

SCOPING REPORT

58-76 STANMORE RD, 2-20 TUPPER ST AND 1-9 ALMA AVE, STANMORE NSW 2042



‘HDA SSDA’ REZONING & SHOP TOP HOUSING (EARLY WORKS)

For submission to the NSW Department of Planning, Housing & Infrastructure (DPHI)

On behalf of Stanmore Village Developments Pty Ltd

PREPARED BY PRINCIPLE PLANNING + URBAN DESIGN

info@principleplanning.com.au

ACN: 685876386

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Prepared by	Date	Version
Euan Peng (Town Planner)	20 March 2026	Draft
Carlo Di Giulio (Director, REAP) 	31 March 2026	Final

1. EXECUTIVE SUMMARY

This Scoping Report has been prepared by Principle Planning + Urban Design (PPUD) on behalf of Stanmore Village Developments Pty Ltd (the proponent). The report is prepared in support of 'Early Works' associated with a future shop top housing development with a concurrent rezoning (subject to a separate SSDA) at 58-76 Stanmore Rd, 2-20 Tupper St and 1- 9 Alma Ave, Stanmore (the subject site). For ease of reference, the application (for buildings) will be referred to as the 'Main Works SSDA', and this application will be referred to as the 'Early Works SSDA'.

The early works the subject of this scoping report include:

- Demolition of existing structures
- Site Establishment
- Erosion and sediment control
- Bulk excavation
- Construction and anchoring of piled shoring wall and capping beam
- Infrastructure services coordination and deviation
- Basement construction up to ground level

The 'Main Works' project will comprise a shop top housing building envelop with a podium along Stanmore Road. These works are subject to a separate scoping report and request for Secretary's Environmental Assessment Requirements (SEARs).

The detailed design for the Main Works SSDA is in the process of being finalised. Nevertheless, the proposal is likely to include:

- Construction of a new shop-top housing building envelope of approximately 25 storeys.
- Approximately 750 dwellings in 1 bed, 2 bed and 3 bedroom format.
- The proposal is likely to include at least 200 dwellings for BTR purposes. 10% of such dwellings would be provided as affordable housing for 10 years and maintained by a community housing provider.
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

The application would also include a concurrent rezoning. The rezoning will retain the existing R1 – General Residential land use zone, MU1 Mixed Use land use zone, and SP2 Infrastructure land use zone as prescribed by *Inner West Local Environmental Plan 2022*. However, it will seek to amend the floor space ratio (FSR) as prescribed by the Inner West LEP 2022 from 1.75:1 to 7.7:1. It is proposed to amend the height control from 11m, 17m and 21m to 80m.

The overall intent of the proposal is to provide much needed housing opportunities with extensive supportive services. Proposed housing will be in the form of market housing, affordable housing, as well as 'build to rent' housing.

This report seeks the Secretary's Environmental Assessment Requirement (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA). The proposal and site are 'declared projects' by the NSW Minister of Planning and Public Spaces (EOI No.290854), following the submission of an Expression of Interest (EOI) to the Housing Development Authority (HDA).

2. THE SITE AND SURROUNDS

The site is known as 58-76 Stanmore Rd, 2-20 Tupper St and 1-9 Alma Ave, Stanmore. It is formally recognised as outlined in Table 1 and as shown in Figures 1 and 2. It is within the Inner West Council Local Government Area.

Table 1: Legal descriptions of lots

Street Address	Legal Description
58-76 STANMORE ROAD	Lot 1 in DP 105806
	Lot 1 in DP 121240
	Lot A in DP 308880
	Lot B in DP 308880
2-4 TUPPER STREET	Lot C in DP 308880
6 TUPPER STREET	Lot D in DP 308880
8 TUPPER STREET	Lot 1 in DP 923826
10 TUPPER STREET	Lot 1 in DP 115287
	Lot 1 in DP 119242
12 TUPPER STREET	Lot 1 in DP 301956
14 TUPPER STREET	Lot 2 in DP 301956
20 TUPPER STREET	Lot 1 in DP 167529
1 ALMA AVENUE	Lot 1 in DP 180283
3 ALMA AVENUE	Lot 1 in DP 971516
5 ALMA AVENUE	Lot 1 in DP 444675
7 ALMA AVENUE	Lot 2 in DP 444675
9 ALMA AVENUE	Lot 3 in DP 444675

The site is less than 100m from Newtown, which is identified as a ‘town centre’ for the purposes of Chapter 6 (Low mid rising housing) of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The site is located in an ‘accessible area’ as defined in Schedule 10 of the Housing SEPP, being within 800m of a public entrance to the Stanmore Railway station. Several bus stops are located along Stanmore Road and Enmore Road, approximately 150m to 250m from the site’s northern boundary.

