

ATTACHMENTS FOR: AGENDA NO. 7/15 Council Meeting

Meeting Date: Tuesday 28 April 2015
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

ATTACHMENTS FOR COUNCIL MEETING

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Draft <i>Bunnings Gladesville Traffic and Parking Study</i> -- Summary of Submissions to exhibition 17 December 2014 to 30 January 2015				
No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
1	D14/11547 0 (Duplicate: D14/12213 9) And D15/9225	<p>Full Closure Form Submissions - Resident Orient St Comments received 1 December 2014 following Information Session held 27 November 2014</p> <ul style="list-style-type: none"> • Thanks Council for community consultation • Strongly SUPPORTS traffic study recommendations, in particular full closure of College St • Sensible responses to existing problems and to identified future issues • Closure of College St has greatest impact on most people. Over 8,000 residents live in the traffic study area, risking losing residential amenity with Bunnings and other developments imminent • Residents are not opposing the Bunnings development <p>Full Closure Form Submission: Submission dated 29 January 2015</p> <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Reasons for supporting full closure:</p> <ul style="list-style-type: none"> • The Bunnings and other, future development along College St would unreasonably impact local residential streets if no measures were put in place. • Full closure College St will provide a solution that does not need to be revisited as development grows. • The Bunnings and future development in the industrial area will cause loss of residential amenity on surrounding streets • A closure would provide an effective separation between industrial/commercial traffic and residential traffic • College St is currently a rat run with speeding common and the safety of residents, school students and users of the industrial park compromised. A full closure would eliminate this issue. • Businesses on College St will benefit from better access via Frank St, increased exposure, increased industrial property values increased safety for their employees on a quieter College St. There would be the small inconvenience of reduced access through College St. Over 50% of industrial units in College St are currently unoccupied. <p>One-way option for College St will not work for the following reasons:</p> <ul style="list-style-type: none"> • The one-way option proposed for College St will not work. As already evidenced in the Eltham St trial • Unenforceable especially as the one-way section is necessarily short. In Eltham St one-way trial drivers are ignoring the one-way requirements • Full closure would negate the need for complicated traffic arrangements at Bunnings' Frank St entrance, allow exiting traffic to proceed to other businesses within the industrial area • One-way option does not take into consideration inevitable future development on the northern side of College St West • The one-way option would require all industrial traffic to enter and exit the business park via Victoria Rd • All residents would prefer the minor inconvenience of no access to/from Frank St – i.e. a full closure 	<p>Comments in Response to Full Closure Form Submission A preference for full closure in College Street is noted</p> <p><u>Expected growth in the Gladesville Industrial Area</u> It is acknowledged that the Gladesville Industrial Area has and will continue to experience change, both as a result of broader economic and local issues. Change will be experienced both in the type of business operating in the area and also in the type of built form.</p> <p>While many sites in the Gladesville industrial area are developed to their full potential, the Bunnings and some other sites are below the permissible floor space under the existing planning controls and as a result could reasonably be expected to redevelop. Accordingly, the Gladesville industrial area may still experience some growth.</p> <p><u>Residential Amenity</u> It is acknowledged that residents nearest the Bunnings site will experience the greatest amenity impacts resulting from redevelopment as increased traffic converges on the industrial area and the Bunnings site. The Bunnings peak is expected to occur during Saturday trading hours, when it is currently quiet relatively quiet in College Street with fewer businesses operating.</p> <p>The proposal by the Bunnings (Gladesville) Traffic and Parking Study (traffic study) for one-way/partial or full closure College Street is to specifically address residential amenity and meet the study aims to reduce impacts from redevelopment and Bunnings operations on local residents.</p> <p><u>Rat running</u> The data collection phase of the traffic study observed through traffic in College and other local streets due to existing congestion at the intersections of Victoria/Monash, Victoria/Cressy and Victoria/ Pittwater. The preferred network responds to these circumstances and reduces rat running in local streets directing traffic to collector roads including Monash and Cressy Roads.</p> <p><u>Property values</u> No evidence is provided or available regarding the impact of Bunnings on College Street business or industrial property values. However, it is noted that land owners from College Street have advised Council over a period of years that it is increasingly difficult to attract new tenants to the area and that vacancies exist (some long term). There is some evidence therefore that factors, other than the Bunnings proposal, influence tenant decisions to locate in</p>	<p>Recommendations in response to Full Closure Form Submission Amend the Bunnings Gladesville Traffic and Parking Study to include the outcomes of the exhibition (add the Council report and the Council resolutions of 14 April 2015 to the study report).</p> <p>Amend the site specific Bunnings DCP to require implementation of Council's resolutions with respect to the Bunnings Gladesville Traffic and Parking Study.</p> <p>A report containing traffic data and results of community feedback will be submitted to Ryde Traffic Committee for final decision on whether to retain, remove or modify the current arrangements in Eltham Street.</p> <p>Requests for speed management and a safer pedestrian environment in Orient, Higginbotham and Thompson Streets and Buffalo Road will be forwarded to Council's Traffic/Transport and Development Management to prepare a report for consideration of the Ryde Traffic Committee for the development of the speed management scheme in the area that considers</p> <ul style="list-style-type: none"> • Signage • Pedestrian safety • Traffic calming devices

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			<p>College Street including for example availability of suitable building stock, pricing, proximity to major transport links (e.g. airport), business clusters and so on.</p> <p><u>Eltham St</u> In response to traffic and safety concerns raised by residents, Council at its meeting on 17 September 2013 resolved to trial a six month change of Eltham Street to a one way street, between No.48 and No.78 travelling south-east. Formal approval was given by RMS following the completion of the traffic data collection and validation stage of the Bunnings Study and the trial period officially started on 9 December 2014.</p> <p>The Eltham Street one-way closure is being conducted as a trial and final arrangements are not yet in place. As a result it is relatively easy at this stage to undertake illegal driver actions. There is also an education period associated with all changes to road arrangements.</p> <p>A review of Eltham Street one way trial will be conducted at the end of the six months trial period. A report containing traffic data and results of community feedback will be submitted to Ryde Traffic Committee for final decision on whether to retain, remove or modify the current arrangement.</p> <p>The traffic study recommended that signals were implemented at the intersection Monash/Eltham and College St. The RMS has raised concerns regarding this proposal and as a result it will not go ahead. It is recommended that the performance of this intersection is monitored following the commencement of Bunnings operations</p> <p><u>Speeding</u> Issues raised regarding speed management and a safer pedestrian environment will be forwarded to Council's Traffic/Transport and Development Management to prepare a report for consideration of the Ryde Traffic Committee for the development of the speed management scheme in the area that considers</p> <ul style="list-style-type: none"> • Signage • Pedestrian safety • Traffic calming devices <p>for the area bounded by Buffalo Rd, Cressy Rd, Pittwater Rd, Higginbotham Rd/Thompson St/Ryde Rd</p>	

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2	D14/12590 8	Supports Full Closure Form Submission – Resident Monash / College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Commends Council's community consultation 17 years ago Council had plans to close College Street – now is the time to finally complete that request. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
3	D15/77	Supports Full Closure Form Submission – Resident Monash / College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Using speed reduction devices in Orient St will encourage vehicles to exit Buffalo Rd at Monash Rd, also reducing pressure/increasing safety at the Eltham-Monash-College intersection. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
4	D15/2294 Duplicate: D15/8305	BUSINESS Form Submission - College St business <ul style="list-style-type: none"> Limited access through one-way, or worse full, closure in College St will greatly inconvenience business – staff and deliveries. OBJECTS to full closure of College Street OBJECTS to Bunnings if full closure of College St is the result <p>Reasons</p> <ul style="list-style-type: none"> Half, or even worse full, closure of College Street will inconvenience my staff and my deliveries The Bunnings Traffic Study states that the one way College St proposal with a left turn only from Bunnings car park onto Frank Street would be equally effective in preventing Bunnings traffic from entering residential areas as the complete closure of College Street The Traffic Study states that there is no traffic generated from the existing industrial area after hours or on weekends. Residents in College and Orient Streets bought their properties knowing that there was a neighbouring industrial area in College Street, and cannot reasonably expect to have no passing traffic Making College Street one way would halve the industrial traffic presently in the residential area. Completely closing College Street will impact on the 70 small businesses in College Street! If all the College Street industrial traffic is added to the traffic leaving Bunnings, then Frank Street will become congested. This is not in the interest of Bunning's customers. The full closure of College Street would discourage businesses from moving into College Street. Over time there would be less employment generated and less services provided to the Ryde community. Fully closing College Street will be at the expense of hundreds of local workers, customers and service providers who would be greatly disadvantaged. Trucks will not be able to turn around at the road closure The closure of College Street would create a safety issue and severely limit road access and egress for emergency services vehicles. 	Comments in Response to Business Form Submission <p>A preference for a one-way closure over full closure of College St is noted.</p> <p>An OBJECTION to Bunnings if full closure of College St is implemented is noted.</p> <p>Council acknowledges input from the business community.</p> <p><u>Gladesville Industrial Area</u> Less than 5% of the Ryde Local Government area has been set aside for light industrial purposes in order to provide diverse employment opportunities and important services such as panel beating, retail manufacturing (e.g. fly screens doors) and so on.</p> <p>Council's strategic vision therefore is to retain a vibrant and viable employment area within the Gladesville Industrial Area, to allow for growth while implementing a workable solution to traffic impacts for the benefit of local business, residents, and Holycross school and sports communities.</p> <p>Leyshon Consulting consider that Bunnings annual turnover is anticipated to exceed \$27M and employment on the site, if fully developed, may exceed 500 new jobs. The four closest local hardware stores do not provide parking, and focus on a "convenience" shopping offer. Bunnings - being considerably larger - will focus on a different offer and market niche e.g. shopping trips that require a car, tradespeople.</p> <p><u>Growth in Gladesville Industrial Area</u> The Gladesville Industrial Area has and will continue to experience change both as a result of broader economic</p>	Recommendations in Response to Business Form Submission <p>Amend the Bunnings Gladesville Traffic and Parking Study to include the outcomes of the exhibition (add the Council report and the Council resolutions of 14 April 2015 to the study report).</p> <p>Amend the site specific Bunnings DCP to require implementation of Council's resolutions with respect to the Bunnings Gladesville Traffic and Parking Study.</p>

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			<p>and local issues. Change will be experienced both in the type of business operating in the area and also in the type of built form attractive to tenants (e.g. strata light industrial units)</p> <p>While many sites in the Gladesville industrial area are developed to their full potential, the Bunnings and other sites are below the permissible floor space under existing planning controls and as a result could reasonably be expected to redevelop. As a result the Gladesville industrial area may still experience some growth.</p> <p><u>Vacancies</u> Land owners from College Street have advised Council over a period of a number of years that it is increasingly difficult to attract new tenants to the area. There is some evidence therefore that factors, other than the Bunnings proposal, influences tenant decisions to locate in College Street including for example availability of suitable building stock, pricing, proximity to transport links and markets, business clusters and so on.</p> <p><u>Business will close / tenants will leave the area</u> No evidence is provided for the statement that tenants will leave the area due to a partial or full closure of College Street. Equally redevelopment of the Bunnings site may stimulate local business opportunities.</p> <p>Staff met with another author of this form letter who explained that the comment related to increased delivery and travel times and the consequent impact on business. (Time = money/increased costs)</p> <p>The assumption that travel times will be increased is erroneous. Travel times in Frank St/College St and Cressy Rd will be reduced as a result of the preferred road network being implemented, even with Bunnings development growth.</p> <p>For example the current week day delay at the intersection of Victoria Rd and Frank St (northern approach) between 8 and 9am is 56 seconds. The delay if either the partial or one way closure College St is implemented after Bunnings commences operations is estimated by the traffic model to fall to 35 seconds and 43 seconds respectively. In Cressy Rd the delay at the intersection with Victoria Rd is currently 45 seconds. This is expected to fall to 39 and 35 seconds respectively if the partial or one way closure College St is implemented.</p> <p><u>Existing weekend traffic and parking</u> Traffic data was collected on weekends and used to build the traffic model. A number of sections of the Traffic Study</p>	

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			<p>note traffic in local streets on weekends.</p> <p>A high parking demand in College Street and the industrial area was observed on weekends and the 2014 Saturday College Street traffic volume is indicated to be 1600 vehicles. See pages 31/2 and 42, for example, of the Bunnings Gladesville Traffic And Parking Study.</p> <p>The Gladesville Industrial Area has and will continue to experience change both as a result of broader economic and local issues. Change will be experienced both in the type of business operating in the area and also in the type of built form attractive to tenants (e.g. strata light industrial units)</p> <p><u>Inconvenience</u> It is noted that deliveries and staff may be inconvenienced by half or full closure of College Street and that full closure of College Street is seen as the less preferable of the two options.</p> <p>Should the Bunnings development proceed, Figure ES19* indicates that traffic volumes in College Street East will be 7100 vehicles under the "Do Nothing" scenario, 1600 under partial closure and 600 under full closure College St. As a result "do nothing" will increase travel times and result in greater inconvenience in streets including Monash Rd. * Refer page xxviii Executive Summary: <i>Bunnings Gladesville Traffic And Parking Study</i>.</p> <p><u>Existing weekend traffic and parking</u> Traffic data was collected on weekends and used to build the traffic model. A number of sections of the Traffic Study note traffic in local streets on weekends.</p> <p>A high parking demand in College Street and the industrial area was observed on weekends and the 2014 Saturday College Street traffic volume is indicated to be 1600 vehicles. See pages 31/2 and 42, for example, of the Bunnings Gladesville Traffic And Parking Study.</p> <p><u>Residents should expect industrial traffic</u> Residents buying into the area prior to 2012 could not have predicted a Bunnings and Bulky Goods retail outlet and consequential traffic volumes. This is because the Bunnings was not permissible under the planning controls. Bunnings lodged an application to rezone the site in 2012 and this change to the planning controls is still under consideration. It is noted that a one way partial closure is preferred to a full closure of College Street due to impacts on business (refer previous comments regarding inconvenience to staff and deliveries).</p> <p>The Bunnings traffic impacts on Cressy Road residents.</p>	

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			<p>This is because all options - do nothing, partial or full closure College St – result in increased traffic. Both options for partial and full closure College St divert traffic to Cressy Road, but mitigation measures are able to decrease wait times at the northern approach to the Victoria/ Cressy Rd intersection.</p> <p><u>Emergency Vehicles / Truck turning</u> Safety is a high priority consideration in any traffic management scheme. Emergency vehicles generally prefer a two way access as this allows direct access, however a one-way street system is acceptable and allows emergency access. The Roads and Maritime Services (RMS) commented that emergency vehicles may travel the wrong way in the one way section of the street.</p> <p>The detailed design of the cul-de-sac will be required by the Road Authority to cater for truck turning as necessary. However, it should be noted that College St is currently not approved as a B-double route by the RMS and turning circles will therefore not cater for B-doubles.</p>	
5	D15/2693	BUSINESS Form Submission - Part owner industrial land College St) <ul style="list-style-type: none"> Limited access through one-way, or worse full, closure in College St will greatly inconvenience tenants and deliveries to their businesses. OBJECTS to full closure of College Street OBJECTS to Bunnings if full closure of College St is the result 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
6	D15/3357	BUSINESS Form Submission - Managing Agents for College Street industrial complex <ul style="list-style-type: none"> Limited access through one-way, or worse full, closure in College St will greatly inconvenience owners and tenants. OBJECTS to full closure of College Street OBJECTS to Bunnings if full closure of College St is the result 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
7	D15/3359	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Has young family – concerned for safety due to increase to traffic Bunnings, plus other developments including Monash Hill, confirm a sizeable increase in traffic which will impact on residents and pedestrian safety. Full closure will reduce traffic and improve safety for pedestrians Proposed Frank and College Sts measures would lead to improved access for the industrial sector in the industrial portions of those streets. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
8	D15/3361	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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9	D15/3423 (duplicate: D15/1870 And D15/3419? ?)	BUSINESS Form Submission - Business in College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
10	D15/3405	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS full closure College St Requests closure by use of cement barricade or nature strip at College St end. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
11	D15/3469	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS full closure College St Requests closure by use of cement barricade or nature strip at College St end. Full closure is the only option to help reduce cars and impacts on ambience in College - residential street 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
12	D15/3483	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Strongly SUPPORTS other traffic mitigation measures: <ul style="list-style-type: none"> No parking on Monash road new signalised intersection at Monash, Eltham and College streets Eltham St one way east bound. OBJECTS to one-way closure of College St - people will ignore small one-way and keep driving. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
13	D15/3696	Supports Full Closure Form Submission – Resident Ryde LGA, frequent visitor Eltham & College Sts <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
14	D15/3883	Supports Full Closure Form Submission – Resident Ryde LGA, frequent visitor Eltham & College Sts <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments: SUPPORTS the following recommendations:</p> <ul style="list-style-type: none"> Traffic speed measures in Orient St Cressy Rd widening to help with increased traffic New signalised intersection at Monash/Eltham & College One-way on Eltham St No parking on Monash (eastern side, south of Eltham) during peak periods New roundabout at Buffalo/Monash Rd. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
15	D15/3912	Supports Full Closure Form Submission – Resident Ryde LGA, frequent visitor Eltham & College Sts <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments: SUPPORTS the following recommendations:</p> <ul style="list-style-type: none"> Traffic speed measures in Orient St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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		<ul style="list-style-type: none"> Cressy Rd widening to help with increased traffic New signalised intersection at Monash/Eltham & College One-way on Eltham St No parking on Monash (eastern side, south of Eltham) during peak periods New roundabout at Buffalo/Monash Rd. 		
16	D15/4358	BUSINESS Form Submission - Business in College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
17	D15/4492	BUSINESS Form Submission - Business in College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
18	D15/4696	BUSINESS Form Submission - Joint owner industrial complex College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
19	D15/4806	(Belmore Street, Meadowbank) <ul style="list-style-type: none"> Access to Bunnings should be from Buffalo Rd. Leave Victoria Rd to flow as is. 	The Bunnings site is bounded by Victoria Rd, Frank St and College St and does not front onto Buffalo Rd.	No further action is recommended in response.
20	D15/4860	BUSINESS Form Submission - Part owner industrial complex in College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
21	D15/4957	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional Comments: <ul style="list-style-type: none"> big increase to the pedestrian activity in and around College and Frank streets, with two proposed childcare centres plus other development around Traffic management needed at intersection of College/Eltham/Monash Suggests one-way east bound on College St east of closure, Eltham one way be made permanent. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
22	D15/5073 Duplicate: D15/5086	BUSINESS Form Submission - Joint owner industrial complex, College St <ul style="list-style-type: none"> Objects to the full closure Objects to Bunnings development if causes cul-de-sac in College Street No notification of draft traffic study exhibition Timing of exhibition when industrial businesses and schools are closed – more community ambush than community consultation Frank St already congested at times 	OBJECTION to full closure in College St is noted. (Preference for one-way option is implied.) Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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		<ul style="list-style-type: none"> Future congestion Frank St - Bunnings complex traffic, school drop off/pick up traffic, the traffic generated by the two new childcare centres in Frank and College Sts catering for 240 children plus staff Why worsen congestion Traffic will queue in Frank & College Sts, and block Bunnings car park Traffic through residential would be reduced by some 65% - great outcome for residents – if proceed with Bunnings traffic left turn onto Frank St & College St one way options, because: <ul style="list-style-type: none"> there would be no Bunnings traffic going into the residential areas one way proposal halves industrial traffic presently going through the residential area, and when current businesses on Bunnings site fully close, that traffic will no longer go through the residential areas. Closing College St would: <ul style="list-style-type: none"> make emergency access harder risks making the industrial areas unviable, tenants may move if no reasonable access not support increase in jobs not be necessary for Bunnings to go ahead create safety issues - truck turning and traffic congestion in Frank & College particularly with school and child care A traffic study proposal for one-way or complete closure should fairly balance the interests of all parties affected including businesses in industrial area. 		
23	D15/5085	<p>BUSINESS Form Submission - Business in College St</p> <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business because:</p> <ul style="list-style-type: none"> Pick up of goods is one of the most important things for our e-commerce business – drivers need to access our warehouse easily and quickly Rented the warehouse in this area for convenient traffic area – if College St is closed we won't stay for a long time on a dead end street We do not cross the residential area to reach our warehouse, so it would not affect residents <p>Objects to Bunnings if full closure is the outcome of this process.</p>	<p>Preference for a one-way closure over full closure is noted.</p> <p>OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
24	D15/5089	<p>Director, College St</p> <ul style="list-style-type: none"> OBJECTs to any road Closure of College St due to inconvenience & impacts on business Business has moved 4 times due to development in Gladesville Business is a showroom open 9-4pm Monday to Saturday - will be impacted by any type of road closure Area is an industrial estate and always has been Bunnings should be using Victoria Rd as entry and exit - Rydalmere Who will compensate for loss of business and also to relocate if road is closed? 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No 4</p> <p><u>Do Nothing (no changes to College St)</u></p> <p>Should the Bunnings PP proceed, the Do Nothing option will see the highest quantum of traffic in College St and this will impact on convenient access to business.</p> <p>For example Figures 9.4 and 9.5 Page 60 of the Traffic Study show that under do nothing for example</p> <ul style="list-style-type: none"> College west will have 7,100 vehicles on a Weekday and College east will have 6,000 vehicles With a partial i.e. one-way closure College west will 	No further action is recommended in response.

