

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 16 February 2015, 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 15 JUNE 2015

SCHEDULE 1

Project Approval:	MP 06_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:	MP 06_0258 MOD 9 involving design revisions to the retail centre and modification of 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 Part A, Condition A2 delete all references to drawings A000 to A011 and A013 and replace them with:

A000	C	Cover Page/Contents	30/01/2015
A001	C	Site Plan & Schedules Stage 2	30/01/2015
A002	C	Site Plan & Schedules Stage 1	30/01/2015
A003	C	Ground Floor Plan Stages 1 & 2	30/01/2015
A004	C	Ground Floor Plan Stage 1	30/01/2015
A005	C	First Floor Plan Stages 1 & 2	30/01/2015
A006	C	First Floor Plan Stage 1	30/01/2015
A007	C	Roof Plan	30/01/2015
A008	C	Elevations	30/01/2015
A009	C	Sections	30/01/2015
A010	C	Perspective Sketches	30/01/2015
A011	C	Shadow Diagrams	30/01/2015
A013	B	Proposed Finishes	30/01/2015

2. In Part A, Condition A3, insert A3(11) after A3(10) as follows:

- (11) *Section 75W Modification No. 9 (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. 9 Project Approval MP 06_0258 Casurina Town Centre Addendum Report*, prepared by BBC Consulting Planners, and dated April 2015.

3. In Part A, delete Condition B5B and replace it with the following:

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:

- (a) drawings of the pylon sign containing the following:
 - the name of the centre; and
 - no more than five lines of signage information;
- (b) details demonstrating that design of the sign complies with the requirements of *Australian Standard 1906.1:2007*;
- (c) evidence of consultation with the Roads and Maritime Services that the final design of the sign complies with (a) and (b) above;
- (d) 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
- (e) details demonstrating compliance with the Australian Standard for the *Control of Obtrusive Effects of Outdoor Lighting (AS 4282-1997)*.