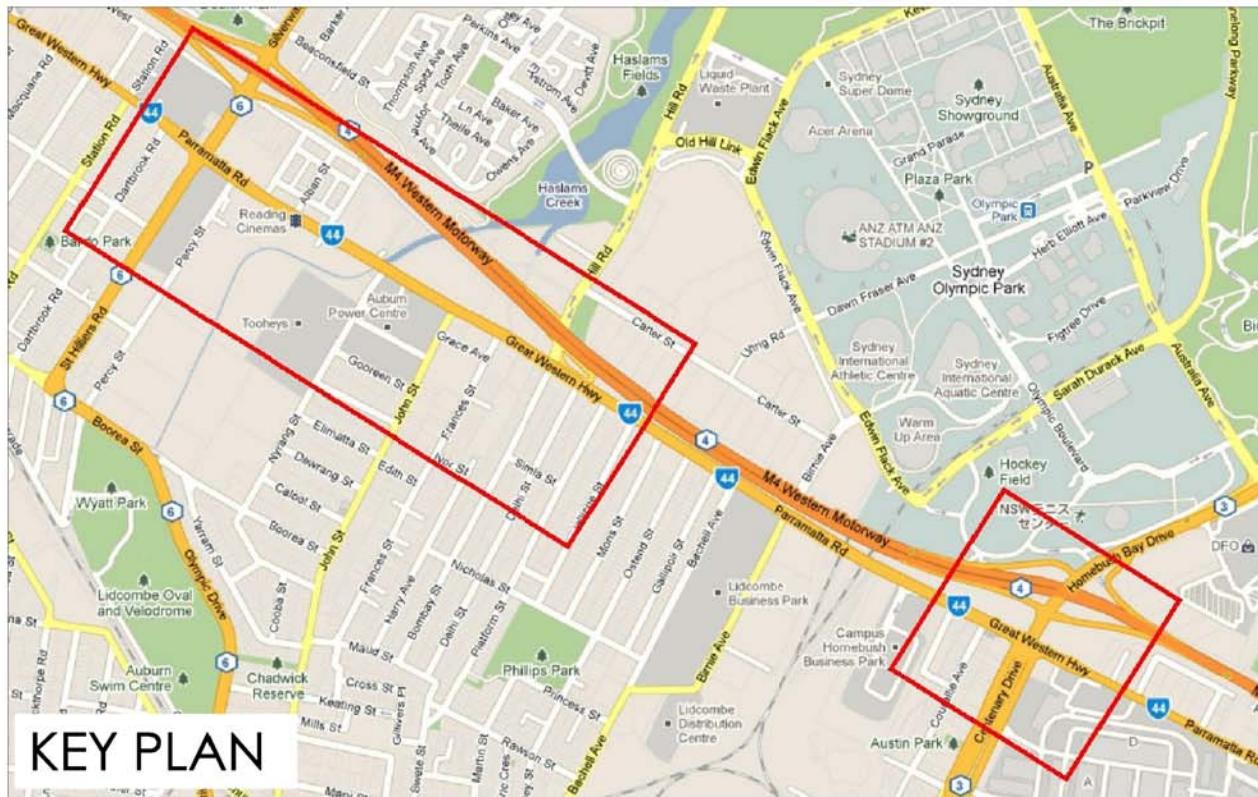
The Costco site will have 745 parking spaces. Agreements have been reached between Costco and the owners of the Reading Cinema Complex (Red Yard) and the Lidcombe Power Centre to use their car parks on the day of the VIP Party to provide additional parking capacity.

To maximise the availability of car parking on-site at the Costco store and at the Power Centre car park opposite the store, Costco staff attending the VIP Party will be encouraged to park at the Red Yard site.

Guests have also been advised of the off-site parking on the invitations that have been sent out. The following diagram shows the Event Parking information presented on the invite. In addition to the location of each of the three car parks, the invite advises guests who require disabled access to park at the Costco store, as well as warning that the store car park will fill quickly and that traffic guides will be present to direct guests to additional parking.

