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**Sent:** 9/06/2021 1:05:01 AM  
**Subject:** Online Submission

09/06/2021

MRS Wendy Carroll  
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**RE: Mod2021/0203 - 1102 Barrenjoey Road PALM BEACH NSW 2108**

How depressing.

Yet again, another proposal for a bland and bloated development that in no way relates to the local area or reflects it in any way. Where is the charm? Where are any new or individual details..... anything to differentiate it from just about every other shop-top development put forward these days?

To my mind it'd look right at home on Pittwater Rd, Brookvale, bookended by car dealers. Nothing about it says Palmy or Pittwater.... or in any way acknowledges the uniquely picturesque and highly visible location.