



Pre-Development Application

Date Submitted: 27/05/2026

Project Name: 35-45 Awaba Street, Mosman
Case ID: PDA-124277741

Proponent Details

Project Owner Info

Title	Mr
First Name	Christopher
Last name	Walsh
Role/Position	Company
Phone	0401847966
Email	christopher.walsh@heworth.com.au
	Level 13, 160 Sussex Street
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	HEWORTH DEVELOPMENT PTY LTD
ABN	84616077233

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Planning	Ingenuity
Phone	Email	Role/Position
0295312555	SSDapplications@planningingenuity.com.au	Company

Address

Suite 210, 531-533 Kingsway
Miranda, New South Wales 2228
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	35-45 Awaba Street, Mosman
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD90,000,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	280
Number of Occupants	220
Number of Dwellings	100
Gross Floor Area (GFA) sqm	9,913
% of In-fill Affordable Housing	4
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

Construction of a residential flat building and concurrent Planning Proposal to amend Height of Building and Floor Space Ratio development standards

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Awaba Street
Site Address (Street number and name)	35-45 Awaba Street, Mosman
Site Co-ordinates - Latitude	-33.82072
Site Co-ordinates - Longitude	151.243

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Mosman Municipality	North District	Sydney		

Lot and DP

Lot and DP
Lots 7-12 in DP3558

Site Area

What is the total site area for your development?
Site Area sqm
2,792

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

The subject site is zoned R3 Medium Density Residential Zone under the Mosman Local Environmental Plan 2012. Residential Flat Buildings are permitted with consent in the R3 zone.

HDA EOI Number

289472

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	Prelim BDAR Wavier Request - 35-45 Awaba Street, MOSMAN
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Statutory Context 2

Legislation and EPIs

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

- Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021; and
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- Canterbury-Bankstown Local Environmental Plan 2012; and
- Mosman Development Control Plan 2012.

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

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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	HDA EOI - 35-45 Awaba Street, MOSMAN
File Name	HDA EOI Plans - 35-45 Awaba Street, MOSMAN
File Name	Scoping Report - 35-45 Awaba Street, MOSMAN
File Name	Site Layout - 35-45 Awaba Street, MOSMAN
File Name	Prelim BDAR Wavier Request - 35-45 Awaba Street, MOSMAN