

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 7 March 2023, 11am – 11:45am
<b>SITE INSPECTION DATE/TIME</b>	Wednesday 8 March 2023, 9am - 9.30am
<b>LOCATION</b>	Shoalhaven City Council Site inspection undertaken following briefing on Wednesday, 8 March 2023 at 84 Cambewarra Road, Bomaderry 2541

## BRIEFING MATTER(S)

PPSSTH-187 – Shoalhaven – RA22/1004 – 84 Cambewarra Road, Bomaderry 2541 – Alterations and Additions to Bomaderry Basketball Stadium

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Susan Budd
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Andre Vernez, Jack Rixon (Council Consultant Assessment Planner - Mecone), Cathy Bern, Rebecca Lockhart <b>Site Inspection:</b> Andre Vernez
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Sedat Erol (Leo Town Planning), John Widagdo (CM Plus) Catherine Ng (CM Plus), Antonino Lalli (CM Plus), Anthony Meta (SCC) <b>Site Inspection:</b> Anthony Meta (SCC), Annie Westley (SCC)
<b>OTHER</b>	Amanda Moylan (DPE)

## KEY ISSUES DISCUSSED

- Council assessment planners provided a background to:
  - development history of site and broader sports precinct
  - current structures located on site
  - current operations on site (multi use stadium previously approved by JRPP)
  - details relating to the non-operational basketball facility which is awaiting refurbishment.
  - response to notification
- The applicant team addressed the Panel and discussed the following:
  - community demand and current operations exceeding capacity driving the refurbishment and upgrade of the facility
  - design intent, noting the proposal includes a minor increase in height (450mm)

- noncompliance of current building with DDA. Proposed building to be DDA compliant under NCC.
- height context relative to adjoining multipurpose sporting facility noting that the proposed refurbished building will be 4m lower than the adjoining multipurpose sports facility
- activation opportunities
- ventilation
- public interest
- acoustics and noise impacts, including explanations of acoustically sealed louvres)
- need or otherwise of a precinct wide POM
- waste management arrangements
- potential site contamination noting it was confirmed that excavation not required, there is not change of use. A PSI is not proposed at this point.
- Matters raised by the Panel:
  - Conditions of consent relating to the management of the adjoining facility that may need to be considered as part of the subject development application
  - Need or otherwise for a Plan of Management for the site
  - Proposed vegetation removal
  - Hours of operation, including those set via conditions of consent for previous DAs
  - Noise impacts
  - Current and future car parking arrangements
- The Panel requested the following matters be addressed in the assessment report:
  - Integration of the management of various uses and facility management across the site including hours of operation, noise, traffic management and parking arrangements
  - Confirmation of car parking arrangements for existing DA and consistency with proposed arrangements
  - Acoustic impacts on adjoining landuses
  - Impact on adjoining Department of Education building
  - Opportunities for EV charging points
  - Confirmation that there is no significant vegetation removal, that the new footprint of the building will not impinge on trees, and/or the new building will not impact on tree roots

**TENTATIVE DETERMINATION DATE SCHEDULED FOR April/May 2023**