

From: Linda Dadić [REDACTED] >

Sent: Wednesday, May 14, 2025 2:50 pm

To: Miranda Korzy

Subject: PROPOSED DEVELOPMENT OF 32-34 GOLF AVENUE, MONA VALE

14.5.25

Att: Ms. Miranda Korzy

RE: PROPOSED DEVELOPMENT OF 32-34 GOLF AVENUE, MONA VALE.

Dear Ms. Korzy,

I strongly object to the proposed development of the town houses that are currently at the above dwelling. I have lived at [REDACTED] for 11 years.

In this period, the free parking on Golf Avenue has become over sort.

This is due to the following factors:

- B Line transport implementation, where the B Line car park (next to the scout hall) cannot adequately cover the commuters driving to Mona Vale to catch the bus. As the 190 bus (that starts further North) constantly does not show up, or buses break down, leaving commuters challenged and taking a different direction, which is to park in Golf Avenue to be able to catch the B Line, as an alternative.
- Since the "Mona Social" has opened as a venue/restaurant, in the Golf Club, an added stress has been placed on the parking situation in the street. The Mona Vale Golf course does not adequately cater for the venue guests parking, hence another parking issue. To add to that stress are the Golfers, that are not members, and need to park on the street.
- Many out of area people, also park in Golf Ave, to go to the beach to avoid paying \$10 per hour council parking fee.
- Most apartments and town houses on Golf Avenue do not have additional parking for visitors, which also adds to parking usage on the street.
- If this development is allowed, it will make a precedent for future dwellings of this nature to be approved. Mona Vale is already very congested with traffic. As Avalon, Newport, and further suburbs north, have very limited grocery shops and no banks. Most people from the North of the peninsular shop in Mona Vale.

It is a huge concern that locals feel Mona Vale will become over developed and eventually resemble Dee Why.

The disturbance to local residence with this development (which could easily take up to 2 years) is somewhat concerning, considering all the factors mentioned above.

Where on earth would the trucks park to complete this mammoth operation, considering the present congestion of Golf Avenue?

This by no means is a solution to the housing crisis, as the new apartments will be for sale for a very exorbitant price. Not at all catering for people that are unable to find rentals that are in a decent price range, or even available.

As a representative of the Makellar community, I request that you forward my concerns.

I appreciate your time and please confirm the action you have taken to my objection.

Yours sincerely,

Linda Dadić.

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