

DEVELOPMENT UNIT REPORT

**DU3.1: N0275/09/S96/2 - Section 96 1(a) Modification - 2 Bilgola Terrace, Bilgola - Modifications including relocation of garage and deletion of condition B14**

Determination Development Unit  
Level:

Date: 11 July 2013

**Proceedings in Brief**

Mr Greg Boston (Consultant Planner) addressed the meeting speaking against the Assessing Officer's recommendation on this item.

Ms Diedre Gilmour (Applicant) addressed the meeting speaking in support of the Assessing Officer's recommendation on this item.

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**RECOMMENDATION OF DEVELOPMENT OFFICER / PLANNER**

That Council as the consent authority pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 approve modifications to Development Application N0275/09 for alterations and additions to the existing dwelling at 2 Bilgola Terrace, Bilgola in the following way:

- *The consent is to be further modified by **Drawings 13027 Sheets 1, 2, 3 & 4 drawn by Michal Korecky and dated 16/04/2013.***
- ***Delete condition D14: Safe vehicle access is to be provided and maintained to the adjoining property no. 3 Bilgola Terrace at all times during the construction process.***
- ***Amend condition B14: Landscaping is to include coastal tolerant locally native species to a maximum mature height of 1 metre.***
- ***Include Condition C 7: A dilapidation report, including photographic survey, must be prepared in respect of the property known as 3 Bilgola Terrace, Bilgola by a practicing structural engineer prior to the commencement of any work. A copy of the dilapidation report together with the accompanying photographs shall be given to the above property owner and a copy lodged with the Principal Certifying Authority prior to commencement of work on site.***

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**DECISION**

That the item be deferred until later in the meeting to allow for the Assessing Officer to provide the words for an additional condition of consent.

(Mr Matthew Edmonds / Ms Anna Williams)

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## FURTHER DECISION

That the recommendation in the Development Officer's report **be endorsed** and development application N0275/09/S96/2 - Section 96 1(a) Modification - 2 Bilgola Terrace, Bilgola for modifications including the relocation of the garage and deletion of condition B14 **be granted development consent** (Subject to Clarification of Councillor Interest) under the delegated authority of the Development Unit and subject to the conditions contained in the draft determination and the following additional condition:

- E6** Prior to the issue of an Occupation Certificate the Principal Certifying Authority is to confirm that no damage has occurred to structures on 3 Bilgola Terrace by an examination of the condition of all structures on this property against the evidence in the dilapidation report required under Condition C7.

(Ms Anna Williams / Mr Matthew Edmonds)