

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 25 May 2022
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSTH-153 – Shoalhaven – RA22/1002 – 44 Coomea Street, Bomaderry – Construction of In-fill Affordable Housing Development comprising Two (2) Residential Flat Buildings (39 Dwellings)

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Acting Chair), Renata Brooks and Brian Kirk
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Andrew Vernez, Cathy Burn, Rebecca Lockart, Jack Rixon (consultant)
<b>DPE</b>	Amanda Moylan

## KEY ISSUES DISCUSSED

- Site context and explanation of proposal
- Summary of internal and external referrals
- ADG non compliances
- Acoustic privacy and mechanisms for sound attenuation, particularly between apartments noting juxtaposition of bedrooms and TV rooms in some adjoining dwellings
- Solar access to south facing units and compliance with ADG.
- Visual privacy and visual amenity including the impact of the proposed visual screening to private open space on amenity and visual outlook.
- Options to provide greater flexibility for communal uses, not limited to play ground for communal open space.
- Additional information sought from applicant around ADG requirements, visual privacy, solar and daylight access, hydraulic and stormwater details and car parking.
- Council to request further information from applicant in relation to additional matters raised by the Panel prior to progression to determination meeting.
- No public submissions received during the exhibition period.
- The Panel confirmed that a public meeting would not be required to enable determination.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR JULY 2022

### Planning Panels Secretariat