Further, the site is approximately 300m to Newington College, 420m to Stanmore Public School, 600m to TAFE- Design Centre, and a substantial number of different amenities can be found along Enmore Road and King Street in the Newtown town centre.

The site is rectangular in shape with a frontage to Stanmore Road of approximately 67m and a frontage to Tupper Street of approximately 141m. Its area is approximately 8,450m². Pedestrian and vehicular access is currently via Stanmore Road, Tupper Street, and Alma Avenue.

An aerial view of the site is shown in **Figure 1** below and notable nearby amenities in **Figure 2**.

The site currently contains six single-storey residential houses, an electricity substation, a two-storey former club building and a vacant land.



Figure 1: Aerial view of subject site (Source: Google Maps/PPUD)

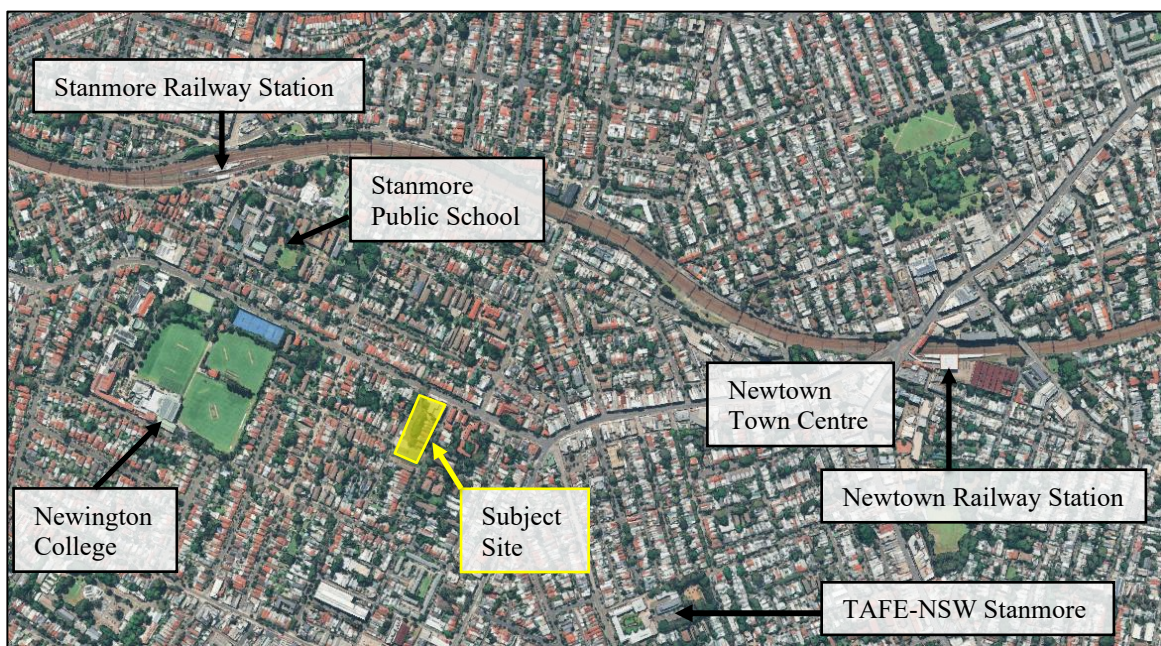


Figure 2: Locality aerial view with subject site outlined yellow (Source: Google Maps/PPUD)

3. DEVELOPMENT HISTORY

The site was subject to a Planning Proposal (NO. PP-2021-2911) approved on 7 June 2021 to rezone the land and marginally increase the permissible building height and floor space ratio. This planning proposal enabled residential flat buildings and a mixed-use development comprising up to 160 dwellings and 1550m² of commercial and club floor space.

Other than the above, a registered club had operated at the premises for approximately 40 years.

4. PROPOSAL DESCRIPTION

This Scoping Report refers to the following Early Works for a future shop top housing development. Specifically, the proposal will include:

- Demolition of existing structures.
- Site Establishment
- Erosion and sediment control
- Bulk excavation
- Construction and anchoring of piled shoring wall and capping beam
- Infrastructure services coordination and deviation.
- Basement construction up to ground level.

