

## Council Briefing Paper Summary

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSTH-187 & RA22/1004 (PAN-258788)
<b>PROPOSAL</b>	Internal and external alterations and additions to refurbish the existing Bomaderry Basketball Stadium
<b>ADDRESS</b>	84 Cambewarra Road, Bomaderry – Lot 100 DP 1237704
<b>APPLICANT</b>	Shoalhaven Council – c/o Leo Town Planning Owner: Shoalhaven City Council
<b>APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)</b>	DA
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3, Schedule 6, of the SEPP (Planning Systems) 2021
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (Planning Systems) 2021;</i></li> <li>• <i>State Environmental Planning Policy (Resilience and Hazards) 2021;</i></li> <li>• <i>State Environmental Planning Policy (Transport &amp; Infrastructure) 2021;</i></li> <li>• <i>Shoalhaven Local Environmental Plan 2014</i></li> </ul>
<b>CIV</b>	\$5,958,000
<b>Description of Development</b>	<p>The application as lodged seeks consent for refurbishment works, alterations and additions comprising the following works:</p> <ul style="list-style-type: none"> <li>• Demolition works including: <ul style="list-style-type: none"> <li>- All existing building elements apart from primary steel structure and game court flooring to be demolished and disposed of safely</li> <li>- all internal and external building cladding to be demolished (may contain asbestos)</li> <li>- demolition of non-DDA compliant access ramp and slab</li> <li>- demolition of spectator seating</li> <li>- all existing doors and glazing to be demolished</li> <li>- demolition of northern roof over amenities, porch including demolition of walling, fixtures and supporting structure (may contain asbestos)</li> <li>- all existing entry porch, slab and steps to be demolished</li> <li>- all existing roofing to be removed and disposed of safely (may contain asbestos)</li> <li>- all existing building lining to be removed and disposed of safely (may contain asbestos)</li> </ul> </li> <li>• Retention of primary steel structure and associated bracing to be made good</li> </ul>

