

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 June 2025, 10:30am - 12:20am
LOCATION	MS Teams videoconference

BRIEFING MATTER(S)

PPSSSH-188 – Georges River – DA2024/0612 - 13 Coleridge Street RIVERWOOD - Affordable Housing Residential Flat Building.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Christina Jamieson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ruth Bennett, Atalay Bas, Geoffrey Garnsey, Firoz Ahmed
APPLICANT REPRESENTATIVES	Karl Harb, Carolyn Howell, Deboarah Gilbert, Hammad Osmani, Abhay Dave, Nicole Cork, Fouad Habbouche, Belind McHarg
DPHI	Amanda Moylan, Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the overview provided by Council of the matters raised in its RFI, issued on 2 May, the presentation provided by the applicant and the matters discussed with the applicant and council assessment planners during the briefing. In particular, the panel notes:

- Council met with the applicant in the week of the 16 June 2025 in relation to engineering matters, which are largely resolved.
- Submissions in response to notification of the application raised concerns regarding limited on street parking along Coleridge Street, resulting from use by the nearby station and town centre.
- The location of the driveway requires the removal of tree 3 (bottlebrush species), the applicant has investigated options to relocate the driveway, however, these would result in impacts on other trees and the design of the driveway access. The applicant has no objection to a condition requiring a replacement tree and council is to advise on an appropriate species.
- Council considers that as the proposal is for 42 units, visitor parking and a loading dock should be provided in accordance with its DCP, or that further justification is required. However, the parking arrangements comply with SEPP Housing, which is the primary planning instrument, and the applicant explained that the parking requirements of the occupants of the development are substantially less than non-social housing. The applicant agreed to provide further information to demonstrate that the

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nature of occupants and visitors will not generate an unreasonable demand for on street visitor parking and that servicing of the development does not require a loading dock.

- The Panel noted that, in relation to the availability of on street parking for visitors, the site has a long street frontage and the additional spaces, that will result from the removal of multiple street cross overs, will provide extra on-street parking for this purpose. Further information on the availability of on street parking could be provided by the applicant, if needed.
- The applicant has sought to address the urban design issues raised in the RFI, in particular, by improving the legibility of the entrances to the building and its street presentation. The applicant explained that the provision of separate entrances to units, relocation of the garbage room and other services was not feasible.
- The applicant explained that the basement is within the front setback of the building above. The applicant has agreed to dedicate a three metre wide through site link to council along the western boundary of the site, even though this is not legally required to be provided. However, this area should be included in the calculations for setback and landscaped area. The applicant and council have different opinions on the amount of deep soil, and the applicant will provide information to demonstrate compliance and opportunities to provide deep soil that can accommodate canopy trees.
- The applicant will provide further information to demonstrate compliance with solar access and cross ventilation.
- The acoustic requirements can be included as conditions of consent

Next Steps

- Applicant to respond to the RFI by 30 June 2025.
- The RFI response will need to be referred internally, including traffic and urban design, and the assessment of the RFI response will take approx. 4 weeks from date of lodgement.
- Schedule an assessment briefing on Monday 21 July 2025 (if required), and tentative determination date in August. Determination to be based on the information received in response to the RFI and feedback from any future assessment briefing.
- Council to begin preparing assessment report for August determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR August 2025

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