

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 10 November 2014, 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.



Chris Ritchie
Manager
Industry Assessments

Sydney 21 JANUARY 2015

SCHEDULE 1

Project Approval:	MP06_0258 granted by the 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:	06_0258 MOD 8 involving design revisions to the retail centre and inclusion of new Condition B5B to permit the installation of a 12 m high illuminated pylon sign on the north-eastern corner of the site.

SCHEDULE 2

1. In Schedules 1 and 2 delete all references to 'Director-General' and replace them with 'Secretary'.
2. In Schedule 1, delete all references to 'Department of Planning' and replace them with 'Department of Planning and Environment'.
3. In Part A, Condition A2 delete all references to drawings DA01, DA02, DA03, DA04, DA05, DA05 1, DA06, DA07, DA08, DA09, DA10, DA12, DA13, DA14, DA15, DA16 and replace them with:

A000	B	Cover Page/Contents	29/08/2014
A001	B	Site Plan and Schedules Stage 2	29/08/2014
A002	B	Site Plan and Schedules Stage 1	29/08/2014
A003	B	Ground Floor Plan Stages 1 & 2	29/08/2014
A004	B	Ground Floor Plan Stage 1	29/08/2014
A005	B	First Floor Plan Stages 1 & 2	29/08/2014
A006	B	First Floor Plan Stage 1	29/08/2014
A007	B	Roof Plan	29/08/2014
A008	B	Elevations	29/08/2014
A009	B	Sections	29/08/2014
A010	B	Perspective Sketches	29/08/2014
A011	B	Shadow Diagrams	29/08/2014
A012	A	Building Signage Details	30/07/2014
A013	A	Proposed Finishes	30/07/2014

4. In Part A, Condition A3, insert A3(10) after A3(9) as follows:
 - (10) *Section 75W Modification No. 8 (amended) Project Approval MP 06_0258 Casuarina Town Centre* prepared by BBC Consulting Planners on behalf of Consolidated Properties Group, and dated August 2014, as amended by *Section 75W Modification No. 8 Project Approval MP06_0258 Casurina Town Centre Addendum Report*, prepared by BBC Consulting Planners, and dated 16 December 2014.
5. In Part A, delete Condition B2(3).
6. In Part A, insert new Condition B5B after Condition B5A as follows:

B5B Illuminated Pylon Sign

Prior to the issue of a Construction Certificate for the installation of the 12 m high illuminated pylon sign, the following information must be submitted to and approved by the Secretary:

- detailed architectural drawings for the 12 m high pylon sign;
- evidence of consultation with the Roads and Maritime Services regarding the impacts of the sign on the safety and efficiency of Tweed Coast Road;
- an assessment of the sign against the requirements of *State Environmental Planning Policy No. 64 Advertising and Signage* and *State Environmental Planning Policy (Infrastructure SEPP)*; and
- details demonstrating compliance with the *Australian Standard for the Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997)*.