

**PRESENT**

**Members:**

Paul Drake  
Dan Croft  
David Fletcher  
Cliff Toms

**Other Attendees:**

Pat Galbraith-Robertson  
Clint Tink

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The meeting opened at 2.07pm.

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**01 ACKNOWLEDGEMENT OF COUNTRY**

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The Acknowledgement of Country was delivered.

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**02 APOLOGIES**

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There were no apologies.

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**03 CONFIRMATION OF MINUTES**

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**CONSENSUS:**

That the Minutes of the Development Assessment Panel Meeting held on 23 January 2013 be confirmed.

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**04 DISCLOSURES OF INTEREST**

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There were no disclosures of interest presented.

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**05 STAGED SEVENTY TWO (72) LOT RESIDENTIAL SUBDIVISION, WITH TWO (2) DRAINAGE RESERVES AND A RESIDUE LOT AT LOT 3 DP 552001, PARISH CAMDEN HAVEN, DUNBOGAN**

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Speakers:  
Michelle Hollis (applicant)

**CONSENSUS:**

1. That the Koala Plan of Management prepared by Darkheart Eco-Consultancy dated January 2012 be adopted, subject to the changes outlined by the Department of Planning and Infrastructure in their letter dated 16 August 2012.
2. That upon acceptance of recommendation 1, DA 2012/0163 for a staged seventy two (72) lot residential subdivision, with two (2) drainage reserves and a residue lot at Lot 3, DP 552001, Parish of Camden Haven, Dunbogan, be determined by granting consent subject to the recommended conditions and as amended below:
  - Amend condition E21 by inserting the words 'subject to the requirements of bushfire protection measures' at the end of the first dot point in the condition.

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**06 DA 2012 - 546 - ATTACHED DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION**

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Speakers:  
Debbie Facey (o)  
Terrance Stafford (applicant)  
Peter Kallin (owner)

**CONSENSUS:**

That DA 2012 - 546 for an attached dual occupancy and torrens title subdivision at Lot 5, DP 1069338, No. 20 The Anchorage, Port Macquarie, be determined by granting consent subject to the recommended conditions and as amended below:

- Insert the following condition in Section B of the consent 'The block wall on the north eastern deck of the rear dwelling (Hastings River side) be continued for the full length of the deck (i.e 750mm extension). Details to be provided with the application for construction certificate.'
- Delete condition F(2)
- Insert the following condition in Section E of the consent; 'Prior to release of an occupation certificate, a survey certificate completed by a registered surveyor is to be submitted to the Principal Certifying Authority demonstrating the building has been constructed in accordance with the approved plans.'

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**07 DA2012 - 0532 - ADDITIONS TO DWELLING (COMPLETION OF A PARTLY CONSTRUCTED REAR DECK) - LOT 377 DP 236950, 31 VENDUL CRESCENT, PORT MACQUARIE**

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Speakers:

Philip Laing (o)

Wayne Ellis (applicant)

Lou Perri (owner)

The applicant confirmed that the application related to the deck only and that reference to a front courtyard wall on the plans was an error.

Dan Croft, Cliff Toms and David Fletcher voted for the recommendation subject to the deletion of condition B(7).

Paul Drake voted against the recommendation on the following grounds:

**'Reasons** for voting against recommendation:

1. *Loss of privacy caused by potential excessive over-viewing and potential noise emanating there-from, to/from the adjoining southern neighbour.*
2. *Absence of any effort by applicant to mitigate privacy impacts at southern end of the proposed deck.*

**Comment:** *The deck is more than partly built save for an area at its southern end of approx 12 sq m (i.e. about 4 x 3 m). This area would provide excessive and exponential opportunity to overlook the rear of the adjoining property en toto. Further no privacy screen was offered at this end. Setting back this southern end the additional 3 m (i.e. approving the deck as built) would make a significant contribution to mitigating loss of privacy impacts for both properties*

*Deletion (or non completion) of this part would not deny the applicants their right to ample above ground open space (i.e. 63 sq m).'*

This Item will be reported to a future meeting of Council.

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The meeting closed at 3.20pm.