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06/10/2024

MR Anthony Craig Boaden
34 Trappers WAY
Avalon Beach NSW 2107

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

The Avalon Preservation Association is a community-based group founded in 1967 and advocating for and representing residents of Avalon Beach and surrounding localities.

APA wishes to make the following points regarding the above development application:

- The proposed co-location of a major chain retail liquor outlet (a "liquor barn") with a child-care centre is grossly inappropriate.
- According to the Dept of Liquor and Gaming, there are already 28 licensed premises in Avalon Beach, including 4 bulk liquor retailers. There is no need for more. This proposal to add to this focus on alcohol sends a very bad message to the youth of the area. Research has also established that the ready availability of alcohol is a factor in domestic and family violence.
- The current proposal is not compatible with the existing or desired future character of the Avalon Beach locality.
- This is due in part to its excessive bulk, height and scale which detract from the visual quality of the Avalon Beach Locality and Category 1 Scenic Protection area. The proposed development fails to meet Council's planning controls, the objectives and the merit assessment provisions relating to: Excessive Building Height [HOB] (Proposed 9.2m v Control 8.5m [8% noncompliance]); Excessive Wall Height 8.8m; and Nil setbacks to neighbours' boundaries.
- As well, in a small local shopping centre, the proposal replaces several small local businesses with a large child care centre and a large chain liquor outlet, resulting in a lessening of diversity of local retailing opportunities and outlets.
- Has Council considered the development in light of its own Affordable Housing Policy?
- The site, on the corner of a main road, is already well-known in the local community as dangerous due to traffic entering and leaving the site and the main road. There are also well-used playing fields opposite the site which generate a large amount of traffic at various times and which add to the traffic burden and increase the risk of the site.
- Traffic and parking impacts will be severe at times as Dan Murphy liquor stores attracts bulk

purchasing all day in their usual extended hours of opening, while childcare facilities have narrower drop off and pick up times with resulting sudden increases in traffic density. Apart from Dan Murphy's long hours of operation, there are extended delivery and waste collection times which add to the traffic and safety burden as well as providing elevated noise levels to surrounding residents

- The site is in a flood prone zone. The locality has experienced sudden and severe flooding on 2 occasions in 2024. The developer's own report says that in the event of a flood event , "the existing entry to the driveway, which will be used to access the site, is affected by a 1% AEP flood, with an expected depth of approximately 0.9 m. This flood depth is not safe for vehicle evacuation during a 1% AEP flood. Early evacuation/ shelter-in-place is required to avoid being isolated at the time of the flood." The report accepts that the proposed basement car park will be inundated in a flood event as it well below the flood plain. (Flood Impact Assessment s.4.2)
- There are several critical items of research documentation which have not been carried out and/or submitted. Given the nature of the proposed co-located facilities (see above), it is essential that a Social Impact Assessment be carried out.

This application should be put on hold pending assessment of the likely social and health impacts of the proposal on the community and the people in the locality. Other documentation not submitted should be required.