

Statement of Environmental Effects

Subject Site:

Bomaderry Basketball Stadium Refurbishment
84 Cambewarra Road, Bomaderry NSW 2541
Lot 100 DP1237704

Proposed Development:

Refurbishment of Existing Indoor Basketball Stadium

Prepared for:

Shoalhaven City Council

September 2022

Reference – 20210628

T +61 417 252 430
74 / 20 Eve Street
Erskineville NSW 2043

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1. Executive summary

This Statement of Environmental Effects (SEE) is in support of a Development Application (DA) lodged with Shoalhaven City Council (SCC) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposed development consists of internal and external alterations and additions to refurbish the existing Bomaderry Basketball Stadium located at 84 Cambewarra Drive, Bomaderry (Lot 100 DP1237704), to facilitate its continued use as a Sports Stadium. As the Capital Investment Value of the DA is above the \$5 million threshold, at **\$5,659,310**, as per the Quantity Surveyor's Cost Summary accompanying this SEE, the proposed development is also therefore considered to be 'Regional Development' pursuant to Schedule 6 of SEPP (Planning Systems) 2021, therefore, the Regional Panel becomes the relevant Consent Authority for the development application.

This SEE has been prepared by Leo Town Planning on behalf of Shoalhaven City Council. This SEE describes the proposed development at the site and provides an assessment of the proposal against the relevantly applicable planning controls and policies, in particular: against the *Matters for Consideration* pursuant to Section 4.15 Evaluation of the *Environmental Planning and Assessment Act 1979* (EP&A Act); *State Environmental Planning Policy (State Significant Precincts) 2005*; and the *Sydney Olympic Master Plan 2030 (2018 Review)*.

This SEE is supported by the following specialist studies that confirm the proposal would be consistent with relevant standards, including:

- ◆ Quantity Survey, Wilde & Wollard
- ◆ Acoustic Assessment, Resonate Consultants
- ◆ Building Code of Australia Assessment, BCA Logic
- ◆ Access Report, BCA Access
- ◆ Mechanical and Electrical Engineering Design Certificates, Webb Australia
- ◆ Electrical, Civil, and Structural Engineering Design Certificates, Henry & Hymas
- ◆ Landscape Plan, Square One
- ◆ Waste Management Plan, Conybeare Morrison Architects
- ◆ Hazardous Materials Inspection Report, Asbestos Reporting
- ◆ Site Survey Plan, Intrax Consulting Group
- ◆ Architectural drawings, Conybeare Morrison Architects

It is considered that the proposed DA would be consistent with the relevantly applicable provisions of the:

- ◆ Environmental Planning and Assessment Act 1979
- ◆ Environmental Planning and Assessment Regulation 2021
- ◆ SEPP (Planning Systems) 2021
- ◆ SEPP (Resilience and Hazards) 2021
- ◆ Shoalhaven Local Environmental Plan 2014
- ◆ Shoalhaven Development Control Plan 2014 including:

- Chapter G1 Site Analysis, Site Design and Building Materials
- Chapter G2 Sustainable Stormwater Management and Erosion / Sediment Control
- Chapter G3 Landscaping Design Guidelines
- Chapter G7 Waste Minimisation and Management Controls
- Chapter G21 Car Parking and Traffic
- Chapter G22 Advertising Signs and Structures

This SEE demonstrates that the proposed DA remains consistent with the relevantly applicable planning controls and policies of Shoalhaven City Council and is considered to be worthy of Council's consent.

2. Introduction

2.1 Background

This Statement of Environmental Effects (SEE) is in support of a Development Application (DA) lodged with Shoalhaven City Council for the proposed internal and external alterations and additions to refurbish the existing Bomaderry Basketball Stadium located at 84 Cambewarra Drive, Bomaderry NSW 2541 (Lot 100 DP1237704), to facilitate its continued use as a Sports Stadium.

This SEE has been prepared by Leo Town Planning on behalf of Shoalhaven City Council. This SEE describes the proposed development at the site and provides an assessment of the proposal against the relevantly applicable planning controls and policies pursuant to the *Matters for Consideration* at Section 4.15 Evaluation of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The existing Bomaderry Basketball Stadium is located at the Artie Smith Oval site, which has a combined area of approximately 5.7 ha and also includes an AFL Oval, Cricket and AFL Amenity Building, Croquet Courts, Clubhouse and Amenities, the Shoalhaven Indoor Sports Centre (SISC), site landscaping and car parking. The Artie Smith Oval is part of the master planned Shoalhaven Community and Recreational Precinct. Recent upgrades at the Precinct have created State-level sporting facilities. The master planned Artie Smith Oval upgrade works aims to create a functional venue for the respective sports at State and local levels, within a community park character.

The design considers safety and security by design aspects, along with whole of life costs through reduced energy use via natural ventilation, solar power generation and selection of low maintenance materials.

The refurbished Bomaderry Basketball Stadium would provide upgraded facilities, within an expanded building footprint, that complies with current standards for: BCA; Fire detection, suppression and emergency evacuation measures; Access, Acoustic, Engineering design and Hazardous Materials management.

The refurbished Bomaderry Basketball Stadium is proposed to continue to operate 7 days per week between the hours of 7:00 am – 10:30 pm, with staff tidying up and leaving by 11:00 pm (i.e. same hours as the newly constructed SISC building adjacent).

