
Sent: 28/07/2025 11:53:05 AM
Subject: DA 2024/1091 Cnr Careel Hd and Barrenjoey Rds

Dear Council

I write on behalf of the Careel Bay Residents Association.
While this association finds the aesthetics of the new development has some appeal, we draw attention to two previous objections we have raised:

1. **Suitability** of a Child Care Centre and Dan Murphy's Liquor outlet together. While these two business models may coexist they present a situation which should be avoided on principle. This sets a poor precedent in our community- ie. alcohol promotion and child care. The dangers of cars and children are also obvious.

2. **Environmental concerns:** the site includes basement parking which will be on the verge of (if not at or below) sea level. This area of Nth Avalon (junction of Careel Head Rd and Barrenjoey Rds) is known as flood prone. Ingress of water to the basement level of the proposed development is inevitable as per the experience at the site 3-5 Careel Head Rd.

The surrounding Bangalley and Whale Beach escarpments drain to the Careel basin - both via overground flow and via natural underground aquifers.

Construction of an underground dam at 1-3 Careel Head Rd (to facilitate basement parking) will interrupt the natural water flows causing disruption to natural and man made water drainage. This is a well known outcome noted by water experts, and has been found to be evident in the nearby (3-5 Careel Bay Rd development).

We urge all parties to reconsider the 'underground parking/storage option'.

Sincerely,
Jon Kavanaugh
9 Albert Road, Avalon Beach