

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 July 2025, 11:30am-12:30pm
LOCATION	MS Teams - video conference

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, Christina Jamieson, Sam Stratikopoulos
APOLOGIES	Glennis James
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ruth Bennett, Atalay Bas, Roopali Pandey, Firoz Ahmed, Geoffrey Garnsey
APPLICANT REPRESENTATIVES	Carolyn Howell (Homes NSW), Deborah Gilbert (Homes NSW), Hammad Osmani (Homes NSW), Abhay Dave (Homes NSW), Nicole Cork (WMK Architecture), Frances Beasley, Belinda McHarg
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

- Council received a response to the RFI from the applicant on the 1 July 2025, Council have re-referred the application internally, Councils outstanding concerns include:
 - Urban design - principally presentation to the street, internal circulation and solar access
 - Landscaping - amended landscape plan and arboricultural report under assessment
 - Parking - requirement of visitor parking, recognising that this is not required in the Housing SEPP
 - Stormwater – Amended stormwater plan (Rev D dated 16 June) is satisfactory
- In the briefing, the Applicant provided further information and justification in response to the above issues, including further information on the needs and management of social housing.
- Council to provide any further feedback on RFI response as soon as possible, and complete its assessment based on the based on the current application, subject to minor clarifications/changes

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The applicant should submit the following additional information as soon as possible:

- Confirmation that units discussed comply with solar access requirements. If not, investigate minor amendments to design, and or explanation as to why non-compliance is acceptable
- Clarification that the balconies of the ground floor units should be open and not fully enclosed.

Next Steps

- Council to upload assessment report by the 18 August and provide draft conditions to the applicant prior to the determination.
- Council and the applicant to discuss any further matters that require clarification

TENTATIVE DETERMINATION DATE SCHEDULED FOR 1 SEPTEMBER 2025

Planning Panels Team

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