

09012
7 October 2010

NSW Department of Planning
Head Office
22-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad

**MODIFICATION TO PROJECT APPLICATION MP 09_0184
COSTCO, 17-21 PARRAMATTA RD, LIDCOMBE**

On behalf of Costco Wholesale Australia Pty Ltd we write to request the Minister (or his delegate) modify the Project Approval MP 09_0184 under Section 75W of the *Environmental Planning and Assessment Act 1979* as described below.

The modifications relate to minor design changes to the development, including a reduction in height of the roof parapets, addition of new egress stairs, and minor revisions to the extent and positioning of some interior elements.

The following information is enclosed:

- Application Form and Fee;
- 3 copies of the modified Architectural Drawings, prepared by Group GSA, dated 24 August 2010;
- 3 copies of the modified Landscape Plans, prepared by McGregor Coxall, dated 27 August 2010; and
- 3 copies of the modified Civil Drawings, prepared by Hughes Trueman, dated 30 August 2010.

In accordance with Section 245k of the *Environmental Planning and Assessment Regulation 2000*, please find enclosed the fee of \$750 for the assessment of the request.

As noted above, in response to further design refinement, the proposed modifications are listed **Table 1** below and illustrated on the attached architectural plans, landscape plans and engineering plans.

Table 1 - Proposed Modifications to Plans

Level	Description of Proposed Modification	Annotation No. on plan
Basement Level P2 (A1-2002-DA)	■ Increase in total number of car parking spaces within Level P2 from 344 to 345	■ A27
	■ Addition of mechanical plant rooms beneath the loading dock slab	■ A15
	■ Addition of void space beneath the Main Switch Board room (added to the Ground Floor Plan P1 level)	■ A30
	■ Reconfiguration of car parking along the south eastern side to provide 23 spaces instead of 25 as previously approved and 6 small car spaces in place of 6 standard spaces	-
	■ Deletion of fire control centre along eastern site boundary	■ A19
	■ Addition of egress stairs to the exterior of the south western facade.	■ A09
	■ Removal of one parking space along the south western side of the car park as a result of the provision of an access pathway to the stair egress, and removal of one disabled space from the south western side of the car park as a result of the addition of a mechanical plant room in the western corner.	■
	■ Addition of a mechanical plant rooms in the western and northern corners.	■ A26
	■ Provision of an additional disabled space along the western side of the car park.	-
	■ Removal of 2 car spaces in the northern corner as a result of the addition of the mechanical plant room.	-
	■ Decrease in size of lift lobby area, and provision of smaller trolley bay	-
	■ Increase of floor level of lobby from RL 3.34 to RL3.43	■ A29
	■ Relocation of plant room and deletion of mechanical room off lobby area	-
	■ Minor amendments to the stairs access in south western corner	-
	■ Addition of 4 car spaces in centre of car parking area, in place of trolley bays	■ A28
Ground Floor Plan P1 (A1-2002-DA)	■ Decrease in total number of car parking spaces within Level P1 from 317 to 314	■ A31
	■ Addition of egress stairs to the north western & south western facades	■ A 09
	■ Provision of one rainwater tank instead of two separate tanks	■ A12
	■ Addition of a Main Switch Board room in place of a storeroom to the south of the vehicle ramp	■ A 16
	■ Addition of plenum riser for exhaust and reduction of 3 parking spaces along the south-eastern side	■ A 32
	■ Deletion of fire control centre along eastern site boundary.	■ A 19
	■ Relocation of Kiosk Substations within the southern corner of the site	■ A 21
	■ Addition of plant room next to pump and valve room in southern corner of building and within the lobby area in south western corner	■ A 34
	■ Provision of water meter, gas meter with access doors opening into the site and fire facilities, with access doors onto Parramatta Road	■ A 18

