

Explanation of Proposed Amendments to State Environmental Planning Policy (Major Development) 2005 Vincentia Coastal Village State Significant Site

1. Objectives and intended outcomes

The Vincentia Coastal Village State significant site was rezoned for residential and commercial uses and environmental protection on 14 November 2008, by way of an amendment to Schedule 3 of the *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP). This amendment included provisions specifying that exempt and complying development controls for the Vincentia Coastal Village site are set out in the document *Exempt and Complying Development Controls—Vincenia Coastal Village* (8 July 2008).

The proponent (Don Fox Planning Consultants on behalf of Stockland) is now seeking to apply the State government's exempt and complying development policy to the Vincentia Coastal Village site, as set out in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, rather than the site specific controls set out in *Exempt and Complying Development Controls—Vincenia Coastal Village* (8 July 2008).

This requires an amendment of the Major Development SEPP to remove provisions of Part 29 of Schedule 3 of the Major Development SEPP which establish exempt and complying development provisions for the Vincentia Coastal Village Site.

The following additional steps are required to apply the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, which are being considered concurrently with the proposal to amend the Major Development SEPP:

- Modification of the Vincentia Coastal Village concept plan approval under Part 3A of the *Environmental Planning & Assessment Act 1979* (the Act).
- Revocation of the Minister's order under section 75P(2)(d) of the Act which established site specific exempt and complying provisions for the Vincentia Coastal Village site.

2. Explanation of Provisions

The amendments to the Major Development SEPP are proposed to be made by way of *State Environmental Planning Policy (Major Development) Amendment (Vincenia Coastal Village Site) 2012* (the proposed SEPP). An explanation of the provisions of the proposed SEPP is provided below:

1. Omit the definition *Exempt and Complying Development Controls—Vincenia Coastal Village*, from Clause 2 of Part 29 of Schedule 3.
2. Omit the following clauses from Part 29 of Schedule 3:
 - Clause 15 Exempt Development
 - Clause 16 Complying Development
 - Clause 17 Environmentally Sensitive Areas