Approval of the project would create additional local employment opportunities for the community during both the construction-phase and during its operational lifetime.

This proposal seeks development consent from Shoalhaven City Council (SCC) for the proposed alterations and additions at the site to facilitate its continued and refurbished use as an *indoor sports stadium* for the community.

2.2 Description of Existing Bomaderry Basketball Centre

The existing Bomaderry Basketball Centre is located within the north-eastern corner of the Artie Smith Sports Precinct on Cambewarra Road, near the corner of North Trawal Street. The project seeks to retain and refurbish the existing indoor sports stadium to provide modernised indoor basketball stadiums and facilities for users. Building alterations and additions are also proposed to the northern part of the facility.



Figure 1 – Subject Site outlined in red: 84 Cambewarra Road, Bomaderry NSW 2541

2.3 Proponent and Project team

The project team who prepared the supporting specialist documentation accompanying this development application is listed in the Table below.

Table 1 – Project Team

Project Role	Company
Applicant	Shoalhaven City Council
Project Management	Conybeare Morrison Architects
Architectural Drawings (existing, demolition, proposed), External Materials & Finishes	Conybeare Morrison Architects
Statement of Environmental Effects	Leo Town Planning
BCA Assessment	BCA Logic
Accessibility Assessment	BCA Access
Mechanical Engineering Design Certificate	Webb Australia Engineers
Electrical Engineering Design Certificate	Webb Australia Engineers
Hydraulic Engineering Design Certificate	Henry & Hymas Engineers
Structural Engineering Design Certificates	Henry & Hymas Engineers
Civil Engineering Design Certificate	Henry & Hymas Engineers
Acoustic Assessment	Resonate
Landscape Plan	Square One
Waste Management Plan	Conybeare Morrison Architects
Site Survey Plan	Intrax Consulting Group
Quantity Survey Cost Summary Report	Wilde & Wollard
Landowners Consent	Shoalhaven City Council

2.4 Site Description



Figure 2 – Subject Site: 84 Cambewarra Road, Bomaderry NSW 2541 (aerial photograph dated 14 February 2022)

Source: Near Maps

The Artie Smith Oval site has a total area of approximately 7.86 ha. The site is zoned RE1 Public Recreation, pursuant to the provisions of Shoalhaven LEP 2014. As with similarly zoned RE1 lands, there are no Floor Space Ratio or Height of Building Control at the site. There are also no listed Heritage Items, no mapped Flood Risk land nor any mapped Bushfire Risk at the site. The site contains Acid Sulfate Soils: Class 5. Surrounding residential areas have an 8.5 m maximum height of buildings control.



Figure 3 – Subject Site and Land Use Zones (Source: Mecone Mosaic)

Site topography across the basketball stadium site falls west to east, from 48 m AHD to 46 m AHD. Overland flow paths for stormwater pass over the site and have been taken into account during the planning and design phases of the development and the broader masterplanning of the Artie Smith Oval site.



Figure 4 – Subject Site and Elevation Contours (Source: Mecone Mosaic)

2.5 Surrounding Development

The subject site is located at 84 Cambewarra Road, Bomaderry NSW 2541 (Lot 100 DP1237704). Bomaderry Train Station and town centre is located approximately 1.6 km southeast by road and Nowra CBD is located approximately 4 km south of the site.

The Subject Site of the proposed development is located within the north-eastern corner of the Artie Smith Sports Precinct that incorporates the recently constructed Shoalhaven Indoor Sports Centre (SISC) adjacent to the west of the existing indoor Basketball Stadium building. The site's main access is via the northern Cambewarra Road frontage, which is opposite the playing fields of the Bomaderry High School. The north-eastern corner of Cambewarra Road and North Trawal Street contains a community training and education centre that is to the immediate east of the indoor Basketball Stadium.

R2 Low Density Residential land uses dominate to the west, south and east. SP2 Infrastructure (Educational Establishment) land uses are to the north (Bomaderry High School) and to the east, Community Training and Education Centre. Bomaderry Aquatic Centre and cricket oval is located on the northern side of Cambewarra Road, on land zoned

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RE1 Public Recreation. There are also 4 residential properties north of the site along Cambewarra Road between the Aquatic Centre site and the Bomaderry High School site.

3. Proposed Development

The proposal seeks Shoalhaven City Council's development consent for the following internal and external alterations and additions at the site to facilitate its continued use as an indoor basketball stadium, defined as a **recreation facility (indoor)** pursuant to the Dictionary to Shoalhaven LEP 2014, which states:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The proposed refurbishment works, alterations and additions comprise the following:

