

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	29 May 2025
DATE OF PANEL DECISION	29 May 2025
DATE OF PANEL BRIEFING	19 May 2025
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Leah Anderson
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Giacomo Arnott - paid social member of Raymond Terrace Bowling Club.

Papers circulated electronically on 12 May 2025.

MATTER DETERMINED

PPSHCC-269 – Port Stephens – DA 16-2023-735-1 at 2 Jacaranda Avenue, Raymond Terrace 2324 – Alterations and additions to bowling club (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

On the 13th of March 2025 the Panel deferred determination of this application and requested the following information to enable the Panel to properly understand the impacts of the proposal:

- (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.
- (ii) Details of the location and type of trees in Swan Street.
- (iii) Measures required to retain the vegetation in Swan Street and how the engineering works will be designed to achieve this.
- (iv) Plans at a 1:100 scale and cross sections that show setbacks and built form at Port Stephens Street and Swan Street.
- (v) A revised landscape plan that improves landscaping on site and provides for canopy plants.
- (vi) An updated Plan of Management that details the barrier to access between the gaming room and the hotel.

The applicant has submitted amended plans and an undated Plan of Management to address the matters identified in the deferral. Council provided an addendum report dated 7 May 2025 which included updated plans and information in response to the above matters which has been considered by the Panel.

To address the Panel's concerns regarding the protection of vegetation on Swan Street, the applicant has amended the stormwater design to include on-site detention as opposed to works on Swan Street. This means that trees on Swan Street can be retained.

Additional landscaping has been provided on-site, resulting in the loss of four (4) cars. The landscape plan has been updated and cross-sections provided to demonstrate the relationship of built form to landscape and the streetscape.

The Panel is satisfied that the site is suitable to accommodate development of the scale proposed.

The landscape outcomes are satisfactory, and existing vegetation in the public domain can be maintained.

The redevelopment will deliver economic benefits to the broader region and is appropriate for the edge of the Town Centre.

The Panel considers that the proposal has merit and could be approved.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:




- (i) The proposed development will result in economic benefits to the area through delivery of jobs.
- (ii) The impacts arising from the development can be managed and mitigated.
- (iii) The site is suitable for the development.

CONDITIONS

The development application was approved subject to the conditions in the council addendum report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Leah Anderson
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-269 – Port Stephens – DA 16-2023-735-1
2	PROPOSED DEVELOPMENT	Alterations and additions to bowling club
3	STREET ADDRESS	2 Jacaranda Avenue, Raymond Terrace 2324
4	APPLICANT/OWNER	Raymond Terrace Bowling Club Co-Op Ltd Raymond Terrace Bowling Club Co-Op Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Industry and Employment) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Port Stephens Local Environmental Plan 2013 Draft environmental planning instruments Development control plans: <ul style="list-style-type: none"> Port Stephens Development Control Plan 2014 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Section 62 (consideration of fire safety) and Section 64 (building upgrades). Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 20 February 2025 List any council memo or supplementary report received: 7 May 2025 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 7 February 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara <u>Council assessment staff</u>: Emily Allen, Ryan Falkenmire <u>Applicant representatives</u>: Doug White, Candace Garraway, Jason Stokes, Tara Ball, Lachlan Sims, Meeka Prince, Courtney Rovere <u>Department</u>: Leanne Harris Council Briefing: 16 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair) Roberta Ryan <u>Council assessment staff</u>: Emily Allen, Isaac Lancaster, Bryn Cotterill, Kristy Nunan <u>Department</u>: Leanne Harris

		<ul style="list-style-type: none"> • Briefing to discuss the council's recommendation: 4 March 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Leah Anderson ○ <u>Council assessment staff</u>: Emily Allen, Isaac Lancaster and Matt Egan ○ <u>Applicant representatives</u>: Brett Gleeson, Jason Stokes, Clint Forrester, Courtney Rovere, Richard Waterson, Candace Garraway ○ <u>Department</u>: Leanne Harris, Holly McCann • Site inspection: Alison McCabe: 6 May 2024 Roberta Ryan: 10 December 2024 • Final briefing to discuss the council's recommendation: 19 May 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Leah Anderson ○ <u>Council assessment staff</u>: Emily Allen, Isaac Lancaster and Matt Egan ○ <u>Department</u>: Leanne Harris, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment and addendum reports