

Guidance for Concurrent Rezoning Report: SSD Housing



Application

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

Development details

Application number	SSD-96951208
Project name	Shop top housing - Coles Sutherland
Location	569-575 President Avenue and 822-826 Old Princes Highway, Sutherland within Sutherland Shire Council LGA
Applicant	The Trustee for MRK Sutherland Trust
Date of issue	10 November 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 - Site description - Local context - Proposed development	This section shall include: - the legal description of the site - relevant maps or diagrams - full description of the proposed development.
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 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)	An explanation of the provisions that are to be included in the proposed legislative changes. 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.

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- State Environmental Planning Policies (SEPPs) - Contributions - State contributions - Local contributions	
3. Strategic and Site-Specific Merit - Regional Plans and strategies - Local strategic documents (e.g. LSPS, Housing Strategy)	- 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.
4. Relevant Issues 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	The section shall cover off all relevant issues relating to the subject site and proposed changes.
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 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.