

Application

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

Development details

Application number	SSD-94006708
Project name	Mixed Use Development at 15-21 Cottonwood Cr
Location	SP8144, SP7630, SP7892, SP7984 within City of Ryde
Applicant	COTTONWOOD DEVELOPMENT PTY LTD
Date of issue	8 October 2025

Content and guidance

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

Contents

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

Item	Supporting Information
<p>2. Proposed Amendments</p> <ul style="list-style-type: none"> • 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 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 <ul style="list-style-type: none"> - State contributions - Local contributions 	<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>3. Strategic and Site-Specific Merit</p> <ul style="list-style-type: none"> • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy) 	<ul style="list-style-type: none"> - The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - 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.
<p>4. Relevant Issues</p> <p>Including, but not limited to the following:</p> <ul style="list-style-type: none"> • Connecting with Country • Environmental <ul style="list-style-type: none"> - Flooding - Bushfire - Biodiversity - Contamination - Heritage • Social and Economic <ul style="list-style-type: none"> - Urban Design - Affordable housing - Public benefit 	<p>The section shall cover off all relevant issues relating to the subject site and proposed changes.</p>

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