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02/10/2024

MR Matthew Dent
61 Dolphin Crescent ST
AVALON BEACH NSW 2107
[REDACTED]

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

I am writing to express my strong opposition to the proposed development at 5/1 Careel Head Road, Avalon Beach (DA2024/1091). While I understand the need for community development, I believe that the scale and nature of this proposal will have significant negative impacts on the local area and its residents. Below are my primary concerns;

Traffic and Congestion:

The area around Careel Head Road and Burrawong Road is already congested, especially during school drop-off and pick-up times, not to mention holiday periods. This development will exacerbate the issue, adding further pressure to an already strained intersection and posing safety risks for both pedestrians and drivers. With buses turning around at this location and insufficient parking in the area, the addition of a large retail space and childcare center will only worsen traffic flow, making the roads unsafe for local residents and visitors alike.

Impact on Local Owned Businesses:

I am particularly concerned about the inclusion of a Dan Murphy's liquor store in this development. Avalon Beach and surrounding area is home to several small, liquor stores that have been serving the community for years. These businesses are a vital part of the local economy and contribute to the community's character. Introducing a large chain store like Dan Murphy's would threaten the livelihoods of these family businesses, undermining the local economy and potentially forcing these small businesses to close.

Inappropriate and Unethical Mix of Alcohol and Childcare:

The proposal to place a large liquor store directly adjacent to a childcare center is not only inappropriate but also unethical. Exposing young children to alcohol advertising and placing them in close proximity to individuals purchasing alcohol, creates an environment that is unsuitable for a childcare facility. It is deeply concerning that this mix of uses was even considered, as it sends the wrong message about the community's priorities regarding child safety and responsible alcohol consumption.

Overdevelopment and Community Impact:

The scale of this development is out of character with the surrounding area, which consists primarily of small-scale, family-oriented businesses and residential homes. The proposed multi-story building is inconsistent with the current low-rise, village-like atmosphere of Avalon Beach. Such overdevelopment threatens to erode the charm and sense of community that residents and visitors alike value.

Environmental and Flood Concerns:

There are also concerns about the environmental impact of this development. The removal of trees and other natural features will negatively affect the local ecosystem. Additionally, the area's known issues with flooding make the proposed underground parking a questionable and potentially hazardous decision, especially given the high-water table in the region.

Pedestrian Safety:

With the proximity of sporting fields and community facilities, pedestrian access must be a priority, particularly children who cross the road to get to the local sports fields. Unfortunately, the plans for this development do not adequately address pedestrian safety. The increased traffic and lack of safe crossing points near the development will put children and families at risk, particularly on weekends when sports activities are at their peak. With more cars entering and exiting the area, it's only a matter of time before an accident occurs.

Noise and Privacy:

For nearby residents, the proposed development will increase noise levels and reduce privacy, particularly with the multi-story structure overlooking neighbouring homes. This will disrupt the peaceful environment that local residents currently enjoy.

Conclusion:

In conclusion, I believe that the proposed development at 5/1 Careel Head Road is not suitable for the Avalon Beach area. The scale, nature, and potential impacts on traffic, local family businesses, environmental sustainability, and community safety make this development a poor fit for the area. The inclusion of a liquor store in such close proximity to a childcare center is not only inappropriate but unethical. I urge the council to reconsider or reject this application and explore alternative solutions that better align with the needs and character of the local community.

Thank you for considering my submission.

Yours sincerely,

Matthew Dent
61 Dolphin Crescent, Avalon Beach

