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26/07/2025

MRS Robyn Topp
19 - 19 Alexander RD
Avalon Beach NSW 2107
[REDACTED]

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

Ref: DA2024/1091

I am writing with regard to the above planning application and wish to raise the following points:

1. Increased traffic with the retail shops and child care centre would create substantial difficulties accessing Barrenjoey Rd, particularly in summer when we have increased traffic flow with holiday makers and beachgoers. The proposed Left hand turn only from Careel Head Road onto Barrenjoey Rd would force northbound traffic to do a U turn increasing traffic down Burrawong Rd. The Avalon-City bus and school buses leave from the bus stop in Careel Head Rd and students and commuters walking/ being driven to the bus stop would have increased traffic flow to contend with at times when children are being dropped off at daycare.
2. I question the need for a Liquor store given there is one less than 1 km from the proposed site and two more in Avalon. I am concerned for the impact on these local businesses.
3. Why a liquor store and childcare centre are planned being so close together does not make any sense and may contravene the Childcare Planning Guidelines.
4. As a resident living nearby this proposed development for over 40 years, I know that this area floods regularly. When that happens the road is impassable on Barrenjoey Rd at the corner with Careel Head Rd. The idea of a basement carpark is not sensible in this location.

5. Currently we have successful local businesses in that location that cater for the needs of locals and visitors with minimal impact on traffic flow and residents. I understand that change and development is necessary at times however development that is aware of, and sensitive to the environment in this area, that blends in to the residential setting and provides a service/services that are needed and wanted seem to be common sense.

I have not spoken to anyone who wants another liquor store in the area, especially one so close to a local store that has been there for decades. Please consider resident requests and submissions as they are the ones who will be living with this development. Please consider the environmental issues, the impact of increased traffic and look at the type of services that would be imposed on residents of this area.