

APPENDIX L: STATEMENT OF HERITAGE IMPACT

STATEMENT OF HERITAGE IMPACT

RAYMOND TERRACE BOWLING CLUB 2 JACARANDA AVENUE, RAYMOND TERRACE NSW 2324 DEVELOPMENT WORKS



Prepared by EJE
Prepared for: Raymond Terrace Bowling Club
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INTRODUCTION

EJE Heritage has been requested to provide a Heritage Assessment and subsequent Heritage Impact Statement for the proposed redevelopment of Raymond Terrace Bowling Club, Raymond Terrace NSW 2324. The project involves alterations and additions to the existing bowling club and the addition of a new six-storey hotel with associated parking.

The initial section of the report places the site within an historical context, and examines the physical condition and context of the current building. With the history and physical condition and context of the building understood, a heritage assessment of the site can be completed using the NSW Heritage Branch guidelines encompassing the Australia ICOMOS Burra Charter 2013 heritage values: historical significance; aesthetic significance; scientific significance; and social significance.

The Statement of Heritage Impact that follows examines the proposed works, identifying any impacts which the proposal might have on the significance of the heritage items, and any measures which should be taken to mitigate any negative impacts, if these are in fact identified.

The Historical Context section of this report was prepared by Sophie McCarthy.

This Statement of Heritage Impact was prepared by EJE Heritage. The project team consisted of:

- Barney Collins – (Director), Conservation Architect
- Stephen Batey – Architect
- Sophie McCarthy – Architectural Assistant
- Rohan Hearn - Architectural Assistant

Unless otherwise acknowledged, photographic images are by EJE Heritage.

METHODOLOGY

This report has been undertaken in accordance with the NSW Heritage Office publications, Assessing Heritage Significance and Statements of Heritage Impact, together with the Australia ICOMOS, The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013.¹

CONSTRAINTS AND LIMITATIONS

EJE is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity or integrity of the structure, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only: they do not comment upon the capacity, adequacy, or statutory compliance of any building services.

¹ Burwood: Australia ICOMOS, 2013.

1. THE HERITAGE ITEM

1.1 SITE DESCRIPTION

1.1.1 Heritage Item

Subject site: Raymond Terrace Bowling Club is primarily located at 2 Jacaranda Avenue, Raymond Terrace (Lot 1/23, DP758871), with total site extent and carparking extending onto the neighbouring lot: 1 Swan Street, Raymond Terrace (Lot 23, DP1088281). The site is located within the Port Stephens Local Government Area. The property is on part of a triangular parcel of land that is bounded by Jacaranda Avenue to the east, Swan Street to the southwest and Port Stephens Street to the northwest.

Both allotments combined have a total area of 11,994m². The topography includes a general slope upwards to the south of the site towards Jacaranda Avenue. The site is zoned RE2 – Private Recreation.

The site primarily features Raymond Terrace Bowling Club building with associated covered bowling greens and carparking facilities. The site also includes a croquet green and additional carparking to the west of the club building with two associated shade structures and a large freestanding water tank to the north of the building.

Buildings on site maintain a generally good physical condition.

1.1.2 Heritage Listings

Raymond Terrace Bowling Club is not listed as a Heritage Item in the Port Stephens Local Environmental Plan 2013.

Raymond Terrace Bowling Club is not located within a heritage conservation area but is located adjacent to the Raymond Terrace Heritage Conservation Area.

The subject site is in close proximity to a number of Heritage Items of Local significance, as hereunder:

Suburb	Item	Address	Description	Significance	Item No.
Raymond Terrace	St John's Anglican Church Group—former school and rectory and former parish hall	6 Glenelg Street and 1 Jacaranda Avenue	Lot 5, DP 38912; SP 52685; SP 54546; SP 60246	Local	I40
Raymond Terrace	Raymond Terrace War Memorial	2A Jacaranda Avenue	Lot 1, DP 1014247	Local	I49
Raymond Terrace	Jacaranda trees (Jacaranda mimosifolia)	Jacaranda Avenue (between Glenelg and Swan Streets)	Road reserve	Local	I50
Raymond Terrace	St John's Anglican Church group—rectory and Norfolk Island Pine trees (Araucaria heterophylla)	48 Sturgeon Street	Lot 48, DP 1142622	Local	I71
Raymond Terrace	"Roeth House"	12 Swan Street	Lot 23, DP 588932	Local	I72

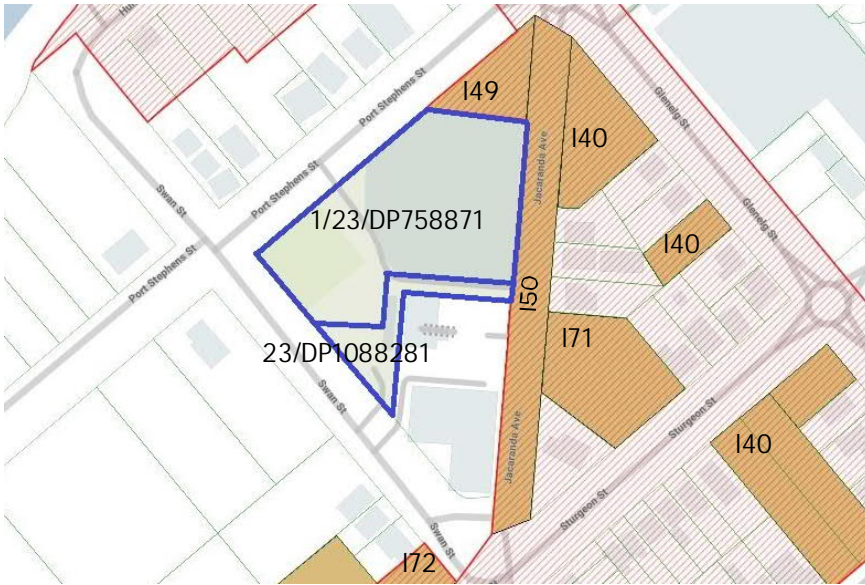


Figure 1. Heritage Zoning Map, Subject site outlined in blue with additional site located to the south – source Mecone Mosaic

1.1.3 Site and its Context

Raymond Terrace is a town in the Hunter Region of New South Wales, it is located 26km north of Newcastle on the Pacific Highway and is within the Port Stephens Local Government Area. Raymond Terrace had a population of 13,453 at the 2021 census. The Pacific Highway lies to the south of the suburb.

Raymond Terrace is located to the east of the Hunter and Williams rivers with the centre of town lying adjacent to the Hunter River, just south of the point of confluence of the two rivers. Access to the northern side of the rivers is accessible via the Seaham Road Bridge. The area is low lying and access beyond the bridge to the northern side is often not possible during times of flooding. The town is mostly protected by levee banks and other flood mitigation devices. There is a boat ramp to the end of Hunter Street and the area is popular with water skiers and boating enthusiasts.

The subject site is located approximately 400m from the commercial centre of Raymond Terrace within a predominantly low-density residential context. There are a variety of building types present in the surrounding area including fibro colonial dwellings with a large variety of later brick infill development.

The immediate context to the site features a wide variety of different land zoning varieties including: R2 Low Density residential to the North of the site, RE3 Medium Density Residential to the south of the site, RU2 Rural landscape to the southwest of the site and E3 Commercial Centre zoning to the East of the site. There is also RE1 Public Recreation zoning to the park space to the north of the site along the Hunter River.

Other points of interest include Riverside Park located 200m to the north of the site and Boomerang Park located 600m to the southeast of the site.



Figure 2. Site Aerial. Subject site outlined in blue – source Nearmaps

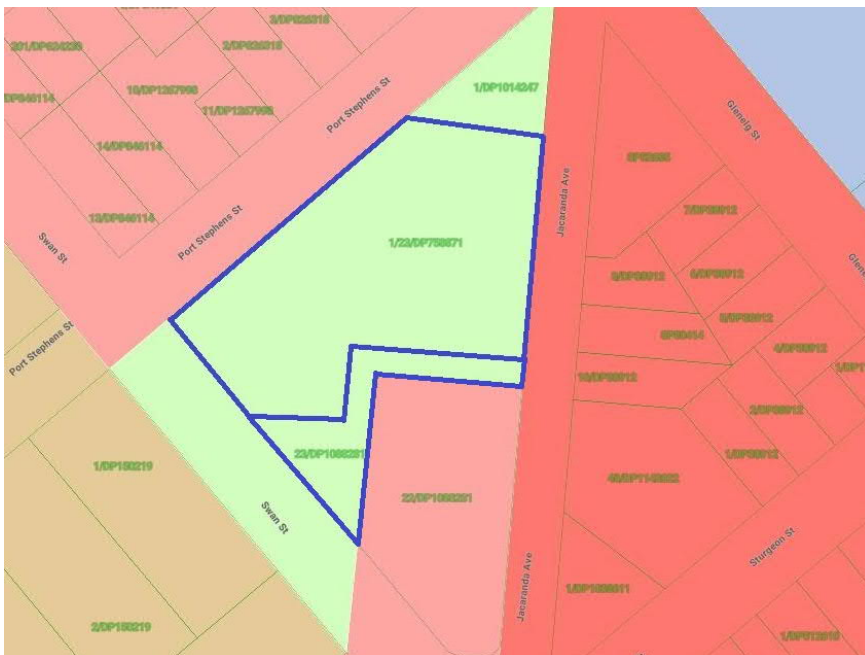


Figure 3. Land Zoning Map showing subject site and neighbouring sites zoned as RE2 Private recreation, subject site outlined in blue – source Mecone Mosaic

1.1.4 Proposed Works Area

Proposed construction and demolition work will be carried out in numerous places over the full extent of the site. Below is a summary of the three primary phases of construction to be carried out.

