

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 October 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	Tony McNamara
DECLARATIONS OF INTEREST	Ryan Palmer - Director of company that owns adjacent property. Giacomo Arnott - paid social member of Raymond Terrace Bowling Club. John Maretich - perceived conflict of interest – involved in infrastructure development impacts and role at Council.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Emily Allen, Isaac Lancaster, Bryn Cotterill, Kristy Nunan
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- Council issued a substantial RFI after the first Panel briefing which the applicant responded to however, Council considers that a further RFI needs to be issued.
- Specific reasons for this briefing:
 - sufficiency of SIA
 - heights and visual impact assessment and approach
- Council have concerns with the applicant's approach to the SIA and documentation provided to date.
- Approach to height and scale compatibility and visual impact assessment discussed including an overview of the strategic context and height changes under the proposed State Government changes.
- Overview of surrounding developments and site context.
- Details of flood impacts on the site discussed.

PANEL COMMENTS

- The Panel reiterate their comments in the briefing record from February 2024. Particularly in relation to the required SIA and height of the proposed buildings.
- The SIA needs to specifically deal with patron numbers, licencing capacity, poker machine numbers and floorspace arrangements. There must be adequate consultation with relevant stakeholders (Community Health, Aboriginal Health, NSW Police etc). The SIA needs to respond to the increase in gaming floor space, factually consider the existing rates of alcohol harm in the community and existing density of licenced premises and the likely impacts with the current proposal. It must be prepared by a suitably qualified person. It is important to note that the SIA is different to an environmental assessment.
- The CPTED report requires further work and analysis.
- It is critically important that the CPTED and SIA feed into the Plan of Management and that there is consistency across these documents.
- In relation to height the Panel note the concerns raised by the Council's DRP. The Panel consider that the proposed height needs further consideration from a proper urban design analysis process. Compatibility and fit within the existing and surrounding heights need to be properly considered.
- Landscaping will not be sufficient to deal with height impacts, and other measures such as modulation, setbacks, and potential reduction in height, may need to be considered.
- The Panel expects the Council's assessment to take a position in relation to height and make recommendations to the Panel on this basis.
- In terms of flooding the Panel notes that that a flood emergency response plan has been provided. The assessment needs to deal with this particularly for any high hazard areas with sufficient detail regarding warning and evacuation times and processes and operational requirements of the development.
- Given the age of the DA any further RFI should have a short timeframe for response and the Panel expects the assessment to be completed as soon as practical.