

RECORD OF PRELIMINARY BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 February 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-269 – Port Stephens - DA 16-2023-735-1 - 2 Jacaranda Ave, Raymond Terrace & 1 Swan Street, Raymond Terrace - Alterations and additions to bowling club.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Giacomo Arnott - conflict of interest on this matter as I am a paid social member of Raymond Terrace Bowling Club. Ryan Palmer - conflict of interest on this matter as I am a director of the company that owns adjacent property. John Maretich – conflict of interest – Perceived – involved in infrastructure development impacts and role at Council.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Doug White, Candace Garraway, Jason Stokes, Tara Ball, Lachlan Sims, Meeka Prince, Courtney Rovere
COUNCIL ASSESSMENT STAFF:	Emily Allen, Ryan Falkenmire
DEPARTMENT STAFF	Leanne Harris

COUNCIL BRIEFING:

- Redevelopment of bowling club, shade structures and new hotel being proposed with a staged approach to the works.
- Site is zoned RE2 and the uses are permissible.
- There are no height or FSR limits that apply under the LEP.
- Neighbouring height limits and site context discussed.
- Development is Integrated and has been referred to the RFS for comment.
- Parts of the site are mapped as Class 2 and Class 4 for Acid Sulphate Soils and Council requires further details for the footings and OSD tanks.
- Engineering has identified issues with access and flooding that are being worked through (potential conflicts with deliveries and public access, signage and worker's accommodation below the FPL).
- There are adjacent heritage items and a Heritage Impact Assessment has been provided.
- Comments have been received from NSW Police and more details will be required in relationship to balconies, concealment etc and this will need to be detailed in the Plan of Management.

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- DA has been notified and one submission was received which raised issues in respect of excess traffic and parking and impacts on the heritage character.
- Proponent did attend a pre-DA in 2022 and have sought to address the issues that were discussed at that time.
- Car parking still being assessed and staging being considered.

APPLICANT PRESENTATION:

- Brief overview of the project.
- 3 main parts:
 - enclosure of bowling greens for all weather use,
 - Alterations to existing club – relocation of existing auditorium, development of a terrace off the bistro, and
 - New 50 room hotel (previously a croquet lawn), linked to the club.
- Overview of relevant planning controls and compliance.
- Site and surrounding context explained.
- Elevations and visual impact presented.
- Overview of specialist reports and investigations that support the DA.
- Consultation including pre-lodgement meeting with Council, discussions with Council regarding public art and proposed public information sessions at the club.

PANEL COMMENTS:

- The Panel want clarification on the degree of change from the existing club so that impacts can be properly assessed (no. of patrons, no. of gaming machines, function area, no of seats, operating hours etc).
- The proposed height and scale of the development will need to be considered in terms of compatibility with the character of surrounding context and urban design outcomes.
- The Panel will need to understand the strategic context and future height controls being considered for this part of Raymond Terrace.
- The Panel expect that a development of this nature with dual uses will need a comprehensive plan of management, which covers and links the inter-relationship between the various uses.
- A Social Impact Assessment and updated CPTED needs to be prepared by a suitably qualified consultant and must meet the relevant guidelines and consider factors such as alcohol consumption, gambling, and the relationship between the club and the hotel.
- The Panel want to understand the flooding implications including warning times and evacuation procedures.
- The Panel want to understand whether car parking proposed is sufficient and whether there is any reliance of on-street parking.
- The Panel expect the assessment to consider hours of operation and acoustic impacts.

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