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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

03/10/2024

PROF KIRSTEN MORLEY  
5B CATALINA CRES  
AVALON BEACH NSW 2107

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

I have concerns about the proposed development both in a personal capacity and a professional capacity.

Firstly, as a professional, I have major concerns about a Dan Murphy's being located in the new development/north Avalon. I am a Professor in Addiction Medicine at University of Sydney. As you are aware, Avalon has an aging population whereby they are more likely to drink daily, take certain medications and have health problems. Increasing the availability of alcohol, particularly in low cost outlets, in an aging population is problematic. Older adults generally experience the effects of alcohol more quickly than when they were younger. This puts older adults at higher risks for falls, car crashes, and other unintentional injuries that may result from drinking. In addition, interactions with medications can also be very problematic. There are aspects of such a liquor store in terms of format and density of outlets which contribute to the level of risk - a risk that is enhanced in a community of older adults. There is already 1 alcohol retailer (boutique - not a low cost barn) in North Avalon 600 metres away from the proposed Dan Murphys. I would strongly encourage that there should be no more than 1 outlet within that distance and especially not a low cost outlet.

Secondly, as a resident I am opposed to the building development in general given the consequences of over development on a floodplain in addition to increased car traffic. Only several months ago this same areas was very deeply flooded which saw cars broken down and traffic cut off. Even without floods, the North Avalon-Careel Bay connection section is quite dangerous as people will pull their cars off the road without seeing pedestrians. It is also a section utilised by families accessing Careel Bay Playing Fields and becomes very crowded during Soccer Season.

Thus, my concerns about this over development are due to the direct negative impacts on the health and safety of this community.