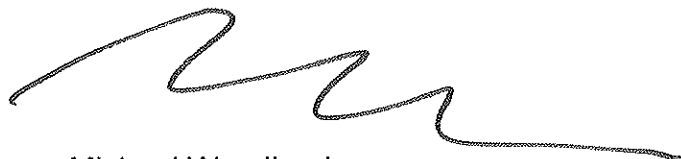


Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Michael Woodland
Director
Metropolitan Projects

Sydney 17 DECEMBER 2010

SCHEDULE 1

PART A — TABLE

Application made by:	Costco Wholesale Australia Pty Ltd
Application made to:	Minister for Planning
Major Project Application:	MP 09_0184
On land comprising:	Lot 1 DP 522225 and Lot 1 DP 214452, 17-21 Parramatta Road, Auburn
Local Government Area:	Auburn City Council
For the carrying out of:	• 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 intersection of Parramatta Road and Nyrang Street), stormwater management works and utilities
Capital Investment Value:	\$57.897 million
Type of development:	Major Project under Part 3A of the Act
Determination made on:	23 April 2010
Date approval is liable to lapse:	5 years from the date of determination unless the development has been physically commenced

PART B—NOTES RELATING TO THE APPROVAL OF MP No. 09_0184

Responsibility for other consents / agreements

The Proponent is responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Legal notices

Any advice or notice to the approval authority shall be served on the Director-General.

PART C—DEFINITIONS

In this approval,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means the Building Code of Australia.

Certifying Authority has the same meaning as Part 4A of the Act.

Council means Auburn City Council.

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department or his nominee.

Environmental Assessment (EA) means the Environmental Assessment prepared by JBA Urban Planning Consultants and dated 8 October 2009.

Minister means the Minister for Planning.

MP No. 09_0184 means the Major Project described in the Proponent's Environmental Assessment.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Preferred Project Report (PPR) means the Preferred Project Report / Response to Submissions prepared by JBA Urban Planning Consultants, dated February 2010.

Proponent means Costco Wholesale Australia Pty Ltd or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

Subject Site has the same meaning as the land identified in Part A of this schedule.

End of Section

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) Condition A2 is amended by inserting the following

A2 Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the Concept Plan (MP No. 09_0102) and the Environmental Assessment dated 8 October 2009, prepared by JBA Urban Planning Consultants **and the Section 75W modification documentation dated 7 October 2010 (as amended on 27 October 2010 and 19 November 2010)**, except where amended by the Preferred Project Report, dated February 2010, and the following drawings:

Architectural (or Design) drawings prepared for the Preferred Project Report by MulvannyG2 and Group GSA			
Drawing No.	Revision	Name of Plan	Date
TS-0100-DA	D	Title Sheet and Location Plan	08-02-10
TA-0100-DA	G	Title Sheet and Location Plan	19-11-10
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	J	Basement Floor Plan Parking 2	27-10-10
A1-2002-DA	D	Ground Floor Plan – Parking 1	08-02-10
A1-2002-DA	L	Ground Floor Plan – Parking 1	19-11-10
A1-2003-DA	D	Level 1 Floor Plan – Retail 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
A4-3100-DA	D	Sections	08-02-10
A3-3100-DA	I	Sections	30-09-10
S1-6300-DA	D	Signage Details	08-02-10
A5-8200-DA	D	External Material & Finishes Board	08-02-10
A6-8600-DA	B	External 3D Studies	28-09-09
A6-8601-DA	B	External 3D Studies	28-09-09

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
L-01-DA	L	75W Submission - Landscape Concept	30-09-10
L-02-DA	E	Landscape Concept - Elevation	15-09-09
L-01-A-DA	F	Landscape Concept	08-02-10
L-01-A-DA	L	75W Submission - Landscape Concept	30-09-10
L-01-B-DA	F	Landscape Concept	08-02-10
L-01-B-DA	G	75W Submission - Landscape Concept	30-09-10
L-01-C-DA	F	Landscape Concept	08-02-10
L-01-C-DA	L	75W Submission - Landscape Concept	30-09-10
L-01-D-DA	F	Landscape Concept	08-02-10
L-01-D-DA	L	75W Submission - Landscape Concept	30-09-10

Engineering Plans 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
DAC01	H	Siteworks General Arrangement Plan	30-09-10
DAC02	F	Siteworks plan 1 of 4	08-02-10
DAC02	H	Siteworks plan 1 of 4	30-09-10
DAC03	F	Siteworks plan 2 of 4	08-02-10
DAC03	H	Siteworks plan 2 of 4	30-09-10
DAC04	F	Siteworks plan 3 of 4	08-02-10
DAC04	H	Siteworks plan 3 of 4	30-09-10
DAC05	F	Siteworks plan 4 of 4	08-02-10
DAC05	H	Siteworks plan 4 of 4	30-09-10
DAC06	F	Soil and Water Management Control Plan	08-02-10
DAC06	G	Soil and Water Management Control Plan	30-09-10
DAC07	G	Vehicle Manoeuvring Plan	08-02-10
DAC07	H	Vehicle Manoeuvring Plan	30-09-10
DAC08	F	Demolition Plan	08-02-10
DAC08	G	Demolition Plan	30-09-10

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in Auburn Development Control Plans 2000 – Part B – Exempt and Complying Development Control Plan or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.

- b) Condition B47(5) is amended by inserting the following:

B47(5) Roads and Traffic Authority Requirements

- 5) 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.

END OF MODIFICATION TO MP 09_0184 MOD 1