The future development (Main Works SSDA) will seek to deliver 750 dwellings as part of a shop top housing development. It will include a 2-level podium (to be confirmed), with commercial and retail services above which residential building envelopes will be proposed. The residential component will most likely be split for build to sell (BTS) and build to rent (BTR) purposes and will include affordable housing.

5. STATUTORY PLANNING CONTEXT

The subject site is currently partially within land use zone R1 – General Residential, MU1 – Mixed Use, and SP2 – Infrastructure according to the *Inner West Local Environmental Plan 2022*. The objectives of these zones are:

Zone R1 General Residential

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide residential development that maintains the character of built and natural features in the surrounding area.*

Zone MU1 Mixed Use

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To enable land uses that do not impact on the role or viability of nearby centres.*
- *To enhance the visual appearance and accessibility of the area by ensuring development achieves high architectural, urban design and landscape standards that caters for the needs of all ages and abilities.*

Zone SP2 Infrastructure

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- *To protect and provide for land used for community purposes.*
- *To provide for public, community and social infrastructure.*



Figure 3: Extract of land use map, with subject site outlined yellow (Source: e-Spatial Viewer/PPUD)

The Main Works proposal will be entirely for shop top housing purposes. Tenancies for retail premises is intended to be placed on the ground floor as well as lower ground floor (to be confirmed). The housing component will include 1 bedroom, 2 bedroom and 3 bedroom dwellings. Dwellings will be provided in market housing, affordable housing, as well as build to rent purposes.

Given the above, the proposal is permissible and considered to be consistent with the existing zone objectives. In this case, an amendment to the existing land use zone would not be sought as part of any SSDA.

As is demonstrated in the following map extracts, a HOB standard of part 11m, part 17m and part 21m applies to the site. The FSR standard is part 1:1 and part 1.75:1. These controls are prescribed by *Inner West Local Environmental Plan 2022*.

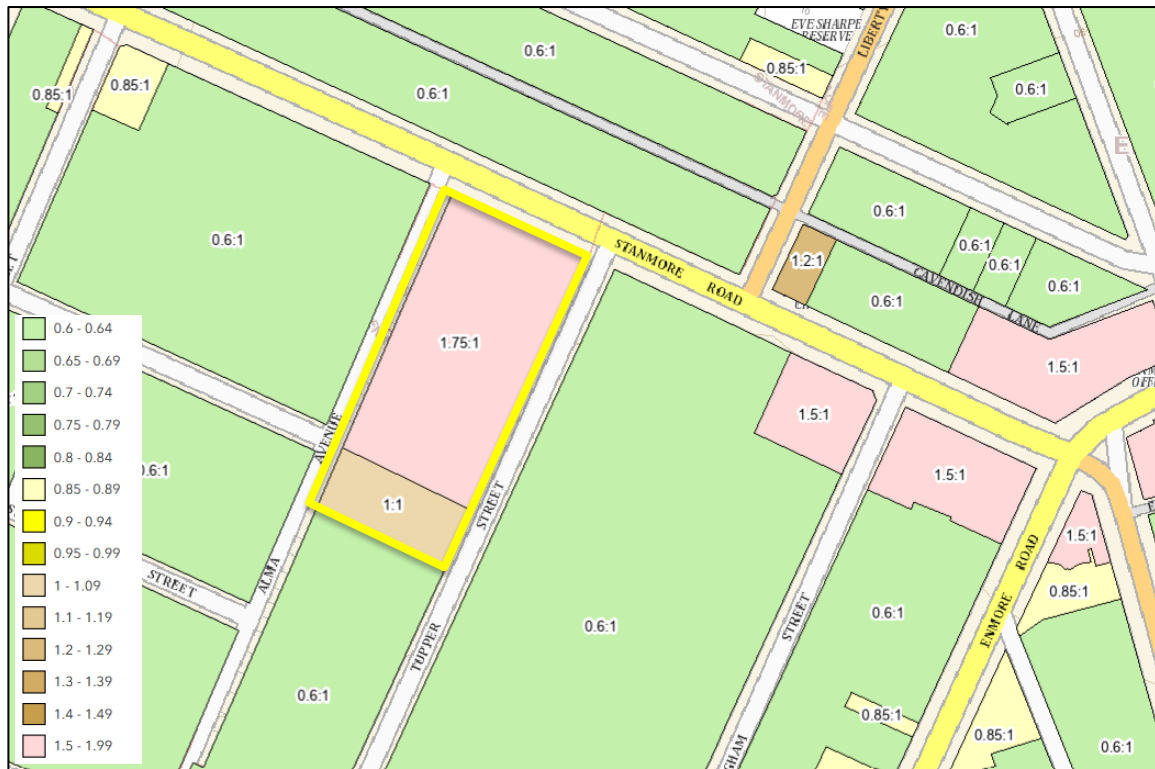


Figure 4: Extract of FSR map, with subject site outlined yellow (Source: e-Spatial Viewer/PPUD)