TRAFFIC CONTROL PLAN 2 (TCP2) - DAY OF VIP PARTY

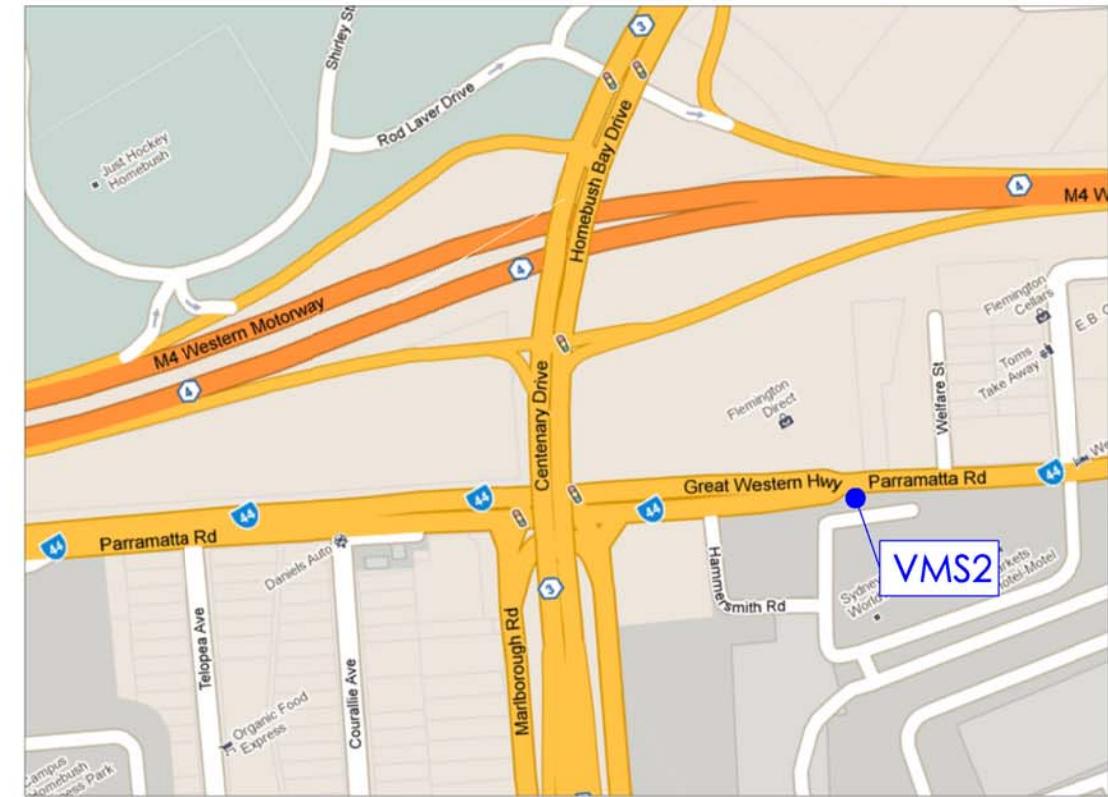
OPTPMP - COSTCO, AUBURN



Scale: NTS

Halcrow

Filename: CTLCHKda19



NOTE: All signs can be modified as required to direct traffic

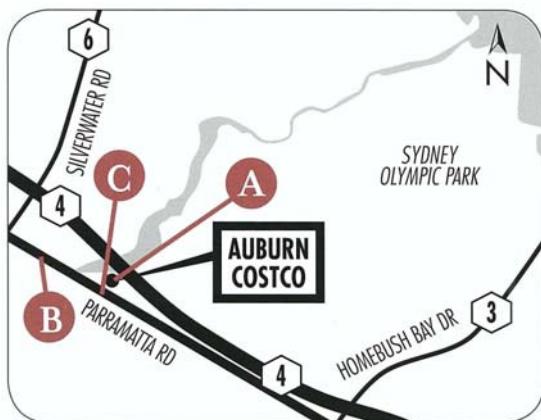


Accredited Traffic Management Company (ATMC) STAFF

- 6 staff members at Costco; 4 in the car park and 1 at each of the entry points;
- 4 staff members in the Power Centre car park;
- 4 staff members in the Red Yard car park;
- 2 staff members at the signalled pedestrian crossing at the new Costco store access intersection; and
- 2 staff members at the signalled pedestrian crossing at the Day St intersection with Parramatta Rd.
- 2 staff members at the Bunnings access driveway.