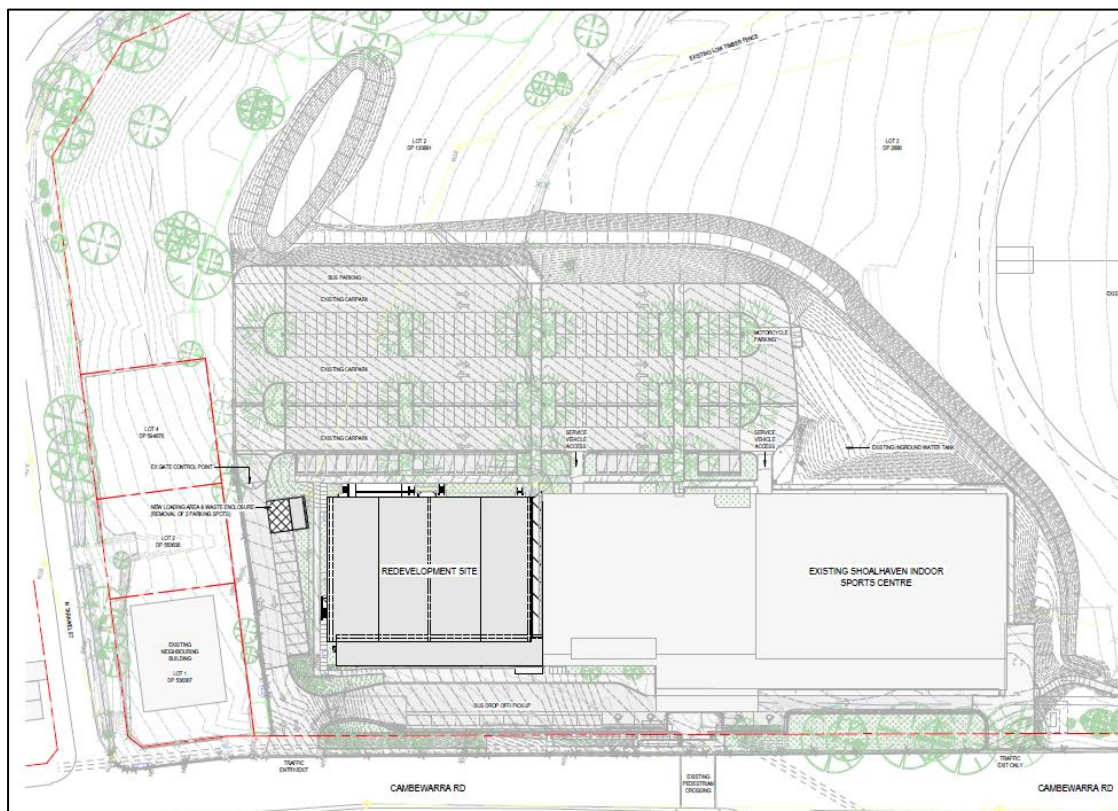
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	<ul style="list-style-type: none"> <li>Existing game court floor to be preserved and reinstated after redevelopment (to be removed, stored and reinstated, if remedial works to footing required)</li> <li>Construction of new building elements to existing 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)</li> <li>New covered walkway between site and adjacent SISC building</li> <li>Reinstatement of flooring to Court 5 at RL 47.27 m AHD</li> <li>Reinstatement of flooring to Court 6 at RL46.50 m AHD</li> <li>New internal layout to provide sanitary facilities, meeting rooms, café, official rooms and store rooms</li> <li>Associated site works: electrical, civil, fire, mechanical, structural engineering, pathways, and lighting</li> <li>Additional curtilage landscaping</li> </ul>
<b>Referrals</b>	<p>Internal Referrals:</p> <ul style="list-style-type: none"> <li><u>City Lifestyle – Swim Sport &amp; Fitness Manager</u>: No objection. No conditions.</li> <li><u>City Lifestyles – Community Planning &amp; Projects Manager</u>: No objection. No conditions.</li> <li><u>Shoalhaven Water</u>: No objection. No conditions.</li> <li><u>Building Surveyor</u>: No objection. Conditions to be imposed.</li> <li><u>Development Engineer</u>: No objection. Conditions to be imposed.</li> <li><u>Environmental Health</u>: No objection. Conditions to be imposed.</li> </ul> <p>External Referrals:</p> <ul style="list-style-type: none"> <li><u>Endeavour Energy</u>: No objection. Conditions to be imposed.</li> </ul>
<b>Public Consultation</b>	<p><b>Number of submissions: 0</b></p> <p><b>Submission period: 19/10/2022 – 18/11/2022</b></p>
<b>Discussion of issues and any outstanding matters</b>	<p><u>Noise</u></p> <ul style="list-style-type: none"> <li>Specific acoustic controls have been included as part of the conditions of consent for the development to comply with.</li> </ul> <p><u>Asbestos</u></p> <ul style="list-style-type: none"> <li>Specific asbestos condition to be imposed requiring removal to be in compliance with AS2601-2 SafeWork NSW – Code of Practice.</li> </ul>