- ◆ Demolitions as indicated in red on drawings prepared by CM+ including
 - All existing building elements apart from primary steel structure and game court flooring to be demolished and disposed of safely
 - all internal and external building cladding to be demolished (may contain asbestos)
 - demolition of non-DDA compliant access ramp and slab
 - demolition of spectator seating
 - all existing doors and glazing to be demolished
 - demolition of northern roof over amenities, porch including demolition of walling, fixtures and supporting structure (may contain asbestos)
 - all existing entry porch, slab and steps to be demolished
 - all existing roofing to be removed and disposed of safely (may contain asbestos)
 - all existing building lining to be removed and disposed of safely (may contain asbestos)
- ◆ Retention of primary steel structure and associated bracing to be made good
- ◆ Existing game court floor to be preserved and reinstated after redevelopment (to be removed, stored and reinstated, if remedial works to footing required)
- ◆ Construction of new building elements to existing structure to a proposed building height of RL 55.72 m AHD (new roofing, internal walls, new external façades, access ramps / steps, doors and windows, new internal fitouts)
- ◆ New covered walkway between Site and adjacent SISC building
- ◆ Reinstatement of flooring to Court 5 at RL 47.27 m AHD
- ◆ Reinstatement of flooring to Court 6 at RL 46.50 m AHD
- ◆ New internal layout to provide sanitary facilities, meeting rooms, café, official rooms and store rooms
- ◆ Associated site works: electrical/civil/fire/mechanical/structural engineering, pathways, and lighting
- ◆ Additional curtilage landscaping



Figure 5 – Perspective Front Elevation Looking West (Source: CM+)



Figure 6 – Perspective Rear Elevation Looking East (Source: CM+)

A new covered walkway is also proposed between the refurbished basketball stadium and the recently constructed SISC building that is adjacent to the west.

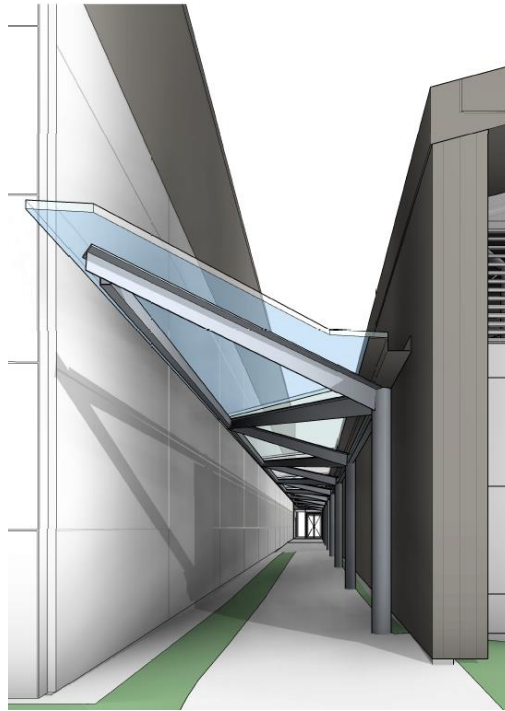


Figure 7 – Awning Structure between Site and Adjacent SISC Building. View North (Source: CM+)

Existing car parking arrangements that have been recently upgraded as part of the adjacent SISC works are not proposed to be altered. Some additional landscaping is also proposed within the immediate curtilage of the refurbished basketball stadium.

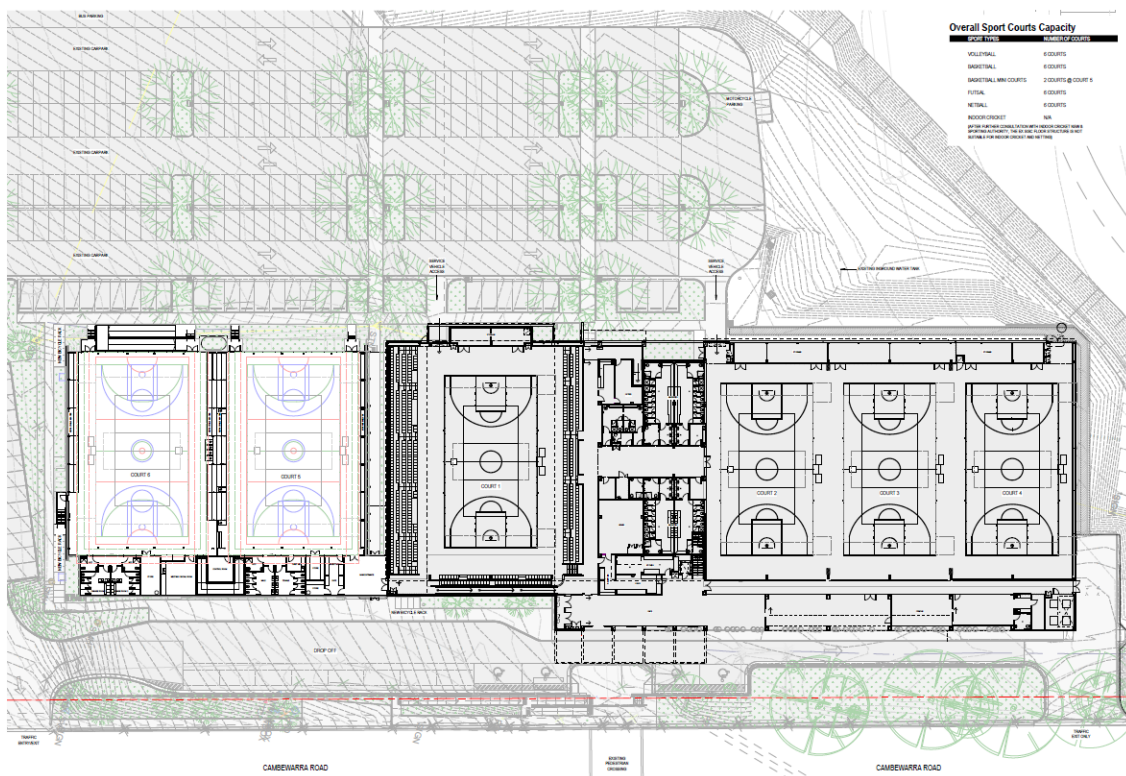


Figure 8 –Overall Site Plan and Adjacent SISC Building (Source: CM+)

