

10 March 2015

Roads and Maritime Services Ref: SYD15/00187/01
Council Ref: PEX2013/0003

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road
Dee Why NSW 2099

Attention: Janelle Brooks

PLANNING PROPOSAL – (AMENDMENTS TO WARRINGAH LEP 2011) REZONING FOR RESIDENTIAL AT LOT 1 DP 1139826 RALSTON AVENUE, BELROSE

Dear Sir / Madam,

I refer to Council's correspondence dated 6 February 2015 regarding the subject Planning Proposal which in accordance with the Gateway determination was forwarded to Roads and Maritime Services for comment prior to exhibition.

The proposal seeks to rezone land from Warringah LEP 2000 Locality C8 *Belrose North* to the following land use zones under the Warringah LEP 2011:

- R2 - Low Density Residential with the objective of permitting approximately 171 residential lots,
- E3 - Environmental Conservation,
- RE1 - Public recreation in order to provide a neighbourhood park.

Roads and Maritime have reviewed the submitted material and raise no objection to the abovementioned amendments to the planning controls associated with the Planning Proposal subject to the following issues listed below being satisfactorily addressed and included as part of the exhibition of the Planning Proposal:

1. That the exhibited material includes the Transport and Traffic Report submitted with the initial Planning Proposal and the supplementary document from Transport and Traffic Planning Associates dated 27 June 2013.
2. That Council satisfactorily addresses any issues raised as a result of consultation with Transport for NSW (TfNSW).
3. That the exhibited material must provide details of the infrastructure works and requirements that the developer has offered to provide/construct as part of a Voluntary Planning Agreement (VPA) which would be entered into with Council.

This should also include indicative timeframes or trigger points for the provision of the VPA infrastructure works.

Note: The VPA shall be entered into (ie signed by the developer / proponent) prior to Council resolving to send the draft planning instrument to the Minister for Planning for making.

The VPA must also ensure that the proposed 'seagull' intersection treatment at the junction of Forest Way / Ralston Avenue complies with the following requirements:

- a) Fully funded and constructed by the developer / proponent.
- b) The developer / proponent will be required to submit detailed civil design plans that are designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTRROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer / proponent will be required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime for the abovementioned 'seagull' intersection works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer / proponent prior to the commencement of the works.

Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: Andrew.Popoff@rms.nsw.gov.au

Yours sincerely,



Greg Flynn
**Manager Strategic Land Use
Network & Safety, Sydney**