

Concurrent Rezoning Requirements

Application Number	SSD-100626709
Project	Shop-top housing with infill affordable housing – Gipps and Flinders Street, Wollongong
Location	73-77 Gipps Street and 60-74 Flinders Street, Wollongong
Proponent	WOLLONGONG DEVELOPMENTS NO.7 PTY LTD
Date of Issue	22 December 2025
Purpose	This document provides guidance on information required to accompany a concurrent rezoning.
Consultation	<p>Proponents are encouraged to engage with the relevant planning authority prior to lodgement. Early consultation can help the proposal's alignment with strategic planning objectives and address any potential site-specific issues.</p> <p>In addition, proponents should consult with relevant authorities and government agencies where:</p> <ul style="list-style-type: none"> - there is a known or potential issue that may impact the proposal, or - consultation is required as part of the technical study requirements. <p>For guidance on which authorities or agencies may need to be consulted, refer to Attachment B: Authority & Government Agency Pre-lodgement in the Local Environmental Plan Making Guideline.</p>
Requirements	<p>The concurrent rezoning proposal must be supported by the following:</p> <ol style="list-style-type: none"> 1. Summary Information that includes the following: <ul style="list-style-type: none"> - Site Description: Include legal description, lot and DP numbers, area, and existing zoning. - Local Context: Summarize surrounding land uses, nearby developments, strategic centres, or infrastructure. - Proposed Development: Provide a full description of the intended development, including land use mix and scale, supported by relevant diagrams or maps. - If the section is separate to the EIS, refer to or a full description of the proposed development. 2. Proposed Amendments This section must clearly outline the specific provisions intended for inclusion in the proposed legislative changes. It should provide sufficient detail, that addresses any applicable identified matters, to inform stakeholders and decision-makers of the scope and intent of the proposal: <ul style="list-style-type: none"> - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.

	<ul style="list-style-type: none"> - Identify compliance with applicable development standards and explain any proposed changes to: <ul style="list-style-type: none"> o Land use zoning o Height of building limits o Floor space ratio o Minimum lot size <p>Note: Thumbnail mapping to indicate existing and proposed provisions should be considered.</p> <ul style="list-style-type: none"> - Provide detail of any new local provisions and confirm objectives of the clause(s), such as: <ul style="list-style-type: none"> o Provision of affordable housing o Site specific provisions - Reference the applicable Development Control Plan (DCP), if relevant - Detail applicable State and local infrastructure contributions <p>3. Strategic Merit</p> <p>A demonstration that the proposal aligns with the NSW strategic planning framework or current government priorities, including:</p> <ul style="list-style-type: none"> - Regional and district plan - Local strategic planning statement (LSPS) - Local housing strategy or any other relevant local strategic documents <p>4. Site-Specific Merit</p> <p>A demonstration that the proposal assesses the environmental, social, and economic impacts on the site and surrounding area, and demonstrates how these can be supported by existing or planned infrastructure and services.</p> <ul style="list-style-type: none"> - Connecting with Country <ul style="list-style-type: none"> o Aboriginal cultural values and perspectives - Environmental <ul style="list-style-type: none"> o Flooding o Bushfire o Biodiversity o Contamination o Heritage - Urban Design and Amenity: <ul style="list-style-type: none"> o Urban design principles o Public domain and open space o Built form and shadowing
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	<ul style="list-style-type: none"> - Economic: <ul style="list-style-type: none"> o Economic impact and feasibility analysis, including but not limited to an assessment of all potential impacts of the proposed retail/commercial floorspace on the core retail area of the Wollongong City Centre o Employment lands analysis (if relevant) o Non-residential FSR justification (if relevant) - Social and Community Infrastructure: <ul style="list-style-type: none"> o Social impact assessment o Open space and community facility demand o Demographic and housing diversity projections - Infrastructure funding and delivery <ul style="list-style-type: none"> o Transport and accessibility o Utility services o Funding and delivery mechanisms <p>5. Consultation</p> <p>Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.</p> <p>6. Mapping and Data</p> <p>Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.</p> <p>Provide spatial and statutory mapping to accompany the proposal:</p> <ul style="list-style-type: none"> - Existing and proposed zoning maps - Height and FSR maps - Any other relevant statutory or contextual mapping <p>Note: Ensure maps comply with the department's <i>Standard Technical Requirements for Spatial Datasets and Maps</i>.</p>
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