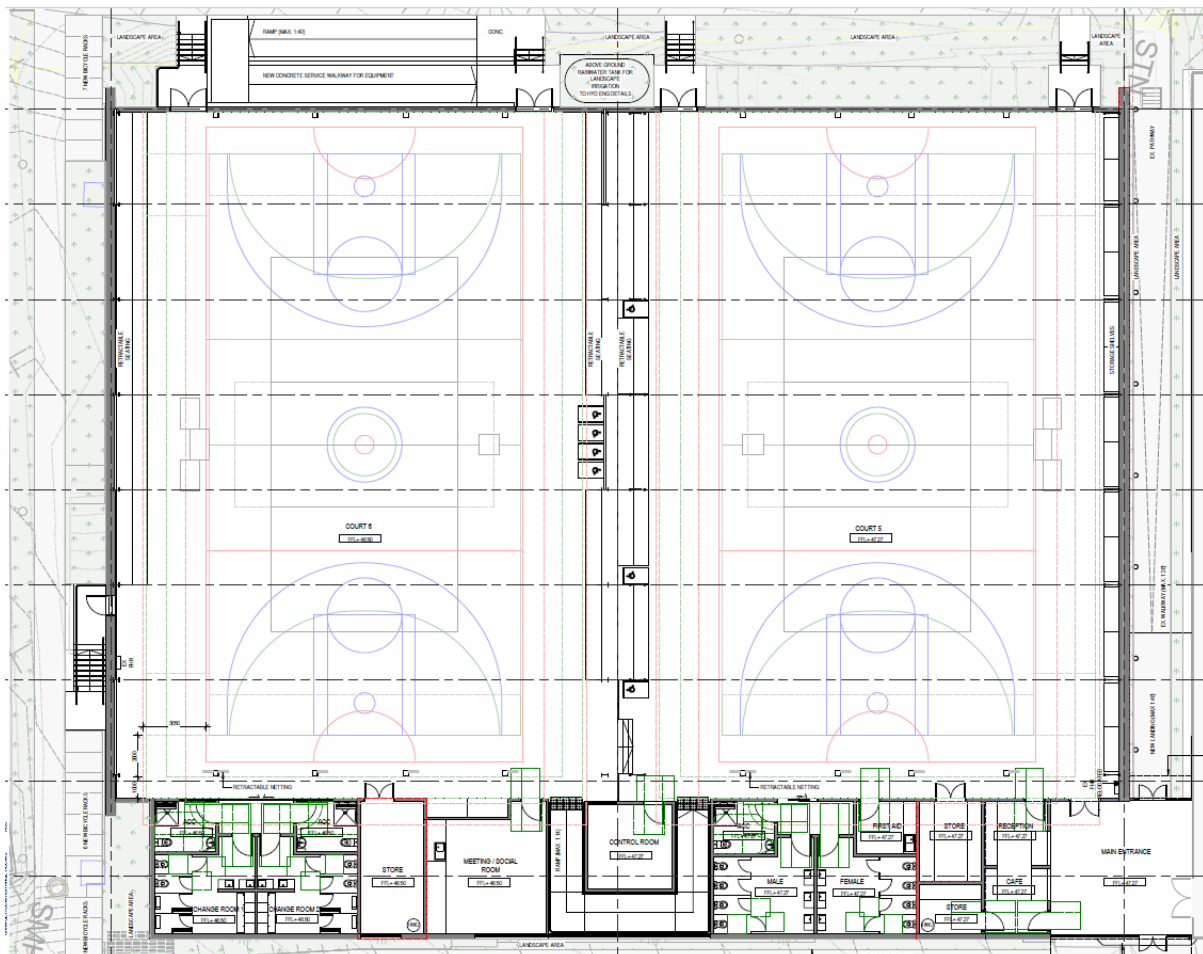


Figure 9 –Proposed Ground Floor Plan (Source: CM+)

This SEE has been prepared by Leo Town Planning on behalf of the Proponent, Shoalhaven City Council. This SEE describes the proposed development, the site and surrounding area, and outlines the relevantly applicable Environmental Planning instruments and policies. The SEE also provides an assessment of the proposal against the 'Matters for Consideration-general' pursuant to *Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979* (EP&A Act) including relevant provisions contained the Shoalhaven LEP 2014, Shoalhaven DCP 2014 and the relevant State Environmental Planning Policies.

This SEE is accompanied by supporting specialist documentation which confirms that the proposed development would result in acceptable outcomes for the site and that any potential environmental impacts of the proposal would be appropriately mitigated against. In summary, the proposal is considered to be:

- ◆ Consistent with the relevant controls of the Shoalhaven LEP 2014 and the objectives of the RE1 Public Recreation zone;
- ◆ Consistent with the relevant policies of the Shoalhaven DCP 2014; and
- ◆ A suitable design solution to cater for the desired development potential of the site.

