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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

28/07/2025

MR Malcolm Wallace
16 Burrawong ST
Avalon NSW 2107
[REDACTED]

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

I write in reference to DA 2024/1091

I am a resident in Burrawong Road. I am very concerned about the proposed development for several reasons including, Traffic Impact, Flood Risk, Environmental Impacts, Signage and Lighting Pollution.

In relation to the traffic impact, the traffic assumptions appear to be erroneous. In CJP Consulting Engineers letter dated 18 June 2025 page 5, they state:

"According to 2021 census data, the population of Palm Beach, Whale Beach, Avalon Beach, Clareville and Bilgola Beach was 13,419. Based on the surrounding geography, for the purposes of this assessment it has been assumed that 25% of the surrounding population reside north of the subject site, whilst the remaining 75% reside south of the subject site. "

The Australian Bureau of Statistics Census 2021 figures below confirm that the people living in:

Palm Beach is 1,652, 12%

Whale Beach 315, 2%

Avalon Beach 10,379 77%

Clareville 822, 6%

Bilgola Beach 251 2%

total 13,419,

Of which Palm Beach 12% and Whale Beach 2% make up 14%.

The consultant's assumption that 25% live north of the subject site, and 75% south is incorrect. As you can see it is 14% north (Palm Beach and Whale Beach) and 86% south of proposed site. Their figures are 78% out. Therefore, the consultants have greatly underestimated the traffic to drive along Burrawong Road to access the site. The area will not be able to sustain this increase.