

Planning Proposal

2 College Street and 10 Monash Road, Gladesville

Assessment of Consistency with Section 117 Directions

Section 117 Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The land does not include heritage items. The Ryde LEPs currently contain provisions for the conservation and protection of heritage items and areas
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The Planning Proposal promotes the efficient and economic use of land that is serviced by existing infrastructure</p> <p>The Planning Proposal is consistent with the direction as it will facilitate the future development of a mix of dwellings.</p> <p>The Planning Proposal also seeks to increase the density of development on the land.</p>
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The Planning Proposal will encourage urban renewal of a local centre with access to public transport, shops and employment,
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 – Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The land is not affected by Acid Sulphate Soils.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	The land is not flood prone
4.4 Planning for Bushfire Protection	The land is not bushfire prone land.
5. Regional Planning	
5.1 Implementation of Regional Strategies	There are no Regional Strategies that apply.
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable

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5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See Direction 5.1
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The Planning Proposal does not include referral or concurrence provisions.
6.2 Reserving Land for Public Purposes	Consistent. The Planning Proposal does not alter, create or reduce the reservation of land for public purposes..
6.3 Site Specific Provisions	Consistent. The proposed zoning and development standards are consistent with the existing provisions in the Ryde LEP (Gladesville Town Centre and Victoria Road Corridor)
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	Consistent. Refer to discussion at Section 5.2 of the Planning Proposal.