Figure 5: Extract of HOB map, with subject site outlined yellow (Source: e-Spatial Viewer/PPUD)

It is also worth noting that the subject site does not contain any heritage items. However, it is in proximity to two general heritage items to the north and to the west. It is also opposite to a general conservation area to the south as shown in Figure 6 below.

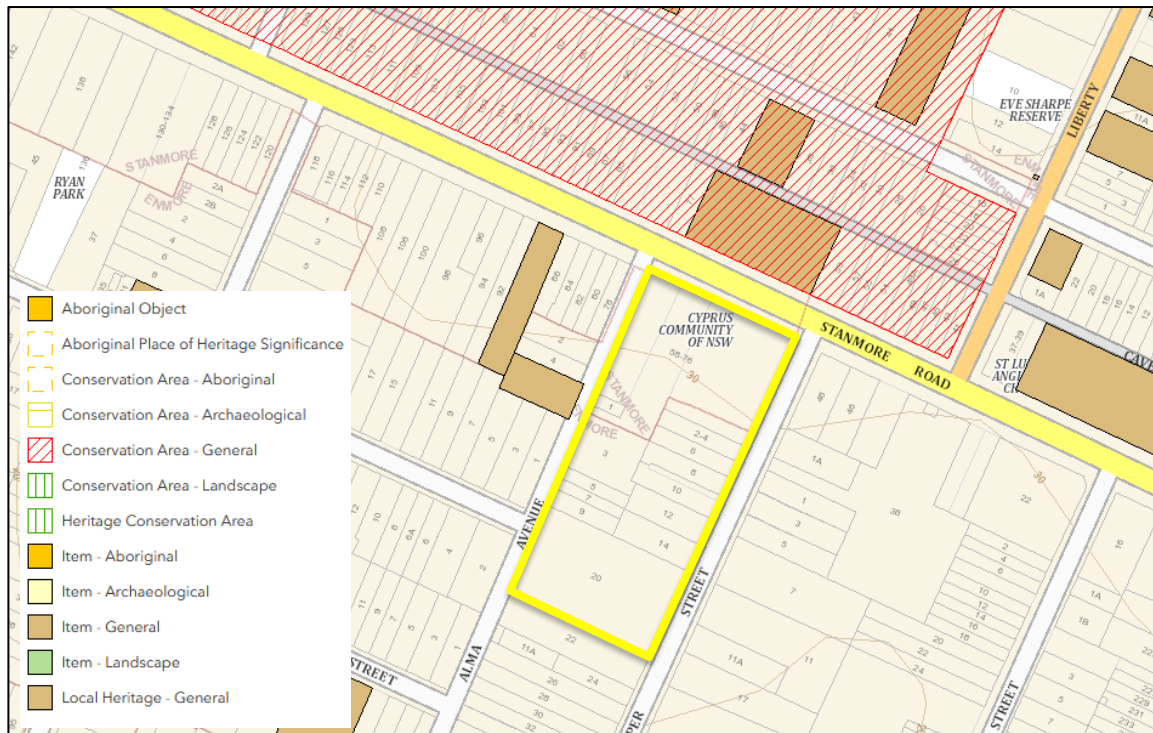


Figure 6: Extract of Heritage map, with subject site outlined yellow (Source: e-Spatial Viewer/PPUD)

The site is partially nominated as being affected by acid sulfate soils around the southern site boundary.

The site is not affected by bushfire constraints.

A range of specialist consultants have already been engaged for any Early Works SSDA to assess and mitigate potential environmental impacts. These include architect, waste management consultant, traffic consultant and geotechnical consultant, for example.

6. CONCLUSION

A HDA EOI nominated 750 dwellings was supported for the site by the HDA and the NSW Minister for Planning. Overall, the proposal will seek to deliver a self-sufficient precinct whereby market housing, BTR, affordable housing, retail services, commercial services, recreational services, a supermarket, as well as ample parking can be provided on site.

This application is for Early Works only, with Main works forming a separate SSDA.