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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 20/10/2023 4:23:28 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED Online Submission

20/10/2023

MS Jacqueline Rees  
1 Boanbong RD  
Palm Beach NSW 2108  
[REDACTED]

**RE: DA2023/1289 1112 1116 Barrenjoey Road PALM BEACH NSW 2108**

The scale of this new development is concerning. Five storeys, seven apartments and shops are too much for the site and the area. Whilst developers like to make money selling the properties to the mega rich, the additional housing will do nothing to help the current housing crisis, as all apartments will be sold on to the very few elite who can afford second homes, leaving nothing once again for our local key workers, young adults and young families.

As a long term resident of the area, and a parent with young adults, I am all too aware that my children will never be able to rent here, let alone own here. The shops will be vacant within months, as the winters here see little trade, and the rents will be extortionate to cover the building costs, therefore the turnover of shops will be plentiful. The apartments will be rented for holiday lets, increasing the pressure on a very special part of Sydney, which is overrun each summer with visitors. Parking is limited in the area, the access to emergency services is dire (PB residents are told to drive to hospital as ambulances cannot get here in time). The windy, two lane road, with increased traffic will put further stress on the limited systems and services we have here.

The last application was knocked back I believe due to the basement parking being under sea level, this appears to be the same issue. With rising sea levels this can only be a disaster in the making.

The height of the building is intrusive to its neighbours, will swamp the historic Barrenjoey House building and end up being one huge hole in the ground destabilising the cliff face as so many other monstrosities have done over the past few years.

I repeat, the scale of the building is too big. The amount of apartments for holiday lets is too many. The shops will be empty within months, the land is fragile and cannot cope with the scale. Please do not let this build go ahead.