Level	Description of Proposed Modification	Annotation No. on plan
	■ Addition of plenums in western and northern corners for supply of air	■ A 32
	■ Minor amendments to the stairs access in south western corner and addition of stair egress on to Parramatta Road	■ A36
	■ Modifications to the forecourt area in western corner of building, to include provision of ramp access to forecourt area from street level, reorientation of stairs from street level into main entry court, relocation of trolley bay. Note: forecourt is not enclosed, but surrounded by low height walls and balustrade.	■ A 25
	■ Addition of 2 x plant rooms for hydraulic services adjacent to the south western stairs	-
	■ Removal of male and female showers, reorganisation of staff bike enclosure and provision larger of trolley bay	■ A 33
	■ Relocation of public bicycle racks adjacent to access ramp	-
	■ Provision of additional trolley area and increase in size of bike enclosure, with deletion of Male and Female showers.	-
	■ Deletion of mechanical room adjacent to bike enclosure	-
	■ Removal of canopy adjacent to the tyre centre	-
	■ Removal of canopy over tyre centre	-
	■ Reorganisation of stair access in northern corner of the building	-
Level 1 - Retail Floor (A1-2003-DA)	■ Increase in stair landings on north-eastern side of the building	■ A35
	■ Stair enclosures along south-western facade reduced and changed to metal screens	■ A05
	■ Repositioning of pedestrian ramp within the forecourt lobby area	■ A10
	■ Reconfiguration of food prep area, food court area and lobby area including reduction in trolley bay and addition of entry and exit door into the retail area	■ A13
	■ Addition of roller blind assemblies to the external food court in the western corner for sun shading and weather protection	■ A 24
	■ Minor amendment to vault area to the north east of the lifts	-
	■ Minor amendments to cleaner room and electrical room	-
	■ Addition of storeroom adjacent to south western stair	-
Mezzanine - Regional Office (A1-2004-DA)	■ Addition of canopy over compactor area	■ A 22
	■ Minor amendment to electrical mezzanine	-
	■ Minor reconfiguration of stairwell and store room (with removal of archive room) in western corner of building	-
	■ Removal of canopy over food court	■ A 14
	■ Raise of office floor level by 100mm to RL 13.94	■ A 20
	■ Increase in number of GM offices	-
	■ Amendments to provision and location of facilities along the south eastern side of mezzanine	-
Roof Plan (A2-2005-DA)	■ Addition of canopy over compactor area	■ A 22
	■ Removal of canopy over food court	■ A 14
Southern	■ Removal of canopy over food court	■ A 14

Level	Description of Proposed Modification	Annotation No. on plan
Elevation (A3-3000-DA)	<ul style="list-style-type: none"> Amendments to entry into the forecourt, including provision of ramp from ground floor level 	<ul style="list-style-type: none"> A 25
	<ul style="list-style-type: none"> Removal of glazing at mezzanine level and metal cladding extended 	<ul style="list-style-type: none"> A 11
	<ul style="list-style-type: none"> Addition of roller blind assemblies to the external food court in the western corner for sun shading and weather protection 	<ul style="list-style-type: none"> A 24
	<ul style="list-style-type: none"> Top of parapet reduced from RL 21.84 to RL 20.84 	<ul style="list-style-type: none"> A 03
	<ul style="list-style-type: none"> Main roof parapet reduced from RL 19.70 to RL 19.20 	<ul style="list-style-type: none"> A 02
	<ul style="list-style-type: none"> Textured precast concrete to replace block wall finish 	<ul style="list-style-type: none"> A 01
	<ul style="list-style-type: none"> Reduction of stair parapet from RL 21.84 to RL 21.34 	<ul style="list-style-type: none"> A 04
	<ul style="list-style-type: none"> Addition of louvers to facade 	<ul style="list-style-type: none"> A 08
	<ul style="list-style-type: none"> Stair enclosures amended to metal screens 	<ul style="list-style-type: none"> A 05
	<ul style="list-style-type: none"> Addition of stair egress 	<ul style="list-style-type: none"> A 09
	<ul style="list-style-type: none"> Metal mesh changed to metal balustrade 	<ul style="list-style-type: none"> A 06
	<ul style="list-style-type: none"> Amendment to positioning of Costco sign adjacent to loading dock area 	-
	<ul style="list-style-type: none"> Provision of water meter, gas meter with access doors opening into the site and fire facilities, with access doors onto Parramatta Road 	<ul style="list-style-type: none"> A 18
	<ul style="list-style-type: none"> Reconfiguration of egress stairs 	<ul style="list-style-type: none"> A 36
Western Elevation (A3-3000-DA)	<ul style="list-style-type: none"> Textured precast concrete to replace block wall finish 	<ul style="list-style-type: none"> A 01
	<ul style="list-style-type: none"> Top of parapet reduced from RL 21.84 to RL 20.84 	<ul style="list-style-type: none"> A 03
	<ul style="list-style-type: none"> Removal of canopy over food court and tyre centre 	<ul style="list-style-type: none"> A 14
	<ul style="list-style-type: none"> Repositioning of pedestrian ramp within the forecourt lobby area 	<ul style="list-style-type: none"> A 10
	<ul style="list-style-type: none"> Amendments to shop front glazing 	<ul style="list-style-type: none"> A 23
	<ul style="list-style-type: none"> Main roof parapet reduced from RL 19.70 to RL 19.20 	<ul style="list-style-type: none"> A 02
	<ul style="list-style-type: none"> Extent of metal cladding over the food court area increased 	-
	<ul style="list-style-type: none"> Increase in extent of metal wall cladding surrounding Costco sign in western corner 	<ul style="list-style-type: none"> A 17
	<ul style="list-style-type: none"> Amendments to entry into the forecourt, including provision of ramp from ground floor level 	<ul style="list-style-type: none"> A 25
Northern Elevation (A3-3001-DA)	<ul style="list-style-type: none"> Addition of roller blind assemblies to the external food court in the western corner for sun shading and weather protection 	<ul style="list-style-type: none"> A 24
	<ul style="list-style-type: none"> Main roof parapet reduced from RL 19.70 to RL 19.20 	<ul style="list-style-type: none"> A 02
	<ul style="list-style-type: none"> Textured precast concrete to replace block wall finish 	<ul style="list-style-type: none"> A 01
	<ul style="list-style-type: none"> Addition of canopy over compactor area 	<ul style="list-style-type: none"> A 22
	<ul style="list-style-type: none"> Provision of one rainwater tank instead of two separate tanks 	<ul style="list-style-type: none"> A12
	<ul style="list-style-type: none"> Addition of egress stairs 	<ul style="list-style-type: none"> A 09
	<ul style="list-style-type: none"> Reduction in the extent of the metal wall cladding 	<ul style="list-style-type: none"> A 07
	<ul style="list-style-type: none"> Metal mesh changed to metal balustrade 	<ul style="list-style-type: none"> A 06
	<ul style="list-style-type: none"> Addition of louvers to facade 	<ul style="list-style-type: none"> A 08
	<ul style="list-style-type: none"> Removal of windows from at mezzanine level and level 1 	<ul style="list-style-type: none"> A 11
	<ul style="list-style-type: none"> Amendments to entry forecourt area 	<ul style="list-style-type: none"> A 25

