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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/12/2021 1:29:49 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

08/12/2021

MS IONA MACGREGOR  
57 FRANCIS ST  
MANLY NSW 2095



**RE: DA2021/2184 - 59 Francis Street MANLY NSW 2095**

Dear Council,

We are a family of four living at number 57 Francis street. We write to raise our objections to the proposed application DA 2021/2184 for 59 Francis street, Manly NSW 2095.

Unlike neighbouring houses, ours is set further back and down an incline from the street, with a dense garden occupying the front area. This means that the ground floor of the house is relatively dark already and we really value any source of direct or indirect light, especially in our main living area.

We understand the desire to develop the property, however, there are a specific aspects of the current plan to which we are opposed as they have significant impact on our dwelling.

We have spoken with our neighbour to outline the issues that concern us and welcome the opportunity to sit down with the planner and / or architect to discuss them further. There are no doubt solutions that would improve the situation for us, in which case we would be happy to review this submission.

Our concerns are the following. (We can provide photos to illustrate the main points.)

#1 - The height of the development at the street entrance level impacts available light to the established garden.

The proposed plan appears to show that the redeveloped property would be hard to the boundary with a raised roofline in the frontage. We understand the project is designed to add a level. However the proposed roofline appears to be an architectural feature only, with a full 1.4m above the habitable rooms. This has major impact on available light to the established garden and we think it could be reduced to a more acceptable height.

#2 - The impact of the extension with nil-setback on sources of direct and indirect natural light into main living area:

a. The shadow diagrams are incorrect. The covered outdoor area on our property is simply a clear rain-shedding structure (not a hard roof) that covers the only usable outdoor area, relies on natural light and is a source of natural light into our main living area. The setback portion of roofline isn't setback enough to address the intended goal of bringing natural light into our

property.

b. The second source of natural light (in addition to the front) into our main living area is a glass doorway on the adjoining side. This doorway is a source of direct light which doesn't feature on the survey plan (?) and appears to have been overlooked. In the current plan this side door would be entirely blocked by the proposed development that extends the nil setback of No.59. The extension of the deck on the upper level means that both direct and indirect light as well as any sky views are blocked too. We're especially worried about these points because this is our main living area. Our other windows in this space already face nil setback walls on either side. We believe there are ways to adjust the plans to avoid extending the nil-setback at this specific area.

We would like this DA to be examined with our concerns in mind. As mentioned, we appreciate our neighbours' openness to discussion to date and hope that we can find solutions.

We are currently overseas on a long-awaited family visit but remain readily available to exchange by email or phone. We are keen to participate in any further discussions of this plan and can provide access to the property to the planner in our absence so that they can fully appreciate the deleterious impact of the proposed plan on our home.

Kind regards,

Iona Macgregor & Maximilien Guena  
57 Francis street, Manly NSW 2095.