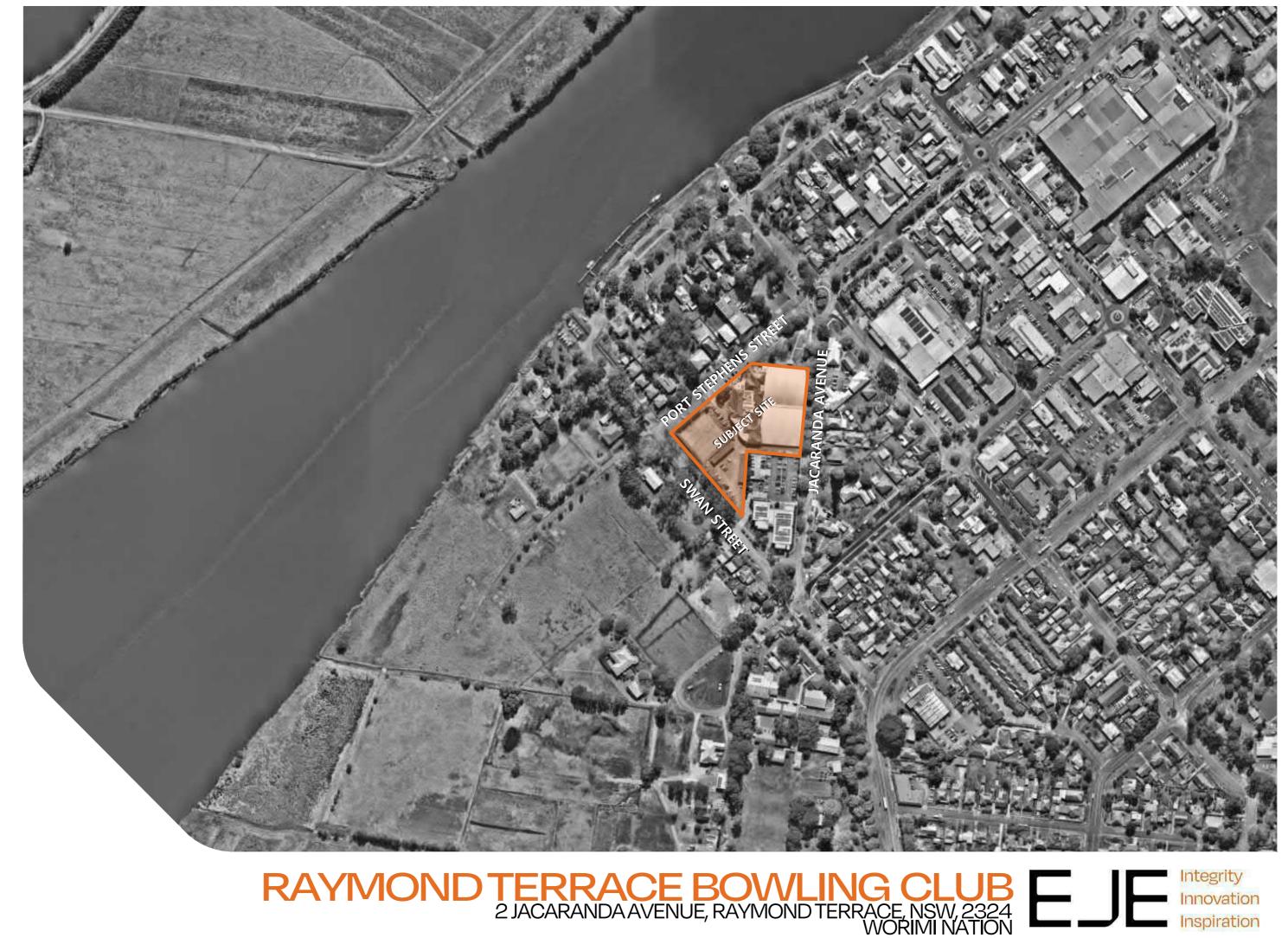
ATTACHMENT 1: ARCHITECTURAL PLANS



RAYMOND TERRACE BOWLING CLUB 2 JACARANDA AVENUE, RAYMOND TERRACE, NSW, 2324 WORIMI NATION



ARCHITECTS STATEMENT

The development site is located adjacent to Raymond Terrace Health Centre & Raymond Terrace War Memorial, central to Jacaranda Avenue, Port Stephens Street, and Swan Street. Our clients brief was to design an enclosed roof over the existing greens, along with internal club refurbishments, first floor extension, added parking complex, and new six storey hotel. The proposed additions to the development aim to sit comfortably within the context of the adjacent residential and commercial area while also being architecturally distinctive. The development, based on new urban principles, aims to be a catalyst for activation along Port Stephens and Swan Street, as well as the local township of Raymond Terrace.

Accommodating 45 motel rooms, 5 serviced apartments, boutique restaurant, guest gym, function room, and pool terrace, the hotel is a reaction to the local context in an attempt to provide the region with some much needed amenity. The form incorporates an element of verticality, employing batten screening, glass accents, material transitions, and recesses that frame views yet offer areas of respite. Said material articulation however, helps to break down the bulk of the building appearance from ground level and responds to the human scale of the pedestrian. This articulation ultimately responds to the streetscape and adds positively to the visual impact.

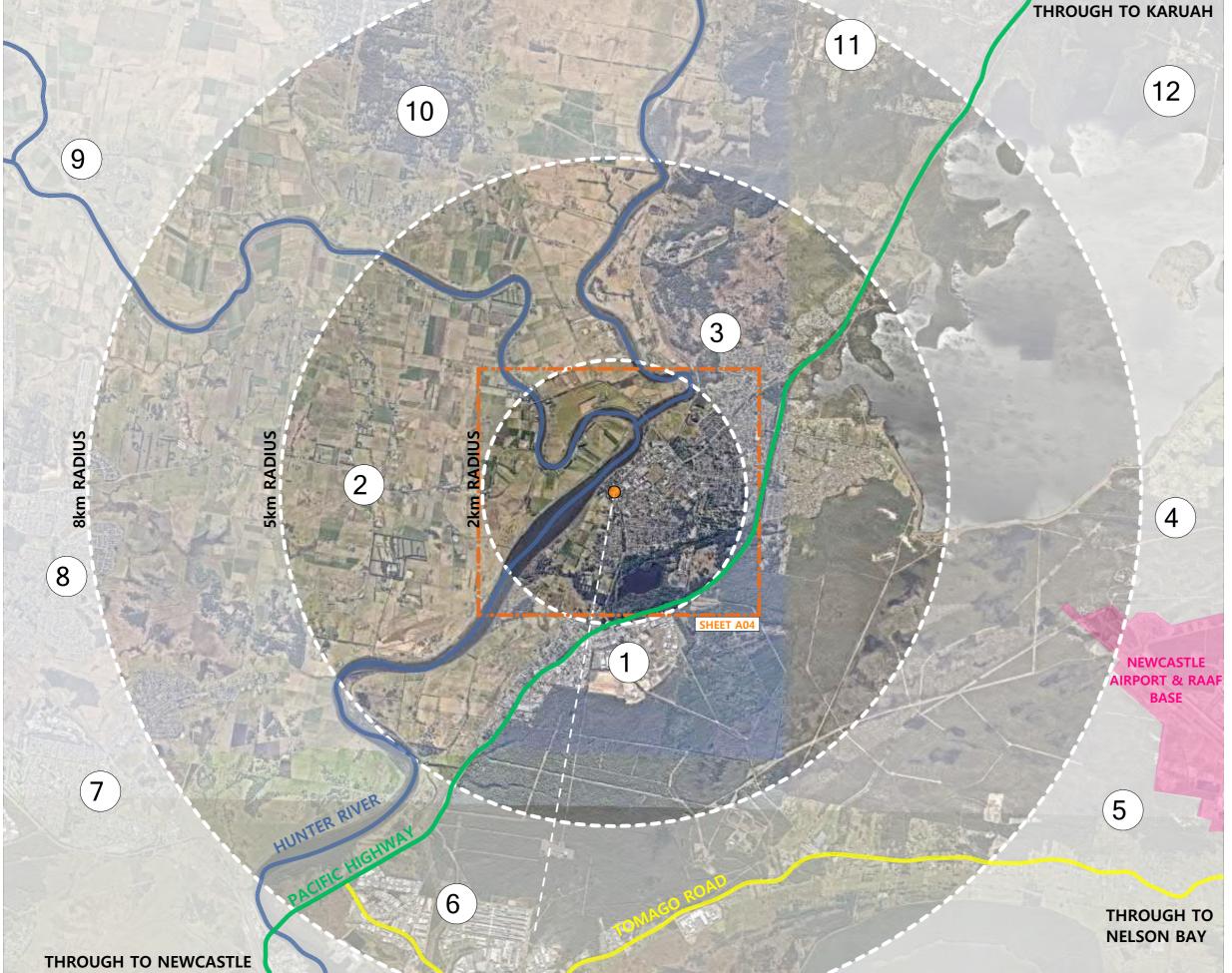
Creating a more accessible design, the refurbished bowling greens are to accommodate a new enclosed roof, two new locker rooms, bathroom amenities, refurbished terrace, and new convenient entry off Jacaranda Avenue to its users. The enclosed form provides shelter from the elements to promote year-round activity and profit for the club, without diminishing solar access and visual amenity to the surrounding streetscapes. The design sustains cross ventilation whilst stylistically achieving an elegant aesthetic through the use of layered materials - with the intention of framing the heritage streetscape of Jacaranda Avenue. The renovations to the existing club are to address and enrich both patron and staff amenity - incorporating a complete gaming refurbishment, extended dining and outdoor alfresco, escalator addition, bathroom amenities, smoking area, as well as the addition of two significant function rooms with respective pre-function area, bars, storage, stage, and lift access. Supplementary is the redesign of the club foyer, reception, staff offices, and conference room, with the addition of a bottleshop at club entry.

The overall architectural design is modern, with the aim to be timeless. The raw expression of materials within the surrounding context have been reinterpreted within our concept with considerations of climate in mind. The familiarity of these materials helps site the building harmonously within its context. Resulting is a quality urban design and architectural outcome that strongly contributes to the area in both amenity, tourism, and allure. The architecture is well-considered in its proportions and materials, incorporating sustainable and respectful principles that contribute to the streetscape, public realm, and heritage characteristics of the immediate adjacent - proving a benchmark for future developments. The proposal thus aims to enrich the character of the area and represent an exciting new development to be appreciated by all.

ARCHIVE ARCHIVE A LONG A LANGE BARRELLE AND A STATE OF THE ARCHIVE AND A ST

Doug White Director - EJE Architecture Registered Architect Board Reg 4394 (NSWARB)





REGIONAL CONTEXT

SIGNIFICNCE:

- WHILE NO REFERENCE IS MADE TO THE TIME RAYMOND TERRACE WAS DISCOVERED, IT CAN BE TAKEN THAT THE TOWN IS ALMOST AS OLD AS NEWCASTLE.
- EARLY ON, RAYMOND TERRACE WAS RENOWNED FOR ITS CEDAR WHICH AT THE TIME WAS MORE IMPORTANT THAN COAL.

SITING:

2 JACARANDA AVENUE, RAYMOND TERRACE, NSW, 2324

LOCATED BETWEEN HEATHERBRAE & MEDOWIE

- LOT 1/23 DP 758871
- LOT 23 DP 1088281
- ZONE: RE2 PRIVATE RECREATION
- HEIGHT LIMIT: NA
- FSR: NA

POPULATION:

- PORT STEPHENS HAS AN APPROXIMATE POPULATION OF 75,270

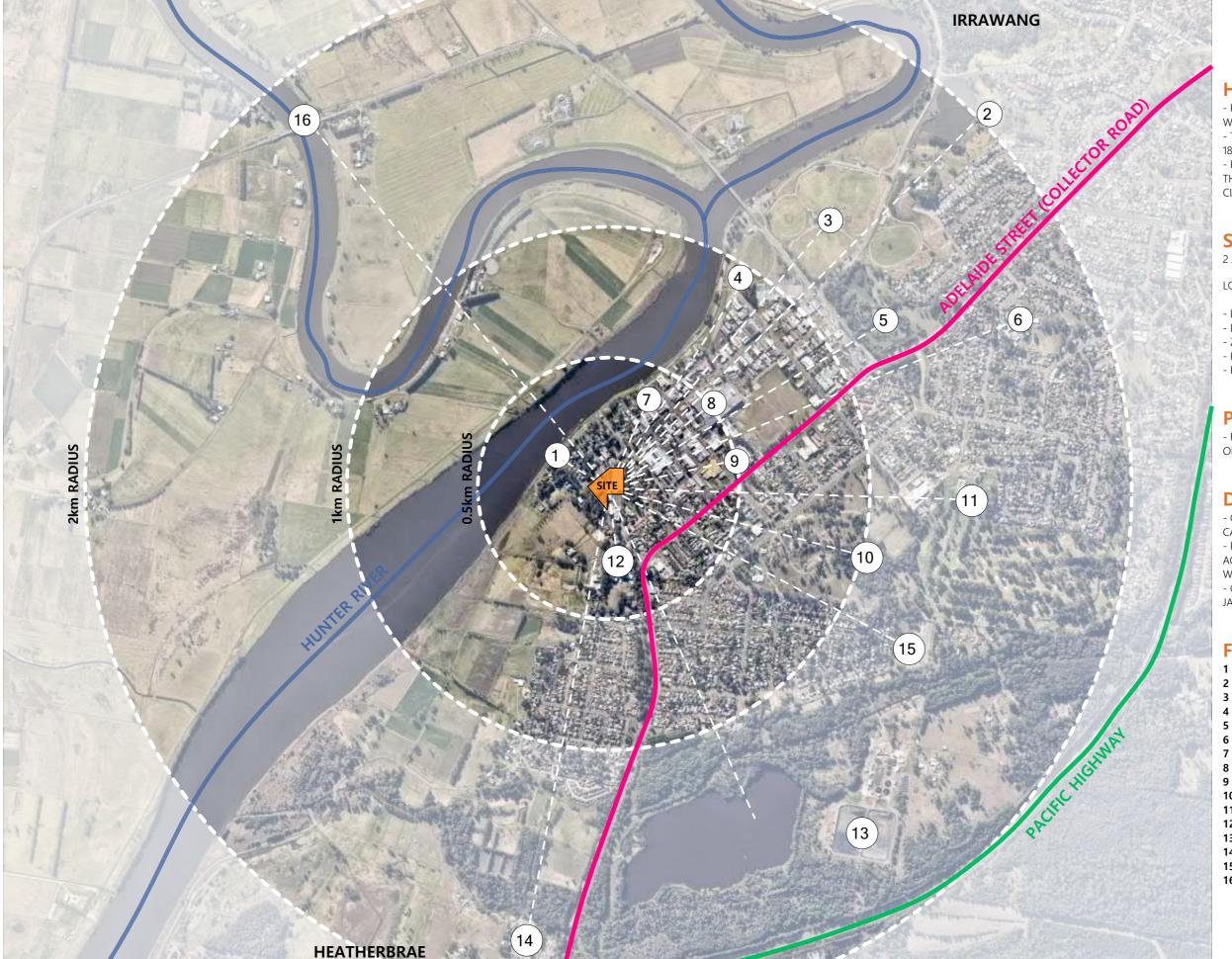
REGIONAL AREAS

- 1 HEATHERBRAE
- 2 MILLERS FOREST
- 3 IRRAWANG
- 4 MEDOWIE
- 5 WILLIAMTOWN
- 6 TOMAGO
- 7 BERESFIELD 8 - THORNTON
- 9 HINTON
- 10 NELSONS PLAINS
- 11 EAGLETON
- 12 FERODALE





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LOCAL CONTEXT

HISTORICAL SIGNIFICANCE

- RAYMOND TERRACE EXISTS IN THE LAND OF THE WORIMI NATION.
- THE ORIGINAL TOWN PLAN WAS COMPLETED IN THE
- RAYMOND TERRACE BOWLING CLUB DATES BACK TO THE 1930's, PRIOR TO THE ESTABLISHMENT OF A FORMAL CLUBHOUSE AND GREEN IN 1942.

SITING

2 JACARANDA AVENUE, RAYMOND TERRACE, NSW, 2324

LOCATED BETWEEN HEATHERBRAE & MEDOWIE

- LOT 1/23 DP 758871
- LOT 23 DP 1088281
- ZONE: RE2 PRIVATE RECREATION
- HEIGHT LIMIT: NA
- FSR: NA

POPULATION

- RAYMOND TERRACE HAS AN APPROXIMATE POPULATION OF 14,580

DESIGN RESPONSE

- CONSIDERED ORIENTATION AND SITING OF HOTEL TO CAPTURE LOCAL VIEWS AS WELL AS PROMOTE THEM. - PROPOSAL AIMS TO BE A CATALYST FOR MUCH NEEDED
- ACTIVATION ALONG PORT STEPHENS & SWAN STREET, WHILST RESPECTING THE LOCAL TOWNSHIP.
- CONTINUE TO FRAME & PROMOTE VIEWS TO JACARANDA AVENUE FROM WITHIN THE DEVELOPMENT

FACILITIES & ATTRACTIONS

- 1 RIVERSIDE PARK BOAT RAMP
- 2 OFF-LEAD DOG EXERCISE PARK
- 3 KING PARK SPORTS COMPLEX
- 4 RAYMOND TERRACE ATHLETICS CLUB
- 5 JACK JOHNSON TROTTING PARK
- 6 IRRAWANG PUBLIC SCHOOL
- 7 JUNCTION INN HOTEL
- 8 RAYMOND TERRACE MARKETPLACE
- 9 RAYMOND TERRACE COUNCIL & LIBRARY (ADJACENT)
- **10** BOOMERANG PARK
- 11 MUREE GOLF CLUB
- 12 RAYMOND TERRACE PUBLIC SCHOOL
- **13** WASTEWATER TREATMENT CENTRE
- 14 BELLHAVEN CARAVAN PARK
- 15 RAYMOND TERRACE CEMETARY
- **16** RAYMOND TERRACE BRIDGE











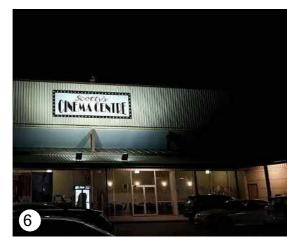


CONTEXT IMAGES

LOCAL & REGIONAL



- 1 FIGHTER WORLD WILLIAMTOWN
- 2 HUNTER REGION BOTANIC GARDENS
- **3 MARKETPLACE RAYMOND TERRACE**
- 4 HUNTER WETLANDS CENTRE
- **5** KARUAH JETTY
- 6 SCOTTYS CINEMA CENTRE
- 7 WORIMI REGIONAL PARK
- 8 PACIFIC DUNES GOLF CLUB
- 9 OAKVALE WILDLIFE PARK
- **10** MORPETH GALLERY
- **11** TOBOGGAN HILL PARK
- **12** STOCKTON SAND DUNES
- 13 NEWCASTLE AIRPORT
- **14** MURROOK CULTURAL CENTRE
- 15 MAITLAND GAOL
- **16** RAYMOND TERRACE LIBRARY



















