

278-295 Victoria Rd Development

Overview

The property spanning **287–295 Victoria Road, Gladesville** (within the City of Ryde local government area) is an approved six-storey mixed-use development comprising 66 residential units, 3 commercial tenancies, and 2 levels of below-ground basement parking.

NSW Planning Status

Assessment Type

Development Application: **LDA2021/0089**

The development application (LDA2021/0089) was lodged with the City of Ryde and subsequently approved by the Local Planning Panel on December 15, 2022.

A section 4.55 modification application (MOD2023/0203) was later submitted to tweak the parking layout alongside internal and external design changes.

Current Status

The mid-rise site is actively under construction, with project completion anticipated around mid-2028.

Link to Planning Documents

[https://ryde-web.t1cloud.com/T1PRDefault/WebApps/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=COR.P1.WEBGUEST&f=\\$P1.ETR.APPDET.VIW&ApplicationId=LDA2021%2f0089](https://ryde-web.t1cloud.com/T1PRDefault/WebApps/eProperty/P1/eTrack/eTrackApplicationDetails.aspx?r=COR.P1.WEBGUEST&f=$P1.ETR.APPDET.VIW&ApplicationId=LDA2021%2f0089)

Location

The site is legally identified as Lot 1 DP 811044 and is known as 287-295 Victoria Road, Gladesville. It is located within the City of Ryde Local Government Area. The site is regular in shape, reflecting the angled intersection of Victoria Road and Stansell Street. The site has a total site area of 2,087m² with a primary frontage to Victoria Road and a secondary street frontage to Stansell Street.



Developers Statement

The Development Application is for the construction of a mixed-use development comprising commercial premises at Ground Level and a residential flat building. The immediate locality will provide service opportunities for residents and the area is undergoing a period of transition as the strategic intention for a denser, active, mixed- use centre is realised and the proposal will assist in achieving this vision.

The site is capable of accommodating the proposal and this SEE demonstrates the proposal is permissible with consent and satisfies the relevant statutory or non – statutory controls. The development will meaningfully add to the high-quality supply of housing in close proximity to transport and services. Accordingly, the development application warrants the support of City of Ryde Council.

The location of the site on Victoria Road makes the use of communal open space on a rooftop an imperative. The rooftop location provides much greater amenity than ground floor solutions could provide given the density of surrounding development and the implications of traffic volumes of Victoria Road.

Proposal

The application generally seeks consent for the construction of a six-storey mixed use development comprising:

- 65 residential units consisting of:
 - 24 x 1-bedroom units
 - 35 x 2-bedroom units
 - 6 x 3-bedroom units
- Four (4) x commercial tenancies
- Two (2) x basement levels
- 96 on-site vehicle parking spaces
- Rooftop Communal Open Space

Height of Buildings

The site is subject to a maximum building height of 19m under RLEP 2014. The proposal seeks a maximum height of 21.89m. This results in a maximum variation to the building height limit, predominantly for the lift overruns located centrally on the site, of 2.89m. The variation is justified, based on the variation largely relating to central lift cores which allow access to a high-quality rooftop communal open space.

Metrics

Description	Metric
SITE AREA	2,087.00 m2
GFA	5,592.00 m2
FSR	2.68 : 1
RESIDENTIAL UNITS	Total 65 • Studio 0 0% • 1bed 24 37% • 2bed 35 54% • 3bed 6 9% • 4bed 0 0%

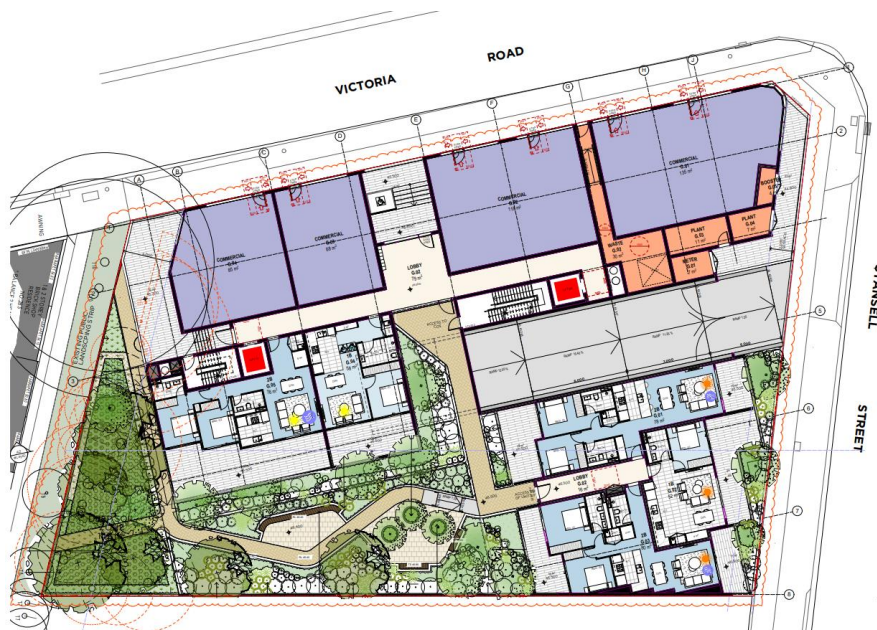
COMMERCIAL GROSS FLOOR AREA	Total 440sqm • Commercial 440 m2 • Retail 0 m2 • Café / Restaurant 0 m2 • Serviced Apartments 0 m2
TOTAL CARPARKING	Total 97 • Residential 67.0 • Residential Visitor 13.0 • Commercial 18.0 • Commercial Visitor 0.0

Floor Space Ratio

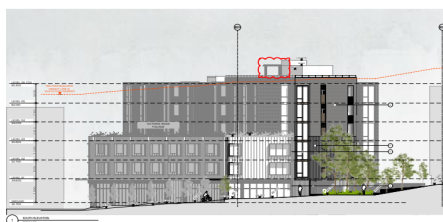
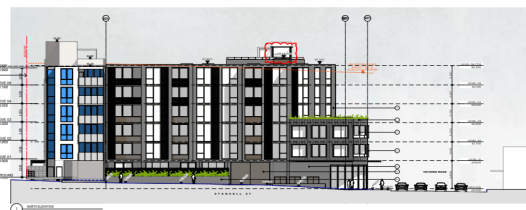
The site is subject to a floor space ratio of 2.7:1. Given the site area of 2,087m2, this results in a maximum compliant Gross Floor Area of 5,635m2. GFA Diagrams have been prepared by Urban Link and are included in the architectural package that accompany this DA. They demonstrate a compliant GFA of 5,635m2 and FSR of 2.7:1.

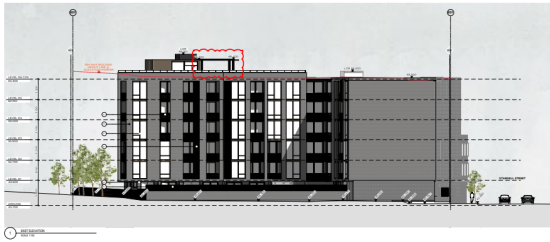
Plan & Elevations

Proposed Ground-floor



Artists Impression





Summary

A plan for 65 residential units with a building height of 21.89m and an FSR of 2.7:1 with significant open space included (see Ground-floor layout).