PHASE 1 - Club Parking & Croquet Lawn

Phase 1 involves additions and internal works to the bowling club building including the construction of a new foyer, bottle shop, boardroom, and offices to the ground floor of club. Works also include extension to the bistro, alfresco dining area and gaming area and the addition of two new function rooms and toilet facilities to the first floor.

This phase also involves the reduction of the size of the existing croquet lawn and reorientation of the existing parking layout.

PHASE 2 - Greens

Phase 2 involves the construction of a new fully enclosed roof over both bowling greens.

PHASE 3 - Hotel and Parking

Phase 3 involves the full removal of the croquet lawn where a new six-storey hotel building will be located. Proposed hotel will include 45 hotel rooms and five serviced apartments, swimming pool, rooftop restaurant, function space and gym.

This phase additionally includes the construction of a new two- storey parking complex.

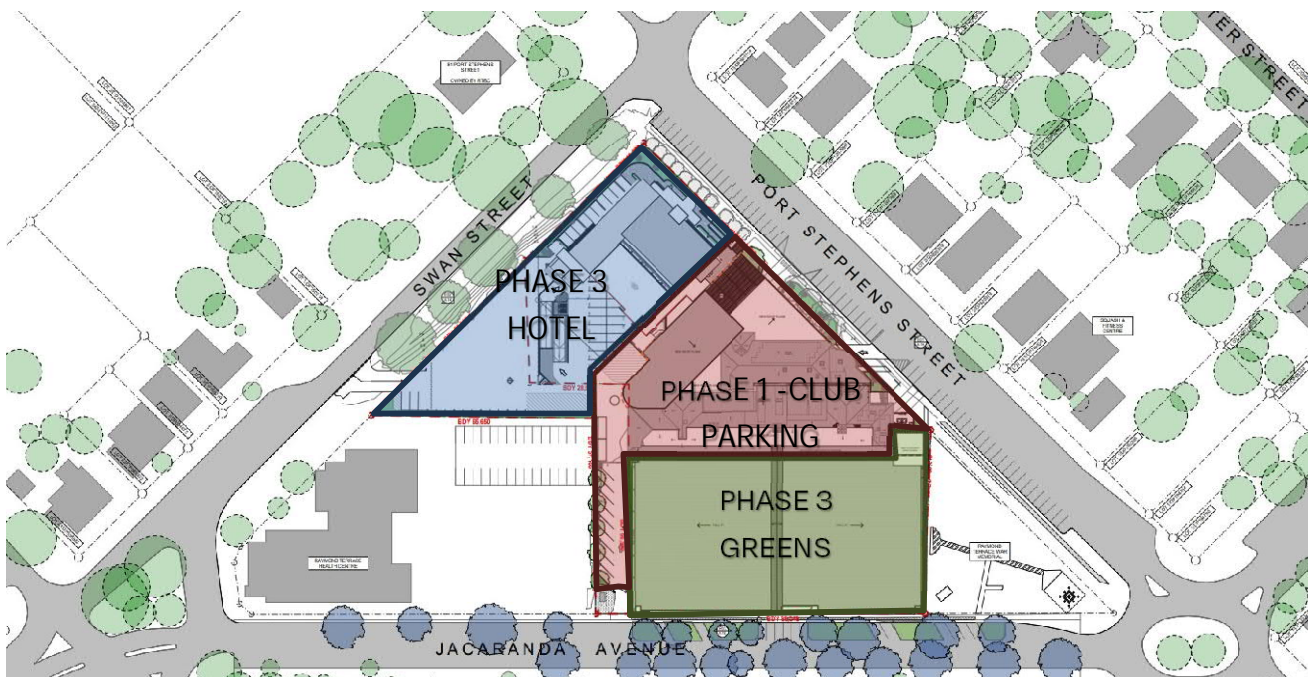


Figure 4. Site plan showing extent of site and proposed works. N.b. North is to the right of the image – source EJE Architecture



Figure 5. 3D render showing the proposed façade to Jacaranda Avenue - source EJE Architecture



Figure 6. 3D render showing the proposed entry and hotel to Port Stephens Street (Beyond the Conservation Area) - source EJE Architecture

1.2 SITE SUMMARY HISTORY

1.2.1 The Worimi People

The area now known as Raymond Terrace exists in the land that historically belonged to the Worimi People. Oral histories passed down by elders recount that area of the Worimi was historically bound by four rivers, the Hunter River to the south, the Manning River to the north and the Allyn and Patterson Rivers to the West. The Worimi Nation was home to 18 clan groups or 'ngurras' all 18 clans were known to have spoken the Gathang language. There were 4 Ngurras of Port Stephens and the surrounding areas with each group occupying a clearly defined area. Two of the groups, the Maiangal and the Gamaipinal occupied the coastal regions while the others, the Garuagal and the Buraigal occupied inland areas. Traditionally, the Worimi people used Stockton Bight to travel between the northern and southern parts of their lands. These areas are nowadays known as Birubi Point to the north and Stockton to the south.

The land and its environment was managed, nurtured and protected by the Aboriginal people in a cyclic process revolving around birth, death and renewal. These practices would ensure that the land was never exploited, with family groups often being designated to specific areas for activities such as foraging and hunting.

When Europeans arrived in the area, they conducted a great deal of research into the lifestyles and practices of the Worimi people. Early settlers noted that the Worimi were considerably fairer in skin tone, taller and of a more muscular physique than the Eora people of the Port Jackson region of Sydney.

In 1873, early explorer William Scott wrote "The Port Stephens Aborigines were more prone to laughter than tears, seemingly regarding life as great fun to be enjoyed to the utmost."²

With the arrival of European settlers, the Worimi Ngurras were dispossessed of their lands and eventually forced onto Reserves and Missions. The government policies which separated families and communities were more than just heartbreaking for the individuals involved – they also effectively halted the passing of cultural knowledge and lore from one generation to the next. In the modern era, surviving members of the Worimi people continue to be proud of their heritage, striving to maintain cultural practices of knowledge, arts and language.³

1.2.2 History of Raymond Terrace

The following is an excerpt from an article published in The Dungog Chronicle in 1947, recounting the early days of the township:

"Raymond Terrace is a town situated on the Hunter River, in the centre of rich dairying country, 20 miles from Newcastle by water and sixteen miles from Newcastle by road. Discovered early in the 19th century, it has an interesting history.

Governor Macquarie in his diary of 1818 makes mention of his visit to Raymond Terrace in that year and refers to an earlier visit in 1812, but he does not make any reference to the time Raymond Terrace was first discovered. It can be taken, however, that Raymond Terrace is almost as old as Newcastle, which is celebrating its 150th anniversary this week.

The following story handed down by the late Lady Windeyer is of interest as regards the discovery and naming of the town: The Lady used to relate that when Lt. John Shortland discovered Newcastle in 1797, he sent two boats up the river under a

² Worimi Conservation Lands, 'The Worimi', <https://worimiconservationlands.com/the-worimi-warrimay-have-always-been-and-remain-today-the-traditional-custodians-of-a-large-area-of-land-the-worimi-nation-oral-history-passed-down-by-the-elders-record-that-the-w/>

³ ibid

midshipman named Raymond who remarked on the terraced appearance of the trees at the junction of the Hunter and Williams Rivers.

Thereafter it was called Raymond Terrace. There seemed little doubt as to whether Shortland did send an expedition of Colonel William Paterson very early in the next century. It is apparently so, as records recently found stated that Colonel Paterson and his little band of pioneers reached the site of the township of Raymond Terrace in June 1801.

In its early days Raymond Terrace was renowned for its cedar, at that time cedar was known as a more important product than coal. As the country opened up more the people began to produce from the land. It appears that the first grants of land commenced in 1831. The area known as 'Motto' halfway between Raymond Terrace and Hexham, was granted to Mr. R Siddons in that year. It had an acreage of 600 and a river frontage. The conditions of the grant were that Siddons was to clear and cultivate 55 acres or expend in improvements 275 pounds.

The notification that a site had been fixed for the village of Raymond Terrace was published in the Government Gazette of 1837 and had land available at 1 pound per acre.

Transport in the early days was by water. It was many years before roads were conditioned to a state fit for traffic other than by horseback. With so many boats on the river it was not to be wondered that boat racing was popular. It was almost a monthly form of excitement for a race between challengers to be rowed over the Raymond Terrace course, where in later years many championship races were held between the world's champions, including George Towns. There were many ketches trading on the river. They sailed when the wind and tide were favourable or else poled them along when the wind failed, or one of the crew would get ashore and with a rope tow the ketch by walking along the shore, while the other members of the crew kept the vessel from running aground by poling her out from the bank."⁴

1.2.3 History of Site Vicinity

In 1834, the surveyor for the Colonial Secretary was asked to draft a plan for the village of Raymond Terrace. Sited upon Crown Reserve (just south of the junction between the Williams and Hunter Rivers) two triangular portions of land were set aside for a town market and Church of England Clergy. The portion of land reserved for the town market, which houses the subject site, was bound by Swan Street, Port Stephens Street, and Stockton Street (now Jacaranda Avenue). The adjacent Clergy Reserve was bound by Glenelg Street, Sturgeon Street, and Stockton Street.⁵

Although land was set aside for a town market, it remains unclear whether it was ever used for that purpose. It appears that the predominant market area evolved in King Street, in closer proximity to the waterfront and water transport services.⁶

⁴ Raymond Terrace – Early History (contributed), Dungog Chronicle: Durham and Gloucester Advertiser, pp.3.