Newcastle Airport

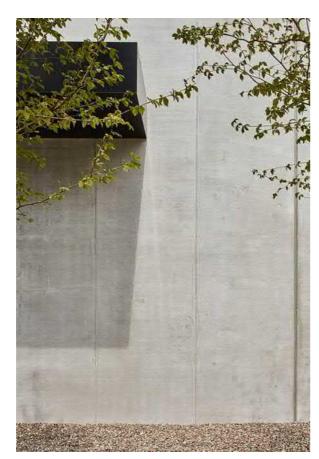










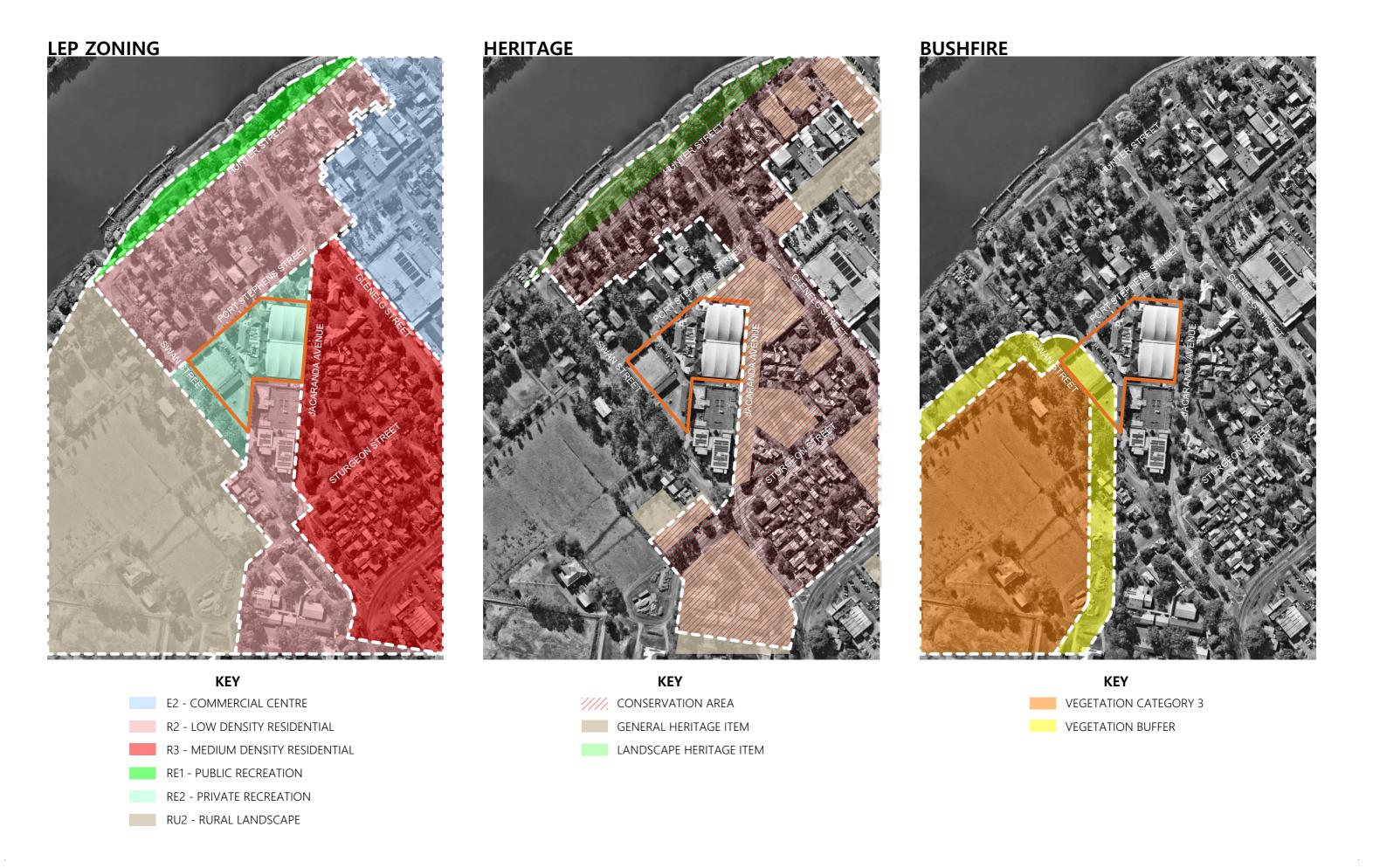






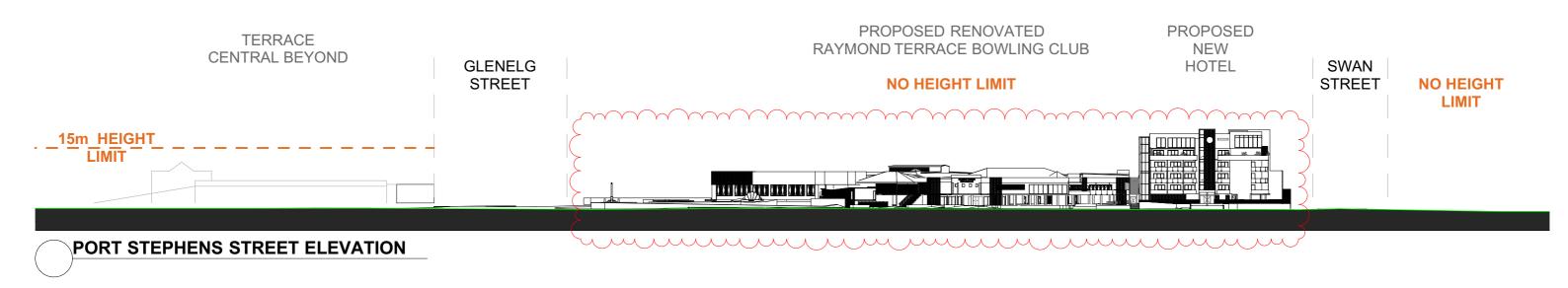


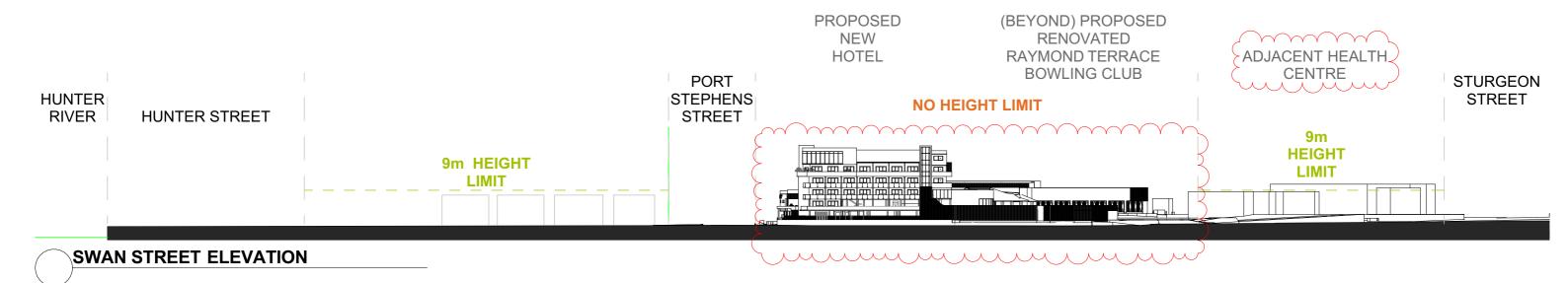
RAYMOND TERRACE BOWLING CLUB: EXTERIOR PRECEDENT IMAGERY

















PORT STEPHENS STREET, LOOKING SOUTH WEST



JACARANDA AVENUE, LOOKING SOUTH TOWARDS RAYMOND TERRACE WAR MEMORIAL



PORT STEPHENS STREET, LOOKING SOUTH WEST. THE RECTORY ON LEFT, MEDICAL CENTRE ON RIGHT



CORNER OF SWAN STREET AND JACARANDA AVENUE, LOOKING NORTH WEST AT MEDICAL CENTRE



VIEW FROM SWAN STREET, LOOKING SOUTH EAST



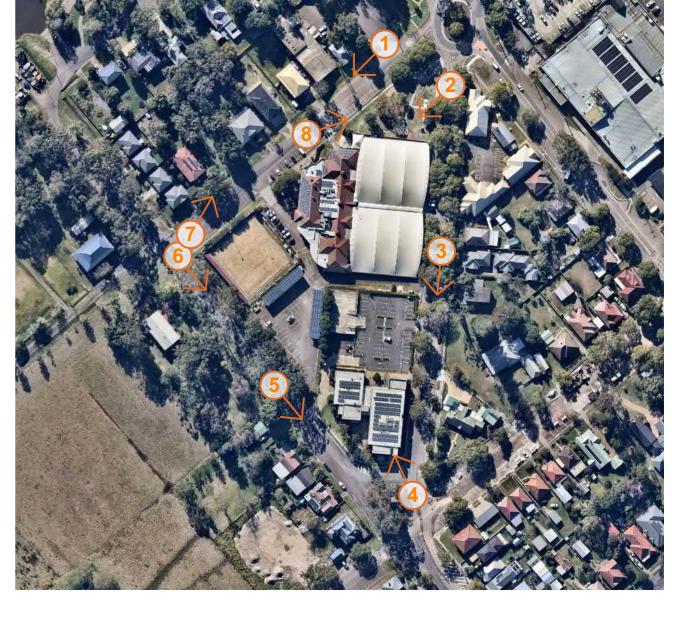
VIEW FROM SWAN STREET, LOOKING SOUTH EAST



VIEW FROM PORT STEPHENS STREET, LOOKING NORTH EAST



VIEW FROM PORT STEPHENS STREET, LOOKING NORTH EAST



JACARANDA AVENUE

- Heritage jacaranda trees.
- Access road to club parking along southern edge of bowling greens.
- Access road for club deliveries and waste collection.
- Rear access to 'The Rectory'
- Main pedestrian access point to bowling greens

PORT STEPHENS STREET

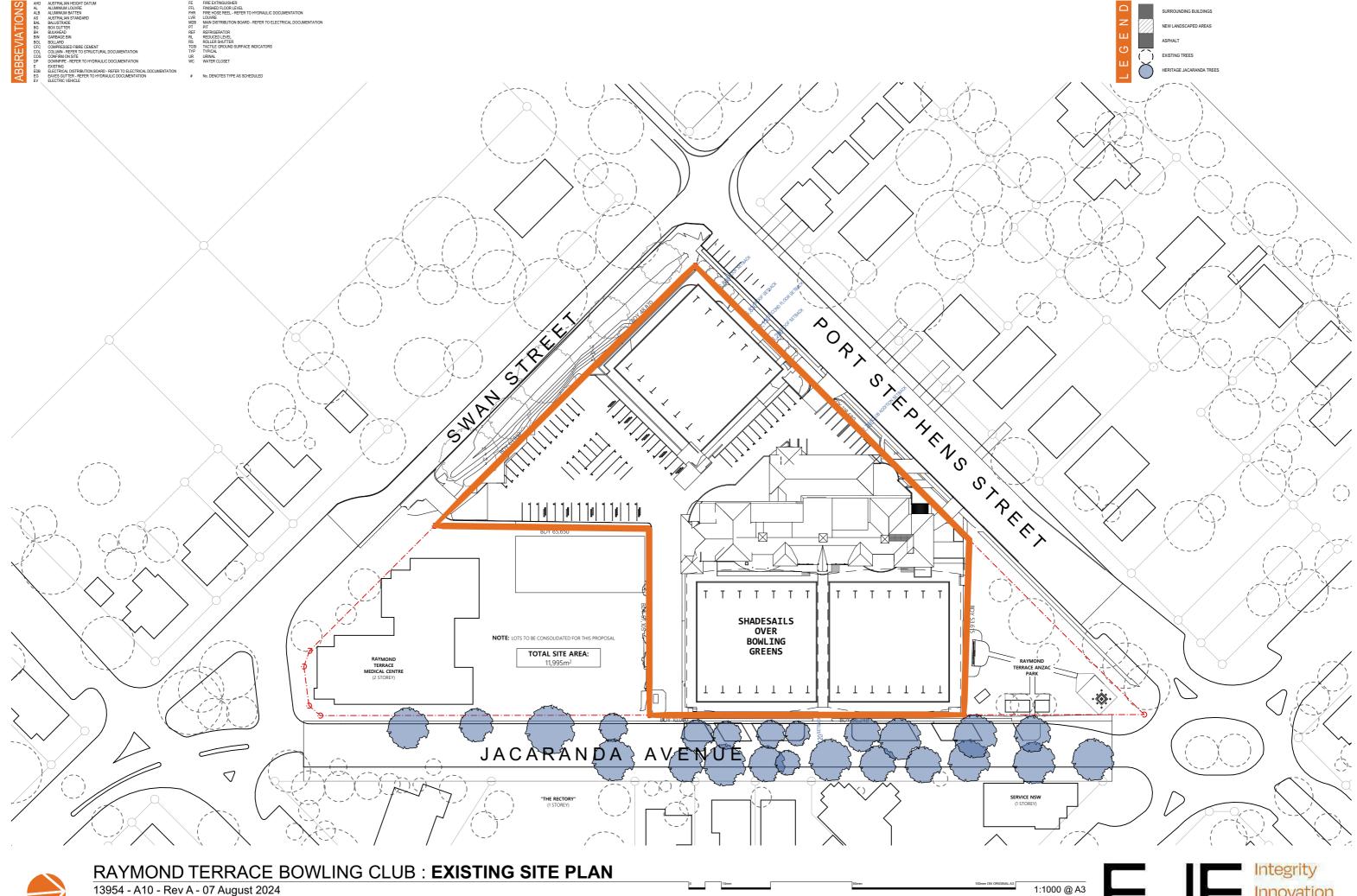
- Main access road to site running north-east to south-west
- Substantial on-street parking to club side
- Access point for on-site club parking
- Primary views from club
- Main pedestrian access point to club entry

SWAN STREET

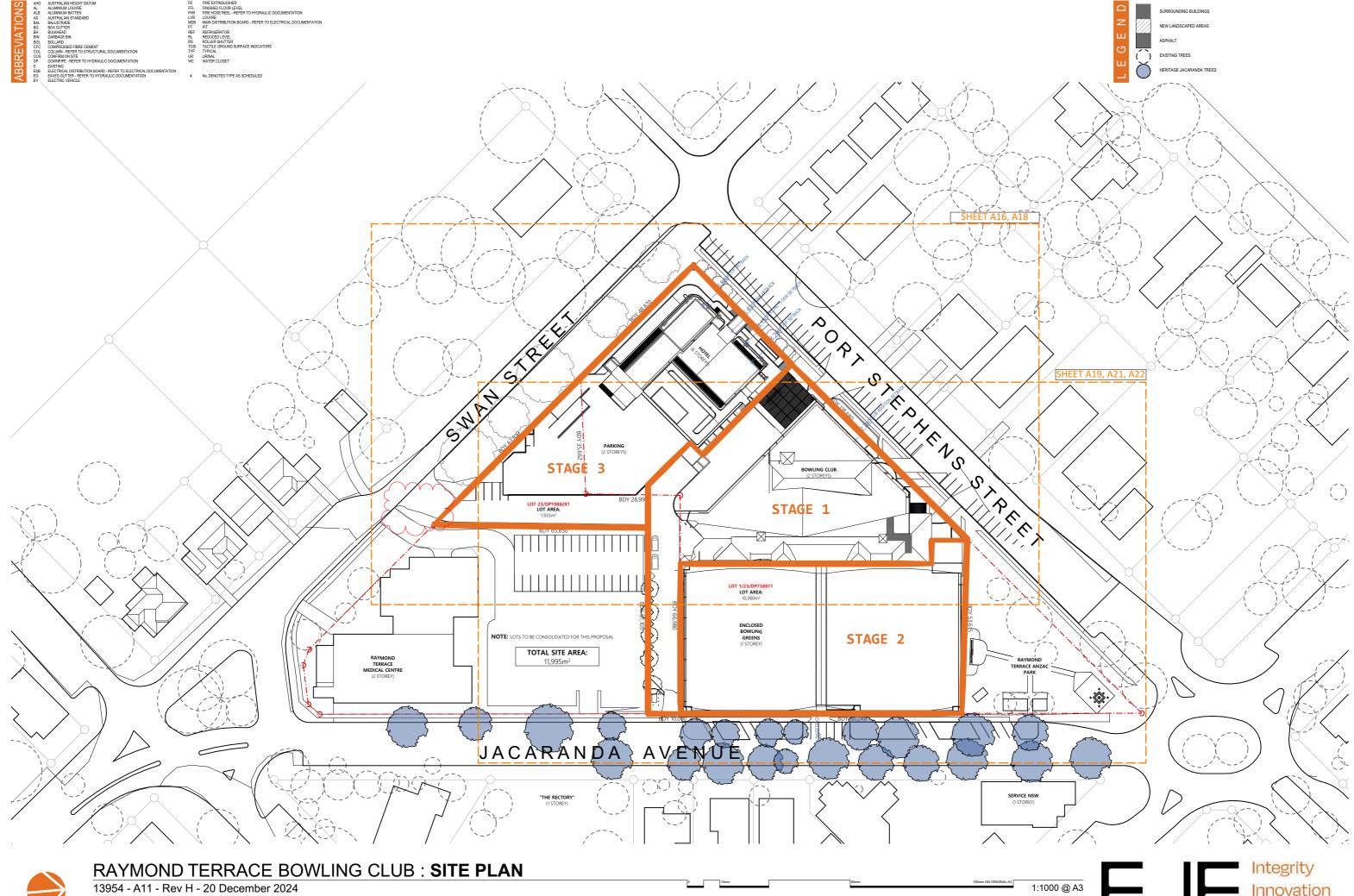
- Running north west to south east
- Access point for club parking adjacent to Medical Centre
- Significantly sized swale running along club side of Swan Street.