Figure 2

Date: 27 June 2011



Event Parking

Free parking has been arranged for you in the vicinity of Costco:

A. Costco Auburn Car Park

- Please park at Costco if you require disabled access.
- Please note the Costco car park will fill up very quickly.

B. Red Yard Centre Car Park

100 Parramatta Road

C. Lidcombe Power Centre

Opposite Costco

Traffic guides will be in place on the evening to direct you to the appropriate parking.

Variable Message Signage

VMS is to be located at the following five locations as shown on TCP2 and are referred to as VMS2 and VMS3:

- Facing eastbound traffic on Parramatta Road east of its intersection with Station Road;
- Facing southbound traffic on Silverwater Road south of the M4 westbound off-ramp;
- Facing westbound traffic on Parramatta Road about 200m east of the Centenary Drive flyover;
- Facing eastbound traffic on Parramatta Road east of its intersection with Silverwater Road; and
- Facing westbound traffic on Parramatta Road west of its intersection with Hill Road.

From 6.00am to 9.00pm, the VMS2 signage will display the following messages:

1 of 2 – COSTCO SPECIAL EVENT

2 of 2 – EXPECT DELAYS AHEAD

Should the Costco car park reach its capacity, the VMS3 signage will be activated to provide advance warning of the full car park and will advise guests to use the overflow parking. The VMS3 signage will display the following messages:

1 of 2 – COSTCO CAR PARK FULL

2 of 2 – USE OVERFLOW PARKING

Static Signage

With regard to guests other than staff, vehicles will be directed to car parks depending upon their approach direction and the availability of parking.

To do this, a total of 12 static signs are to be erected prior to the VIP Party consisting of:

- 5 signs facing eastbound traffic on Parramatta Road;
- 5 signs facing westbound traffic on Parramatta Road; and
- 2 signs facing southbound traffic, 1 on Nyrang Street and 1 on John Street.

The locations of these signs are shown on TCP2. In addition, TCP2 shows that the total of 12 signs will consist of 5 different layouts (SS1 to SS5). The signs will be constructed using magnetic materials so that the directional advice each sign shows can be changed and traffic can therefore be directed to available parking or away from full car parks, as required.

Independent Accredited Traffic Management Company Staff

Adams Traffic Management (ATM) has been commissioned by Costco to provide accredited traffic management services. ATM has been operating for 10 years since being founded by its Director David Adams in 2001. The company currently holds a Category G Registration with the RTA. David has over 30 years experience in the industry since he began with the RTA in 1977 and his experience includes overseeing the traffic management for the Sydney Olympic Games.

David will be on-site managing his team during the VIP Party and the first four days that the store is open. During the VIP Party, David will be accompanied by a total of 20 ATM staff, who will be hired for a minimum of 4.5 hours from 5pm to 9.30pm. 12 of these ATM staff members will be positioned as follows:

- 4 staff members in the Costco car park;
- 4 staff members in the Power Centre car park; and
- 4 staff members in the Red Yard car park;

The tasks of the ATM staff positioned in the car parks will be to direct vehicles to available parking and to direct pedestrians to entry and exit points.

A further 2 ATM staff will be located at the vehicle access points to the Costco store; one at the main signalised access intersection and the other at the left slip lane access-only to the first level of the basement car park. Parked car levels within the Costco car park will be monitored and should the Costco car park become full, these staff will place red cones across the entry points and direct traffic to the off-site overflow car parking.