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			<p>have 1,600 vehicles on a weekday and College east will have 1,600 vehicles</p> <p>Measures introduced to reduce congestion on Victoria Road from Drummoyne through to the City focus on increasing the capacity of the existing carriageway rather than redirecting traffic through local streets, including moving the median strip in Drummoyne and banning parking on weekends through Rozelle.</p> <p>RMS has also focussed on keeping traffic on Victoria Rd and higher order streets to reduce rat running through local streets. The recommendations of the Traffic Study are consistent with best practice approaches to traffic management along the length of Victoria Road.</p> <p><u>Trucks Turning Area</u> Regarding truck turnarounds, both options for the College St closure (partial and full) are illustrated by preliminary designs (see Figures 8.3 and 9.1) in the <u>Bunnings Gladesville Traffic and Parking Study</u>.</p> <p>Both options show additional Bunnings land being used to ensure turnarounds that meet Australian Standards.</p> <p>The detailed design of the cul-de-sac will be required by the Road Authority to cater for truck turning as necessary. However, it should be noted that College St is currently not approved as a B-double route by the RMS and turning circles will therefore not cater for B-doubles.</p> <p><u>Victoria Road access to Bunnings</u> Entry and exits are required of Bunnings from two access points – one on Victoria Road at Tennyson Road, and one on Frank St.</p>	
25	D15/5092 Duplicate: D15/5163 (copy also from Bitzios)	Director, College St business) OBJECTS to closure College Street <ul style="list-style-type: none"> • Business relies on vehicle trips generated throughout the day – courier's and clients, technicians – closure will impact • Major traffic issues for school and child care centre on Frank Street • Questions how semi-trailer will turn at closed end College St – could cause more traffic issues. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" Scenario Submission No. 24</p>	
26	D15/5096	(Managing director, College St business) Strongly OBJECTS to any traffic flow changes in College Street and Frank Street <ul style="list-style-type: none"> • Business relies on employees trips to and from office multiple times per day • Business requires semi- trailer deliveries - often via Frank St, miss our driveway, and then need to go around the block. Closures would require the same semi- trailer to perform a dangerous, if not impossible U turn in College St. • Residents in Orient & College St knew when they purchased that this is an industrial area 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p>	No further action recommended

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		<ul style="list-style-type: none"> If Bunnings traffic is going to cause major traffic issues they should provide entry & exit onto Victoria Rd. 	Refer also comments on "Do Nothing" scenario Submission No. 24	
27	D15/5184	Supports Full Closure Form Submission – Regular visitor to family in Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
28	D15/5186	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Other measures proposed are sensible solutions to already existing problems, strongly SUPPORT <ul style="list-style-type: none"> speed management measures on Higginbotham proposed roundabout at Buffalo one-way proposal for Eltham, with appropriate enforcement\proposed traffic lights at Monash/College/Eltham. Wants measures implemented when the Bunnings site opens. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
29	D15/5195	BUSINESS Form Submission - Business owner College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
30	D15/5197	BUSINESS Form Submission - Business owner College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
31	D15/5199	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
32	D15/5202	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
33	D15/5203	Supports Full Closure Form Submission – Residents Nelson St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <p>Concerned about increased level of risk for pedestrians if measures are not put in place risk</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
34	D15/5210	Supports Full Closure Form Submission – Resident Higginbotham Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments: Current issues:</p> <ul style="list-style-type: none"> Speeding on local roads, ignoring speed judder bumps Dangerous for pedestrians to cross <p>Wants to see:</p> <ul style="list-style-type: none"> Trees in every roundabout, road narrowing bays, and humps on Higginbotham Rd and Thompson St Pedestrian crossing near bus stops Speed mitigation measures to Higginbotham Rd and Thompson St Local road modifications in place before Bunnings DA approved One entrance only to Bunnings - Victoria Road at Tennyson St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
35	D15/5338	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
36	D15/5340	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments Also SUPPORTS the following measures:</p> <ul style="list-style-type: none"> New traffic signals at Monash/College/Eltham intersection New roundabout at Buffalo Road and Monash Road together with the speed management scheme in Higginbotham Rd/Thompson St. <p>Also suggests in response to increased traffic:</p> <ul style="list-style-type: none"> Introduction of pedestrian crossings in both Buffalo Rd and Higginbotham Rd located adjacent to the bus stops between Nelson and Lyndhurst Streets. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
37	D15/5345 Plus: D15/8959 & duplicate: D15/9127 Plus: D15/11738	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
38	D15/5359	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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39	D15/5366	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
40	D15/5382	(Resident, Higginbotham Rd) <ul style="list-style-type: none"> Higginbotham Rd is already a high traffic road – cars, trucks and buses Residents do not need added volumes from Bunnings development Has impact on other hardware [outlets] been taken into account? 	The traffic study recommends treatments for Higginbotham Rd to slow down and discourage traffic in this area. Refer comments on Full Closure Form Submission No 1 in relation to Speed Management	Refer recommendations for Submission No 1 In relation to Speed Management
41	D15/5593, D15/9538 And: D15/12338	(Resident, College St) (Three submissions each raising additional points) D15/5593, D15/9538 and D15/12338 <ul style="list-style-type: none"> SUPPORTS full closure College St near Orient St, between the residential and commercial uses One-way will not work as will be disobeyed Preference, as a local resident, is for losing access to Frank St if it means less traffic from Bunnings Marked increase risk of injury to persons and property with additional traffic from Bunnings Incumbent on Council to take reasonable steps to reduce risks Adoption of measures, including full closure, will go some way towards mitigating risk. Residents safety should supersede traffic trying to find shortcut through residential streets Existing issues in College St – rat run, speeding, large commercial trucks, difficulty getting out of driveway – best dealt with by closure Local businesses will still have access via Victoria Rd Commercial overuse of suburban residential streets seems to require more maintenance Loss of business does not measure up to residents safety Other Bunnings sites – have signalised entry/exit, most having only one point of access, how can Council justify back entry also - Increased traffic and safety issue for residents Has heard there have been more submissions added to the submission already made by businesses – hopes Council is aware and can overlook noise of people making submissions with no stake hold in the decision. Residents should have more say over businesses where residential living, safety, amenity are issues. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
42	D15/5623	Supports Full Closure Form Submission – Resident Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
43	D15/5819 Duplicate: D15/6244	(Employee, family business in College St) <ul style="list-style-type: none"> Strongly OBJECTS any closure College St – any road closure in College St would affect productivity of the business and staff would lose jobs. Requests Council SUPPORTS small business. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action recommended

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44	D15/5879	Supports Full Closure Form Submission – Resident Ryde Road Hunters Hill <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
45	D15/6042	(Joint owner, College St factory complex) <ul style="list-style-type: none"> Strongly OBJECTS to cul-de-sac (full closure) in College St. OBJECTS to Bunnings if full closure of College St is the result The closure will increase congestion and traffic activity of Frank St which could be a safety issue Does not make sense to remove all traffic from residential areas at the expense of impacting on the operation of 70 businesses. Residents would be better off if College St is one way Residents bought property knowing about industrial area Closure would discourage business from establishing in the area, goes against goal to increase employment opportunities. Not sufficient community consultation undertaken. concerned about timing of exhibition when industrial businesses and schools are closed. (Variation of BUSINESS Form Submission) 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action recommended
46	D15/6046	BUSINESS Form Submission - Managing Director, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
47	D15/6047	(Employee, College St business) <ul style="list-style-type: none"> OBJECTS to traffic changes in College St Closure of College St is not a balanced solution Business in the area will be affected by the closure of College St to support Bunnings operations – this is unfair Closure would limit access for emergency vehicles. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action recommended
48	D15/6049	(Director, College St business) <ul style="list-style-type: none"> Strongly OBJECTS to any road closure in College St, inconvenience to business SUPPORTS entry and exit points to the Bunnings site via Victoria Road (as per Rydalmere Bunnings store) OBJECTS to the impact on businesses to accommodate Bunnings. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action recommended
49	D15/6050	BUSINESS Form Submission - runs a College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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50	D15/6116	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional Comments: <ul style="list-style-type: none"> Commercial vehicles passing through Orient St currently cause problems exiting safely from driveway College St - current rat run, speeding is common, safety concerns for residents, school students and users of industrial park Orient St too narrow for commercial vehicles 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
51	D15/6131	BUSINESS Form Submission - runs a College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
52		Not used		
53	D15/6247	(Employee, College St business) <ul style="list-style-type: none"> Strongly OBJECTS to closure of College St Closure of College St would have adverse effect on operation of small business, limiting access, increasing travel times, and decreasing productivity for staff and customers. Right hand turn on Frank St to Victoria Road is short and contributes to congestion/queuing Closures of College St would restrict access of fire and emergency service vehicles. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” Scenario Submission No. 24	No further action recommended
54	D15/6248	(Employee, College St business) <ul style="list-style-type: none"> Disapproves of closure of College St Bunnings customers’ entry/exit should be from Victoria Rd, with deliveries made from College St or Victoria Rd Closure of College St not supported as it will create “chaos” and disadvantage business Council should be supporting small businesses and not be strong-armed by big corporations. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” Scenario Submission No. 24	No further action recommended
55	D15/6249	(Employee, College St business) <ul style="list-style-type: none"> Concern regarding potential for closing of street through complaints from residents Council should be supporting small business through improved roads and parking – not imposing more restrictions on an area. Council needs to consider the broader community impact – what is in the best interests of local residents and businesses. 	Refer also comments on BUSINESS Form Submission No. 4	No further action recommended
56	D15/6318 Duplicate: D15/6338	Supports Full Closure Form Submission – Resident Lyndhurst St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional Comments: <ul style="list-style-type: none"> SUPPORTS pedestrian crossings coupled with traffic calming on Higginbotham and Buffalo Road 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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57	D15/6319	Supports Full Closure Form Submission – Resident Lyndhurst St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> SUPPORTS pedestrian crossings coupled with traffic calming on Higginbotham and Buffalo Road 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
58	D15/6343 Duplicate: D15/6363	(Employee, College St business and Ryde resident) <ul style="list-style-type: none"> Strongly OBJECTS to closure of College St Closure will add extra travel time to car trips – this is not accepted. Closure will have an impact on the viability of a successful industrial area Small business will be disadvantaged in order to accommodate a large corporation Council is supporting a “minority group” not the whole community. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
59	D15/6356	(Employee, College St business) <ul style="list-style-type: none"> Company was not informed of 28 August 2014 community forum. Business owners in street should have been informed of significant traffic changes affecting access to their property. OBJECTS to any change to current arrangements in College St Queries why one company’s development should cause so much potential traffic disruption on businesses and residents Concern for devastating effect of [Bunnings] development on small hardware business owners in the area. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
60	D15/6357	BUSINESS Form Submission - Director College St business <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p> <p>Objects to Bunnings if full closure is the outcome of this process.</p>	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
61	D15/6358	(Employee, College St business) <ul style="list-style-type: none"> OBJECTS to proposed changes to Frank St Prefers partial closure College St to One-way option 	<p>OBJECTION to Frank St changes is noted.</p> <p>Preference for one-way closure in College St is noted.</p>	<p>Amend the Bunnings Gladesville Traffic and Parking Study to include the outcomes of the exhibition (add the Council report and the Council resolutions of 14 April 2015 to the study report).</p> <p>Amend the site specific Bunnings DCP to require implementation of Council’s resolutions with respect to the Bunnings Gladesville Traffic and Parking Study.</p>
62	D15/6361	BUSINESS Form Submission - Employee College St business <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p> <p>Objects to Bunnings if full closure is the outcome of this process.</p>	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Amend the Bunnings Gladesville Traffic and Parking Study to include the outcomes of the exhibition (add the Council report and the Council resolutions of 14 April 2015 to the study report).

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				Amend the site specific Bunnings DCP to require implementation of Council's resolutions with respect to the Bunnings Gladesville Traffic and Parking Study.
63	D15/6499	(Resident, Higginbotham Rd) <ul style="list-style-type: none"> Agrees with most of the traffic study Does not agree with traffic calming in Higginbotham Rd traffic calming as cause for annoyance for emergency services, buses and local traffic. Police can monitor those who speed. 	<u>Speed Management in Higginbotham Rd/Thompson St Corridor</u> The traffic study recommends treatments for Higginbotham Rd and Thompson Street to slow down traffic in this area. However, the type of speed management measures is not detailed Refer comments on Full Closure Form Submission No 1 In relation to Speed Management	Refer recommendations for Submission No 1 In relation to Speed Management
64	D15/6656	BUSINESS Form Submission - Employee College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
65	D15/6675	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd. As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.	Refer recommendations for Submission No 1 While no amendments are required to the Planning Proposal or the site specific DCP, it is proposed to require that the proponent of any density increase in Tennyson Road or South of Victoria Road undertakes a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.
66	D15/6676	(Outside LGA, regular visitor to relatives in College St) <ul style="list-style-type: none"> Concerned about speeding vehicles and additional traffic in College St Traffic access to College St is an issue 	The traffic study puts forward two options – one-way or full closure - to reduce traffic in College St. Both options address through traffic and speeding traffic.	Refer recommendations for Submission No 1
67	D15/6677	Supports Full Closure Form Submission – Resident Searle St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Refer recommendations for Submission No 65

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		<ul style="list-style-type: none"> Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 		
68	D15/6679	Supports Full Closure Form Submission – Resident Tennyson Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65 .	Refer recommendations for Submission No 1 Tennyson Road/ South of Victoria Road While no amendments are required to the PP or DCP, it is proposed that any density increase in Tennyson Road/South of Victoria Road undertakes a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.
69	D15/6681	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Refer recommendations for Submission No 65
70	D15/6682	(Employee, College St) <ul style="list-style-type: none"> OBJECTS to full closure of College Street as workplace is in College St and it would affect livelihood 	OBJECTION to full closure of College St is noted.	No further action recommended
71	D15/6683	Supports Full Closure Form Submission – Resident George St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
72	D15/6685	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
73	D15/6686	(Resident, College St) <ul style="list-style-type: none"> Lives next door to the Bunnings site Concerned about proposed building height and the adverse impacts on surrounding houses SUPPORTS full closure of College St as this would: <ul style="list-style-type: none"> Stop speeding through traffic Stop heavy vehicles and trucks using College St Concerned the Bunnings development will increase the number of people in the area which in turn may result in an increase in crime. 	Refer comments on Full Closure Submission No 1. .	Refer recommendations for Submission No 1
74	D15/6716	(Resident, College St) <ul style="list-style-type: none"> Concerned about added traffic increasing safety risks for young and old, difficulty parking outside own home, difficulty entering and exiting from premises due to speeding drivers in College St SUPPORTS traffic lights at Monash/College/Eltham St intersection – currently too risky to turn right out of College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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		<ul style="list-style-type: none"> Very concerned about effect of any changes on lifestyle, peaceful residential area and house prices Recalls in the past many meetings, residents requesting cement trucks be stopped from using College St. An understanding that Council would close College St at Frank St. 		
75	D15/6721	(Owners/residents, Thompson St) <ul style="list-style-type: none"> Concerned re impact of additional traffic from Bunnings development on Thompson St – use as a thoroughfare, increased safety risks, noise Current issues in Thompson St – speeding drivers exceeding 50k/h limit not well signposted or enforced, serious accidents. 	<u>Thompson Street/Higginbotham Road</u> Concerns regarding traffic impacts on Thompson St are noted. The traffic study recommends a speed management scheme for Thompson Street and Higginbotham Rd to slow down and better manage the identified speed and traffic safety issues in this street.	Refer recommendations for Submission No 1 in relation to Speed Management
76	D15/6836	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
77	D15/6841	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
78	D15/6844	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
79	D15/6847	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
80	D15/6848	BUSINESS Form Submission - Employee College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process. Additional comments: <ul style="list-style-type: none"> safety concerns, in Frank St, for pre-school children and school students Already difficult at pm peak to turn right into Victoria Rd from Frank St 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
81	D15/6850	(Owner/resident, Thompson St) <ul style="list-style-type: none"> SUPPORTS full closure College St Concerned re impacts Thompson St/Higginbotham Rd identified in traffic study - significant existing speed and safety issues identified in traffic study, plus potential increased volumes due to Bunnings. Recommendations (below) should be implemented before development commences. Suggests the following be considered in relation to the recommended speed management scheme for 	Refer to comments on Full Closure Form Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		Thompson St/Higginbotham Road in order to manage speed and safety issues: <ul style="list-style-type: none"> • Install roundabouts all intersections along Higginbotham Rd & Thompson St • Signposting of speed limits at regular intervals • Install road islands/pedestrian refuges – Thompson St at Atkinson Reserve, at least one in Higginbotham Rd • Prevent right hand turns by southbound traffic on Pittwater Rd into Thompson St • Install large traffic way finding signs • Close College St east of Orient. 		
82	D15/6852	Supports Full Closure Form Submission – Resident Stanbury St <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> • Disappointed study re traffic issues on southern side of Victoria Rd • Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic • Bunnings will add to current traffic issues • Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Refer recommendations for Submission No 65
83	D15/6854	Supports Full Closure Form Submission – Resident Stanbury St <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> • Disappointed study re traffic issues on southern side of Victoria Rd • Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic • Bunnings will add to current traffic issues • Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Refer recommendations for Submission No 65
84	D15/6898	Supports Full Closure Form Submission – Resident Victoria Rd <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> • Disappointed study re traffic issues on southern side of Victoria Rd • Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic • Bunnings will add to current traffic issues • Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Tennyson Road/ South of Victoria Road While no amendments are required to the PP or DCP, it is proposed that any density increase in Tennyson Road/South of Victoria Road undertakes a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.
85	D15/7118	Supports Full Closure Form Submission – Resident The Strand Gladesville <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
86	D15/7121 (Duplicate: D15/12577)	Supports Full Closure Form Submission – Resident College Gladesville <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		<p>Additional Comments:</p> <ul style="list-style-type: none"> Frank, College, Orient and Eltham Sts should take on more local functions – primarily catering for property access Similar closure has already been commissioned by Council in response to Harris Farm complex at cnr Gannet St and Pittwater Rd Western end of College St is subjected to heavy truck movements – removal of residential and rat run traffic from commercial end will free up Western end College St Allowing increased traffic to transit College St will impact an already key congested intersection – at College St/Monash Rd/Eltham St Closure will eliminate rat-running issue Closure will enable measures to address parking issues - separate parking schemes should be installed to residential and commercial activities 		
87	D15/7123	<p>Supports Full Closure Form Submission – visits family in College Gladesville</p> <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Frank, College, Orient and Eltham Sts should take on more local functions – primarily catering for property access Similar closure has already been commissioned by Council in response to Harris Farm complex at cnr Gannet St and Pittwater Rd Western end of College St is subjected to heavy truck movements – removal of residential and rat run traffic from commercial end will free up Western end College St Allowing increased traffic to transit College St will impact an already key congested intersection – at College St/Monash Rd/Eltham St Closure will eliminate rat-running issue Closure will enable measures to address parking issues - separate parking schemes should be installed to residential and commercial activities 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
88	D15/7140	<p>Supports Full Closure Form Submission – Resident Spencer St</p> <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments re Tennyson Road/Sth Victoria Road:</p> <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Refer comments on Tennyson Road/South of Victoria Road on Submission No 65</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations for Submission No 65</p>
89	D15/7142	<p>Supports Full Closure Form Submission – local resident</p> <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
90	D15/7149	<p>BUSINESS Form Submission - Employee College St business</p> <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p> <p>Objects to Bunnings if full closure is the outcome of this process.</p>	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4

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		Additional comments <ul style="list-style-type: none"> suggest Frank St Bunnings access be for service/deliveries only Frank St green light access to Victoria Rd should be increased to avoid excessive queuing in Frank St at peak times. 		
91	D15/7175	Supports Full Closure Form Submission – local resident <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
92	D15/7176	Supports Full Closure Form Submission <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
93	D15/7177	Supports Full Closure Form Submission – local resident <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comment <ul style="list-style-type: none"> Local resident with young children, walking in this area is hazardous as there are no crossings, traffic lights or traffic calming measures. Strongly SUPPORTS full closure College St as permanent separation industrial and residential traffic, to eliminate rat run, provide safer location for children. Any development needs to be matched with traffic calming measures/one-way road closures Untenable risk to leave College St SUPPORT this amount of traffic – keeping in mind 3 existing/proposed child care centres. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
94	D15/7178	Supports Full Closure Form Submission – Resident Diggers Ave <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comment <ul style="list-style-type: none"> Local resident with young children, walking in this area is hazardous as there are no crossings, traffic lights or traffic calming measures. Strongly SUPPORTS full closure College St as permanent separation industrial and residential traffic, to eliminate rat run, provide safer location for children. Any development needs to be matched with traffic calming measures/one-way road closures Untenable risk to leave College St SUPPORT this amount of traffic – keeping in mind 3 existing/proposed child care centres. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
95	D15/7316	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
96	D15/7318	BUSINESS Form Submission - College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
97	D15/7319 Duplicate: D15/7640	Business Form Submission - Business owner, College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process. Additional Comments: <ul style="list-style-type: none"> Many businesses are open regularly on Saturdays, and some on Sunday by appointment. Parents of students at Holy Cross regularly park out the College St during weekend sport and spring fair. Closure of College St will affect access to Kennards storage for local College St businesses that rent storage at Kennards [cnr Frank St and Victoria Rd]. Living in vibrant community with services, local jobs, and good public transport – comes with a price – traffic. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4	Refer recommendations for Submission No 4
98	D15/7550	Supports Full Closure Form Submission <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
99	D15/7557	Supports Full Closure Form Submission – resident Nelson St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
100	D15/7559	Supports Full Closure Form Submission – resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
101	D15/7562	Supports Full Closure Form Submission – regular visitor to family in College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
102	D15/7565	Supports Full Closure Form Submission – regular visitor to family in College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
103	D15/7567 And: D15/8013	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
104	D15/7568	(Resident, Westminster Road) <ul style="list-style-type: none"> OBJECTS to [Bunnings] development Development will make area dangerous to live in - already too many cars Moved to Gladesville for quiet, family oriented suburb. Does not want any big development. 	Comments noted. The scale of development proposed on the Bunnings site is already permissible under the existing planning controls (i.e. there is 1:1 Floor space ratio control on the site) Development therefore should be anticipated. The DCP and traffic mitigation measures aim to protect residential amenity.	No further action is recommended in response.

