

Appendix X – State Assessed Zoning Proposal Compliance Table

SSD-84862461– 2 Flide Street, Caringbah

Requirements State Assessed Rezoning Proposal	Location in EIS	Technical Study
Assessment Requirements	EIS Section	Technical Study
1. Rezoning Report Template (Explanation of Intended Effect) A rezoning report will be required to support the rezoning proposal as per the enclosed guidance (Page 2). This is to include an assessment against all relevant legislation, policies and Ministerial Directions particularly the Housing SEPP and relevant Directions such as 3.7,4.4, 5.1 and 6.1. The report is to be included as a chapter within the Environmental Impact Statement (EIS).	Chapter 8	N/A
2. Supporting reports Reports to be submitted for the SSDA will be relied upon for the rezoning where appropriate. In particular, it is expected that: - The Urban Design Study includes a response to Country. Refer to the Government Architect New South Wales (GANSW) Connecting with Country Framework. - The Urban Design Study includes a response to Country. Refer to the Government Architect New South Wales (GANSW) Connecting with Country Framework.	Section 4.2	Appendix B
3. Agency and Council consultation It is noted that consultation is required as part of the SSDA. It is expected that the rezoning proposal be supported by: - Continued consultation with Sutherland Shire Council: to understand and work through Council's concerns with the proposal. - Agency consultation is required with the following key agencies prior to lodgement: - Schools Infrastructure NSW: regarding existing capacity and need for upgrades given the increase of dwellings. - Transport for NSW: engagement regarding alignment with strategic policy, modelling,	Chapter 6.	Appendix M

Requirements State Assessed Rezoning Proposal	Location in EIS	Technical Study
upgrades to the surrounding road network to inform preparation of the Traffic and Transport Impact Assessment. – Utility providers: consultation with relevant utility providers to review and validate utilities and servicing capacities, planned upgrades, infrastructure delivery timing, and to inform updated utilities report.		
4. Timeframes The Department commits to working with Homes NSW on a streamlined concurrent rezoning and assessment pathway, noting Home NSW's aim to finalise by March 2026.	Section 8.6	
Rezoning Report Guidance – Explanation of Intended of Effect	Location in EIS	Technical Study
1. Rezoning Proposal • Site description • Local context • Proposed development	Chapter 2 & 4.	Appendix B
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide an explanation and justification of proposed amendments. • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing • Site specific provisions • Development Control Plan (DCP) (if applicable) • State Environmental Planning Policies (SEPPs) • Contributions • State contributions • Local contributions	Chapter 5, Sections 7.25, 8.2.1	Appendix U
3. Strategic and Site-Specific Merit • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy)	Chapter 3 & Chapter 7	
4. Relevant Issues	Chapter 7	

Requirements State Assessed Rezoning Proposal	Location in EIS	Technical Study
- Including, but not limited to the following: - Connecting with Country - Environmental - Flooding - Bushfire - Biodiversity - Contamination - Heritage - Social and Economic - Urban Design - Affordable housing - Public benefit - Infrastructure funding and delivery - Transport - Utilities		
5. Consultation	Chapter 6	Appendix M
6. Annexures	Section 8.4	
Proposed statutory maps.		