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MR John Feenan
34A Burrawong RD
Avalon Beach NSW 2107
[REDACTED]

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

We are extremely disappointed that this application has been allowed to progress to this stage. The proposed joint development of Dan Murphys and a childcare centre are incompatible. There are sufficient liquor outlets in the area that adequately cater for the community, we do not need to encourage further alcohol consumption.

The development site is in one of the lowest lying areas of Avalon and the basement carpark will be substantially at or below sea level and prone to significant flooding during seasonal rain events.

The traffic proposal is catastrophic for the amenity of Burrawong Road and Careel Head Road. The massive increase in traffic planned to be diverted from Barrenjoey Road along Burrawong Road is a direct safety issue for the numerous families with young children who live and play along the street. During the morning and afternoon peak times there will be an extra 60 families from the daycare competing with the school and public transport buses along Burrawong, Careel Head and Barrenjoey Roads, in an area that is already narrow and congested. The massive increase in the number of cars, delivery and garbage vehicles at all hours is an unacceptable hazard to children and residents and will rapidly degrade the suburban serenity of Burrawong Road.

It is also inevitable that drivers from both north and south on Barrenjoey Road will look for shortcuts. Under the proposed scheme the shortest and quickest route for all drivers is to enter Careel Head Road off Barrenjoey Road and execute a U-turn at the intersection of Burrawong Road and Careel Head Road to access the development's carpark. Drivers from the south will be tempted to do a U-turn at the Careel Bay soccer carpark to come back into Careel Head Road. Drivers wanting to head back north but forced to go south from the development will also be tempted to turn right into the tennis court carpark and execute a U-turn to return back onto Barrenjoey Road causing further mayhem.

In short the proposed traffic management plan is a disaster waiting to happen for a development that is in the absolutely wrong location with the wrong use case. The development is totally incompatible with the site.