4 staff members will be located at the pedestrian crossings on Parramatta Road with:

- 2 staff members located at the signalised pedestrian crossing at the Day Street intersection with Parramatta Road; and
- 2 staff members located at the signalised pedestrian crossing at the new Costco store access intersection with Parramatta Road and Nyrang Street.

The tasks of the ATM staff positioned at the crossings will be to ensure safe and appropriate use of the pedestrian crossings.

Finally, the pedestrian crossing at the Bunnings store access has been identified as a potential issue during the VIP Party. Uncontrolled crossing of pedestrians could limit vehicular access to the Bunnings car park, which in turn could create

queues on Parramatta Road. To avoid this, 2 ATM staff will be positioned either side of the Bunnings driveway. Their task would be to ensure that vehicles entering the Bunnings store car park can do so unimpeded and therefore reduce the opportunity for queues to form on Parramatta Road.

Police Officers

A number of Police Officers will be present during the VIP Party. It is intended that their presence will encourage all road users to act in a safe and appropriate manner during the VIP Party. However, they will also have the ability to manually control traffic and/or pedestrians should events arise that would warrant them doing so.

Costco have been involved in discussions with an Inspector Hill of the Flemington Local Area Command. These discussions are on-going; however, preliminary agreement has been reached on having 4 Police Officers (with 2 patrol vehicles) present from 5pm-10pm, during the VIP Party. The Officers will be located at both ends of the site, near the main signalised access in the west and the John Street intersection in the east.

On-site, Live RTA Traffic Signal Management

An RTA Networks Operations Officer will be located on-site for the duration of the VIP Party. They will observe traffic conditions and have the necessary equipment that will allow them to manually adjust the traffic signal phasing and timings for the signalised Parramatta Road intersections, should they consider it necessary.

Costco Traffic Manager

Costco will appoint a Traffic Manager. His/her task will be to oversee the implementation of this traffic management plan and to liaise with the different groups (RTA, ATM staff and Police).