⁵ Cynthia Hunter, Port Stephens Heritage. Historical Context Report including Thematic Analysis prepared for the Port Stephens Community Based Heritage Study, Port Stephens Council Community Based Heritage Study Committee, Newcastle, 2001, p.144.

⁶ Ibid.



Figure 7. Excerpt from 'Town of Raymond Terrace and adjoining lands: Parish – Eldon, County – Gloucester, Land District – Maitland, Shire – Port Stephens.' Subject site outlined in blue. NSW Department of Lands 1969.

Following the First World War, a Soldiers' Memorial was erected upon the corner of Port and Stockton Streets (Jacaranda Avenue), on the northern portion of the land nominated for the Market Reserve. At an approximate cost of 370 pounds; the Memorial was unveiled to the public on Armistice Day, November 1925. From 1927, the memorial and surrounding park (Anzac Park) became the site for all Anzac Day Services. Initially dedicated to those of the district that had served in the 'Great War,' the memorial also lists those engaged in the Boer War, the Second World War, and the Korean and Vietnam Wars. In more recent years a Memorial Wall (1991) has been added to the park alongside a heavy artillery gun.⁷

1.2.4 History of Jacaranda Avenue

The original plan for Raymond Terrace completed in the 1830s does not include the name 'Jacaranda Avenue'. The street in question was initially named 'Stockton Street' as it formed part of the route to Stockton. The name 'Jacaranda Avenue' came to be in the mid-20th Century, when local-born resident Clem Bambach (1903-2001) planted jacaranda trees on either side of the thoroughfare.⁸

In 1945, Bambach raised jacaranda seedlings at his Raymond Terrace home. The seedlings had been sourced from a jacaranda pod taken from Gloucester. The then council engineer Roy Paton recognized the potential of the trees and organized for council workers to plant them along Stockton Street. Once the jacaranda trees became well-established, the council renamed Stockton Street to Jacaranda Avenue.⁹

⁷ Sydney Morning Herald, August 31st 1925; Raymond Terrace Historical Society Journal – A Pictorial Edition – Historic Raymond Terrace in 1984, Vol. 8, No. 1, December 1984; Register of War Memorials in NSW – website, <https://www.warmemorialsregister.nsw.gov.au/content/raymond-terrace-war-memorial>

⁸ 'Proof is in the purple: How Jacaranda Avenue in Raymond Terrace got its name' Port Stephens Examiner, 24th November 2020, <https://www.portstephensexaminer.com.au/story/7012244/proof-is-in-the-purple-how-jacaranda-ave-got-its-name-photos/>

⁹ Article 'The trees that Clem grew' Hunter Valley Weekend, 4th December 1993, p.8.

1.2.5 Clem Bambach (1903-2001)

Clement Carlton Bambach, known as Clem, sowed the seeds for the scenic boulevard now known as Jacaranda Avenue. Born in 1903 in Euwylong, Bambach moved to Raymond Terrace when he married Gladys Irene Turnbull in 1936. Bambach constructed a family home on Stockton Street (now Jacaranda Avenue), sourcing building material from the old Tomago School.¹⁰

In the early 1940's, Clem Bambach gathered jacaranda seeds from his brother Claud's property at Stratford near Gloucester. Rearing the seedlings at his home, they were eventually donated to the Port Stephens Council and planted along Stockton Street. The trees then became a local landmark, and the street was renamed Jacaranda Avenue.¹¹



Figure 8. Clem Bambach on Jacaranda Avenue. Hunter Valley Weekend, December 1993.

1.2.6 History of Raymond Terrace Bowling Club

The history of the Raymond Terrace Bowling Club dates back to the 1930s, with the first record of the Bowling Club being found in the Maitland Daily Mercury, July 14th, 1932:

"The first annual meeting of the Raymond Terrace Bowling Club was held in the School of Arts, Raymond Terrace, last night. There was a fair attendance, and Mr. E. L. Markey, president, was in the chair...

The secretary, Mr. A. E. Osborn, read the report and balance-sheet, which showed that the club was in a satisfactory position, which augured well for the future success of the club. The club had a membership roll of about 40 members, and more were waiting to join. They had purchased a motor lawn mower, which had proved a great asset, and was improving the green. They had played some enjoyable games at Newcastle and Stockton, and had played these clubs on the home green...

¹⁰ Article 'The trees that Clem grew' Hunter Valley Weekend, 4h December 1993, p.8.

¹¹ *ibid*

The necessity for a club house was apparent, and perhaps they might be able to arrange some functions to raise funds for such a purpose.”¹²

Prior to the establishment of a formal bowling green in 1942, games were played on the “home green” of Mr. Henry Sutton in Glenelg Street. Mr. Sutton was paid 10 shillings annually for this service.¹³ All work on the greens was completed in a voluntary capacity, and materials were donated by members. Mr. Sutton constructed a small clubhouse on the green in 1933.¹⁴

The club’s annual general meeting in 1941 incentivised the establishment of a more formal clubhouse and bowling green. Port Stephens Council was approached in 1941¹⁵ to ascertain whether part of the ‘Market Reserve’ adjacent to the Soldiers’ Memorial could be used for a Bowling Green and purchased by the club over time. Council Clerk, Mr L.F. Monkley addressed the Council to say:

The ratepayers would benefit by having the improvement as it would bring more people to the town and make the town popular.¹⁶

The Council agreed to the request including the payment terms and the club were able to relocate to the Market Reserve, the current Bowling Club location, soon after.

Port Stephens Council was approached again in 1946 for assistance to construct a basic clubhouse. The Council again agreed to the request and set about to erect a clubhouse structure up to the value of £500 which the club would repay over a period of 20 years.¹⁷ For one reason or another, likely it was the scarcity of materials following World War II, the clubhouse was not completed until January 1948.¹⁸

The Bowling Club membership increased (112¹⁹ in 1955) and so did the use of the Club House. It was not long before the expansion of the Club House was desired. The cost of construction had also increased in the few years since the previous clubhouse, though the desired quality of construction the Club desired had also escalated. Port Stephens Council was approached again to determine if they would assist in the slight relocation and major expansion of the existing clubhouse, with all new facilities to be constructed in cavity brick with tiled roofs. The estimated cost of the expanded clubhouse was £10,000. Numerous Port Stephens Ratepayers objected to the idea of such a loan for presumably extravagant facilities and a public meeting was held at which 170 people attended.²⁰ It is unknown how the funding was arranged, but it is recorded elsewhere that the foundation stone for the Bowling Club expansion was laid in 1958²¹ and the red-brick-and-tile club house was constructed to the west of the Bowling Greens.

¹² ‘RAYMOND TERRACE – The Bowling Club – ANNUAL MEETING’ Maitland Daily Mercury, 14th July 1932, p.2

¹³ ibid

¹⁴ ibid

¹⁵ Article ‘Bowling Green’ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser 10th July 1941 p2

¹⁶ Article ‘Bowling Green’ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser 21st August 1941 p1

¹⁷ Article ‘Bowling Club to have its Club House’ Dungog Chronicle 23rd August 1946 p3

¹⁸ Article ‘Raymond Terrace Bowling Club’ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser 29th January 1948 p2

¹⁹ Article ‘Shire to lend Bowling Club £10,000’ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser 11th August 1955 p1

²⁰ Article ‘Meeting Decides to ask Minister to Intervene on Bowling Club Loan Proposal’ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser 29th September 1955 p7

²¹ Port Stephens Examiner 27th January 1982.



Figure 9. Raymond Terrace Bowling Club in 1969. Bowls – Source: 'Bowls' September 1969. Port Stephens Library Local Studies.

Since its relocation to the current site in 1942, the Raymond Terrace Bowling Club and greens have undergone regular renovations in order to maintain relevance in the hotel and club industry.

1.2.7 Previous Physical Changes



Figure 10. Aerial photograph from 1954. NSW Spatial Services.

Two bowling greens exist adjacent to Jacaranda Ave. The club building is of a modest size in the centre of the western edge of the the greens. The Jacarandas of the avenue are relatively small in scale.

The buildings of the St Johns Anglican Group are in place and there appears to be two tennis courts between the church and Jacaranda Avenue. Three trees in the St John's rectory grounds are of substantial size.

The War Memorial is in place near the corner of Jacaranda Ave and there is a residential scale building, perhaps a dwelling, to the south of it between the memorial and the bowling greens. Construction of the swimming centre appears to have commenced near the bottom of the image.



Figure 11. Aerial photograph from 1966. NSW Spatial Services. The two bowling greens continue to be present and the hedges to the perimeter are better established.

The clubhouse which the club sought £10,000 in funding for has been constructed on the west side of the greens. Club parking is informal on grade and accessed from Port Stephens Street.

A new building has been constructed to the east of St John's church and a new dwelling to the north of the St John's rectory at the loss of one of the large Norfolk Island Pines.

