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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/07/2025 1:12:39 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

27/07/2025

MR neil barnett  
58 - 58 Dolphin CRES  
Avalon Beach NSW 2107  
[REDACTED]

**RE: DA2024/1091 - 5 / 1 Careel Head Road AVALON BEACH NSW 2107**

Objection to Development Application DA2024/1091

To Whom It May Concern,

I am writing as a concerned resident of Avalon to formally object to Development Application DA2024/1091, which proposes a development that will significantly affect 1-3 Careel Head Road and the surrounding community.

While I support thoughtful development that aligns with the character and safety of our community, I believe this proposal raises several serious concerns that warrant rejection. My primary objections are outlined below:

**1. Poor Vehicle Access, Traffic Impacts and Danger to Residents**

The proposed development poses serious issues in terms of traffic safety and accessibility. I understand that the proposal is for vehicles to enter the site via a Left Turn ONLY from Careel Head Road. This means all Barrenjoey Road traffic MUST turn up Whale Beach Road, turn left into Burrawong and then left into Careel Head Road. Alternatively, the traffic could turn into Careel Head Road, do a U-Turn at the corner of Burrawong and drive westward back down Careel. Vehicles exiting the site can ONLY turn left into Barrenjoey Road, which would force northbound traffic to find another place to do a U-turn. This complicated re-flowing of the traffic will exacerbate existing traffic issues, increasing the risk of accidents and further burdening local infrastructure. The current access provisions appear inadequate and poorly planned for the scale of proposed use.

**2. Inappropriate Tenancy - Dan Murphy's Bottle Shop and Childcare Centre**

The selection of a bottle shop chain and a childcare centre as anchor tenants is very concerning. The co-location of a 500m2 liquor store near a childcare facility is completely inappropriate and raises serious ethical and community safety questions. The Childcare Planning Guidelines state that a Child Care Centre should "not be located closely to incompatible social activities such as . . . a cellar door." This point has already been objected to by the Northern Sydney Local Health District. Furthermore, the introduction of a large bottle shop is not in keeping with the local character of Avalon and could increase antisocial behavior, litter, and loitering. It is a poor fit for a family-oriented and environmentally conscious neighbourhood. There is already a small bottle shop on North Avalon Road that adequately caters to the needs of those seeking alcoholic beverages. Equally, in Avalon, less than 2km away, there are two large bottle shops - how many bottle shops does our area need?

### 3. Flood Risk

The site is subject to significant flood risk, and the proposal does not appear to sufficiently address mitigation measures or emergency planning. Building a childcare centre in a flood-prone area raises serious safety concerns for vulnerable occupants. Any future flood event could pose a life-threatening risk and result in costly damage and emergency responses, ultimately impacting the broader community. I note that the development has a basement car park included within the application, which is located within a flood zone, that is prone to regular flooding. This seems extraordinarily irresponsible.

### 4. Environmental and Community Impacts

The proposed development risks degrading the local landscape and disrupting local flora and fauna - every single tree, including the Norfolk Pine and Sheoak will be removed from the site. This will also have a knock-on effect of removing the habitat for existing wildlife. The project, as proposed, lacks harmony with the surrounding low-density residential environment and community expectations.

### In Summary:

I respectfully urge the Council to refuse Development Application DA2024/1091 on the grounds of:

- Inadequate vehicle access and traffic planning
- Inappropriate and conflicting uses of proposed tenancies
- Severe flood risks unsuitable for a childcare centre
- Negative environmental and community impacts

This proposal does not reflect the values, needs, or vision of the Avalon community. I ask that the Council prioritise sustainable and community-aligned development that protects the unique character of our area.

Thank you for considering this objection. I am available to provide further detail or attend any relevant consultation or planning meetings.