Pedestrian Management Plan

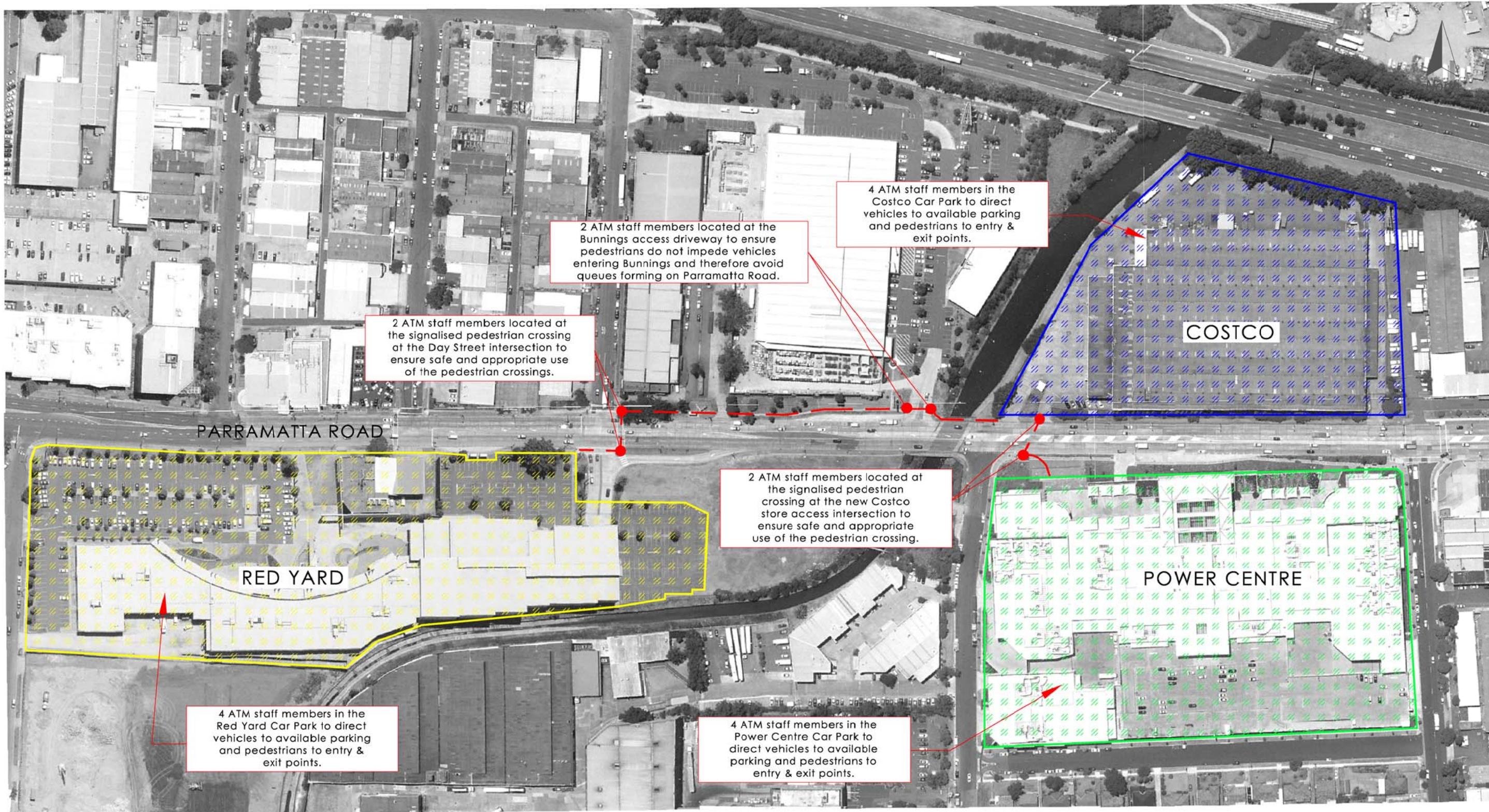
A Pedestrian Management Plan for the VIP Party has been developed and is attached at Figure 3. The plan shows the routes between the off-site car parks and the main entrance of the Costco store as well as the measures that will be implemented to ensure pedestrian safety, which generally consist of ATM staff positioned in certain locations to direct pedestrians towards the appropriate pedestrian routes and ensure safe and appropriate use of pedestrian crossings.

The longest route is that between the Red Yard site and the Costco store. It should be noted that there is no existing footpath south of Parramatta Road; therefore, a site visit was undertaken to check the adequacy of the footpath north of the Parramatta Road.

Following recent work to reinstate areas of footpath near the Costco site, the footpath now provides an unbroken path between the Day Street intersection and

PEDESTRIAN MANAGEMENT PLAN - DURING VIP PARTY

OPTPMP - COSTCO, AUBURN



Scale: 1:2200@A3

Halcrow

Filename: CTLCHKda17

Figure 3

Date: 27 June 2011

the Costco intersection. The footpath is generally about 1.5m wide with a 1.5-2.0m grass verge between the footpath and Parramatta Road.

The main pinch point for pedestrians is at the bus stop about 40m east of the Day Street intersection. The path is still 1.5m wide; however, there is no verge between Parramatta Road and the footpath which goes around the front of the bus shelter.

Earlier analysis undertaken by Halcrow (and issued to the RTA via letter of 29 April 2011), indicated that the peak pedestrian flow between the Red Yard site and the Costco store would be 225 guests during the peak half hour period between 7.00-7.30pm, or about 8 pedestrians per minute.

The relevant capacity for a walkway is 2,870 peds/m/hr. Therefore, the capacity of the 1.5m wide footpath would be about 4,305 pedestrians per hour, or about 70 pedestrian per minute. This indicates that the footpath would be more than adequate to accommodate the predicted peak pedestrian flows of 8 pedestrians per minute.

Furthermore, the 2.5m wide footpath on the bridge immediately west of the new site access could accommodate up to 7,175 pedestrians per hour or about 120 pedestrians per minute. Therefore, the footpath on the bridge would also be more than sufficient to cater for the predicted peak pedestrian flows of 8 pedestrians per minute.

