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**Sent:** 16/01/2024 3:09:25 AM

**Subject:** Mod2021/0983

I object to the increase in retail capacity from 70 to 182. It's a joke, there is not enough parking and no public transport, no one will walk from Avalon to this cafe. As a resident of Palm Beach on Barrenjoey road, I've experienced increased traffic because of the numerous whale beach road developments and the poor state of roads have affected traffic flows. More seating will only exacerbate the issue. Be civilised. Not even a small cafe can survive in this location let alone a restaurant with 182 people next to the event centre Moby Dicks. But, making it into a function centre (which lets face it is what they'll be doing next) will likely drive buses and taxis and more cars than can be sustainable.

Prue Rydstrand  
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Sent from my iPhone