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105	D15/7570 Duplicate: D15/7572 Plus see additional submission: D15/7700	<p>(Resident - Thompson Street) Three submissions, 2 duplicate, 1 additional D15/7570 (& D15/7572)</p> <ul style="list-style-type: none"> Strongly OBJECTS to Bunnings Serves Bunnings bottom line, not adding to advancement of humanity like some other land uses Provides suggestions to preserve residential amenity, and as non-negotiable to preserve child safety in the context of increased traffic volumes Suggest measures against devaluing of properties <p><u>Traffic reduction and Safety Measures:</u></p> <ul style="list-style-type: none"> No right turn into Thompson St from Pittwater Rd School zoning from top of Thompson St to Swan St intersection Speed humps all along High St to prevent detours onto Thompson, along Higginbotham Rd Pedestrian crossing at Atkinson Reserve between the two bus stops Raised roundabouts on Thompson & Higginbotham especially at intersection with Swan St and The Strand Narrowed entry point at Higginbotham & Cressy Speed humps along Westminster & Monash Rds, Thompson St & Higginbotham Rd Additional street lighting both sides of Thompson <p><u>Counteractive measures – devaluing of property</u> (Suggests causes of property devalue as being traffic, noise, visual and air pollution, decreased safety and general amenity)</p> <p><u>Street landscaping:</u></p> <ul style="list-style-type: none"> Street trees to Thompson and Higginbotham Landscaped roundabouts / Trees in roundabouts Existing roundabouts on Thompson and Higginbotham to be landscaped <p><u>Atkinson Reserve:</u></p> <ul style="list-style-type: none"> Increase native flora and flower beds Paving of steps up to Atkinson Reserve Regular grass cutting, weed management, maintenance. <p>D15/7700:</p> <ul style="list-style-type: none"> Difficult for residents of Thompson St and The Strand to gain access to streets Adshel bus stop (near 48-50 Thompson St) obstructs visibility Concerned that increase in traffic from Bunnings development will increase danger / Concerned for safety of elderly and young residents. Request for safety of residents that Adshel bus stop be removed, and a pedestrian crossing be added between the two bus stops in front of Atkinson Reserve. 	<p>Objection to the Bunnings planning proposal is noted.</p> <p>Refer comments on Full Closure Form Submission No 1 in relation to Speed Management</p>	Refer recommendations for Submission No 1 in relation to Speed Management

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106	D15/7573	<p>(Resident, Thompson St)</p> <ul style="list-style-type: none"> Strongly OBJECTS to Bunnings Serves Bunnings bottom line, not adding to advancement of humanity like some other land uses Provides suggestions to preserve residential amenity, and as non-negotiable to preserve child safety in the context of increased traffic volumes Suggest measures against devaluing of properties. <p><u>Traffic reduction and Safety Measures:</u></p> <ul style="list-style-type: none"> No right turn into Thompson St from Pittwater Rd School zoning from top of Thompson St to Swan St intersection Speed humps all along High St to prevent detours onto Thompson, along Higginbotham Rd Pedestrian crossing at Atkinson Reserve between the two bus stops Raised roundabouts on Thompson & Higginbotham especially at intersection with Swan St and The Strand Narrowed entry point at Higginbotham & Cressy Speed humps along Westminster & Monash Rds, Thompson St & Higginbotham Rd Additional street lighting both sides of Thompson <p><u>Counteractive measures – devaluing of property</u> (Suggests causes of property devalue as being traffic load, noise, visual and air pollution, decreased safety and general amenity)</p> <p><u>Street landscaping:</u></p> <ul style="list-style-type: none"> Street trees to Thompson and Higginbotham Landscaped roundabouts like at intersection Princess and Park St Hunters Hill Trees in roundabouts Existing roundabouts on Thompson and Higginbotham to be redeveloped and landscaped <p><u>Atkinson Reserve:</u></p> <ul style="list-style-type: none"> Increase native flora Widening of flower beds Paving of steps up to Atkinson Reserve Regular grass cutting, weed management, maintenance. 	<p>Objection to the Bunnings planning proposal is noted.</p> <p>Refer comments on Full Closure Form Submission No 1 in relation to Speed Management</p>	Refer recommendations for Submission No 1 in relation to Speed Management
107	D15/7574	<p>BUSINESS Form Submission - owner College St warehouse</p> <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p> <p>Objects to Bunnings if full closure is the outcome of this process.</p>	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
108	D15/7577	<p>Supports Full Closure Form Submission – regular visitor to Orient St</p> <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
109	D15/7583 Duplicate: D15/7693)	<p>(Residents, Thompson St, Gladesville)</p> <ul style="list-style-type: none"> Very concerned about the impact of Bunnings on safety of our streets, particularly for children Current concerns re traffic activity in Thompson St Higginbotham Rd Currently difficult for pedestrians to cross – speeding vehicles and no speed limiting barriers, poor visibility due to topography of Thompson St Also nearby location of schools – safety issue for children walking to/from school daily Bunnings adds nothing of value in terms of community services – just another retail outlet <p>Requests the following:</p>	<p>Objection to the Bunnings planning proposal is noted.</p> <p>Refer comments on Full Closure Form Submission No 1 in relation to Speed Management</p>	Refer recommendations for Submission No 1 in relation to Speed Management

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		<ul style="list-style-type: none"> Roundabouts be installed for speed limiting on Thompson St, at intersection Short St, Thompson St, Swan St Advertising signage be removed from bus stop outside 48-50 Thompson – affects visibility for pedestrians and cars – needs to be a clear panel to assist viewing Increase planning of native flora along footpaths and reserves of Thompson St, including in roundabouts as a deterrent to vehicles driving over the top. 		
110	D15/7594	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
111	D15/7597	Supports Full Closure Form Submission – regular visitor to family in Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
112	D15/7605	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Stop cars travelling on College St especially when Bunnings opens - traffic is already bad Make cars travel on the bigger roads not the small roads Have been asking for closure in College St since 1997 Council was for a closure but it has never been done. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
113	D15/7606	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Stop cars travelling on College St especially when Bunnings opens - traffic is already bad 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
114	D15/7639	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments:</p> <ul style="list-style-type: none"> As resident of 23 College St, it is important that closure occurs west of No.s 23 and 25 as these houses should be included in residential area, providing a clear separation of residential and industrial Full closure will allow residents and pedestrians a safe crossing Council needs to consider childcare centres on College and Frank Sts Does not SUPPORT small one-way option because it will not sufficiently limit traffic on College St, will put residents at risk if motorist disobey the one-way – already evident at Eltham St trial one-way. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
115	D15/7643	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment</p> <ul style="list-style-type: none"> Supports closure west of 27 College St Full closure will allow residents and pedestrians a safe crossing 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		<ul style="list-style-type: none"> Council needs to consider childcare centres on College and Frank Sts Does not SUPPORT small one-way option because it will not sufficiently limit traffic on College St, will put residents at risk if motorist disobey the one-way – already evident at Eltham St trial one-way. 		
116	D15/7691	<p>(Resident, Cressy Road)</p> <ul style="list-style-type: none"> Strongly SUPPORTS Bunnings and other developments, but impact on residents is a major factor sharing the burden of traffic and noise Hidden issues slowly changing the dynamics in the area need addressing – including: Parking for residences Increase in traffic flow Access for school children – Holy Cross College Reduction in traffic delays – am/pm school pickup/drop off Reduce damage caused by illegal drop offs. <p>Suggestions re Cressy Road:</p> <ul style="list-style-type: none"> Wants Cressy Road made one-way southbound towards Buffalo Road – this will widen Cressy Rd to 2 lanes, allow parking in off peak times for at least half of Cressy Rd (currently nearly all taken up during work hours) Limit drop off same side of road (no u-turns) Increase flow of traffic out of Cressy onto Victoria Allow parking in bus bay in non-school times Eliminate traffic blockage at end of school time for students alighting buses to depart Permit left turn at end of Cressy Rd Achievable at minimum cost. <ul style="list-style-type: none"> Applauds Council for approach, professional manner. 	<p>Victoria Rd is considered a regional road and Cressy Rd a higher order road in the road hierarchy than other local streets such as College St. As a result options such as one way were not considered by the traffic study.</p> <p>The Bunnings traffic impacts will be experienced on Cressy Road as all options - do nothing, partial or full closure College St – result in increased traffic. Both options for partial and full closure College St divert traffic to Cressy Road, but mitigation measures are able to decrease wait times at the northern approach to the Victoria/ Cressy Rd intersection and improve the intersection performance.</p> <p>The mitigation measures include widening the street at the intersection. This in particular will benefit locals and reduce wait times at the lights.</p>	Refer recommendations for Submission No 1
117	D15/7698 Duplicate: D15/9954	<p>(Part owner factory units, College St)</p> <ul style="list-style-type: none"> Strongly OBJECTS to full closure – cul-de-sac in College St If the Bunnings development is only possible with full closure, then OBJECTS also to Bunnings development One-way option would give Bunnings what they want, and residents a large part of what they want Questions why changes are being considered without informing them or their neighbours Questions why Council exhibited traffic study at a time when schools and factories closed for the holidays Understands there are two options for College St, has Council considered the following: <ul style="list-style-type: none"> Full closure with a cul-de-sac would result in trucks turning at where child care centre is proposed Cul-de-sac would result in very restricted access for emergency vehicles – shouldn't this require clearance from the appropriate emergency authorities Full closure would result in severe disruption to businesses – all deliveries, clients and workers needing to enter/leave via Frank St which is already congested at times without adding Bunnings traffic Adding issues by adding industrial traffic to Frank St used by Holy Cross College, plus two proposed child care Refer Business Form Submission. 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
118	D15/7701	<p>(Resident, Tennyson Rd, Gladesville)</p> <ul style="list-style-type: none"> Current traffic Tennyson Rd traffic at saturation, difficult to cross or gain access from driveway Extremely concerned regarding traffic Wants residents not to be inconvenienced and to be heard over the needs of big business. 	Concerns re traffic issues are noted.	No further action recommended

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119	D15/7703	Supports Full Closure Form Submission – Resident Hastings Parade <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
120	D15/7706	Supports Full Closure Form Submission – Resident Raven St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
121	D15/7707	Supports Full Closure Form Submission – Resident Monash Rd Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
122	D15/7708	(Owner, Thompson St property) <ul style="list-style-type: none"> Concerned re prospect of increased traffic in Thompson St generated by Bunnings & other development, and incremental ongoing growth of through traffic. Traffic growth in Thompson/Higginbotham has not been quantified Proposed speed management schemes Thompson/ Higginbotham have not been outlined – little use Thompson St residents Thompson St, a “collector” road, unlike Morrison also a collector, does not currently have speed bumps or width restrictions Speeding issue – still a problem downhill towards bus stops Atkinson Reserve despite roundabouts at Westminster & Monash Suggests speed bumps & restrictions at Atkinson Reserve for safety of commuters and traffic entering Thompson St. Completion of traffic control measures should be a prerequisite to development approval. What global measures are proposed to improve traffic flow on Victoria Rd? Gladesville should bear burden of unbridled outer suburb development and densification. 	Objection to the Bunnings planning proposal is noted. Refer comments on Full Closure Form Submission No 1 in relation to Speed Management	Refer recommendations for Submission No 1 in relation to Speed Management
123	D15/7725	(Resident, High St, Gladesville) <ul style="list-style-type: none"> Participating member of concerned residents, traffic outcomes should meet residents’ needs SUPPORTS closure of College St west of Orient Identifies issues and solutions re Thompson St etc Issues: <ul style="list-style-type: none"> Thompson St unsafe due to speeding Increased traffic means more accidents, near-misses, risks of injury and damage to property Loss of residents amenity due to increased traffic volumes and speeding Suggests solutions: <ul style="list-style-type: none"> Install roundabouts all intersections along Higginbotham Rd & Thompson St Signposting of speed limits at regular intervals Install road islands/pedestrian refuges – Thompson St at Atkinson Reserve, at least one in Higginbotham Rd Prevent right hand turns by southbound traffic on Pittwater Rd into Thompson St Install large traffic way finding signs Close College St east of Orient. 	SUPPORT for full closure College St noted.	Refer recommendations for Submission No 1
124	D15/7751 Duplicate: D15/7746	(Resident, Thompson St) <ul style="list-style-type: none"> Strongly OBJECTS Bunnings development Big brands coming to area bring not only more cars but more commercial trucks Negative impacts, devalues property, adds traffic Suggests traffic reduction and safety measures including: <ul style="list-style-type: none"> No right turn into Thompson from Pittwater 	Objection to the Bunnings planning proposal is noted. Refer comments on Full Closure Form Submission No 1 in relation to Speed Management	Refer recommendations for Submission No 1 in relation to Speed Management

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		<ul style="list-style-type: none"> School zone from top end Thompson to Monash with clear signage Speed humps on High St to prevent detours onto Thompson Speed humps along Higginbotham Rd Pedestrian crossing Atkinson Reserve Roundabouts on Thompson & Higginbotham especially at Swan & The Strand intersections Narrowed entry point Higginbotham and Cressy Speed bumps Westminster and Monash Speed bumps Thompson and Higginbotham Additional street lighting both sides Thompson St Above measures should be non-negotiable for child safety Need measures which are counteractive against devaluing of property from traffic noise, visual & air pollution, decreased safety, decreased residential amenity. Apply safety measures to not only increase safety but provide beauty and enjoyment Suggests changes to Thompson St & Higginbotham Rd to maintain residential amenity including: <ul style="list-style-type: none"> Beautification of streets Street tree planting Thompson St & Higginbotham Rd Landscaping of roundabouts (short shrubs – like Princess & Park) Wide trees on roundabouts – dissuade trucks when redevelop existing roundabouts Thomson & Higginbotham for consistency new works Increased traffic – impact on value Not negotiable for Bunnings & Council to implement all measures to retain property values and beautify area. 		
125	D15/7752	(Resident, Nelson St) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study and full closure College St Local resident, daily user of local road network – aware of traffic situation and in favour of separation of industrial and residential traffic where possible Full closure and other measures would: <ul style="list-style-type: none"> Remove unreasonable traffic burden residential streets Create safer environment for residents, schools, employees industrial estates Preserve residential amenity Stop rat running and speeding along Confine industrial/commercial traffic to major road network No real inconvenience to existing industrial estate businesses, especially with improved access Victoria Rd Provide a permanent solution to increases in traffic volumes from ongoing development. 	SUPPORT for recommendations traffic study noted. SUPPORT for full closure of College St is noted.	Refer recommendations for Submission No 1
126	D15/7754	Supports Full Closure Form Submission – Resident Western Cres <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd. As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures	Refer recommendations for Submission No 1 Tennyson Road/ South of Victoria Road While no amendments are required to the PP or DCP, it is proposed that any density increase in Tennyson Road/South of Victoria Road undertakes a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.

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			in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.	
127	D15/7757	Supports Full Closure Form Submission – resident Buffalo Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
128	D15/7759 And: D15/8183	(High St, Gladesville) D15/7759 and D15/8183 <ul style="list-style-type: none"> Wants Bunnings traffic volumes directed to main roads (Victoria, Pittwater, Lane Cove Rd) and “rat-runs” blocked Concern re increases to traffic volumes Thompson St, High St and Westminster Rd as Bunnings customers will use as a 'rat-run' back to Pittwater & Epping Roads Suggest stopping right hand turn from Pittwater into Thompson Current issues speeding vehicles, no speed signs, local streets unsafe. High traffic volumes on High St and Westminster Rd since roundabout installed at High St/Pittwater Rd Increased traffic from Bunnings means more accidents, near-misses, risks of injury and damage to property, and residential amenity significantly reduced. 	Comments regarding suggested traffic measures noted The aim of the Traffic study was to force traffic onto higher order roads (regional and collector) that are better able to handle volumes in preference to using local (primarily residential) streets	Refer recommendations for Submission No 1
129	D15/7765	Supports Full Closure Form Submission – Resident Tennyson Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Refer comments on Tennyson Road/South of Victoria Road on Submission No 65	Refer recommendations for Submission No 1 Refer recommendations for Submission No 65
130	D15/7777	(Resident Thompson St) Comments re Thompson St: <ul style="list-style-type: none"> Concerned for children’s safety in Thompson St, especially school route Speed calming measures essential Current speeding issue Thompson St – safety risk to residents and other drivers Wants traffic calming measures – road narrowing, raised islands, speed reduced to 40km/h. 	Refer comments on Full Closure Form Submission No 1 in relation to Speed Management	Refer recommendations for Submission No 1 in relation to Speed Management
131	D15/7779	(Resident, Gladesville) <ul style="list-style-type: none"> SUPPORTS traffic study recommendations However also concerned impact of Bunnings development on Gladesville roads, heritage, residents, children Concerned re greater traffic volumes – risk to their children walking to Holy Cross Increasing risk to safety, access to school impacted Bunnings traffic should be funnelled to Victoria Rd Wants Holy Cross to have opportunity to respond to study. 	SUPPORT for traffic study recommendations is noted. Refer comments on Full Closure Submission No 1 Holy Cross College Consultation has been undertaken with Holy Cross College. A summary and commentary on the comments made by Holy Cross College are included in the Report to Council regarding this matter on 14 April 2015	Refer recommendations for Submission No 1
132	D15/7791	Supports Full Closure Form Submission – resident Hunters Hill <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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133	D15/7793	Supports Full Closure Form Submission – resident Nelson St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comment</p> <ul style="list-style-type: none"> Higginbotham Road – traffic calming will make safer Buffalo Rd & Higginbotham, this area, currently prone to speeding motorists particularly after hours – poses risks, plus noise for residents. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
134	D15/7798	(Resident, Westminster Rd) <ul style="list-style-type: none"> Don't need or want Bunnings for many reasons Main reason – traffic impact on local area. 	OBJECTION to Bunnings proposal on traffic grounds is noted.	No further action recommended
135	D15/7811	Supports Full Closure Form Submission – regular user local road network <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
136	D15/7813	Supports Full Closure Form Submission – resident Meriton St – visits College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
137	D15/7816	Supports Full Closure Form Submission – resident Meriton St – visits College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comment</p> <ul style="list-style-type: none"> Lived on area 20 years – seen speeding and unsafe driving in College St Without closure, additional traffic from Bunnings would be dangerous Concerned about amount of cars seeking street parking on weekends using currently low volume streets - Nelson, Orient, Lyndhurst. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
138	D15/7817	Supports Full Closure Form Submission – resident Nelson St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Lived in area 20 years – seen speeding and unsafe driving in College St Without closure, additional traffic from Bunnings would be dangerous Concerned about amount of cars seeking street parking on weekends using currently low volume streets - Nelson, Orient, Lyndhurst. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
139	D15/7878	Business Form Submission - Business, College St <ul style="list-style-type: none"> OBJECTS to full closure College St Half (one-way), or even worse full closure limiting access to College St will greatly inconvenience business, staff, clients and deliveries OBJECTS to Bunnings if full closure of College St is the result 	<p>Preference for a one-way closure over full closure is noted.</p> <p>OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
140	D15/7985	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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141	D15/7997	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
142	D15/8001	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
143	D15/8003	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Safety issues also of concern in relation to other traffic volumes from other nearby development (Monash Hill/Aldi, child care centres College & Frank St, etc One-way system as will not work – one-way section too short, confusing, people will disobey, will allow more traffic onto College St, trucks and industrial traffic. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
144	D15/8006	Supports Full Closure Form Submission – resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments:</p> <ul style="list-style-type: none"> Want full closure put in place at first stage of Bunnings development to ensure heavy construction vehicles do not use College St to access the site. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
145	D15/8008	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments re Tennyson Road/Sth Victoria Road:</p> <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Refer comments on Tennyson Road/South of Victoria Road on Submission No 65</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations for Submission No 65</p>
146	D15/8010	(Resident, Eltham St) <ul style="list-style-type: none"> SUPPORT Bunnings planning proposal, but urgent changes needed to control traffic in the area New development sees Eltham and other local streets traffic capacity local streets exceed RMS max 300 veh/hour for local street Solution – close Eltham St near Monash Rd, south of Aldi development instead of one way trial Eltham St closure supported by residents, local police, Ryde but not option in traffic study. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Eltham St partial closure is an option in the traffic study</p>	Refer recommendations for Submission No 1
147	D15/8049	Supports Full Closure Form Submission – resident Nelson St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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148	D15/8050	Supports Full Closure Form Submission – Resident Western Cres Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments re Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd.</p> <p>As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations for Submission No 65.</p>
149	D15/8090	(Employee, College St business) <ul style="list-style-type: none"> Any change to College St will greatly impact business due to congestion in Frank St and limited access to industrial section of College St - OBJECTS to any closure in College Street: Frank St turning onto Victoria Road is often congested – this will increase with proposed child care centre traffic, and queuing up Frank St will block Bunnings exit College St closure raises a safety issue – access for emergency vehicles. Traffic study undertaken without consultation with businesses affected by traffic flow changes. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
150	D15/8091	Business Form Submission - Financial interest industrial complex, College St <ul style="list-style-type: none"> Limited access through full/one-way closure College St will greatly inconvenience business - staff, clients, deliveries Strongly OBJECTS to any closure of College St that may inhibit small businesses - leasing factory units, access for staff, deliveries of materials, suppliers OBJECTS to Bunnings if full closure of College St is the result <p>Additional Comment</p> <ul style="list-style-type: none"> OBJECTS to wording two “Preferred Options” – fails to allow individuals or businesses to OBJECT to any closure, Council forcing objectors to choose between a bad option (one-way) and a worse option (total closure). Residents in College and Orient Sts bought their properties knowing that there was a neighbouring industrial area, benefited from the resulting discount in house price. Council proposing closure – windfall for residents while adverse effect small businesses Not reasonable for residents to expect to have no passing traffic. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
151	D15/8176	(Residents, Cressy Road) <ul style="list-style-type: none"> OBJECT to Bunnings planning proposal <p>Reasons:</p> <ul style="list-style-type: none"> Question the need for a Bunnings in Gladesville, with concurrent Masters Home Improvement at North Ryde Two enormous hardware stores not required and would not benefit local community. One store would sufficiently service the area 	<p>OBJECTION to the Bunnings planning proposal is noted.</p> <p>Victoria Rd is considered a regional road and Cressy Rd a higher order road in the road hierarchy than other local streets such as College St. As a result options such as one way were not considered by the traffic study.</p> <p>The Bunnings traffic impacts will be experienced on Cressy</p>	Refer to recommendations for Submission No 1