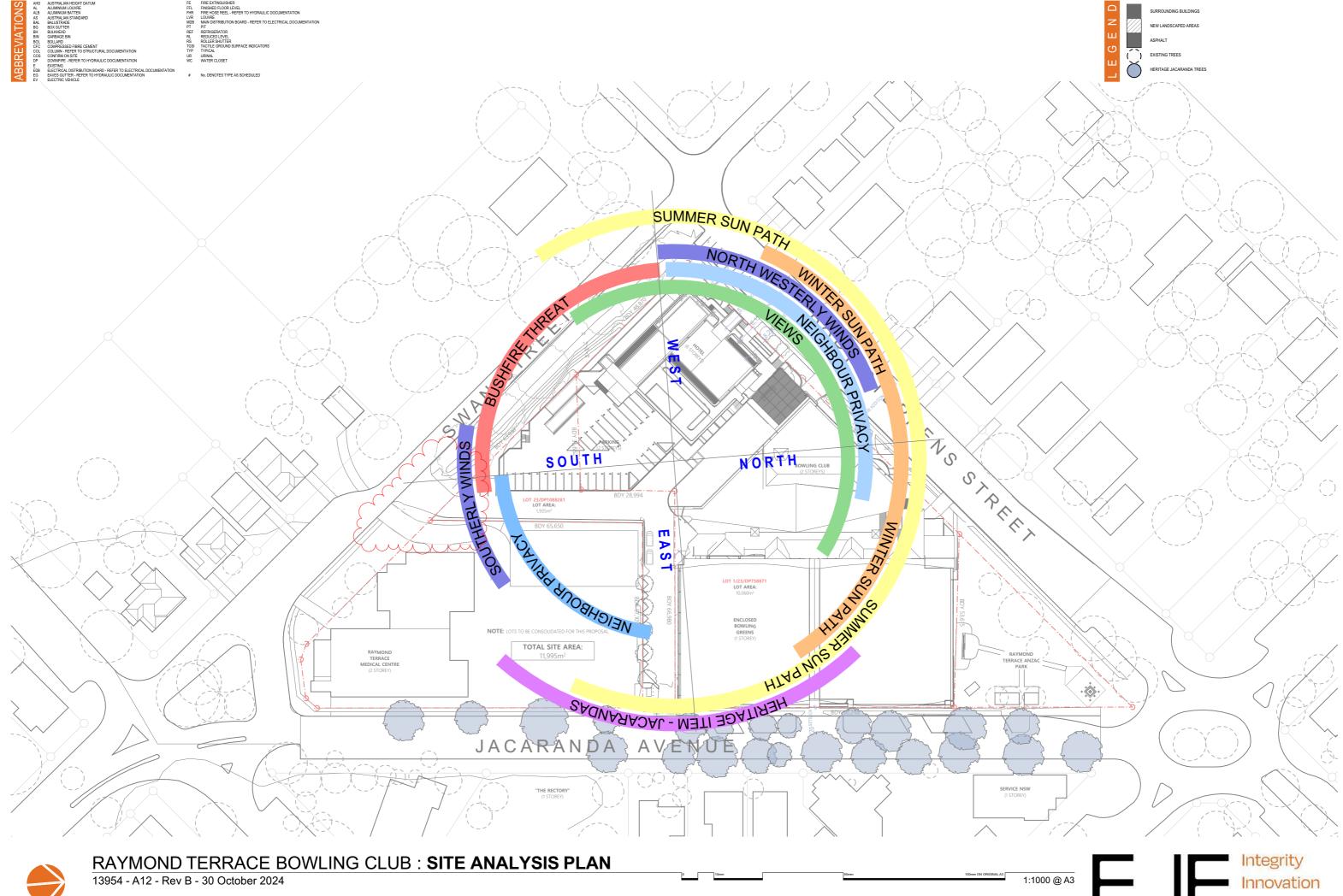


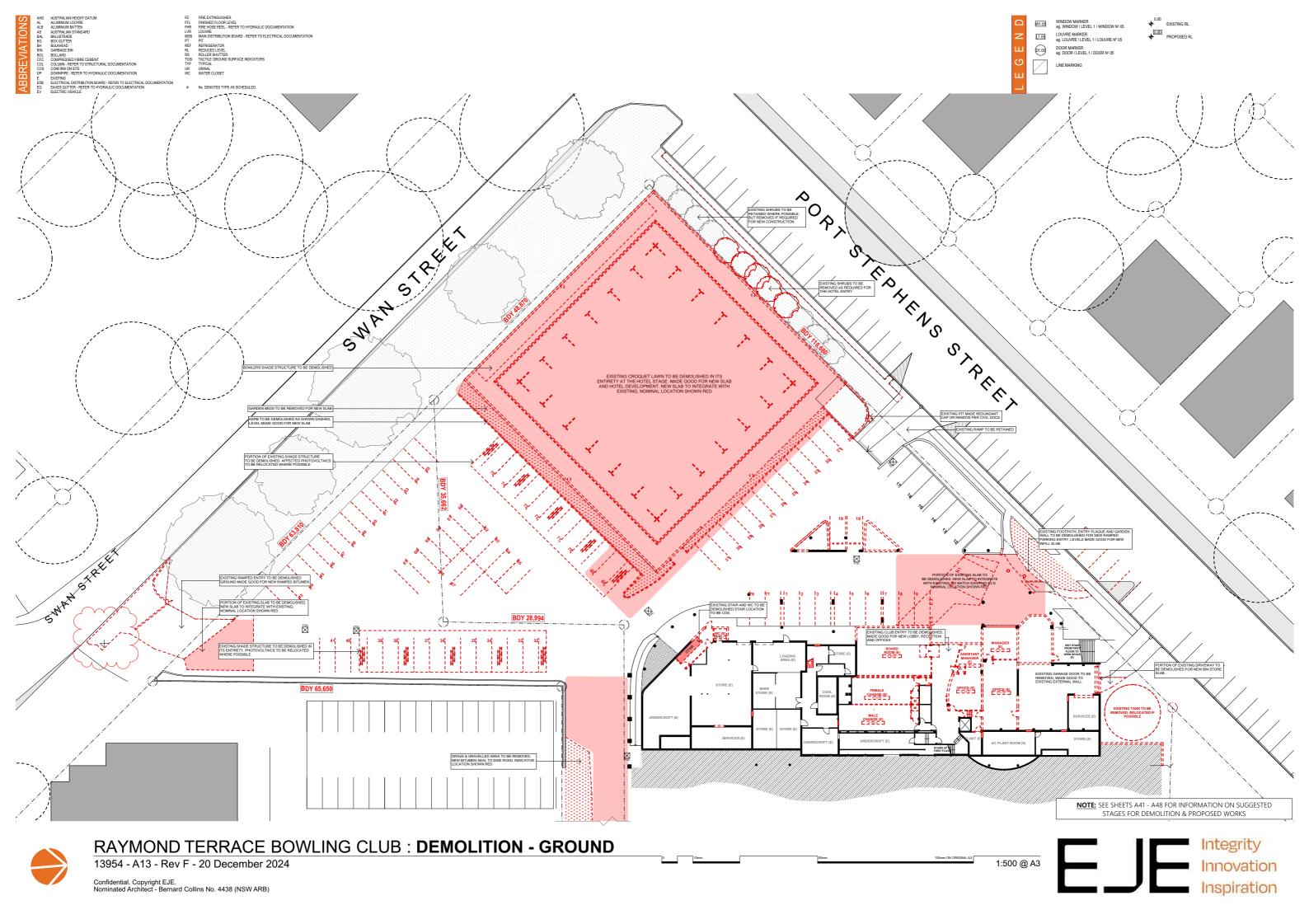


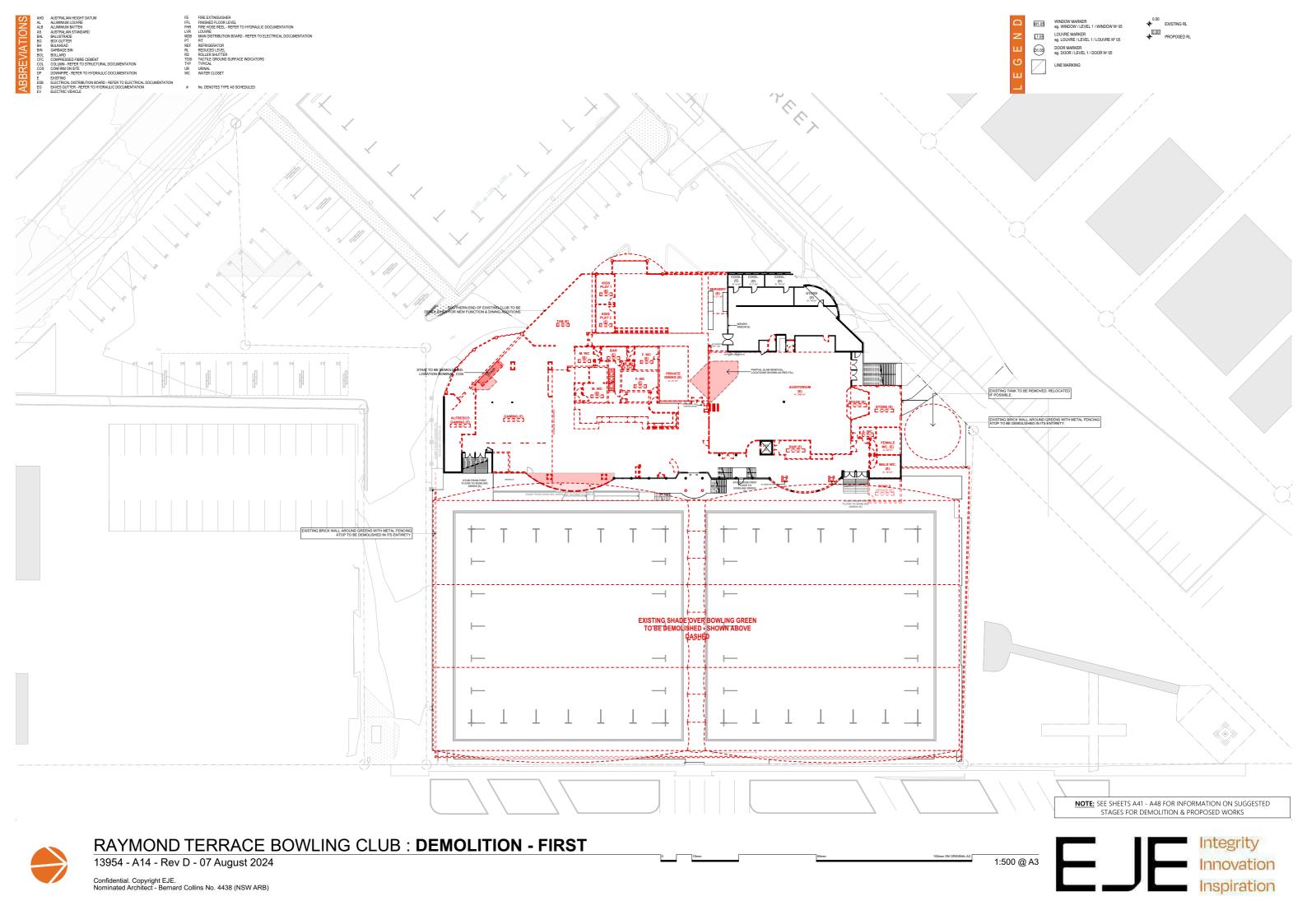


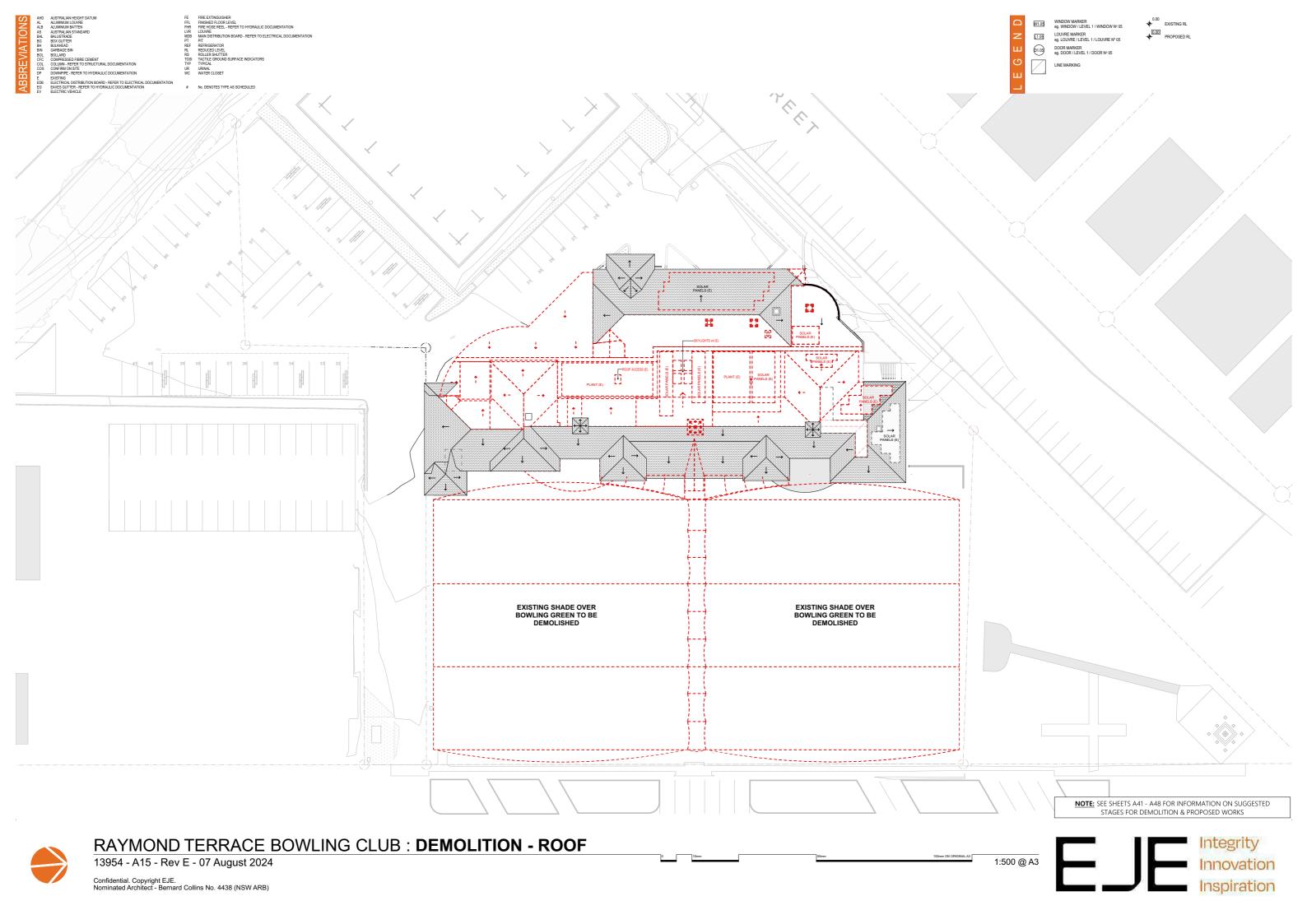


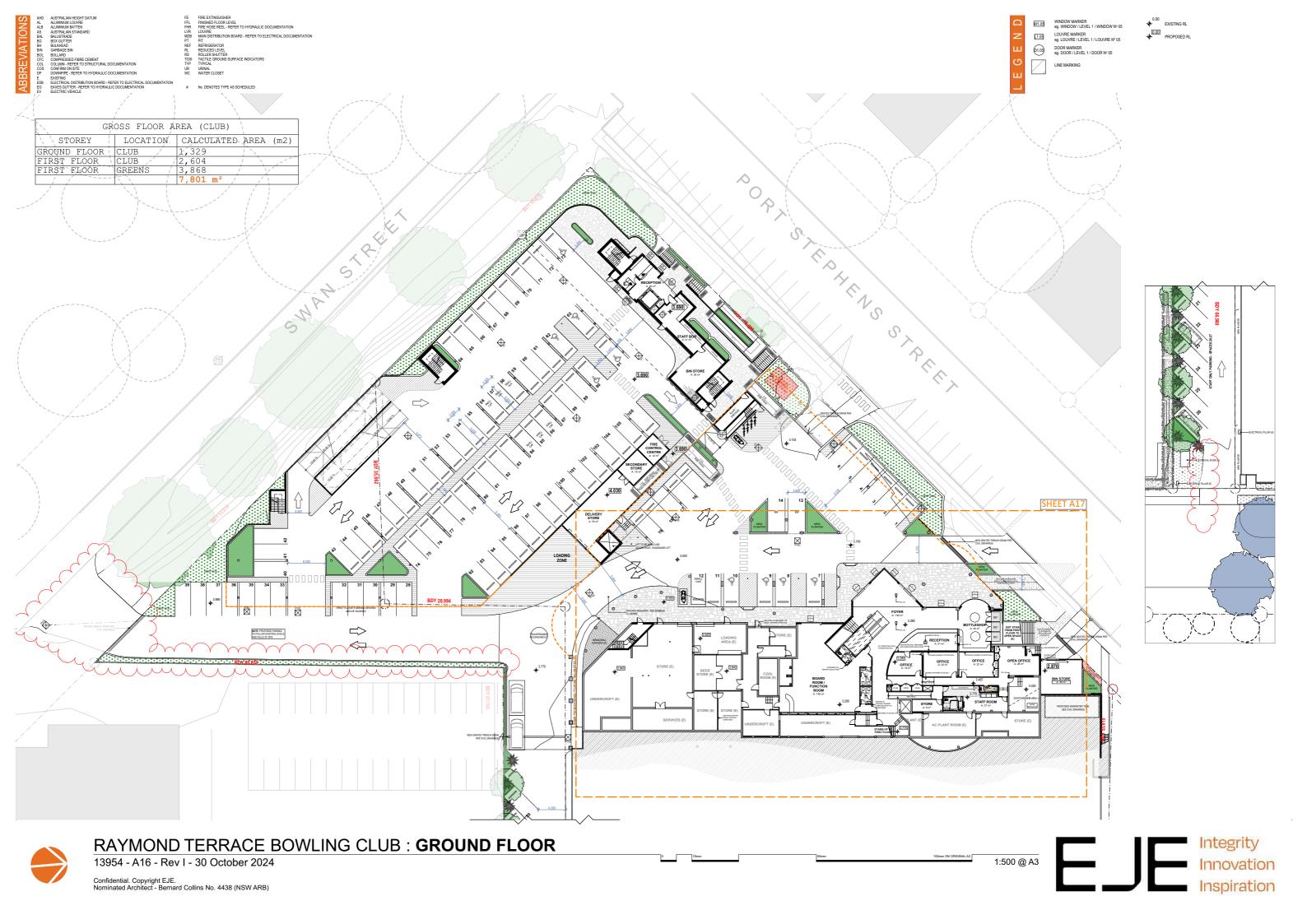


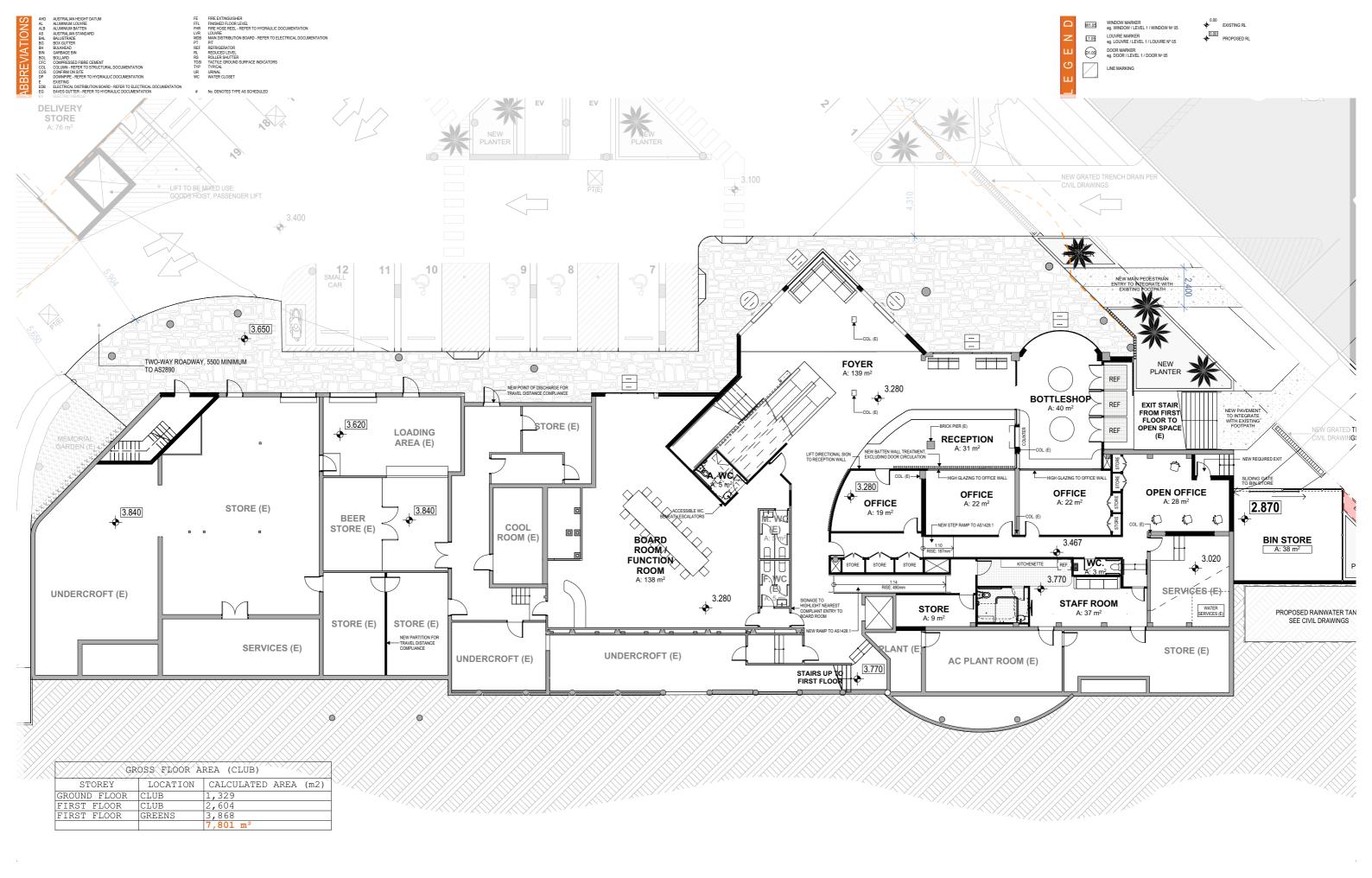






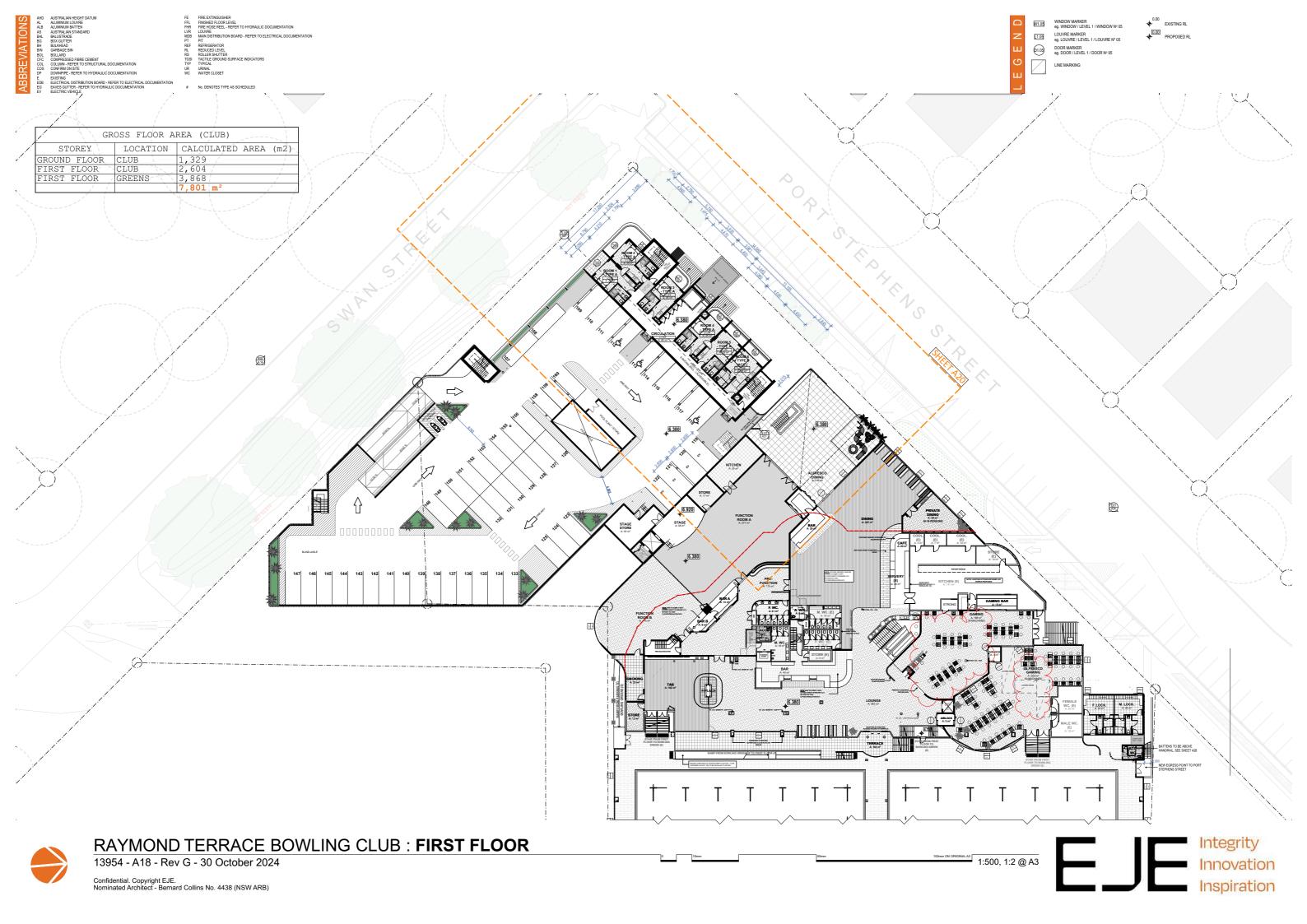


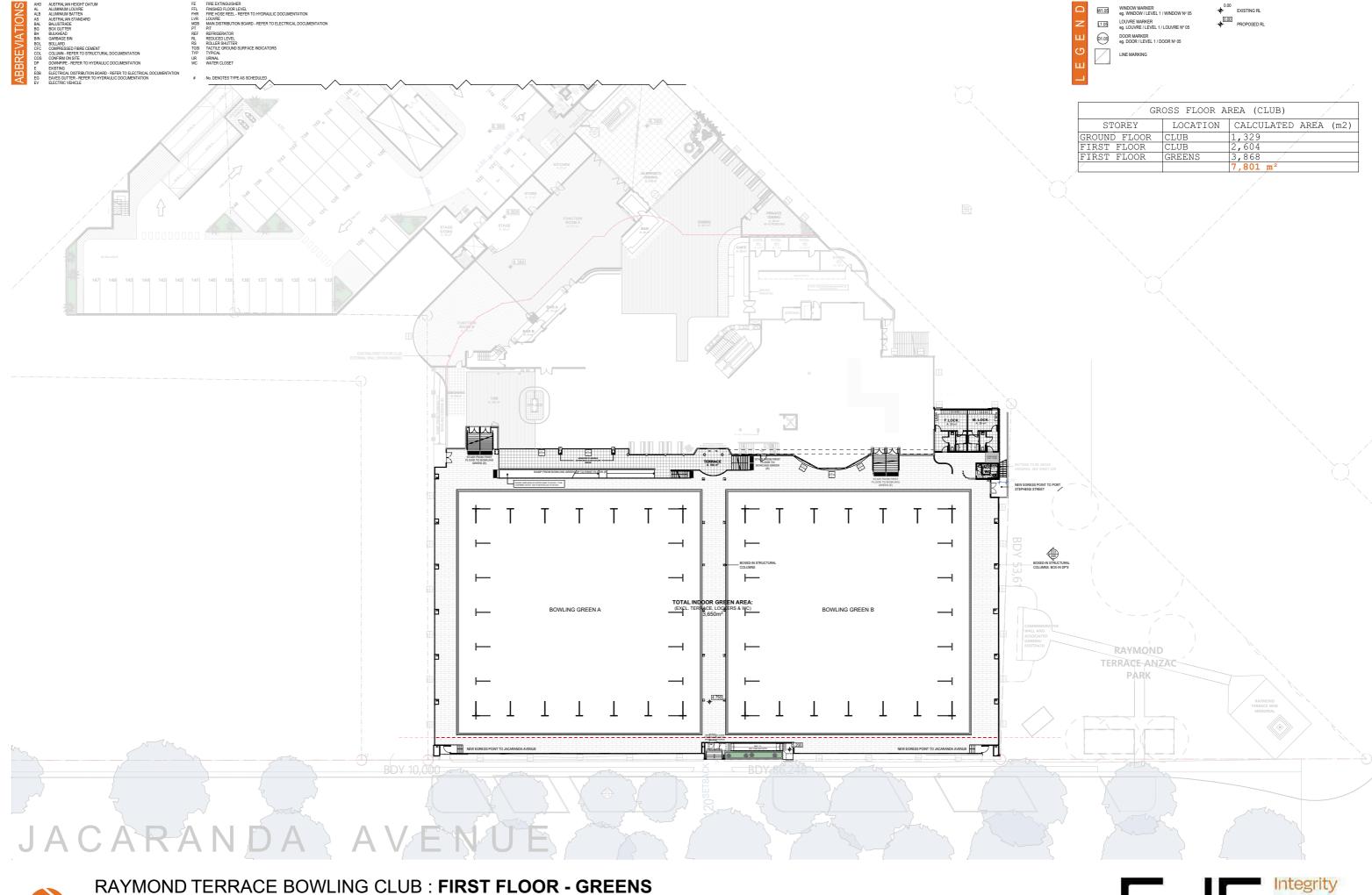














13954 - A19 - Rev E - 07 August 2024

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1:500, 1:2 @ A3

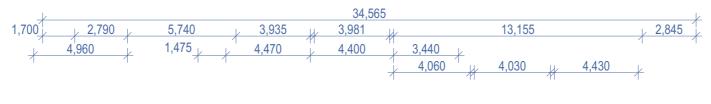


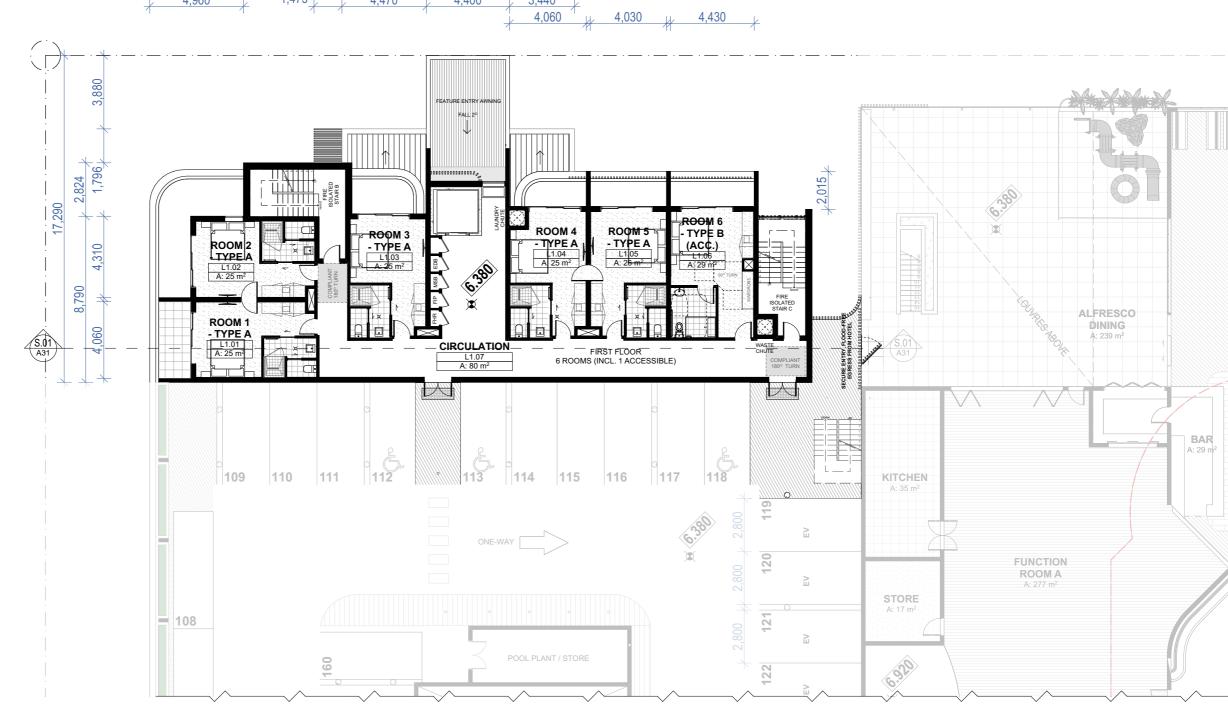
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REPRIGERATIOR
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TACTILE GROUND SURFACE NOICATORS
TYPROL
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WATER CLOSET

No. DENOTES TYPE AS SCHEDULED

1.05 (D1.05)







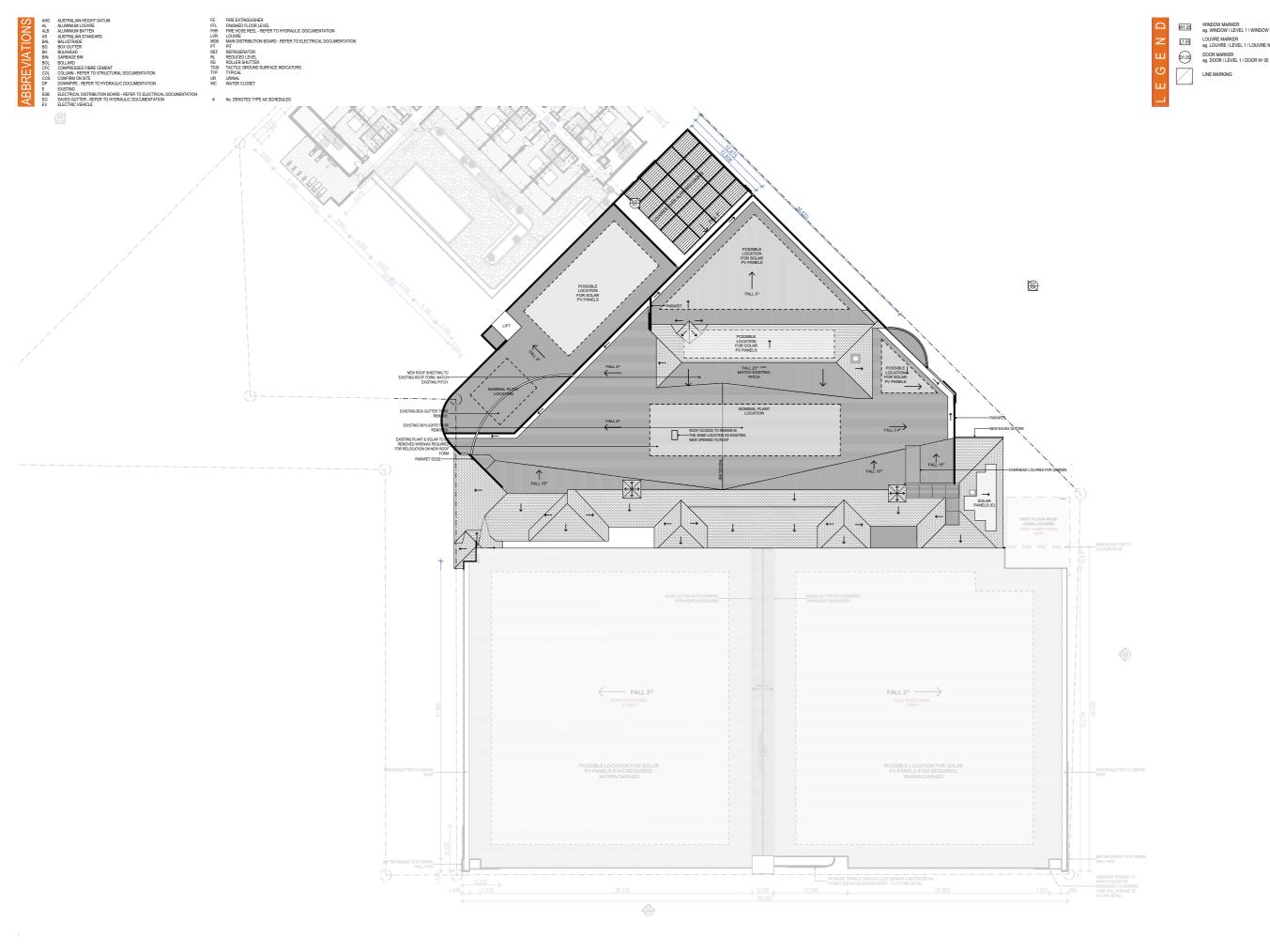
GROSS FLOOR AREA (HOTEL)	
STOREY	CALCULATED AREA (m2)
GROUND FLOOR	118
FIRST FLOOR	266
SECOND (ROOF)	633
THIRD	617
FOURTH	599
FIFTH	617
	2,850 m ²

RAYMOND TERRACE BOWLING CLUB: FIRST FLOOR - HOTEL

13954 - A20 - Rev F - 07 August 2024

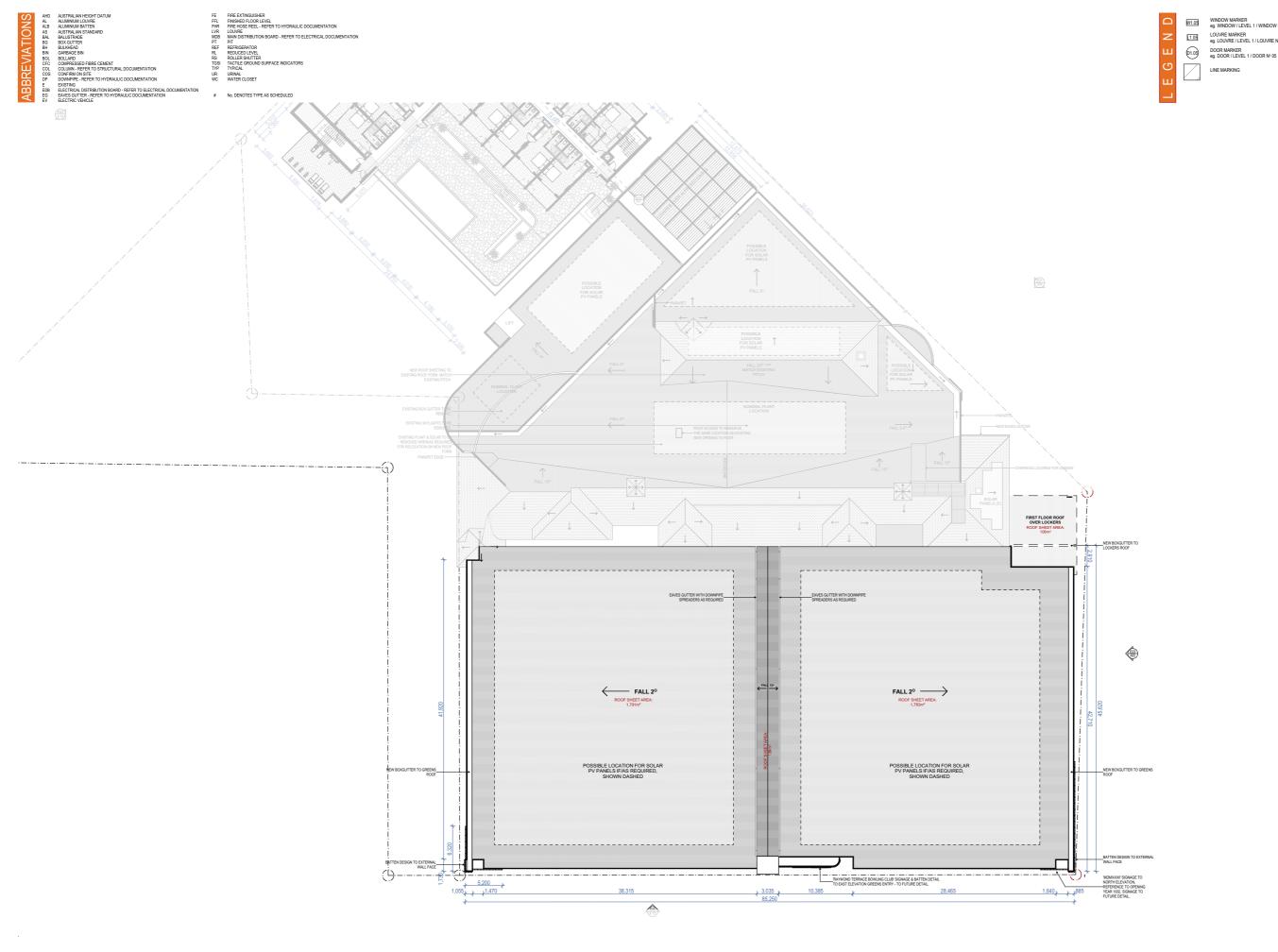
1:200, 1:2 @ A3







1:500 @ A3 Integrity
Innovation
Inspiration









No. DENOTES TYPE AS SCHEDULED

FE FIRE EXTINABILISHER
FFL FINISHED FLOOR LEVEL
FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
LIVEL LOVINE
MORE MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
FEF REFRIGERATIOR
REF REFRIGERATIOR
RED LOCATE BUILTER
SI ROLLER BUILTER
TOSS 174CTLE GROUND SURFACE INDICATORS
11
LIR LIRANLE
RU WATER CLOSET

LOUVRE MARKER
eg. LOUVRE / LEVEL 1 / LOUVRE N° 05





RAYMOND TERRACE BOWLING CLUB: SECOND FLOOR - HOTEL

