

Stephen Gouge

From: Thomas FitzGerald [Thomas.FitzGerald@planning.nsw.gov.au]
Sent: Friday, 18 November 2011 12:11 PM
To: Stephen Gouge
Subject: Costco modification - 09_0184 Mod 4: proposed changes to store opening/closing hours

Stephen,

Fees for transitional Part 3A projects such as this one are prescribed in Division 1A of the *Environmental Planning and Assessment Regulation 2000*. Specifically for this modification, which will involve a minor environmental assessment the relevant will be \$5,000. We will send an invoice to Costco (Patrick Noone) for this amount.

In regards to further environmental assessment requirements, I advise the following:

- As previously flagged, an updated traffic assessment must be provided that details the current issue, provides an assessment of alternative options to alleviate the problem (including investigating an adjustment to the operation of the carpark - without altering the store hours - to allow vehicles in prior to the store opening), and projects traffic impacts based on a recommended solution. This should be prepared in consultation with the RTA as they have previously expressed concern over the ingress/egress arrangements for the site. Evidence of this consultation must also be provided;
- a copy of the opening period traffic impact review for the first 3 months of access to the site from Parramatta Road (required by Condition B47 of the project approval) and an analysis of whether this volume of traffic is expected to maintain itself over time, operational details of the carpark - including carpark opening hours and any other traffic management measures;
- evidence of compliance with condition E2 (e.g. certified copies of the civil design plans) and any other relevant conditions of approval relating to operational traffic management on-site;
- detailed justification for the changes proposed;
- any other flow-on impacts that could result from an extension of the operating hours of the site; and
- provision of other relevant approvals e.g. liquor licence that specifies trading hours, relevant *Roads Act 1993* approval.

Once you have completed and compiled a report with this information (and the Department considers it satisfactory to enable a thorough assessment of the effects of the proposal) we will notify the relevant agencies of the proposed modification and seek their comment - in this case the RTA and Auburn Council. In order to do this please provide 3x hard copies of the **revised EA** and 1x electronic copy that is in a suitable format for publishing on the Department's website.

If you have any questions about this, please do not hesitate to contact me.
Regards, Tom.

Tom FitzGerald
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>>> Thomas FitzGerald 11/11/2011 3:45 pm >>>

Stephen,

We've received your application to modify the approval for the operation of the Costco premises at 17-21 Parramatta Road, Auburn. Please note that I will be your contact officer for this application as I was for the previous modification application (09_0184 Mod 3) that allowed an interim O.C to be issued.

I've had a brief look over the letter you've sent in describing the changes you seek and justifying them. It is likely the Department will require further assessment around the traffic impacts given that traffic and parking were key

considerations of the original assessment (refer to the RTA's submission and key conditions relating to traffic and access in the original approval e.g. the outcomes of Condition B47(1)).

However I will advise you of any further information requirements in separate correspondence. Correspondence with the RTA and Auburn Council will also be undertaken.

If you have any questions around any of this, please do not hesitate to call. I'm in the office Thursdays and Fridays.
Regards, Tom.

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