Pre-Development Application

Date Submitted: 23/04/2026

Project Name: Shop Top Housing - 444-450 Gardeners Rd Alexandria
Case ID: PDA-117074748

Proponent Details

Project Owner Info

Title	Mr
First Name	Rene
Last name	Tonna
Role/Position	Development Manager NSW
Phone	0404501691
Email	rene@gurner.com.au
Address	ANGEL PLACE, LEVEL 8 123 PITT STREET Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GURNER 444 GARDENERS ROAD GPG1 TRUST & GURNER 444 GARDENERS ROAD GPG2 TRUST
ABN	75798278139

Primary Contact Info

Are you the primary contact?

Yes

Title
Ms

First Name
Camilla

Last Name
Firman

Phone
0459913020

Email
cfirman@urbis.com.au

Role/Position
Associate Director

Address

ANGEL PLACE, LEVEL 8

123 PITT STREET

Sydney, New South Wales 2000

AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Shop Top Housing - 444-450 Gardeners Rd Alexandria
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD80,000,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	300
Number of Occupants	350
Number of Dwellings	146
Gross Floor Area (GFA) sqm	15,107
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The proposal seeks a concurrent Planning Proposal and Detailed DA for the demolition of existing buildings and construction of a shop top housing development which will indicatively include 146 apartments, basement parking and associated landscaping and augmentation of utilities and infrastructure upgrades to accommodate the proposal.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	444-450 Gardeners Road, Alexandria
Site Address (Street number and name)	444-450 Gardeners Road, Alexandria, NSW, 2015
Site Co-ordinates - Latitude	-33.9185
Site Co-ordinates - Longitude	151.191

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	◉

Lot and DP

Lot and DP

Lot 1 / DP 774374
Lot 1 / SP 34780
Lot 2 / SP 34780
Lot 3 / SP 34780

Site Area

What is the total site area for your development?

Site Area sqm

3,918

Statutory Context

ⓘ **Note:** Please confirm the below selection by referring to the applicable section of either the *Planning Systems SEPP 2021* or the *Transport and Infrastructure SEPP 2021* or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Other development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Site is zoned E3 Productivity Support with small section of the Gardners Rd frontage zoned SP2 Classified Road for road acquisition. Whilst 'residential accommodation' is listed as prohibited in E3 zone, the site is subject to additional permitted uses under Sch.1 , Cl.1AA which permits 'shop-top housing' on land at Birmingham St, Alexandria and Botany Rd, Alexandria and Rosebery (between Gardeners Rd and Morley Ave), as shown edged heavy red and marked "(iv)" on Site Identification Map.

HDA EOI Number

256326

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name	444-450 Gardeners Road, Alexandria_BDAR Intention_260422

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E3 Productivity Support, SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- Environmental Planning and Assessment Act 1979
- Environmental Planning Assessment Regulation 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Sydney Local Environmental Plan 2012

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

- D/2017/240: DA Approved (deferred commencement)
- D/2017/240/A: DA Mod Approved
- D/2017/240/B: DA Mod Approved
- VPA/2017/19: Existing VPA relating embellishment and dedication of land for road and footpath widening along Gardeners Road (in SP2 zone).

Would the project vary any development standard?

Yes

Describe the nature of variation.

Clause 4.3: Height of Building: 45.5m. This seeks to vary the 22m SLEP2012 base height control (equating to a 106.8% Variation).
Clause 4.4: FSR: 3.86:1. This seeks to vary the 2:1 SLEP2012 base FSR control (equating to a 93% Variation)

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the *State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3*, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the *Fisheries Management Act 1994*?*

No

An approval under Part 4, or an excavation permit under Section 139, of the *Heritage Act 1977*?*

No

An Aboriginal heritage impact permit under Section 90 of the *National Parks and Wildlife Act 1974*?*

No

A bush fire safety authority under Section 100B of the *Rural Fires Act 1997*?*

No

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the *Water Management Act 2000*?*

No

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under Section 144 of the *Fisheries Management Act 1994*?*

No

An approval under Section 15 of the *Mine Subsidence Compensation Act 1961*?*

No

A mining lease under the *Mining Act 1992*?*

No

A petroleum production lease under the *Petroleum (Onshore) Act 1991*?*

No

An environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in Section 43 of that Act)?*

No

A consent under Section 138 of the *Roads Act 1993*?*

Yes

A licence under the *Pipelines Act 1967*?*

No

Attachments

File Name	444-450 Gardeners Road, Alexandria_Scoping Report
File Name	444-450 Gardeners Rd, Alexandria_Site Plan
File Name	444-450 Gardeners Road, Alexandria_BDAR Intention_260422