
Sent: 26/07/2025 8:26:24 AM
Subject: Objection to DA 2024/1091

Dear Planning department

I am writing today to object to the proposed development at 1-3 Careel Head Road Avalon.

I object to this development on a number of grounds:

- * ·The development will create poor vehicle access which will create traffic chaos. The no right turn into the development will mean, as per report prepared by CIP Consulting Engineers on the bottom of page 6, that traffic south of the development will most likely turn onto Whale Beach Rd and then left down Burrawong Road (as this is the most direct route), before turning left into Careel Head and then into the development.
Burrawong Rd is a family environment with kids playing in their front yard and riding pushbikes. The street already is plagued with government and private school busses traversing all hours of the night, at times driving at high speed and recklessly. The day care and bottle shop as well as any other proposed business will literally add hundreds more cars traversing this narrow street on a daily basis. The flow-on is a higher risk of accidents (vehicular and pedestrian), increase in noise and pollution, increased damage to the road, which is already marred with potholes due to the busses not to mention the decrease in property values and the impact on family life. The current retail shops in Burrawong/Careel Head already place a heavy strain on the available parking in the street and the parking spaces suggested at the development will never satisfy the demands of the day care and retails shops.
- * ·The type of tenants proposed is selective and does not embrace the existing community theme or social spaces. The child-care serves a small section of the community, as does the bottle shop, which by nature, would appear to be in conflict with the Childcare Planning Guidelines insofar as being a negative influence on a childcare environment including the visibility of alcohol and the high risk of negative behaviour. The close proximity of the two businesses does not provide enough separation.
- * ·The underground carpark represents a significant health threat both from a flooding perspective (the area is in a flood zone and floods regularly) and the inevitable and constant pooling of stagnant water in low lying areas.

Again, I wish to reiterate my objection to this development that proposes to service a tiny fraction of the community but at a great cost to the community.

Regards
Mark Arblaster