

# Concurrent Rezoning Proposal Requirements



## Housing

### Development details

|                           |                                                               |
|---------------------------|---------------------------------------------------------------|
| <b>Application number</b> | SSD-88113706                                                  |
| <b>Project name</b>       | Nicholson Street Build-to-Rent                                |
| <b>Location</b>           | 46-52 Nicholson Street and 59-67 Christie Street, St Leonards |
| <b>Applicant</b>          | The Trustee for St Leonards Property Unit Trust               |
| <b>Date of issue</b>      | 31 July 2025                                                  |

### Content and guidance

#### Purpose

This document provides guidance to proponents on the supporting information/documentation required for a concurrent State-assessed rezoning proposal. It outlines the minimum requirements for a rezoning report to ensure a comprehensive and coordinated submission.

The concurrent rezoning proposal must be clearly articulated and if necessary, supported by detailed technical studies (if relevant) addressing the relevant planning and environmental considerations.

#### Council and Agency Consultation

Proponents are strongly encouraged to engage with the relevant planning authority prior to lodging their proposal. Early consultation helps ensure that the proposal aligns with strategic planning objectives and addresses any potential issues.

In addition, proponents should consult with relevant authorities and government agencies where:

- There is a known or potential issue that may impact the proposal, or
- Consultation is required as part of the technical study requirements.

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\*](#).

### Rezoning report requirements

| Matter                                                                                                                                                        | Supporting Information                                                                                                                                                                                                                                                                                                                         |
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| <b>1. Rezoning Proposal Summary</b> <ul style="list-style-type: none"><li>• Site Description</li><li>• Local Context</li><li>• Proposed Development</li></ul> | <p>This section shall include:</p> <ul style="list-style-type: none"><li>• a legal description of the site, lot and DP numbers, area, and existing zoning</li><li>• a description of the surrounding land uses, nearby developments, strategic centres, or infrastructure.</li><li>• a full description of the proposed development.</li></ul> |

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| Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Supporting Information                                                                                                                                                                                                                                                                                                                                                            |
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| <b>2. Proposed Amendments</b> <ul style="list-style-type: none"><li>• Address all relevant legislation, including current and draft Environmental Planning Instruments (EPIs), plans, policies, guidelines, and planning circulars.</li><li>• Identify and explain compliance with applicable development standards and provide an explanation and justification of proposed amendments.</li><li>• Describe the land application and its intended use.</li><li>• Specify building height limits and any proposed variations.</li><li>• Outline the floor space ratio (FSR) and justification for any changes.</li><li>• Indicate minimum allotment sizes, if applicable.</li><li>• Address the provision of affordable housing.</li><li>• Include any site-specific planning provisions or exceptions.</li><li>• Reference the applicable Development Control Plan (DCP), if relevant.</li><li>• Identify relevant State Environmental Planning Policies (SEPPs).</li><li>• Detail applicable contributions (local and state)</li></ul> | <p>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.</p>                                                                           |
| <b>3. Strategic and Site-Specific Merit</b> <p>Demonstrate consistency with and merit under:</p> <ul style="list-style-type: none"><li>• Regional and district plans</li><li>• Local Strategic Planning Statements (LSPS)</li><li>• Crows Nest Transport Oriented Development Precinct Design Guide Local Housing Strategy or other relevant local strategic documents</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>A demonstration that the proposal:</p> <ul style="list-style-type: none"><li>• aligns with the NSW strategic planning framework or current government priorities</li><li>• 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</li></ul> |
| <b>4. Technical Studies and Assessments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The section shall cover off all relevant issues relating to the subject site and proposed changes.</p>                                                                                                                                                                                                                                                                         |

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| Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Supporting Information                                                                                                                                                             |
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| <p>Include supporting technical documentation where relevant:</p> <ul style="list-style-type: none"> <li>• Connecting with Country</li> <li>• Environmental: <ul style="list-style-type: none"> <li>○ Flooding</li> <li>○ Contamination</li> </ul> </li> <li>• Urban Design and Amenity: <ul style="list-style-type: none"> <li>○ Urban design principles</li> <li>○ Public domain and open space</li> <li>○ Built form and shadowing</li> </ul> </li> <li>• Social and Economic: <ul style="list-style-type: none"> <li>○ Affordable housing provision above the base rate of 3% in the Crows Nest TOD Precinct, or an alternative public benefit proportionate to the uplift in planning controls sought</li> <li>○ Economic impact and feasibility analysis</li> <li>○ Employment lands analysis</li> </ul> </li> <li>• Infrastructure and Services: <ul style="list-style-type: none"> <li>○ Transport and accessibility</li> <li>○ Utility services</li> </ul> </li> </ul> |                                                                                                                                                                                    |
| <p><b>5. Consultation</b></p> <ul style="list-style-type: none"> <li>• Local council and planning authority</li> <li>• Relevant State government agencies</li> <li>• Community engagement (past and proposed)</li> <li>• Summary of feedback received and how it has been addressed</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <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><b>6. Mapping and Data</b></p> <p>Provide spatial and statutory mapping to accompany the proposal:</p> <ul style="list-style-type: none"> <li>• Existing and proposed zoning maps</li> <li>• Height and FSR maps</li> <li>• Any other relevant statutory or contextual mapping</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <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>                         |

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| Matter                                                                                                              | Supporting Information |
|---------------------------------------------------------------------------------------------------------------------|------------------------|
| Note: Ensure maps comply with the department's <i>Standard Technical Requirements for Spatial Datasets and Maps</i> |                        |