

# Tennyson Road, Gladesville

City of Ryde Council

## Description

This industrial site is located in a predominantly residential area in close proximity to the Gladesville Town Centre. It has excellent access to public transport and a broad range of retail, commercial and community services.

The site is isolated from the main industrial area located to the north of Victoria Road, is currently under utilised and provides a low employment density.

Mecone was engaged to provide an economic analysis of the site and its locality and undertake gateway rezoning of the site to make provisions for a more flexible zoning approach which would encourage employment generation on site. A mixed use zoning is considered to have significantly positive impacts in terms of employment generation with employment that is better matched to the Ryde employment profile.

## Scope of Works

Mecone was engaged to provide planning and project management services including:

- Economic analysis and due diligence advice.
- Preparation of submissions to the draft Ryde LEP 2011.
- Management of the consultancy team to prepare concept architectural plans and associated environmental studies.
- Preparation of a planning proposal.
- Preparation of a site-specific Development Control Plan.
- Presentations to Council and Department of Planning and Infrastructure.

**CLIENT**  
WOW DEVELOPMENTS

**SIZE**  
APPROX 135 RESIDENTIAL UNITS |  
400M<sup>2</sup> OF GROUND FLOOR RETAIL |  
3,000M<sup>2</sup> ASSISTED LIVING

**VALUE**  
TBC

**SECTOR**  
MULTI-RESIDENTIAL | MIXED USE |  
SENIORS HOUSING

**SERVICE**  
STRATEGIC PLANNING AND  
RESEARCH | REZONING APPLICATION

