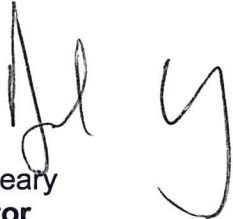


Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 14 September 2011, I approve the section 75W modification of the project approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.



Dan Keary
Director
Industry, Key Sites & Social Projects

Sydney 18th JUNE 2014

SCHEDULE 1

Project Approval:	06_0258 granted by the then Minister for Planning on 20 September 2009.
Proponent:	Kings Beach No. 2 Pty Ltd
For the following:	Mixed use subdivision at Lot 223 DP 1048494; Lot 3 DP 1042119; Lot 144 DP 1030322 and Lots 10 and 13 DP 1014470 – Tweed Coast Road, South Kingscliff, Tweed local government area.
Modification:	<p>06_0258 MOD 7 involving:</p> <ul style="list-style-type: none">• an additional 1,000m² of supermarket gross floor area;• an additional 581m² of specialty retail gross floor area;• a 12m² reduction of restaurant gross floor area;• development of the retail centre in two stages;• amended car parking arrangement within the retail centre;• amended project plans and reference to MOD 7 documentation; and• amended Section 94 and Section 64 contributions for the Stages 1 and 2 retail and commercial component of the development.

SCHEDULE 2

The project approval as described in Schedule 1 is modified as follows:

- (a) Following the words “the retail centre” and before the words “with a total floor space of” under clause (3) of Condition A1, insert the following:

in two (2) stages

- (b) Delete the word “total” following the words “with a” and before the words “floor space of” under clause (3) of Condition A1 and replace with the following:

combined

- (c) Delete the number “3705m²” under clause (3) of Condition A1 and replace with the following:

5,274m²

- (d) Delete the number “3460m²” under clause (3) of Condition A1 and replace with the following:

5,029m²

- (e) Delete sub-clauses (a), (b) and (c) under clause (3) of Condition A1 and replace with new sub-clauses (a), (b) and (c) as follows:

- a. a 2,300m² supermarket as part of Stage 1, increasing by 1,000m² to 3,300m² total as part of Stage 2;
- b. specialty retail shops of 1,317m² as part of Stage 1, increasing by 264m² to 1,581m² total as part of Stage 2; and
- c. a restaurant of 148m² total as part of Stage 1.

- (f) Delete the words “The retail centre will provide for a total of 220 vehicles;” under clause (3) of Condition A1 and replace with the following:

The retail centre will provide a total of 237 car parking spaces as part of Stage 1 and 241 car parking spaces as part of Stage 2;

- (g) Delete the following under clause (3) of Condition A1:

The retail centre will provide car parking for a total of 248 220 vehicles (including 72 spaces in a basement car park);

- (h) Delete Drawing No. DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA12, DA13, DA14, DA15, DA16 in the table under Condition A2.

- (i) Insert the following rows within the table under Condition A2 as follows:

DA01	PA-4	Cover Page / Contents	29/11/13
DA02	PA-4	Perspective Sketches	29/11/13
DA03	PA-4	Perspective Sketches	29/11/13
DA04	PA-4	Locality Plan	29/11/13
DA05	PA-4	Site Plan and Schedules Stage 2	29/11/13

DA05-1	PA-4	Site Plan and Schedules Stage 1	29/11/13
DA06	PA-4	Elevations North and East	29/11/13
DA07	PA-4	Elevations West and South	29/11/13
DA08	PA-4	Ground Floor Plan	29/11/13
DA09	PA-4	First Floor Plan	29/11/13
DA10	PA-4	Roof Plan	29/11/13
DA12	PA-4	Sections	29/11/13
DA13	PA-4	Shadow Diagrams	29/11/13
DA14	PA-4	Building Signage Views	29/11/13
DA15	PA-4	Carpark Views	29/11/13
DA16	PA-4	Proposed Finishes	29/11/13

(j) Insert new clause (9) following clause (8) under Condition A3 as follows:

(9) *Section 75W Modification No. 7 Project Approval MP 06_0258 Casuarina Town Centre* prepared by BBC Consulting Planners on behalf of Consolidated Properties Group, dated December 2013; and supplementary information supporting the modification request prepared by Cardno Eppell Olsen, dated 5 February 2014 (Traffic Response) and 19 February 2014 (Traffic and Transport Infrastructure Charges Review).

(k) Delete the words “Tweed Shire Council’s Development Control Plan Part A2 – Site Access and Parking Code” under Condition B19 and replace with the following:

Australian Standards AS2890.6 – *Off street parking for people with disabilities*

(l) Delete the table titled “STAGES 1 and 2 Retail and commercial contributions” under Condition E21 and replace with new table as follows:

STAGE 1 Retail and Commercial contributions

Plan	No. of ET/ Trips	\$ per ET/Trip	Sub- Total (\$)
Tweed Road Contribution Plan (Cp No. 4, Version 5.1, January 2009)	599.34 (ET trip rate includes 40% concession offered under Section 3.1 of the Tweed Road Contribution Plan)	1,186	710,817.24
TRCP Sector 7_4 LCA\$- Casuarina	998.9	174	173,808.60
Council Admin (S94 Plan 18)	1.912	1,860.31	3,556.91
			888,182.75

STAGE 2 Retail and Commercial contributions

Plan	No. of ET/ Trips	\$ per ET/Trip	Sub- Total (\$)
Tweed Road Contribution Plan (Cp No. 4, Version 5.1, January 2009)	183.06 (ET trip rate includes 40% concession offered under Section 3.1 of the Tweed Road Contribution Plan)	1,186	217,109.16
TRCP Sector 7_4	305.1	174	53,087.40

LCA\$- Casuarina			
Council Admin (S94 Plan 18)	0.6332	1,860.31	1,177.95
			271,374.51

(m) Delete the table titled “STAGES 1 and 2 Retail and commercial contributions” under Condition E22 and replace with new table as follows:

STAGE 1 Retail and Commercial contributions

Plan	No. of ET	\$ per ET	Sub-Total (\$)
Water South East	8.218	12,575	103,341.35
South Kingscliff Water Addition	8.218	292	2,399.66
Sewer Kingscliff	12.975	6,042	78,394.95
			184,135.96

STAGE 2 Retail and Commercial contributions

Plan	No. of ET	\$ per ET	Sub-Total (\$)
Water South East	2.528	12,575	31,789.60
South Kingscliff Water Addition	2.528	292	738.18
Sewer Kingscliff	3.792	6,042	22,911.26
			55,439.04