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The proposed development is therefore considered to be worthy of Shoalhaven City Council's and the Regional Panel's support.

4. Environmental Assessment

This SEE includes an assessment of the proposal in terms of the matters for consideration as listed under *Section 4.15 Evaluation* of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and should be read in conjunction with information annexed to this report as outlined on the contents page of this report.

4.15 Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
- (v) (Repealed)*

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

4.1 Section 4.15(1)(a)(i) The Provisions of any Environmental Planning Instrument

The relevantly applicable Environmental Planning Instruments to be taken into consideration are listed below and addressed in this SEE.

- ◆ Environmental Planning and Assessment Act 1979
- ◆ SEPP (Planning Systems) 2021
- ◆ SEPP (Resilience and Hazards) 2021
- ◆ Shoalhaven LEP 2014

4.1.1 State Environmental Planning Policy (Planning Systems) 2021

SEPP (Planning Systems) 2021 identifies development that is State or regionally significant.

Schedule 6 Regionally significant development –, provides the following at clause 3.

3 Council related development over \$5 million

Development that has a capital investment value of more than \$5 million if—

- (a) a council for the area in which the development is to be carried out is the applicant for development consent, or*
- (b) the council is the owner of any land on which the development is to be carried out, or*
- (c) the development is to be carried out by the council, or*
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

As the Capital Investment Value of the DA is above the \$5 million threshold, at **\$5,659,310**, as per the Quantity Surveyor's Cost Summary accompanying this SEE, the proposed development is also therefore considered to be 'Regional Development' pursuant to Schedule 6 of SEPP (Planning Systems) 2021, therefore, the Regional Panel becomes the relevant Consent Authority for the development application.

4.1.2 Shoalhaven LEP 2014

Land Use Zoning and Permissibility

The subject site is zoned RE1 Public Recreation pursuant to the provisions of Shoalhaven LEP 2014, as indicated in the figure below.



Figure 10 – Subject Site and Land Use Zones (Source: Mecone Mosaic)

The Land Use Table of Shoalhaven LEP 2014 provides the following zoning table for the RE1 Public Recreation zone.

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Nil

3 Permitted with consent

Agriculture; Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Heliports; Information and education facilities; Kiosks; Markets; Recreation areas; **Recreation facilities (indoor)**; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Respite day care centres; Roads; Sewerage systems; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The proposed development of *Recreation facilities (indoor)* is a land use that is permitted with consent on land within the RE1 Public Recreation zone. Therefore, the re-development and use of the Subject Site (Bomaderry Indoor Basketball Stadium) for the purposes of a *Recreation facilities (indoor)* and ancillary development is permissible with consent.

The Dictionary to Shoalhaven LEP 2014 provides the following definition of *Recreation facilities (indoor)* and states:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The redevelopment of the Bomaderry Indoor Basketball Stadium site as described in this SEE meets this definition and is permissible development in the zone.

Height of Buildings

Shoalhaven LEP 2014 provides no Height of Buildings control for RE1 Public Recreation zoned lands. No additional building height is proposed at the site.

Floor space ratio

Shoalhaven LEP 2014 provides no Floor Space Ratio control for RE1 Public Recreation zoned lands. The existing and proposed Gross Floor Area at the site remains largely the same with the building structure remaining in-situ and reclad with new roof and walls, etc.

Heritage

There are no listed items of Environmental Heritage recorded at the Site.

Acid Sulfate Soils

Pursuant to the provisions of clause 7.1 Acid Sulfate Soils of Shoalhaven LEP 2014, the site contains class 5 Acid Sulfate Soils.

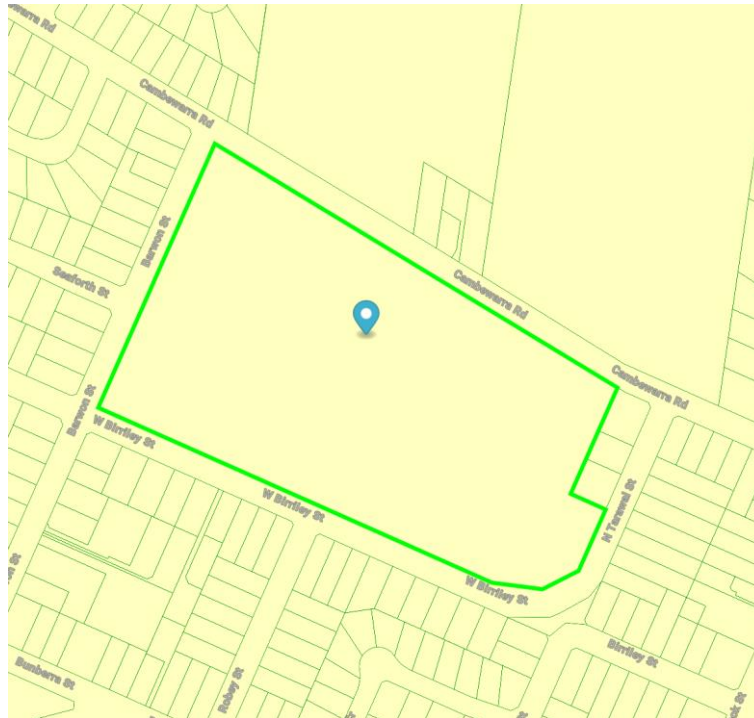


Figure 11 – Class 5 Acid Sulfate Soils Map (Source: Mecone Mosaic)

Should proposed works be located within 500 m of adjacent Class 1, 2, 3, or 4 land that is below 5 m AHD and by which the water table is likely to be lowered below 1 m AHD on adjacent Class 1, 2, 3, or 4 land, then an acid sulfate soils management plan needs to be provided to the consent authority. The proposed works are unlikely to trigger any such requirement due to both distance to other classes of ASS and site elevation.