The War Memorial and its adjacent building remain in place but it appears that some planting around the street corner has been removed.

The swimming centre is constructed and operational.

Figure 12 (below) is an oblique aerial from a similar date. Port Stephens Library local studies.

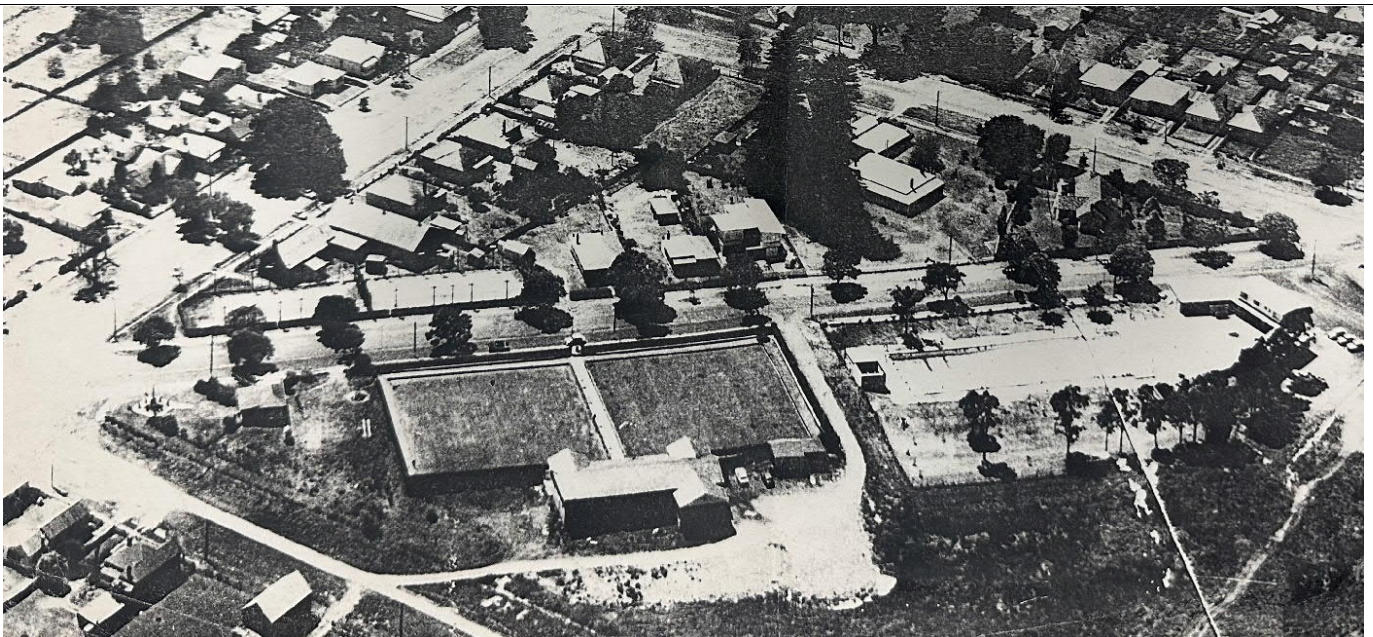




Figure 13. Aerial photo from 1976. NSW Spatial Services. The club house has been radically expanded. The club car parking has been formalised on an asphalt surface and the croquet pitch has been constructed. Hedges have been established around the croquet pitch. The large water tank has been installed on the north side of the building. The project was reported by the Newcastle Morning Herald in 1975 to have cost \$300,000²² to cater for the club's 510²³ members.

The Jacarandas of Jacaranda Ave are notably larger. Little change has occurred to the St John's group of buildings, though the tennis courts adjacent appear to have been made defunct.

The War Memorial and its adjacent building remain in place. Slight alterations have occurred to the ancillary buildings around the swimming centre.



Figure 14. Aerial photo from 1998. NSW Spatial Services. The club house has been expanded again to the west and now incorporates the curved forms and painted masonry that is familiar today. These extensions encompass the areas nowadays occupied by the current gaming lounge and restaurant areas. Trees along Swan Street have grown substantially.

Major change has occurred at the St John's Church site. The 1960s building has been demolished and three new commercial buildings have been constructed while the whole of the centre of the site has been paved for car parking. The Rectory site remains much the same.

The War Memorial remains. The building (dwelling?) adjacent has been extended to the south and re-roofed.

The swimming centre remains in operation and has a water slide installed.

²² Article '\$300,000 extension to Terrace bowls club' Newcastle Morning Herald 24th April 1975.

²³ Article 'Club a long way from the horse and dray era' Newcastle Morning Herald 3rd July 1975.



Figure 15. Aerial photo from 2006. NSW Spatial Services.
The club house remains much the same. Low, red-roofed shade structures have been constructed to the sides of the bowling greens and croquet lawn.
The biggest changes noted elsewhere are the removal of the swimming centre with all structures. And the removal of the small building adjacent to the war memorial.
The Jacarandas of Jacaranda Ave continue to grow and the canopy is generally larger. Some trees have been lost from the southern part of the avenue and others appear to have been added in the centre and north to supplement to older trees.
A small arc of trees has been planted south of the War Memorial behind the recently constructed memorial wall.



Figure 16. Aerial photo from 2010. Google Earth
The existing large shade sail structures have been installed across the bowling greens.
The Jacarandas of Jacaranda Avenue show little change. The small group of trees south of the War Memorial have grown. Little change is evident at the St John's Church or Rectory sites.
Circa this period, a proposal for residential aged care was proposed for the Swimming Centre site. This never eventuated. Some temporary structures have appeared on the former swimming centre site which are understood to have been associated with the aged care proposal.
Villa dwellings have been constructed across Jacaranda Ave at #5.



Figure 17. Aerial photo from 2013. Google Earth.
There is no obvious change at the Bowling Club, St John's Church, St John's Rectory, or the War Memorial.
Construction has commenced of the Raymond Terrace Health Centre at the former Swimming Centre site.

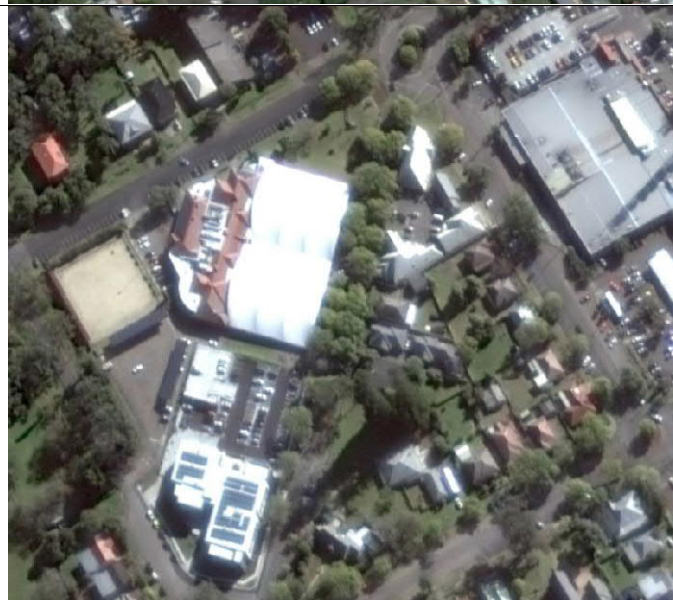


Figure 18. Aerial photo from 2014. Google Earth.
Photovoltaic panel shade structures have been added to parts of the bowling club car park. Other Minor alterations and repair works to the bowling club were carried out in 2013 and 2016 including upgrade works to landscaping, retaining walls car parking and access.
There is no obvious change at the St John's Church, St John's Rectory, or the War Memorial.
Construction of the Raymond Terrace Health Centre including its multi-level car park is complete.

1.3 PHYSICAL ANALYSIS

The existing bowling club building, which has been added to on numerous occasions, is also a combination of construction methods. The earliest parts of the building are double brick with timber roof framing. The original floors are understood to now be concrete. This may date to the 1970s works. It is unknown if any remnants of the 1940s building remain. The 1950s addition / building has been completely encapsulated by later works, all internal walls have been removed and very little of the fabric which might have been original to it has been removed. The additions from the 1990s are elevated above the ground on concrete columns and slab with concrete block below and painted brick above. The roofs from this phase are a combination of steel frame with metal cladding and timber framed with roof tiles. The building maintains a generally good built condition although has minor leaking issues in the complicated shaped roof.

The asphalt car park surfacing is approaching fifty years old and has been modified in numerous places to enable subterranean repairs to services etc.



Figure 19. looking north along the eastern facade which aligns with the veranda edge of the 1950s building and may contain some of its fabric. It has been extensively modified, containing concrete columns, internal and external staircases and full height glazing. Source Raymond Terrace Bowling Club



Figure 20. View from Port Stephens Street over the western façade of the existing bowling club. None of the earlier building fabric is visible from this view. Note the condition of the asphalt car park surface. This area stands to be the most affected by Stage 1 works which the new first floor will extend out over the entire carpark and a new ground floor entry will be established – source EJE Architecture

The Bowling Green Shade Sails are painted steel frames on posts with stretched fabric canopies. The finish to many of the roof members of the Bowling Green Shade Sails has peeled away resulting in significant surface rust across the whole of the structures.