Level	Description of Proposed Modification	Annotation No. on plan
	<ul style="list-style-type: none"> Removal of canopy over food court and canopies over the stair egress doorways 	<ul style="list-style-type: none"> A 14
Eastern Elevation (A3-3001-DA)	Reduction of stair parapet from RL 21.84 to RL 21.34	A 04
	Textured precast concrete to replace block wall finish	A 01
	Addition of louvers to facade	A 08
	Main roof parapet reduced from RL 19.70 to RL 19.20	A 02
	Addition of canopy over compactor area	A 22

1.1 Modification to Conditions

In light of the proposed modifications set out above, the wording amendments to Condition A2 are set out below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Architectural (or Design) drawings prepared for the Preferred Project Report by Mulvanny G2 and Group GSA			
Drawing No.	Revision	Name of Plan	Date
TA-0100-DA	D	Title Sheet and Location Plan	08-02-10
TA-0100-DA	F	Title Sheet and Location Plan	30-09-10
G1-0200-DA	D	Site Context Plan	08-02-10
G2-0300-DA	D	Site Analysis Plan	08-02-10
G3-0400-DA	D	Survey Plan	08-02-10
SD-1100-DA	D	Site Plan	08-02-10
SD-1100-DA	H	Site Plan	30-09-10
A1-2001-DA	D	Basement Floor Plan Parking 2	08-02-10
A1-2001-DA	I	Basement Floor Plan Parking 2	30-09-10
A1-2002-DA	D	Ground Floor Plan Parking 1	08-02-10
A1-2002-DA	K	Ground Floor Plan Parking 1	30-09-10
A1-2003-DA	D	Level 1 Floor	08-02-10
A1-2003-DA	I	Level 1 Floor	30-09-10
A1-2004-DA	D	Mezzanine Floor Plan Regional Office	08-02-10
A1-2004-DA	J	Mezzanine Floor Plan Regional Office	30-09-10
A2-2005-DA	D	Roof Plan	08-02-10
A2-2005-DA	J	Roof Plan	30-09-10
A3-3000-DA	D	South and West Elevations	08-02-10
A3-3000-DA	H	South and West Elevations	30-09-10
A3-3001-DA	D	North and East Elevations	08-02-10
A3-3001-DA	H	North and East Elevations	30-09-10
A3-3100-DA	D	Sections	08-02-10
A3-3100-DA	I	Sections	30-09-10
A3-3010-DA	D	Comparison Study South Elevation	30-09-10

Architectural (or Design) drawings prepared for the Preferred Project Report by Mulvanny G2 and Group GSA

A3-3011-DA	D	Comparison Study West Elevation	30-09-10
A3-3012-DA	F	Comparison Study North Elevation	30-09-10
A3-3013-DA	D	Comparison Study East Elevation	30-09-10

