

**ADDENDUM TO COUNCIL ASSESSMENT REPORT OF 20 FEBRUARY 2025**  
**HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL**

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSHCC-269 & DA 16-2023-735-1
<b>PROPOSAL</b>	Alterations and additions to bowling club, 6 storey hotel (50 rooms), restaurant, pool, function space and associated site works across 3 stages
<b>ADDRESS</b>	2 Jacaranda Avenue RAYMOND TERRACE (LOT: 1 SEC: 23 DP: 758871) & 3 Swan Street RAYMOND TERRACE (LOT: 23 DP: 1088281)
<b>APPLICANT</b>	Monteath & Powys
<b>OWNER</b>	Raymond Terrace Bowling Club CO-OP LTD
<b>DA LODGEMENT DATE</b>	4 January 2024
<b>APPLICATION TYPE</b>	Regionally Significant Development
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Section 2.19(1) and Clause 2 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 declares the proposal regionally significant development as it is general development with a CIV over \$30 million
<b>CIV</b>	\$38,554,073.00 (excluding GST)
<b>CLAUSE 4.6 REQUESTS</b>	Nil
<b>KEY SEPP/LEP</b>	<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>Port Stephens Local Environmental Plan 2013</i>
<b>TOTAL &amp; UNIQUE SUBMISSIONS ISSUES KEY IN SUBMISSIONS</b>	1

<b>ORIGINAL DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	<ul style="list-style-type: none"> <li>• Attachment 1: Recommended Conditions of Consent</li> <li>• Attachment 2: Architectural Plans</li> <li>• Attachment 3: Civil Engineering Plans</li> <li>• Attachment 4: Flood Assessment</li> <li>• Attachment 5: BCA Performance Compliance Statement</li> <li>• Attachment 6: Crime Prevention Through Environmental Design Report</li> <li>• Attachment 7: Heritage Impact Statement</li> <li>• Attachment 8: Plan of Management – Bowling Club</li> <li>• Attachment 9: Plan of Management – Hotel</li> <li>• Attachment 10: Traffic and Parking Assessment</li> <li>• Attachment 11: Visual Impact Assessment</li> <li>• Attachment 12: Acoustic report</li> <li>• Attachment 13: Access report</li> <li>• Attachment 14: Cost estimate report</li> <li>• Attachment 15: Bushfire report</li> <li>• Attachment 16: Statement of environmental effects</li> <li>• Attachment 17: Waste Management Plan</li> <li>• Attachment 18: Public Art Artists Brief</li> <li>• Attachment 19: Social Impact Assessment</li> <li>• Attachment 20: Urban Height Analysis</li> <li>• Attachment 21: Gaming Floor Space Report</li> <li>• Attachment 22: Summary Schedule</li> </ul>
<b>ADDENDUM DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	<ul style="list-style-type: none"> <li>• Amended Attachment 1: Recommended Conditions of Consent</li> <li>• Amended Attachment 2: Updated Architectural Plans</li> <li>• Amended Attachment 8: Updated Plan of Management – Bowling Club</li> <li>• Amended Attachment 22: Updated Summary Schedule</li> <li>• Attachment 23: Updated Landscape Plans</li> <li>• Attachment 24: Written Response to HCCRPP Deferral</li> </ul>
<b>SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)</b>	N/A
<b>RECOMMENDATION</b>	Approval with conditions
<b>DRAFT CONDITIONS TO APPLICANT</b>	Yes
<b>SCHEDULED MEETING DATE</b>	19 May 2025
<b>PLAN VERSION</b>	11 April 2025 - Revision 4
<b>PREPARED BY</b>	Isaac Lancaster – Senior Development Planner
<b>DATE OF ORIGINAL REPORT</b>	20 February 2025

## EXECUTIVE SUMMARY

This addendum assessment report modifies and supplements the Council Assessment Report dated 20 February 2025, submitted to the Hunter and Central Coast Regional Planning Panel (HCCRPP) for determination of Development Application (DA) 16-2023-735-1 for 'alterations and additions to a bowling club, construction of a 6 storey hotel (50 rooms), restaurant, pool, function space and associated site works across 3 stages' at 2 Jacaranda Avenue and 3 Swan Street, Raymond Terrace.

The purpose of this addendum is to address the additional information requested by the HCCRPP following the deferral of DA 16-2023-735-1 - PPSHCC-269 on 13 March 2025. The reason for deferral was to request further information from the applicant regarding the following:

- Additional engineering detail for the stormwater and footpath works in Swan Street, as proposed by Condition 18, and any works in Port Stephens Street;
- Details of the location and type of trees in Swan Street;
- Measures required to retain the vegetation in Swan Street and how the engineering works will be designed to achieve this;
- Plans at 1:100 scale and cross sections that show setbacks and built form at Port Stephens and Swan Street;
- Revised landscape plan that improved landscaping on site and provides for canopy plants; and
- An updated Plan of Management that details the barrier to access between the gaming room and the hotel.

