

Ordinary Meeting

Meeting Date: Monday, 08 May, 2023

Location: Council Chambers, City Administrative Building, Bridge Road, Nowra

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COUNCIL ASSESSMENT REPORT

Panel Reference	PAN-258788
DA Number	RA22/1004
LGA	Shoalhaven City Council
Proposed Development	Internal and external alterations and additions to refurbish the existing Bomaderry Basketball Stadium
Street Address	84 Cambewarra Road, Bomaderry - Lot 100 DP 1237704
Applicant/Owner	Applicant: Shoalhaven City Council – c/o Leo Town Planning Owner: Shoalhaven City Council
Date of DA lodgement	26 September 2022
Total number of Submissions	0 submission received.
Number of Unique Objections	
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	3 Council related development over \$5 million Development that has a capital investment value of more than \$5 million if— a) <u>a council for the area in which the development is to be carried out is the applicant for development consent, or</u> b) <u>the council is the owner of any land on which the development is to be carried out, or</u> 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).
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport & Infrastructure) 2021 • Shoalhaven Local Environmental Plan 2014 • Shoalhaven Development Control Plan 2014 • Environmental Planning & Assessment Act 1979
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Access Assessment Report • Architectural Plans • Asbestos Report • BCA Assessment Report • Certificate of Design Intent – Electric Services • Certificate of Design Intent – Heating Ventilation and Air-Conditioning Services • Civil Design Certificate • Civil Engineering Drawings • Landscape Plans • Statement of Environmental Effects • Structural Engineer Certificate - Existing Floor framing Court 6 at Shoalhaven Indoor Sports Centre • Structural Engineer Certificate - Existing structures court 5&6 at Shoalhaven Indoor Sports Centre • Survey Plan • Waste Management Plan

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Clause 4.6 requests	N/A
Summary of key submissions	
Report prepared by	Jack Rixon - Mecone
Report date	19 January 2023
Summary of s4.15 matters	
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not applicable
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not applicable
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

Executive Summary

The subject site is located at 84 Cambewarra Road, Bomaderry. It forms part of the existing Bomaderry Basketball Stadium, located at the north-eastern corner of the Artie Smith Oval. The entire site has an approx. 400m frontage to Cambewarra Road and is fronting Bomaderry High School and Bomaderry Aquatic Centre to the north. The land is legally identified as Lot 100 in DP1237704.

The Artie Smith Oval site includes an AFL/Cricket Oval with associated amenities building, Croquet club house and courts, 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. The Artie Smith Oval site has a total area of approximately 7.86 ha and is zoned RE1 Public Recreation, pursuant to the provisions of *Shoalhaven Local Environmental Plan 2014*.

The site is surrounded by residential development, public recreational including the Bomaderry Aquatic Centre and Bomaderry high school. 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 DA was lodged on the 26 September 2022. The application is described as internal and external alterations and additions to refurbish the existing Bomaderry Basketball Stadium. The works include refurbishment works, alterations and additions to the existing Basketball Stadium (further detail below).

As the capital investment value of the development is more than \$5 million and Shoalhaven City Council is the applicant and owner of the subject land, the application constitutes a regional development application, and the Southern Regional Planning Panel is the determining authority for the application in accordance with section 3 of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*.

The development application has been assessed against the following relevant environmental planning instruments:

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- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Shoalhaven Local Environmental Plan 2014*

The application has also been assessed against the Shoalhaven Development Control Plan 2014 (SDCP 2014). Further details can be found at Section 2, Page 19 of this assessment report.

Council is satisfied that the proposed works comply with the relevant provisions of SDCP 2014 and no further assessment is required.

The DA was notified in accordance with the *Environmental Planning & Assessment Regulation 2021* (the EP&A Reg) and Council's Community Consultation Policy for Development Applications on 19 October 2022 – 18 November 2022. No submissions were received during the notification period.

The site is considered suitable for the proposed development as it will provide for a continued use of the site as an indoor basketball stadium.

Approval of the proposal is recommended, subject to conditions of consent.

This report recommends that the application is approved for the reasons outlined in this report.

Application Details

Applicant: Shoalhaven City Council

Owner: Shoalhaven City Council

Capital Investment Value: \$5,659,310

Disclosures: No disclosures with respect to the Local Government and Planning Legislation Amendment (Political Donations) Act 2008 have been made by any persons.

Detailed Proposal

Development Application

The application as lodged seeks consent for refurbishment works, alterations and additions comprising the following works:

- Demolition works 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),

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- 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 RL46.50 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.
- Tree removal and additional curtilage landscaping.

Aerial Image



Figure 1. Aerial Image