Figure 21. Existing covered bowling greens along Jacaranda Avenue will be the most affected by Stage 2 developments– source Google Maps



Figure 22. The Shade Sails as viewed from the club building toward Jacaranda Ave. Note the condition of many of the roof members. Source EJE



Figure 23. View of existing croquet green from Port Stephens Street, proposed site of Stage 3 Hotel & Parking, majority of existing bottlebrush trees to be retained for visual shielding with the exception of those that impede upon new hotel entry – source Google Maps



Figure 24. View of the croquet lawn from near the driveway entrance. Source EJE

2. SIGNIFICANCE ASSESSMENT

The NSW heritage assessment criteria encompass four generic values in the Australian ICOMOS Burra Charter 2013: historical significance; aesthetic significance; scientific significance; and social significance.

These criteria will be used in assessing heritage significance of the place.

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 2013; James Semple Kerr, The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance;²⁴ and the criteria promulgated by the Heritage Branch of the NSW Office of Environment and Heritage. The Burra Charter 2013, Article 26, 26.1, states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

Places and items of significance are those which permit an understanding of the past and enrich the present, allowing heritage values to be interpreted and re-interpreted by current and future generations.

The significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence presented in the previous sections of this document. An understanding of significance allows decisions to be made about the future management of the place. It is important that such decisions do not endanger its cultural significance.

The NSW Heritage Manual, prepared by the former NSW Heritage Branch and Department of Urban Affairs and Planning, outlines the four broad criteria and processes for assessing the nature of heritage significance, along with two added criteria for assessing comparative significance of an item.

Heritage Significance Criteria

The NSW assessment criteria listed below encompass the following four values of significance:

- ☐ Historical significance
- ☐ Aesthetic significance
- ☐ Research/technical significance
- ☐ Social significance

²⁴ (7thed). Burwood: Australia ICOMOS, 2013.

Listed below are the relevant Heritage Assessment Criteria identified in the Heritage Act:

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Criterion (e) An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

LOCAL	Of significance to the local government area.
STATE	Of significance to the people of NSW.
NATIONAL	Exhibiting a high degree of significance, interpretability to the people of Australia.

The analysis of significance below is quoted from the statutory listing for the item where possible and where the assessment is still considered to be appropriate. Where the analysis is quoted, they are presented in italics and the original reference is given in the footnotes. Where an analysis of significance is either unavailable or inappropriate, new and up-to-date analyses have been prepared by EJE.

Historical Significance

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Raymond Terrace Bowling Club: The Raymond Terrace Bowling Club has existed in the town for ninety years and has been present on the current site for eighty years. It has grown in parallel with the town during that extensive period of time.

St John's Anglican Church Group – former school: The former Parish Hall began life as timber-slab church building erected c1841 to serve a growing congregation. The current stone walls were progressively erected around the timber slab structure commencing 1852 while it was still used as a church. It became the Parish Hall when the new church building on Sturgeon Street was dedicated in 1862. The former School was constructed c1842/3. It was used as a school then as a gardener's home before being sold for a private home.

St John's Anglican Church group—rectory: The Foundation Stone for this building was laid in 1841 but the building not completed till c1846 for Reverend C. Spencer. The Norfolk Island Pines in the northern yard are over 100 years old.

Raymond Terrace War Memorial: War Memorial unveiled in 1925.²⁵ Memorial added to during subsequent conflicts.

Jacaranda trees: Planted in this position in 1942 at the time the Bowling Club moved to this location also.

"Roeth House": The house was erected circa the 1890s for a well-to-do local family.²⁶

Raymond Terrace Heritage Conservation Area: Important to the citizens of Raymond Terrace as the historic centre of town.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Raymond Terrace Bowling Club: The Bowling Club possesses historic associations with past and present club office bearers (presidents / treasurers / secretaries). Some former Bowling club presidents were also local politicians thus had influence on both club and community.

St John's Anglican Church Group – former school: The significant contribution of the Windeyer family to the development of St John's Anglican Church continued through several generations.²⁷

²⁵ State Heritage Inventory Listing: Raymond Terrace War Memorial

²⁶ State Heritage Inventory Listing: Roeth House

²⁷ State Heritage Inventory Listing: St Johns Rectory and Norfolk Island Pine trees (*Araucaria heterophylla*)

St John's Anglican Church group—rectory: Strong associations with Rev Charles Spencer who was appointed in 1839 to serve the parishes of Eldon and Stockton based at Raymond Terrace, and who the rectory was constructed for.²⁸

Raymond Terrace War Memorial: The memorial and fence were dedicated to the memory of those who served in the Great War who sacrificed their lives for the defence of the country. The War Memorial additionally has connections to several residents of Raymond Terrace, such as Mrs Burton who lost two of her sons in the war and officially opened the war memorial in 1925 and also to General Paton CB of Newcastle who dedicated the memorial and fence.

Jacaranda trees: Associated with prominent local (former) citizen Clem Bambach who was a member of the Bowling Club.

"Roeth House": The site (but not the house) has strong association with Lt Col Kenneth Snodgrass MLC who died there in 1853. The house has associations with Henry Slade and his family who settled in the area in 1849 before constructing the house in 1890.²⁹

Raymond Terrace Heritage Conservation Area: The conservation area generally possesses associations with Colonel William Paterson, Thomas Mitchell, G. B. White (surveyor), and James King who all had influence on the location, layout and development of the early town in this position. It possesses associations with many other influential individuals who have affected to ongoing growth and development of the town. These associations tend to be big-picture in nature and have little to do with the minutiae of detail.

Aesthetic And Technical Significance

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Raymond Terrace Bowling Club: The club building and grounds are not considered to be of more than little aesthetic or technical significance.

St John's Anglican Church Group – former school: The former Parish Hall on Glenelg Street is a simple stone built gable form with buttresses and Gothic arches to the western façade openings. It is a scaled down version of the larger main church building on Sturgeon Street and both are very similar in composition to the St Brigid's Catholic Church on William Street. The three similar buildings contribute. The former school building located at 7 Glenelg Street is a simple stone-built rectangular form with a steeply pitched hipped roof and a hipped roof veranda on the northern side. It is attractive in its simplicity but of little aesthetic significance.

St John's Anglican Church group—rectory: A excellent example of early colonial architecture. Ornamental Planting.

Raymond Terrace War Memorial: A classical Tuscan order column form with a globe atop, set upon a pedestal and stepped plinth. It is surrounded by a balustrade of roughly carved obelisks joined by pipe rails or chains. Plaques bearing the names of service-people are fixed to each side of the pedestal. A stepped masonry wall built behind the main memorial commemorates later conflicts.

Jacaranda trees: Ornamental planting creating a strong avenue.

²⁸ State Heritage Inventory Listing: St Johns Rectory and Norfolk Island Pine trees (*Araucaria heterophylla*)

²⁹ State Heritage Inventory Listing: Roeth House

“Roeth House”: A stunningly elegant example of a two-storey timber Victorian residence erected for a well-to-do citizen.

Raymond Terrace Heritage Conservation Area: none known.

Social Significance

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Raymond Terrace Bowling Club: The Raymond Terrace Bowling Club has been a gathering place for club members and their guests since the 1940s. It is a popular place for meals and entertainment for the Raymond Terrace Community as well as visitors to the area.

St John's Anglican Church Group – former school: Significant to the Anglican community living within Raymond Terrace.

St John's Anglican Church group—rectory: Significant to the Anglican community living within Raymond Terrace.

Raymond Terrace War Memorial: Significant to Raymond Terrace residents who served in the various wars commemorated as well as their families. Becomes the annual gathering place in Raymond Terrace for Anzac Day ceremonies.

Jacaranda trees: Has associations with the Raymond Terrace Bowling Club and its members. It is also enjoyed by users of the Raymond Terrace Health Centre and Services NSW.

“Roeth House”: N/A

Raymond Terrace Heritage Conservation Area: Important to the citizens of Raymond Terrace as the historic centre of town.

Research Significance

Criterion (e) An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Raymond Terrace Bowling Club: Not believed to contain information that cannot be discovered at other nearby sources.

St John's Anglican Church Group – former school: The site may have potential for archaeological information about the earliest days and period of Anglican worship within Raymond Terrace.

St John's Anglican Church group—rectory: The site may have potential for archaeological information about the earliest days and period of Anglican worship within Raymond Terrace.

Raymond Terrace War Memorial: Archaeological evidence of the former dwelling scale structure may remain on site, but is expected to be of little value. There may also be evidence of the former Market Reserve which existed along the west side of Jacaranda Avenue prior to Memorial, Bowling Club and Swimming Centre.

Jacaranda trees: Not believed to contain information that cannot be discovered at other nearby sources.

“Roeth House”: The site is also the location of an earlier residence, Corunna Cottage which has significant historic associations, and of which archaeological evidence may be discoverable.

Raymond Terrace Heritage Conservation Area: Archaeological evidence pertaining to the growth and development of the town of Raymond Terrace is expected to be discoverable within the various spaces of the Raymond Terrace Heritage Conservation Area.

Rarity Significance

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Raymond Terrace Bowling Club: Is not considered to demonstrate rare evidence or be a rare example.

St John's Anglican Church Group – former school: One of a number of stone built cottage buildings in the immediate vicinity. Not considered to be rare.

St John's Anglican Church group—rectory: Is not considered to demonstrate rare evidence or be a rare example.

Raymond Terrace War Memorial: Is not considered to demonstrate rare evidence or be a rare example.

