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11/07/2019

MR James Slack  
- 14 Sunrise Road ST  
Palm Beach NSW 2106  
jslack@vetpharm.net.au

**RE: DA2019/0619 - 13 A Ocean Road PALM BEACH NSW 2108**

Dear Sir/Madam

RE: Next over development application - 13A Ocean Road, Palm Beach

I am writing regarding the ongoing over-development of 13A Ocean Road. In doing so, I must say that I think the Northern Beaches Council are being taken for fools, particularly given the nearly built granny flat on the site is obviously not going to be used for the purpose of low-cost housing. This was the social policy agenda of the government when the allowance for the development secondary accommodation on existing properties was enabled.

The current proposal feels like death by a thousand cuts. The proposal is simply the next step in who knows what the owner's will be doing in the ongoing development of the site. I'm sure the pool and sunbathing facilities will involve tree removals so that swimmers and sunbathers can maximise their suntans from more direct sunlight. All while they admire the new 'Airbnb' rental property above them. Interestingly we have already heard that the owners are looking to build a car-parking deck in Sunrise Road. Maybe this will then require the construction of another inclinor? After this, who knows, probably an application to sub-divide the land into two separate properties.

The current proposal will result in further destruction of the immediate environment, it will create more noise, it will have a very bad visual impact from all directions, and it sets a really dangerous precedent for excessive site development along what is a relatively undeveloped coastline. It will also be annoying for the police every time I call them to complain about the noise at the pool.

Over to you Northern Beaches Council.

Regards,

James Slack.