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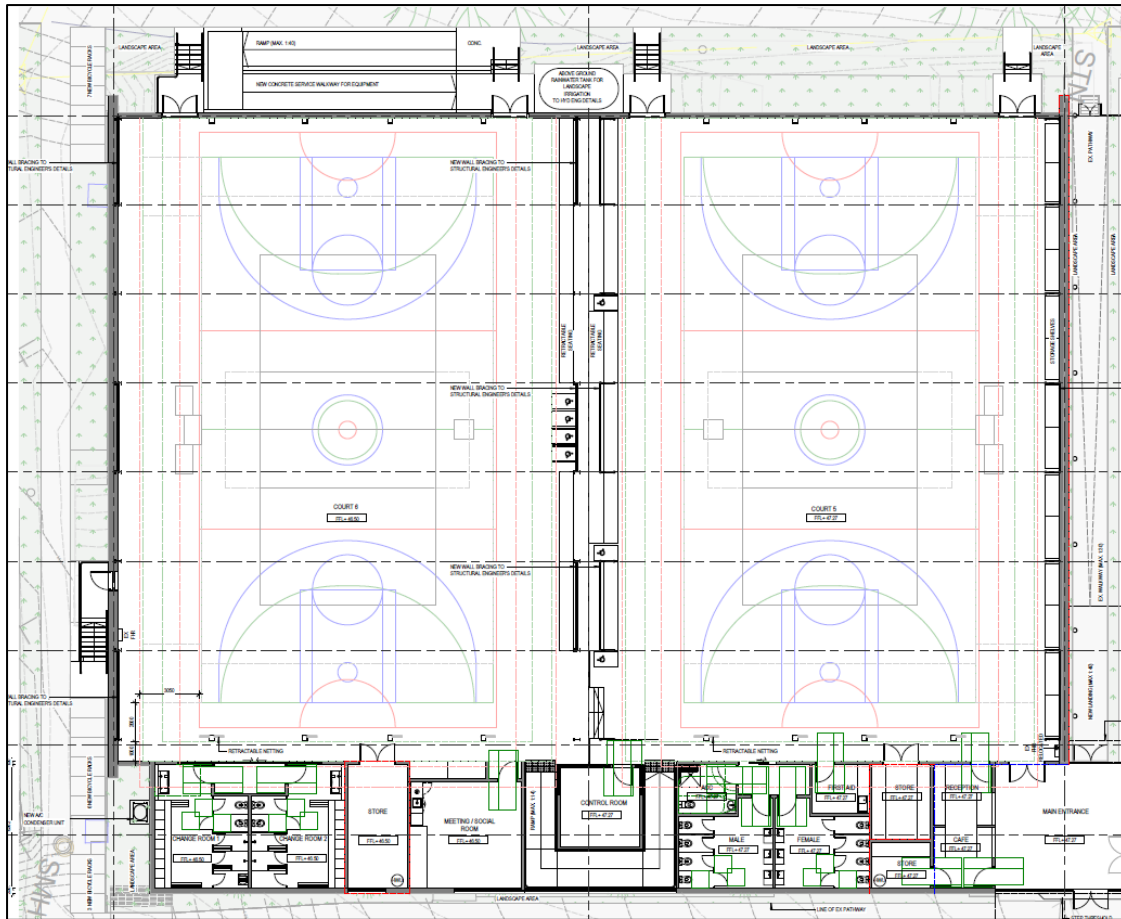


