



Tuesday 18 July 2017

Roads and Maritime Reference: SYD15/00187

Council Ref: 2016/019020

Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

**Attention:** Neil Cocks

## **EXHIBITION OF PLANNING PROPOSAL FOR RALSTON AVENUE, BELROSE**

Dear Mr Cocks

I refer to your letter of 29 May 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal. Roads and Maritime appreciates the opportunity to provide comment and apologises for the delay in providing a submission.

Roads and Maritime has reviewed the submitted documentation and it is noted that the Planning Proposal is seeking to amend Warringah LEP 2011 as follows:

- Rezone 17.27 hectares (or 12.6%) of the 136.16 hectare site to zone RE2 Low Density Residential and Zone R1 Public Recreation to facilitate the release and development of 156 low density residential lots and a 3,000m<sup>2</sup> public park;
- The remaining 119.05 hectares of land will be rezoned to E3 Environmental Management, allowing for retention of the natural bushland and the provision of Asset Protection Zones and recreation trails adjacent to the future residential land.

Roads and Maritime raises no objection to the Planning Proposal and it is noted that advice sent to Council by RMS letter dated 10 March 2015 and in response has been considered with the preparation of a Voluntary Planning Agreement that includes provision of a seagull treatment at the Ralston Avenue/Forest Way intersection, funded at full cost to the developer, with implementation triggers that includes approval of design as a condition of Development Consent and construction prior to the Subdivision Certificate.

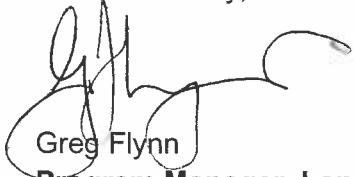
Council is further advised that the draft Voluntary Planning Agreement should include an additional condition that the developer / proponent will be required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime for the construction of the proposed seagull treatment works. The draft Voluntary Planning

**Roads and Maritime Services**

Agreement is to be entered into with the Consent Authority prior to the making of the LEP and / or at the Development Application stage.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on any issue raised, please contact Tricia Zapanta, Strategic Land Use Planner on 8849 2473 or by email on [Tricia.Zapanta@rms.nsw.gov.au](mailto:Tricia.Zapanta@rms.nsw.gov.au).

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Flynn', with a large, sweeping flourish extending to the right.

Greg Flynn  
**Program Manager, Land Use**