
From: VC
Sent: 28/07/2025 3:13:43 PM
To: Council Northernbeaches Mailbox
Cc: Andrew Johnston; Richard West
Subject: TRIMMED: PBWBA Submission DA2024/1091 Mixed Use Development
Careel Head Rd Avalon Beach
Attachments: PBWBA Careel Head Rd Mixed Development Careel Bay July 25 .pdf;

Please see attached submission for DA 2024/1091 1-3 Careel Head Rd Avalon Beach 2107.

Palm Beach & Whale Beach Association
PO Box 2
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Richard West AM
President



The Palm Beach & Whale Beach Association Inc.

SUBMISSION

DA 2024/1091 1-3 Careel Head Rd Avalon Beach 2107

Construction of a mixed use development with basement parking comprising of retail uses and a childcare centre

The Palm Beach & Whale Beach Association Inc (PBWBA) is Pittwater's oldest Community organisation established in 1918. PBWBA is a not-for-profit, non-political organisation of residents, ratepayers and other interested parties who are passionate about keeping our area unique. We have over 450 members. Our objective (from our Constitution) is "to preserve and enhance the natural beauty of the area and to protect the local amenity by promoting proper planning of all developments and by expressing positively, in appropriate quarters, the views of residents."

While we fully support Council's goal to protect and enhance our natural and developed environment and to preserve our quality of life for future generations by using appropriate development and planning controls, we believe that this development, in its current form, is **NOT** appropriate as outlined below.

We note that approximately 190 submissions from the Community have been lodged with Council opposing this DA and we have read and considered all of them so that we can understand the Community's, as well as those of our members', concerns and thoughts.

Mixing a Dan Murphy's retail alcohol outlet and a childcare centre.

In particular we note and agree with the issues and concerns raised by Northern Sydney Local District Health (NSLDH) in their submission dated 14/10/24 regarding the health and social impacts this development would have on the local Community. We believe this "mix" to be completely inappropriate. The area is already well served with several smaller retail alcohol outlets in Avalon Beach, North Avalon, Palm Beach and Clareville and we do not believe a Dan Murphys outlet designed for high volume sales of alcohol together with its heavy marketing presence is needed or appropriate in this residential environment. Barrenjoey High School is within walking distance, there are playing fields across the road where several hundred children and young adults play sport on weekends. A Dan Murphy's outlet is completely out of character with the area.

Traffic, flooding

The intersections of Careel Head Rd and Whale Beach Rd with Barrenjoey Rd are already congested, dangerous and flood prone. Barrenjoey Rd is a State Rd and is the main access road north to Palm Beach and south to Avalon Beach and beyond.

Barrenjoey Rd has been closed, both partially and completely, because of flooding from time to time. With popular playing fields opposite, two bus stops, very limited on-street parking, turning school buses and traffic congestion particularly in summer, at weekends, holidays and weekday afternoons we believe traffic/access changes proposed by the developer will exacerbate this congestion, negatively impact the residential amenity of the surrounding streets and cause disruption and inconvenience

to the Community. In addition it will make an already difficult intersection more dangerous.

We have read the "Response to Traffic and Vehicular Access Contentions" dated 18-6-25 by CJP Consulting Engineers which appears on the DA tracker. In particular we challenge some of the statements made in the following extract found on page 6 - *In this regard, those residing to the north of the subject site can easily approach via Whale Beach Road, potentially via Surf Road, before turning right into Careel Head Road and then left into the site. Those residing to the north will be able to turn right out of the exit driveway back onto Barrenjoey Road. In terms of additional traffic on the local road network, this essentially means there may be in the order of up to 8 additional trips along Careel Head Road via Whale Beach Road during peak periods.*

Those residing to the south will likely turn right onto Whale Beach Road, then left onto Burrawong Road, then left onto Careel Head Road and then left into the site. Those residing to the south will be able to turn left out of the exit driveway back onto Barrenjoey Road. In terms of additional traffic on the local road network, this essentially means there may be in the order of up to 26 additional trips along Burrawong Road during peak periods.

With our local knowledge of Surf Rd /Whale Beach Rd we contend this suggested route will be, as Council is very well aware, neither easy nor convenient. We also believe that there will be far more additional trips along Burrawong Rd and Careel Head Rd than suggested. In particular, we are concerned that the residential amenity of Burrawong Rd (which has no footpaths) and pedestrian safety will be adversely impacted.

We ask Council to consider the strongly held views of our Community when making a decision on this Development Application. The mix of Dan Murphy's alcohol retail and a childcare centre in the same building together with the proposed traffic changes are unacceptable. We believe this DA should not be supported in its current form.

Prof Richard West AM
President
PBWBA

27th July 2025