

TO: Sydney North Planning Panel 2017SNH039

FROM: Bruce Albert Wilson LLB, MBA. Retired NSW Government Legal Officer and Policy Adviser.

phone 0410 583 115

RE: Bunnings Gladesville 2nd S96 MOD 2017/0078

bythwilson@optusnet.com.au

SUMMARY of presentation to Sydney North Planning Panel in Public Hearing, Monday 7th August 2017

Wilson families own 39-41 College St, Gladesville & engineering business since 1957. We are Wesfarmers shareholders. We represent (non-formally) interests of 70 businesses (300 employees) & Holy Cross College (850) in Frank & College Sts. May I assume that all Panel members have read the Council Report, and all Submissions & photographs re traffic danger.

We have **NO Objection to the 4 Modifications** sought by Bunnings.

But there is predicted **increased danger to pedestrians and drivers** from Site's entry/exit points.

Brief History of Site Acquisition and Plan

Important facts and new facts not included in Council Assessment & Recommendation, nor on Planning Panel's website:

- Site bought by Bunnings around 2010 for \$40M to deprive new competitor Masters Hardware of a foothold in Ryde. Planning Proposal lodged in March 2012 and approved by Council late 2012. The 2014 DA \$80M development proposed 40% of the site as Hardwarehouse and 60% Homemakers-type stores. Bunnings indicated completion would be within about 2-3 years of approval. The decline and collapse of Masters enabled Bunnings to change its scope and timing, - but it did not disclose this.
- In early 2015 all Traffic Experts (Bitzios Consulting, Ryde Council Traffic Managers, RMS Traffic Managers) recommended to Ryde Councillors a 'One-Way, Exit-Only' at College Street East. Sitting Councillors' fears of pending council amalgamation, local resident anger about an unrelated development at Monash/Victoria Roads, and by-election of a Resident Action Group candidate led in April 2015 to a vocal public gallery and Councillors deciding to reject all expert advice. Instead they voted for Total Closure for a 12 month Trial, **believing that the development would be completed within 2-3 years & then the 12 months' trial would commence.**
- In 2016 Bunnings decided to indefinitely postpone Stage 2 (60% of site). This had provided for main entry and exit points from Victoria Rd to and from the development, with secondary entry points to and from Frank & College Sts. Bunnings does not appear to have disclosed this postponement to the First (Sydney East Joint) S96 Planning Panel nor to the public. This misled neighbours to believe the 2014 DA was proceeding with both Stages to be completed within about 3 years.
- In November 2016 Council totally closed College St East, causing traffic congestion & danger to pedestrians & drivers. Businesses in College & Frank Street suffered downturns in trade (up to 10%). Several tenants have had to vacate.
- On 24 July 2017, Roads Minister Melinda Pavey MP wrote to the Premier stating '*Roads and Maritime approved the closure on the assumption a development application was imminent. As little work has progressed since, Roads and Maritime has informed City of Ryde that unless the application has progressed further by the end of July, College Street will revert to one-way traffic.*' ie, 'One-Way, Exit-Only' being what ALL the traffic experts recommended in March 2015. (I received a copy of this letter on Friday 4 August 2017.)

We Request that the Planning Panel include in its Report the following items:

- The above Brief History of the DA approval, the trial College St road closure condition, and the fact that the circumstances are now completely different from the facts on which the road closure condition was decided, and state that -
 - the original 12 month trial College St East Total Closure has effectively become indefinite from December 2016;
 - Bunnings does not appear to have disclosed in December 2016 to Council or the South East Regional Planning Panel that it was postponing Stage 2 to an unknown date ie. indefinitely.
- A recommendation for review by Ryde Council and RMS of all traffic experts' advice to have a 'One-Way Exit Only'.



The Hon. Gladys Berejiklian MP
Member for Willoughby
NSW Premier



26 July 2017 *received BW 4 Aug.*

Our Ref 17/2-2497

Mr Bruce Wilson and Dr Karen Blyth Wilson
39 Raeburn Avenue
CASTLECRAG NSW 2068

Dear Mr and Dr Wilson,

I am writing in relation to the representations I made on your behalf to the Hon Melinda Pavey MP, Minister for Roads and the Hon Anthony Roberts MP, Minister for Planning, in relation to the closure of College Street, Gladesville.

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Omitted from copied letter to Sydney North Planning Panel
B. Berejiklian 4/8/17

Yours faithfully,

Gladys Berejiklian MP
Member for Willoughby
NSW Premier

Enc

CC Mr David and Mrs Patricia Smith, 10 Knight Place, Castlecrag NSW 2068

Working for Willoughby

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COPY

The Hon. Melinda Pavey MP
Minister for Roads, Maritime and Freight

The Hon Gladys Berejiklian MP
Premier
Member for Willoughby
PO Box 311
WILLOUGHBY NSW 2068

Our Ref: 00345959

Your Ref: 17/2-2497

• 28 JUL 2017 *Electronic Office*
• received 4 Aug by Wilsons attached to Willoughby MP
letter of 26 July.

Gladys
Dear Premier,

Thank you for your correspondence on behalf of Mr Bruce Wilson and Dr Karen Blyth of 39 Raeburn Avenue, Castlecrag, and Mr David and Mrs Patricia Smith of 10 Knight Place, Castlecrag, about the closure of College Street, Gladesville.

I note your constituents' concerns and asked Roads and Maritime Services to look into these matters.

I am advised the Sydney East Joint Planning Panel, in conjunction with the City of Ryde, requested approval to close College Street as part of the development application for a new Bunnings Warehouse on Victoria Road.

Roads and Maritime approved the closure on the assumption a development application was imminent. As little work has progressed since, Roads and Maritime has informed City of Ryde that unless the application has progressed further by the end of July, College Street will revert to one-way traffic.

Roads and Maritime does not set guidelines for optimum traffic flow on local roads feeding major arterial roads. Traffic management on these roads is a matter for council and I note you have also contacted the Minister for Local Government.

If your constituents have any further questions, Mr Peter Carruthers, Network and Safety Services Manager North Precinct at Roads and Maritime, would be pleased to take their call on (02) 8849 2216.

I hope this has been of assistance.

Yours sincerely,

Melinda Pavey
The Hon. Melinda Pavey MP
Minister for Roads, Maritime and Freight

24 JUL 2017