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		<ul style="list-style-type: none"> Proposed location for the Masters (on existing main arterials of Epping Road and Wicks Road) - less impact on nearby residential streets Current traffic volume is already high, compounded by high development growth in our area, the addition of a large size Bunnings will worsen this quite dramatically, particularly on Saturdays. <p>Other Traffic Study Comments:</p> <ul style="list-style-type: none"> No traffic projections included for Sunday traffic as we also expect these traffic volumes would be high – not in community's interest Study suggests main collector routes like Buffalo Road, Cressy Road and Monash Road function as the next level to Victoria Road - therefore not desirable to place LATM schemes on these roads. Existing traffic on Buffalo Road often uses the road as a "race track", particularly after hours near the intersection with Cressy Road. Hear screeching tyres and smell burnouts from racing. Alternatively request that other options to be investigated (such as speed cameras or speed "bumps"). The current 50 km/hr speed limit is not being adhered to which makes the traffic in this area very dangerous. Urge Council take action on this point, independent of Bunnings. Proximity of the proposed Bunnings site (with its high volume traffic) to multiple proposed childcare centres is a risk for the safety of the children in the community. For children safety - strongly encourage to implement traffic calming measures – need now - Bunnings increased traffic will only make more urgent. 	<p>Road as all options - do nothing, partial or full closure College St – result in increased traffic. Both options for partial and full closure College St divert traffic to Cressy Road, but mitigation measures are able to decrease wait times at the northern approach to the Victoria/ Cressy Rd intersection and improve the intersection performance.</p> <p>The mitigation measures include widening the street at the intersection. This in particular will benefit locals and reduce wait times at the lights.</p> <p><u>Buffalo Road</u> Issues re Buffalo Road traffic are noted. Speed management issues raised and suggestions for a safer pedestrian environment on Buffalo Road, are not included in the recommendations of the Traffic Study. Accordingly they will be referred to Council's Traffic/Transport and Development Management team to prepare a report for consideration of the Ryde Traffic Committee for the development of the speed management scheme in the area that considers</p> <ul style="list-style-type: none"> Signage Pedestrian safety Traffic calming devices <p><u>Hardware Outlets</u> Refer comments for Business Form Submission No 4</p>	
152	D15/8178	<p>(Resident, Percy Street) Community Consultation</p> <ul style="list-style-type: none"> Lives in traffic study area - questions community consultation on traffic study – why not included and invited to forums? How do residents affected by the study find out about the forums? Some decisions shaping options have not taken into account all residents affected. <p>Eltham St One-way</p> <ul style="list-style-type: none"> OBJECTS to proposed network element - closure of Eltham St, east of Westminster Rd Lives in Percy St - closure of Eltham St at the roundabout will mean a redirection of traffic onto Oxford, Percy and Cambridge Sts for road users requiring access to Gerrish St and Pittwater Rd Includes comments on one-way trial in Eltham St - enough has been done for Eltham St Should also consider closure Percy St. <p>Signalised intersection Victoria to Westminster</p> <ul style="list-style-type: none"> OBJECTS to proposed signalised turn from Victoria Rd into Westminster Rd because: <ul style="list-style-type: none"> Will inject more vehicles into quiet residential area Give option of increased shortcuts past Our Lady Queen of Peace school through Oxford/ Cambridge Sts to Victoria Rd Suggests extending right turn lane into Monash Rd so traffic uses sub arterial roads as intended. There is sufficient access via right turn from Victoria into Pittwater Rd, & via right turn Victoria Rd into Monash Rd for access to Ryde Rd Oxford St is a Kiss & Ride Zone for Our Lady Queen of Peace school, currently very dangerous during school hours particularly with the Kiss & Ride in operation, with children and many cars using the 	<p>OBJECTIONS noted to:</p> <ul style="list-style-type: none"> Proposed signalised right hand turn from Victoria Road into Westminster Road Proposed closure in Eltham St. <p>Community Consultation The land owner was contacted by mail out</p> <ul style="list-style-type: none"> In June and August 2013 regarding the Bunnings Planning Proposal, and In February 2014 regarding traffic issues in the local area. This newsletter was distributed in the area between Pittwater Rd and the rail line in Meadowbank, and between the river and Higginbotham Rd. Council has continuously kept the Bunnings Planning Proposal webpage up-to-date. Between September 2014 and February 2015 this web page was visited 633 times by 425 people. Widespread knowledge in the local community would appear to have contributed to the visitation rate. Public Notices were placed in the newspaper in June 2013 and also in December 2014 inviting comment re Bunnings Planning Proposal and Traffic study respectively. 	<p>Refer to recommendations for Submission No 1 in relation to</p> <ul style="list-style-type: none"> speed management Eltham St <p>While no amendments are required to the Planning Proposal or the site specific DCP in relation to Westminster St, it is proposed to require that the proponent of a proposed development for the Primrose Hill site will be required to undertake a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.</p>

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		<p>street - additional traffic will worsen this situation</p> <ul style="list-style-type: none"> If right turn into Westminster Rd from Victoria Rd is to go ahead – suggests Oxford St be made one-way northbound, to stop Oxford St used as access to Victoria Rd via Cambridge St. 	<ul style="list-style-type: none"> All who made submissions or indicated to Council their interest in the project and agreed to be kept updated were contacted regarding community workshops. <p>Boundaries of the traffic study area, as adopted by Council 26 Nov 2013, are greater than the affected area for the Bunnings PP to ensure data capture for traffic modelling purposes.</p> <p>With respect to the decisions of Council - all who made submissions are invited to the Council meeting in order to participate in the process. In addition, should PP proceed and a DA is lodged another opportunity to consider and comment will be provided in accordance with Council's Notification DCP.</p> <p>Signalised Intersection – Victoria/Westminster The RMS has requested additional study of this proposal prior to it being considered for implementation</p> <p>Closure Eltham St (east of Westminster) This is a long term option and will not be considered at this stage.</p>	
153	D15/8180	<p>(Resident, Thompson Street)</p> <ul style="list-style-type: none"> SUPPORTS traffic actions to address the speed management of Higginbotham and Thompson Street Local area - consists of three schools, enlargement of houses and narrow roads Local area needs updated clear signage at all intersections showing destinations One way streets. Chicanes. Off street parking. Discourage large vehicles. Stop buses and trucks going OVER the roundabouts. Amenity - Old, established area, hope that pleasures of residing here will be preserved. 	<p>SUPPORT for the traffic study recommendation for</p> <ul style="list-style-type: none"> speed management of Higginbotham and Thompson Street is noted. 	Refer to recommendations for Submission No 1 in relation to speed management
154	D15/8181	<p>(Resident, Thompson Street)</p> <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study as providing the basis to make some good decisions Increasing issues in this area over the years: <ul style="list-style-type: none"> Significant changes in building and development in this area Increased cars per household parking out streets, Thompson and Higginbotham used as a cut-through Residential streets not being treated as such Local streets too narrow to accommodate both parking and traffic volume - something has to change Added issue of bus depot and increased numbers of buses returning after shifts (over and above just local bus routes). Wants safe place into future Requests significant speed and traffic management strategies put into place, such as: <ul style="list-style-type: none"> Upgrading of the roundabouts to include plants etc so that people are forced to travel more slowly (similar to Princes Street) Change direction of traffic flows in Thompson (similar to Cowell Street) to one way and Ryde Rd the other. 	<p>SUPPORT for recommendations in traffic study is noted.</p> <p>SUPPORT for speed management measures is noted.</p>	Refer to recommendations for Submission No 1

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155	D15/8185	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional Comments: Has children walking to Holy Cross college – issues with safety</p>	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
156	D15/8188	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
157	D15/8189	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments re Tennyson Road/Sth Victoria Road:</p> <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Refer comments on Tennyson Road/South of Victoria Road on Submission No 65</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations for Submission No 65</p>
158	D15/8194	Supports Full Closure Form Submission – Resident Tennyson Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments re Tennyson Road/Sth Victoria Road:</p> <ul style="list-style-type: none"> Disappointed study re traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	<p>Refer comments on Full Closure Submission No 1</p> <p>Refer comments on Tennyson Road/South of Victoria Road on Submission No 65</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations for Submission No 65</p>
159	D15/8195	Supports Full Closure Form Submission – Resident Brereton St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
160	D15/8197	(Business, College Street) <ul style="list-style-type: none"> Out of two unsatisfactory choices - SUPPORTS Option A one-way closure College St Questions why only two options [re College ST Closure] Why not third option - “do nothing” Forcing businesses in College St to SUPPORT a bad option (i.e. one-way closure) Business needs both accesses [both directions] College Street open. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
161	D15/8198	BUSINESS Form Submission - Employee College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer to recommendations for Submission No 4
162	D15/8202	(Business owner College St) <ul style="list-style-type: none"> • OBJECTS to either one-way or full closure in College ST, strongly OBJECTS to any changes in College St • Reasons: adverse effect on business which relies on this access • Limiting access to College St will: <ul style="list-style-type: none"> • Greatly inconvenience staff, clients, deliveries • Affect daily operations, efficiencies, output, attending appointments • Safety issue – limits road access for emergency vehicles • Current employment area for local workers – closure will discourage businesses from moving in – reducing employment and service to Ryde community. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action is recommended in response.
163	D15/8203	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> • SUPPORTS recommendations traffic study • Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments: <ul style="list-style-type: none"> • Additional traffic poses risk to young family • Currently common for cars to speed at the eastern end of Buffalo Rd, and accelerate quickly into Orient St – safety risk to family • Traffic calming measures on the Buffalo Rd and Orient St should rectify this situation. 	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
164	D15/8204	(Resident, Thompson Street) <ul style="list-style-type: none"> • Totally disagrees with the proposal • Strong concerns re future traffic management plan for the area to cater for the new Bunnings store and long term growth of the immediate precinct • Has witnessed increases rat running Thompson St over 20 years – due to poor Traffic management systems, lack of action to reduce traffic risks in area which doesn't cater for increased traffic volumes. Reasons: <ul style="list-style-type: none"> • Will force more vehicles onto Thompson Street to avoid the controls proposed under the development • Thompson St, local residential streets, can't cope with additional capacity due to historical design, local neighbourhood capacity only and due to existing traffic management plan • Introducing more volumes to the corridor will increase risk/ incidents to local residents, school children (Boronia Park Primary School). Requests actions Thompson St: <ul style="list-style-type: none"> • Thompson Street closed off at the Monash Rd intersection to keep traffic volumes on major roads and industrial areas of Pittwater, Ryde, Buffalo, Cressy and Higginbotham Roads • All traffic including buses be re-diverted from Higginbotham Road to Monash and Ryde Road as the alternative route, instead of Thompson Street • Absolutely no trucks over 3 tonne to enter Thompson Street from Pittwater Road turn, street to be sign posted accordingly • Pedestrian refuges in Thompson Street to allow elderly residents and school children to cross the 	OBJECTION to Bunnings planning proposal is noted. OBJECTION to traffic measures is noted. Refer to comments on Full closure Form Submissions in relation to Speed Management	Refer to recommendations for Submission No 1 in relation to Speed Management

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		street without fear of injury or death <ul style="list-style-type: none"> Install roundabouts in Thompson Street at all intersecting streets to temper traffic speed. 		
165	D15/8206	Supports Full Closure Form Submission – Resident Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional Comments Orient St: <ul style="list-style-type: none"> SUPPORTS LATM Orient St: Current safety issues Orient St - speeding cars early mornings and late evenings – workers shortcut through to industrial area, and to Victoria Road via College/Frank Sts or College/Monash Traffic signals – Monash/Eltham/College – Queries how LF turn into College St is to be managed – via signals or “left turn anytime with care” – which might still have [rat run] issues for College/Orient Sts from traffic trying to avoid Monash/Ryde roundabout and proposed Monash/Buffalo Rd roundabout Buffalo and Monash Roads: <ul style="list-style-type: none"> Requests traffic calming also be considered for Buffalo Rd between Nelson Street and Monash Rd - current speeding Buffalo Rd Several traffic calming devices such as roundabouts and speed humps on Devlin/Ryde/Cressy – why not on Buffalo between bus depot and Monash Rd SUPPORTS mountable roundabout at intersection Monash & Buffalo Rds, however on-street parking should be considered for residents with insufficient off-street parking General amenity: <ul style="list-style-type: none"> Moved to Gladesville for residential amenity, location etc. Appreciates future development is necessary and business profitability is essential for economic sustainability but reiterates need to consider residential amenity and safety above all else. 	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
166	D15/8208	Supports Full Closure Form Submission – 7 letters from Residents College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer to recommendations for Submission No 1
167	D15/8246	Supports Full Closure Form Submission (E-mail address only) <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Strongly SUPPORTS full closure College St, for separation of residential and industrial 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
168	D15/8247	Supports Full Closure Form Submission (Resident - Spencer St) College St closure <ul style="list-style-type: none"> SUPPORTS recommendations traffic study, in particular Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic. Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Lives in traffic study area Disappointed study not adequately dealt with the current and future traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney [Hill] development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd. As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures	Refer recommendations for Submission No 1 Tennyson Road/ South of Victoria Road While no amendments are required to the PP or DCP, it is proposed that any density increase in Tennyson Road/South of Victoria Road undertakes a detailed traffic study to identify issues and mitigation measures. This approach is supported by the RMS.

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			in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.	
169	D15/8248	Supports Full Closure Form Submission (Resident – Higginbotham Rd) <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Very concerned about increased traffic from Bunnings development on already busy Higginbotham Rd Wants College St closed and all [Bunnings] traffic to exit via Victoria Rd 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
170	D15/8279 Duplicate D15/8706	Supports Full Closure Form Submission (Lives and works in Gladesville) <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study SUPPORTS full closure College St Separate industrial/business areas from residential, SUPPORT residential amenity Safer for pedestrians, school students/parents using proposed child care centres Help keep on higher order roads designed to carry large volumes of traffic, away from local roads Thanks Council for the opportunity to voice concerns 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
171	D15/8286	(Business, College St) <ul style="list-style-type: none"> Strongly OBJECTS to either full or partial closure of College St Sees no reason for change to traffic management in College St, Bunnings will not change it Residents have known about industrial precinct nearby, does not want businesses to suffer from residents wanting traffic changes Chose industrial location in Gladesville for the easy access. Options A and B will mean business losses through limited access Why does Council only offer two options – why not leave College St as is? There is no heavy vehicle traffic on College St especially with vacancies on Bunnings site 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
172	D15/8300	Supports Full Closure Form Submission <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Strongly SUPPORTS full closure College St, for separation of residential and industrial 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
173	D15/8309	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
174	D15/8315	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.

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175	D15/8320	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
176	D15/8322	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
177	D15/8324	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
178	D15/8349	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Objects to Bunnings if full closure is the outcome of this process.	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
179	D15/8351	(Hunters Hill address) <ul style="list-style-type: none"> Fully SUPPORTS recommendations of the traffic study, in particular the full closure of College Street 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
180	D15/8389	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.

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181	D15/8390	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
182	D15/8399	Supports Full Closure Form Submission (E-mail address only) <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Strongly SUPPORTS full closure College St, for separation of residential and industrial 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
183	D15/8402	Supports Full closure Submissions - Resident - Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Closure of College St and signalised right turn from Victoria Rd into Westminster seem sensible measures in response to Bunnings development Eltham St one way has been implemented – hard to say if it has reduced traffic numbers 	<p>Refer comments for Full Closure Submission No1</p> <p>Refer to comments for Submission 152 in regards to Westminster right hand turn</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer to recommendations for Submission 152 in regards to Westminster right hand turn</p>
184	D15/8403 Duplicate: D15/8503	Supports Full closure Submissions - Outside Ryde LGA <ul style="list-style-type: none"> Daily user of the local road network – aware of the traffic situation SUPPORTS traffic study recommendations SUPPORTS separation of industrial and residential where possible Full closure and other measures would: <ul style="list-style-type: none"> Remove unreasonable traffic burden residential streets Create safer environment for residents, schools, employees industrial estates Preserve residential amenity Stop rat running and speeding Frank & College Sts Confine industrial/commercial traffic to major road network No real inconvenience to existing industrial estate businesses, especially with improved access Victoria Rd Permanent solution to ongoing development. 	Refer comments for Submission No1	Refer recommendations for Submission No 1
185	D15/8522	BUSINESS Form Submission - Employee, College St business <ul style="list-style-type: none"> OBJECTS to full closure College St Will lose job if there is complete closure Concerned also about effect of partial closure on employment and business Partial closure will affect access to office needed several times daily. Delays will affect business - expensive to complete projects, reach worksites on time. 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
186	D15/8526	BUSINESS Form Submission - College St business <ul style="list-style-type: none"> OBJECTS to full closure College St Will lose job if there is complete closure Concerned also about effect of partial closure on employment and business Partial closure will affect access to office needed several times daily. Delays will affect business - expensive to complete projects, reach worksites on time. 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4

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187	D15/8536	BUSINESS Form Submission - Business owner, College St <ul style="list-style-type: none"> OBJECTS to full or partial closure on College St as great inconvenience to business from limited access for staff, clients and deliveries. Limited access to daily trips will add travel time – affects business already in hard times Residents bought properties knowing about industrial area – cannot reasonably expect to not have passing traffic. 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
188	D15/8538	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
189	D15/8541	BUSINESS Form Submission - Managing Director, College St business <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p> <ul style="list-style-type: none"> OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
190	D15/8544	BUSINESS Form Submission - Employee, Frank St business <ul style="list-style-type: none"> Disappointed not given a choice of option of no change to traffic conditions in College St. Limited access through one-way, or worse full, closure in College St will be a great inconvenience OBJECTS to full closure of College St Objects to Bunnings if full closure is the result 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.
191	D15/8551	(Resident, Ryde Road) <ul style="list-style-type: none"> OBJECTS strongly to proposed traffic and parking changes and proposed infrastructure identified under the traffic study Lives in traffic study area, and notes significant development interest in recent years in Gladesville area. Gladesville comprises a mix of uses, and is an area covered by heritage <p>Consultation:</p> <ul style="list-style-type: none"> Council and Bitzios failed to consult with community and residents adequately regarding impacts on road safety, heritage nature of Gladesville area Short notice, limited promotion of consultation events <p>Ryde Road:</p> <ul style="list-style-type: none"> Proposed traffic measures – outrageous and dangerous for Ryde Rd residents. Congestion on Victoria Rd especially from Monash Rd to Tennyson Rd leads to alternative routes and increased volumes on Ryde Rd/Monash Rd/Buffalo Rd, and College/Orient Sts. Proposed Eltham St one-way eastbound squeezes more traffic back on to Ryde Rd as a rat run alternative 	<p>Objection to changes to the road network changes – “Do nothing” scenario</p> <p>Refer to comments for Submission No 24 in relation to “Do nothing”</p> <p>Refer to comments for Submission No 4 in relation to development / growth, trucks and other matters</p> <p>Refer to comments for Submission No 152 in relation to consultation</p>	No further action is recommended in response.

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		<ul style="list-style-type: none"> Ryde Rd traffic will be second heaviest as a result (Victoria Rd carrying the heaviest) Study identifies current busiest volumes on Ryde Rd on Saturdays and preferred option raises already high traffic volumes by the highest level other than Victoria Rd Proposing the signalised intersection to Monash/Ryde Rds acknowledges the higher volume Local roads are for local traffic, Victoria Rd should carry the high volume traffic Some roads have 3 tonne limit, trucks are already using Ryde Rd as rat run to Victoria Rd. Excessive heavy vehicle use of Ryde Rd is not in the interests of local pedestrian safety Ryde Rd has current issue with frequent heavy vehicles and construction trucking <p>Other comments re traffic study:</p> <ul style="list-style-type: none"> Proposed changes lack suitable planning infrastructure for the enormity of the proposed development Proposed changes disregard residents, children and schools. 		
192	D15/8552	Supports Full Closure Form Submission - Resident, Eltham St, Gladesville <ul style="list-style-type: none"> Thanks Council for traffic recommendations that balance concerns and needs of residents making with the importance of redevelopment SUPPORTS recommendations of traffic study, especially separation of industrial and residential traffic SUPPORTS full Closure College St 	Refer comments for Submission No 1	Refer recommendations for Submission No 1
193	D15/8650	(Oates Ave, Gladesville) <ul style="list-style-type: none"> Concerned that traffic study appears to not take into account/refer to minor streets affected by the development Oates Ave is increasingly used as a rat run between Buffalo Rd and Pittwater Rd to avoid increasing congestion on Ryde Rd and Higginbotham Rd Speeding is also an issue Bunnings development will worsen the situation Requests consideration speed humps on back streets to discourage short cuts. 	Refer comments for Submission No 1	Refer recommendations for Submission No 1
194	D15/8692	(College St business) <ul style="list-style-type: none"> Strongly OBJECTS to both options for College St Partial or full closure will cause inconvenience to business and staff due to limited access on College St Leave traffic situation as is on College St, as there will be no issue with Bunnings access via Victoria Rd 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
195	D15/8693	Supports Full Closure Form Submission - Outside Ryde LGA <ul style="list-style-type: none"> SUPPORTS traffic study recommendations SUPPORTS full closure College St as recommended Concerned for safety of family and friends - College St would be safer if made into a cul-de-sac Bunnings development – huge impact on residents College St Increase in traffic on College St will pose safety risk Current issues speeding on College St. 	Refer comments for Submission No 1	Refer recommendations for Submission No 1
196	D15/8697	(Western Crescent, Gladesville) <ul style="list-style-type: none"> Please minimise traffic in Gladesville No more developments that create more traffic 	Noted	No action in response