13954 - A23 - Rev F - 07 August 2024

1:200 @ A3

Integrity

GROSS FLOOR AREA (HOTEL)

599 617 2,850 m²

CALCULATED AREA (m2)

STOREY

FOURTH FIFTH

AHD AUSTRALIAM REIGHT DATUM
AL ALUMMUM LOUVIE
ALB ALUMMUM BATTEN
AS AUSTRALIAM STANDARD
BAL BALUSTRADE
BG BOX GUITER
BH BULGEAD
BN GARRAGE BN
GARRAGE BN
GARRAGE BN
COLUMN-REFER TO STRUCTURAL DOCUMENTATION
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COLUMN-REFER TO STRUCTURAL DOCUMENTATION
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DP
DOWNPIE- REFER TO HYDRAULIC DOCUMENTATION
EMB ELECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL
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EMB CLECTRICAL DISTRIBUTION BOARD - REFER TO ELECTRICAL
EMBOLITHER, REFER TO HYDRAULIC DOCUMENTATION

No. DENOTES TYPE AS SCHEDULED

FIRE EXTINIQUISHER
FINISHED FLOOR LEVEL
FIRE HOS REEK. REFER TO HYDRAULIC DOCUMENTATION
LOUVIE
MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
PIT
REFRIGERATIOR
REDUCED LEVEL
TACTULE GROUND SURFACE NOICATORS
TYPICAL
USINAL
WATER CLOSET









GROSS FLOOR AREA (HOTEL)

599 617 2,850 m²

STOREY GROUND FLOOR 118 FIRST FLOOR 266 SECOND (ROOF) 633

FOURTH FIFTH

CALCULATED AREA (m2)

FIRE ECTINOUISHER
FINISHED ROOK LEVEL
FIRE HOSE REEL- REFER TO HYDRAULIC DOCUMENTATION
LOUME
MAN IDSTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
REPRISERATION
REDUCED LEVEL
TACTILE GROUND SURFACE NDICATORS
TYPICAL
URBANA
WHER CLOSET

No. DENOTES TYPE AS SCHEDULED

LOUVRE MARKER eg. LOUVRE / LEVEL 1 / LOUVRE N° 05

DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05









GROSS FLOOR AREA (HOTEL)

2,850 m

CALCULATED AREA (m2)

