



Project Name: Stanmore Road Project
Case ID: PDA-112935239

Proponent Details

Project Owner Info

Title	Mr
First Name	Carlo
Last name	Di Giulio
Role/Position	Director
Phone	0421285782
Email	carlo@principleplanning.com.au
Address	174
	EBLEY STREET
	BONDI JUNCTION ,
	New South Wales, 2022 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Carlo	Di Giulio
Phone	Email	Role/Position
0421285782	carlo@principleplanning.com.au	Director

Address

174
EBLEY STREET
BONDI JUNCTION, New South Wales 2022
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	Stanmore Road Project
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD50,000,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	50
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	5,000
Net Lettable Area (NLA) sqm	0

Description of the Development/Infrastructure

The early works 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

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Stanmore Road Project - early works
Site Address (Street number and name)	58-76 STANMORE RD, 2-20 TUPPER ST AND 1-9 ALMA AVE, STANMORE
Site Co-ordinates - Latitude	-33.89
Site Co-ordinates - Longitude	151.17

Local Government Area

Local Government	District Name	Region Name	Primary Region
Inner West	Eastern City District	Sydney	

Lot and DP

- Lot and DP
- Lot 1 in DP 105806
 - Lot 1 in DP 121240
 - Lot A in DP 308880
 - Lot B in DP 308880
 - Lot C in DP 308880
 - Lot D in DP 308880
 - Lot 1 in DP 923826
 - Lot 1 in DP 115287
 - Lot 1 in DP 119242
 - Lot 1 in DP 301956
 - Lot 2 in DP 301956
 - Lot 1 in DP 167529
 - Lot 1 in DP 180283
 - Lot 1 in DP 971516
 - Lot 1 in DP 444675
 - Lot 2 in DP 444675
 - Lot 3 in DP 444675

Site Area

What is the total site area for your development?

Site Area sqm

9,200

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

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

shop top housing is permissible in MU1 Mixed Use and R1 General Residential zone under Inner West Local Environmental Plan 2022. Build to rent is permissible via the SEPP (housing).

HDA EOI Number

290854

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	BDAR waiver
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Land Use Zones

What land use zone/s is the development in?

Land use
zones (select
all that apply)

R1 General
Residential,
MU1 Mixed
Use, SP2
Infrastructure

Statutory Context 2

Legislation and EPIs

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

Inner West Local Environmental Plan 2022
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Planning System) 2021
State Environmental Planning Policy (Sustainable buildings) 2022
State Environmental Planning Policy (Transport and infrastructure) 2021

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

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.

Would the project vary any development standard?

No

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](#)?*

Yes

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	58 to 76 Stanmore Rd_site and locality image
File Name	Plans
File Name	BDAR waiver
File Name	Scoping Report Early W- Stanmore Road, Stanmore