



Tuesday 21 February 2017

Roads and Maritime Reference: SYD17/00155/01
Council Ref: PP0005/16

Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Attention: Land Release Team

**PRELIMINARY NOTIFICATION (NON STATUTORY) OF A DRAFT PLANNING PROPOSAL (REZONING)
FOR 6 JACKSONS ROAD, 10 AND 12 BOONDAH ROAD, WARRIEWOOD**

Dear Land Release Team,

I refer to your letter of 17 January 2017 inviting Roads and Maritime Services to provide comment on the abovementioned draft (non-statutory) planning proposal.

Roads and Maritime has reviewed the submitted documentation and it is noted that the draft proposal aims to rezone the site to part R3 Medium Density Residential, part B2 Local Centre, part RE1 Public Recreation and Part E3 Environmental Management and apply building height and floor space ratio development controls on the site.

The Traffic Study submitted with the Pre-Planning Proposal is considered preliminary in nature and does not adequately analyse the cumulative traffic and transport impacts associated with the proposed rezoning. An addendum Traffic Study should be undertaken that includes, but is not limited, to the following prior to Council proceeding to Gateway Determination:

- Assessment of the traffic impacts of development based on the maximum development yields and traffic distribution to the surrounding road network using an appropriate traffic modelling tool;
- Consideration of the traffic generation rate of 2.7 vehicles per 100m² of GFA for bulky goods (morning site peak hour/weekdays) as outlined in the Roads and Maritime's Technical Direction - Guide to Traffic Generating Developments 2013;
- Assessment of the traffic impacts to the surrounding road network particularly major intersections and the need, if any, for mitigation measures;

Roads and Maritime Services

- Identification of a funding and delivery mechanism (Section 94 Contribution Plan and/or Voluntary Planning Agreement) that outlines a proposed package of infrastructure upgrade works to support the proposed rezoning.

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.

Yours Sincerely,



Greg Flynn
Program Manager, Land Use