

## Planning Proposal

2 College Street and 10 Monash Road, Gladesville

### Assessment of State Environmental Planning Policies

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	Not applicable - SEPP 1 does not apply to Ryde LEPs.
SEPP 4 Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable SEPP 4 does not apply to Ryde LEPs.
SEPP 6 Number of Storeys in a Building Consistent	The Planning Proposal does not propose controls for numbers of storeys. A building height development standard (in metres) is proposed to control height and scale.
SEPP 14 Coastal Wetlands	Not applicable
SEPP 15 Rural Landsharing Communities	Not applicable
SEPP 19 Bushland in Urban Areas	Not applicable
SEPP 21 Caravan Parks	Not applicable
SEPP 22 Shops and Commercial Premises	Not applicable
SEPP 26 Littoral Rainforests	Not applicable
SEPP 29 Western Sydney Recreation Area	Not applicable
SEPP 30 Intensive Agriculture	Not applicable
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	The Planning Proposal promotes urban consolidation by seeking additional housing in an urban area service by infrastructure and accessible to transport, shops and employment opportunities.
SEPP 33 Hazardous and Offensive Development	Not applicable
SEPP 36 Manufactured Home Estates	Not applicable
SEPP 39 Spit Island Bird Habitat	Not applicable
SEPP 41 Casino Entertainment Complex	Not applicable
SEPP 44 Koala Habitat Protection	Not applicable
SEPP 47 Moore Park Showground	Not applicable
SEPP 50 Canal Estate Development	Not applicable
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable
SEPP 55 Remediation of Land.	Capable of complying
SEPP 59 Central Western Sydney Economic and Employment Area	Not applicable
SEPP 60 Exempt and Complying Development	Not applicable because SEPP 60 does not apply to Ryde LEP 2010.
SEPP 62 Sustainable Aquaculture	Not applicable
SEPP 64 Advertising and Signage	Not applicable.
SEPP 65 Design Quality of Residential Flat Development	Applicable to a future development application. Capable of complying.
SEPP 70 Affordable Housing (Revised Schemes)	Not applicable
SEPP 71 Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable

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SEPP (Building Sustainability Index: BASIX) 2004	Applicable to a future development application.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Infrastructure) 2007	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable
SEPP (Penrith Lakes Scheme)	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	The proposal is not state or regional development or state significant infrastructure.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports)	Not applicable
SEPP (Urban Renewal) 2010	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable
<b>Deemed SEPPs</b>	
SREP 8 (Central Coast Plateau Areas)	
SREP 9 Extractive Industry (No 2-1995)	Not applicable
SREP 16 Walsh Bay	Not applicable
SREP 18 Public Transport	Not applicable.
SREP 20 Hawkesbury–Nepean River (No. 2-1997)	Not applicable
SREP 24 Homebush Bay Area	Not applicable
SREP 26 City West	Not applicable
SREP 30 St Marys	Not applicable
SREP 33 Cooks Cove	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.