



7.12.16

Mitchell Drake
Development Assessment Officer
Northern Beaches Council
Civic Drive
725 Pittwater Road
Dee Why NSW 2099

**Re: Section 96 Application – 172 Headland Road North Curl Curl
Development Consent No: DA 2013/1532**

Dear Mitchell,

Please find attached updated Statement of Environmental Effects for the above property.

Modification involves changes with minimal environmental impact, with updates highlighted in yellow in the attached document.

A summary of key updates:

1.1 Terms of Reference

- Client update – Stephen Mallinger is the applicant and owner, with modifications reflecting the slightly altered needs of his growing family from the original applicants and owners, the Rice family.
- Drawings are thus prefixed M5 S96A to reflect the current applicant and application

3.1 Architectural Philosophy

- Materials 'Sandstone' and 'Oxidised Steel' have been updated with nobler and even more sympathetic materials to the natural and built environment, 'Off-form Concrete and 'Zinc'

3.3 Building Size

- Proposed Floor Area has very slightly increased from 245.2m2 to 277.5m2 and is compared to current approved DA here.

3.3 Materials and Finishes

- Materials 'Sandstone' and 'Oxidised Steel' have been updated with nobler and even more sympathetic materials to the natural and built environment, 'Off-form Concrete and 'Zinc'

All LEP and DCP compliance identical with Development Consent DDA 2013/1532. It is requested that council give favourable consideration for the approval if the Section 96A Application as submitted so the Mallinger family can swiftly complete their dream home and begin this next exciting chapter of their lives as Northern Beaches residents.

Yours faithfully,

Andrew Donaldson
Principal / Architect 8472