
Sent: 24/07/2025 10:45:02 PM

Subject: OBJECTION TO THE PROPOSED DEVELOPMENT DA2024/1091

Northern Beaches Council

SUBJECT: OBJECTION TO THE PROPOSED DEVELOPMENT DA2024/1091
1-3 CAREEL HEAD ROAD, AVALON BEACH

I am writing as a concerned local resident of nearly 30 years to formally object to the proposed mixed-use development at the Careel Bay shops at the corner of Barrenjoey and Careel Head Roads. Whilst I understand that local small businesses are critical to the economic growth of our beautiful community, I believe that the specific proposal present several serious concerns that would have a negative impact on both the local community and the safety of our residents.

1. Over-saturation of Liquor Stores - the DA to introduce another large chain liquor store (Dan Murphy's) not only is an over-saturation of alcohol-related businesses in the area but does little to foster a healthy, balanced retail environment for local families and residents alike.
2. Traffic Hazards and Poor Vehicle Access - The location of the proposed development is within a residential area that would put local streets under strain, increasing traffic congestion and would exacerbate the traffic hazards in the area and surrounding residential streets. The layout of the residential streets does not support the type of traffic that such a development would generate, increasing traffic risk accidents to vehicles and pedestrians. The presence of a childcare centre in this same development would further compound this danger.
3. Lack of Community Focused Development - the proposed tenants - Dan Murphy's and a Child Care Centre - do not contribute to creating a sense of place or community. Placing a Child Care Centre next to a liquor store does not send the right message to families about the safety and values of our small-knit community. Undermining the Liquor and Childcare Legislation

Furthermore, this mixed-use development appears to prioritise commercial gain over community cohesion and development that would better serve the needs of local residents, such as family-friendly retail and community spaces (what is currently thriving at this address, namely Cranzgots Pizza Cafe and Olivers Pies, both thriving small businesses that support our local community).

4. Undermining the Child Care Planning Guidelines - "To ensure that the site selected for a proposed child care facility is suitable for the use; When selecting a site, ensure that: the site is environmentally safe including risks such as flooding; the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities; It is not located closely to incompatible social activities and uses such as restricted premises...premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises..." pg 10-11 Department of Planning, Industry and Environment September 2021 - Site selection and location Considerations

In light of my above concerns, I respectfully urge the council to reject this proposed development at 1-3 Careel Head Road, Avalon Beach. The development of this quaint village shops is entirely inappropriate at this location and I believe that it is in the best interests of our community to prioritise developments that contribute to the well-being, safety and cohesion of local residents and the environment.

Thank you for considering my submission and I trust that you will consider the concerns of the community when making your decision.

Sincerely
Linda Barripp
60 Dolphin Crescent
Avalon Beach