



December 21, 2023

Northern Beaches Council

PO Box 82

MANLY NSW 1655

**Attention:** Gareth David

**RE: 60 CASTLE CIRCUIT, SEAFORTH -REQUEST FOR FURTHER INFORMATION**

**DA2023/0696**

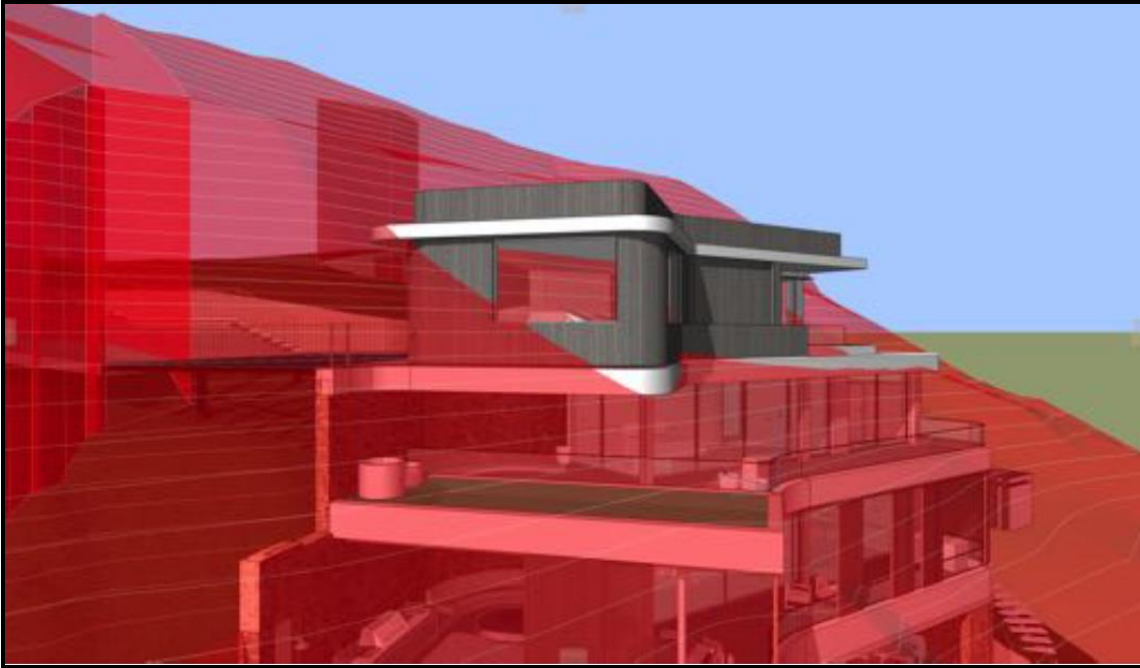
Reference is made to the subject development application for the erection of a new dwelling house on the subject site.

In response to Council's correspondence, dated 11 September 2023, amended plans include:

