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18/10/2024

MR Clinton Holland
734 Barrenjoey Rd RD
Avalon beach NSW 2107

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

I am writing to express my strong opposition to the proposed redevelopment of the Careel Bay shops into a Dan Murphy's liquor store and a childcare centre. While I understand the need for development and services in our area, this particular proposal raises several significant concerns for me and many other local residents.

Firstly, the increased traffic that this development would bring to the area is a major concern. The surrounding streets are already heavily congested, particularly during peak hours, and introducing a large retail store like Dan Murphy's will exacerbate these issues. Not only will the delivery trucks and additional customer vehicles add to the traffic, but the safety of pedestrians-particularly families and children-will also be compromised. Our local roads are not designed to handle such an influx of vehicles, and this will likely result in traffic bottlenecks, delays, and potential accidents.

Additionally, the impact on small businesses in the area cannot be overstated. Careel Bay is home to a number of local, family-owned businesses that have been serving the community for years. The introduction of a national chain like Dan Murphy's could draw customers away from these smaller establishments, undermining the local economy and the character of our neighbourhood. It is essential to preserve the balance of businesses that reflect the needs and values of our community rather than inviting large commercial entities that may not align with the interests of local residents.

Moreover, the development does not fit with the aesthetic and cultural identity of Careel Bay. Our suburb is known for its relaxed, beachside atmosphere and close-knit community feel. A large-scale commercial development such as this is not in keeping with the local surroundings, both in terms of design and purpose. The size and nature of the proposed buildings will detract from the area's unique character, potentially leading to further commercialisation of a space that locals value for its tranquillity and charm.

Lastly, I believe this development is not in line with the needs of the community. A Dan Murphy's liquor store does not reflect the priorities of many residents who would prefer to see services that enhance, rather than detract from, the family-friendly atmosphere of the area. Similarly, while childcare is an important service, there are already sufficient facilities nearby that meet local demand.

I urge the Council to reconsider this development and to prioritise projects that support small

businesses, protect the character of our neighbourhood, and align with the needs of the local community. The long-term wellbeing of Careel Bay depends on thoughtful, community-centred planning decisions.

Thank you for considering my concerns.