
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 16/10/2024 1:56:59 PM
To: DA Submission Mailbox
Subject: Online Submission

16/10/2024

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

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

As a nearby resident and someone who uses the Careel Bay Shops, I'm opposed to this development.

Whilst another Child Care Centre is probably needed in the area, a large-scale, high-volume liquor outlet at this site runs totally against public opinion. It shuts out opportunities for small businesses of the type that provide their services in this centre at present. It would be far preferable to continue to have a number of these operate as they do now and to provide housing above with a mix of apartment types in accordance with the Northern Beaches Council housing strategy.

Other reasons for opposing this development in its current form are:

- 1) The mix of a Child Care Centre and a liquor outlet within the one complex is inappropriate;
- 2) Dan Murphy's is a high-volume business that will bring far more cars into the area over extended hours than is the case at present. As is, the corner of Careel Head Road and Barrenjoey Road is often congested. Northbound traffic often banks up behind vehicles turning right into Careel Head Road whilst southbound traffic is often banked up along Barrenjoey Road outside the Careel Bay Shops between 3 and 4 in the afternoon when school pickup time coincides with outbound tradespeople;
- 3) Having a Dan Murphy's puts at risk family owned businesses such as Palm Beach Wines and the Le Pont wine store at Clareville;
- 4) The bulk and scale of the proposed building is inappropriate for the site;
- 5) The height of the building and lack of setbacks to neighbours' boundaries do not concur with council's building codes;
- 6) As many others have pointed out, this section of Barrenjoey Road is well known for its tendency to flood and the documents submitted indicate that the proposed basement carpark could be inundated during periods of flooding.

In summary, this ill-conceived proposal is neither in the public interest nor in keeping with the desired future character of the area and should be rejected in its current form. By all means redevelop the site, but provide for a mix of small businesses (including a Child Care Centre) and housing considering its proximity to public transport.