STOREY

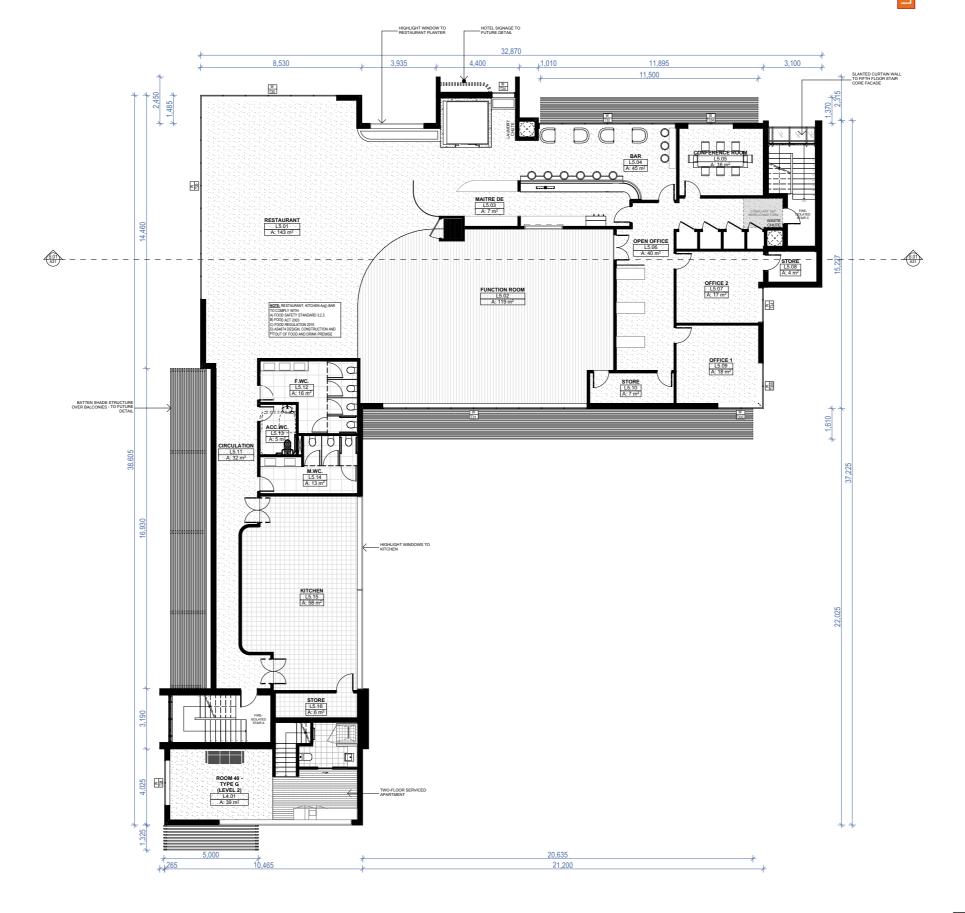
FOURTH FIFTH

FIRE EXTINGUISHER
FINISHED FLORE LEVEL
FIRE HOSE REC. REFER TO HYDRAULIC DOCUMENTATION
LOUVEE
MAN IDSTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
PIT
REPRIGERATIOR
REDUCED LEVEL
TACTILE GROUND SURFACE NOICATORS
TYPICAL
URINAL
WATER CLOSET

No. DENOTES TYPE AS SCHEDULED

DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05

LOUVRE MARKER
eg. LOUVRE /LEVEL 1 / LOUVRE N° 05







GROSS FLOOR AREA (HOTEL)

2,850 m²

CALCULATED AREA (m2)

STOREY

FOURTH FIFTH

FIRE EXTINGUISHER
FINISHED FLORE LEYEL
: FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
: LOUNG
: LOUNG
: MANN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
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: REPROGENATION
: TO A COLUMN SURFACE NOICATORS
: TYPICAL
: URBNAL
: WATER CLOSET

No. DENOTES TYPE AS SCHEDULED

LOUVRE MARKER
eg. LOUVRE /LEVEL 1 / LOUVRE N° 05

DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05







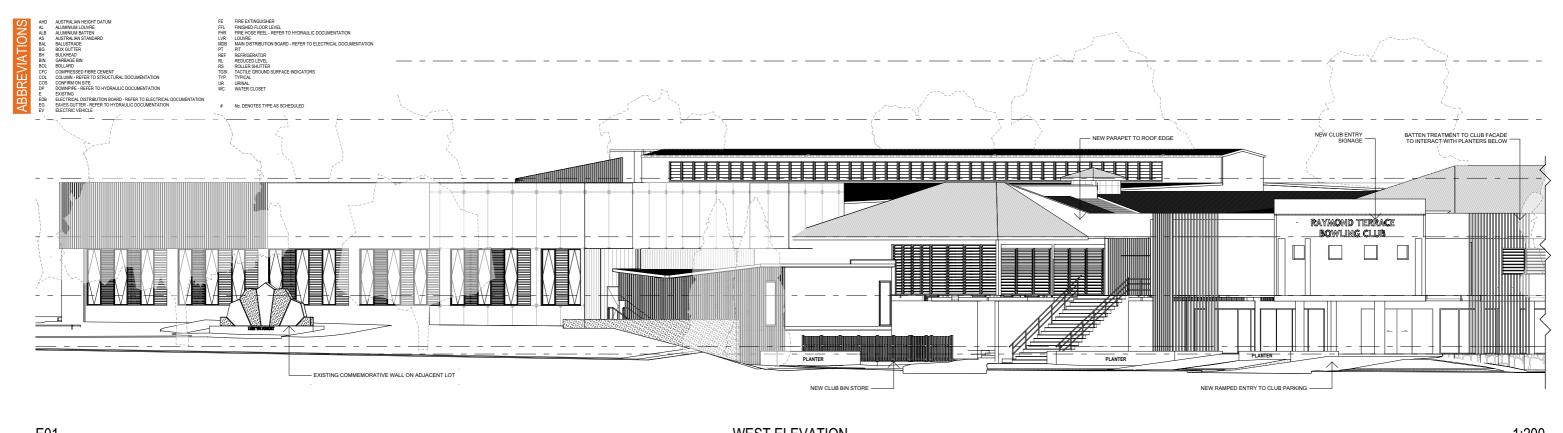


GROSS FLOOR AREA (HOTEL)

CALCULATED AREA (m2)

STOREY

FOURTH FIFTH



WEST ELEVATION 1:200 PORT STEPHENS STREET - BATTEN AWNING TO FOURTH FLOOR BALCONIES - INDICATIVE OF FUTURE SIGNAGE 23,730 AHD 21,<u>980 AHD</u> 18,<u>780 AHD</u> FIFTH FLOOR 15,680 AHD FOURTH FLOOR 12,580 AHD THIRD FLOOR 9,480 AHD SECOND / ROOF WIRE TRELLIS SYSTEM 6,380 AHD FIRST FLOOR GROUND FLOOR (HOTEL) ▲3,280 AHD PLANTER EXISTING GROUND FLOOR (CLUB) NEW PLANTER - FUTURE LOCATION OF PUBLIC ART TO CONSIDER THE INTEGRATION OF THE ART INTO RAMP BEHIND TO AS1428.1 -

WEST ELEVATION

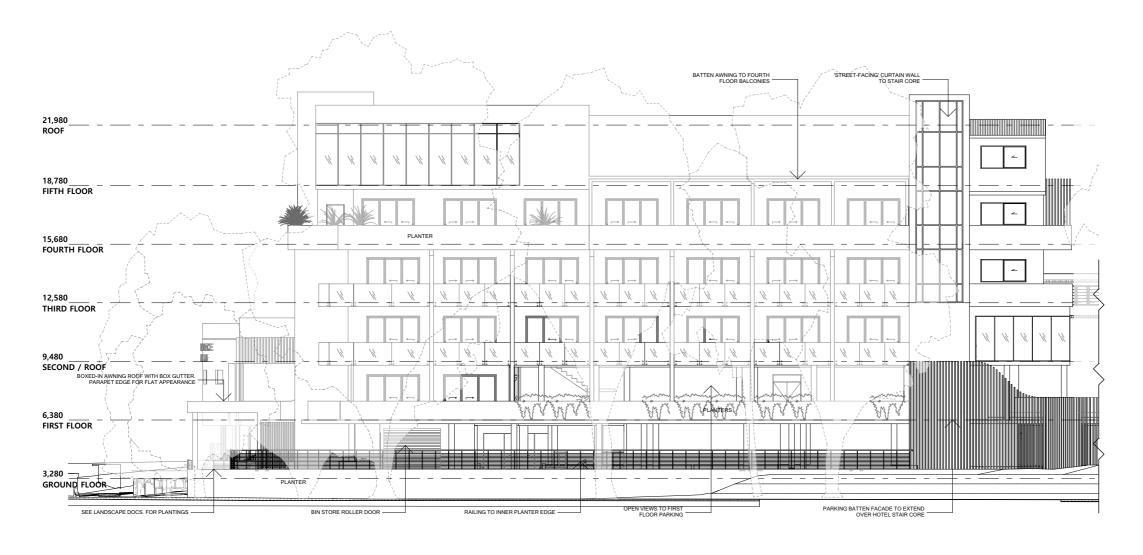
PORT STEPHENS STREET

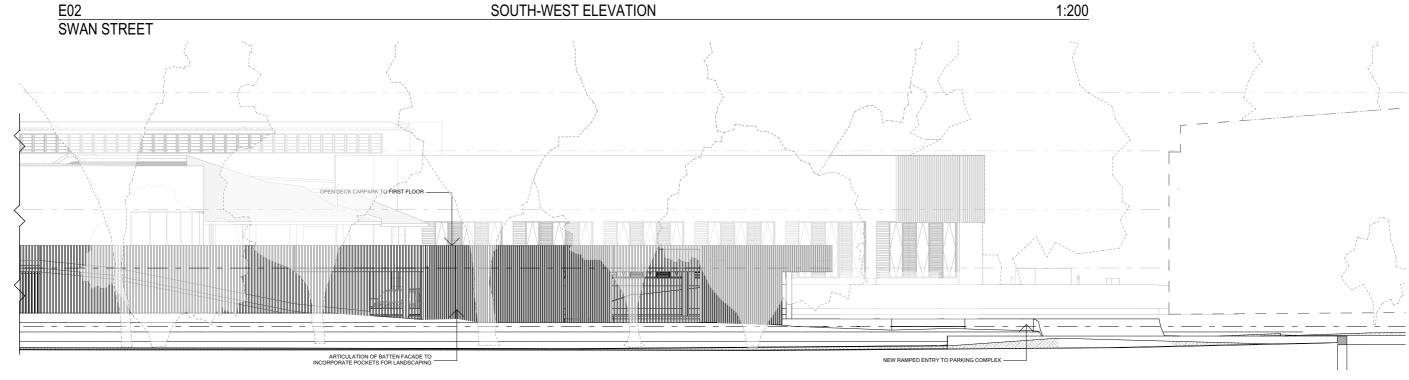
RAYMOND TERRACE BOWLING CLUB: NORTH-WEST ELEVATION

13954 - A28 - Rev E - 07 August 2024 1:200 @ A3



1:200





SOUTH-WEST ELEVATION

RAYMOND TERRACE BOWLING CLUB: SOUTH-WEST ELEVATION

13954 - A29 - Rev D - 07 August 2024

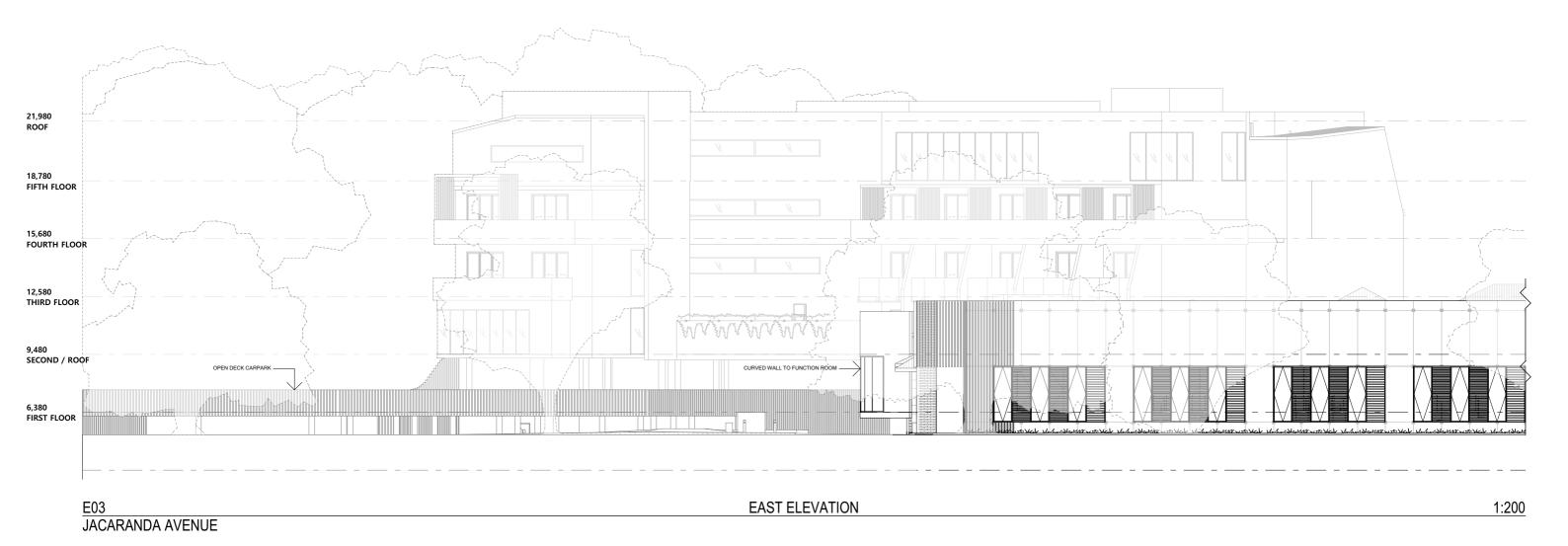
SWAN STREET

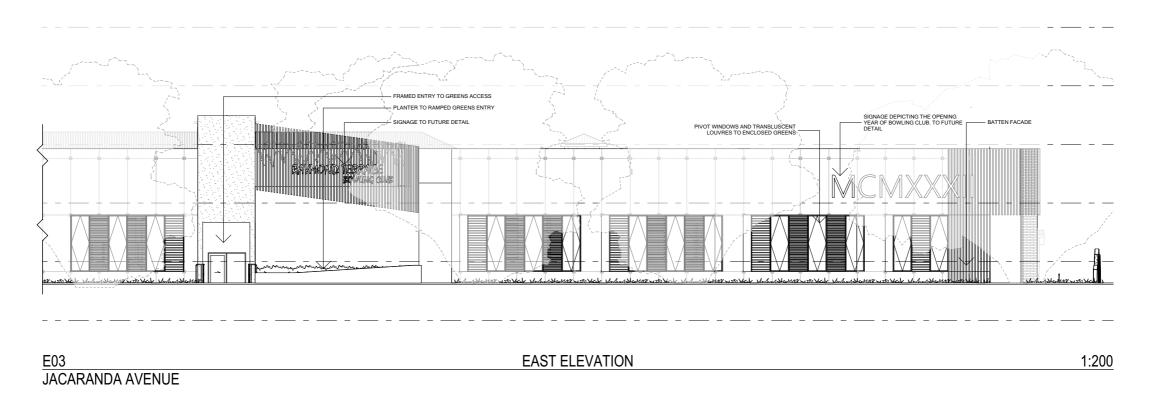
E02

Integrity
Innovation
Inspiration

1:200 @ A3

1:200



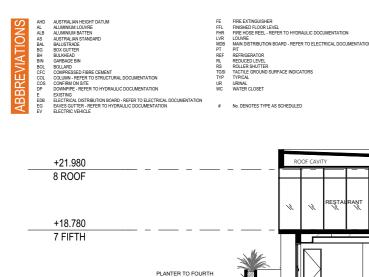


RAYMOND TERRACE BOWLING CLUB: EAST ELEVATION

13954 - A30 - Rev E - 07 August 2024

Integrity
Innovation
Inspiration

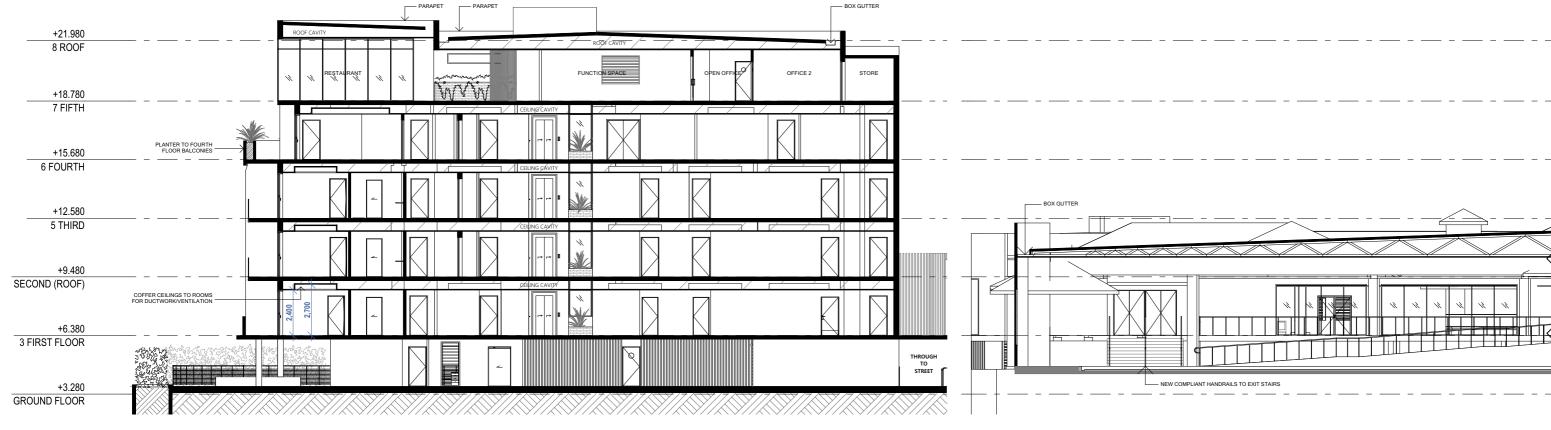
1:200 @ A3



<u>S.01</u>



BOWLING GREENS



1:200 S.02

FEATURE BATTEN ENTRY TO LOCKERS & WC. NEW LOUVRE WINDOWS TO ALFRESCO GAMING

1:200 S.02 **BOWLING GREENS**

RAYMOND TERRACE BOWLING CLUB: **SECTIONS**

HOTEL

13954 - A31 - Rev A - 07 August 2024

1:200 @ A3

1:200

FINISHED FLOOR LEVEL
FIRE HOSE REEL. REFER TO HYDRAULIC DOCUMENTATION
LOUVRE
MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
PIT

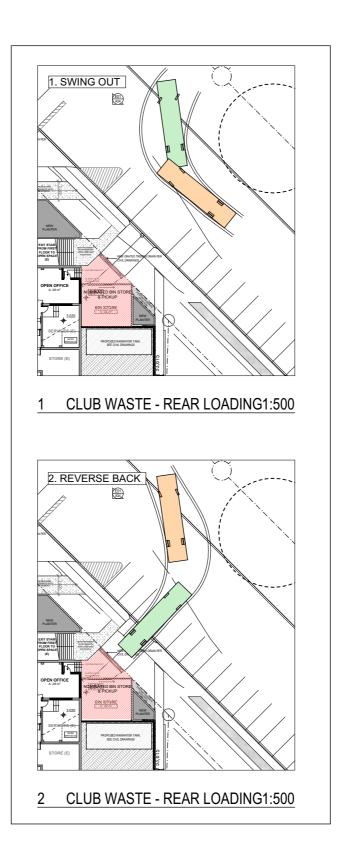
No. DENOTES TYPE AS SCHEDULED











NOTE:

DIMENSIONS OF THE LARGEST WASTE COLLECTION VEHICLE ON SITE ARE SHOWN ADJACENT. THIS IS LARGER THAN THE AS2890.2 MEDIUM RIGID VEHICLE. THE SUGGESTED WASTE COLLECTION VEHICLE IS REAR-LOADING, WITH SWEPT PATHS DRAWN TO THIS SUGGESTION. NOMINATED BIN NUMBERS ARE AS FOLLOWS:

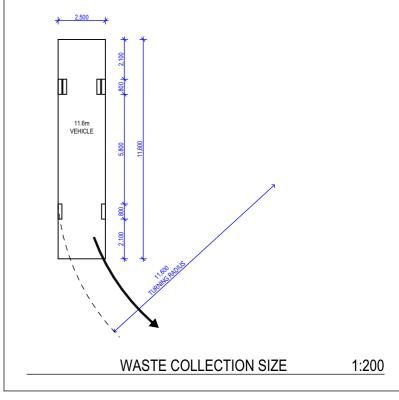
> CLUB - 10 x 1,100L BINS (COLLECTED 3x A WEEK) HOTEL - 6 x 1,100L BINS (COLLECTED 3x A WEEK)

THE NOMINATED WASTE COLLECTION COMPANY IS 'J.J.RICHARDS'

CLUB WASTE COLLECTION TO OCCUR OFF PORT STEPHENS STREET FROM NOMINATED PICKUP ZONE. SKIP BINS ARE WHEELED FROM THE APPROPRIATE BIN STORE DURING TIME OF COLLECTION AND THEN RETURNED TO THE APPROPRIATE STORE AFTER PICKUP.

