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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

31/01/2025

MRS Diane Doering  
37 QUEENS AVE  
AVALON BEACH NSW 2107

**RE: DA2024/1767 - 35 A Queens Avenue AVALON BEACH NSW 2107**

Application No. DA2024/1767  
Lot 2 DP1225869 - 35A Queens Avenue Avalon Beach

I am the current homeowner of both 35 and 37 Queens Avenue Avalon Beach and I would like to address some concerns that I have in relation to the proposed development at 35A Queens Avenue. Whilst I am not opposed to any development on this block I would like to raise the following:

35 Queens Avenue

1. I am very concerned that the integrity of the current structure at No. 35 may be undermined with the extensive excavation, vibrations and development as this is a residence built in the 1950's/60's.
2. The proposed building is 1m from the SW boundary, leaving a 2.5m gap to the Northern boundary. There is a lot more vacant land on the other side of the proposed development.

To mitigate against the hazards noted in White Geotechnical Group report, we request that the structure be moved 50cm further away from the boundary, due to the slope and extensive excavations proposed.

3. The angle of the proposed dwelling does not align with pre-existing buildings constructed, from the top of the battleaxe to the street level below (ie. Net Road). Rather it is positioned so that it is straight on the boundary facing North-east.

35 Queens, 37 Queens, 5 Net and 7 Net Road are all positioned to face North. In fact, all houses along Net Road actually face North to North-west, on both sides, for 200m.

4. Further, I am concerned with the new building being a lot further forward than No. 35.

This impacts the privacy for both levels of the house which would face the windows/doors from 35A, due to its North-east alignment.

The shadow diagrams show extensive shadowing across the entire front of 35 Queens during the winter months. This would be somewhat alleviated if 35A also faced North.

## 37 Queens Avenue

1. The main concern is the privacy to our house and access to/from our residence. As the proposed building is positioned further forward on the block, it becomes an imposing building facing all our bedroom windows, thus providing us with reduced privacy.

2. The second concern is that we need assurance that the shared driveway will not be blocked with any trucks/vehicles or debris, during the development so that we can maintain our right to come and go from our garage without hinderance.