Finally, and as mentioned, the pedestrian crossing at the Bunnings store access has been identified as a potential issue during the VIP Party. To avoid any potential queuing issues on Parramatta Road, 2 ATM staff will be positioned either side of the Bunnings driveway.

3. OPENING MONTH

Introduction

This section covers the period from Opening Day, Thursday 21st July 2011, for a period of one month post Opening. The length of this period has been based on data from the Melbourne Costco store, which indicated that traffic patterns settled approximately one month after the store opened.

Traffic Management Measures

Period

The following measures are to be implemented from the Opening Day Thursday 21st July 2011, for a month long period ending on (and including) Sunday 21st August.

Traffic Control Plan

The proposed measures are shown on Traffic Control Plan 3 (TCP3) attached at Figure 4 of this report.

Additional Parking

To maximise the availability of parking on-site at the Costco store, Costco staff will be encouraged to park at the Red Yard site or the Lidcombe Power Centre during this period.

Variable Message Signage

VMS will be maintained at the five locations specified in Section 2 and shown on TCP3.

From 6.00am to 9.00pm the VMS2 signage will display the following messages:

- 1 of 2 – COSTCO NOW OPEN
- 2 of 2 – EXPECT DELAYS AHEAD

Should the Costco car park reach its capacity, the VMS3 signage will be activated to provide advance warning of the full car park and will advise customers to use the overflow parking. The VMS3 signage will display the following messages:

