

From: [Margie Lingard](#)
To: [Council Mailbox](#); [Anne-Marie Young](#)
Subject: Fwd: 11 Bruce Street proposed development submission
Date: Monday, 9 November 2020 1:43:30 PM

Dear Sir/Madam,

I am resubmitting my submission which now includes our address and my contact phone number.

Kind regards,
Margie Lingard

----- Forwarded message -----

From: **Margie Lingard** <margielingard@gmail.com>
Date: Mon, Nov 9, 2020 at 1:23 PM
Subject: 11 Bruce Street proposed development submission
To: <Council@northernbeaches.nsw.gov.au>

Dear Sir/Madam,

Application No. DA2020/1289

Address: Lot 9 DP 15762 11 Bruce Street Mona Vale

We have discussed the plans for 11 Bruce Street with consultant planners who will be making a submission with suggestions regarding design improvements to reduce the amenity impact on our property. We don't seek to have the DA refused but would like to have the following points considered.

- the size of the building is overwhelming, and we are concerned about shadowing and significant loss of sunlight in our courtyard on our northern side.
- There are minor encroachments on both sides of the building envelope. Also, there should be a 6.5 metre setback from the road and it appears that the plans are about half a metre forward of this setback.
- The proposed driveway is inconsistent with the other street driveways, which are either level with the street or incline down from it. This will significantly change the streetscape and add unnecessary bulk to the side view north and south, with the elevated and rather aesthetically unattractive driveway dominating the setback area.

Thank you for considering these points and we look forward to hearing from you.

Yours faithfully

Douglas and Margaret Lingard

9 Bruce Street Mona Vale NSW 2103

Mobile: 0414 798 920 (Margaret)