Amended plans and additional information have been submitted by the applicant to address the matters raised by the HCCRPP in the Record of Deferral. The amended plans also reflect minor amendments to floor layout, to improve functionality, connectivity and legibility of spaces.

The recommended conditions of consent have been updated to reflect the amendments made to plans.

The additional information has been assessed, with regard to the matters raised by the HCCRPP in the record of deferral and under Section 4.15 of the EP&A Act and is considered satisfactory. Accordingly, it is recommended that the application be approved subject to the amended conditions of consent.

## RECOMMENDATION

That Development Application [DA No 16-2023-735-1] for alterations and additions to a bowling club, construction of a 6 storey hotel (50 rooms), restaurant, pool, function space and associated site works across 3 stages at 2 Jacaranda Avenue and 3 Swan Street, Raymond Terrace be **APPROVED** pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the amended draft conditions of consent attached to this report at **Amended Attachment 1**.

## **INTRODUCTION**

This addendum report provides a detailed overview of the amended plans and additional information submitted by the applicant to address the HCCRPP deferral dated 13 March 2025.

## **DETAIL OF ADDITIONAL INFORMATION PROVIDED**

Amended plans and additional information have been submitted in response to the matters raised by the HCCRPP. The amended plans and additional information provided include:

- Updated Architectural Plans (Amended Attachment 2);
- Updated Plan of Management – Bowling Club (Amended Attachment 8);
- Updated Summary Schedule (Amended Attachment 22);
- Updated Landscape Plans (Attachment 23); and
- Written Response to HCCRPP Deferral (Attachment 24).

Further details of the additional information provided are discussed below.

### **Civil works within Swan Street and Port Stephens Street / Measures required to retain vegetation**

The HCCRPP raised concerns about the impact of civil works on established vegetation within the road reserves of Swan Street and Port Stephens Street. Engineering details were requested for stormwater works and footpath works within the grassed open channel along Swan Street, as prescribed by Condition 18.

Civil works required under Condition 18, was recommended by Council's Engineer in lieu of on-site detention infrastructure as proposed under the original Stormwater Quantity Management Strategy. Noting the original Stormwater Quantity Management Strategy proposed by Northrop Consulting Engineers dated 27 November 2023 demonstrated post-development flows discharging to Swan St will be less than pre-development flows up to the 1% AEP flood event, the applicant has requested Condition 18 be amended to remove engineering works within the grassed open channel. This request was accepted by Council and as such, the applicant will deliver on-site detention infrastructure on site under stage 3 ensuring vegetation along Swan Street and Port Stephens Street will not be impacted.

Council has updated Condition 18 to remove requirements for works within the grassed open channel along Swan Street.

### **Vegetation type within the Swan Street road reserve grassed open channel**

The HCCRPP requested the vegetation types with the grassed open channel of Swan Street be identified, to ensure native vegetation is retained.

As noted above, Council has updated Condition 18 to remove requirements for works within the grassed open channel along Swan Street. Updated Landscape Documentation has been prepared for the proposal by Terras Landscape Architects dated 14 April 2025. This updated documentation provides additional native tree planting along the western aspect of the proposed development, providing additional screening of the built form and shading of car parking areas. This is discussed further below against C2 of the DCP.

## **Setbacks and built form at Port Stephens Street and Swan Street**

The HCCRPP requested that plans be provided at a scale of 1:100 scale showing the numerical setbacks at Swan Street and Port Stephens Street, as well as cross sections of structures and buildings, and the landscape proposed in these setbacks to better understand the relationship of building to the street.

Updated architectural plans prepared by EJE Architecture dated 15 April 2025, showing the numerical setbacks at these two streets, including cross sections of the structures, buildings and landscape. This is discussed further below against C2 of the DCP.

## **Revised landscape plans**

The HCCRPP requested that the landscape outcome of the site should be improved to complement that in the public realm, with canopy trees accommodated to supplement current plantings in the public realm.

Updated Landscape Documentation has been prepared for the proposal by Terras Landscape Architects dated 14 April 2025. This updated documentation provides additional deep soil landscape area within the Swan Street and Port Stephens Street setbacks, allowing for five (5) additional canopy trees of *Corymbia variegata* to be accommodated within the site. This is discussed further below against C2 of the DCP.

## **Plan of management**

The HCCRPP requested an updated Plan of Management that details the barrier to access between the gaming room and hotel.

An updated Plan of Management has been prepared for the proposal by Raymond Terrace Bowling Club dated April 2025. Part 10 of the Plan of Management details five (5) specific measures access from the hotel to club will be controlled. This is discussed further below against C2 of the DCP.

