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**From:** Philip Cohen  
**Sent:** 16/12/2021 6:36:46 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission re DA 2021/1522 as Amended for 189 Riverview Rd Avalon 2107

Dear Planning/Approvals Division,

Having looked at the above DA with an affected neighbour, I wish to also register my concern and objection to the current amended Plan for these simple and serious reasons:

- The plan is not compliant with current planning controls particularly as to building height and front line.
- Any approval of a non-compliant Plan undermines the areas environmental security required by and of all residents.
- It appears the impact on 174 Riverview Rd fundamentally degrades its current amenity by 100% loss of view to Pittwater. This amenity is a major reason for making the substantial investment in a home in the area, and such loss results in a significant loss of property value and entitled enjoyment. This would be a terrible precedent if allowed, and a precedent of concern to all current residents.

Yours faithfully,

Philip Cohen  
15 Cabarita Rd, Avalon 2107

