
From: Calvin Fawle
Sent: 25/06/2025 8:21:00 AM
To: Council Northernbeaches Mailbox
Subject: Re: DA2025/0447 – 32 Golf Avenue, Mona Vale
Attachments: 32 Golf Ave Walking Distance Planning Portal.png;

To the Assessing Officer,


Following up on the submitted footpath survey relating to DA2025/0447.

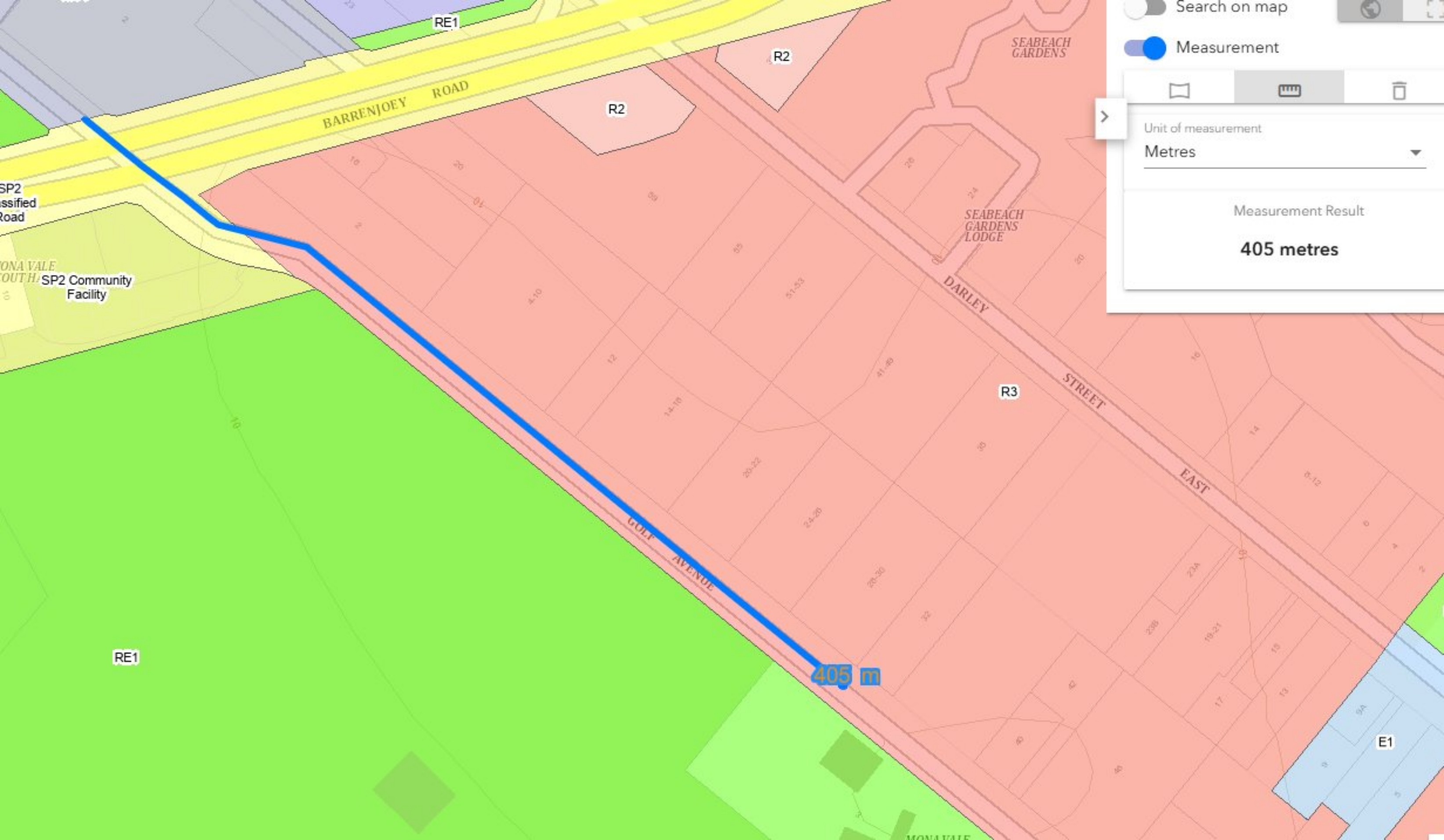
While the applicant's amended documentation now claims a pedestrian distance of **392.44 metres** to the Mona Vale Town Centre — allegedly measured by a surveyor using the footpath alignment — this figure **does not align** with publicly accessible, government-endorsed data. The **NSW Planning Portal's official Low and Mid-Rise Housing Tool**, which is based on verified pedestrian access routes, shows the walkable distance as **405 metres**. I have attached the measurement from the NSW planning portal for your reference.

This places the subject site **outside the 400m "inner area" threshold** defined in **Clause 175(3) of the Housing SEPP**, which states that the distance must be calculated based on the **actual walking route** from the lot boundary to the town centre. While the applicant's surveyor may have used a manual method, the Planning Portal provides a **consistent, authoritative source** intended for use in policy implementation.

Given the DA relies on being within the 400m threshold to justify increased height, FSR, and other design concessions, this discrepancy materially undermines the planning rationale. The proposal should instead be assessed under the **400–800m "outer area" criteria**, which carry stricter development controls.

I urge Council to seek clarification from the Department of Planning if required and to **reassess this proposal under the correct distance classification**.

Sincerely,
Calvin Fawle
12/34–36 Golf Avenue
Mona Vale NSW 2103




☐ Search on map

☒ Measurement

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Unit of measurement
Metres

Measurement Result
405 metres