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RESPONSE TO OUTSTANDING MATTERS

DEVELOPMENT APPLICATION 16-2023-735-1
2 JACARANDA AVENUE
RAYMOND TERRACE NSW 2324

for
RAYMOND TERRACE BOWLING CLUB

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Our Ref: 22/0380 CR/LS

16 April 2025

Port Stephens Council
116 Adelaide Street
RAYMOND TERRACE NSW 2324

Email: Isaac.Lancaster@portstephens.nsw.gov.au

ATTENTION: Isaac Lancaster

Dear Isaac

**RE: DEVELOPMENT APPLICATION 16-2023-735-1
2 JACARANDA AVENUE RAYMOND TERRACE NSW 2324
RESPONSE TO OUTSTANDING MATTERS**

This letter of response has been prepared by Monteath & Powys on behalf of Raymond Terrace Bowling Club (the Bowling Club) to address the matters raised by the Hunter and Central Coast Regional Planning Panel (the Panel) in the Record of Deferral dated 13 March 2025.

The Proposal has been amended in response to the Panel's concerns regarding the impact of the proposed drainage works on the vegetation within the road reserve. The application now includes an onsite detention basin to eliminate the need for drainage works in the road reserve, thereby removing impacts on vegetation. In addition, the proponent seeks to modify the internal layout of the Club's ground floor to enhance its functionality.

Summary of Changes

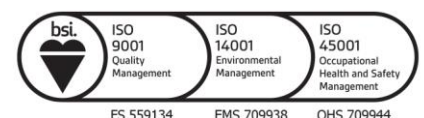
A summary of the proposed amendments is outlined below:

- An onsite detention basin has been introduced in Stage 3, replacing the previously proposed stormwater management works in the road reserve.
- Additional deep soil plantings at the landscaped areas near the Swan Street entry and the north-western corner of the carpark have been expanded to accommodate further deep soil plantings. While this has reduced the total number of car parking spaces from 159 to 155 (including 12 accessible spaces), the proposal continues to meet the parking requirements.

PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

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The proposed amendments to the floor layout and the reasons for the change are detailed below. These refinements to the floor layout have been developed through a comprehensive review and iterative design process, improving the overall flow and legibility of the Club. 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, offering a more themed sporting style space.
- Rearranging internal spaces to maximise views to the bowling greens.

The opportunity to incorporate these refinements into the current assessment allows the development to remain closely aligned with the Club's vision for the future of their approvals.

Please refer to the Summary Schedule in **Attachment 1** for a comparison of the existing and proposed floor areas.

The supporting documentation accompanying this letter is outlined in **Table 1**.

Table 1: *Reference Documents*

Reference	Document Title
Attachment 1	Summary Schedule
Attachment 2	Architectural Plans
Attachment 3	Landscape Plans
Attachment 4	Plan of Management

Responses to specific matters raised by the Panel are outlined in **Table 2**.

RESPONSE TO MATTERS RAISED BY HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

Table 2: Response To matters raised in Record of Deferral dated 13 March 2025

ITEM	MATTER	RESPONSE
	To properly assess and understand the impacts, the following information is required:	
(i)	Preliminary engineering drawings of the stormwater and footpath works in Swan Street, as proposed by Condition 18, and any works in Port Stephens Street.	<p>Council correspondence dated 14 March 2025:</p> <p><i>"...noting the Stormwater Quantity Management Strategy proposed by Northrop (NL231087 / 1 December 2023 / Rev B) demonstrates post-development flows discharging to Swan St will be less than pre-development flows up to the 1% AEP flood event; Council is willing to remove requirements for filling-in of the grassed open stormwater channel under Stage 3. Under this approach, the 96m³ detention tank proposed under Stage 3 would be retained in the Stamped Engineering Plans. Please confirm should you wish to proceed under this approach and I will update the recommended conditions accordingly."</i></p> <p>We accept Council's recommendation to retain the detention tank instead of stormwater management works in the road reserve.</p>
(ii)	Details of the location and type of trees in Swan Street.	Please refer to Attachment 3 for updated Landscape Plans showing the location of <i>Corymbia variegata</i> (flowering gum) trees along Swan Street.
(iii)	Measures required to retain the vegetation in Swan Street and how the engineering works will be designed to achieve this.	The retaining wall has been relocated to provide a larger setback of 1.9m to Swan Street boundary. The impact on existing vegetation on Swan Street has been minimised through the changes to the

ITEM	MATTER	RESPONSE
		proposed stormwater management system. The application no longer includes drainage works in the road reserve.
(iv)	<i>Plans at a 1:100 scale and cross sections that show setbacks and built form at Port Stephens Street and Swan Street.</i>	Refer to Sheets A54-A61 of the Architectural Plans in Attachment 2 for cross sections at a 1:100 scale, showing the setbacks and built form at Port Stephens Street and Swan Street.
(v)	<i>A revised landscape plan that improves landscaping on site and provides for canopy plants.</i>	The revised Landscape Plans in Attachment 3 demonstrate additional landscaped areas with deep soil plantings in the carpark, near the entry from Swan Street, and in the northwestern corner of the site.
(vi)	<i>An updated Plan of Management that details the barrier to access between the gaming room and the hotel.</i>	Refer to Attachment 4 for an updated Plan of Management for the Bowling Club, including the Gaming Plan of Management.

CONCLUSION

We trust the submitted information addresses the concerns raised by the Panel and provides sufficient details to enable a favourable determination of the application.

Should you require further information or clarification, please do not hesitate to contact the undersigned.

Yours faithfully

MONTEATH & POWYS PTY LIMITED



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