HOTEL WASTE COLLECTION TO OCCUR ON-SITE FROM THE LOADING ZONE. BINS ARE TO BE WHEELED FROM THE RELEVANT BIN STORE BY STAFF TO THE LOADING ZONE AS REQUIRED, THEN RETURNED TO THEIR APPROPRIATE STORE AFTER

A SUITABLE PLAN OF MANAGEMENT IS TO BE IMPLEMENTED TO ENSURE NO CROSSOVER BETWEEN WASTE COLLECTION AND SUPPLIER DELIVERY TIMEFRAMES, PLAN OF MANAGEMENT IS TO ALSO NOMINATE METHODS OF TRAFFIC CONTROL DURING COLLECTION AND DELIVERY TIMES.

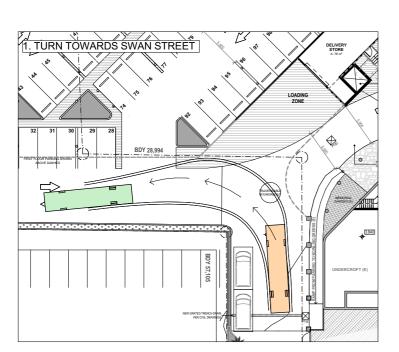




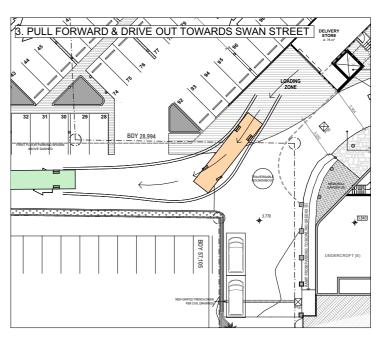








2. REVERSE BACK & STRAIGHTEN



DELIVERY VEHICLE

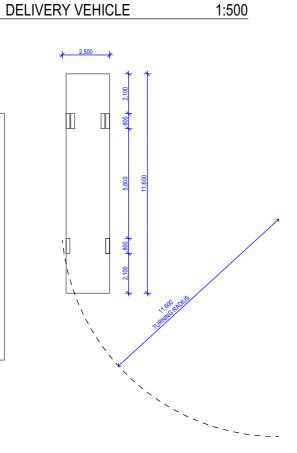
DELIVERY VEHICLE 1:500

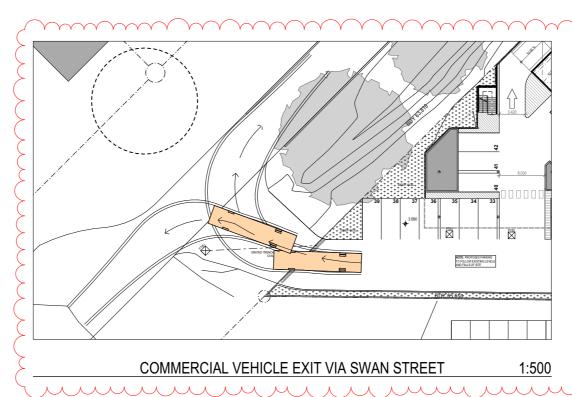
NOTE:

DIMENSIONS OF THE LARGEST DELIVERY VEHICLE TO ENTER SITE ARE SHOWN ADJACENT. SWEPT PATH COMPLIANCE FOR THIS VEHICLE IMPLIES COMPLIANCE FOR SMALLER VEHICLES, IF ANY ARE TO ENTER SITE IN THE SAME MANNER.

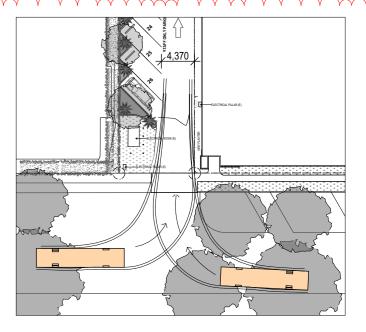
NOMINATED LOADING ZONE SHOWN

A SUITABLE PLAN OF MANAGEMENT IS TO BE IMPLEMENTED TO ENSURE NO CROSSOVER BETWEEN WASTE COLLECTION AND SUPPLIER DELIVERY TIMEFRAMES. PLAN OF MANAGEMENT IS TO ALSO NOMINATE METHODS OF TRAFFIC CONTROL DURING COLLECTION AND DELIVERY





1:500



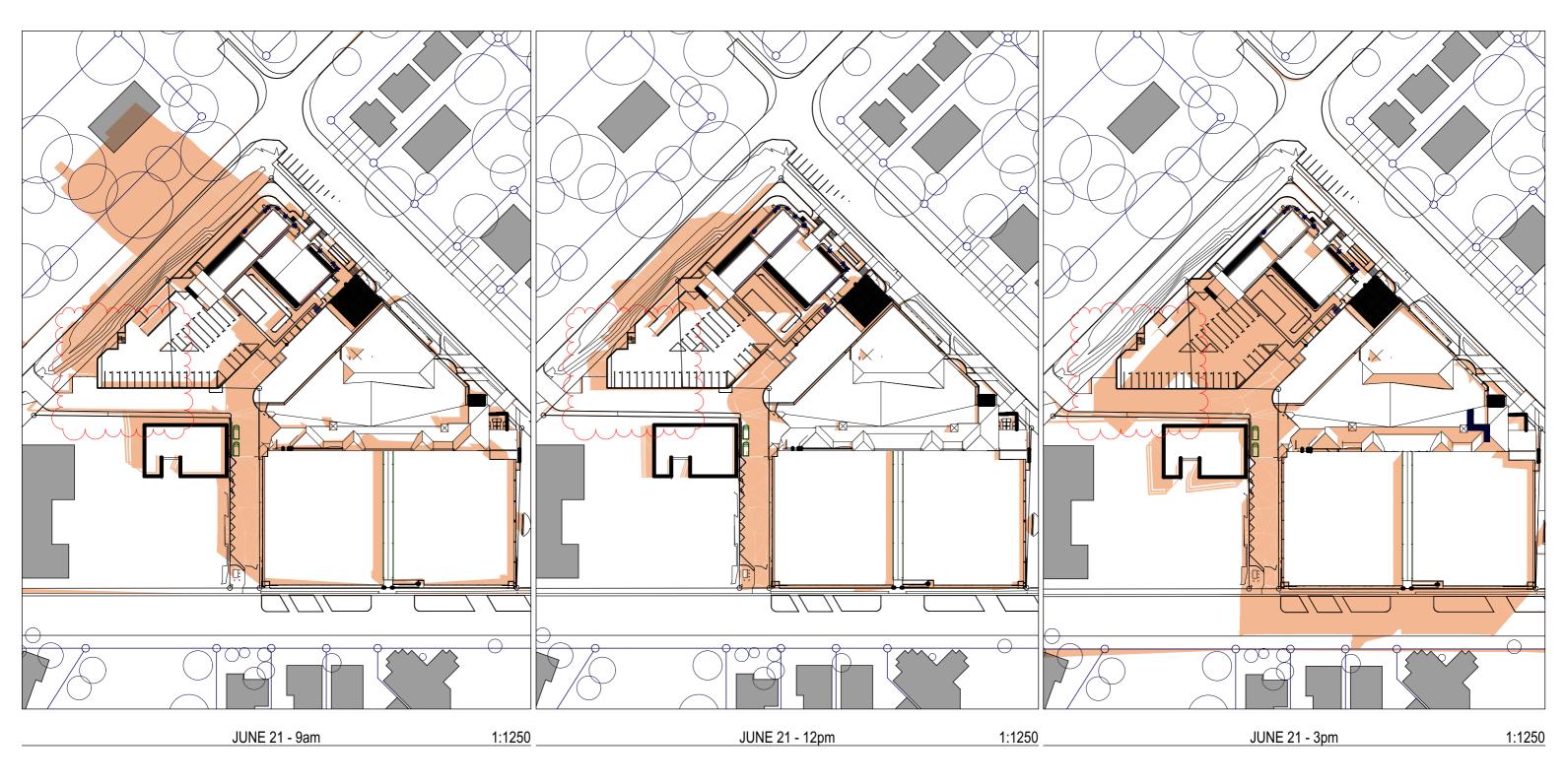
COMMERCIAL VEHICLE ENTRY VIA JACARANDA AVENUE ~