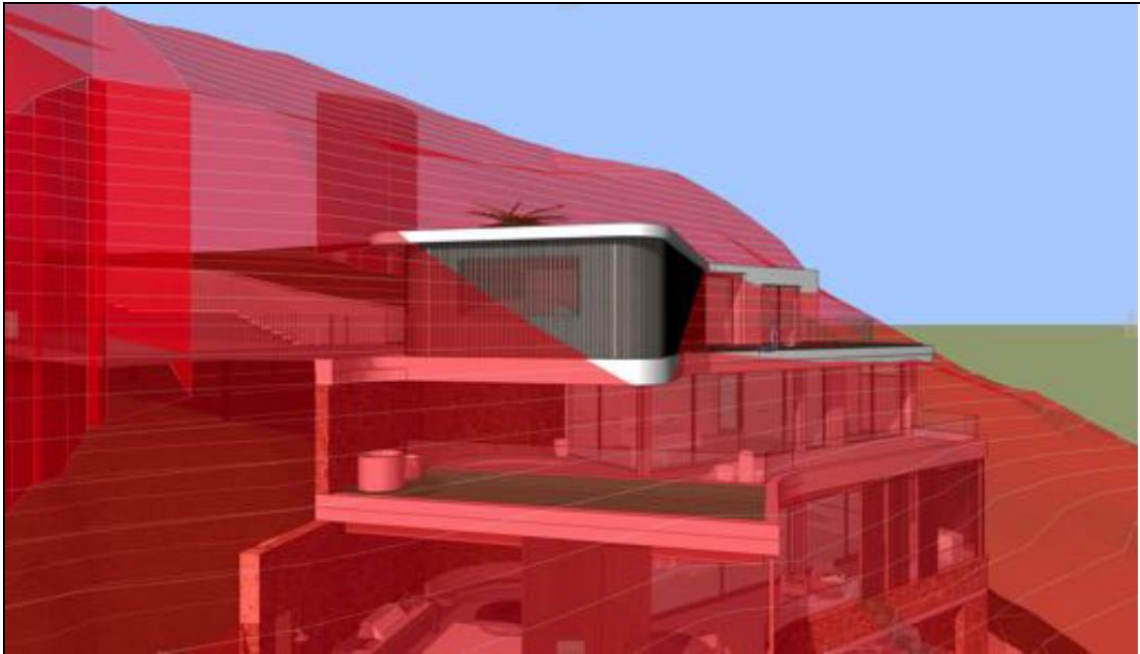
1. Reduction in excavation behind the house on Level 1, Level 2 and Level 3. This deletes the subterranean drainage cavity spaces as shown on the plans attached. It also reduces the size of the Plant Room & Storage zone under the Level 2 Terrace.
2. Level 4 changes to reduce height, bulk, floor area and visual impact when viewed from West and South-West:
  - a) Powder Room deleted.
  - b) Study relocated.
  - c) Laundry, Plant and Bin Storage relocated.
  - d) Southern end of Garage reduced.
  - e) Roof Garden now dominates Western elevation (in response to foreshore view concern)
3. Roof Level changes:
  - a) Parapet deleted.
  - b) Roof height reduced by 450mm from RL47.17 to RL46.72(4500mm reduction)
  - c) Shape amended to suit Level 4 changes.
  - d) Roof/eave projection to west of Study deleted.
4. Reduction in FSR from 0.44:1 (329.9sqm) to 0.43:1 (323.33sqm) and reduction in overall bulk through an increased setback from the western frontage

## 1. Height

The proposed height has been reduced from that submitted with the DA, as shown in the comparison between that submitted and amended. It is apparent that the built form and height has been reduced in accordance with Council's comments in the correspondence. The following 3D images confirm that the height variations are confined to components of the uppermost level.

