

10 October 2022



Technik Haus Pty Ltd  
Po Box 450  
ROSEBERY NSW 1445

Dear Sir/Madam

**Application Number:** Mod2022/0438  
**Address:** Lot 1 DP 879061 , 4 Nulang Road, FORESTVILLE NSW 2087  
**Proposed Development:** Modification of Development Consent DA2020/1382 granted for Alterations and additions to a dwelling house

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Claire Ryan  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0438
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Technik Haus Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 DP 879061 , 4 Nulang Road FORESTVILLE NSW 2087
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1382 granted for Alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	10/10/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

##### **a) Modification Approved Plans**

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA301 Outdoor Area Plan Issue C	17 February 2021	Technik Haus
DA403 Outdoor Area Section Issue A	17 February 2021	Technik Haus

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Geotechnical Report	15 August 2022	Greywacke Geotechnics

##### **b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.**

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

### **Important Information**

This letter should therefore be read in conjunction with DA2020/1382 dated 2 December 2020.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

## Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

## Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

*NOTE: A fee will apply for any request to review the determination.*

**Signed** On behalf of the Consent Authority



Name Claire Ryan, Principal Planner

Date 10/10/2022