DELIVERY VEHICLE - DIMENSIONS 1:200

RAYMOND TERRACE BOWLING CLUB: SWEPT PATHS - DELIVERIES

13954 - A33 - Rev D - 30 October 2024





RAYMOND TERRACE BOWLING CLUB: SHADOW DIAGRAMS

13954 - A34 - Rev C - 07 August 2024

1:1250 @ A3 Integrity
Innovation
Inspiration



RAYMOND TERRACE BOWLING CLUB: 3D PERSPECTIVES

13954 - A35 - Rev A - 07 August 2024

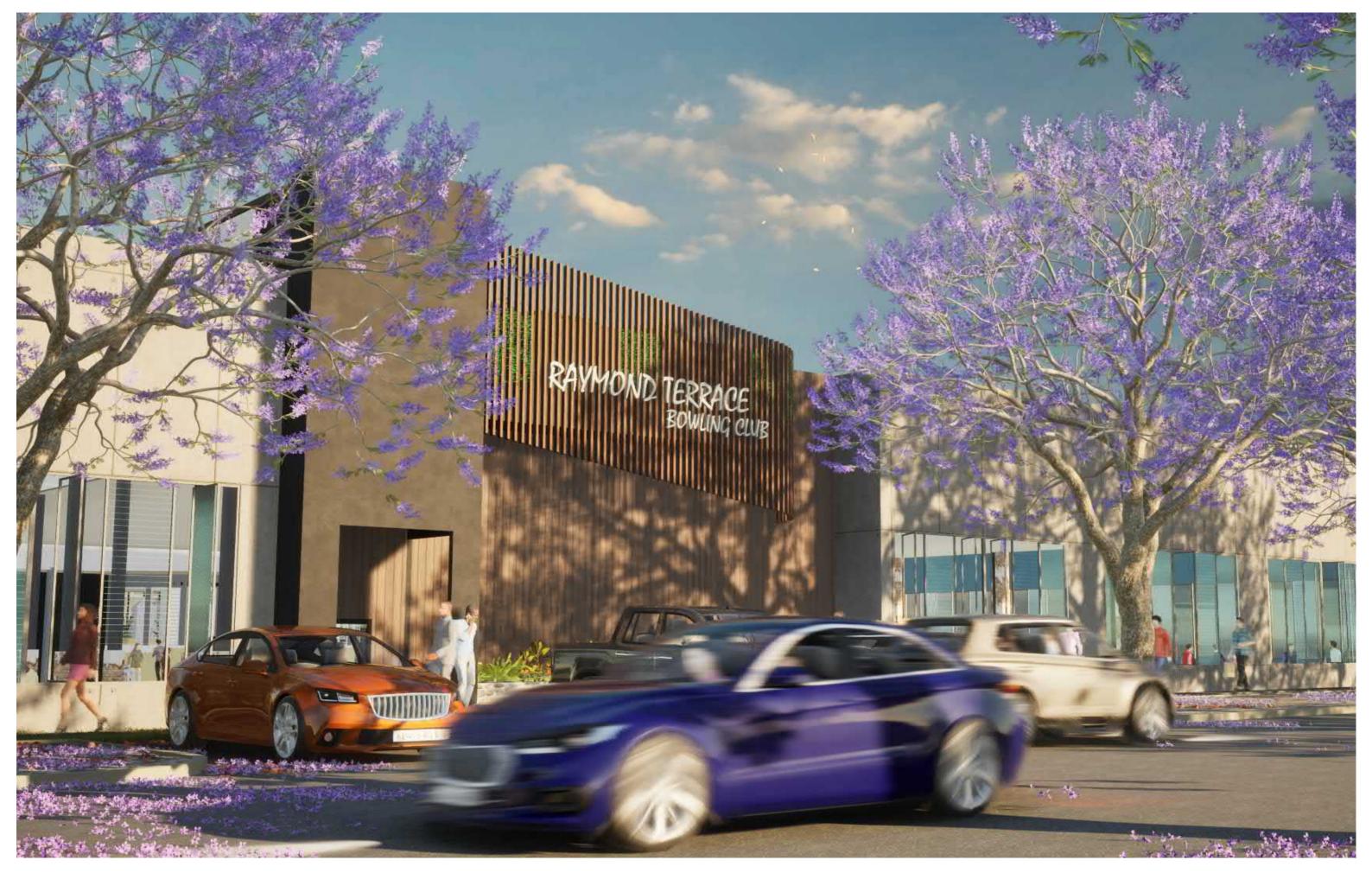
Integrity
Innovation
Inspiration



RAYMOND TERRACE BOWLING CLUB: 3D PERSPECTIVES

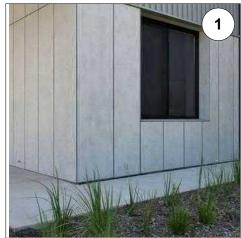
13954 - A36 - Rev B - 07 August 2024





RAYMOND TERRACE BOWLING CLUB: 3D PERSPECTIVES

13954 - A37 - Rev A - 07 August 2024



CFC CLADDING



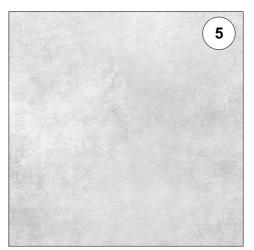
PIVOT WINDOWS



GLASS LOUVRE WINDOW



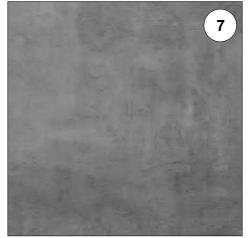
FRAMELESS GLASS BALUSTRADE



LIGHT GREY CONCRETE, SMOOTH **FINISH**



LARGE FIXED GLAZING, DARK **ALUMINIUM FRAMING**



DARK-LOOK CONCRETE -

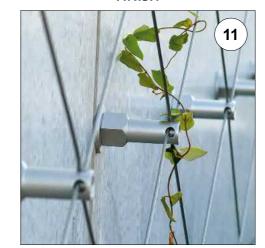


RUSTIC BRICK - WHITEWASHED



TIMBER-LOOK ALUMINIUM BATTENS WHITE CONCRETE, SMOOTH FINISH





TENSILE WIRE TRELLIS



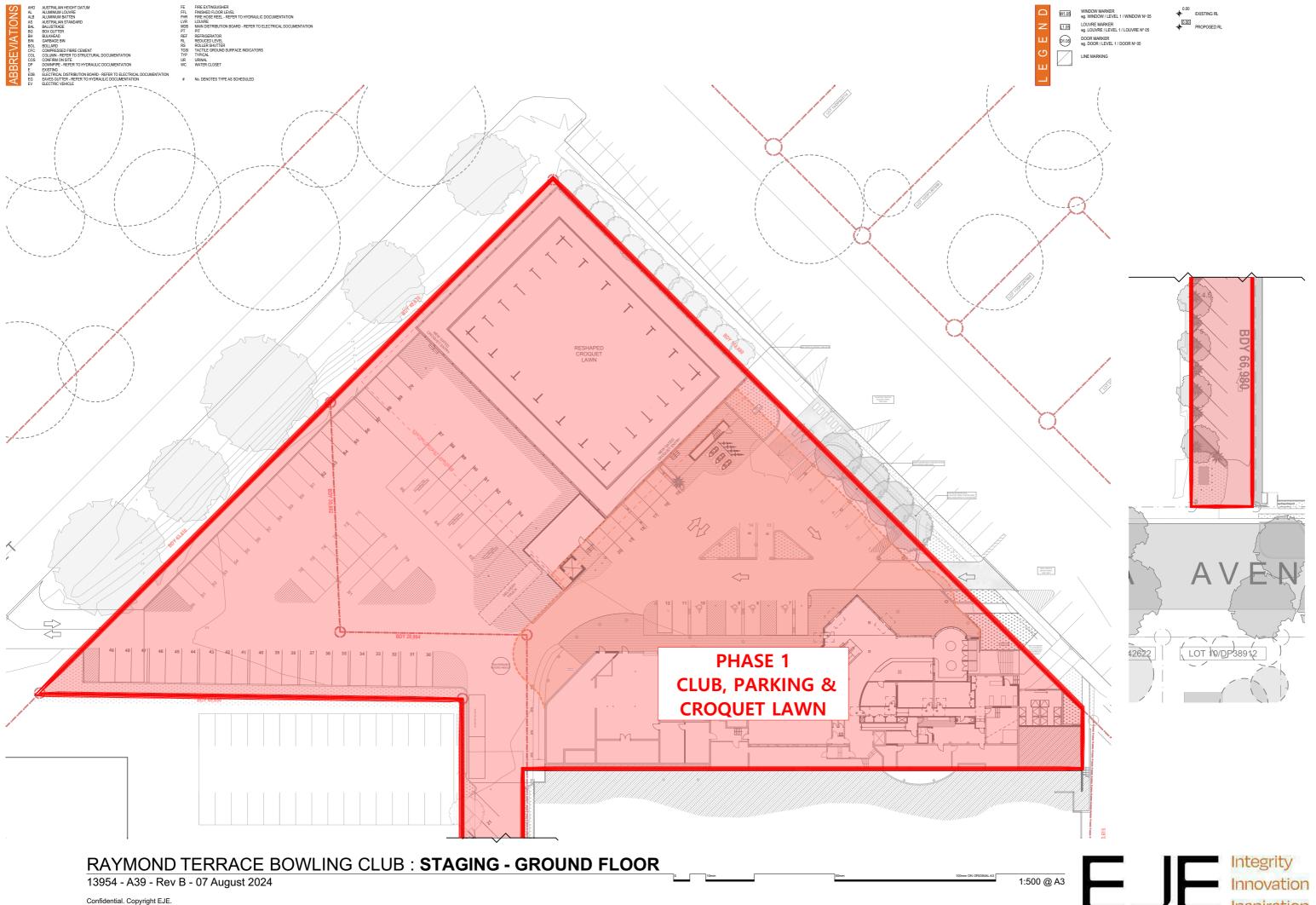
DARK ALUMINIUM EXTERIOR CLADDING



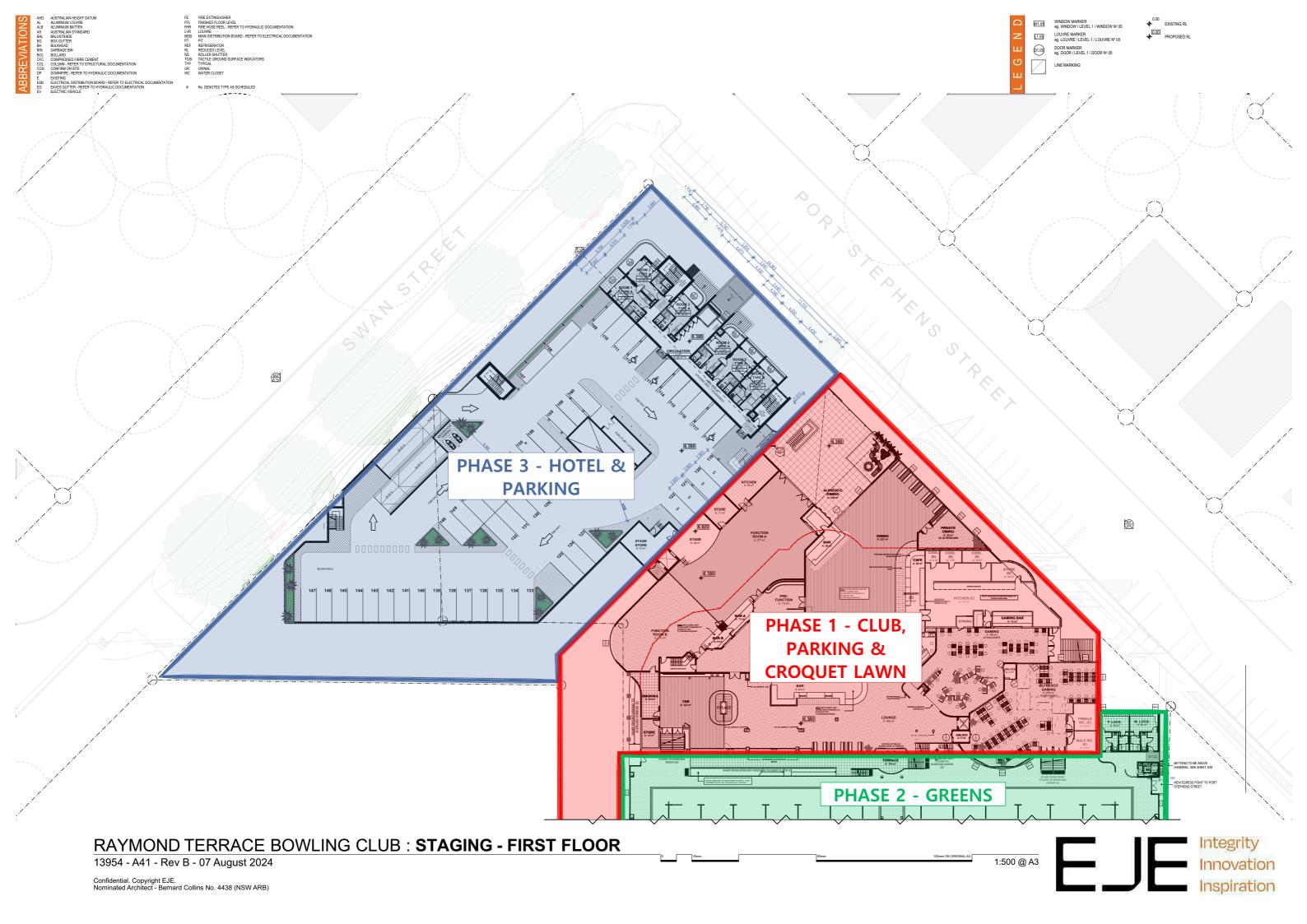


RAYMOND TERRACE BOWLING CLUB: SCHEDULE OF MATERIALS

13954 - A38 - Rev A - 07 August 2024

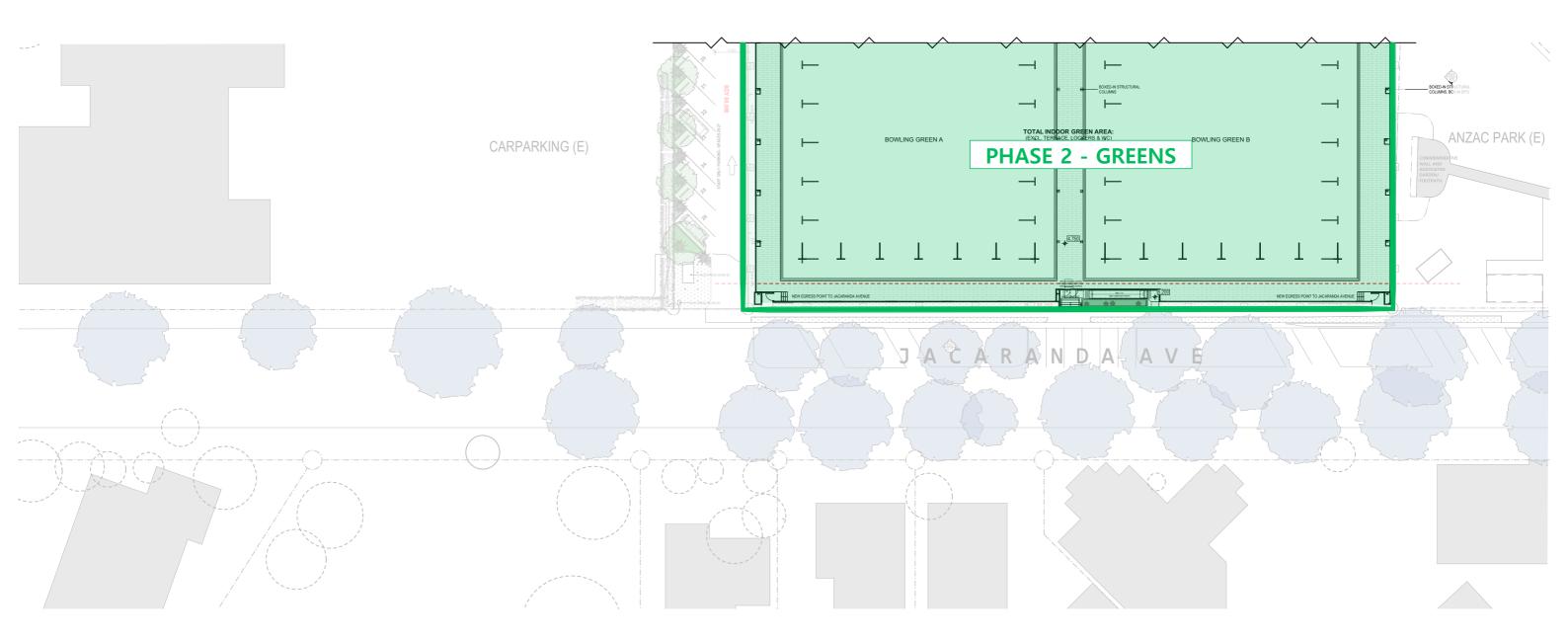












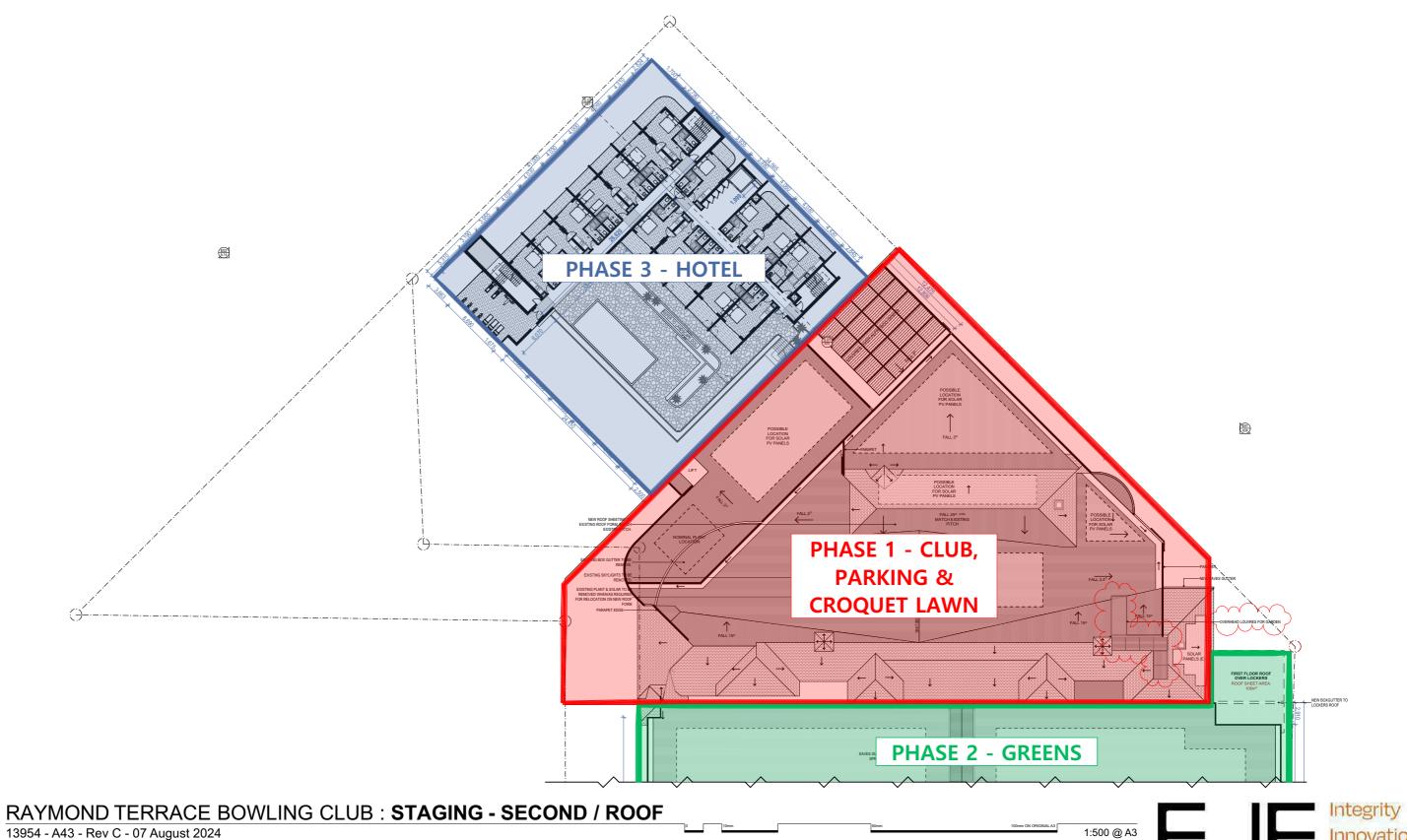
RAYMOND TERRACE BOWLING CLUB: STAGING - FIRST FLOOR (2)

13954 - A42 - Rev B - 07 August 2024

1:500 @ A3

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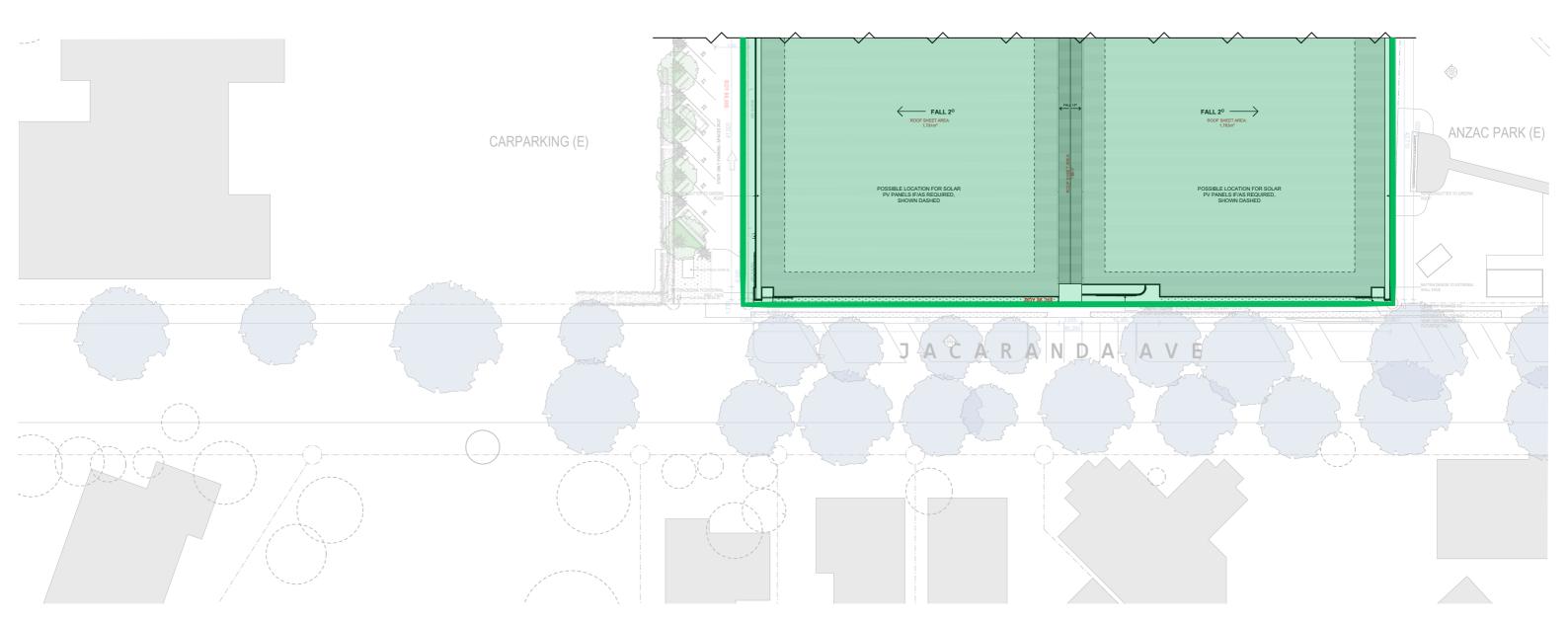


FIRE EXTINIQUISHER
FIRINGED FLOWER
FIRINGED FLOWER
FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
LOUVINE
MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
PIT
REPROCESSALOR
RECURSIONE
RECURSIONE
RECURSIONE
TACTILE REGIONAD SURFACE NOICATORS
TYPICAL
URINAL
WATER CLOSET

No. DENOTES TYPE AS SCHEDULED





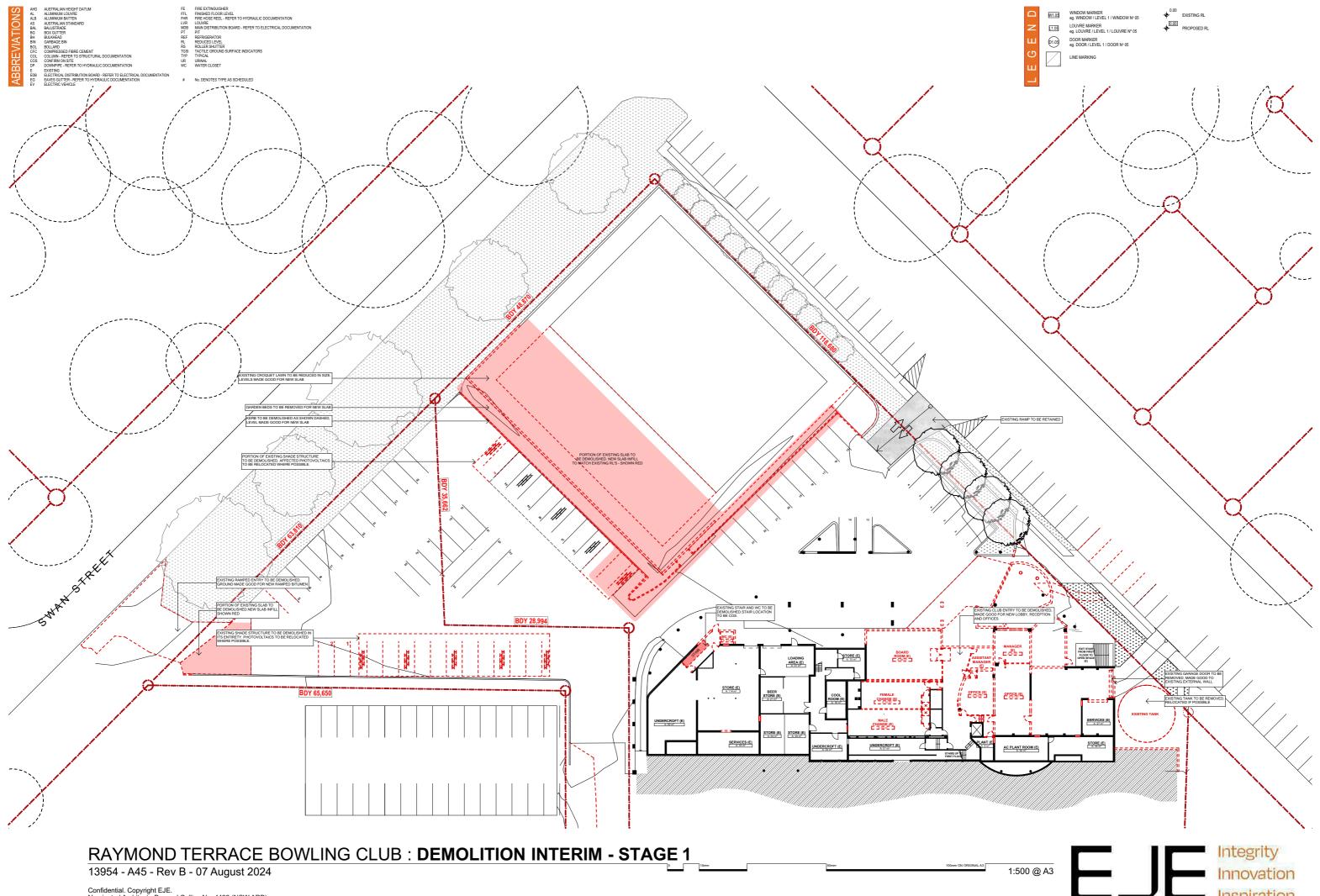


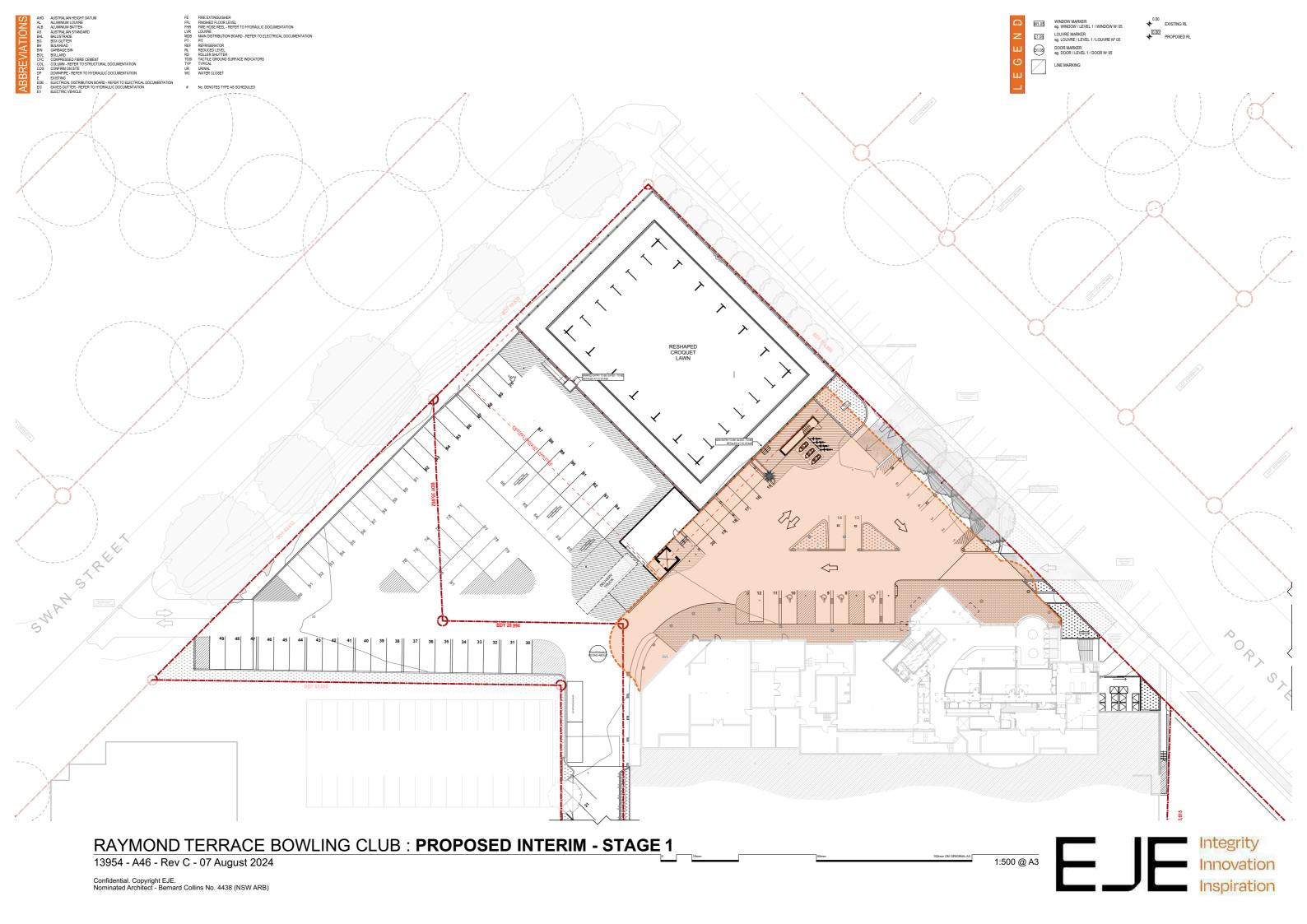
RAYMOND TERRACE BOWLING CLUB: STAGING - SECOND / ROOF (2)

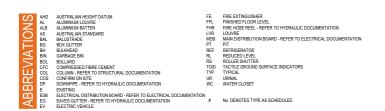
13954 - A44 - Rev B - 07 August 2024

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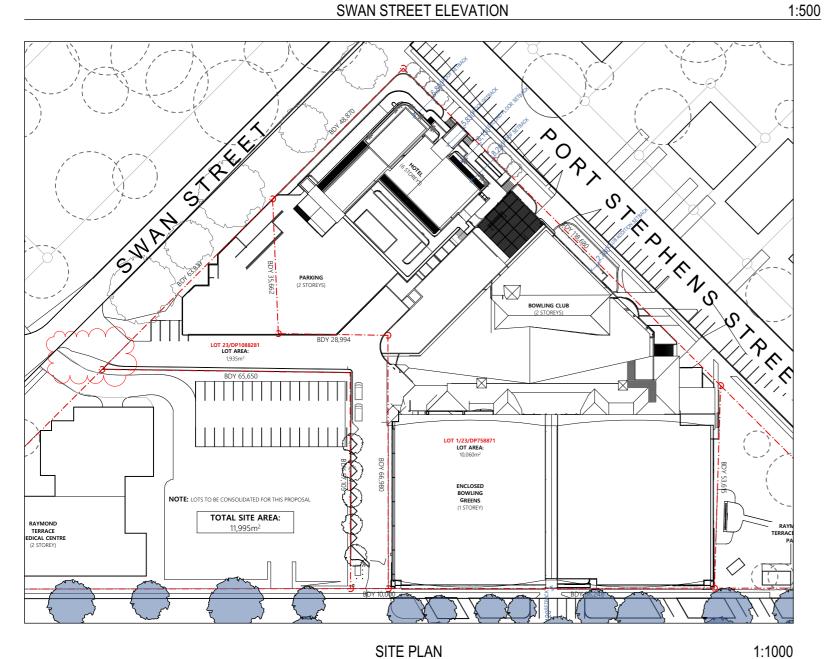