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197	D15/8698	Supports Full Closure Form Submission (Resident, Eltham St, Gladesville) <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study SUPPORTS full Closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
198	D15/8700	Supports Full Closure Form Submission - Local business operator, Higginbotham Rd <ul style="list-style-type: none"> SUPPORTS measures under traffic study In particular SUPPORTS full closure College St Concerns re traffic in local area <ul style="list-style-type: none"> speeding issues – already ignore existing speed bumps safety issue – difficult for pedestrians to cross near bus stops effects of predicted increased traffic on residential amenity – increased noise, parking shortages, increased travel times and accidents Requests to following measures: <ul style="list-style-type: none"> Full closure College St – partial closure not adequate Roundabouts with trees on every intersection long Higginbotham Rd and Thompson St Speed mitigation measures in Higginbotham Rd and Thompson St Pedestrian crossing near bus stops Local road modifications implemented prior to Bunnings development approval One entrance to Bunnings – Victoria Rd/Tennyson Rd intersection 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
199	D15/8701	Supports Full Closure Form Submission - Higginbotham Rd <ul style="list-style-type: none"> SUPPORTS measures under traffic study In particular SUPPORTS full closure College St Concerns re traffic in local area <ul style="list-style-type: none"> speeding issues – already ignore existing speed bumps safety issue – difficult for pedestrians to cross near bus stops effects of predicted increased traffic on residential amenity – increased noise, parking shortages, increased travel times and accidents Requests to following measures: <ul style="list-style-type: none"> Full closure College St – partial closure not adequate Roundabouts with trees on every intersection long Higginbotham Rd and Thompson St Speed mitigation measures in Higginbotham Rd and Thompson St Pedestrian crossing near bus stops Local road modifications implemented prior to Bunnings development approval One entrance to Bunnings – Victoria Rd/Tennyson Rd intersection 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
200	D15/8703	Supports Full Closure Form Submission - Business, Higginbotham Rd <ul style="list-style-type: none"> Concerned re traffic in local area – impact on business I Higginbotham Rd SUPPORTS measures under traffic study In particular SUPPORTS full closure College St Concerns re traffic in local area <ul style="list-style-type: none"> speeding issues – already ignore existing speed bumps safety issue – difficult for pedestrians to cross near bus stops effects of predicted increased traffic on residential amenity – increased noise, parking shortages, increased travel times and accidents Requests to following measures: <ul style="list-style-type: none"> Full closure College St – partial closure not adequate Roundabouts with trees on every intersection long Higginbotham Rd and Thompson St Speed mitigation measures in Higginbotham Rd and Thompson St Pedestrian crossing near bus stops 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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		<ul style="list-style-type: none"> Local road modifications implemented prior to Bunnings development approval One entrance to Bunnings – Victoria Rd/Tennyson Rd intersection 		
201	D15/8705	Supports Full Closure Form Submission - Regular visitor to relatives in Orient St <ul style="list-style-type: none"> SUPPORTS traffic study recommendations SUPPORTS full closure College St Suggest Council potentially liable for any injury to children and other local residents caused by increased traffic. Reducing speed, increasing safety for residents, maintaining residential amenity – all important issues for the local community 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
203	D15/8709	(Business, College St) <ul style="list-style-type: none"> OBJECTS to full or partial closure of College St because of effect on business Drivers, customers and staff need access to entrance in both directions. 	OBJECTION to any closure in College St is noted. Refer comments on BUSINESS Form Submission No 4 Refer comments on Do Nothing scenario Submission No 24	Refer recommendations for Submission No 4
204	D15/8710	Supports Full Closure Form Submission - Resident, Higginbotham Rd <ul style="list-style-type: none"> SUPPORTS traffic study, wants the following: Extra speed control measures, road islands/pedestrian refuges in Thompson St & Higginbotham Rd Prevent right hand turns from southbound traffic on Pittwater Rd into Thompson St Signage directing traffic to main roads (i.e. Monash Rd, Ryde Rd) 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
205	D15/8712	(Employee, College St business) <ul style="list-style-type: none"> Does not want closure of College St because it will adversely affect this business and others in the area Deliveries will not be able to easily access business College and Orient St residents cannot reasonably expect to have industrial area shut down Bunnings store will not increase traffic in these streets because it is replacing a number of businesses that have been operating at the site Some businesses at the site have high turnover of traffic and most are parking on College and Orient Sts. Bunnings will alleviate traffic on College St by reducing the number of vehicles parked on the street 	OBJECTION to any closure in College St is noted. Refer comments on BUSINESS Form Submission No 4 Refer comments on Do Nothing scenario Submission No 24	Refer recommendations for Submission No 4
206	D15/8715	Supports Full Closure Form Submission (Outside LGA) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
207	D15/8739	Supports Full Closure Form Submission (Outside LGA) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
208	D15/8742	Supports Full Closure Form Submission (Outside LGA) <ul style="list-style-type: none"> Frequent visitor to residents in College St SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St Bunnings proposal present marked increase risk of damage to people and property, incumbent on Council to mitigate risk Adoption of proposed measures, including full closure College St, should assist mitigating risk to safety. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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209	D15/8744	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> Frequent visitor to friends on College St for 20 years Has noticed traffic on College and Orient Sts is quiet on the weekends, compared to busy on weekdays SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St Bunnings proposal present marked increase risk of damage to people and property, incumbent on Council to mitigate risk Adoption of proposed measures, including full closure College St, should assist mitigating risk to safety. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
210	D15/8748	Supports Full Closure Form Submission (Resident, Tennyson Rd) <ul style="list-style-type: none"> Lives in traffic study area College St closure <ul style="list-style-type: none"> SUPPORTS recommendations traffic study, in particular Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic. Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study has not adequately dealt with the current and future traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney [Hill] development & RALC traffic Bunnings will add to current traffic issues Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	Refer comments on Full Closure Submission No 1 Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd. As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.	Refer recommendations for Submission No 1 Refer recommendations for Submission No 24
211	D15/8749	Supports Full Closure Form Submission (Outside LGA) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
212	D15/8752	Supports Full Closure Form Submission (Outside LGA) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
213	D15/8755	Supports Full Closure Form Submission (Resident, Tennyson Rd) <ul style="list-style-type: none"> Lives in traffic study area College St closure <ul style="list-style-type: none"> SUPPORTS recommendations traffic study, in particular Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic. Tennyson Road/Sth Victoria Road: <ul style="list-style-type: none"> Disappointed study has not adequately dealt with the current and future traffic issues on southern side of Victoria Rd Tennyson Rd and surrounding streets under pressure from Putney [Hill] development & RALC traffic Bunnings will add to current traffic issues 	Refer comments on Full Closure Submission No 1 Tennyson Road/South of Victoria Road The scope of the traffic study included assessment of whether or not traffic volumes will exceed acceptable growth and if so recommend mitigation measures. The traffic model identifies and quantifies traffic growth in Tennyson Rd. It also indicates that the Tennyson/Victoria intersection experiences congestion on the Victoria Rd leg in the PM peak due to the storage capacity i.e. the short distance between Tennyson and Morrison Rd.	Refer recommendations for Submission No 1 Refer recommendations for Submission No 24 .

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		<ul style="list-style-type: none"> Even more development planned – 2-12&14 Tennyson Road PP, child care centre cnr Victoria Rd/Tennyson Rd, Primrose Hill, expansion of Putney Hill. 	As a result of the study and traffic modelling, the consultants did not identify a need for mitigation measures in Tennyson Road/south of Victoria Road, as a result of traffic associated with the Bunnings planning proposal.	
214	D15/8758	Supports Full Closure Form Submission (Resident Orient St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
215	D15/8759	Supports Full Closure Form Submission (Resident, Orient St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
216	D15/8761	Supports Full Closure Form Submission (Resident, Owen St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study SUPPORTS full closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
217	D15/8764	Supports Full Closure Form Submission (Resident, Owen St) <ul style="list-style-type: none"> Elderly resident of Owen St, safety is an issue SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
218	D15/8767	Supports Full Closure Form Submission (Resident, Owen St) <ul style="list-style-type: none"> Elderly resident of Owen St, safety is an issue SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
219	D15/8768	Supports Full Closure Form Submission (Outside Ryde LGA, relatives live in Orient St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
220	D15/8785	Supports Full Closure Form Submission (Outside Ryde LGA, relatives live in Orient St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
221	D15/8786	Supports Full Closure Form Submission (Relatives live in Owen St) <ul style="list-style-type: none"> Concerned for elderly parents who live in Owen St SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
222	D15/8791	Supports Full Closure Form Submission (Resident, College St, Gladesville) <ul style="list-style-type: none"> Fully SUPPORTS traffic study, in particular: SUPPORTS full closure College St Closure would enable separation industrial and residential, and both local residents and industry to equally share Gladesville in a fair way Concerned about traffic impact of Bunnings on local residences –increased pollution, traffic risks for local residents/school children. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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223	D15/8793	Supports Full Closure Form Submission (Out of Ryde LGA, relatives in Owen St) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
224	D15/8797	Supports Full Closure Form Submission (E-mail address only) <ul style="list-style-type: none"> SUPPORTS the recommendations of the traffic study Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
225	D15/8798	(Online submission – No name or contact details provided) <ul style="list-style-type: none"> Submission states “install roundabouts” 	<p>The traffic study recommends a roundabout at the intersection of Monash and Buffalo Rd.</p> <p>A speed management scheme is also recommended by the study</p> <p>Refer comments on Full Closure Submission No 1 in relation to speed management</p>	Refer recommendations for Submission No 1 in relation to speed management
226	D15/8814	Supports Full Closure Form Submission (Resident, Eltham St) <ul style="list-style-type: none"> Thanks Council for traffic recommendations that balance concerns and needs of residents with the importance of redevelopment SUPPORTS recommendations of traffic study, especially separation of industrial and residential traffic SUPPORTS full Closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
227	D15/8823	(Owner 2 College St and 10 Monash Rd) <ul style="list-style-type: none"> Submits comment on the proposed traffic signals at: Intersection at Eltham/Monash/College St identified in the traffic study Raises concern that there is not enough detail regarding the Intersection, and suggests that more detail is required before any decision is made in particular: <ul style="list-style-type: none"> No justification is provided in the traffic study report for the traffic signals Ambiguity about who will pay for the work and how. No detail on whether any land acquisition is required to signalise this intersection. 	<p>The RMS raises issues regarding the proposed signals at the intersection of Monash Rd / Eltham and College Streets. RMS permission is required in order to install traffic signals. This proposal is therefore is extremely unlikely to go ahead.</p> <p>It is recommended that Council's Traffic/Transport and Development Management monitor the functions of this intersection following commencement of operations on the Bunnings site.</p>	No further action is recommended in response.
228	D15/8827 And: D14/11899 2 (made 28 Nov 2014 following 27 Nov information session)	BUSINESS Form Submission - Managing partner / owners of Industrial units, College St <ul style="list-style-type: none"> Strongly OBJECTS to any closure of College St that may inhibit small businesses - leasing factory units, access for staff, deliveries of materials, suppliers As managing partner - any change to traffic access into and out of College St will impact financially OBJECTS to Bunnings if full closure of College St is the result OBJECTS to wording two “Preferred Options” – fails to allow individuals or businesses to OBJECT to any closure, Council forcing objectors to choose between a bad option (partial) and a worse option (total closure). Residents in College and Orient Sts bought their properties knowing that there was a neighbouring industrial area, and benefitting from the discount in house price. Council offering closure of College St is offering these residents a windfall while adversely affecting some 70 small businesses, some of which are already struggling <p>Interim Submission made: 28 November 2013 Makes comments regarding the College St one-way closure option, as follows:</p> <ul style="list-style-type: none"> Requests closer consideration of other options for deterring rat-run traffic through Monash Rd and Orient St rather than a physical one-way option 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on “Do Nothing” scenario Submission No. 24</p>	No further action is recommended in response.

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		<ul style="list-style-type: none"> Suggests that more hard data is required to be collected on actual traffic counts and observed traffic behaviour Suggests a signage campaign to identify to motorists the best route to the Bunnings/bulky goods site – in place 12 months prior and two years following opening of Bunnings, whilst more hard data is collected. SUPPORTS deterring traffic from leaving the Bunnings/bulky goods development site via College St. Submits that the reconfigured entrances/exits (differing from the original planning proposal concept) might achieve 80% of this objective SUPPORTS attempting to get “the right traffic for the right street”. This proposition includes vehicles servicing both the residences in College and Orient, and the small businesses and workers currently in College St west. Implores that residents also consider how difficult trading conditions and employment opportunities are in the light industrial areas. 		
229	D15/8832	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
230	D15/8835 Duplicate: D15/8836	Full Closure Form Submission - Resident, Buffalo Rd, corner Orient St <ul style="list-style-type: none"> Strongly SUPPORTS traffic study recommendations Strongly SUPPORTS measures to separate residential and industrial traffic Strongly SUPPORTS full closure of College St west or Orient St between numbers 25 and 27 Reasons for support: <ul style="list-style-type: none"> Heavy impact of Bunnings and other development on residents if no measures are put in place Full closure will eliminate current rat runs, speeding Industrial area on Frank and College Sts will not be disadvantaged by closure One-way option will not work (refer Residential pro forma) Concerns re existing issues not addressed: <ul style="list-style-type: none"> Concerned that the traffic study does not address the following existing issues which have been raised with Council during community consultation previously, and which affect safety of both residents and commercial tenants: Intersection at Orient St and Buffalo Rd is dangerous because: <ul style="list-style-type: none"> Vehicles parked either side of Buffalo obscure vision Speeding of rat running traffic (through College and Orient Sts) towards this intersection Suggests limiting access to left in left out of Orient St into Buffalo Rd Buffalo Road – pedestrian safety: <p>Currently no pedestrian crossings on Buffalo Rd between Monash and Cressy Roads – a serious and long overlooked safety issue - needs to be addressed given projected traffic volumes</p> Thompson St and Higginbotham Rd: <ul style="list-style-type: none"> Vehicle numbers should be reduced in both streets Prevent right turn access onto Thompson from Pittwater Road (towards Victoria Rd) General: <ul style="list-style-type: none"> Observations of traffic issues in local streets which were provided to Council in a previous submission are included also in this submission. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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231	D15/8837	BUSINESS Form Submission - Employee, College St business) <ul style="list-style-type: none"> • OBJECTS to full closure College St, prefers partial closure • Either partial or full closure will result in inconvenience to staff and deliveries and may impact on business • OBJECTS to Bunnings development if it results in full closure of College St 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
232	D15/8861	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
233	D15/8862	Supports Full Closure Form Submission (No address provided) <ul style="list-style-type: none"> • Thanks Council for traffic recommendations that balance concerns and needs of residents making with the importance of redevelopment • SUPPORTS recommendations of traffic study, especially separation of industrial and residential traffic • SUPPORTS full Closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
234	D15/8867	Supports Full Closure Form Submission (No address provided) <ul style="list-style-type: none"> • Thanks Council for traffic recommendations that balance concerns and needs of residents making with the importance of redevelopment • SUPPORTS recommendations of traffic study, especially separation of industrial and residential traffic • SUPPORTS full Closure College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
235	D15/8869	Supports Full Closure Form Submission (Resident, Orient St) <ul style="list-style-type: none"> • SUPPORTS the recommendations of the traffic study • Strongly SUPPORT full closure of College St, and separation of industrial and residential traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
236	D15/8872	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
237	D15/8876	BUSINESS Form Submission - Managing Director, College St business <ul style="list-style-type: none"> • Strongly OBJECTS to full closure of College St • College St access is one of the main reasons for purchasing College St industrial unit • Believes Council is looking after the minority being some residents and Bunnings. • Contact made with solicitor suggests there is a strong case against the Council for restraint of trade if the College St proposal goes ahead Reasons for objection:	OBJECTION to full closure in College St is noted. (Preference for a one-way closure over full closure is noted.) Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
238	D15/8878	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
239	D15/8879	Full Closure Form Submission - Gladesville resident <ul style="list-style-type: none"> • SUPPORTS recommendations of traffic study, in particular SUPPORTS full closure of College St to minimise fast through traffic from Frank St into College St • Concerned for safety of young family and friends 	Refer comments on Full Closure Form Submission No 1	Refer recommendations for Submission No 1

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		<ul style="list-style-type: none"> Has children booked into Frank St child care Important that increased traffic from proposed large scale Bunnings is managed appropriately to ensure safety of young children in the area. 		
240	D15/8886	<p>(Residents of two properties in Eltham St)</p> <ul style="list-style-type: none"> Submitted also on behalf of neighbours Questions and comments are made in respect of the traffic study Table 8.1 If College St is closed, what about turning opportunity for the larger trucks that frequent the commercial businesses on northern side of College St – will Bunnings include a turning bay for this purpose? Have any estimates been obtained on vehicles which would use the signalised right turn onto Westminster rather than Monash Road Study states closure of Eltham eastbound at Westminster will have minimal impact on traffic volumes – how likely and when? <p>Eltham St one-way:</p> <ul style="list-style-type: none"> If Eltham St eastbound is not closed and traffic is expected to increase through Eltham St due to Bunnings and other developments – will parking restrictions also be implemented on Eltham St? Suggests making Eltham St all one-way rather than just from Monash Rd to Westminster Rd. 	<p>Refer comments on BUSINESS Form Submission No 4 in relation to truck turning</p> <p>Refer comments on Full Closure Form Submission No 1 in relation to Eltham St</p> <p>Refer comments on Submission No 152 in relation to Westminster right hand turn</p>	<p>Refer recommendations for Submission No 1</p> <p>Refer recommendations on Submission No 152 in relation to Westminster right hand turn</p>
241	D15/8888	SUPPORTS full closure of College St and other recommendations of the traffic study	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
242	D15/8890	<p>Full Closure Submission - Resident, Orient St</p> <ul style="list-style-type: none"> SUPPORTS recommendations of traffic study Strongly SUPPORTS separation of industrial and residential traffic and full closure of College St <p>Reasons for SUPPORT:</p> <ul style="list-style-type: none"> Bunnings and other development is inevitable, evident also in two DAs for child care centres Development should not unnecessarily and unreasonably burden residents. Measures should be put in place now. Reasons for supporting full closure: Solutions to potential loss of residential amenity on College St & streets in the vicinity Most effective way of separating industrial/commercial and residential traffic Eliminate speeding and use of College St as a rat run, ensure safety of residents, school; students and users of the industrial park Businesses will be benefit from better access in Frank St, increased exposure and property values in proximity to Bunnings Proposed one-way option (partial closure) is not viable – far worse than Eltham S <p>Also SUPPORTS the following measures:</p> <ul style="list-style-type: none"> Speed management in Higginbotham Rd and Thompson St New signals at Eltham/Monash/College intersection. <p>Suggests also pedestrian crossing on Buffalo Rd to improve the safety of residents, business owners and their staff on these busy streets.</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
243	D15/8892 Duplicate: D15/9927	<p>(Resident, Thompson St)</p> <ul style="list-style-type: none"> • Very concerned about existing and additional traffic on Thompson St as a result of the Bunnings/bulky goods development • Traffic on Thompson has increased dramatically over the years • Current issues on Thompson: many cars and trucks, speeding, difficult for pedestrians to cross, traffic noise starting early morning and continuing late into the night • Situation will only worsen, increasing traffic particularly on weekends. <p>Wants for Thompson St:</p> <ul style="list-style-type: none"> • Traffic volumes not to increase further • Speed of traffic reduced and speed limit enforced • Street made safe particularly for elderly residents and children <p>Suggests the following for Thompson St:</p> <ul style="list-style-type: none"> • Roundabouts at all intersections on Higginbotham Rd/Thompson St with shrubs (e.g. at Princess St and corner Westminster/Ryde Rds) • Road island/refuge at Atkinson Reserve – not a speed hump as too noisy • Prevent right hand turns from Pittwater into Thompson St • Install signage directing traffic to Ryde and Buffalo Rds • Close College St so Bunnings traffic enters via Victoria Rd. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1 in relation to speed management
244	D15/8896	<p>BUSINESS Form Submission - Industrial units, College St</p> <ul style="list-style-type: none"> • Strongly OBJECTS to any closure of College St that may inhibit small businesses - leasing factory units, access for staff, deliveries of materials, suppliers • OBJECTS to Bunnings if full closure of College St is the result • OBJECTS to wording two "Preferred Options" – fails to allow individuals or businesses to object to any closure, Council forcing objectors to choose between a bad option (partial) and a worse option (total closure). • Residents in College and Orient Sts bought their properties knowing that there was a neighbouring industrial area, benefited from the resulting discount in house price. Council proposing closure – windfall for residents while adverse effect small businesses 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
245	D15/8899	<p>(Resident, Thompson St)</p> <p>Bunnings will bring unreasonable increase in traffic to Thompson St. Rejects proposal and requests more consultation</p>	Noted as an objection to the Bunnings planning proposal.	No further action is recommended in response.
246	D15/8901	<p>(Resident, Thompson St)</p> <p>SUPPORTS roundabouts at</p> <ul style="list-style-type: none"> • Thompson/Swan/Short • Thompson/The Strand • Pedestrian safety near Atchison Reserve 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1 in relation to speed management
247	D15/8903	SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
248	D15/8904	SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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249	D15/8906	(Ryde address, has interest in a College St business) OBJECTS to full closure of College St as it will affect business interest in College Street	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
250	D15/8909	(Local business, requires access to business in College Street) OBJECTS to full closure of College St as it our smash repairer is in College St and it will affect our ability to have our fleet assessed / repaired.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
251	D15/8913 Duplicate: D15/9094	(Resident, Nelson St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. Is particularly concerned about <ul style="list-style-type: none"> • pedestrian safety • speeding Nelson St • rubbish strewn on nature strips in the commercial areas • parking over flow from the commercial business in local streets • rat running Nelson St Requests a residents parking scheme	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1 in relation to speed management
252	D15/8924	(Ryde LGA business address) <ul style="list-style-type: none"> • This will affect our deliveries to our customers. 	Refer comments on BUSINESS Form Submission No 4 and “Do Nothing” scenario Submission No. 24	No further action recommended
253	D15/8928	(North Ryde address) OBJECTS to the closure of College St because <ul style="list-style-type: none"> • Full closure is not in the interest of business in the area. • Holy Cross school access to the sporting fields will be impacted 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
254	D15/8929 Duplicate: D15/8932	(Resident, Buffalo Rd) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. Is particularly concerned about pedestrian safety in and speeding in Buffalo Rd	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1 in relation to speed management
255	D15/8930	(Resident, Lyndhurst St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. Is particularly concerned about pedestrian safety in Lyndhurst Street	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1 in relation to speed management
256	D15/8948	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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257	D15/8950	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
258	D15/8953	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
259	D15/8955	(Local resident and Shareholder in College St business) SUPPORTS Do Nothing approach because College St closure options will <ul style="list-style-type: none"> • Impact on access to his College St business • impact on business • will only benefit Bunnings and residents • other councils are trying to reduce traffic on Victoria Rd while Ryde is forcing it onto Victoria Road 	Refer comments on “Do Nothing” scenario Submission No. 24	No further action is recommended
260	D15/9000	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
261	D15/9001	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
262	D15/9002	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
263	D15/9003	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
264	D15/9004	(Ryde resident) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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265	D15/9008	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
266	D15/9024	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
267	D15/9026	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
268	D15/9027	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
269	D15/9028	BUSINESS form submission Employed at Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Half, or worse, full closure will inconvenience me by having limited access to College St • OBJECTS to Bunnings development if full closure is the result 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” Submission No. 24	No further action is recommended in response.
270	D15/9552	(Owner & Chairman, Frank St businesses) BUSINESS Form Submission Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
271	D15/9057	(Business, College St) <ul style="list-style-type: none"> • Strongly OBJECTS to either Option A or Option B for College St • Sees no reason for change to traffic management in College St, never been a problem, Bunnings will not change it • There is no heavy vehicle traffic on College St especially with vacancies on Bunnings site. • Residents have known about industrial precinct nearby, does not want businesses to suffer from residents wanting traffic changes • Chose industrial location in Gladesville for the easy access. Options A and B will mean business losses through limited access. • Why does Council only offer two options – why not an option to leave College St as is? 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” scenario Submission No. 24	No further action is recommended in response.

