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**Sent:** 9/07/2025 11:10:21 AM  
**Subject:** DA 2024/1091

DA 2024/1091 5/1 Careel Head Road AVALON BEACH 2107

I object to the proposed development at 5/1 Careel Head Road Avalon Beach as it does not meet the needs of our community or reflect community values. It is detrimental to existing local businesses and will add nothing but traffic chaos and pose safety risks to pedestrians.

#### TRAFFIC CHAOS AND DANGER

I'm particularly concerned by the additional traffic generated along Burrawong and the bottle neck to be created at Barrenjoey/Careel corner. This area is already difficult to negotiate for cars and pedestrians when the road floods (which is after any amount of rain)

The CJP Eng report states that shoppers residing to the north of the site shall potentially use Surf Road as an approach. This is unrealistic and shows no comprehension or understanding of local traffic patterns.

There is an inconsistency that says those to the north can turn right out of the exit driveway. The DA states that traffic is Left in / Left out only. The exit is left only, which means vehicles approaching from the north must do 2 complete circuits of Burrawong Ave!!

The writing is on the wall that the majority of vehicles approaching the site will do so by turning into Careel Head Road, realising they can't enter the site with a right turn, going up to Burrawong and doing a U turn.

Every single garbage and delivery truck shall be travelling along Burrawong Avenue at least once- twice if they are continuing their deliveries to Whale or Palm Beach. That's up to 11 delivery trucks per day and 10 garbage trucks a week along Burrawong. This is a quiet residential street having cars and trailers parked along both sides and plenty of local kids riding bicycles.

It is also recognised that there are potential issues with delivery trucks exiting the site due to sweep paths and gaining access to underground parking due to height restrictions.

The proposed median island will restrict the maneuvering of Government and private school buses, which already struggle to negotiate the Careel /Burrawong corner and avoid parked cars. Sometimes they have to door knock asking residents to move cars so they can get their buses around the corner!

Any no stopping zones will not be effective as evidenced by the disregard for the current no stopping sign close to the Barrenjoey Road corner.

#### LIQUOR STORE

There is no guarantee of Dan Murphy opening times, therefore Tr NSW trip generation times can not be accepted. The report says Dans is "not likely" to open before 10am therefore avoids child care drop off times. Mona Vale, Elanora, Manly and Frenchs Forest Dan Murphy's all open at 9am and close at 8pm. Why would this be any different? This report stating the liquor outlet is closed during weekday AM road network peak skews the calculations of traffic generation.

#### CHILDCARE

The Childcare Planning Guidelines states that a childcare centre "is not located closely to incompatible social activities and uses such as.....cellar door premises"

I also challenge that the Dan Murphy signage shall be discrete, as suggested in the SEE. Signage will need to be very obvious so that cars on Barrenjoey Road know to enter via Whale Beach/Burrawong Road.

It also seems an inappropriate site, when the CCPG seek to avoid risks to children. Why build a childcare centre on a landfill site with a potential environmental hazard and in a flood zone! Barrenjoey Road pedestrian access is not possible after heavy rain as both the footpath and roadway remain flooded for hours, sometimes days.

Lack of parking is also a concern. There is parking for 4 staff and 11 parents, however there are 9 educators and 60 children in attendance. The surrounding streets are already at capacity with overflow parking for the adjacent units, other shops and soccer and footy crowds.

#### TREES

I'm concerned that every single tree and the wildlife that inhabit shall be removed from the site.

#### EXCAVATION

I'm concerned that there shall be major excavation on a previous petrol station site and the potential for an environmental hazard in this flood zone.

This proposal should not be approved.

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Sincerely  
Kerrie Shimeld