4.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land of SEPP (Resilience and Hazards) 2021 requires the Consent Authority to consider whether the land subject to the development proposal is contaminated; and if the Site is contaminated, the Consent Authority must be satisfied that the Site is suitable or can be made suitable (i.e. following remediation) for the proposed land use. It is understood that the Site contains asbestos material that would need to be carefully removed from the Site by licensed contractors and disposed of at a licensed landfill facility. An appropriate Condition of Consent would be acceptable in this regard, to ensure that any hazardous materials are appropriately managed in accordance with the EPA Guidelines.

4.2 Section 4.15(1)(a)(ii) The provisions of any Draft Environmental Planning Instrument

There are no Draft Environmental Planning Instruments on exhibition that are of relevance to the Site.

4.3 Section 4.15(1)(a)(iii) Any Development Control Plan

4.3.1 Shoalhaven Development Control Plan 2014

Shoalhaven Development Control Plan 2014 applies to the subject site.

Table 2 – Shoalhaven DCP 2014

Shoalhaven DCP 2014	
Provision	Response
Chapter G1 Site Analysis, Site Design and Building Materials	<p>The stated purpose of Chapter G1 is to outline controls for the management of the natural and environments by providing controls for site analysis plans, building materials and site design.</p> <p>The drawings prepared by CM+ demonstrates the proposals compliance with the relevant site analysis, site design and building materials controls. The retention and refurbishment of an existing facility without its complete demolition and redevelopment is considered to conserve natural resources, saving building waste and landfill, while resulting in a low maintenance and naturally ventilated building that complies with the objectives of the Chapter.</p>
Chapter G2 Sustainable Stormwater Management and Erosion / Sediment Control	<p>The stated purpose of Chapter G2 is to provide guidance about implementation of sustainable stormwater management. The civil engineering documentation provided demonstrates appropriate management of stormwater, flow paths and systems to ensure the safety of people and property.</p>
Chapter G3 Landscaping Design Guidelines	<p>The stated purpose of Chapter G3 is to outline considerations for the landscaping of proposed development and to provide guidance for the preparation of landscaping plans. The landscape design documentation accompanying this SEE in support of the DA demonstrates appropriate curtilage landscaping has been provided as part of the proposed development.</p>
Chapter G7 Waste Minimisation and Management Controls	<p>The stated purpose of Chapter G7 is to ensure that waste is minimised through increased recovery of resources and improved waste management for the proposed development. The site has existing waste collection arrangements that are now shared with the new SISC building adjacent. Existing waste storage and collection arrangements shall continue to apply to the Site. Furthermore, the strategy of reusing the building structure rather than complete</p>

Shoalhaven DCP 2014	
Provision	Response
	demolition and rebuilding represents significant savings in terms of building materials that are reused instead of being sent to landfill, embodied energy and reduction of carbon footprint of the redevelopment works.
Chapter G21 Car Parking and Traffic	The stated purpose of Chapter G21 is to outline controls for car parking, traffic, access, manoeuvring, servicing and construction. The building footprint and occupant numbers are not proposed to be increased and the existing car parking, access and servicing arrangements are not proposed to be altered. No additional traffic and parking demand will result from the refurbishment of the Site.
Chapter G22 Advertising Signs and Structures	The stated purpose of Chapter G22 is to outline controls and guidelines relating to advertising signs and structures. This DA does not propose advertising signs and structures and the provisions of Chapter G22 do not therefore apply to the proposed refurbishment works.

4.4 Section 4.15 (1)(a)(iiia) Any Planning Agreement that has been entered into or any Draft Agreement

There is no relevant Planning Agreement that has been entered into nor any Draft Agreement.

4.5 Section 4.15(1)(a)(iv) The Regulations

The Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000) provide no relevantly applicable provisions that would relate to the subject site.

4.6 Section 4.15(1)(b) The likely impacts of that development

This SEE and the accompanying specialist assessments and documentation detail the likely impacts of the development and recommended impacts are summarised below and their mitigation measures are detailed mitigation measures.

Access Assessment

An Access Assessment Report prepared by BCA Access accompanies the SEE in support of the DA. The Access Assessment Report provides the following Executive Summary:

This document provides an assessment of the architectural design drawings for the proposed development at 90 [sic 84] Cambewarra Road, Bomaderry, against the Deemed-to-Satisfy Provisions relating to Access for Persons with a Disability.

