

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-659 – DA 8.2025.117.1- Mosman – 93-101A Awaba Street, Mosman
APPLICANT OWNER	Applicant: Metis Developments Pty Ltd. Owner(s): Jonathan Nell, Kathryn Nell, Helen Kadi, Zan Kadi, Alexis Lupis, Amanda Lupis, Paula Jimenez Plaza, Luis Perez Garcia, Megan Thomas, Darren Thomas
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 Mosman Local Environmental Plan 2012
CIV	\$39,929,683.00 (exl. GST)
BRIEFING DATE	10 September 2025

ATTENDEES

APPLICANT	Nick Madgwick - Director, Metis Developments / Developer Arian Galanis - Director, Metis Developments / Developer Jeff Curnow - Director, Metis Developments / Developer Rory Brady - Cox / Architect Ramin Jahromi - Cox / Architect Elliott Dumanis - GSA / Planner
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Michael Randall, Stuart McDonald
COUNCIL OFFICER(S)	Payarm Eskandari, Sophie Milligan, Angelo Falato
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Anaise Nagy

DA LODGED: 26 June 2025

DAYS SINCE LODGEMENT: 76 days

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Issues raised by council include shortfall of parking, landscaping and public domain, no communal open space, privacy and basement footprint.
- Communal open space may be provided on the roof
- The Applicant responded to Council's concerns and discussed application of the LMR SEPP and DCP
- Council's view is that the DA is not currently compliant with the LMR SEPP, although the Applicant anticipates clarification by the State regarding walking distances in favour of the DA.
- The Applicant's alternative to the current DA would be a 6-storey building utilising an affordable housing uplift
- Council and Water NSW have requested additional information and the Applicant's response has been provided
- The Applicant and Council are to further consider acoustic design

NEXT STEPS

- Council's internal traffic engineer's referral response will be available within 4 to 6 weeks
- Council's landscaping and environmental health referrals are also still pending
- Council and the Applicant to meet within the next 2 weeks to seek resolution to the issues

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.