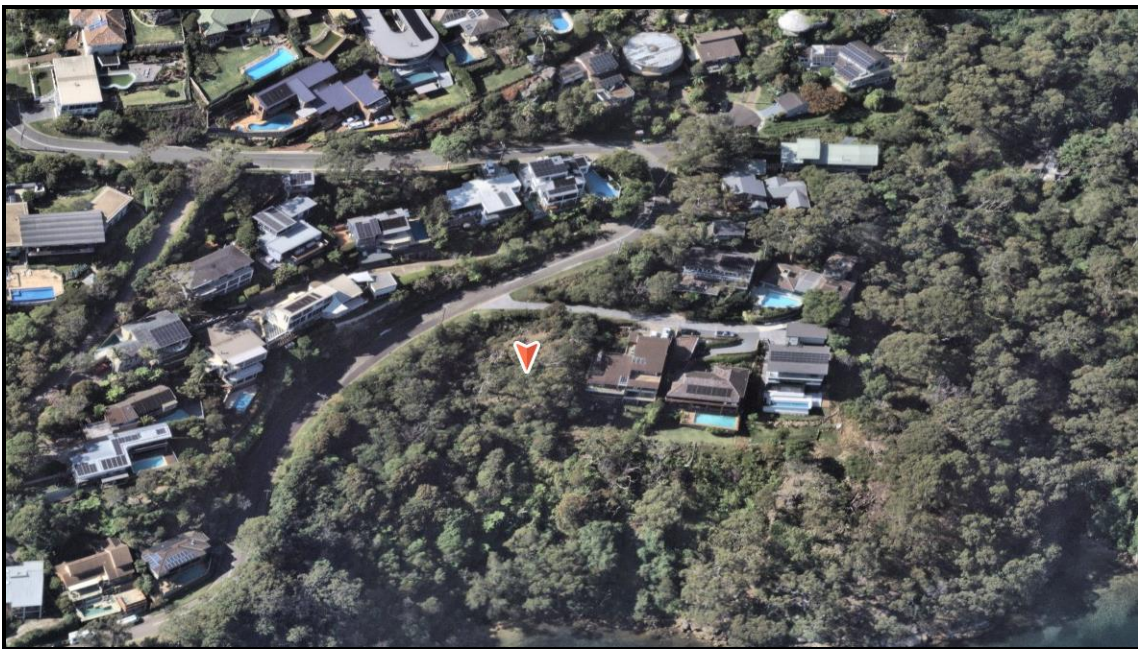


**Figure 1: Height as submitted as viewed from the north.**



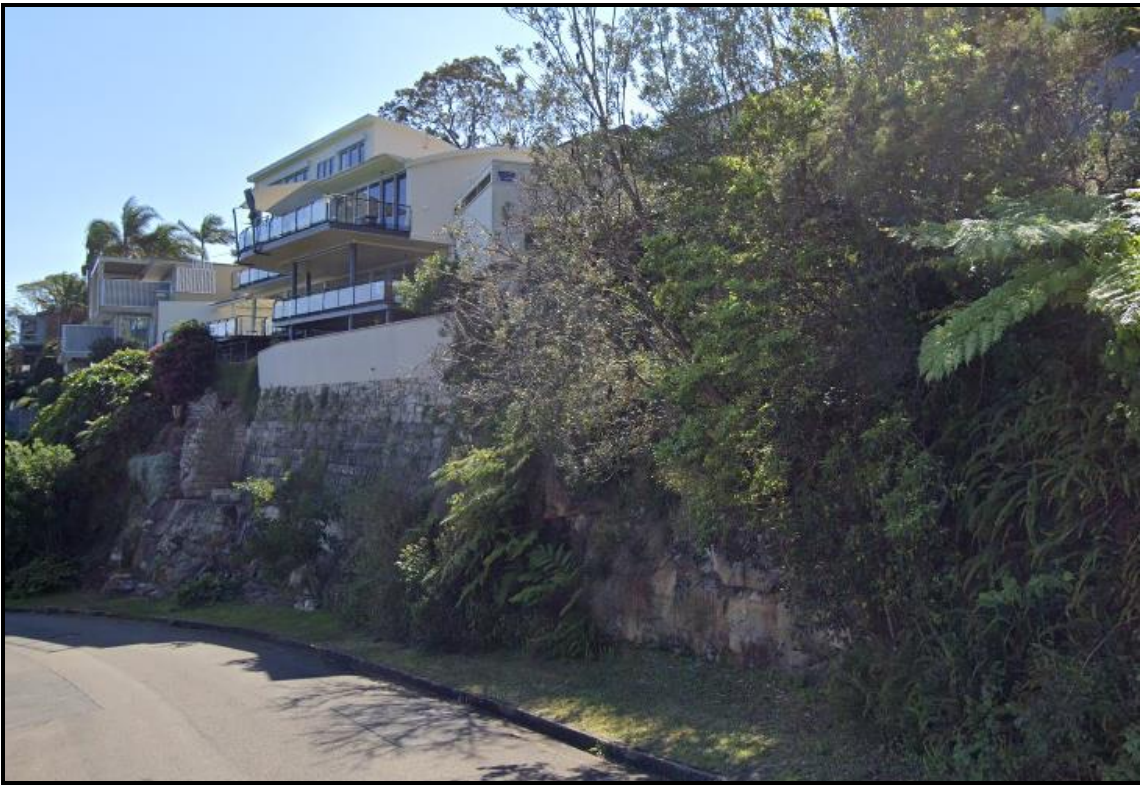
**Figure 2: Height as amended as viewed from north.**

The above images are taken from an elevated location and do not represent the view of the building that would be available having regard to the sloping nature of Castle Circuit to the south of the site as well as the dense bushland to the south of the site. It is thereby considered that the above height variation would not be evident from any public vantage point along Castle Circuit. It is acknowledged that the overall height will be visible from the harbour to the west of the site, however, the proposed built form will be perceived against the backdrop of the sloping topography which includes substantially larger and more prominent dwellings higher upslope. The subject site represents the northernmost site in this section of Castle Circuit whilst the land to the west and north-west is zoned C2 which prohibits dwelling houses. This confirms that the bushland to the north, north-west and west of the site is likely to remain and maintain an effective landscape buffer. On this basis, the proposed height will not generate any visual bulk concerns from either public vantage points (i.e. Castle Circuit or the harbour).