- 1 of 2 – COSTCO CAR PARK FULL
- 2 of 2 – USE OVERFLOW PARKING

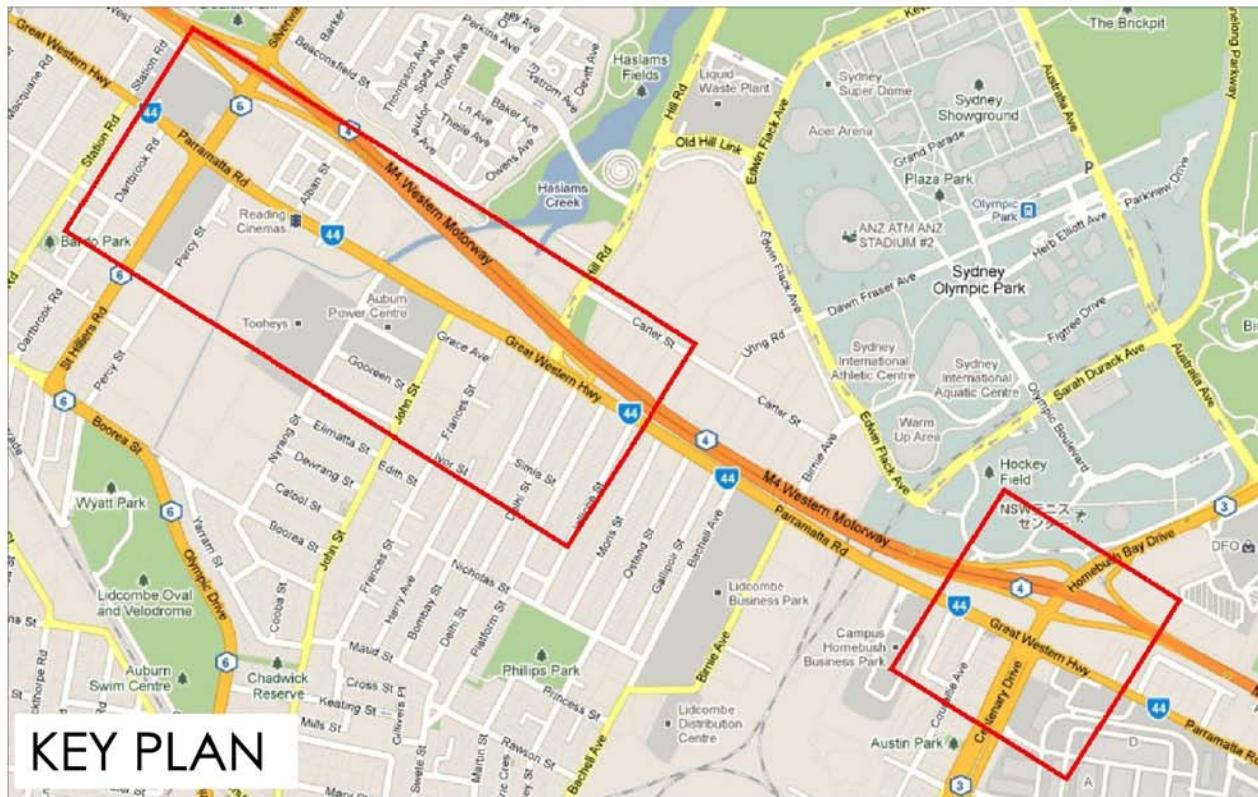
Static Signage

The Static Signage will be maintained at the locations specified in Section 2 and shown on TCP3.

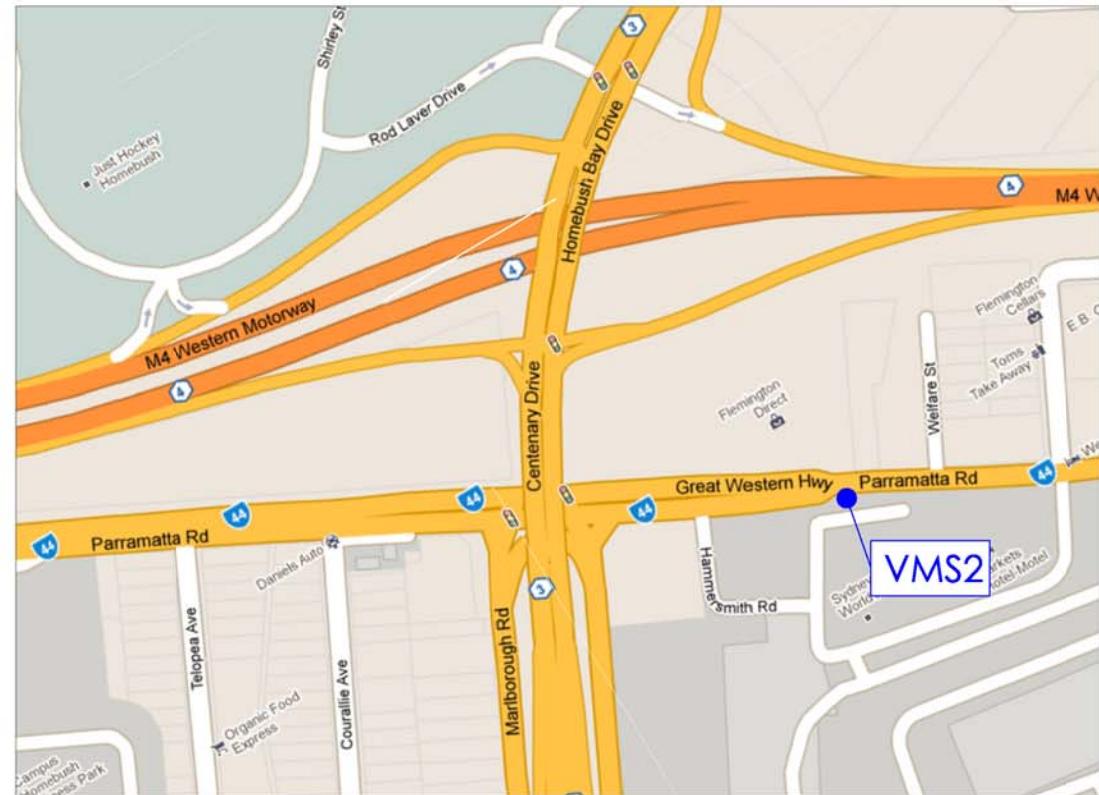
As mentioned, the signs will be constructed in such a way so that traffic can be directed to available parking or away from full car parks, should this be required.