**Figure 1. Site Map**

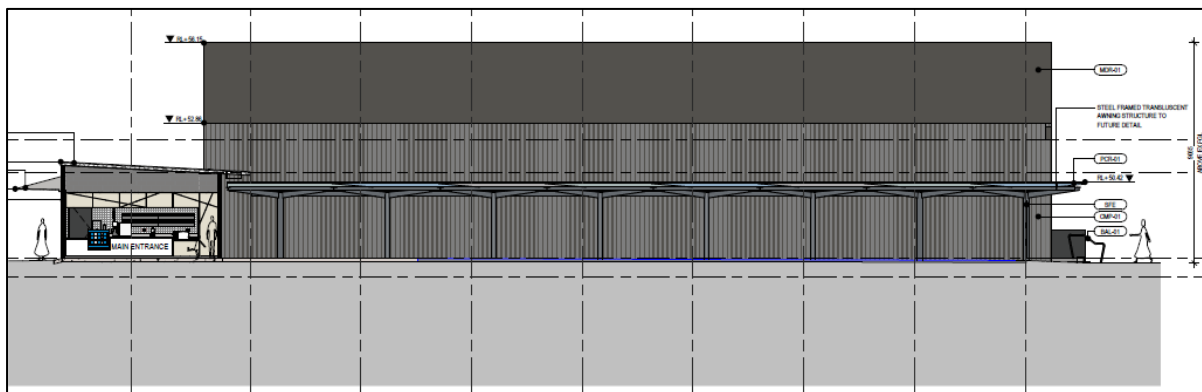


**Figure 2. Site Plan**

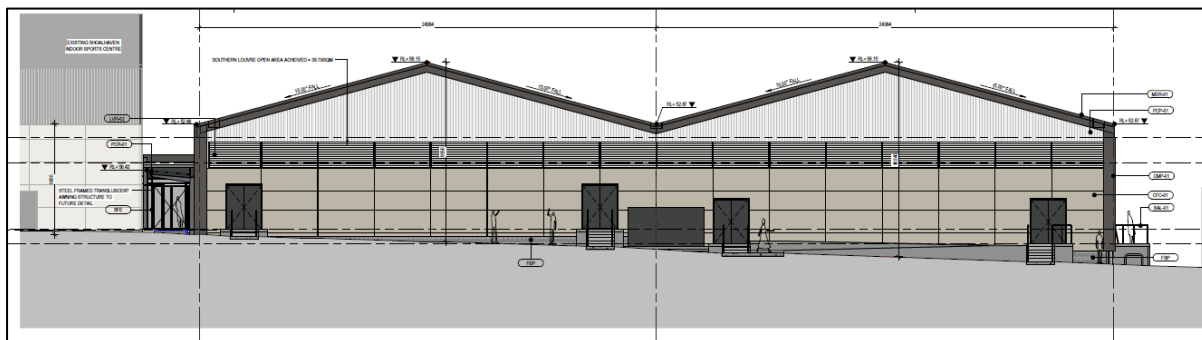
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**Figure 3. Overall Ground Level**



**Figure 4. Proposed West Elevation**



**Figure 5. Proposed South Elevation**

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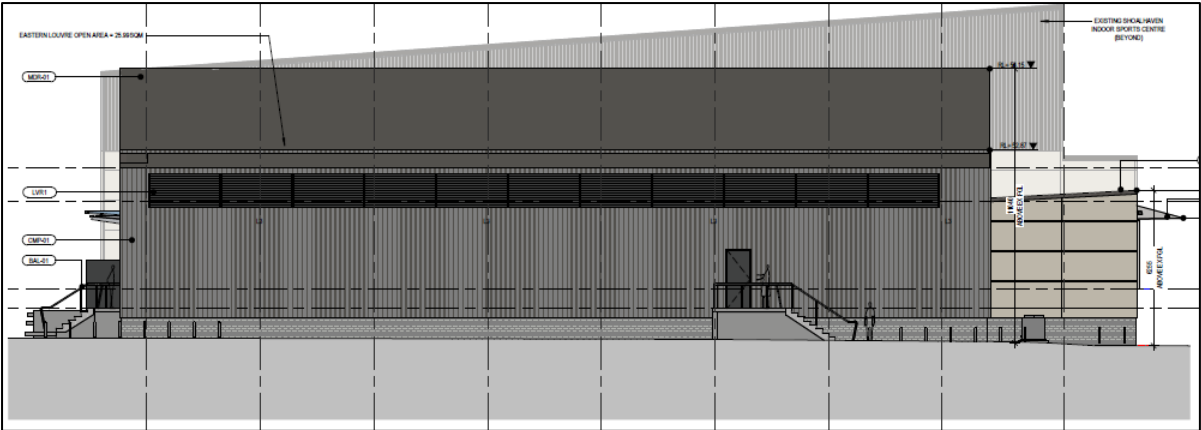


Figure 6. Proposed East Elevation

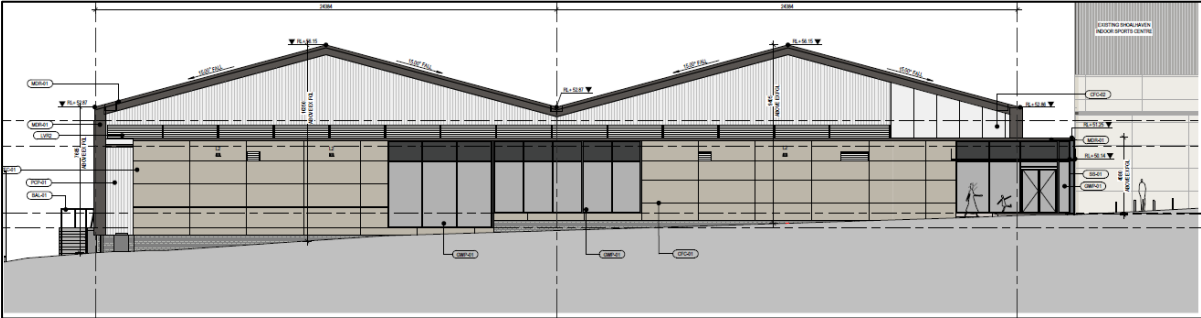


Figure 7. Proposed North Elevation