

11315
23 May 2011

Michael Woodland
Director- Metropolitan and Regional Projects South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Mark Brown

Dear Michael,

**S75W MODIFICATION TO COSTCO AUBURN (MP 09_0184)
17-21 PARRAMATTA ROAD, LIDCOMBE**

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

This modification seeks to structure the terms of approval in such a way as to permit the occupation of the Costco Regional Headquarters under an interim occupation certificate for a short period of time immediately prior to the full completion of the Costco Retail Warehouse and the issuing of a final occupation certificate.

Please find enclosed the completed application form and, in accordance with Section 245k of the *Environmental Planning and Assessment Regulation 2000*, the fee of \$750 for the assessment of this request.

1.0 BACKGROUND

On 7 April 2010 the Minister for Planning approved a Concept Plan (MP09_0102) for the use of a Costco Wholesale Retail Warehouse building, Australian Regional Headquarters and associated works at 17-21 Parramatta Road, Auburn, and the Planning Assessment Commission subsequently granted consent for a Project Application (MP09_0184) for the site on 23 April 2010.

Construction of the approved development is considerably advanced (see **Figure 1** and **Figure 2**), and it is anticipated that the Costco Regional Headquarters office component will be completed for occupation in early July, approximately 2 weeks prior to the completion of the Costco Retail Warehouse which will be open for trading in mid to late-July.



Figure 1 – View of site from Parramatta Road



Figure 2 – View of Level 2 Office area presently under construction

2.0 DESCRIPTION OF MODIFICATION

The proposed modification seeks to structure the conditions of consent in such a way as to permit the occupation of the Costco Regional Headquarters Office portion of the development for a short period of time under an interim Occupation Certificate prior to the completion of the Costco Retail Warehouse and the subsequent issuing of a final Occupation Certificate for the development. It is anticipated that this period will occur in early July, prior to the opening of the Costco Retail Warehouse in mid-to-late July.

2.1 Modification to Conditions

In light of the proposed modifications set out above, the wording amendments to Conditions E6, E7, E12, E13, E16, E18 and E25 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***.

E6 Landscaping installation & maintenance

Landscaping must be installed and maintained in accordance with Schedule A-4 – Minimum Landscaping Requirements of Auburn General Requirements Development Control Plan prior to the issuing of ~~an the final~~ Occupation Certificate.

E7 Street Trees Planting

The following street trees shall be planted by the applicant. Any costs associated with his work shall be borne by the applicant.

Species	Common Name	Min. Pot Size	Min. Height
Cupaniopsis anacardiodes	Tuckeroo	45 litres	2m

The applicant shall be responsible for co-ordination with all relevant services authorities as required to facilitate planting. Planting shall be completed prior to the issuing of ~~a the final~~ Occupation Certificate.

E11 Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of ~~any the final~~ Occupation Certificate ~~and/or use of the premise~~. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the Council after:

- The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and

- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E12 Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent/developer prior to the issue of ~~any~~ **the final** Occupation Certificate.

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

E13 Registration of Easements

Prior to the issue of ~~any~~ **the final** Occupation Certificate, the Proponent shall provide to the PCA evidence that all easements required by this approval have been or will be registered on the certificates of title.

E16 Waste and recyclables storage area

The waste and recyclable storage area shall be fully enclosed, adequately ventilated and constructed with a concrete floor and concrete or cement rendered walls covering the floor. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket. A hot and cold hose cock shall be provided within the room. Details shall be provided with the Construction Certificate and endorsed on the construction drawings, and works completed prior to the issue of ~~an~~ **the final** Occupation Certificate.

E18 Consolidation of lots

The individual lots are to be consolidated into a single parcel. Written evidence of registration of consolidation by the Land and Property Information Office is to be submitted to Council prior to the granting of the **final** occupation certificate.

E25 Works-as-Executed Plan

Prior to ~~occupation of the building or~~ issue of the **final** occupation certificate, two (2) copies of the Works-as-Executed (W.A.E.) Plan prepared by a registered surveyor and certified by the design engineer shall be submitted to Council. The W.A.E. plan shall show (where applicable): -

- i. Whether all works have been completed generally with the approved drainage plans.
- ii. Any departure from the approved plan and conditions.
- iii. Any additional work that has been undertaken.
- iv. Location, levels and sizes of pipes and pits.
- v. Finished floor and finished surface levels. The location of finished levels should in general correspond with those shown on Council's approved drainage plan.
- vi. Basement pump out volumes.

NOTE: The WAE surface level shall be taken after all landscaping has been completed.

In this regard

- The above information is to be superimposed on a full sized copy of Council approved drainage plan and is to be submitted to Council.
- Checklists A3, A4 & A5 in the appendix of the "Auburn development control plans 2000 stormwater drainage" shall be completed and shall be certified by the practicing hydraulic engineer and the registered surveyor.

3.0 JUSTIFICATION

The proposed modifications to the consent seek to allow for the occupation of the Costco Regional Headquarters Office portion of the development for a short period of time under an interim Occupation Certificate prior to the completion of the Costco Retail Warehouse and the subsequent issuing of a final Occupation Certificate for the development. The staggering of occupation certificates is standard practice in multi-component developments, and will allow Costco to commence management and office functions associated with the Regional Headquarters approximately 2 weeks prior to the completion and opening of retail operations on the site, facilitating a smoother transition to full occupation of the development.

Certification of all works as required under the original consent will still be completed prior to the issuing of the final Occupation Certificate and hence prior to the commencement of retail operations on the site. The proposed modification does not seek to alter the approved uses, built form, configuration or conditions of operation. As such, the proposed modifications have no environmental impact beyond those issues considered and deemed acceptable under the original project approval (MP09_0184).

4.0 CONCLUSION

The project as proposed to be amended by this modification application will be the same as the approved project, facilitating only the staggered occupation of the Regional Headquarters and Retail Warehouse over a period of approximately 2 to 3 weeks prior to the issuing of a final Occupation Certificate. The proposed modifications have no environmental impact beyond those issues considered and deemed acceptable under the original project approval (MP09_0184).

Given the short timeframe available to facilitate the interim occupation of the Regional Headquarters prior to the opening of the Retail Warehouse in early-July this year, we would appreciate your prompt attention in this matter. It is essential that this matter be resolved prior to the end of June at the very latest in order to allow Costco sufficient certainty in their preparations to occupy the site.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Duggan', with a long horizontal stroke extending to the right.

Andrew Duggan
Director