



741-747 Victoria Road, Ryde

741-747 VICTORIA ROAD, RYDE

COMMUNITY UPDATE No. 1 April 2015

The City of Ryde owns 741-747 Victoria Road, Ryde (corner of Victoria Road and Church Street).

This site is zoned B4 Mixed Use and comprises a site area of some 1284 square metres which includes buildings containing commercial and residential space. Two of these buildings are leased and the third is dilapidated and not fit for habitation.

In considering the City of Ryde's financial future, Council is always looking for ways to create an ongoing revenue stream to alleviate the burden on rate payers.

To bring these buildings to an acceptable commercial standard would require significant capital investment from Council, with no additional return of revenue.

Therefore Council will be developing this site to incorporate residential, commercial and retail mix with two levels of basement parking in accordance with the existing planning guidelines and zoning (maximum height of 20 metres). This property will be wholly owned and managed by Council (not sold) and the intent is for Council to maintain this property as an income revenue stream for the City.



Have Your Say

Council is seeking feedback on the proposed development through a short online survey on our website www.ryde.nsw.gov.au/haveyoursay by 8 May.

If you are unable to fill in this survey online or don't have internet access, please contact our Customer Service team on 9952 8222 to fill in the survey over the phone.

Please note that we are only in the early stages of this project and there will be more opportunities for you to have your say on this project.

Let's
TALK

Community Drop In Session

Council will be hosting a community drop in session where you can discuss the project and any enquiries with project representatives.

APRIL
Wednesday
29

Time: 5.30 – 7.30pm
Location: Ryde Civic Centre
1 Devlin Street,
Ryde

The apartments will be designed to maximise their appeal to the rental market as the property will be retained for long term rental returns to improve Council's annual revenue and build a new revenue stream for the benefit of the City of Ryde community.



Artist's impression of how the site could potentially be developed (indicative only)



For more information

To discuss the information in this newsletter or for more information about this site please contact our Customer Service team on 9952 8222.

 **City of Ryde**
Lifestyle and opportunity
@ your doorstep