**Figure 3: 3D aerial view which shows that the built form will be screened from the north and north-west from Castle Circuit by the established bushland which extends north of the subject site.**



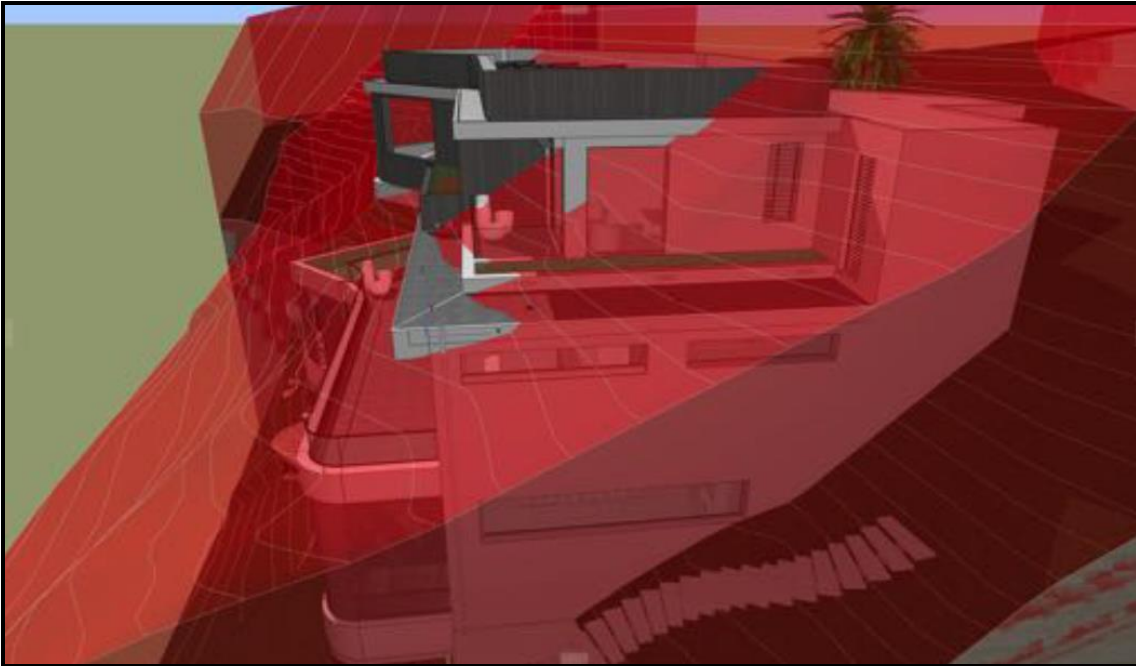


**Figure 4: Elevated nature of the dwellings higher upslope which consist of 3 or more storeys elevated above the public domain.**

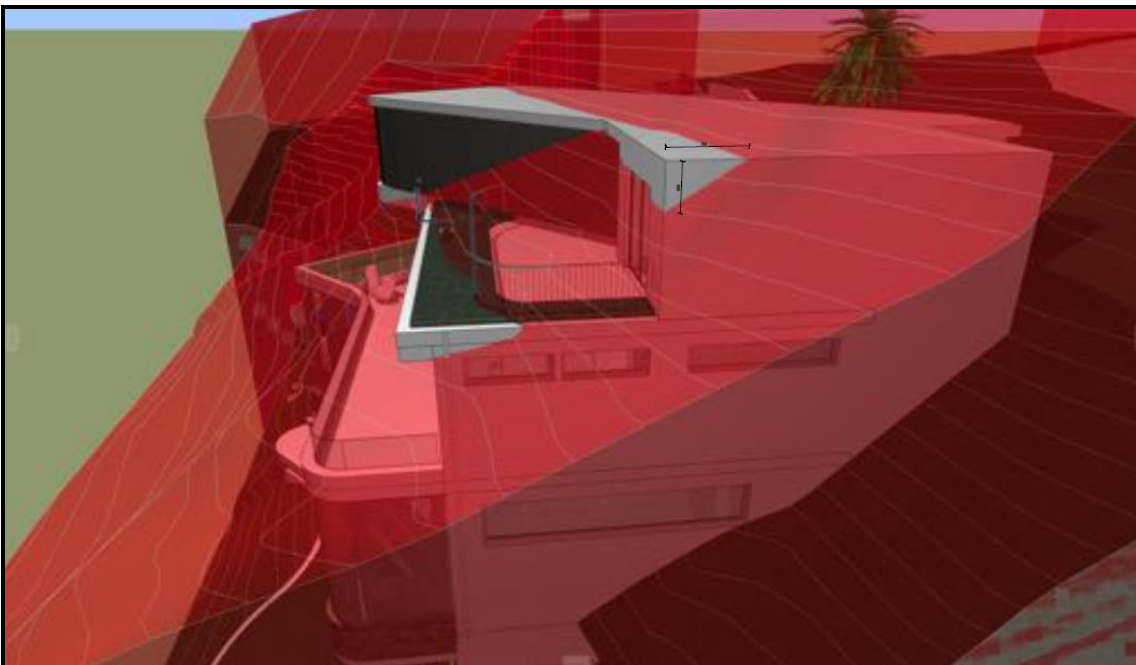


**Figure 5: Elevated nature of the dwellings higher upslope which consist of 3 or more storeys elevated above the public domain.**

