
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 28/07/2025 3:53:53 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

28/07/2025

MR Robert Mackinnon
16 - 1 Norma RD
Palm Beach NSW NSW 2108
[REDACTED]

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

Whilst I am not against the redevelopment of this site, I am against this particular development for the following reasons:

- 1) It's not in the public interest to have a high volume / high turnover liquor outlet in this quiet backwater of North Avalon / Careel Bay
- 2) The combination of a liquor outlet and a child care centre at the same address, albeit with separate access, is totally inappropriate as is having a liquor outlet relatively close to Barrenjoey High and the Careel Bay Playing Fields, both of which are frequented by those too young to drink alcohol;
- 3) The public will be denied from having the small-scale businesses that prop up the community as evidenced by the pie shop and pizza cafe that are there at present. Small businesses who operate within their local areas should not be denied the opportunity to grow and thrive;
- 4) The area does not need another liquor outlet - arguably we have too many already and most of them such as North Avalon Cellars, Palm Beach Wines and Winona at Avalon Beach are small, boutique operations;
- 5) The proposed new traffic arrangements, whilst suitable for Dan Murphy's, provide nuisance value to those who reside in the area with the constant need to 'go the long way around' for southbound traffic via Burrawong Road;
- 6) If approved, this will further exacerbate traffic management issues along this stretch of Barrenjoey Road - during summer traffic heading for Palm Beach is often banked up here, exacerbated by having two bus stops nearby one of which barely provides enough room for buses when they stop, the heavy use of the road when the playing fields are in operation and the bumper to bumper traffic that builds up in the afternoon around 3pm when tradesmen are heading south and parents are on the school pickup run;
- 7) The area set out for underground parking is flood prone, constantly at risk from Careel Creek overflowing, as it does during periods of heavy rain, sometimes making this section of Barrenjoey Road impassable;
- 8) The soil in the area proposed for the underground carpark is believed to be contaminated having been the former site of a petrol station and garage.

Thanks for having this opportunity to comment.