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**From:** Niall Johnston  
**Sent:** 9/12/2021 4:34:43 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Tiga 0411960208; Liz Wallman  
**Subject:** Submission DA2021/1766 - 18 Alexander Street, Collaroy  
**Attachments:** 18 Alexander response to sustainability report 9 Dec 2021.docx;

Dear Sir or Madam

attached is a submission on the development application DA2021/1766 in response to the Design and Sustainability Panel Meeting report 25/11/2021.

Niall Johnston  
11 Alexander Street, Collaroy  


Niall Johnston BSc (Hons), MSc, Tiga Wallman  
11 Alexander Street  
Collaroy NSW 2097



9 December 2021

**DA2021/1766 - 18 Alexander Street COLLAROY NSW 2097 Response to Design and Sustainability Advisory Panel Meeting Report dated 25/11/2021**

As residents who are most likely to be impacted by the proposed development, we would like to make the following comments on the sustainability report.

Alexander street is currently subject to numerous development proposals for higher density development within the street. Appropriately the residents seek to influence these proposals, as is their lawful right, so that the best outcomes from a community, amenity, privacy and sustainability perspective are achieved.

With respect to 18 Alexander Street, this site currently has approval for two boarding houses which many residents strongly objected to and which we consider still to be an inappropriate development in a congested narrow street where the majority of dwellings are low density residential. The applicant at the time, who undertook no consultation with residents, gained approval via the Land and Environment Court and subsequently sold the site to the current owner. The current owner, following extensive engagement with local residents, proposed an alternative development which in general received substantial support from the local community being smaller in scale and of a much higher standard and substantially less impact than the approved boarding houses.

The design and sustainability report now seeks a major redesign. While we commend the ethos of seeking better design and sustainability, with respect, we consider some of the recommendations ill considered with flawed thinking.

The report proposes changes that would result in a major redesign that would decrease the amenity and privacy of our property at 11 Alexander street as a driveway on the eastern boundary would be directly opposite our main bedroom with the effect at night of car headlights shining directly into this room. The report also proposes a narrower driveway. This would increase the difficulty of access and egress from the proposed development as the street is narrow, subject to vehicles travelling at high speed and often parked out. Common sense indicates that this recommendation is flawed.

The current proposed design, with extensive setback, landscaping and use of high quality materials is aesthetically pleasing. Significant changes as recommended in the design

and sustainability report are unlikely to result in better aesthetics and if implemented would result in a much more "block like" structure.

The design and Sustainability Advisory Panel Meeting report does not support the current proposal. Perhaps a better outcome would have been achieved if the report approved the proposal and sought to improve the proposal via conditions rather than seeking a major redesign.

Niall Johnston

Tiga Wallman