

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 March 2025, 9:30am – 10:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-188 – Georges River – DA2024/0612 - 13 Coleridge Street RIVERWOOD 2210 - Affordable Housing Residential Flat Building - Removal of trees and construction of a 4-storey affordable housing residential flat building containing 42 units over basement car parking, including landscaping, site works and dedication of land.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos Note: Penelope Holloway part chaired the meeting whilst the Chair, Annelise Tuor, was experiencing technical difficulties.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ruth Bennett, Nicole Askew, Carine Elias
APPLICANT REPRESENTATIVES	Carolyn Howell (Homes NSW), Deborah Gilbert (Homes NSW), Hammad Osmani (Homes NSW), Abhay Dave (Homes NSW), Puneet Sodhi (Homes NSW), John Andreas (WMK Architecture), Nicole Cork (WMK Architecture)
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

The panel notes the applicant presentation, and the matters discussed with the applicant and council assessment planners during the briefing. The following matters raised included:

- Matters raised by Council during pre-lodgement including building height, exceedance of the FSR under the GLEP, interface with Phillip Street Reserve and the provision of a through-site link, streetscape presentation and improvements, proposed street tree removal and waste management arrangements.
- The implications of the commencement of the second stage of the Low and Mid-Rise Housing Policy (LMR) under the SEPP (Housing) 2021 on the permissible maximum FSR and Height of Building. The applicant advised whilst the LMR provisions are still being investigated, it wishes to proceed with the current development application before the panel.
- Public exhibition until 26th March 2025 with 14 submissions currently received. Redacted submissions will be uploaded to the portal once exhibition is complete. Matters raised include:
 - Potential improvements to the streetscape presentation,.
 - Traffic congestion and parking

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- Status of external referrals: APA in relation to the Sydney to Moomba Ethane Pipeline (Pipeline); Sydney Trains in relation to TI SEPP and proposed excavation of 2m or greater within influence of train line; Ausgrid (conditions provided); and NSW Police (no response received).
- APA provided correspondence on 12 March 25 with regard to the gas pipeline and indicated they do not object to proposal subject to conditions, including risk assessment
- Status of internal referrals. Response received from GIS and responses still to be provided from Environmental health, urban design, traffic engineering, waste, stormwater engineering.
- Council's Urban Designer has informally raised concerns relating to the removal of a significant street tree and the potential relocation of proposed driveway and the location of balconies on the street corner frontage.

Next Steps

- Council advised that an RFI is being prepared and will be finalised once the remaining internal and external referrals are received. Council anticipate the RFI will be available within 3-4 weeks.
- Further briefings will be provided to the panel as required.
- Council is to negotiate agreement to any draft conditions of consent with the Crown applicant prior to the council assessment report being forwarded to the panel.
- Once council has finalised its assessment report, a public determination meeting will be held as more than 10 unique objections have been received.

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.

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