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To: DA Submission Mailbox
Subject: Online Submission

12/05/2025

MRS Karen Tonoli
2 / 24 - 26 Golf AVE
MONA VALE NSW 2103
[REDACTED]

RE: DA2025/0447 - 2 / 32 Golf Avenue MONA VALE NSW 2103

I have lived in the area my whole life, and recently sold my family home and moved to Golf Ave into my forever 'Retirement Unit'. I loved that I could walk to the beach, the shops & public transport. Golf Ave is a beautiful street with lovely gardens, and a real village feel to it. Since moving here, I am surprised by the amount of traffic in the street, given it is a culdesac. It appears to be the overflow parking area for the B1 travellers, as well as shoppers who want untimed parking. The upgraded Golf Club has also increased the traffic. I am now struggling to exit my driveway as cars are parked right up to both sides of the Driveway, and vision is significantly impaired. My 82 year old neighbor had the same problem recently, and when trying to exit the block, only saw an oncoming car at the last minute, accelerated to avoid a collision, and crashed into 3 cars parked on the other side of the road. She is lucky to be alive. Not only is impossible to see oncoming cars, but young kids on e-bikes fly up and down this street and they are impossible to see, and silent. This increased development in our street will only worsen the current traffic situation, as well as the current parking situation which is at its limit. Not to mention that a 4-6 storey building will detrimentally affect the aesthetics of the street, cause shading and privacy issues for the immediate neighbors. It will also affect the whole suburb which is already heaving with the increased population - our public transport system is at capacity, parking is at a premium, and our roads are congested and in constant disrepair. I therefore oppose this developement application which only benefits the developer.