

Modification of Minister's Approval

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

The Planning Assessment Commission of New South Wales (the Commission), under the instrument of delegation dated 28 May 2011, having considered all the relevant matters prescribed under Section 75W of the *Environmental Planning and Assessment Act 1979*, approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Member of the Commission



Member of the Commission



Member of the Commission

Sydney 13 July 2011

SCHEDULE 1

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

For the following: Construction 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; and
- 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 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.

SCHEDULE 2

PART E - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

1. Replace condition E6 with the following:

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 issue of the final Occupation Certificate.

2. Replace condition E7 with the following:

E7 Street Trees Planting

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

Species	Common Name	Min. Pot Size	Min. Height
<i>Cupaniopsis anacardiodes</i>	Tuckeroo	45 litres	2m

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

3. Replace condition E12 with the following:

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 be met in full by the Proponent/developer prior to the issue of 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.

4. Replace condition E13 with the following:

E13 Registration of Easements

Prior to the issue of 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.

5. Replace condition E16 with the following:

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 the final Occupation Certificate.

6. Replace condition E18 with the following:

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 within three months of the granting of the final occupation certificate.

7. Replace condition E25 with the following:

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): -

- vii) Whether all works have been completed generally with the approved drainage plans.
- viii) Any departure from the approved plan and conditions.
- ix) Any additional work that has been undertaken.
- x) Location, levels and sizes of pipes and pits.
- xi) Finished floor and finished surface levels. The location of finished levels should in general correspond with those shown on Council's approved drainage plan.
- xii) 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.