The 3D images from the south (58 Castle Circuit) show that only a minor portion of the built form above the height limit will be visible. In this regard, it is noted that the primary orientation of the adjoining dwelling is to the west, south-west and north-west towards the expansive harbour views, not sideways southwards to the subject property.



**Figure 6: Height as submitted- as viewed from south**



**Figure 7: Height as amended as viewed from south.**



It is reiterated that the proposed height variation will be imperceptible from Castle Circuit due to the steep slope of the site downwards from the site frontage towards the harbour. On this basis, it is confirmed that the height variation will not be responsible for any adverse streetscape impacts, as shown below:



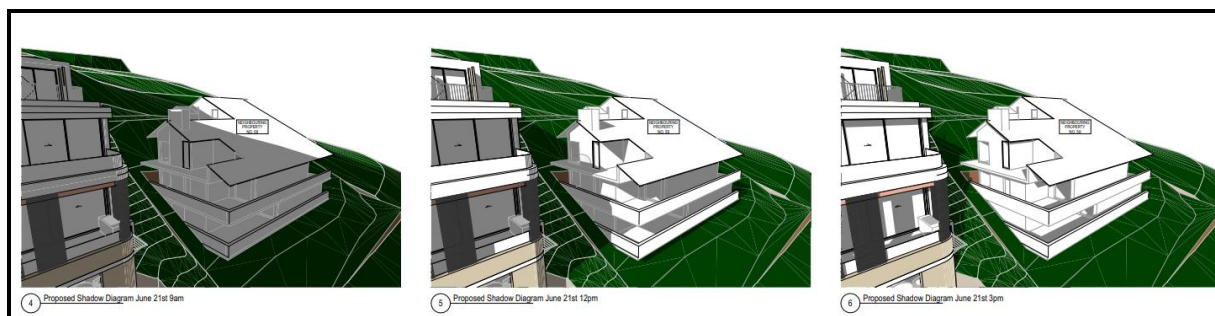
**Figure 8: View of existing and proposed views of the streetscape and site in general which shows that the single storey garage/entry form will not generate any adverse streetscape impacts whilst the proposed replacement plantings will actually improve views to the harbour from the public domain**

Furthermore, the height variation will not be apparent from the properties higher upslope as shown in the image below:

