

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment and Systems Performance

09_0184 MOD 4 – COSTCO WHOLESALE RETAIL WAREHOUSE MODIFICATION APPLICATION TO EXTEND TRADING HOURS

PURPOSE

To determine a modification request for the Costco Whole Sale Retail Warehouse to allow for extended trading hours.

THE SITE

The site, at 17-21 Parramatta Road, Auburn, is located on the northern side of Parramatta Road, Auburn (**Figure 1**). The site is approximately 19km west of the Sydney CBD, within the Auburn Local Government Area and comprises an area of 2.522 ha over two parcels of land that are legally described as Lot 1 DP 214452 (19-21 Parramatta Road) and Lot 1 DP 522225 (17 Parramatta Road). The proponent for this request is Costco Wholesale Australia Pty Ltd (c/- JBA Urban Planning Consultants Pty Ltd acting as consultants). The site is currently operational.

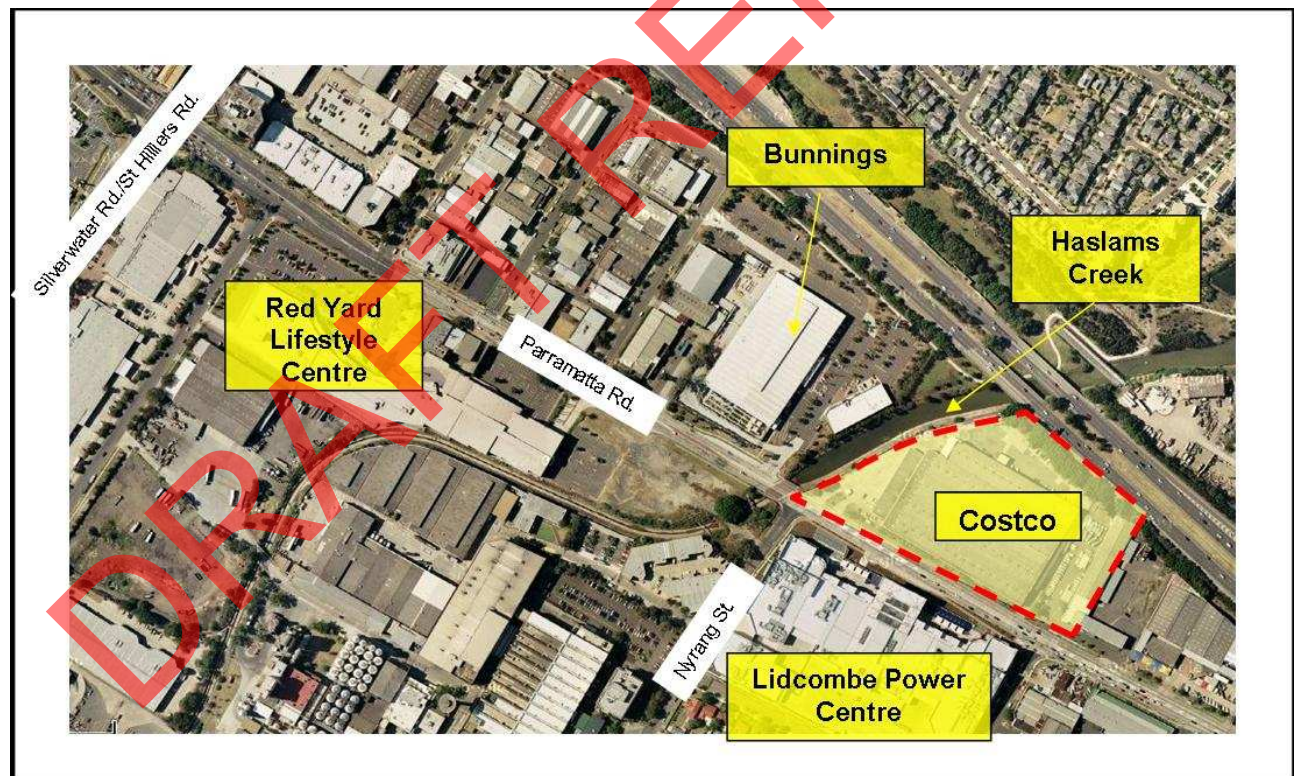


Figure 1 Site location and context

BACKGROUND

On 7 April 2010, the Minister for Planning granted consent to the concept plan (MP 09_0102) that permitted the use of the site for retail, wholesale retail and commercial uses.

On 23 April 2010, the Planning Assessment Commission (PAC) granted consent to the Project Application (MP 09_0184) for the following:

- 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.

On 17 December 2010, the Director, Metropolitan Projects acting under delegated authority, approved a modification to the project approval (MP09_0184 Mod 1) for changes to:

- the design and layout of the approved building, including a reduction in height of the roof and stairwell parapets, modifications to the materials and finishes of the building (i.e. external block wall finish replaced with textured precast concrete); reduction in overall parking spaces provided in basement level 2; and other internal alterations such as reconfiguration of rooms, alteration to trolley bays areas, addition of new egress stairs and plant rooms / vents
- the timing of the dedication of the left turn deceleration lane off Parramatta Road.

On 13 July 2011, the Planning Assessment Commission, acting under delegated authority, approved a modification to the project approval (MP09_0184 Mod 3) to allow an interim occupation certificate to be issued for the commercial office floorspace (Costco Australian regional headquarters) component of the development in advance of completion of the whole development.

The department visited the site on 15 December 2011.