## **Revised floor plan**

Updated architectural plans prepared by EJE Architecture dated 15 April 2025, included minor amendments to the floor layout of the bowling club to improve the functionality, connectivity and legibility of spaces. These key design changes include:

- Improving the entry experience at the main trading floor by including a reception lobby and designated 'stopping' point at the top of the escalator. This lobby wall is to feature a commissioned artwork that intends to guide patrons into the heart of the club.
- Removing the WCs from the centre of the Club. In the original layout, the centrally-located toilets and wrapping bar isolated the dining area to the western corner, while most other functions were located to the east. The revised layout improves connectivity between these spaces.
- Improving the functionality of the function spaces by relocating the stage from the long side of the function room to the end wall, enhancing visibility from most of the function area. This change also allows for a more efficient connection between the function kitchen and function rooms.

- Addition of internal children's play area to provide an all-weather playground in addition to the alfresco space, aligning with the club's commitment to creating a family friendly environment.
- Amending TAB into a sports bar, reflecting recent trends away from a TAB style bar, and offering a more themed sporting style space.
- Rearranging internal spaces to maximise views to the bowling greens.

## **PLANNING ASSESSMENT**

This revised assessment considers only those matters relevant to the amended development. The remaining assessment remains unchanged from the original Council Assessment Report of 20 February 2025.

### ***Section 4.15 Evaluation***

#### ***Section 4.15(1)(a)(i) provisions of any environmental planning instrument***

The additional information is considered to be consistent with the provision of the Port Stephens Local Environmental Plan 2013 (PSLEP) and all relevant SEPPs applicable to the proposal as identified in Council's original assessment report.

#### ***Section 4.15(1)(a)(ii) any draft environmental planning instrument that is or has been placed on public exhibition***

There are no draft instruments relevant to the amended proposal.

#### ***Section 4.15(1)(a)(ii) any development control plan (and section 7.11 plan)***

#### **Port Stephens Development Control Plan 2014**

The amended proposal is consistent with the provisions of the Port Stephens Development Control Plan 2014 (DCP).

The following sections of the DCP are relevant to the amended proposal:

### **B8 – Car parking**

#### **B8.B Onsite parking provisions**

The amended documentation seeks to remove three (3) on-site parking spaces within the north-western corner of the carpark, to accommodate 63m<sup>2</sup> of additional deep soil landscape. On completion, the proposed development will include on-site car parking for 155 vehicles, including 12 accessible spaces and 3 bicycle spaces. The proposal continues to satisfy the total parking demand of 149 spaces with all parking spaces deemed to comply with the requirements of 'AS/NZS 2890.1:2004 Parking facilities – Off-street car parking'. Noting this, no further assessment under this section of the DCP is considered necessary.

### **C2 – Commercial**

#### **C2.20 Facades**

An updated Plan of Management has been prepared for the proposal by Raymond Terrace Bowling Club dated April 2025. Part 10 of the Plan of Management details five (5) specific measures access from the hotel to club gaming facilities will be controlled. These measures

have been developed in accordance with CPTED principles, and supplements existing recommendations provided in the CPTED Report and Social Impact Assessment. Council is satisfied that subject to implementation of measures and recommendations, the proposal comprehensively regulates access between components of the development.

**C2.J Landscaping** - The amended documentation seeks to enhance the landscape outcome of the site, to complement the established vegetated setting within the public realm. Updated documentation details a reduction in four (4) on-site parking spaces across the north-western corner of the carpark, to accommodate 63m<sup>2</sup> of additional deep soil landscape along the western aspect of the site. This deep soil landscape will accommodate additional planting of bushfire appropriate native vegetation including canopy trees of *Corymbia variegata*, supplemented by mass underplanting native *Rhaphiolepis indica*, *Philodendron Xanadu* and *Lomandra longifolia*.

This updated landscape arrangement, provides additional screening of the built form across the western elevation, whilst providing additional shading for car parking areas. Council is satisfied that additional landscaping as proposed, in conjunction with retention of all vegetation within the Swan Street open stormwater channel, ensures the development effectively complements the established vegetated setting within the public realm.



**Figure 1:** South-west elevation of building with additional landscaping, as viewed from Swan Street

### 1.1.1 Section 4.15(1)(a)(iia) Planning agreements

There are no planning agreements that are relevant to the proposed development.

### 1.1.2 Section 4.15(1)(a)(iv) the regulations (and other plans and policies)

The proposal remains consistent with the regulations as detailed within the original Council Assessment Report of 20 February 2025.

**Section 4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The likely environmental impacts of the development relating to the natural and built environments, and social and economic impacts remain generally unchanged from that identified in the original Council Assessment Report of 20 February 2025.

***Section 4.15(1)(c) the suitability of the site for the development***

The site is suitable for the development for the reasons identified within the original Council Assessment Report of 20 February 2025.

***Section 4.15(1)(d) any submissions made in accordance with this act or the regulations***

The amended proposal does not involve any substantial change to environmental impacts or material changes from those plans originally notified. Accordingly, no further re-notification or advertising is required.

***Section 4.15 (1)(e) the public interest***

The amended proposal is considered to be in the public interest for the reasons identified within the Council Assessment Report of 20 February 2025.