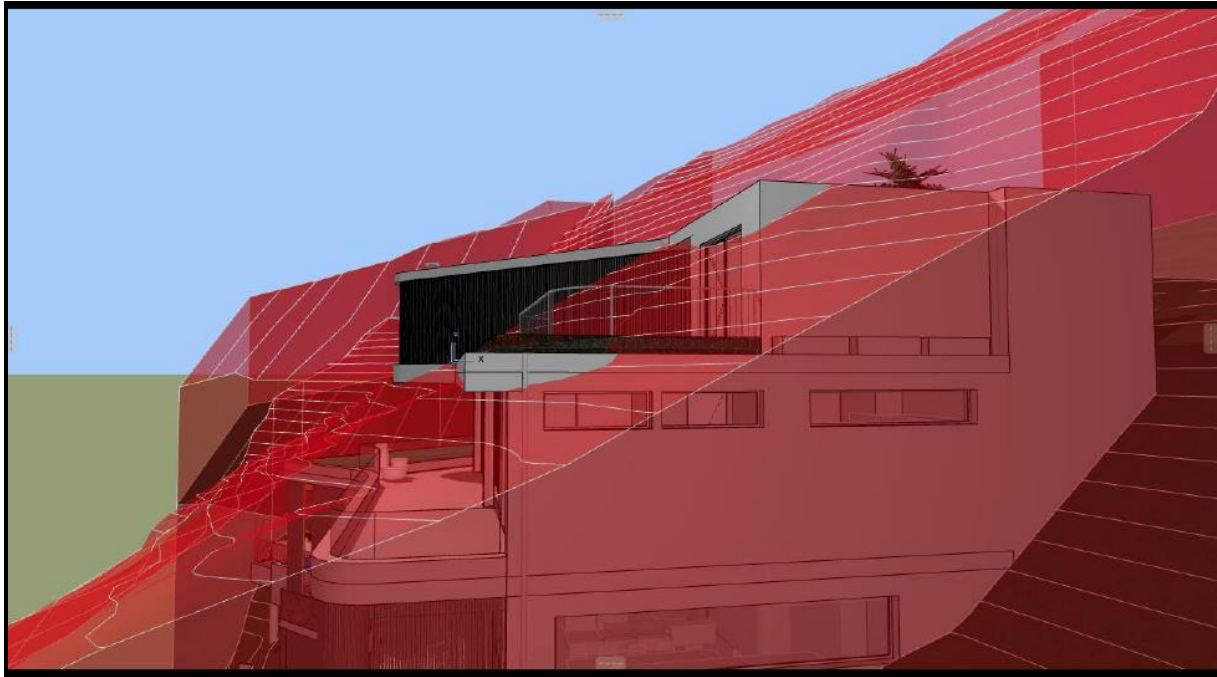


**Figure 9: View from higher up slope showing the single storey of the built form.**

The proposed height variation will also not generate any adverse shadow impacts as the shadows to 58 Castle Circuit are generated by the built form which is compliant with the height limit. In any event, the property to the south will maintain in excess of 3 hours solar access between noon and 3pm to the primary living and private open space areas of that property, as shown below:



**Figure 10: 3d solar access diagrams which show that the primary north and east-facing living room will continue to receive in excess of 3 hours between 9am and 3pm on June 21**



**Figure 11: 3d view from the south which shows that the built form is below the height limit at the southern end (which is where the shadows are generated)**

The proposed height variation is not responsible for any privacy impacts as the primary elements associated with the height variation are associated with the garage. The other component over the height limit is the projecting eave along the western side which provides much needed shade protection. The 3<sup>rd</sup> component is the upper south-west corner of the upper-level study wall. Neither of these elements generate any privacy impacts.

180-degree views from the southern neighbouring dwelling at 58 Castle Circuit to harbour views will be maintained with no impact from the height variation.

The above assessment confirms that the proposed height is appropriate for the site as there are no adverse streetscape, visual bulk, shadow, view or privacy impacts associated with the height variation.

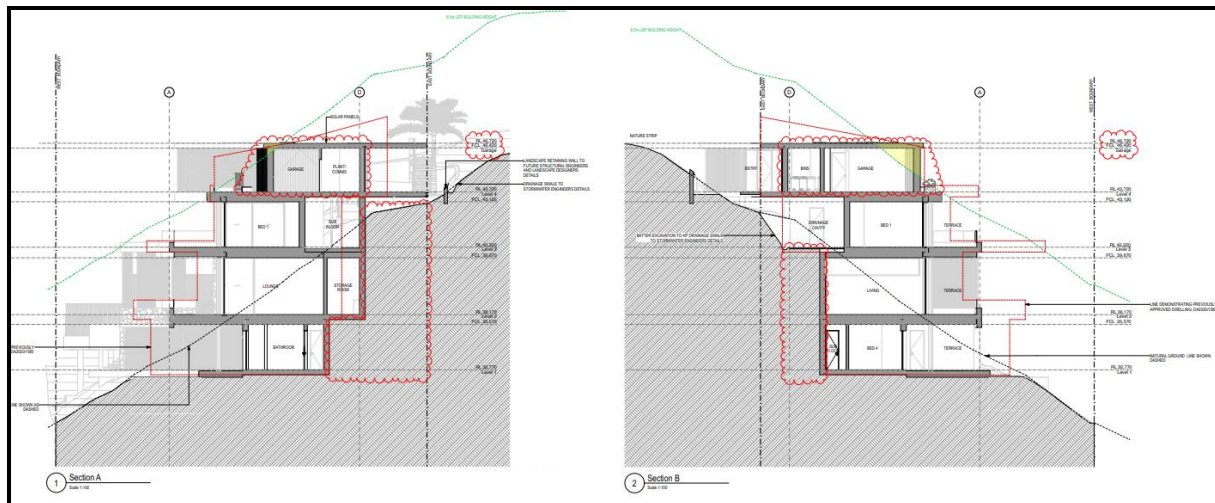


## 2. FSR

The proposal includes an FSR of 0.43:1 which is slightly higher than the approved FSR of 0.4:1 (under DA2015/1585). The additional FSR is justified given that the built form is setback further from the western boundary and is more articulated than the approved dwelling. It is also noted that the variation is only 23sqm beyond the 0.4:1 permitted and that such area is almost equivalent to the 3<sup>rd</sup> car space/circulation (24.38sqm) beyond the double garage area of 6m x 6m/36sqm exclusion from GFA.

