

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 & SYSTEMS PERFORMANCE

Sydney

17 September

2012

SCHEDULE 1

Project Approval:

090184 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 three storey Costco Wholesale Retail Warehouse building comprising:
 - 13,727m² of retail area
 - 1,999m² of commercial office floor space 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 road works (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 install two louvred ventilation ducts along the western elevation.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

Amend condition A2 as follows:

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), **and the Section 75W modification documentation dated 24 August 2012**, 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 Mulvanny G2 and Group GSA			
Drawing No.	Revision	Name of Plan	Date
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	H	Site Plan	30-09-10
A1-2001-DA	J	Basement Floor Plan – Parking 2	27-10-10
A1-2002-DA	L	Ground Floor Plan – Parking 1	19-11-10
A1-2003-DA	I	Level 1 Floor	30-09-10
A1-2004-DA	J	Mezzanine Floor Plan – Regional Office	30-09-10
A2-2005-DA	J	Roof Plan	30-09-10
A3-3000-DA	I	South Elevation Only	23-08-12
S09-074-SK300	01	West Elevation	09-08-12
A3-3001-DA	H	North and East Elevations	30-09-10
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	L	75W Submission – Landscape Concept	30-09-10
L-02-DA	E	Landscape Concept – Elevation	15-09-09
L-01-A-DA	L	75W Submission – Landscape Concept	30-09-10
L-01-B-DA	G	75W Submission – Landscape Concept	30-09-10
L-01-C-DA	L	75W Submission – Landscape Concept	30-09-10

Landscape Plans prepared for the Preferred Project Report by McGregor Coxall			
Drawing No.	Revision	Name of Plan	Date
L-01-D-DA	L	75W Submission – Landscape Concept	30-09-10

Engineering Plans prepared for the Preferred Project Report by Hughes Trumen			
Drawing No.	Revision	Name of Plan	Date
DAC01	H	Siteworks General Arrangement Plan	30-09-10
DAC02	H	Siteworks plan 1 of 4	30-09-10
DAC03	H	Siteworks plan 2 of 4	30-09-10
DAC04	H	Siteworks plan 3 of 4	30-09-10
DAC05	H	Siteworks plan 4 of 4	30-09-10
DAC06	G	Soil and Water Management Control Plan	30-09-10
DAC07	H	Vehicle Manoeuvring plan	30-09-10
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.