

Proposed 14-16 Venus St Development

The proposed development includes demolition of the existing dwelling and associated structures on all lots, excavation and construction of a new eight (8) storey flat building with two levels of basement car parking. The proposal also includes new internal stormwater network, utility infrastructure connections and site landscaping.

Additional/ancillary included as follows;

- Lot consolidation
- Strata Subdivision

The proposal includes allocation for 10.5% of the total gross floor area (GFA) of the building as affordable housing under Chapter 2, Part 2, Division 1 of the State Environmental Planning Policy (Housing) 2021. The 10.5% affordable housing units will be managed by a community housing provider on behalf of the developer for a period no less than 15 years.

NSW Planning Status

Initial progressed through a Development Application lodged with Hunters Hill Council. It is understood to be currently under appeal at the Land and Environment Court.

Assessment Type

Hunters Hill Council – **DA20250262**

Current Status

HHC has rejected the initial proposal. The SEE has been updated as at 14 May 2026 and the project is now under Appeal through the Land and Environment Court.

Link to Planning Documents

<https://eplanning.huntershill.nsw.gov.au/Public/ViewActivity.aspx?refid=DA20250262&rid=4917849&rst=1300>

Location

Location: 14-16 Venus St, Gladesville (Hunters Hill LGA)

Land parcels: The subject site includes Lot 4 in DP 303586 and 100 in DP 1290297 and is commonly known as 14-16 Venus Street, Gladesville. It is located on the western side of Venus Street to the south of the intersection with Massey Street and to the north of the intersection with Cowell Street.



Development Summary

Development Feature	Metric
Site Area	1,716sqm
Development Statistics	Permitted FSR (base control): 2.2:1 (3775.2sqm GFA) Permitted FSR with 21% affordable housing bonus: 2.66:1 (4530.24sqm GFA)
GFA Proposed	Proposed GFA: 4432.86sqm
GFA Proposed as Affordable	470.13sqm (10.5%) complies (level 5 dedicated level)
FSR Proposed	2.66:1 complies
Landscape Area	742.87 sqm - 38% - Complies
Communal Open Space	476.09sqm (27.74%) - Complies
Total No. of Units	39 apartments
Affordable Units (min 465.45 sqm)	470.13 = 4 units (more than required affordable GFA)
2 bedroom units	24
3 bedroom units	15
Parking	53 spaces comprising 7 visitor and 46 resident

Building Height

Pursuant to Hunters Hill LEP 2012 the site is subject to baseline standards of:

- HOB = 8.5m
- FSR = 0.75:1

However, because the site is located within a **Low and Mid Rise Housing** area under Chapter 6, the following baseline development standards are now applicable to R3 and R4 lands that supersede the Hunters Hill LEP standards above:

- HOB = 22m
- FSR = 2.2:1

The proposal seeks a total FSR of 2.66:1 which complies with available maximum permitted FSR of 2.86:1 (**with 30% affordable housing bonus**). The proposal adopts a baseline height of 26.62m being the 21% bonus over the 22m provided under this clause. The overall maximum height is 29.456m which is a maximum variation of 2.856m to the lift/WC and stair which is a 10.7% variation. The lower roof is 1.442m above the 26.62m and represents a 5.41% variation.

The area in breach provides access and accessible amenities and is not floor space associated with a residential unit.

Masterplan Layouts (as in May 2026 SEE)



Northern elevation (Source: Studio Johnston)



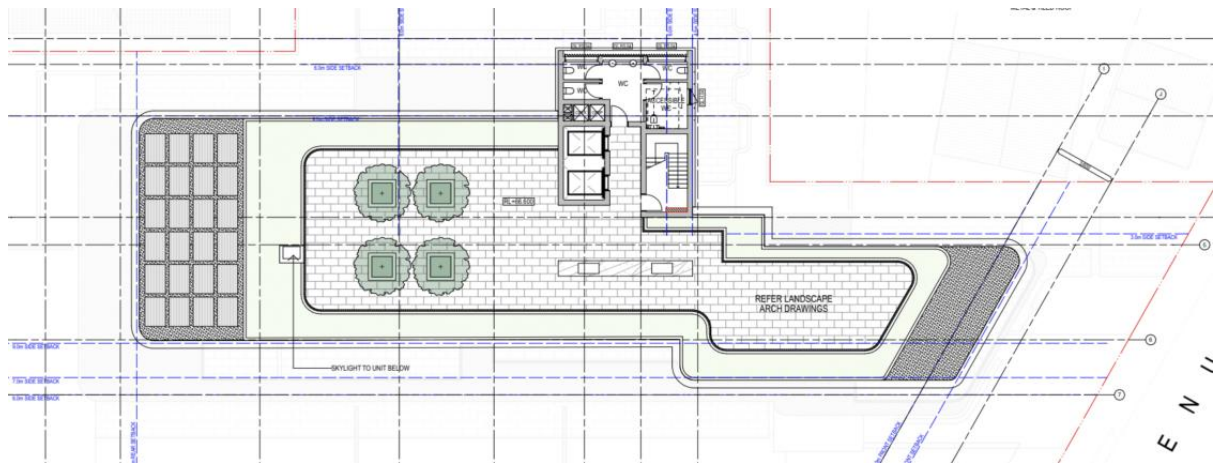
Eastern and western elevations (Source: Studio Johnston)



Southern elevation (Source: Studio Johnston)



Proposed Roof Top Plan



Summary of Residential Increase

39 apartments in an 8 storey building (plus Lift Tower & Roof Garden on top).