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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

30/06/2025

MR Ben Major Mills  
A / 23 Dolphin CRES  
Avalon Beach NSW 2107  
[REDACTED]

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

I am writing as a concerned local resident to formally object to the proposed development of a Dan Murphy's liquor store and childcare centre near Murphys. While I recognise the need for new services, the combination of uses proposed and the location are highly inappropriate and raise serious concerns regarding the long-term impact on the local community.

**1. Environmental Impact**

The development is located near sensitive environmental areas, including local creeks and wildlife corridors. Disturbing these ecosystems through earthworks, construction, and increased foot and vehicle traffic would cause irreversible damage to native flora and fauna. The introduction of large-scale impermeable surfaces could also impact natural water flow and soil stability.

**2. Traffic and Safety**

This proposal will significantly increase traffic volumes, particularly during morning and afternoon peaks. The addition of a major liquor retailer and a childcare facility will attract a high volume of cars and delivery vehicles, leading to congestion and creating safety risks for pedestrians, cyclists, and children in the area.

**3. Noise Pollution**

A Dan Murphy's and childcare centre operating on the same site will generate substantial noise throughout the day and evening. This is incompatible with the quiet, residential character of the area and will negatively affect the amenity for nearby residents.

**4. Overdevelopment**

The scale and intensity of the development are inconsistent with the surrounding low-density residential area. The introduction of two large commercial uses on the same site constitutes overdevelopment and does not align with the established planning character or intent of the area.

**5. Flood Risk**

The site is located near a creek line and may be subject to flooding. The construction, along

with changes to natural water flows, increases the risk of localised flooding and drainage issues that could impact neighbouring properties and infrastructure.

#### 6. Impact on Neighbourhood Character and Amenity

The visual impact and commercial activity of this development will permanently alter the peaceful, residential feel of the neighbourhood. It introduces built form and usage intensity that is inconsistent with nearby homes and public open space.

#### 7. Privacy and Overshadowing

The construction of large buildings near existing property boundaries raises concerns about loss of privacy and overshadowing, particularly for homes adjacent to the site. This will compromise the enjoyment and value of neighbouring properties.

#### 8. Increased Risk of Anti-Social Behaviour

The introduction of a Dan Murphy's liquor store is likely to attract increased loitering and anti-social behaviour, particularly in the evenings and on weekends. The presence of a large-scale alcohol retailer can attract undesirable elements to the area, which is particularly concerning given the close proximity of the proposed childcare centre and surrounding family homes. This creates a potentially unsafe environment for children and residents.

#### Conclusion

The proposed development is entirely inappropriate for this location. It poses environmental risks, increases traffic danger, undermines residential amenity, and raises serious social concerns due to the inclusion of a large liquor retailer. I respectfully urge Council to reject this development in the interest of preserving community safety, environmental integrity, and neighbourhood character.

Thank you for considering my submission. Please keep me informed of any updates or community consultation regarding this application.