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272	D15/9074	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
273	D15/9101	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
274	D15/9105	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
275	D15/9108	Full Closure Submission SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
276	D15/9126	(Quarry Road, Ryde) <ul style="list-style-type: none"> • OBJECTS to full closure College Street – impacts on business 	OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
277	D15/9131	Submission by planning consultants (DFP Planning Pty Ltd) on behalf of Bunnings Group Ltd (the PROPONENT) Refer also discussion on this submission in report to Council 14 April 2015 The submission identifies key points from the traffic study, in particular network improvement measures identified in the study as associated with Bunnings, as including: <ul style="list-style-type: none"> - College Street closure separating the industrial and residential areas - Cressy Road widening to two lanes to allow double right turn into Victoria Road - Proposed access point into Bunnings site at Tennyson Road and Victoria Road. The focus of this submission is on the College Street closure issue - partial closure is the preferred outcome for the following reasons: <ul style="list-style-type: none"> • The partial closure achieves the Study objective to minimise the impacts of development traffic in local residential areas, particularly in off-peak times. • The full closure unreasonably burdens the existing business community by reducing accessibility and on-street car parking supply, which is contrary to the Study objective. • The partial closure achieves an equitable outcome for the existing residential and business community. • The full closure and the need for a cul-de-sac will require the removal of more street trees having an adverse streetscape outcome. • The full closure diverts more traffic onto other roads in the locality including Cressy Road which is also residential street. This outcome is contrary to the Study objective to minimise the impacts of development traffic in local residential areas. • The existing residential area of College Street and Orient Street has existed for many years adjacent to the industrial area and it is an inequitable outcome for the full closure to unreasonably impact other local businesses and residential development along Cressy Road. • Reduced vehicle accessibility for the industrial area could reduce its marketability for local businesses 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4 This submission is addressed in detail by the Council report 14 April 2015 in relation to the Planning Proposal for 461-495 Victoria Rd	Refer recommendations for Submission No 4

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		<p>undermining the Council's objective of protecting employment generating land.</p> <ul style="list-style-type: none"> The Study objective of improving pedestrian safety and convenience can still be achieved with a partial closure. The full closure has the potential to reduce casual surveillance and anti-social behaviour. <p>For the reasons outlined in this submission DFP Planning is of the opinion that the partial closure is the more sensible solution that achieves a balanced outcome for the existing residential community of College Street and Orient Street whilst not unreasonably burdening other residential areas or disadvantaging the existing industrial businesses."</p>		
278	D15/9134	<p>BUSINESS Form Submission - Employee, Frank St business</p> <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p>	<p>Preference for a one-way closure over full closure is noted.</p> <p>OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4
279	D15/9140	<p>(Local resident, frequent visitor to friends at College St)</p> <p>SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
280	D15/9142	<p>(Employee, College St business)</p> <p>SUPPORTS Do Nothing approach because College St closure options will</p> <ul style="list-style-type: none"> create a lot of traffic, add time to work journey including drop/off pickup kids to/from school, impact on future employment, family income 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer comments on BUSINESS Form Submission No. 4</p> <p>Refer comments on "Do Nothing" option Submission No. 24</p>	No further action is recommended in response.
281	D15/9143	<p>BUSINESS Form Submission - Business, Frank St</p> <p>SUPPORTS partial closure of College St as full closure will impact on emergency vehicles</p>	<p>Preference for a one-way closure over full closure is noted.</p> <p>OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4 in relation to emergency vehicles</p>	Refer recommendations for Submission No 4
282a	D15/9149	<p>(Formerly residents College St, relatives in Monash Rd)</p> <p>SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
282b	D15/9149	<p>(Formerly residents College St, relatives in Monash Rd)</p> <p>SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
283	D15/9157	<p>BUSINESS Form Submission - Employee, Frank St business</p> <p>Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business</p>	<p>Preference for a one-way closure over full closure is noted.</p> <p>OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4

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284	D15/9158 And similar: D15/12132	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
285	D15/9160	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
286	D15/9163	(Resident, Imperial Ave Gladesville) <ul style="list-style-type: none"> Considerable work has been done on the traffic planning for the proposed Bunnings Suggests it would be best that traffic to and from the Bunnings site is properly managed on Victoria Road, because: <ul style="list-style-type: none"> Experience with other similar size commercial developments shows that if access is efficient the main road will not be impeded, and drivers both delivery and customers, will not look for detours from main road There is scope for lengthening Victoria Rd centre lane northbound approach for right turn lane into Frank St A similar lane could be added for westbound vehicles turning right at Tennyson Rd intersection. Adequate parking on-site, coupled with efficient entry and exit, will deter customers will deter parking on local streets Anecdotally local drivers prefer Buffalo Rd to Victoria Rd in morning and afternoon school zone periods Traffic management in local streets for greater safety and residential amenity can have unexpected negative impacts or traffic problems shift to adjacent areas. Some measures proposed may lead to this, might not be needed if traffic properly managed on Victoria Road Bunnings Rydalmere is a good example of traffic management - appears to cause less disruption to traffic on Victoria Rd than does the pedestrian crossing at the entrance. 	<p>The Bunnings Gladesville Traffic and Parking study has identified the issues raised in this submission. These observations were presented to Community workshop August 2014 where the local issues were confirmed. Subsequently the traffic model tested options and the traffic consultant team developed road network improvements for Council's consideration.</p> <p>Victoria Road is currently being widened along the boundary of the Bunnings site.</p> <p>Refer comments on Full Closure Submission No 1</p>	Refer recommendations for Submission No 1
287	D15/9166 Plus additional comments: D15/12363	Full Closure Submission - Resident, Orient St - Resident, Buffalo Rd <ul style="list-style-type: none"> Strongly SUPPORTS full closure of College St to achieve separation of industrial and residential traffic, in reference to one way SUPPORTS installation of mountable roundabout at Buffalo Rd and Monash Rd intersection Buffalo Rd is already congested on weekends – shoppers travelling to/from Top Ryde City Bunnings generated traffic from Lane Cove Rd area should remain on Lane Cove Rd through Victoria Rd, and not encouraged to shortcut into Monash or Buffalo Rds Buffalo, Monash and Cressy Rds are collector roads – should not be carrying through traffic avoiding congested arterial roads Residential amenity along collector roads is also an issue Residential amenity already suffering due to use of roads as rat runs Questions whether Bunnings and bulky goods should be at Gladesville location adding to an already congested area. A pedestrian crossing should be considered, in light of increasing traffic, for Buffalo Rd as none exists on Buffalo between Monash and Cressy. 	Refer comments on Full Closure Submission No 1 – particularly in relation to speed management	Refer recommendations for Submission No 1
288	D15/9167	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	<p>Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted.</p> <p>Refer comments on BUSINESS Form Submission No 4</p>	Refer recommendations for Submission No 4

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289	D15/9169	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
290	D15/9171	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
291	D15/9172	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
292	D15/9175	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
293	D15/9178	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
294	D15/9188	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
295	D15/9189	(Resident, Buffalo Rd) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. Additional Comments <ul style="list-style-type: none"> • SUPPORTS other recommendations of the Traffic Study • Safe means of crossing Buffalo at Orient St • Left in left out of Orient at Buffalo 	Refer comments on Full Closure Submission No 1 – particularly in relation to speed management	Refer recommendations for Submission No 1
296	D15/9192	(Resident, College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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297	D15/9195	(Manager, College St business) <ul style="list-style-type: none"> Strongly OBJECTS to proposed traffic changes in College St as affecting business which relies on easy access by employees, customers and people delivering/picking up goods/products. Does not see logic of either Option A or B, as both impede access, Does not see justification for Council spending on this type of development to privilege the few residents versus large number of businesses employees, contractors, customers of College St industrial park. 	<p>OBJECTION to ANY closure of College St is noted - Do nothing option preferred</p> <p>Refer also comments on BUSINESS Form Submission No. 4</p> <p>Refer also comments on "Do Nothing" scenario Submission No. 24</p>	No further action is recommended in response.
298	D15/9202	(Residents, Percy St) (See also D15/9776 and D15/12298) <p>Consultation</p> <ul style="list-style-type: none"> Community not adequately consulted on traffic study Made aware of traffic study exhibition via a letterbox drop from a community group The study references community feedback - an over-representation from interested parties from certain streets Requests extension to exhibition period Requests that in reporting the study each submission be acknowledged and provided to Council so that the Councillors can consider the residents' concerns rather than read a summary table of planning issues as perceived from Council's Strategic Planning team. <p>Study comments</p> <ul style="list-style-type: none"> Study fails to identify cnr Westminster Rd and Victoria Rd development site which impacts streets in this area Study fails to account for cumulative impacts as a result of traffic and parking <p>Parking – potential development</p> <ul style="list-style-type: none"> Concern for many houses in Percy St, Gerrish St, Cambridge St which do not have on-site parking – rely on availability of on-street parking Requests resident parking scheme for R2 Low Density Residential land OBJECTS to closure Eltham St at Westminster Rd and Oxford St 	Refer also comments on Submission 152 in relation to consultation and Westminster Rd	No further action is recommended in response.
299	D15/9214	(Outside Ryde LGA, visits relatives on College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
300	D15/9217	(Outside Ryde LGA, visits relatives on College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
301	D15/9218	(Residents, Nelson St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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302	D15/9219	BUSINESS Form Submission - Runs businesses, College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
303	D15/9220	(Resident, College St) SUPPORTS Do Nothing approach in College St as he believes that employee working hours in College St will be cut and the family income reduced	Support for a do nothing approach (OBJECTION to ANY closure of College St is noted. Refer also comments on “Do Nothing” Submission No. 24	No further action is recommended in response.
304	D15/9221	(Resident, Westminster Rd) <ul style="list-style-type: none"> Bunnings development will significantly impact residents on High St and Westminster Rd through motorists rat running to avoid Pittwater and Victoria Rds Already congested area with rat running traffic taking shortcut at High St along Westminster to Higginbotham Rd Divert traffic away from residential streets instead of increasing traffic from Bunnings overflow. 	Refer also comments on Submission 152 in relation to consultation and Westminster Rd	No further action is recommended in response.
305	D15/9222	BUSINESS form submission - Financial interest, works at factory units, College St <ul style="list-style-type: none"> Strongly OBJECTS to any closure of College St inhibiting small businesses - leasing factory units, access for staff, deliveries of materials, suppliers Strongly OBJECTS to Bunnings development if full closure of College St is the result OBJECTS to wording two “Preferred Options”. By failing to allow individuals or businesses to object to ANY closure, Council has forced objectors to choose between a bad option (Partial Closure) and a worse option (Total Closure), when preferred for most businesses would be no closure Reiterates father's suggestion for traffic signage option for at least one year after completion of the total development. 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on “Do Nothing” Submission No. 24	No further action is recommended in response.
306	D15/9223	(Resident, Monash Rd) SUPPORTS all recommendations of the Traffic study due to concerns regarding impacts on residents amenity and residential land values	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
307	D15/9224	Financial interest College St business SUPPORTS partial closure because is a part owner in a College St business	Refer comments on Business Form Submission No 4	Refer recommendations for Submission No 4
308	D15/9226	(Regular visitor to College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
309	D15/9227	(Supplier to College St business) SUPPORTS partial closure because is an employee at a College St business and provides deliveries on a daily basis.	Refer comments on Business Form Submission No 4	Refer recommendations for Submission No 4

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
310	D15/9229	(Employee, College St business) OBJECTS to full closure because <ul style="list-style-type: none"> Parking would be difficult for business and residents Would affect my work Questions the need for another Bunnings. 	Refer comments on Business Form Submission No 4	Refer recommendations for Submission No 4
311	D15/9231	(Resident, Eltham St) OBJECTS to a Bunnings development due to traffic and parking impacts	Objection to Bunnings development/planning proposal is noted.	No further action is recommended
312	D15/9234	(Employee, College St business) SUPPORTS partial closure because works at College St business and deliveries on a daily basis	Refer comments on Business Form Submission No 4	Refer recommendations for Submission No 4
313	D15/9235	(Relatives live in Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
314	D15/9236	(Relatives live in Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. And other recommendations of the Traffic Study	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
315	D15/9248	(Resident, College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
316	D15/9250	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
317	D15/9252	(Past resident of Nelson St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
318	D15/9253	(Resident, Buffalo Rd) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. AND Requests additional measures to address pedestrian safety in Buffalo Rd (safe crossing near Orient St intersection.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
319	D15/9256 Duplicate: D15/9316	BUSINESS form submission - Runs a business in College St <ul style="list-style-type: none"> OBJECTS to full closure College St, and any changes to traffic flow/condition on College St Half, or worse, full closure will inconvenience staff, deliveries, clients by having limited access to College St OBJECTS to Bunnings development if full closure is the result 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on "Do Nothing" Submission No. 24	No further action is recommended in response.

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
320	D15/9257	(Resident, College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
321	D15/9258	Full Closure Submission - Resident, Eltham St SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity AND Other recommendations of Traffic Study subject to <ul style="list-style-type: none"> • Deletion right hand turn from Victoria into Westminster • Extending Eltham St one way east of Westminster or closure Eltham St at Westminster • Speed management scheme being implemented for Eltham east of Westminster. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
322	D15/9259	(Resident, Thompson St) <ul style="list-style-type: none"> • Frequent user of affected area, pleased with recommendations in traffic study for: • Lights at Monash/Eltham/College intersection, roundabout at Monash/Buffalo Rd intersection • Suggestions for Higginbotham and Thompson – more and larger 50km/h signage, 3t weight limit (buses excepted), “local traffic only” signage to discourage rat running. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
323	D15/9277	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
324	D15/9278	(Employee, College St business) BUSINESS Form Submission Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
325	D15/9282	(Resident, Eltham St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity AND Other recommendations of Traffic Study subject to <ul style="list-style-type: none"> • Deletion right hand turn from Victoria into Westminster • Extending Eltham St one way east of Westminster or closure Eltham St at Westminster • Speed management scheme being implemented for Eltham east of Westminster 	Refer comments on Full Closure Submission No 1 in relation to Eltham St	Refer recommendations for Submission No 1
326	D15/9314	(E-mail address only) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
327	D15/9315	(Relatives in College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity Is elderly and has family and elderly friends in College St. Difficult to exit College St driveway due to speeding traffic.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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328	D15/9317	(Frequent visitor to relatives in Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity Has small grandchildren in Orient St	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
329	D15/9318	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity Has small children and would like safe pedestrian routes to bus stops	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
330	D15/9319	(Resident, Percy St) <ul style="list-style-type: none"> Lives in traffic study area Disappointed not invited two forums – 28 August and 27 November Has objections to recommendations and requests another forum to voice opinions and be educated in the study and the development Questions why not contacted earlier by Council. 	Refer comments on Submission No 152 in relation to consultation	Refer recommendations for Submission No 1
331	D15/9320	(Resident, Higginbotham Rd) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity AND Is concerned about other new development on College St – eg current childcare centre DA Suggests pedestrian crossing on Higginbotham Rd – near bus stop, public housing	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
332	D15/9322	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
333	D15/9324	(By e-mail) <ul style="list-style-type: none"> Resides in traffic study area Questions why not invited to community forums 28 August and 27 November OBJECTS to a number of measures [none stated] Requests another forum for all residents in traffic study area. 	Refer comments on Submission No 152 in relation to consultation	Refer recommendations for Submission No 1
334	D15/9325	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
335	D15/9326	(Resident, Lyndhurst St, Gladesville) SUPPORTS full closure of College St as a high school student who walks home via College St. Full closure will mean a safer route home and because it will keep non-local traffic off College St	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
336	D15/9328	(Resident, Eltham St) <ul style="list-style-type: none"> Firsthand experience of effects of increased development on residential amenity SUPPORTS one-way in Eltham St (under trial) with amendments to prevent high levels of driving wrong way – poor signage suggests full closure of Eltham St at Aldi driveway Proposed signalised intersection at Eltham/College/Monash would be great improvement to safety, but fears that cost and proximity to Victoria Rd may prohibit this outcome Suggests alternate treatment to intersection of Eltham/College/Monash, as interim or permanent measure, install median strip along centre of Monash Rd to limit movements at this intersection to be “left in left out” [of College and Eltham Sts] only Bunnings and bulky goods will be huge traffic generators - residential amenity and safety must be preserved Consider carefully compatibility of land uses - retail uses abutting residential is bad planning – needs holistic view Council needs to articulate to residents how and under which legislation or regulations the proposed traffic changes are to be enforced, and who will find them. Questions how the measures will be funded under a rezoning – site specific DCP or VPA? 	<p>Refer comments on Full Closure Submission No 1 in relation to Eltham St</p> <p>Refer comments on Submission No 152 in relation to consultation</p> <p>Regarding funding – those measures identified in the traffic study as attributable to Bunnings will be implemented by Bunnings through the development process. A site specific DCP will include controls to that effect. Some measures identified as being the outcome of general traffic growth – for example the roundabout at the corner of Monash and Buffalo Rd will be implemented by Council and funded by s94 Development Contributions.</p>	Refer recommendations for Submission No 1
337	D15/9329	(Resident, Westminster Rd) <ul style="list-style-type: none"> Wants College St closed against industrial traffic All Bunnings traffic should have access via Frank St and Victoria Rd Bunnings Rydalmere does a good job of main road access only Full closure in College will increase traffic in surrounding streets Increased traffic should go via Ryde or Monash Rds. Right turn onto Westminster should not be endorsed Suggests Westminster is running at peak volumes, right turn would increase beyond reasonable levels. 	<p>Support for full closure in College St is noted</p> <p>Refer comments on Full Closure Submission No 1</p> <p>Refer comments on Submission No 152 in relation to consultation</p>	Refer recommendations for Submission No 1
338	D15/9330 Duplicate: D15/9952	(Residents, Cressy Rd) <ul style="list-style-type: none"> Bunnings plus bulky goods store not suited to this location, access should not rely on residential roads Similar Bunnings and bulky goods exist in other locations in industrial areas and in main roads not affecting residential areas Cressy Rd, Higginbotham & Buffalo Rds <ul style="list-style-type: none"> Strongly opposed to widening of Cressy Rd to add two lanes at Victoria Rd entry because will also draw more traffic into Cressy Rd as a rat run to Top Ryde Do nothing scenario adds moderate traffic, preferred option doubles the forecast traffic Study only assesses peak traffic – Cressy Rd will get more during off peak times, and the longer trading hours of Bunnings Study does not address pedestrian safety for Cressy and other roads subject to increased traffic Need for safe crossings for school children, at roundabouts Higginbotham and Buffalo Rds Comments re Frank St extension new link option <ul style="list-style-type: none"> Indicates SUPPORT for new link suggested under traffic study, for benefits identified Study suggests Frank St extension through to Buffalo Rd would have more benefit to Bunnings than Cressy Rd widening Some inconsistency in study section 8.5 Table 8.2 with Table 9.1. Frank St simulated hence considered an option. Other runs also identified benefits of new link No further details why new link option not pursued further. Reason given 27 Nov – that new link could not be conditioned on DA – considered unsatisfactory because major development including rezoning should provide the best possible options. Suggests commercial negotiation between Bunnings and current landowners, tunnelling to create new 	<p>The objection to Bunnings development and preference for the Do Nothing scenario noted</p> <p>Victoria Rd is considered a regional road and Cressy Rd a higher order road in the road hierarchy than other local streets such as College St. As a result options such as one way were not considered by the traffic study.</p> <p>The Bunnings traffic impacts will be experienced on Cressy Road as all options - do nothing, partial or full closure College St – result in increased traffic. Both options for partial and full closure College St divert traffic to Cressy Road, but mitigation measures are able to decrease wait times at the northern approach to the Victoria/ Cressy Rd intersection and improve the intersection performance.</p> <p>The mitigation measures include widening the street at the intersection. This in particular will benefit locals and reduce wait times at the lights.</p>	<p>Refer recommendations for Submission No 4</p> <p>Refer recommendations for Submission No 24</p>

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		ink extension. <ul style="list-style-type: none"> Wants new link revisited at DA stage Suggests westbound traffic, except buses, on Victoria Rd be prevented from turning right onto Cressy Rd. 		
339	D15/9341	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
340	D15/9342	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
341	D15/9344	(Financial interest in College St business) <ul style="list-style-type: none"> Closure would have devastating effect on business SUPPORTS partial closure of College St 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
342	D15/9345	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
343	D15/9347	BUSINESS Form Submission - For and on behalf of Owners Corporation 43-51 College St, Gladesville Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
344	D15/9349	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
345	D15/9350	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
346	D15/9351	(Supplier to College St business) SUPPORTS partial / one-way closure as he supplies one of the businesses and will have the least impact on deliveries	Preference for a one-way closure over full closure is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
347	D15/9353	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
348	D15/9356	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
349	D15/9363 Duplicate: D15/9365	(Resident, College St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
350	D15/9364	(Resident, Orient St) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
351	D15/9367	BUSINESS form submission - Employee, Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Will be inconvenienced by half, or worse, full closure by having limited access to workplace • Disappointed there is not a recommendation for no change 	OBJECTION to any change to traffic conditions in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
352	D15/9369	BUSINESS form submission - Employee, Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Will be inconvenienced by half, or worse, full closure by having limited access to workplace • Disappointed there is not a recommendation for no change 	OBJECTION to any change to traffic conditions in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
353	D15/9402	(Resident, Orient St) “Vehemently” SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents' amenity and majority of measures recommended by the traffic and parking study.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
354	D15/9406	(Resident, Albert St, Gladesville) <ul style="list-style-type: none"> • OBJECTS to right hand turn into Westminster Rd from Victoria Rd Reasons: <ul style="list-style-type: none"> • Westminster Rd is too dangerous and awkward to carry increased traffic volumes • Traffic study modelling is OK in theory but in reality is inadequate because: <ul style="list-style-type: none"> • Our Lady Queen of Peace primary school's main entry is from Westminster Rd – traffic should be discouraged from school zones, not increased • Difficult roundabout at a five-way intersection – Westminster Rd/Eltham St/Oxford St – difficult sight lines • Albert St is on low side of a crest – exiting Albert onto Westminster is difficult – increased traffic on Westminster will compound this difficulty, safety issue • Difficult roundabout at Westminster & Ryde Rds • Haphazard intersection, compromised sightlines, queuing • Westminster Rd – not a wide street, especially when cars are parked on both sides. 	Refer comments on Submission No 152	Refer recommendations for Submission No 152