TRAFFIC CONTROL PLAN 3 (TCP3) - OPENING PERIOD

OPTPMP - COSTCO, AUBURN



Scale: NTS



Accredited Traffic Management Company (ATMC) STAFF
8 ATMC staff to be hired for 6 days:
• The first 4 days, Thursday to Sunday 21-24 July (inclusive); and
• The second weekend of 30-31 July.

The ATMC staff members will be positioned as follows:
• 4 staff members in the Costco car park;
• 2 staff members in the Power Centre car park; and
• 2 staff members at the signalised pedestrian crossing at the new Costco store access intersection.

A further 4 ATMC staff to be hired for the 5 weekdays of 25-29 July. These 4 staff members will be located at the Costco store, to be assigned as required.

Independent Accredited Traffic Management Company Staff

A total of 8 ATM staff will be hired for 6 full days, consisting of:

- The first 4 days, Thursday to Sunday 21-24 July (inclusive); and
- The second weekend of 30-31 July.

These 8 staff members will be positioned as follows:

- 4 staff members will be positioned in the Costco car park;
- 2 staff members will be positioned in the Power Centre car park; and
- 2 staff members located at the signalised pedestrian crossing at the new Costco store access intersection.

In addition, a further 4 ATM staff will be hired for the 5 weekdays of 25-29 July. These 4 staff members will be hired for the period of 10am to 4pm and located at the Costco store, to be assigned as required.

The ATM staff will direct vehicles to available parking, pedestrians to entry and exit points and ensure safe and appropriate use of the pedestrian crossings.

Police Officers and Security Staff

Police Officers will be present during peak periods over the first four days that the store is open and the following weekend and will be supported by security staff from Urban Protection Group (UPG). The following summarises the preliminary agreement that Costco has reached with local Police and UPG.

2 Police Officers and 1 Highway Patrol Vehicle will patrol Parramatta Road, whilst 2 UPG staff members patrol within the Costco site for the following periods:

- Thursday 21/07 (Opening Day, 6am to 9:30pm);
- Friday 22/07 (9am to 9pm);
- Saturday 23/07 (9am to 7pm).

2 Police Officers and 1 Highway Patrol Vehicle will patrol Parramatta Road, whilst 1 UPG staff member patrols within the Costco site for the following periods:

- Sunday 24/07 (9:30am to 6pm);
- Saturday 30/07 (9:30am to 6pm); and
- Sunday 31/07 (9:30am to 6pm).

On-site, Live RTA Traffic Signal Management

RTA traffic signal control staff will be present during peak periods over the first four days that the store is open.

Costco Traffic Manager

The Costco Traffic Manager will oversee the traffic management as set out in Section 2. Once ATM are no longer on site, the Traffic Manager will be in charge of modifying the Static Signage to direct customers towards available parking or away from full car parks.

4. BUSY PERIOD TRAFFIC MANAGEMENT PLAN

In addition to assessing the Opening Period, this report has considered traditionally busy trading periods such as Mother's Day, Easter, Christmas, etc. These are referred to as 'Peak Days' for the remainder of this report.

Of all the Peak Days, the run up to Christmas would be the busiest for the Costco store. Analysis based on the Melbourne store indicated that the busiest peak hours during the run up to Christmas were comparable to that of Settled weekend peak hour trading; however, daily trading was busier.

Accordingly, the Costco car park would have sufficient capacity to cater for these busy periods and no formal Traffic Control Plans have been produced for these periods in the run up to Peak Days.

It is anticipated that any necessary traffic management would be undertaken by trained Costco staff that will monitor parking levels and react as necessary to unforeseen issues as they arise.

Costco plans to send selected staff on a course to obtain the RTA Grey Card. These courses provide participants with the knowledge, skills and attitudes to perform traffic control safely in a Non-Construction Industry environment.

In addition to the appropriate training, these staff members would be issued with necessary service equipment including uniforms and high visibility vests, two-way radios, wet weather gear, etc.