

# Guidance for Concurrent Rezoning Report: SSD Housing



## Application

These requirements apply to applications for concurrent rezonings accompanying SSD Housing applications.

## Development details

<b>Application number</b>	SSD-82639959
<b>Project name</b>	Precinct 75 Mixed Use Development
<b>Location</b>	67 and 73 – 83 Mary Street, 50 – 52 Edith Street and 43 Roberts Street, St Peters (Lot 100 in DP 1283113) within Inner West LGA
<b>Applicant</b>	The Trustee for P75 Investment Unit Trust
<b>Date of issue</b>	17 April 2025

## Content and guidance

The concurrent rezoning should be clearly described in a Rezoning Report which includes the following information.

## Contents

Item	Supporting Information
<b>1. Rezoning proposal</b> <ul style="list-style-type: none"><li>• Site description</li><li>• Local context</li><li>• Proposed development</li></ul>	This section shall include: <ul style="list-style-type: none"><li>- the legal description of the site</li><li>- relevant maps or diagrams</li><li>- full description of the proposed development.</li></ul>

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<p><b>2. Proposed Amendments</b></p> <ul style="list-style-type: none"> <li>• Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</li> <li>• Identify compliance with applicable development standards and provide an explanation of proposed amendments.</li> <li>• Land application</li> <li>• Land use zoning</li> <li>• Height of buildings</li> <li>• Floor space ratio</li> <li>• Minimum allotment sizes (if applicable)</li> <li>• Provision of affordable housing</li> <li>• Site specific provisions</li> <li>• Development Control Plan (DCP) (if applicable)</li> <li>• State Environmental Planning Policies (SEPPs)</li> <li>• Contributions <ul style="list-style-type: none"> <li>- State contributions</li> <li>- Local contributions</li> </ul> </li> </ul>	<p>An explanation of the provisions that are to be included in the proposed legislative changes.</p> <p>This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage.</p>
<p><b>3. Strategic and Site-Specific Merit</b></p> <ul style="list-style-type: none"> <li>• Regional Plans and strategies</li> <li>• Local strategic documents (e.g. LSPS, Housing Strategy)</li> </ul>	<ul style="list-style-type: none"> <li>- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority.</li> <li>- A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.</li> </ul>
<p><b>4. Relevant Issues</b></p> <p>Including, but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Connecting with Country</li> <li>• Environmental <ul style="list-style-type: none"> <li>- Flooding</li> <li>- Bushfire</li> <li>- Biodiversity</li> <li>- Contamination</li> <li>- Heritage</li> </ul> </li> <li>• Social and Economic <ul style="list-style-type: none"> <li>- Urban Design</li> <li>- Affordable housing</li> <li>- Public benefit</li> </ul> </li> </ul>	<p>The section shall cover off all relevant issues relating to the subject site and proposed changes.</p>

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<ul style="list-style-type: none"><li>Infrastructure funding and delivery<ul style="list-style-type: none"><li>Transport</li><li>Utilities</li></ul></li></ul>	
<b>5. Consultation</b>	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
<b>6. Annexures</b> <ul style="list-style-type: none"><li>Proposed statutory maps.</li></ul>	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.