Jacaranda trees: Is not considered to demonstrate rare evidence or be a rare example.

"Roeth House": Is described as the last remaining two-storey timber Victorian residence remaining in Raymond Terrace. The had a 'twin' constructed around the same time for the Ekin family in the vicinity of the Raymond Terrace High School, the house was demolished in the 1970's. For this reason the house could be considered as 'rare' in a local context.

Raymond Terrace Heritage Conservation Area: Is not considered to demonstrate rare evidence or be a rare example.

Representative Significance

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).

Raymond Terrace Bowling Club: Not considered to be a fine, intact or pivotal example of a bowling club in the local area.

St John's Anglican Church Group – former school: Not considered to be a fine, intact or pivotal example of a historic Anglican Church Group of buildings in the local area.

St John's Anglican Church group—rectory: A excellent example of early colonial architecture.

Raymond Terrace War Memorial: Not considered to be a fine, intact or pivotal example of a War Memorial in the local area.

Jacaranda trees: Ornamental planting. May be considered to be a fine example of an ornamental avenue in the local area.

"Roeth House": This two-storey timber Victorian residence is a stunningly elegant example of a residence erected for a well to do citizen of Raymond Terrace.

Raymond Terrace Heritage Conservation Area: May be considered as a pivotal example of a trading and economic settlement in the Port Stephens / Williams River area.

2.1 STATEMENT OF SIGNIFICANCE

Similar to the analysis of significance above, the Statements of significance below are quoted from the statutory listing for the item where possible and where they are still considered to be appropriate. Where the statements are quoted, they are presented in italics and the original reference is given in the footnotes. Where a statement of significance is either unavailable or inappropriate, new and up-to-date statements have been prepared by EJE. In some cases the available Statement of Significance has been expanded upon by EJE based on the research which has been undertaken for this report.

Raymond Terrace Bowling Club: Having existed within the town for approximately ninety years, it has served its community, their guests and other travelling visitors for that duration. It demonstrates social significance for its strong associations with the Raymond Terrace Bowling Club members and broader Raymond Terrace Community. It also demonstrates historic associative significance for its associations with past and present Bowling Club Office Bearers, many of whom have been local politicians as well.

St John's Anglican Church Group – former school: A stone rendered building built in the 1840's as a school.³⁰ The former Parish Hall served as the Anglican church from c1841 till 1862 and was a timber slab building which was progressively replaced with the stone that is still visible today. The former Parish Hall contributes to the aesthetic significance of the area when seen in association with the St John's Anglican Church and St Brigid's Catholic Church which all share a very similar form and construction. The group of buildings demonstrates associations to the Windeyer family who contributed to the development of the church over several generations. The group is also significant to the Anglican community of Raymond Terrace.

St John's Anglican Church group—rectory: Rectory built in 1840-1841. A[n] excellent example of early colonial architecture. Ornamental Planting.³¹ An excellent example of early colonial architecture constructed from Muree Sandstone. The gardens also include two Norfolk Island Pines that are estimated to be over 100 years old.

Raymond Terrace War Memorial: War Memorial unveiled in 1925.³² The memorial and fence were dedicated to the memory of those who served in the Great War and to those whose lives were sacrificed in defence of their liberty and country. The memorial is inscribed with the names of the local soldiers who served in the Boer war, the Great War (1914-1918), World War Two (1939-1945) the Korean War and the Vietnam War. The memorial nowadays is the focus for Anzac Day ceremonies.

Jacaranda trees: Ornamental planting associated with prominent former citizen and Bowling Club Member Clem Bambach who raised the seedlings from a Jacaranda Pod and arranged with the council to have them planted in the avenue at the corresponding time that the Bowling Club moved to this location.

"Roeth House": This two-storey timber Victorian residence is a stunningly elegant example of a residence erected for a well to do citizen of Raymond Terrace and the only such example left in town. It is also the site of an earlier residence

³⁰ State Heritage Inventory Listing: St Johns Anglican Church Group - Former School and Rectory and fmr Parish Hall

³¹ State Heritage Inventory Listing: St Johns Rectory and Norfolk Island Pine trees (Araucaria heterophylla)

³² State Heritage Inventory Listing: Raymond Terrace War Memorial

Corruna Cottage, the last residence of Lt Col Kenneth Snodgrass, Member of the Legislative Council, Administrative Governor of Tasmania and Acting Governor of NSW. He died there in 1853.³³

Raymond Terrace Heritage Conservation Area: Important to the citizens of Raymond Terrace as the historic centre of town. May contain archaeological evidence about the growth and development of the town from early days.

2.2 SIGNIFICANCE OF THE PROPOSED WORK AREA

The proposed work area, being the site of the Bowling Club, is not included in a listed heritage item, nor is it located within a Heritage Conservation Area.

The Phase 1 Works, the Club parking is largely contained within the middle and west of the site none of the works abut to a boundary of a heritage item or the conservation area. Only a very small portion of the phase 1 works may be visible in the background of the War Memorial Item but will be 60m from the 1991 Memorial Wall and 70m from the 1925 monument itself.

The Phase 2 Works, the new covering structures for the Bowling Greens will abut the Jacaranda Ave and War Memorial items. They will abut the Raymond Terrace Heritage Conservation Area and will be across the road from both the former Parish Hall and Rectory of the St John's Group of buildings which are of local significance.

The Phase 3 Works, being the proposed hotel and tallest portion of the proposal, are located well away from any heritage items and the conservation area. They will be approximately 80m from Jacaranda Ave and the item/area associated with it. They will be of greater distance from the other heritage items.

³³ State Heritage Inventory Listing: Roeth House

3. PROPOSED WORKS

3.1 THE PROPOSAL

As described above, the proposal is conceived in three phases. A brief description and outline of these phases has been provided above. More detail is provided below.

The existing building maintains a generally good built condition due to the daily use of the building and regular scheduled maintenance. Some minor leaking issues in the roof have been identified and are likely due to the convoluted shape of the plan form which has occurred due to multiple additions. The proposed works include negligible excavation works to existing natural ground level.

DEMOLITION

Proposed demolition works to the site are as follows:

Croquet lawn to the west of the site to be demolished.

Some trees to Port Stephens Street to be removed if impeding upon construction works.

Demolition of existing carpark to south of croquet lawn and removal of the 2 carpark shade structures, (PV panelling to be relocated).

Existing bitumen to southern side of building to be removed and resurfaced for parking.

Proposed demolition works to existing club building are as follows:

Demolition of existing entry and removal of internal walls to ground and first floor.

Existing water tank to the north of building to be removed and relocated.

Existing shade structures over bowling greens to be demolished.

PHASE 1 Works - Club Parking & Croquet Lawn

Phase 1 involves all additions to the bowling club building including the construction of a new foyer, bottle shop, boardroom and offices to the ground floor of club. Works also include extension of the bistro, alfresco dining area and gaming area and the addition of new two new function rooms and toilet facilities to the first floor.

PHASE 2 - Greens

Phase 2 involves the construction of a new fully enclosed roof over both bowling greens. It will be a walled and roofed structure of lightweight but solid materials. By contrast the existing covers are open sided, and have tensioned fabric stretched over steel frames.

PHASE 3 - Hotel and Parking

Phase 3 involves the construction of a new six-storey hotel building on the former position of the Croquet lawn. The proposed hotel will include 45 hotel rooms and five serviced apartments, swimming pool, rooftop restaurant, function space and gym. A two-storey carpark will be constructed concurrently to serve the hotel.

The following documents were reviewed in regards to the scope of the proposed works and any resultant heritage impacts:

Dwg No.	Dwg. Title	Date	Rev
13954-A00	COVER SHEET	27/11/2023	C-WIP
13954-A01	YIELD & SCHEDULE	27/11/2023	B-WIP
13954-A11	SITE PLAN	27/11/2023	D-WIP
13954-A13	DEMOLITION - GROUND	27/11/2023	C-WIP
13954-A14	DEMOLITION - FIRST	27/11/2023	C-WIP
13954-A15	DEMOLITION - ROOF	27/11/2023	C-WIP
13954-A16	GROUND FLOOR	27/11/2023	E-WIP
13954-A17	GROUND FLOOR - CLUB	27/11/2023	E-WIP
13954-A18	FIRST FLOOR	27/11/2023	E-WIP
13954-A19	FIRST FLOOR - GREENS	27/11/2023	E-WIP
13954-A20	FIRST FLOOR - HOTEL	27/11/2023	E-WIP
13954-A21	SECOND FLOOR – CLUB ROOF	27/11/2023	D-WIP
13954-A22	SECOND FLOOR – GREENS ROOF	27/11/2023	D-WIP
13954-A23	SECOND FLOOR - HOTEL	27/11/2023	E-WIP
13954-A24	THIRD FLOOR	27/11/2023	E-WIP
13954-A25	FOURTH FLOOR	27/11/2023	E-WIP
13954-A26	FIFTH FLOOR	27/11/2023	E-WIP
13954-A27	ROOF (HOTEL)	27/11/2023	D-WIP
13954-A28	NORTH-WEST ELEVATION	27/11/2023	D-WIP
13954-A29	SOUTH-WEST ELEVATION	27/11/2023	C-WIP
13954-A30	EAST ELEVATION	27/11/2023	D-WIP
13954-A31	SECTIONS	27/11/2023	A-WIP
13954-A35	3D PERSPECTIVES	27/11/2023	A-WIP
13954-A36	3D PERSPECTIVES	27/11/2023	A-WIP
13954-A37	3D PERSPECTIVES	27/11/2023	A-WIP
13954-A38	SCHEDULE OF MATERIALS	27/11/2023	A-WIP
13954-A41	STAGING – GROUND FLOOR	27/11/2023	B-WIP
13954-A42	STAGING – GROUND FLOOR	27/11/2023	B-WIP
13954-A43	STAGING – FIRST FLOOR	27/11/2023	B-WIP
13954-A44	STAGING – FIRST FLOOR	27/11/2023	B-WIP
13954-A45	STAGING – SECOND / ROOF	27/11/2023	B-WIP
13954-A46	STAGING - SECOND / ROOF	27/11/2023	B-WIP
13954-A47	DEMOLITION INTERIM	27/11/2023	B-WIP
13954-A48	PROPOSED INTERIM	27/11/2023	C-WIP

3.2 BACKGROUND

3.2.1 Pre-Lodgement Consultation

A DA Pre-Lodgement meeting was held with Port Stephens Council on the 31st of January 2023. Below is a summary of the heritage advice given in relation to the proposed development at Port Stephens Bowling Club.

