
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/10/2024 10:42:13 AM
To: DA Submission Mailbox
Subject: Online Submission

17/10/2024

MS Caroline Kades
- 8 Elouera RD
Avalon Beach NSW 2107

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

Dear Madam/Sir

Thank you for the opportunity to make a submission on this proposal.

I object most strongly to this proposal.

The area does not need another liquor outlet. The proposed liquor store will adversely impact on existing bottle shops including at Palm Beach, North Avalon, Clareville and within Avalon Beach village itself.

The northern beaches already has one of the highest drink driving records in NSW - another alcohol outlet is likely to exacerbate alcohol consumption in the area.

Alcohol is also associated with domestic violence and mental health issues especially among the young.

Alcohol is a recognised health risk factor with the Northern Beaches engaging in high risk drinking (15 years plus) at 22.1 per cent contrasted with Sydney's 16.7 per cent.

Northern Beaches also has a higher rate of hospitalisation for mental health issues at 2,134 per 100,000 contrasted with NSW at 1,894 per 100,000. ([chrome-extension://efaidnbmnnnibpcajpcgiclfndmkaj/https://sydneynorthhealthnetwork.org.au/wp-content/uploads/2018/04/SNPHN-LGA-fact-sheet-Northern-Beaches-290318-no-crop.pdf](https://sydneynorthhealthnetwork.org.au/wp-content/uploads/2018/04/SNPHN-LGA-fact-sheet-Northern-Beaches-290318-no-crop.pdf))

The Northern Beaches had the second highest proportion of domestic violence assaults involving alcohol in NSW at 42%. "Data shows that alcohol is involved in between 23 and 65 per cent of all family violence incidents reported by police"

(<https://manlyobserver.com.au/delivered-drinks-on-tap-a-disaster-for-dv-says-expert/>)

As well there are high rates of intentional self-harm among young people; and we are identified as a 'geographic hotspot with higher rates of risky drinking'. (Northern-Sydney-PHN-Needs-Assessment-2022-2025-Website PDF (sydneynorthhealthnetwork.org.au))

Clearly we do not need more alcohol on the Northern Beaches.

Further, the juxtaposition of a liquor outlet with a child care centre is inappropriate, with the proposed Dan Murphys open from 9am-10pm, the hours when children are likely to be both dropped off and collected. We need child care centres far more than another liquor shop.

The site is subject to flooding which has not been adequately addressed, including the impacts of the development causing additional flooding of Barrenjoey Road.

The potential issue of Acid Sulphate Soils is not adequately addressed and a full investigation with a management plan must be prepared.

The site was a former service station and therefore contamination is likely. Compliance with all EPA guidelines and documents for contamination has not been achieved.

I am also concerned that the driveway entry to the site is potentially too close to the intersection of Barrenjoey Road, with the expected increase in traffic associated with this proposal. There is potential conflict with vehicle movements for the angled parking at grade

including reversing, while other vehicles are entering the site, plus vehicles waiting in both Careel Head Road and Barrenjoey Road. People will prefer to park at grade, rather than drive into the basement carpark, especially with strollers, toddlers and preschoolers.

Wider carparking spaces should also be provided to facilitate getting children in and out of cars without damaging adjacent cars.

Small local shopping centres need to meet the needs of the surrounding area. Small shops such as currently exist on the site, and in North Avalon Road and Hilltop Road are appropriate. Large developments are not appropriate in these minor commercial/retail areas. If the development is approved there is nothing to prohibit Dan Murphy's taking over the other three smaller retail areas at a later date.

This site (with the relevant issues above fully addressed) would be ideal for affordable shoptop housing for essential workers, including a child care centre. Both affordable housing and child care centres are much needed in the area.

I urge Council to refuse this application as the current proposal is totally inappropriate and the application is deficient in so many areas.

Sincerely
Caroline Kades