Landscape Plans prepared for the Preferred Project Report by McGregor Coxall

Drawing No.	Revision	Name of Plan	Date
L-01-DA	J	Landscape Concept	08-02-10
<i>L-01-DA</i>	<i>L</i>	<i>Landscape Concept</i>	<i>30-09-10</i>
L-02-DA	E	Landscape Concept – Elevation	15-09-09
L-01-A-DA	F	Landscape Concept	08-02-10
<i>L-01-A-DA</i>	<i>L</i>	<i>Landscape Concept</i>	<i>30-09-10</i>
L-01-B-DA	F	Landscape Concept	08-02-10
<i>L-01-B-DA</i>	<i>G</i>	<i>Landscape Concept</i>	<i>30-09-10</i>
L-01-C-DA	F	Landscape Concept	08-02-10
<i>L-01-C-DA</i>	<i>L</i>	<i>Landscape Concept</i>	<i>30-09-10</i>
L-01-D-DA	F	Landscape Concept	08-02-10
<i>L-01-D-DA</i>	<i>L</i>	<i>Landscape Concept</i>	<i>30-09-10</i>

Engineering Plan Prepared for the Preferred Project Report by Hughes Trueman

Drawing No.	Revision	Name of Plan	Date
DAC01	F	Siteworks General Arrangement Plan	08-02-10
<i>DAC01</i>	<i>H</i>	<i>Siteworks General Arrangement Plan</i>	<i>30-09-10</i>
DAC02	F	Siteworks plan 1 of 4	08-02-10
<i>DAC02</i>	<i>H</i>	<i>Siteworks plan 1 of 4</i>	<i>30-09-10</i>
DAC03	F	Siteworks plan 2 of 4	08-02-10
<i>DAC03</i>	<i>H</i>	<i>Siteworks plan 2 of 4</i>	<i>30-09-10</i>
DAC04	F	Siteworks plan 3 of 4	08-02-10
<i>DAC04</i>	<i>H</i>	<i>Siteworks plan 3 of 4</i>	<i>30-09-10</i>
DAC05	F	Siteworks plan 4 of 4	08-02-10
<i>DAC05</i>	<i>H</i>	<i>Siteworks plan 4 of 4</i>	<i>30-09-10</i>
DAC06	F	Soil and Water Management Control Plan	08-02-10
<i>DAC06</i>	<i>G</i>	<i>Soil and Water Management Control Plan</i>	<i>30-09-10</i>
DAC07	G	Vehicle Manoeuvring Plan	08-02-10
<i>DAC07</i>	<i>H</i>	<i>Vehicle Manoeuvring Plan</i>	<i>30-09-10</i>
DAC08	F	Demolition Plan	08-02-10
<i>DAC08</i>	<i>G</i>	<i>Demolition Plan</i>	<i>30-09-10</i>

In addition, the following minor modification to the wording of Condition B47(5) is sought:

"To facilitate the provision of the left turn deceleration plan on Parramatta Road, the applicant shall provide a 3.5 metre wide land dedication from the subject site on Parramatta Road frontage of the site for the full length of the left turn deceleration land into the site. This land shall be dedicated as public road at no cost to the RTA, the Department of Planning and Council. Sufficient land dedication is to be provided for the relocation of the floodway.

The land dedication from the subject site as public road shall be executed, prior to any release of the final ~~Construction~~ **Occupation** Certificate for the proposed development."

2.0 JUSTIFICATION

2.1 Justification to design modifications

The proposed modifications to the plans generally involve minor design changes, resulting from the development of the proposed design to provide a more efficient layout, additional fire stairways, reconfiguration of plant and machinery and improvements to the design to suit the needs of Costco.

Furthermore, the proposed modification to condition

The resultant development is consistent with the existing approval (MP09_0184) and the proposed modifications are considered to be of minimal environmental impact as:

- no changes are proposed to the approved uses and the general configuration of uses within the building;
- the proposed modifications do not give rise to any additional environmental impacts to those considered in the original assessment of MP 09 0184 nor do they warrant additional environmental assessment;
- the design and overall scale of the building is substantially the same as the approved design and also remains compatible with surrounding land uses;
- the modifications to the approved development retains the level of design merit of the building and generally maintains the palette of materials and finishes as approved and utilised by other Costco premises;
- the modified building reduces the height of the main bulk of the building by at least 0.5m;
- the proposed modified development will have substantially the same environmental impacts as the original approved development.

2.2 Justification to amendment to Condition B47(5)

The submission to the Department of Planning from the Sydney Regional Development Advisory Committee (SRDAC) dated 10 March 2010 suggested condition B47(5), but required the land dedication from the site as public road to be executed prior to the release of the final Occupation Certificate.

In light of this we seek that the wording of the condition be amended to revert back to SRDAC's original intent and enable the execution of the land dedication to be undertaken at a much more practical and reasonable time.

2.3 Conclusion

The project as proposed to be amended by this modification application will be the same as the approved project, with only minor design alterations. The proposed modifications have not additional environmental impact beyond those issues considered and asses in the original project.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or at cwright@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'C Wright', followed by a period.

Claire Wright
Senior Planner