The development consists of the regentrification of the existing Bomaderry Indoor Basketball Centre encompassing significant building upgrade works to the external façade, internal alterations to the existing sanitary facilities, meeting rooms, café, official rooms, retention of the two existing basketball courts, and the uniting of the building to the new Indoor Sports Centre (built Circa 2016) with the construction of a new lobby and foyer café. However, each building will be separated by the construction of a fire wall in an effort to utilise two separate construction types for each part of the united building. The upgrades to the new United Building will be subject to NSW H101 provisions whereby the definition of Entertainment Venue under the Environmental Planning and Assessment Regulations 2021 apply.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions. Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

The Annexures B of this Report provide detailed assessments of the proposal against all compliance requirements which will be provided at Construction Certificate Stage to assist with the application being made to the relevant Principal Certifier.

Landscape Plan

A Landscape Plan prepared by Square One accompanies the SEE in support of the DA. The Landscape Plan shows replacement planting to enhance the visual screening of the site from the public domain.

Waste Management Plan

A Waste Management Plan prepared by Conybeare Morrison and accompanies the SEE in support of the DA. The site has existing waste storage and collection arrangements, now shared with the recently constructed SISC building adjacent, for general waste and recyclables that would be utilised by the continued indoor basketball stadium use of the site.

The SEE is accompanied by a Waste Management Plan prepared by Conybeare Morrison which provides the following collection frequency, number and size of bins proposed are:

GARBAGE			
Collections Per Week	Bin Size	No. Bins	Weekly Volume
1	6,680 L	1	6,680 L

Recycling			
Collections Per Week	Bin Size	No. Bins	Weekly Volume
1	1,335 L	1	1,335 L

During the temporary construction phase, the construction contractor shall be required to prepare a detailed Waste Management Plan for all construction / fitout activities.

BCA Report

A BCA Assessment Report prepared by BCA Logic accompanies the SEE in support of the DA. The BCA Assessment Report confirms that the proposed works are in accordance with the Building Code of Australia and provides the following Executive Summary:

This document provides an assessment of the architectural design drawings for the proposed development at 90 [sic 84] Cambewarra Road, Bomaderry, against the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA) 2019, Volume 1 Amendment 1. The development consists of the regentrification of the existing Bomaderry Indoor Basketball Centre encompassing significant building upgrade works to the external façade, internal alterations to the existing sanitary facilities, meeting rooms, café, official rooms, retention of the two existing basketball courts, and the uniting of the building to the new Indoor Sports Centre (built Circa 2016) with the construction of a new lobby and foyer café. However, each building will be separated by the construction of a fire wall in an effort to utilise two separate construction types for each part of the united building. The upgrades to the new United Building will be subject to NSW H101 provisions whereby the definition of Entertainment Venue under the Environmental Planning and Assessment Regulations 2021 apply.

For the purposes of this report BCA compliance is primarily focussed on the building works occurring on the Bomaderry Indoor Basketball Centre only, not the Shoalhaven Indoor Sports Centre (SISC).

Part 3 'Matters for Further Consideration' of this report outlines the identified BCA compliance issues that require further information or consideration and/or assessment as Performance Solutions. Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant BCA Performance Requirements.

Acoustic Assessment

An Acoustic Assessment Report has been prepared by Resonate and accompanies the SEE in support of the DA. The Acoustic Assessment Report provides the following Conclusion:

Resonate has been engaged by CM+ to undertake a noise impact assessment for the proposed redevelopment of the Bomaderry Basketball Stadium located at 90 [sic 84] Cambewarra Road, Bomaderry. Project specific noise criteria have been established in accordance with the Noise Policy for Industry guidelines based on unattended and attended noise monitoring conducted by SLR Consulting.

Operational noise emissions from the Bomaderry Basketball Stadium have been calculated to nearby noise sensitive receivers and compliance is expected with the NPI with no additional mitigation measures during the day and evening periods provided mechanical services recommendations detailed in Section 5.1 are adopted.

Due to the operational circumstances of the development's operational hours, an alternative shoulder period criterion, based on the night-time period intrusiveness criterion between 10:00 pm to closing should be negotiated with the Regulatory Authority. If this shoulder period criterion is accepted, compliance is demonstrated in Table 6 and a minimal impact to the surrounding community is expected.

If the shoulder period criterion is not accepted by the Regulatory Authority, in order to comply with the NPI during the night-time period, engineering noise control measure in the form of acoustic or operable louvres, or operational noise management measures recommended in Section 5.3 should be adopted.

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan has been prepared by Henry and Hymas Consulting Engineers and accompanies the SEE in support of the DA. Implementation of the Erosion and Sediment Control Plan would ensure that there are no adverse runoff impacts of the development downstream of the Site.

Quantity Survey

A Quantity Surveyor's Cost Summary Report has been prepared by Wilde and Wollard Quantity Surveyors which confirms that the estimated cost of works is **\$5,659,310**. As the proposed works are over \$5 million Capital Investment Value and Council is the landowner and the proponent, the project is considered to be Regionally Significant Development, for which the Consent Authority shall be the Regional Panel.

Hazardous Materials Inspection Report

A Hazardous Materials Inspection Report has been prepared by Asbestos Reporting which details the inspection and reporting on the presence of asbestos containing materials (ACM), to provide a statement, audit, management plan, and register in accordance with the WH&S Regulations 2017, AS 2601-2001 Demolition of Structures, the Code of Practice for the Safe

Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos. The report includes a draft Hazardous Substances Management Plan in section 5.0 of the report.