Figure 2 Existing trading hours




Figure 3 View east along Parramatta Rd



Figure 4 Entry/exit onto Parramatta Rd

PROPOSED MODIFICATION

The proponent seeks to modify condition F3 of the Post-Occupation part of the approval to extend trading hours as follows:

Extend trading hours as follows:			
	CURRENT TRADING HOURS	PROPOSED TRADING HOURS	CHANGE
Mon – Fri	10am – 8:30pm	8am – 9pm	+2.5 hrs
Saturday	9:30am – 6pm		+4.5 hrs
Sunday	10am – 5pm		+6 hrs
		TOTAL INCREASE IN HOURS	 +13 hrs

The proponent proposes to change the hours to be 8am – 9pm for the entire week (Monday to Sunday). As per the original approval, deliveries and re-stacking of the premises will continue to operate on a 24-hour basis, seven days per week.

CONSULTATION

Under section 75X(2)(f) of the Act, the Director-General is required to make the modification request publicly available. The application was placed on the department's website and referred to **Auburn City Council** and the **Roads and Maritime Service (RMS)** for their comment. Due to the minor nature of the modification request no further publicly notified exhibition was undertaken. No public submissions have been received.

The RMS requested additional traffic survey and modelling data to complete their submission. Both Council and the RMS raised no objections with the proposed modification.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine certain Part 3A applications to the department. Under the Instrument of Delegation, dated 14 September 2011, the Minister for Planning and Infrastructure has delegated determination of a modification request under section 75W of the Act to the Deputy Director-General: Development Assessment and Systems Performance of the department where:

- the relevant local council has not made an objection
- there are less than 10 public submissions objecting to the proposal
- a political disclosure statement has been made in respect of a previous related application.

Auburn City Council has made no formal objection and no public submissions were received in respect of this application. However an objector to the original project application declared reportable political donations. Given this, delegated authority to determine this modification request may be exercised by the Deputy Director-General: Development Assessment and Systems Performance.

KEY ISSUES

The department considers the key issue associated with the proposed modification is **traffic** (including anticipated impacts of the extended trading hours on nearby intersection performance). This is discussed below:

Traffic

The proponent undertook a traffic analysis of the extended trading hours on traffic generation. The traffic analysis included detailed traffic surveys and forecasts of all intersections that were considered as part of the original application as well as all access points to and from the site. The critical area of assessment was how the proposed

extension of trading hours in the morning would interact with the commuter peak hour between 8am – 9am in terms of both traffic delay and queue length.

Based on traffic surveying and modelling, the proponent concluded that the proposed change in trading hours would ultimately result in a marginal increase in average delays per vehicle and a slight reduction in the Level of Service (LoS) experienced at:

- the Parramatta Rd intersection with Silverwater Rd/St Hilliers Rd - average delay increases from 39 to 47 seconds per vehicle which reduces the LoS from C to D
- the newly constructed intersection of Parramatta Rd with the Costco main access (opposite Nyrang St.) - average delay increases from 12 to 15 seconds per vehicle and the LoS downgrades from A to B.

The reduction in performance at these intersections expected with extended trading hours is considered acceptable as the intersections still perform well enough to allow the surrounding road network to operate efficiently. Other adjacent intersections were deemed to be capable of handling the expected future increase in traffic.

Currently available queuing space was assessed and considered to be sufficient to cater for expected queues.

The RMS reviewed the traffic impacts in detail and raised no objection to the proposed extended trading hours. Furthermore, extended trading hours may allow patrons to vary their trip, potentially resulting in a greater spread of traffic movements across the hours of operation. The department concurs with this assessment and concludes that the expected traffic impacts are not significant and acceptable.

CONCLUSION

In conclusion, the department has made an assessment of the proposed change to condition F3 of the project approval and is comfortable that no significant environmental effects are likely to result from the extended trading hours.

Furthermore the modification request has no material effect on, and is therefore considered to be consistent with, the concept plan approval for the site.

All statutory requirements relating to the proposed modification have been met and the department considers the proposed modification warrants support, subject to conditions.

Given the above, the department recommends that the modification request be approved, subject to the terms outlined in the supporting modifying instrument.

RECOMMENDATION

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- **consider** the findings and recommendations of this report
- **determine** that the proposed modification falls within the scope of section 75W of the Act
- **approve** of the proposed modification under section 75W of the Act and **sign** this report
- **sign** the attached Instrument of Modification (**Tag A**).

Tom FitzGerald
A/Senior Planner
Metropolitan and Regional Projects North

Stuart Withington
A/Team Leader
Metropolitan and Regional Projects North

Heather Warton
Director
Metropolitan and Regional Projects North

Chris Wilson
Executive Director
Major Projects Assessment

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

Richard Pearson
Deputy Director-General
Development Assessment and Systems
Performance

Sydney

2012

SCHEDULE 1

Project Approval: 09_0184 granted by the Planning Assessment Commission on 23 April 2010

For the following: Construction and use of Costco Wholesale Retail Warehouse and Costco Australia Regional Headquarters, including:

- 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

at Lot 1 DP 522225 and Lot 1 DP 214452, 17-21 Parramatta Road, Lidcombe.

Modification: To extend the trading hours of the Costco Wholesale Retail Warehouse.

SCHEDULE 2

PART F – POST-OCCUPATION

Amend condition F3 as follows:

F3 *Hours of Operation*

The hours of operation for the retail component of the use shall be restricted to between ~~10.00am to 8.30pm~~ **8:00am to 9:00pm** Monday to Friday, ~~9.30am to 6.00pm on Saturday and 10.00am to 5.00pm on Sunday~~. Deliveries and re-stacking of the premises are permitted to operate on a 24 hour a day, 7 days a week basis.

DRAFT REPORT