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**Sent:** 9/08/2021 10:10:30 AM  
**Subject:** Development Application - 521 Barrenjoey Rd

Dear Ms Young,

DA 521 Barrenjoey Road, Bilgola Beach

I own 21 Plateau Road and I am writing to you regarding the above development application, which does not comply on a number of important levels.

Leaving those important issues aside, (I will be making a submission), but before I do the homes along Plateau Road that will be affected by this development require the owner to erect coloured posts to define the height and the volume of the construction at the back of the block (including the swimming pool fence).

I note that the DA claims the houses behind it on Plateau Road will not have their view of the beach impeded.

The proposed development will not result in any view loss issues. The adjoining northern dwellings are all elevated in relation to the proposed new dwelling, and their views of Bilgola pool and the headland are angled towards to south east. (Plans – Notification)

To support this claim the DA shows the views from the house behind the development and those to the East. This is disingenuous.

The Line of site view to Bilgola Pool and Headland in the DA reflects only the houses that will not be impacted. It does not reflect the houses who's view of the ocean and the beach that will be obstructed by this construction, namely the houses west of 17 Plateau Road and up until at least 25 Plateau Road.

Therefore, I requested that the submissions for the DA be extended until such posts have been erected and the affected house have time to assess how much view to the ocean and the beach they will lose by this construction that is over 10 metres high.

Sincerely,

Matt Leith  
21 Plateau Road,  
Avalon