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
355	D15/9409	BUSINESS form submission - Employee, Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Will be inconvenienced by half, or worse, full closure by having limited access to workplace • Disappointed there is not a recommendation for no change 	OBJECTION to any changes in traffic conditions in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
356	D15/9412	BUSINESS form submission - Employee, Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Will be inconvenienced by half, or worse, full closure by having limited access to workplace • Disappointed there is not a recommendation for no change 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on "Do Nothing" Submission No. 24	No further action is recommended in response.
357	D15/9418	BUSINESS form submission - Employee, Frank St business <ul style="list-style-type: none"> • OBJECTS to full closure College St, and any changes to traffic flow/condition on College St • Will be inconvenienced by half, or worse, full closure by having limited access to workplace • Disappointed there is not a recommendation for no change 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on "Do Nothing" Submission No. 24	No further action is recommended in response.
358	D15/9420	(Resident, Lyndhurst St, Gladesville) SUPPORTS full closure of College St as it provides best separation residential and industrial areas, addresses safety and residents amenity and majority of measures recommended by the traffic and parking study.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
359	D15/9431	(Resident, Thompson St, Gladesville) <ul style="list-style-type: none"> • Concerned re traffic generated by Bunnings Key concerns: <ul style="list-style-type: none"> • Bunnings 15,000m² + bulky goods 19,000m² will draw significant traffic. Opening 7 days is unlike previous uses on this site. • Steady increase in traffic in Thomson St over 10 years which is impacting on quality of life Thompson St is not coping with current traffic load, and is a rat run for drivers avoiding Victoria Rd • More traffic is expected from other major residential unit, commercial, industrial and retail developments planned or underway – impacts on Thompson St • Recent efforts to manage traffic impacts have not been well thought out e.g. bottlenecks at Boronia Park shops/Harris Farm development • Thompson St not designed for current and predicted traffic volumes • Safety of families is compromised • Appeal of residential suburb is being eroded • Directing truck traffic to entrance at Frank St increases risks for Frank St entrance to Holy Cross College – weekend use of sportsgrounds • Draft study gives no specific estimate of expected impact on Thompson St only notes dissipation of traffic. • Speed management scheme for Higginbotham & Thompson lacks detail • Historically established as quiet enclave designed for families Suggests the following treatments:	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		<ul style="list-style-type: none"> Close Thompson Street at intersection of Thompson St and Monash Road Prevent right turn southbound traffic on Pittwater Road into Thompson Street Ensure speed limits signposted at regular intervals Install large traffic signs pointing south with "Gladesville", "Hunters Hill" and "City" on the corners of Pidding & Higginbotham Rds, Higginbotham & Monash Rds Close College St west of Orient St All vehicular access located on Victoria Road Provide community with details on proposed speed management Scheme and allow time for response. 		
360	D15/9437	SUPPORTS full closure College St Form Submission - Resident, Monash Rd as it provides best separation residential and industrial areas, addresses safety and residents amenity and majority of measures recommended by the traffic and parking study. Additional comments: <ul style="list-style-type: none"> Anticipates a huge increase in traffic around the proposed (based on comparison with Bunnings Ashfield) Requests Eltham St trial extend from intersection to intersection Right hand turn at Westminster is not supported as it will become rat run Banning right hand turn in PM peak from Victoria into Jordan is not supported Roundabout at Monash and Buffalo will require consideration reading impact on private land Cressy Rd should not be used by buses 	Refer comments on Full Closure Submission No 1 Refer comments on Full Closure Submission No 152 regarding Westminster	Refer recommendations for Submission No 1
361	D15/9442	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
362	D15/9447	SUPPORTS full closure College St Form Submission - Resident, Monash Rd as it provides best separation residential and industrial areas, addresses safety and residents amenity and majority of measures recommended by the traffic and parking study. Additional comments: <ul style="list-style-type: none"> Anticipates a huge increase in traffic around the proposed (based on comparison with Bunnings Ashfield) Requests Eltham St trial extend from intersection to intersection Right hand turn at Westminster is not supported as it will become rat run Banning right hand turn in PM peak from Victoria into Jordan is not supported Roundabout at Monash and Buffalo will require consideration reading impact on private land Cressy Rd should not be used by buses. 	Refer comments on Full Closure Submission No 1 Refer comments on Full Closure Submission No 152 regarding Westminster	Refer recommendations for Submission No 1
363	D15/9450	SUPPORTS full closure College St Form Submission - Resident, Thompson St SUPPORTS full closure of College St and other recommendations of the traffic study SUPPORTS speed management in Thompson Street and would like more detail Would like to know what is proposed as a global measure to manage Victoria Rd traffic – another harbour crossing?	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
364	D15/9453	SUPPORTS full closure College St Form Submission - Resident, Cambridge St SUPPORTS full closure of College Street due to <ul style="list-style-type: none"> Significant increase in traffic will have a direct impact on residents Under partial closure there will still be rat running Disputes claims that closure of College St will impact College St business. Given the small number of businesses that actually occupy this part of College it would not be viable to make such a large concession to them 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
365	D15/9472	SUPPORTS full closure College St Form Submission - Resident, Monash Rd as it provides best separation residential and industrial areas, addresses safety and residents amenity and majority of measures recommended by the traffic and parking study. Additional comments: <ul style="list-style-type: none"> Anticipates a huge increase in traffic around the proposed (based on comparison with Bunnings Ashfield) Requests Eltham St trial extend from intersection to intersection Right hand turn at Westminster is not supported as it will become rat run Banning right hand turn in PM peak from Victoria into Jordan is not supported Roundabout at Monash and Buffalo will require consideration reading impact on private land Cressy Rd should not be used by buses. 	Refer comments on Full Closure Submission No 1 Refer also comments Submission No. 152	Refer recommendations for Submission No 1
366	D15/9480	(Resident, Ryde Rd Gladesville) OBJECTS to traffic changes planned for Ryde Road There are already too many heavy vehicles on Ryde Road.	Noted	No further action recommended
367	D15/9481	SUPPORTS full closure College St Form Submission - Resident, Monash Rd as it provides best separation residential and industrial areas, addresses safety and residents amenity and majority of measures recommended by the traffic and parking study. Additional Comments: <ul style="list-style-type: none"> Anticipates a huge increase in traffic around the proposed (based on comparison with Bunnings Ashfield) Requests Eltham St trial extend from intersection to intersection Right hand turn at Westminster is not supported as it will become rat run Banning right hand turn in PM peak from Victoria into Jordan is not supported Roundabout at Monash and Buffalo will require consideration reading impact on private land Cressy Rd should not be used by buses 	Refer comments on Full Closure Submission No 1 Refer also comments Submission No.152	Refer recommendations for Submission No 1
368	D15/9483	Supports Full Closure Form Submission - Resident, Eltham St SUPPORTS all recommendations of the traffic study – except the right hand turn into Westminster Rd as it will turn Westminster into a rat run	Refer comments on Full Closure Submission No 1 Refer comments on Submission No 152 in relation to Westminster Rd	Refer recommendations for Submission No 1
369	D15/9486	Supports Full Closure Form Submission - Resident, College St SUPPORTS full closure College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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370	D15/9498	Supports Full Closure Form Submission - Resident, College St SUPPORTS full closure College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
371	D15/9500	Supports Full Closure Form Submission - Resident, College St SUPPORTS full closure College St as it provides best separation residential and industrial areas, addresses safety and residents amenity. Also wants to retain residential character and feel of parts of College St	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
372	D15/9509	Supports Full Closure Form Submission - Resident, Eltham St SUPPORTS full closure College St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
373	D15/9523	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
374	D15/9528	Supports full closure form submission - Resident, College St SUPPORTS full closure of College St because <ul style="list-style-type: none"> • Bunnings will become the largest retail precinct in Gladesville • To protect the amenity of local residents • College St has experienced increasing through traffic • Safety a concern • His parked car was hit by another car in College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
375	D15/9529	(Resident in traffic study area, address not provided) Complaint that he wasn't invited to the August and November 2014 community workshop OBJECTS to a number of suggestions raised at the forums – but doesn't give further detail	Refer to submission 152 regarding consultation	No further action recommended
376	D15/9532	Supports full closure form submission - Resident SUPPORTS full closure College St and <ul style="list-style-type: none"> • speed management in Higginbotham and Thompson • safe crossing points for pedestrians near bus stops • widen Cressy Rd • one Bunnings site access at Tennyson Rd 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
377	D15/9533	Supports full closure form submission - Resident , Thompson St SUPPORTS full closure College Street and also that Thompson St, Diggers and Oates Aves are turned into cul-de-sacs because <ul style="list-style-type: none"> • A Bunnings warehouse and bulky goods outlet will draw significant traffic to the area • The proposed businesses - open 7days/week - are unprecedented in the area and unlike existing business on the Bunnings site • Experiencing increasing through traffic and speeding on Thompson St • Safety of children walking to Boronia Park School a concern Also requests directional signage to centres, speed limit signs, consultation regarding the development and detail of any proposed speed management scheme	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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378	D15/9535	Supports full closure form submission – Resident, College St SUPPORTS full closure College St due to <ul style="list-style-type: none"> • Safety – difficulties pulling out of driveway • Safety – children resident in College St • Existing through traffic and anticipated growth in through traffic • Through traffic speeding in College St • Need pedestrian crossings on 3 sides of Monash/ College/ Eltham intersection • Consider safe access for proposed child care centre at 27-31 College St 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
379	D15/9536 Plus: D15/9737	(Resident, Thompson St) Suggests speed management measures in Higginbotham and Thompson St including: <ul style="list-style-type: none"> • Roundabouts at all intersection on Thompson St • Pedestrian refuges on Thompson St and Higginbotham Rd • Use signage to discourage rat running in the local network. • Ban right hand turn from Pittwater Rd into Thompson St • Speed bumps with attractive landscaping in Thompson St • Prefers raised roundabouts 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
380	D15/9537	Business From Submission - Owner/occupier, and business owner, College St Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business Additional comments include: A container truck (18.5m) is unlikely to be able to turn around at College St closure	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
381	D15/9540	(Resident, Thompson St) Suggests <ul style="list-style-type: none"> • Roundabouts at all intersection on Thompson St • Pedestrian refuges on Thompson St • Use signage to discourage rat running in the local network. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
382	D15/9542	Supports full closure form submission – Relatives live in College St SUPPORTS Full closure of College St and other recommendations of the traffic study because <ul style="list-style-type: none"> • Weekend impacts will destroy College St amenity • College St is an existing rat run creating safety issues • There is an existing parking shortage 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
383	D15/9546	Supports full closure form submission – friends live in College St SUPPORTS Full closure of College St and other recommendations of the traffic study. Visits friends in College Street on weekends and is concerned about traffic impacts during Bunnings weekend peak	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
384	D15/9549	BUSINESS Form Submission - Employee, Frank St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
385	D15/9551	Supports full closure form submission – Eltham St SUPPORTS traffic study recommendations Requests that Eltham Street trial is changed. Suggests complete closure at Eltham Monash roundabout or Eltham St in a westerly direction from Pittwater Rd	Refer comments on Full Closure Submission No 1 particularly in relation to Eltham St	Refer recommendations for Submission No 1
386	D15/9587	BUSINESS Form Submission - Employer, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
387	D15/9590 Duplicate: D15/12292	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
388	D15/9591	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
389	D15/9592	Supports full closure form submission – Resident, Lyndhurst St, Gladesville SUPPORTS full closure of College St, and traffic speed measures and roundabout at Monash/Buffalo intersection because <ul style="list-style-type: none"> • Aldi, Bunnings and other College St development together will place unreasonable traffic impacts on local residents if nothing is done. • Enhanced pedestrian safety in College St will benefit children, locals and employees • Improved access at Frank St will benefit College St businesses • There is already speeding on Higginbotham and Buffalo Rd <p>Is concerned for pedestrian safety and suggests that there should be a safe pedestrian crossing on Buffalo Rd between Cressy and Monash</p>	Refer comments on Full Closure Submission No 1 particularly in relation to speed management	Refer recommendations for Submission No 1
390	D15/9593	Supports full closure form submission as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
391	D15/9597	(Solicitor representing 29-31 College Street) OBJECTS to either full or partial closure College Street on behalf of owners of 29-31 College Street as follows <ul style="list-style-type: none"> • Failure to consider impacts on 29-31 College Street including access, property values • Congestion in Frank St – should be another access point off Victoria Road instead • Error in Figure 4.2 Zone system • Does not provide heavy vehicle turning paths • Reduced surveillance opportunities security due to reduced traffic in College • Flexibility in the road network reduced • Lack of consultation • Closure will discourage business from locating in College Street 	OBJECTION to any closure in College St is noted. Refer comments on BUSINESS Form Submission No 4 Refer also comments on “Do Nothing” scenario Submission No. 24 It should be noted that the final location and detailed design of the closure (whether partial or full closure) will be considered at the DA stage – should the planning proposal be supported by Council.	Refer recommendations for Submission No 4

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		<ul style="list-style-type: none"> Residents purchasing in the area knew about industrial area, were aware of its use. It is unreasonable to adversely impact industrial business as a result No information as to assumptions re future development in the area 	The site specific DCP will require detailed design and a pedestrian and road safety audit	
392	D15/9679	Supports full closure form submission - Regular visitor to relatives in Orient St as it provides best separation residential and industrial areas, addresses safety and residents amenity.	Refer comments on Full Closure Submission No 1.	Refer recommendations for Submission No 1
393	D15/9682 And D15/9688	BUSINESS Form Submission - Buffalo Rd Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4.	Refer recommendations for Submission No 4
394	D15/9686	Supports full closure form submission - Relative of College St owner/resident Brother owns house next to Bunnings site – concerned re <ul style="list-style-type: none"> Privacy and overlooking impacts Existing speeding traffic Rat-run for trucks Childcare centre DA and increased traffic 		
395	D15/9701	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business.	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
396	D15/9728	BUSINESS Form Submission - Employee, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
397	D15/9733	BUSINESS Form Submission - Employer, College St business Prefers partial closure to full closure College St – however, both result in inconvenience to staff and deliveries and may impact on business	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	Refer recommendations for Submission No 4
398	D15/9735	Supports full closure form submission - Resident, Buffalo Rd) as it provides best separation residential and industrial areas, addresses safety and residents amenity. Requests Council address safety for pedestrians crossing Buffalo Rd near Orient St to and from bus stop	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
399	D15/13395 (received 29 Jan 2015)	Supports full closure form submission - Resident, Westminster Rd PLUS requested Council act to reduce speeding along Westminster Rd between Ryde Rd & Thompson St	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
400	D15/9738	(Resident, Eltham St) <ul style="list-style-type: none"> SUPPORTS a do nothing approach Save time and money and leave traffic arrangements as are Make it conditional on Bunnings/others involved to organise entry/exits via major roads only from within own boundaries, not residential streets Benefit for all – not just those seeking changes for own benefit. 	Refer comments on Do Nothing Submission No 24 <u>Major road access</u> Council's position is that potential development on a site of this size and characteristics needs two entry/exits – one off Victoria Road, other off Frank St. This will assist with dispersal of traffic in various directions.	No further action is recommended
401	D15/9742	Supports full closure form submission - Resident, Ryde Road <ul style="list-style-type: none"> Fully SUPPORTS full closure College St Provides best separation of residential and industrial traffic, adds to safety, maintain residential amenity impact of change from light industrial Concerned that no option included addressing pedestrians crossing Buffalo Road near intersection with Orient St – prime pedestrian route for bus commuters links Victoria Road with Higginbotham Road via laneway College/Orient Sts – currently difficult to cross Buffalo Road Bunnings proposal – marked increase risk damage to people and property Full closure College St should assist mitigating risk to safety. 	Refer comments on Full Closure Submission No 1 in particular regarding speed management	Refer recommendations for Submission No 1
402	D15/9745	(Resident, Thompson St, Gladesville) <ul style="list-style-type: none"> Concerned re traffic generated by Bunnings Key concerns: <ul style="list-style-type: none"> Bunnings 15,000m² + bulky goods 19,000m² will draw significant traffic. Opening 7 days is unlike previous uses on this site. Steady increase in traffic in Thomson St over 10 years which is impacting on quality of life Thompson St is not coping with current traffic load, and is a rat run for drivers avoiding Victoria Rd More traffic is expected from other major residential unit, commercial, industrial and retail developments planned or underway – impacts on Thompson St Recent efforts to manage traffic impacts have not been well thought out e.g. bottlenecks at Boronia Park shops/Harris Farm development Directing truck traffic to entrance at Frank St will increase risks for Frank St entrance to Holy Cross College – weekend use of sportsgrounds Draft study gives no specific estimate of expected impact on Thompson St only notes dissipation of traffic. Speed management scheme for Higginbotham & Thompson lacks detail Suggests the following treatments: <ul style="list-style-type: none"> Close Thompson Street at intersection of Thompson St and Monash Road Prevent right turn southbound traffic on Pittwater Road into Thompson Street Ensure speed limits signposted regular intervals Install large traffic signs pointing south with “Gladesville”, “Hunters Hill” and “City” on the corners of Pidding & Higginbotham Rds, Higginbotham & Monash Rds Close College St west of Orient St All vehicular access located on Victoria Road Provide community with details on proposed speed management Scheme and allow time for response. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
403	D15/9750	Supports Full Closure Form Submissions - Resident, Ryde Road <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
404	D15/9751	Supports Full Closure Form Submissions - Resident, Ryde Road <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Concerned regarding speeding in Higginbotham Road</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
405	D15/9754	Supports Full Closure Form Submissions - Resident Potts St, Ryde <ul style="list-style-type: none"> Fully SUPPORTS recommendations of traffic study, in particular FULL closure College St <p>Reasons:</p> <ul style="list-style-type: none"> Safety for pedestrians, school and day care children from rat running, speeding drivers, traffic volumes Residential amenity Separation residential and industrial traffic Impact of inevitable future development and traffic will greatly affect local residents. Major change in parking and traffic issues in local area since RALC and Next Generation gym developed. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
406	D15/9776 Duplicate: D15/12298 And triplicate: D15/9202 (Anthony and Janelle Brooks)	(Resident, Percy Street, Gladesville) [Consultation and Submissions:] <ul style="list-style-type: none"> Community not adequately consulted on traffic study Made aware of traffic study exhibition via a letterbox drop from a community group The study references community feedback - an over-representation from interested parties from certain streets Requests extension to exhibition period Requests that in reporting the study each submission be acknowledged and provided to Council so that the Councillors can consider the residents' concerns rather than read a summary table of planning issues as perceived from Council's Strategic Planning team. <p>Study</p> <ul style="list-style-type: none"> Study fails to identify cnr Westminster Rd and Victoria Rd development site which impacts streets in this area Study fails to account for cumulative impacts as a result of traffic and parking <p>Parking – potential development</p> <ul style="list-style-type: none"> Concern for many houses in Percy St, Gerrish St, Cambridge St which do not have on-site parking – rely on availability of on-street parking Requests resident parking scheme for R2 Low Density Residential land OBJECTS to closure Eltham St at Westminster Rd and Oxford St 	Refer to comments on submission 152 regarding consultation and Westminster Rd	Refer recommendations for Submission No 152 regarding Westminster Rd
407	D15/9782 Plus: D15/12278	(Resident, Buffalo Rd, Gladesville) D15/9782 and D15/12278 <ul style="list-style-type: none"> ISSUES: Impacts on Buffalo Road Attended last meeting [27 Nov Info session] and was told that Buffalo Road traffic will increase from Bunnings development Concerned about closure of College St if leads to new through road through industrial area bringing even more traffic 7 days per week No apparent plans for Buffalo Road to slow down or discourage increasing speeding traffic Requests/SUPPORTS: <ul style="list-style-type: none"> speed limiting measures to Buffalo Rd roundabout corner Buffalo and Monash Rds Requests speed humps in Buffalo Road - Full closure College St, speed management Higginbotham 	Refer to comments on submission 1 regarding speed management	Refer recommendations for Submission No 1 regarding speed management

