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03/10/2024

MR Ian Spencer
8 Albert Rd RD
Avalon NSW 2107

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

Dear Assessment Team

While I am open to sustainable and empathetic development the proposed DA on the cnr of Whale Beach Rd and Careel Head Rd does not meet either. The mix of a liquor store and a children's day care is akin to watching children's tv with gambling ads interspersed. The two concepts are an inappropriate mix. Having Woolworths branding by way of liquor will see local (hardworking and long serving businesses be driven out of business and their place of work , jobs and income taken away. The current mix of shops works well. By all means a childcare facility. As far as the development scale goes, it will be subject to flooding. It will require elevation and no doubt subterranean parking. The latter is a recipe for disaster. Further blocking of the underground aquifers running from the Bangalley and Whale Beach escarpments will see underground water flows blocked and issues for surrounding residents and structures. Damning underground water flow is know to be a risk to other structures and the environment. The nearby Careel Bay Rd units (adjacent to the proposed DA) is case in point...water pumps 24/7 and structural integrity issues. The latter was the first approved shop top DA in Pittwater. It saw a massive hole in the ground (health & safety issues) for nearly 10 years as developer after developer discovered the challenges. It was an eyesore and risk to the community. Say no to this DA please. Lets think environmentally empathetic and needed development only.