Design:

On preliminary review, it is considered that the development is a positive design response that would revitalise the locality and improve the sites presentation to the Port Stephens Street frontage. The bulk and scale of the proposed hotel appears to be compatible with the locality, as it is in keeping with the scale of the 2-3 storey neighbouring health services building.

The proposed covered bowling greens are seen to be an improvement to the current sail structures. Communal space including the pool, garden area and gym are positive inclusions. Landscaping at the street frontage is also encouraged.

Height of Building:

While there is no building height limit nominated for the site, the proposal must be consistent with the objectives of Clause 4.3 which stipulates:

- a) To ensure that the height of buildings is appropriate for the context and character of the area,
- b) To ensure building heights reflect the hierarchy of centres and land use structures.

Heritage:

The subject site is not listed as a heritage item, however, nearby residential dwellings, the jacaranda trees on Jacaranda Avenue and the neighbouring Anzac Park are listed heritage items under Port Stephens LEP. The area immediately to the east of the subject site, including Jacaranda Avenue is located within the Raymond Terrace Heritage Conservation Area. A Statement of Heritage Impact will be required to examine potential impacts to nearby heritage listed items and to provide any design queues that could be incorporated into the design to be sympathetic to the area.

Imitation heritage design is not required or encouraged, however the design should be sympathetic to the nearby heritage features and could incorporate heritage motifs where appropriate.

3.2.2 Considerations of Alternatives

Consideration of alternatives was not considered to be of a high importance as the subject site is not in itself a heritage item nor is the proposal as described considered to have detrimental impacts to neighboring heritage items (as described in the sections below).

4. HERITAGE IMPACT ASSESSMENT

4.1 MATTERS FOR CONSIDERATION

4.1.1 Fabric and Spatial Arrangements

Raymond Terrace Bowling Club: the subject site. Extensive alterations and additions are proposed including the new Phase 3 hotel building. The Bowling Club is not a listed item, however, our assessment assigned a portion of historic, historic associative and social significance to the club and its facilities. The significance identified is most easily interpreted by the existence and location of the club within Raymond Terrace, and the two Bowling Greens adjacent to Jacaranda Avenue. These elements remain in the proposed works, with the Phase 2 enclosure of the greens not impacting the fabric or location of the greens themselves. The enclosures will be a more effective solution to that which exists under the current shade sails already. No significant fabric or significant spaces will be therefore impacted by the works at the Raymond Terrace Bowling Club.

St John's Anglican Church Group – former school: No works will be carried out at the St John's Anglican Church Group. No significant fabric or spaces of the St John's Anglican Church Group buildings will be impacted by the proposed works.

St John's Anglican Church group—rectory: No works will be carried out at the St John's Anglican Church Group. No significant fabric or spaces of the St John's Rectory will be impacted by the proposed works.

Raymond Terrace War Memorial: Access to the War Memorial will not be altered or impeded by the erection of the proposed enclosed bowling greens or other proposed club development phases. No fabric or spaces of the Raymond Terrace War Memorial will be impacted by the proposed works.

Jacaranda trees: The jacaranda trees along Jacaranda stand to be the most affected by the development of the enclosed bowling green as a 7m high wall is proposed 800mm inside the street boundary of the site. The proposal has no effect to the public access to Jacaranda Avenue. The Jacaranda trees are located within the road verge and street corridor. The canopy of the Jacarandas typically stays outside the Bowling Club boundary and there is no anticipated pruning required to enable the works to occur. No significant fabric or significant spaces (the road corridor) will be impacted by the proposed works.

"Roeth House": This item is a minimum of 80m from any of the proposed works. No significant fabric or spaces of this item will be impacted by the proposal.

Raymond Terrace Heritage Conservation Area: The curtilage of the heritage conservation area stops at the Jacaranda Avenue boundary of the subject site. None of the proposed works will extend beyond the boundary of the subject site therefore no significant fabric or spaces belonging to the Raymond Terrace Heritage Conservation Area will be impacted by the proposed works.

4.1.2 Settings, Views and Vistas

Raymond Terrace Bowling Club: The subject site is not a listed heritage item and therefore the works applied to it do not impact the setting, views or vista of it. Instead, the works have the potential to impact setting views and vistas of the nearby items and conservation area.

St John's Anglican Church Group – former school (and former Parish Hall): The primary setting of this small group of buildings is within the streetscape of either Jacaranda Avenue or Glenelg Street and primary views to these items are direct from the street. Vistas to or from these items are generally not available as they are low down in elevation and set amongst other buildings and trees. The Phase 1 works will have no impact to settings, views or vistas as they will be generally contained within the existing

building envelope. The proposed Phase 3 hotel tower will have nil to negligible impact upon the settings and views of the former school and former Parish Hall as distance and established tree planting will typically block or screen the hotel in the background of any views. The Phase 2 covers to the bowling greens will be visible at the side of the former Parish Hall though not at the primary (front) façade which is on the west. The covers to the Bowling Greens will be visible from the side of the former Parish Hall but views to the side of the former Parish Hall will generally have the Bowling Greens in the background with the Jacaranda Avenue trees in the foreground. The placement of the Service NSW, Mormon Church and My Plan Support building mean that views to the Parish Hall are only glimpses to the side. The proposed works will have no more than negligible impact upon the settings, views and vistas of this item.

St John's Anglican Church group—rectory: The setting of the Rectory is a large open allotment spanning between Jacaranda Ave and Sturgeon Street with the very tall Norfolk Island Oines behind it to the north. Views to the Rectory are typically from either Jacaranda Avenue or from Sturgeon Street. Another primary view is expected to have existed from the intersection of Jacaranda Avenue / Sturgeon and Swan Streets prior to the construction of the dwelling at 50 Sturgeon St circa the 1920s. Views to the Rectory from Jacaranda Avenue will not be impacted by any phase of the proposed works. The Phase 2 and 3 works will be visible in views to the Rectory from Sturgeon Street. The visible works will be in the background of views, to the rear façade of the Rectory and are mitigated by the long established planting within the Rectory grounds and Jacaranda Avenue. Impacts to setting views and vistas are therefore only considered to be minor.

Raymond Terrace War Memorial: The setting of the War Memorial is defined by the memorial installation itself. Located on a corner site which is visible from Jacaranda Avenue / Port Stephens and Glenelg Streets, the memorial becomes a focal point drawing attention. The memorial wall constructed in the 1990s sits in the background of the main monument and employs its own focal devices and planting to create its own setting also. Sight lines to the Raymond Terrace War Memorial will be affected by the development of the Phase 2 enclosed bowling green. While the physical bulk of enclosed greens is of a similar scale to existing membrane structure, the new building will be prominently visible from the park itself as well as from Port Stephens Street and Jacaranda Avenue. Despite this the new façade of the greens presents a neutral backdrop with minimal ornamentation which will facilitate the clear viewing of the memorial. Impact to setting, views and vistas will therefore be only minimal. The inclusion 3m x 7m glazed sections to the bowling greens northern façade serve to establish a clear visual link between the greens and the war memorial. The proposed Hotel tower will have only minimal impact to setting, views and vistas of the War Memorial as it will be distant and screened by tree planting along Port Stephens Street.

Jacaranda trees: The avenue of Jacaranda trees in Jacaranda Avenue form their own setting and define their own views and vistas. The primary views and vistas of the trees are from the road users' point of view in which the Jacarandas from a tunnel to be travelled through. All buildings/development to either side of the trees are background to the primary view. The proposed Phase 1 works will have no impact and neither will the Phase 3 hotel as they will not be visible from within the significant setting of the item. The proposed Phase 2 enclosure of the Bowling Greens will be visible from Jacaranda Avenue and will be more rectilinear and rigid than the current open-sided shade sail structures. The open sides create a large negative space in the streetscape of Jacaranda Avenue. In the Pre DA minutes of January 2023, Council described the proposed Phase 2 Bowling Green enclosure as an improvement over the current shade sail structures. The inclusion of several large 3m x 6m glazed sections to the bowling greens' eastern façade will ensure that there is still a visual link between the greens and Jacaranda Avenue maintaining views to the heritage item.

