

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 31 January 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-268 – Singleton – DA 8/2023/559/1 – 1023 Hermitage Road, Pokolbin 2320 – Tourism Development

PANEL MEMBERS

IN ATTENDANCE	Roberta Ryan (Acting Chair), Tony McNamara, Sue Moore, Sue George
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Alison McCabe - The owner is a recent client and SJB Planning have given planning advice in respect to this property.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Gannon Cuneo, Kevin Ng, Michael Gee, Andrew Lau, Lluís Molins Calvet, Brian Meyerson
COUNCIL ASSESSMENT STAFF:	Sarah Boyton, Benjamin Pogson, Ashleigh McTackett, Michelle Reichert
DEPARTMENT STAFF	Leanne Harris and Holly McCann

COUNCIL BRIEFING:

- DA for tourist accommodation on the existing Casuarina Estate.
- RU4 small lot primary production, surrounded by vineyards.
- Proposing to extend the restaurant, demolish a house, convert a house for storage and erect a new dwelling, car parking.
- Has been referred to the RFS.
- Referred to Fisheries but no referral required.
- Water NSW advice only.
- Initial assessment, internal referrals underway.
- Within the buffer to Military Base and acoustic report required and provided.
- Ecology – clarification of prior vegetation removal will be required.
- The application largely complies with the LEP however Council is clarifying boundary setbacks to adjoining vineyards under the DCP (spray drift management requirements). Council will issue an RFI to obtain further information regarding this.
- DA has been publicly notified and no submissions were received.

APPLICANT PRESENTATION:

- Background and history of Casuarina Estate.
- Site locality and surrounding context.
- Existing two accesses are being retained.
- Detailed overview of the proposal.
- Previous DA approved May 2022 and changes explained.
- Bushfire and ecological constraints considered.
- Substantial landscaping proposed.
- Overview of sustainable design features.
- Neighbour consultation undertaken by the applicant.
- Applicant's target dates.

PANEL COMMENTS:

- The Panel notes the site constraints of bushfire and biodiversity and will need to understand the interaction and impacts between these two issues and expects consistency between the supporting documents.
- The Panel needs to understand the rationale and controls for the setbacks being proposed in accordance with the Council's DCP controls.
- Clarification of proposed signage and compliance with the DCP controls is required.
- Clarification of the secondary access road and any necessary upgrading for emergency vehicles and land ownership arrangements is also required.
- It is noted that there are some inconsistencies in documentation in relation to Function Centre and Restaurant operating hours and the provision of geotechnical specifications.
- The Panel needs to understand the interfaces between ornamental and working grape vines and the use of any proposed vegetation buffers.
- Traffic impacts on Hermitage Road need to be considered and assessed.

Planning Panels Secretariat

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