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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/06/2025 8:15:55 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

25/06/2025

MR Calvin Fawle  
12 / 34 - 36 Golf ST  
Mona Vale NSW 2103  
[REDACTED]

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

To the Assessing Officer,

With reference to the submitted footpath survey.

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.

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 (which was not disclosed), 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  
[REDACTED]