If the additional car space is considered to be allocated as the additional GFA, such GFA is a positive outcome for the site as it provides for an additional car space for the site which is detached from the street frontage. The high-quality presentation of the garage as shown in the streetscape images demonstrates that the additional GFA would not be responsible for any adverse streetscape impacts. Furthermore, the additional GFA would not be responsible for any adverse view, shadow, privacy or shadow impacts.

If the additional GFA is located elsewhere, it could be within Level 1 (the lowest level). GFA in this level is concealed from the public domain, from the sole adjoining neighbour to the south and from the harbour. The GFA is also below existing ground level as confirmed on the series of section diagrams, as shown below. On this basis, the above-ground level FSR would be compliant.



**Figure 12: Excerpt of sections A and B which show that the excess FSR could be attributed to the lowest level which is below existing ground level**

The above sections also show that the approved dwelling extended beyond the proposed building envelope. Whilst slightly numerically greater than the approved dwelling, it is reiterated that the subject dwelling includes additional articulation and architectural quality.

The above analysis confirms that the FSR variation (if on the upper or lower level), is not responsible for any adverse streetscape, shadow, privacy, visual bulk, view or privacy impacts.

On this basis, it is confirmed that the FSR variation is acceptable given the above circumstances.

### 3. Earthworks

The amended proposal has significantly reduced the extent of excavation as confirmed in the above section diagrams. The reduced level of excavation is shown in Sections A & B above as well as in Sections C & D below. The reduced level of excavation is considered to address the concerns raised in the correspondence.

