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18/05/2025

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NSW


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

Figure 5 on page 19 of the "Statement of Environmental Effects" shows the proponents attempt to place the subject site within the 400m Inner Area of the "Low & Mid Rise Housing" policy. This figure shows a very basic Google Maps image of a straight-line measurement between the site & the closest edge of Mona Vale Town Centre.

However, the legislation states that this 400m Inner Area is defined as "land within 400m walking distance".

For the most part, this straight line drawn in Google Maps follows the northerly footpath along Golf Avenue, and is quite acceptable. However, it ignores the small dog-leg turn one must follow on foot at the intersection with Barrenjoey Road. The proponents image incorrectly shows the measured distance being several metres from the road markings between which pedestrians are required to cross. This is not a walkable distance, especially since there exists fencing along the Barrenjoey Road centre divide to expressly prohibit pedestrians from crossing anywhere other than the marked area. There have been a number of pedestrian injuries occur at this intersection & this fencing was introduced to reduce these incidents.

Now, by taking a more accurate Google Maps measurement taking these additional sections into account as being the actual "walkable distance", I determine the site to be 400.7 metres from the Mona Vale Town Centre.

As such, the proponents claim that the site is within the 400m Inner Area is incorrect & the associated generous Height & Floor Space Ratio standards do not apply. It needs to be assessed on the standards applying to the 400m-800m Outer Area, to which it fails & the application should be refused.

I would be happy to provide an image of this Google Maps measurement, but this online submission form doesn't accept images or any method to include attachments. So, I invite you to make your own measurements.