

Memo

Development Assessment

To: Development Determination Panel (DDP)

Cc: Rodney Piggott
Manager, Development Assessment

From: Jordan Howard
Planner

Date: 25 March 2025

Subject: Item 3.5 – DA2024/1597 – 50 Castle Circuit SEAFORTH –
Meeting Date 26 February 2025

Record Number: 2025/213121

Background

The purpose of this Supplementary Memorandum is to advise the Panel of the receipt of amended plans and supporting documents in relation to Item 3.5 – DA2024/1597 – 50 Castle Circuit SEAFORTH which was before the Panel on 26 February 2025. The Panel resolved:

“Deliberations are delayed to provide the Panel additional time to consider the application.”

The following documents have been provided:

- Amended Master Architectural Plans.
- Revised BASIX Certificate.
- Revised Clause 4.6 Request regarding height of buildings development standard.

Changes made in the amended proposal include lowering of the maximum proposed building height from 10.9m to 10.76m, thereby reducing the proposed variation of the height of buildings development standard from 28.2% to 26.6%. This reduction in building height has been achieved via changes to the design and pitch of the proposed butterfly roof, as well as the lowering of the ‘pop-up’ portion of roof above the stairwell. As a result, the outline of the building as viewed from the south has been reduced in size and bulk.

As outlined in the Assessment Report, the proposed development originally was found to meet the requirements and objectives of MDCP Clause 3.4.1 Sunlight Access and Overshadowing regarding solar access. Given the amendments reduce the height and size of the proposed development, they only further reduce overshadowing experienced to the south, as is also demonstrate in revised shadow diagrams submitted with the amendments. The revised Clause 4.6 Request continues to satisfy

the matters required of it, pursuant to the assessment originally provided in the Assessment Report.

Conclusion

The amended proposal addresses concerns raised by the Panel relating to building height and overshadowing. These changes only further reduce overshadowing to the south of the subject site and reduce the overall proposed variation to the height of buildings development standard.

Recommendations

That Northern Beaches Council, as the consent authority, vary the development standards contained within Clause 4.3 Height of Buildings and Clause 4.4 Floor Space Ratio, pursuant to Clause 4.6 of the Manly Local Environmental Plan 2013, because the Applicant’s written requests have adequately addressed the merits required to be demonstrated by subclause (3) of Clause 4.6.

Accordingly, Council as the consent authority grant Development Consent to DA2024/1597 for Alterations and additions to a dwelling house including a swimming pool on land at Lot 11 DP 200638, 50 Castle Circuit, SEAFORTH, subject to the conditions originally included in the Assessment Report, and amended as follows:

Replace Condition 1 - Approved Plans and Supporting Documentation, as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision	Plan Title	Drawn By	Date
DA - 041	B	Site Plan	Camilla Paz	15 November 2024
DA - 050	A	Existing Basement	Camilla Paz	31 October 2024
DA - 051	B	Existing Ground Floor Plan	Camilla Paz	15 November 2024
DA - 051A	B	Existing Ground Floor Plan	Camilla Paz	15 November 2024
DA - 052	B	Existing First Floor Plan	Camilla Paz	15 November 2024

DA - 053	A	Existing Roof Plan	Camilla Paz	31 October 2024
DA - 100	A	Basement	Camilla Paz	31 October 2024
DA - 101	B	Ground Floor Plan	Camilla Paz	15 November 2024
DA - 101A	B	Ground Floor Plan	Camilla Paz	15 November 2024
DA - 102	E	First Floor Plan	Camilla Paz	19 March 2025
DA - 103	E	Roof Site Plan	Camilla Paz	19 March 2025
DA - 201	E	East Elevation	Camilla Paz	19 March 2025
DA - 202	E	North Elevation	Camilla Paz	19 March 2025
DA - 203	E	West Elevation	Camilla Paz	19 March 2025
DA - 204	E	South Elevation	Camilla Paz	19 March 2025
DA - 205	A	Stair Elevation	Camilla Paz	31 October 2024
DA - 300	E	Section A	Camilla Paz	19 March 2025
DA - 301	E	Section B	Camilla Paz	19 March 2025
DA - 302	E	Section C	Camilla Paz	19 March 2025
DA - 303	E	Section D	Camilla Paz	19 March 2025
DA - 304	E	Section E	Camilla Paz	19 March 2025
DA - 503	E	Swimming Pool Plan	Camilla Paz	19 March 2025

DA - 504	E	Window Schedule	Camilla Paz	19 March 2025
DA - 505	B	Door Schedule	Camilla Paz	15 November 2024

Approved Reports and Documentation			
Document Title	Version	Prepared By	Date
BASIX Certificate No. A1766992_02	-	Efficient Living Pty Ltd	18 March 2025
Bushfire Assessment Report	-	Sydney Bushfire Consultants	19 September 2024
Bushfire Risk Assessment Certificate	-	Sydney Bushfire Consultants	19 September 2024
Arboricultural Impact Assessment	-	Hugh The Arborist	2 October 2024
Geotechnical Assessment	Ref: AG 24220	Ascent Geotechnical Consulting	7 June 2024
Waste Management Plan - 50 Castle Circuit, Seaforth	-	-	-
Stormwater Plans, Job No. SC24095	Rev. A	Hyve Designs	12 July 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.