"Roeth House": The primary view of this item is from the intersection of Jacaranda Avenue / Swan and Sturgeon Streets. Secondary views are available from the west along Swan Street or the south along Sturgeon Street. The proposed works will have no more than negligible impact to setting and views due to distance as well as existing established planting along Jacaranda Avenue and Swan Street.

Raymond Terrace Heritage Conservation Area: The proposed works will be located at the very western fringe of the Conservation Area and will be visible in very few of the many views and vistas around Raymond Terrace. The primary settings, views and vistas

of the town centre around the rivers, bridges and main streets. The proposed Phase 3 hotel will be visible just beyond the western edge of the conservation area however will have negligible impact upon important views and vistas or setting. The other proposed works will cause no impact to the setting, views or vistas of the Raymond Terrace Conservation Area.

4.1.3 Landscape

Proposed landscaping within the proposal includes the planting of shade tolerant species to the carpark levels and a continuation of the existing planting theme established to Port Stephens Street to the pedestrian entry of the hotel. Existing bottlebrush trees (callistemon) on Port Stephens Street are to be retained and provide screening to the street level. Planting of larger trees (Corymbia Maculata) is proposed to the north of the site too to soften the impact of views to the hotel tower.

Large existing street trees to Swan Street will be retained and protected as they will continue to provide screening to views from the southwest. Planting of street trees is proposed to the minor entry from Jacaranda Street to provide a buffer between the health centre and the bowling club.

The proposal additionally includes new planted zones around edge of the building to Swan Street and Port Stephens Street and landscaped elements to the first floor of the proposed parking structure. A pool deck with tropical themed planting occupies the second floor of the hotel to service guests. A large public artwork is additionally proposed to sit near new vehicle access point proposed at Port Stephens Street.

The proposed works will not impact the significant landscaping / plantings of Jacaranda Avenue, St John's Rectory or the Conservation Area. Proposed landscaping included with the works will tend to screen views and soften impacts of the works within streetscapes and vistas. The proposed works will typically have nil to no-more-than-negligible impact to the significance of heritage landscaping.

4.1.4 Use

The proposed works to the bowling club are seen as an intensification of the clubs existing historical usage which the works will prolong. The club works and proposed hotel are seen to have potential benefits to nearby Heritage Items such as Jacaranda Avenue, Raymond Terrace War Memorial and Raymond Terrace Heritage Conservation Area via the potential increase in visitor numbers. Otherwise, usage to nearby heritage items will not change.

As described in 1.2.6 above; when in 1941 the Bowling Club was first proposed for placement on its current site, Mr L.F. Monkley declared that the Bowling Club in this location would 'bring more people to the town and make the town popular'. A move the Council Clerk saw as beneficial to the whole town. The proposed Phase 3 hotel works also has the potential to increase the visitation and popularity of Raymond Terrace thus continuing the long-term influence of the Bowling Club on the economy and operation of Raymond Terrace.

4.1.5 Demolition

Demolition works as described above are proposed through multiple portions of the building, however none affect significant fabric and none have any direct impacts upon adjacent heritage items.

Significant or not, the majority of street trees around the block are to be maintained. They are to be protected during construction works and only removed if absolutely necessary. None of the significant Jacaranda Avenue plantings will be impacted by the proposed works.

4.1.6 Curtilage

The proposed works are all contained within the boundaries of the Bowling Club site. None of the proposed works extend into the established curtilages of listed heritage items. None will be impacted by the proposed works.

4.1.7 Moveable Heritage

Not applicable.

4.1.8 Aboriginal Cultural Heritage

An AHIMS search carried out on the 25 October 2023 revealed no Aboriginal sites or places within the 200 metres of the site. No impacts are anticipated.

4.1.9 Historical Archaeology

Whilst undertaking the works as described, there is little likelihood of discovering any relics. Potential archaeology has been noted in the Raymond Terrace War Memorial, Roeth House and St John's sites though no proposed works will physically extend into those sites. It is not anticipated that the works will cause any impacts to historical archaeology.

4.1.10 Natural Heritage

Not applicable.

4.1.11 Conservation Areas

Raymond Terrace Bowling Club is not located within a local heritage area however it is located directly adjacent to the Raymond Terrace Heritage Conservation Area. The Conservation Area is significant for being the historic centre of town. The Bowling Club has been ancillary to this fact and not central to it. Its remaining position and continuation of use adjacent to the town centre is considered to be appropriate to the significance of the Conservation Area.

There are several potential benefits that this development will bring to the town and by consequence the Raymond Terrace Heritage Conservation Area. The development works have previously been encouraged by the local Port Stephens Council in previous Pre-DA consultation with works being seen as a 'positive design response'. The hotel development additionally has the potential to revitalise the area with positive flow on effects including increased visitor numbers into the conservation area with an uptake in patronage at nearby heritage establishments such as The Rectory Café

4.1.12 Cumulative Impacts

The current condition of the Raymond Terrace Bowling Club is due in a major way to the cumulative alterations and additions applied to the subject site. The site, as of course, is not actually a listed heritage item. None of the proposed works will be carried out on a gazetted heritage item. The cumulative effects of the proposed works will therefore not impact the significance of any heritage items.

4.1.13 The Conservation Management Plan

Not applicable.

4.1.14 Commonwealth/National Heritage Significance

Not Applicable

4.1.15 World Heritage Significance

Not Applicable

5. SUMMARY AND RECOMMENDATIONS

Raymond Terrace Bowling Club is not listed as a Heritage Item in the Port Stephens Local Environmental Plan 2013. It is not located within the Raymond Terrace Heritage Conservation Area.

The club is located immediately adjacent to the Raymond Terrace Heritage Conservation Area as well as items such as the jacaranda trees on Jacaranda Avenue and the Raymond Terrace War Memorial. It is within proximity of other heritage items.

The Bowling Club has been located on the current site since 1942 with the current club building growing and evolving through several stages of construction since that date. The proposal is for alterations and additions to Raymond Terrace Bowling Club and the construction of a six-storey hotel with 45 hotel rooms and five serviced apartments, restaurant, swimming pool, gym and function space. A two-storey parking complex is also proposed for the site.

The development works have previously been encouraged by the local Port Stephens Council in previous Pre-DA consultation with works being seen as a 'positive design response'. The proposed hotel tower will be able to be seen from places within the Raymond Terrace Heritage Conservation Area such as those from Lakeside Park and from Port Stephen Street, however existing established planting and proposed planting will considerably mitigate these effects. The proposed enclosure of the Bowling Greens will be able to be seen from Jacaranda Avenue and nearby sites but are contained within the subject site and are screened by the trees themselves thus minimising any impact upon significant fabric, spaces, settings, views and vistas.

The impact of the proposal on Jacaranda Avenue will be low. The proposed enclosed bowling greens have been said to be an improvement over the existing tension membrane shade structures in previous Pre-DA consultation with Port Stephens Council. The proposed scale of these works to be of a similar scale to existing shade sails with previously established view corridors between the greens and Jacaranda Avenue being maintained through the inclusion of large, glazed sections.

Sight lines to the Raymond Terrace War Memorial will be affected by the redevelopment bowling green. While the physical bulk of enclosed greens is of a similar scale to existing membrane structure, the new building will be prominently visible from the park itself as well as from Port Stephens Street and Jacaranda Avenue. Despite this, the new façade will present a neutral backdrop with minor ornamentation which will serve to facilitate clear viewing of the memorial.

Proposed works will not negatively impact the significance of the Raymond Terrace Heritage Conservation Area. It will also not affect the curtilage of any nearby heritage items. The hotel development additionally has the potential to revitalise the area with positive flow on effects including increased foot traffic into the conservation area with an uptake in patronage at nearby heritage establishments such as The Rectory Café.

The proposal is considered to be acceptable from a heritage point of view and is recommended for approval.

REFERENCES

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood,

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Sydney Gazette

Sydney Mail

Sydney Morning Herald

The Maitland Mercury

The Maitland Mercury and Hunter River General Advertiser

The Newcastle Herald

The NSW Government Gazette

Online Resources

Genealogy.com: <https://www.genealogy.com/>

Google Maps: <https://www.google.com.au/maps>

Nearmap (by license): <http://au.nearmap.com/>

University of Newcastle: Cultural Collections: <https://www.flickr.com/photos/uon/>

NSW Land & Property Information: Historical Lands Records Viewer: <http://images.maps.nsw.gov.au/>

NSW LPI: NSW Globe: <http://globe.six.nsw.gov.au/>

NSW LPI: Spatial Information Exchange: <http://maps.six.nsw.gov.au/>

LEGISLATION

[Heritage Act 1977 \(NSW\)](#)

[Environment Planning and Assessment Act 1979 \(NSW\)](#)

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)

[National Parks and Wildlife Act 1974 \(NSW\)](#)

MORE INFORMATION

[Australian Heritage Database](#) – Department of Climate Change, Energy, the Environment and Water (Cth) webpage

[Commonwealth Heritage List](#) – Department of Climate Change, Energy, the Environment and Water (Cth) webpage

[Heritage](#) – Environment and Heritage (part of Department of Planning and Environment) webpage

[Manage Heritage Items](#) – Environment and Heritage (part of Department of Planning and Environment) webpage

[State Heritage Inventory](#) – Environment and Heritage (part of Department of Planning and Environment) webpage

[UNESCO World Heritage List – properties in Australia](#) – UNESCO World Heritage Convention website