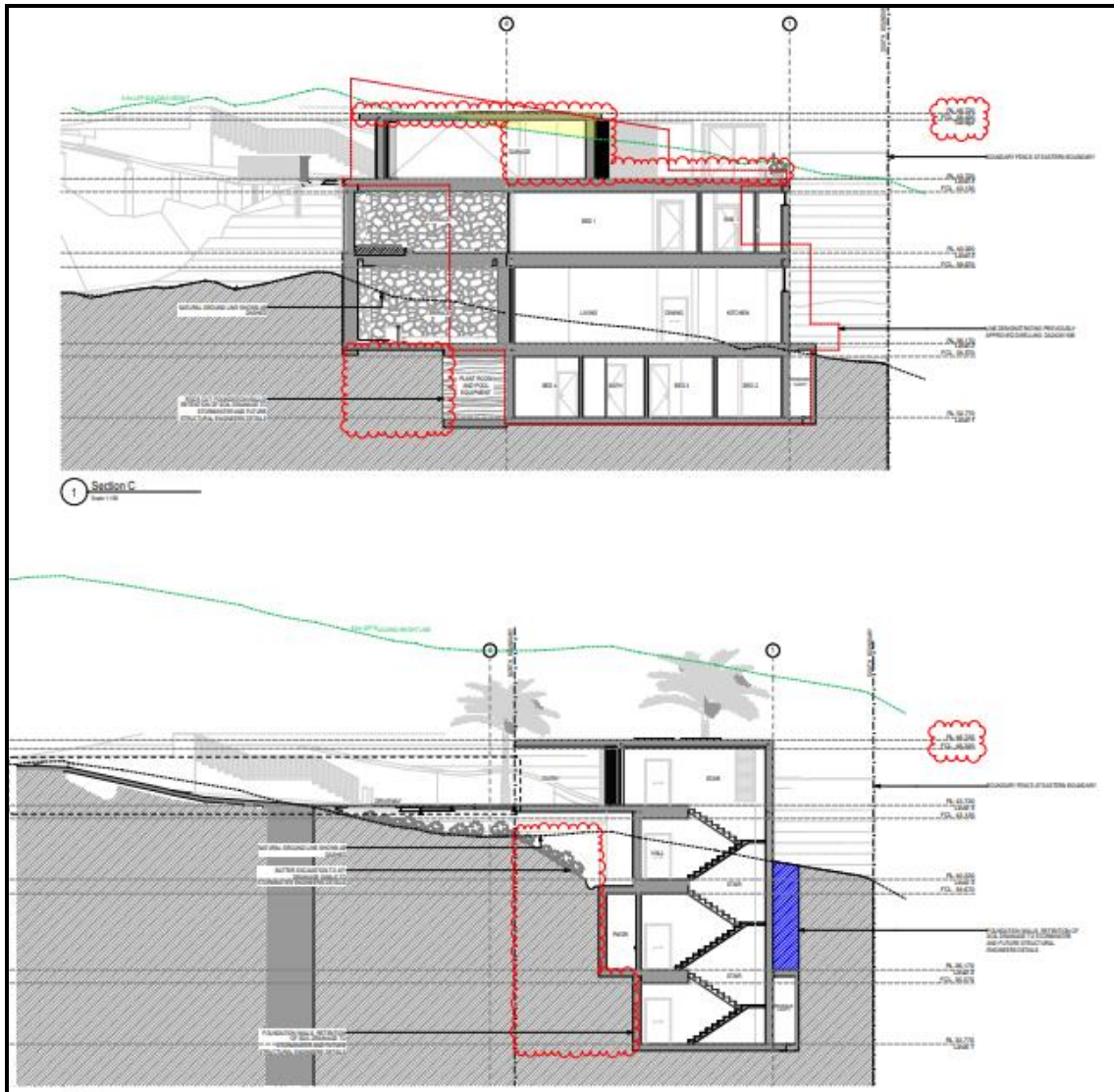


Figure 13: Excerpt of Section Diagrams

## **Manly DCP**

### Streetscape

It is considered that the above analysis demonstrates that the proposed garage and entry level components are not responsible for any adverse streetscape impacts. The structure is substantially recessed from the street frontage of Castle Circuit (30-metres from the roadway). Furthermore, these recessed structures account for only 25% of the site frontage with the remainder of the site frontage (75%) consisting of deep soil planting. This confirms that the entry level structure will not be responsible for any adverse streetscape impacts. The 8.5m height limit typically contemplates a built form presentation of 2-storeys to the public domain. It is reiterated that the structure at the upper level is single storey and that the height variation occurs behind the structure due to the steep slope of the land. In any event, the height of the garage structure has been reduced by 450mm.

The amended proposal is thereby considered to address the concerns raised in the correspondence.

### Sunlight Access and Overshadowing

As outlined above, the 3D view from the sun diagrams demonstrates that solar compliance for the sole adjoining dwelling at 58 Castle Circuit is achieved. The diagrams confirm that solar access will be retained to the primary living and balcony areas for more than 3 hours on June 21.

### Maintenance of Views

As outlined above, the proposal will not interfere with any views from any private or public vantage points. The streetscape diagram shows that an increase of views from Castle Circuit will be achieved through the reduction in the height of landscaping to the north of the garage. It is noted that such landscaping will remain effective in softening the visual impact of the development.

180-degree views of the harbour from 58 Castle Circuit will be maintained, whilst the dwellings on the high side of Castle Circuit are substantially elevated and will be unaffected, as shown in the image below:





**Figure 14: Elevated view showing retention of harbour views**

### Stormwater Management

An amended stormwater plan is provided by the hydraulic engineer.

### Mechanical Plant Equipment

The plant area has been confirmed with details of the necessary plant shown. The adjoining storage area is below existing ground level and therefore is considered to be basement storage. Such area is excluded from GFA.

### Height of Buildings (wall height, number of storeys, roof height)

As outlined above, the height of the parapet has been reduced by 450mm which addresses the provision under Clause 4.1.2.3 of the DCP.

The above assessment also addresses concerns raised in relation to height.

### FSR

The GFA plans are considered to be in accordance with the standard definition. The extent of storage is reasonable and not excessive. In any event, such areas are below existing ground level and do not contribute to bulk or impacts.

### Setbacks

The proposed setbacks are appropriate for this uniquely positioned site. The front setback is also consistent with the approved dwelling whilst the built form is setback further from the west as shown in the section diagrams above.

The reduction in excavation is also considered to address the issues raised in the correspondence.

Development on sloping sites/Excavation

The amended plans and sections A & B demonstrate that the extent of reduced excavation achieves the intent of the correspondence and achieves a stepped form of development.

Foreshore Scenic Protection Area

It is confirmed that the dwelling is of a high-quality design which will be an attractive addition to the locality, notwithstanding the limited visibility of the dwelling from the public domain. The dwelling is highly articulated and will be set behind landscaping between the built form and the harbour foreshore. Furthermore, the built form will be perceived from the harbour against the backdrop of the sloping hillside behind.

The above responses are considered to suitably address the issues raised in Council's correspondence.

If you require any additional information or clarification of any of the above, please contact the undersigned.

Yours sincerely,



Anthony Betros  
Director  
ABC Planning Pty Ltd