



Friday 19 May 2017

Roads and Maritime Reference: SYD16/01726  
Council Ref: PP0004/16

General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale 1660

**Attention:** Cheryl Williamson

**PUBLIC EXHIBITION OF A PLANNING PROPOSAL (REZONING) FOR 15 JUBILEE AVENUE, WARRIEWOOD**

Dear Ms Williamson

I refer to your letter of 13 April 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979*.

Roads and Maritime has reviewed the submitted documentation and it is noted that the Planning Proposal is seeking to rezone 15 Jubilee Avenue, Warriewood from IN2 zone (Light Industrial) to a B7 zone (Business Park) and to increase the floor space ratio and maximum height permissible for the site.

Roads and Maritime raises no objection to the Planning Proposal and reiterates our comments sent to Council by letter dated 18 January 2017 which acknowledged Council's work in identifying traffic impacts associated with cumulative rezonings in the Warriewood Valley/industrial area and the preparation of an associated delivery mechanism (Section 94 Contributions Plan) and package of transport infrastructure works to support development of the subject site. Additional arterial road capacity will also be provided through the future widening of Mona Vale Road, between Manor Road and Foley Street, from two lanes to four lanes and the upgrading of the Mona Vale Road/Ponderosa Parade/Samuel Street roundabout to a signalised intersection.

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,

Greg Flynn  
Program Manager, Land Use

**Roads and Maritime Services**