

# Woolworths Gladesville Mixed Use Proposal

## NSW Planning Status

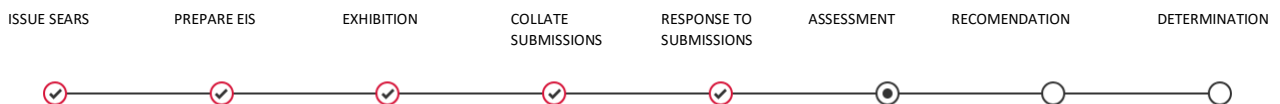
Construction of a 14 storey mixed use development including retail premises, 171 dwellings, basement parking and landscaping. Concurrent rezoning includes rezoning to MU1 Mixed Use, consolidate and raise Height and FSR, and removal from APU clause.

### Assessment Type

State Significant Development - SSD-82225458

### Current Status

As at August 2026 this project has progressed to “Assessment” by the Department of Planning.



### Link to Planning Documents

<https://www.planningportal.nsw.gov.au/major-projects/projects/woolworths-gladesville-mixed-use-proposal>

## Location

363-373 Victoria Road and 44-48 Eltham Street, Gladesville



 THE SITE

NOT TO SCALE



### Developers Statement

The proposed development seeks to redevelop a light industrial and residential site within the Gladesville Town Centre, specifically the North Gladesville Precinct, to provide a mixed-use development comprising ground floor retail and residential land uses. The proposed development has been strategically located within the Gladesville Town Centre and Victoria Road Corridor, and is

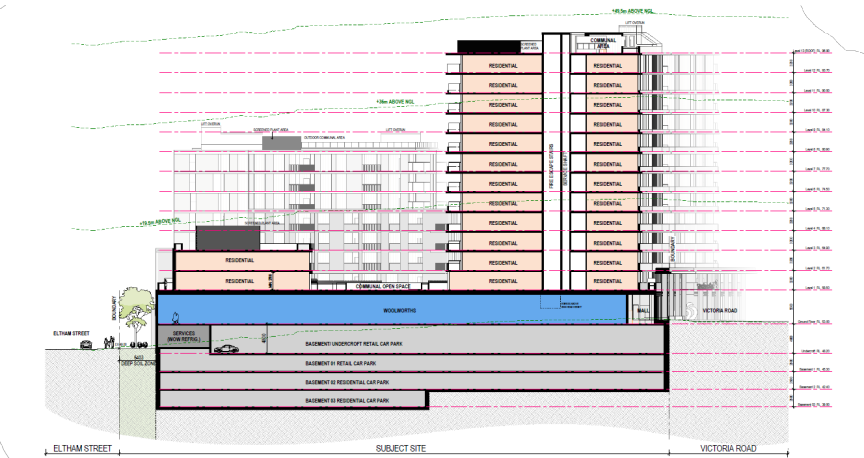
supported by vital infrastructure including public transport, open space and social infrastructure. The proposal strongly aligns with the strategic vision for Gladesville and will revitalise the existing site to contribute to the evolving character of the local area and maximise land use. Critically, the development proposes 171 new dwellings of various sizes, including 12 affordable dwellings which will be managed by a registered Community Housing Provider (CHP) for a minimum of 15 years. The project aligns with key strategic objectives in various State and Federal policies, including the National Housing Accord, particularly as it will contribute to housing supply and affordability.

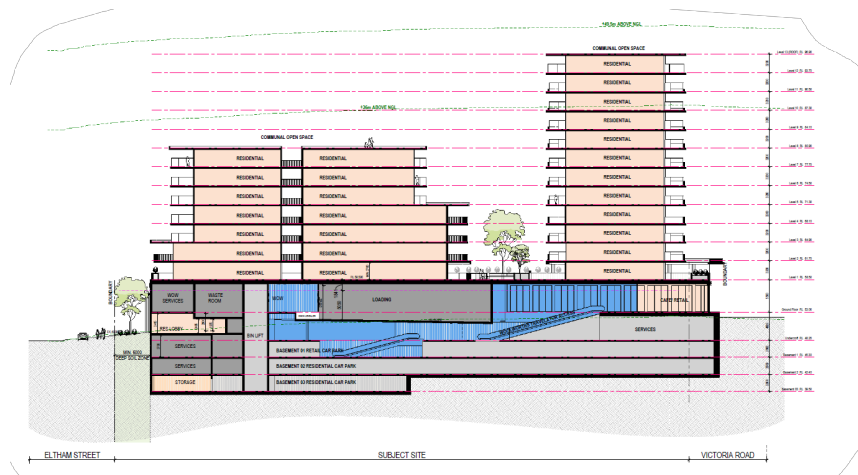
# Proposal

## Key Metrics

| Component                  | Description                                                                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Area               | 363-373 Victoria Road and 44-48 Eltham Street, Gladesville                                                                                                                                                                              |
| Site Area                  | 5,623m2                                                                                                                                                                                                                                 |
| GFA                        | Total GFA: 21,296m2 <ul style="list-style-type: none"><li>• Residential GFA: 17,420m2 (including 960m2 as affordable housing)</li><li>• Retail GFA: 3,876m2</li></ul>                                                                   |
| FSR                        | 3.79:1                                                                                                                                                                                                                                  |
| Height of Building         | 48.4m                                                                                                                                                                                                                                   |
| Height in Storeys          | 13 storeys                                                                                                                                                                                                                              |
| Apartment Mix              | 171 dwellings, including 12 affordable dwellings. The proposed dwelling mix includes: <ul style="list-style-type: none"><li>• 19 x 1-bedroom dwellings</li><li>• 118 x 2-bedroom dwellings</li><li>• 34 x 3-bedroom dwellings</li></ul> |
| Car Parking                | 392                                                                                                                                                                                                                                     |
| Communal Indoor Space      | 117m2                                                                                                                                                                                                                                   |
| Communal Open Space        | 1,411m2 (25% of site area)                                                                                                                                                                                                              |
| Estimated Development Cost | \$175,300,598.24 (incl. GST)                                                                                                                                                                                                            |

## Elevations





## Artists Impression

Artist's impression viewed from Victoria Road



Artist's impression viewed from Eltham Street



Artist's impression viewed from Westminster Road



## Summary

13 storeys and **171** dwellings (including 12 affordable dwellings) with a building height of **48.4m** and an FSR of **3.79:1**.