PORT STEPHENS STREET ELEVATION



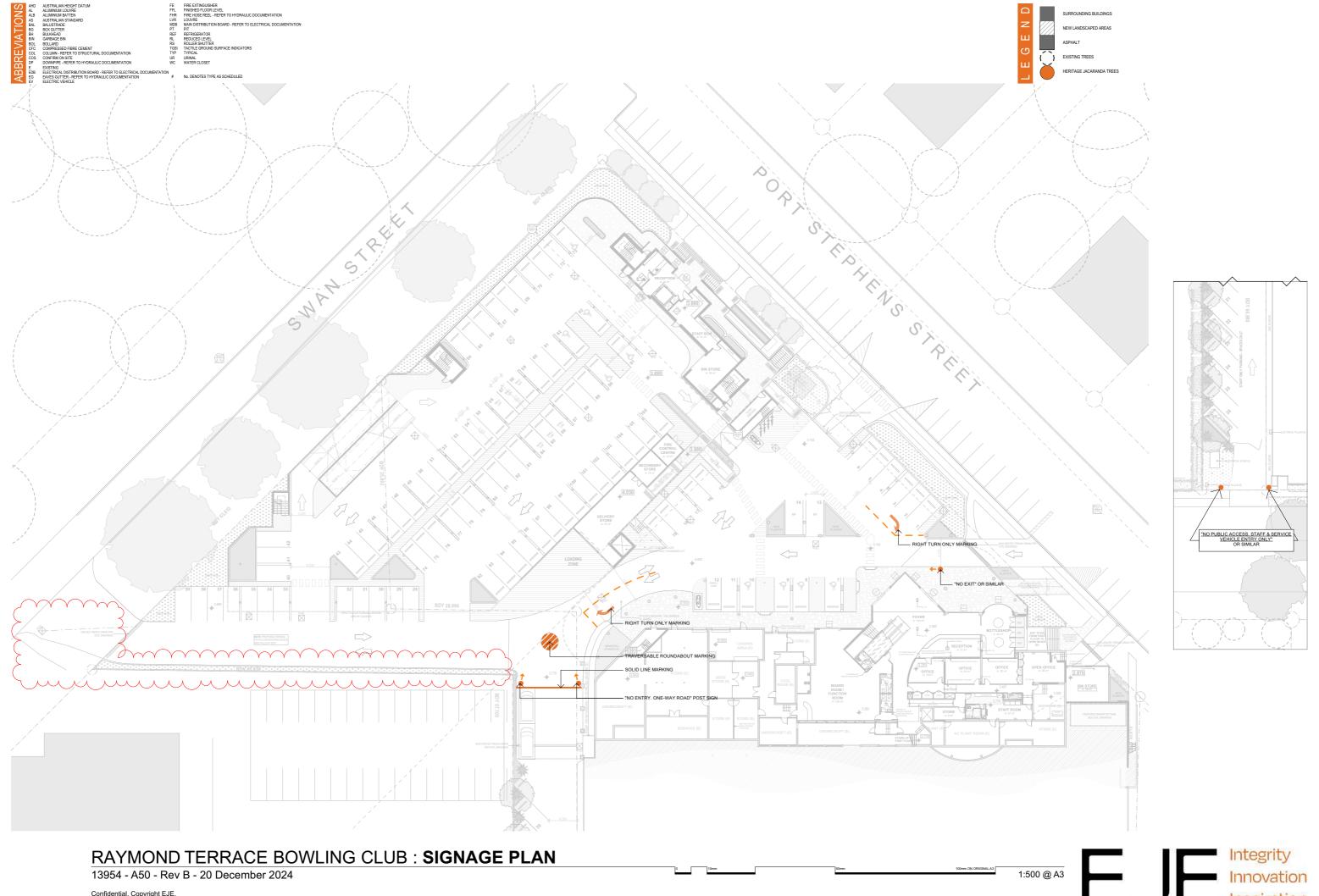


E01



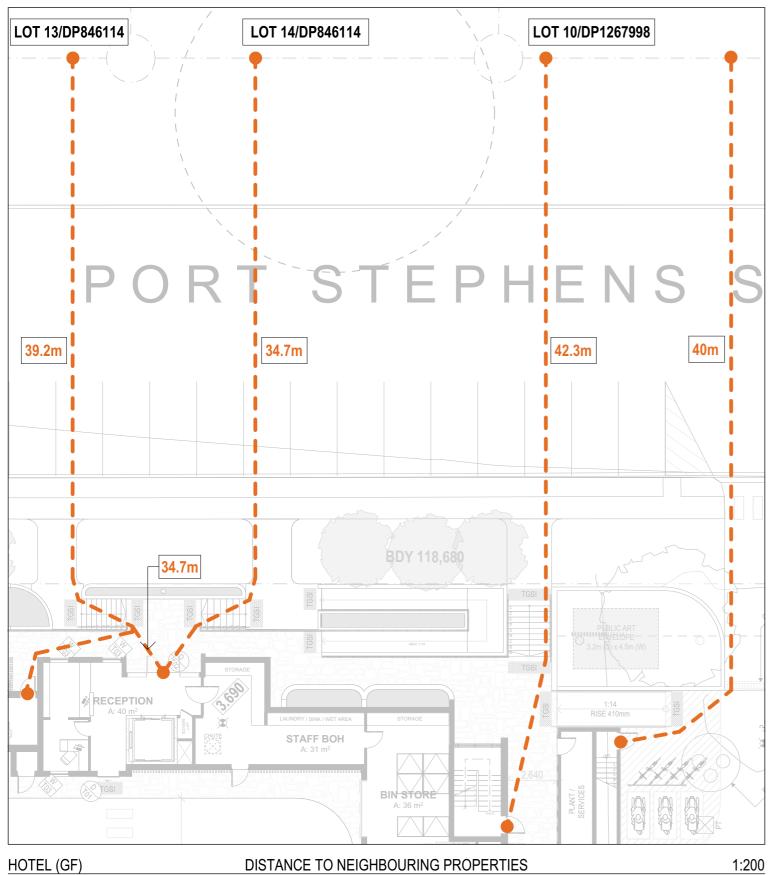
RAYMOND TERRACE BOWLING CLUB: NOTIFICATION PLAN

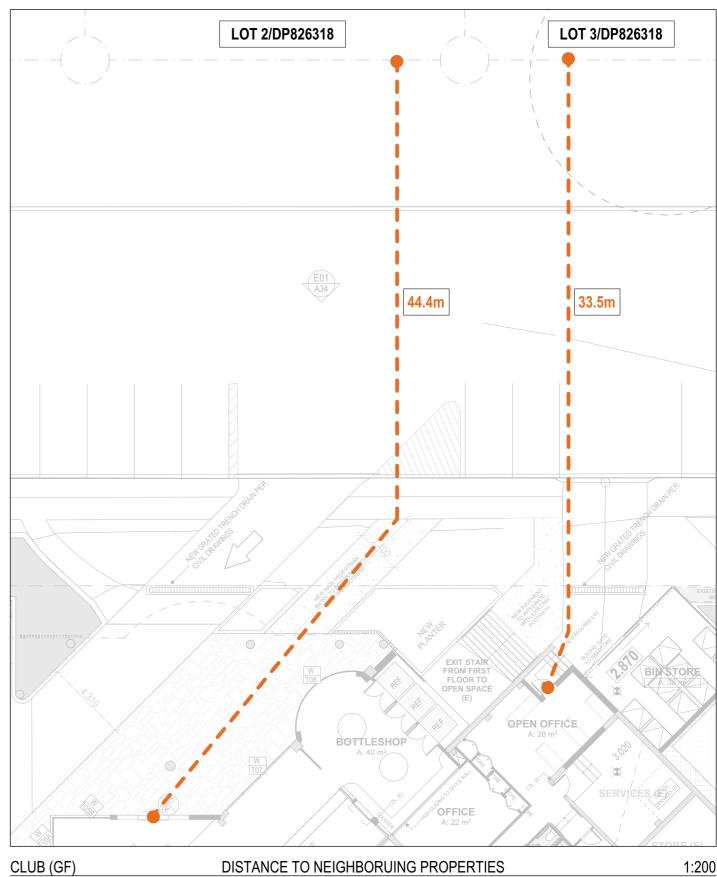
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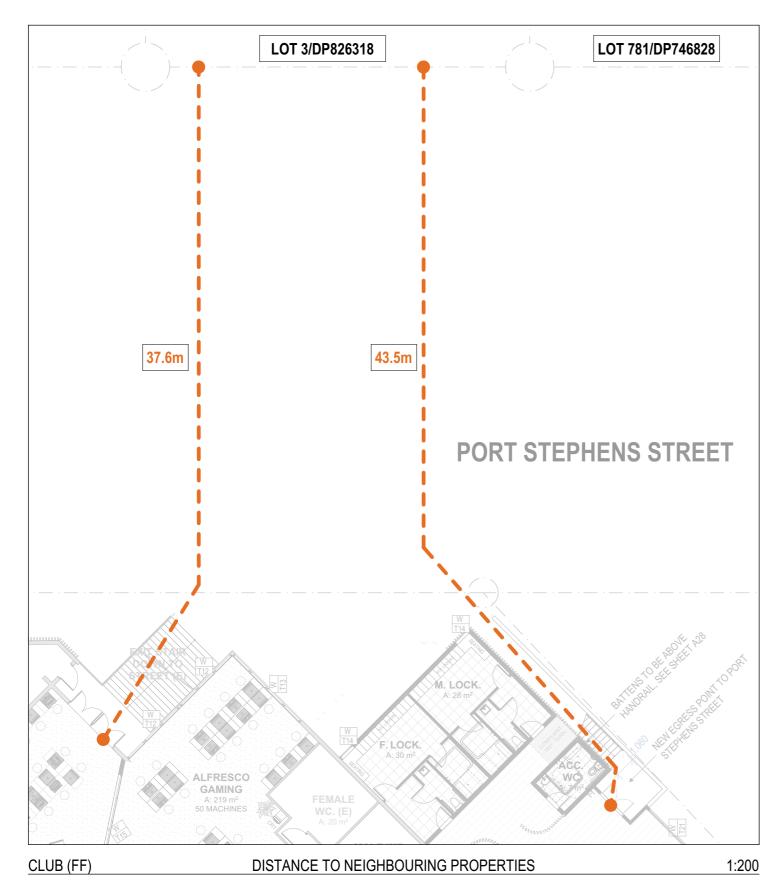
1:200 @ A3

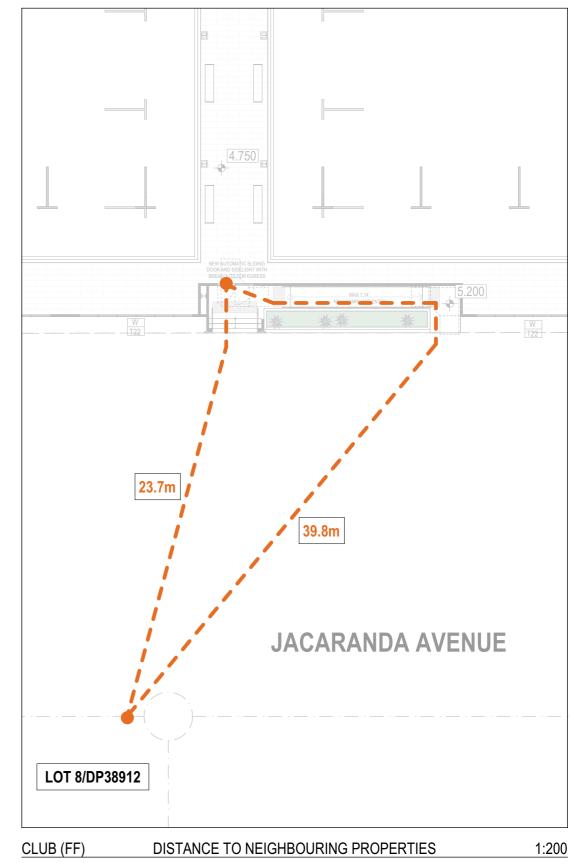
RAYMOND TERRACE BOWLING CLUB: DISTANCE TO NEIGHBOURS 01

13954 - A51 - Rev A - 07 August 2024

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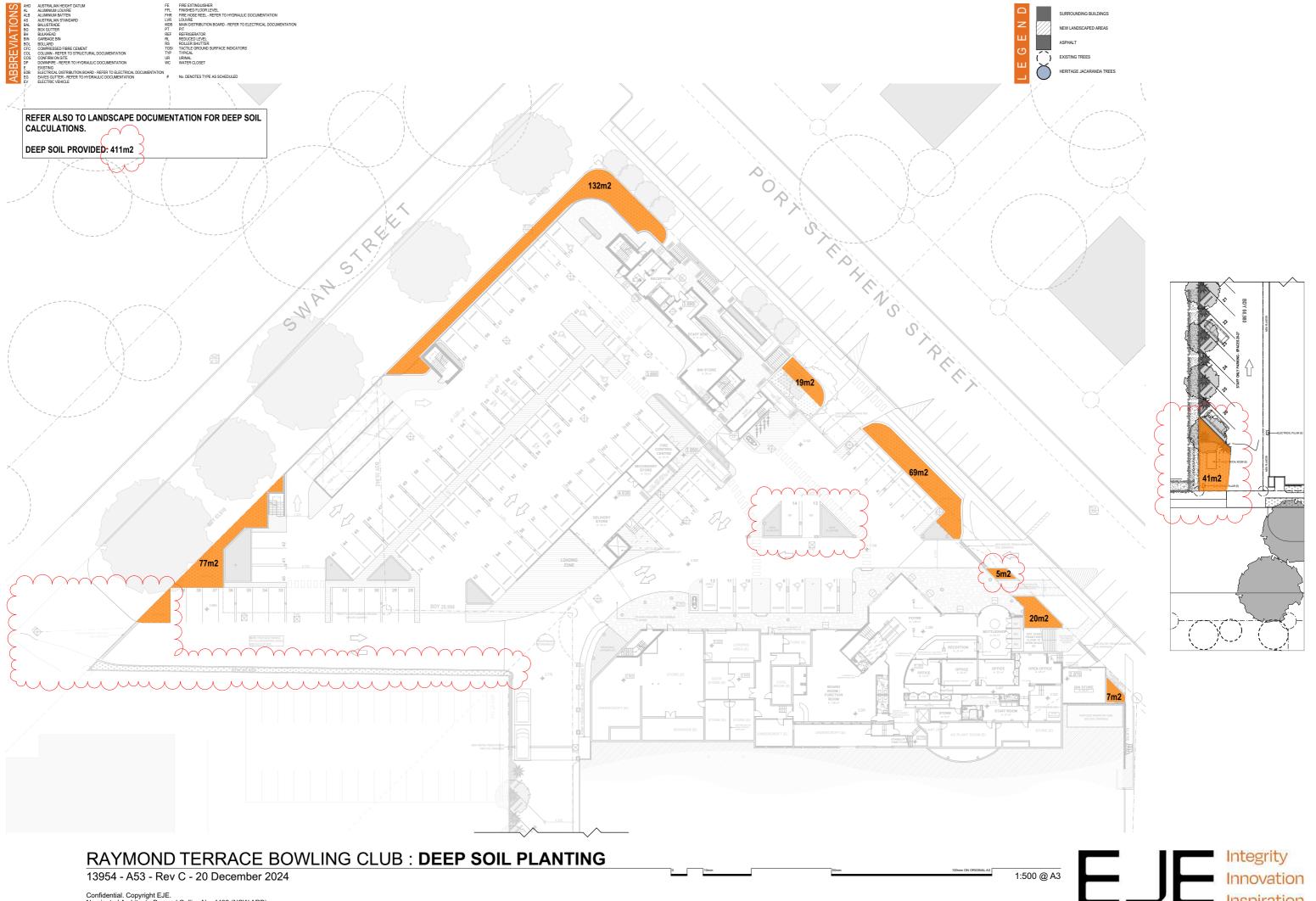


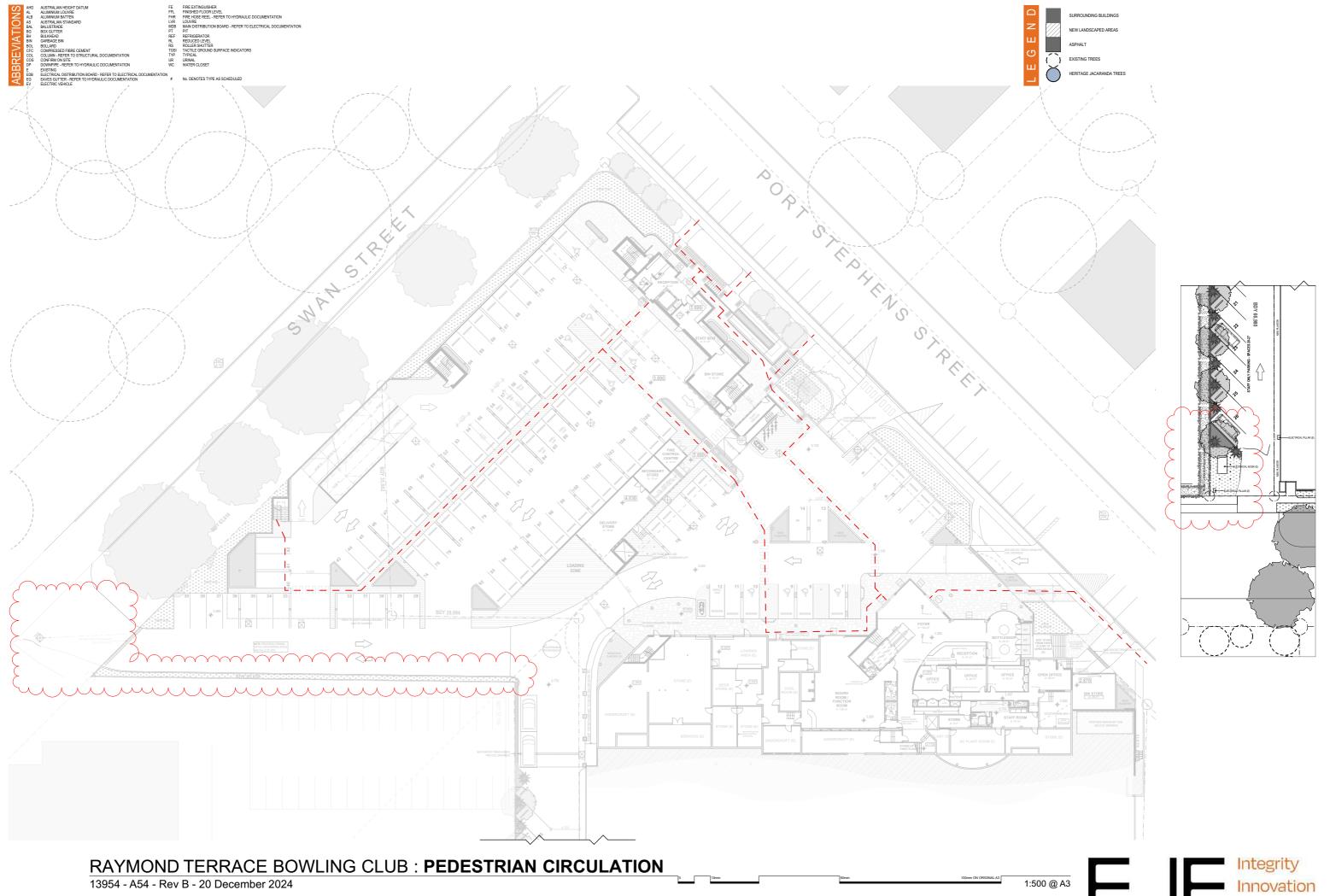


RAYMOND TERRACE BOWLING CLUB: DISTANCE TO NEIGHBOURS 02

13954 - A52 - Rev A - 07 August 2024







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