Engineering Design Certificates Civil / Electrical / Structural / Mechanical / Hydraulic Engineering

Mechanical and Electrical Engineering Design Certificates have been prepared by Webb Australia and Civil, Structural and Hydraulic Engineering Design Certificates have been prepared by Henry and Hymas Engineers.

The Engineering Design Certificates confirm the proposed development would be capable of complying with relevantly applicable engineering requirements.

Context and Setting

The proposal will not detract from the existing character of the locality and streetscape and will not result in adverse impacts on the surrounding development or public domain. The proposed development is appropriately situated within the RE1 Public Recreation Zone, given the proposed use is permissible with consent and the site is surrounded by other recreational, educational and residential developments that rely on the local recreational facilities being up to the latest building code and environmental standards.

4.7 Section 4.15(1)(c) The Suitability of the Site for the Development

The proposed continued *Recreation Facility (indoor)* use and development of the site is considered to be compatible with the immediate locality and the surrounding residential, educational and recreational developments. The proposal would result in modernised facilities that complies with today's building code and environmental standards and would not lead to any significant adverse environmental impacts. In addition, the site has the appropriate size and dimensions to accommodate the modernised Bomaderry Basketball Stadium, without adversely affecting the access and parking layout of the Artie Smith Oval Sporting Complex and the Shoalhaven Indoor Sports Centre building adjacent.

4.8 Section 4.15(1)(d) Any submissions made

Any submissions received during the neighbour notification and exhibition period will be considered and addressed by Shoalhaven City Council, during the assessment process. Leo Town Planning would welcome any opportunity to be able to respond to any issues that may be raised during the public exhibition period.

4.9 Section 4.15(1)(e) The Public Interest

The proposal is considered to be consistent with the objectives of the RE1 Public Recreation zone that seek:

- ◆ *To enable land to be used for public open space or recreational purposes.*

- ◆ *To provide a range of recreational settings and activities and compatible land uses.*
- ◆ *To protect and enhance the natural environment for recreational purposes.*

It is considered that the proposal would remain consistent with the RE1 Public Recreation zone objectives as:

- ◆ The site is located within an existing public open space and shall be continued to be used for public recreation purposes.
- ◆ Refurbishment of the existing Bomaderry Indoor Basketball Stadium would maintain Council's provision of a range of recreational settings and activities at a site with compatible land uses for the benefit of the local community.
- ◆ The redevelopment of the Bomaderry Indoor Basketball Stadium would not result in any adverse impact upon the natural environment.

Additionally, the proposed development would not adversely impact adjoining properties or the public domain. Based on the above, the proposal is considered to be in the public interest.

5. Conclusion

The relevant matters for consideration under Section 4.15 of the EP&A Act have been addressed in this Statement of Environmental Effects and the proposed development has been found to be consistent with the objectives of all relevant planning provisions.

The proposal seeks Shoalhaven City Council's and the Regional Panel's consent for the proposed refurbishment, alterations and additions to the existing indoor Bomaderry Basketball Stadium at 84 Cambewarra Road, Bomaderry and to facilitate its continued use as a *Recreation Facility (indoor)*, comprising the following:

- ◆ Demolitions as indicated in red on drawings prepared by CM+ including
 - All existing building elements apart from primary steel structure and game court flooring to be demolished and disposed of safely
 - all internal and external building cladding to be demolished (may contain asbestos)
 - demolition of non-DDA compliant access ramp and slab
 - demolition of spectator seating
 - all existing doors and glazing to be demolished
 - demolition of northern roof over amenities, porch including demolition of walling, fixtures and supporting structure (may contain asbestos)
 - all existing entry porch, slab and steps to be demolished
 - all existing roofing to be removed and disposed of safely (may contain asbestos)
 - all existing building lining to be removed and disposed of safely (may contain asbestos)
- ◆ Retention of primary steel structure and associated bracing to be made good
- ◆ Existing game court floor to be preserved and reinstated after redevelopment (to be removed, stored and reinstated, if remedial works to footing required)
- ◆ Construction of new building elements to existing structure to a proposed building height of RL 55.72 m AHD (new roofing, internal walls, new external façades, access ramps / steps, doors and windows, new internal fitouts)
- ◆ New covered walkway between Site and adjacent SISC building
- ◆ Reinstatement of flooring to Court 5 at RL 47.27 m AHD
- ◆ Reinstatement of flooring to Court 6 at RL 46.50 m AHD
- ◆ New internal layout to provide sanitary facilities, meeting rooms, café, official rooms and store rooms
- ◆ Associated site works: electrical/civil/fire/mechanical/structural engineering, pathways, and lighting
- ◆ Additional curtilage landscaping

As the proposed works are over \$5 million Capital Investment Value and Council is the landowner and the proponent, the project is considered to be Regionally Significant Development, for which the Consent Authority shall be the Regional Panel.

The proposed continued *Recreation Facility (indoor)* development and use of the Site is permissible with development consent and would not result in any adverse impacts to the amenity of adjoining properties or the public domain. In addition, the site has the appropriate size and dimensions to accommodate the modernised Bomaderry Basketball Stadium, without adversely affecting the access and parking layout of the Artie Smith Oval Sporting Complex and the Shoalhaven Indoor Sports Centre building adjacent.

Based on the above, it is recommended that the proposed development be supported by Shoalhaven City Council and the Regional Panel and be granted development consent.