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		<ul style="list-style-type: none"> will result in increased traffic and speed Buffalo Road SUPPORT local development and jobs but no indication when moved to Buffalo Road that there would be 7 day a week rat run speedway Lots of kids in the area – concerned for their safety More traffic looking for quick getaway from development – increased danger. Uncertain about full closure College St especially if increased traffic Buffalo Road, other streets Only fair that traffic be dispersed not funnelled down Buffalo Road. 		
408	D15/9801	(Principal, Our Lady Queen of Peace Catholic Primary School, Westminster Road, Gladesville) <ul style="list-style-type: none"> Concerned re proposed treatment option: right hand turn into Westminster off Victoria Road Reasons: <ul style="list-style-type: none"> Greater increase in traffic in Westminster Road Westminster Road adjacent to school is quite narrow and already heavily congested in mornings and afternoons Consequent impacts on <ul style="list-style-type: none"> children's safety - greater risk of students and families being seriously injured Impacts on accessibility to school for staff and families, and community attending church services. 	Refer to comments on submission 152 regarding Westminster Rd	Refer recommendations for Submission No 152 regarding Westminster Rd
409	D15/9891	(Resident, Hunters Hill, daily user of local network) <ul style="list-style-type: none"> Fully SUPPORTS recommendations of traffic study, in particular FULL closure College St Aware of traffic situation in the area, SUPPORTS separation of residential and industrial traffic where possible Reasons for supporting full closure College St: <ul style="list-style-type: none"> Remove unreasonable traffic burden off residential streets Create safer environment for residents, school students and industrial estate employees Preserve residential amenity Stop 'rat running' and speeding along Frank and College Streets Assist to confine industrial/commercial traffic to the major road network Create no real inconvenience to existing industrial estate businesses, especially with improved access from/to Victoria Rd Provide a permanent solution to the ongoing development in the area. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
410	D15/9904	(Resident, Higginbotham Road) <ul style="list-style-type: none"> Requests as little impact as possible on residents from Bunnings proposal Vehicular access - traffic should be made to access/egress via Victoria Road only so as not increase traffic volumes through already busy roads such as Higginbotham Closure of College St would assist redirecting traffic Safety and noise protection of residents and their families should not be compromised. 	Refer comments on Full Closure Submission No 1 <u>Major road access</u> –Council's position is that potential development on site of this size and characteristics needs two entry/exits – one off Victoria Road, other off Frank St	Refer recommendations for Submission No 1
411	D15/9942	(Resident, Brereton St, Gladesville) (same comments as D15/9949) <ul style="list-style-type: none"> Concerned re traffic and parking Strongly SUPPORTS: <ul style="list-style-type: none"> FULL closure College St measures to separate residential and industrial traffic Strongly SUPPORTS other measures: <ul style="list-style-type: none"> speed management measures for Higginbotham roundabout at Buffalo and Monash Rd Industrial area on College St will not be disadvantaged by full closure because there will be: <ul style="list-style-type: none"> Better access off Frank St Increased safety for pedestrians 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		<ul style="list-style-type: none"> Bunnings proposal presents marked increase risk of damage to people and property, incumbent on Council to mitigate risk Adoption of proposed measures, including full closure College St, should assist mitigating risk to safety. 		
412	D15/9949	(Resident, Batemans Road, Gladesville) (same comments as D15/9942) <ul style="list-style-type: none"> Concerned re traffic and parking Strongly SUPPORTS: <ul style="list-style-type: none"> FULL closure College St measures to separate residential and industrial traffic Strongly SUPPORTS other measures: <ul style="list-style-type: none"> speed management measures for Higginbotham roundabout at Buffalo and Monash Rd Industrial area on College St will not be disadvantaged by full closure because there will be: <ul style="list-style-type: none"> better access off Frank St increased safety for pedestrians Bunnings proposal present marked increase risk of damage to people and property, incumbent on Council to mitigate risk Adoption of proposed measures, including full closure College St, should assist mitigating risk to safety. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
413	D15/10026 Duplicate: D15/12572	BUSINESS form submission - Employee, College St business <ul style="list-style-type: none"> OBJECTS to full/partial closure College Street - OBJECTS to any change to traffic flows in College St Limited access to College St will be of great inconvenience Disappointed no opportunity to vote for no change in College St OBJECTS to Bunnings if full closure of College St is the result 	OBJECTION to ANY closure of College St is noted - Do nothing option preferred Refer also comments on BUSINESS Form Submission No. 4 Refer also comments on "Do Nothing" Submission No. 24	No amendments to PP, DCP or Traffic study recommended in response.
414	D15/10184	BUSINESS form submission - Managing director, College St business <ul style="list-style-type: none"> OBJECTS to full closure College Street OBJECTS to Bunnings if full closure of College St is the result Limited access through full/partial closure College St will greatly inconvenience business - staff, clients, deliveries 	Preference for a one-way closure over full closure is noted. OBJECTION to full closure in College St is noted. Refer comments on BUSINESS Form Submission No 4	No amendments to PP, DCP or Traffic study recommended in response.
415	D15/10484	(College Street) <ul style="list-style-type: none"> Strongly OBJECTS to the proposal Hopes objection is heard. 	Noted as an objection to the Bunnings planning proposal.	No further action recommended
416	D15/11085	(Resident, College St) <ul style="list-style-type: none"> SUPPORTS closure College St to protect community from excessive traffic Has witnessed increase in traffic over 14 years Concerned for safety children in residential street impacted by increased traffic flow & proposed Bunnings development. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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417	D15/11092	(Resident, Swan Street) <ul style="list-style-type: none"> SUPPORTS traffic study recommendations Affected by proposal No problem proposal itself, but concerned about increased traffic generated and impacts on quiet and tranquil Gladesville suburb, mix of residents 6000+ cars estimated by study – amenity impacts, safety risks, potential negative impact on property values Swan St & Halcyon St currently used as short cuts to avoid lights at Pittwater & Ryde Roads – traffic load would increase issues – need measures to discourage use of secondary and tertiary order roads around development. Seeks satisfactory compromise. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
418	D15/11106	Supports Full Closure Form Submissions - Resident, Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
419	D15/11108	(Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS FULL closure College St as a positive step to protect residents from additional unnecessary traffic volumes, and from “rat run” traffic Bunnings as a large company can build wherever Residential streets not designed to take large traffic volumes, traffic should be directed to more major roads Closing College St would be positive step. 	Refer comments on full closure pro-forma	Prepare DCP controls to implement Council's adopted Traffic Study
420	D15/11110	Supports Full Closure Form Submissions - Resident, Hunters Hill <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
421	D15/11209	Supports Full Closure Form Submissions - Resident, Buffalo Road <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Supports speed management in Buffalo Road, Higginbotham Road & Thompson St</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
422	D15/11235	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Concerned regarding speeding in Higginbotham Road</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
423	D15/11238	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
424	D15/11241	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
425	D15/11244	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
426	D15/11246	Supports Full Closure Form Submission - Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Drivers are ignoring one way in Eltham St</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
427	D15/11251	(Residents, Thompson St) <ul style="list-style-type: none"> Concern regarding increased traffic on Victoria Road and local streets resulting from the Bunnings and other high density developments Local streets – Thompson St a rat run Requests traffic calming measures be installed on Thompson St. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
428	D15/11254	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
429	D15/11263	(Resident, Westminster Road) <ul style="list-style-type: none"> SUPPORTS one-way for Eltham Street but current arrangement not suitable - main issue - on street parking loss 8 spaces replaced with no stopping signs, affects accessibility for less mobile family visitors, affects school parents Issue would be resolved if car parking given back Not consulted about loss of parking. 	Refer comments on Full Closure Submission No 1 regarding Eltham St	Refer recommendations for Submission No 1 regarding Eltham St
430	D15/11266	Supports Full Closure Form Submission – Resident Nelson St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
431	D15/11277	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments:</p> <ul style="list-style-type: none"> Safety concerns especially for elderly Concerns re increased traffic movements. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
432	D15/11372	Supports Full Closure Form Submission – Relative in College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
433	D15/11414	Supports Full Closure Form Submission – Resident Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
434	D15/11426	Supports Full Closure Form Submission – Resident West Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
435	D15/11428	Supports Full Closure Form Submission – Resident West Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
436	D15/11443 And: D15/10578	(Residents Monash Road) OBJECT to proposed roundabout Buffalo Road and Monash Roads: <ul style="list-style-type: none"> Will be severely affected by loss of on-street parking - one of three homes with narrow blocks & no driveways - impacts on value and future desirability of these properties Garbage collection will not be possible outside property – nowhere to place bins for pickup or for waste collection trucks to turn safely Bunnings profits should not be at expense of local residents' quality of life. 	OBJECTION to the recommendation for a proposed new roundabout at the Buffalo Road / Monash Road intersection is noted.	No amendments to PP, DCP or Traffic study recommended in response.
437	D15/11560	Supports Full Closure Form Submission – Resident Higginbotham Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
438	D15/11653	Supports Full Closure Form Submission – Resident Massey St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
439	D15/11659	(Resident, Pelican Street, Gladesville) <ul style="list-style-type: none"> SUPPORTS recommendation College St closure once Bunnings open for business (per Anthony Roberts MP) Help ease traffic for residents Greater traffic impact from plethora home units currently under construction Gladesville, outweigh impact Bunnings traffic. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
440	D15/11662	Supports Full Closure Form Submission – Resident Buffalo Rd Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
441	D15/11663	(Residents, Ryde Road, Gladesville) <ul style="list-style-type: none"> Concerns regarding the increase of noise and traffic in the area of Ryde Road and Monash Road intersection Would like the matter to be taken into consideration at “some point”. 	Noted – these are considerations to be dealt with at the DA stage	No further action recommended
442	D15/11664	Supports Full Closure Form Submission – Resident Eltham St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
443	D15/11666	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
444	D15/11667	Supports Full Closure Form Submission – Resident Buffalo Rd Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comment	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
		Council should give weight to protection of amenity, social and health issues		
445	D15/11670	Supports Full Closure Form Submission – Resident Stanbury St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
446	D15/11675	Supports Full Closure Form Submission – Resident East Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
447	D15/11679	Supports Full Closure Form Submission – Resident Albert St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
448	D15/11684 Duplicate: D15/11708	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
449	D15/11687	Supports Full Closure Form Submission – Resident Buffalo Rd Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Council should give weight to protection of amenity, social and health issues</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
450	D15/11690	Supports Full Closure Form Submission – Resident East Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
451	D15/11694	Supports Full Closure Form Submission – Resident Sunnyside St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
452	D15/11697	Supports Full Closure Form Submission (No address provided) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
453	D15/11701	Supports Full Closure Form Submission – Resident Sunnyside St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
454	D15/11707	Supports Full Closure Form Submission – Resident Parry St Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
455	D15/11734	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
456	D15/11736	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
457	D15/11739	Supports Full Closure Form Submission – Resident Monash Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
458	D15/11740	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
459	D15/11875	Supports Full Closure Form Submission – Resident Gladstone Ave <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
460	D15/11879	Supports Full Closure Form Submission – Resident Evan St Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
461	D15/11882	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
462	D15/11883	Supports Full Closure Form Submission – Resident Westminster Rd <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
463	D15/11885	(Residents, Owen St, Gladesville) <ul style="list-style-type: none"> Looking forward to Bunnings Also very concerned safety young children, increased traffic flow, congestion Bunnings will cause <p>SUPPORT following recommendations:</p> <ul style="list-style-type: none"> Widening of Cressy Road New roundabout at Buffalo and Monash Road Eltham Street one way scheme Signalised right turn from Victoria Road into Westminster New Signals at Monash /Eltham College Street Closure. 	<p>Comments regarding SUPPORT for a Bunnings are noted.</p> <p>Concerns regarding traffic congestion and safety are noted.</p> <p>SUPPORT for a number of the traffic measures recommended by the traffic study is noted.</p> <p>Refer also comments on Full Closure Submission No 1</p>	Refer recommendations for Submission No 1
464	D15/12100	Supports Full Closure Form Submission – Resident Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
465	D15/12125	Supports Full Closure Form Submission – Resident Bowden St Ryde <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
466	D15/12126	Supports Full Closure Form Submission – Resident Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
467	D15/12128	Supports Full Closure Form Submission – Resident Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Strongly supports one – way in Eltham St</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
468	D15/12129	Supports Full Closure Form Submission – Resident Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
469	D15/12130	(Resident, North Ryde) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Reason: “Business on College St will not be disadvantaged by the closure of College St with proposed better access via Frank St, increased exposure by being adjacent to a Bunnings site increased industrial property values due to proximity to Bunnings and increased safety for their employees on a quieter College St. It should be pointed out that over 50% of units in College St are currently unoccupied.” 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
470	D15/12131	Supports Full Closure Form Submission – Resident Eltham St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment Strongly supports one – way in Eltham St</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
471	D15/12134	Supports Full Closure Form Submission – Regular visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
472	D15/12135	Supports Full Closure Form Submission – Regular visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
473	D15/12137	(Residents, Putney) <ul style="list-style-type: none"> SUPPORTS FULL closure College St Seeking full closure will ensure a safe and peaceful environment for residents Bunnings will promote business activity in the area and traffic needs to be managed via full street closure. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
474	D15/12139	Supports Full Closure Form Submission – Regular visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
475	D15/12140	Supports Full Closure Form Submission – Regular visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
476	D15/12141	Supports Full Closure Form Submission – Regular visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
477	D15/12142	Supports Full Closure Form Submission – Resident College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
478	D15/12143	Supports Full Closure Form Submission - (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
479	D15/12185	(Diggers Ave, Gladesville) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study SUPPORTS FULL closure College St Reasons given: <ul style="list-style-type: none"> Takes traffic off local residential streets and reduces rat running Ensures safer environment for residents, school children, employees Directs industrial traffic to the major road network Provides a permanent solution to the ongoing development of the area. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
480	D15/12186	Owner/resident Monash Road) <ul style="list-style-type: none"> Concerned about the increase in traffic In particular heavy vehicle traffic on Monash Road and adjoining streets SUPPORTS full closure of College St and the recommendations of the traffic study. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
481	D15/12248	(Regular visitor to area socially and on business) <ul style="list-style-type: none"> Concerned about increased traffic on the local streets – in particular Buffalo Rd Availability of on-street parking in Buffalo Rd is limited Speeding vehicles on Buffalo Rd is a concern Seeks solution to increase parking and reduce speeding on Buffalo Rd - treatment to Monash Rd/Buffalo Rd intersection. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
482	D15/12275	Supports Full Closure Form Submission – visits family in College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Reasons given: <ul style="list-style-type: none"> Counteract increased traffic due to Bunnings and associated safety concerns for residents in College St e.g. speeding cars - difficult to reverse out of property. Surrounding streets – Monash/Eltham would benefit from the implementation and recommendations of the traffic study and reduce rat running. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
483	D15/12276	(Regular visitor to area socially and on business) <ul style="list-style-type: none"> Concerned about increased traffic on the local streets – in particular Buffalo Rd Availability of on-street parking in Buffalo Rd is limited Speeding vehicles on Buffalo Rd is a concern Seeks solution to increase parking and reduce speeding on Buffalo Rd - treatment to Monash Rd/Buffalo Rd intersection. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
484	D15/12277	Supports Full Closure Form Submission (Marsfield Resident, Long term Ryde LGA resident - friends in College and surrounding streets) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comments:</p> <ul style="list-style-type: none"> Closure will ensure a safe and peaceful environment for residents Bunnings will promote business activity in the area and traffic needs to be managed via full street closure. Seeking solutions to address the problems of reducing speed of traffic, increasing safety for residents and maintaining residential amenity. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
485	D15/12281	(Resident, Buffalo Road) <ul style="list-style-type: none"> SUPPORTS full closure College St but not at “expense” of increased traffic flows on Buffalo Rd Seeking speed management measures on Buffalo Rd and an effective roundabout Buffalo/Monash Rds Concern for safety on the local roads in the area, Buffalo Rd, due to increased traffic flows from the Bunnings development, Bunnings a 7 day a week business. 	<p>Refer comments on Full Closure Submission No 1 in relation to speed management</p> <p>A roundabout at the intersection of Buffalo and Monash is recommended to be implemented.</p>	Refer recommendations for Submission No 1
486	D15/12288	Supports Full Closure Form Submission – Regular visitor to area socially and on business <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
487	D15/12290	(Residents, Providence Rd, Ryde) <ul style="list-style-type: none"> Parking in local residential streets is currently a problem – do not want issue to worsen Concern College St closure would result in increased traffic on other streets and rat running Access to Bunnings site should be from Victoria Road – similar to the Rydalmere [Bunnings] store. 	<p>Parking is a matter that will be considered as part of DA However, parking in accordance with Councils DCP will cater for patrons and staff.</p> <p>It is a requirement of the Traffic study recommendations that Victoria Road access is constructed with Stage 1 of a development on the site.</p>	Refer recommendations for Submission No 1
488	D15/12293	(Regular visitor business & residents Buffalo Road area) <ul style="list-style-type: none"> Concern about the proposed development and the increased traffic flows on Victoria Rd The intersection at Buffalo Rd and Monash requires an upgrade Lack of parking and speeding on Buffalo Road is a major issue. 	<p>Refer comments on Full Closure Submission No 1 in relation to speed management</p> <p>A roundabout at the intersection of Buffalo and Monash is recommended to be implemented.</p>	Refer recommendations for Submission No 1

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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
489	D15/12334	Supports Full Closure Form Submission – Frequent visitor Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment: Bunnings will result in traffic congestion and parking problems in the local streets across 7 days</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
490	D15/12340	Supports Full Closure Form Submission – Frequent visitor Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment: Bunnings will result in traffic congestion and parking problems in the local streets across 7 days</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
491	D15/12341	Supports Full Closure Form Submission – Frequent visitor Orient St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment: Bunnings will result in traffic congestion and parking problems in the local streets across 7 days</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
492	D15/12342 Duplicate: D15/12581	(Residents, Lyndhurst St, Gladesville) <ul style="list-style-type: none"> SUPPORTS the full closure of College St in order to protect local streets from commercial traffic SUPPORTS the recommendations of the traffic study, in particular widening of Cressy Road, new round about Monash/Buffalo Rds, and the signals at Monash Rd/Eltham St. 	<p>SUPPORT for recommendations of traffic study in particular the following elements, is noted:</p> <ul style="list-style-type: none"> Full closure College St Widening Cressy Rd Roundabout Monash/Buffalo Rds Signals at Monash/Eltham St. <p>Refer comments on Full Closure Submission No 1</p>	Refer recommendations for Submission No 1
493	D15/12347	(Resident Orient St) <ul style="list-style-type: none"> SUPPORTS the Bunnings development, SUPPORTS full closure College St, happy for inconvenience driving around the block to get to Bunnings Also requests re-closure of Orient St Concerned for safety Requests: non-reflective windows on the development Residential parking only on College and Orient. 	<p>Support for the Bunnings PP and development is noted.</p> <p>Refer comments on Full Closure Submission No 1</p> <p>Design guidelines are included in the site specific DCP</p>	Refer recommendations for Submission No 1
494	D15/12352	Supports Full Closure Form Submission – Frequent visitor College St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic <p>Additional comment: Bunnings will result in traffic congestion and parking problems in the local streets across 7 days</p>	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

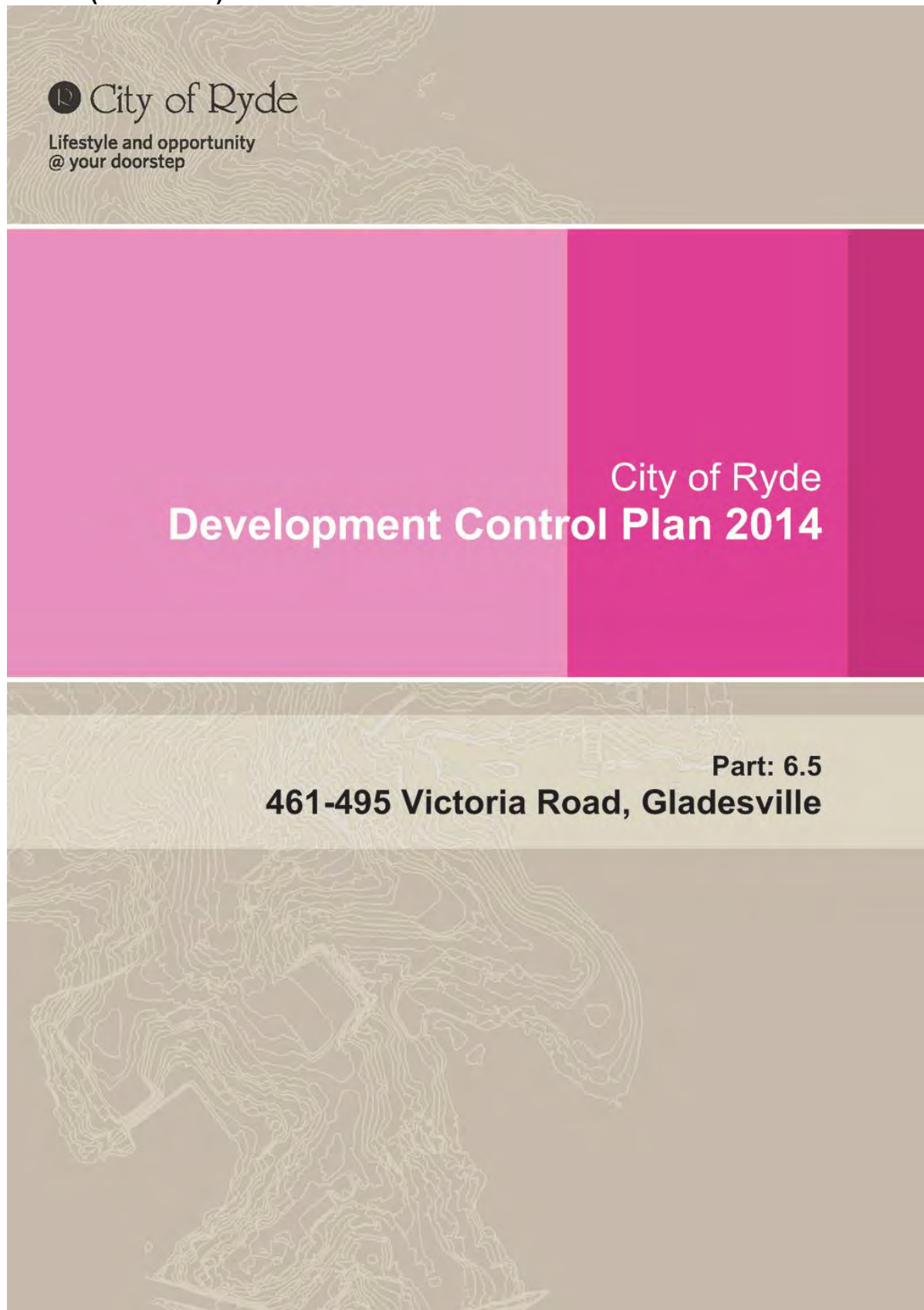
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No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
495	D15/12354 Duplicate: D15/12657	(Resident, Ryde Road, Gladesville) <ul style="list-style-type: none"> SUPPORTS full closure at College St Reasons: <ul style="list-style-type: none"> Increase road safety but reducing rat running Separation of industrial and residential traffic Result in a “definitive solution” Concerned re: <ul style="list-style-type: none"> Increase in traffic congestion on Ryde Road (between Monash & Pittwater Rd intersections) – in particular on Saturdays – will create safety issues and health problems for residents in the area. 	Refer comments on Full Closure Submission No 1 in relation to speed management	Refer recommendations for Submission No 1
496	D15/12356	(Residents, Buffalo Road, Gladesville) <ul style="list-style-type: none"> Concern with the current issues of lack of parking, increased noise, traffic and loss of safety in the area Do SUPPORT roundabout at Buffalo/Monash Rds due to concerns of pedestrian safety Do NOT SUPPORT full closure of College St due to the increased traffic this will place on Buffalo Rd. 	No SUPPORT for College St full closure noted. SUPPORT for roundabout at Buffalo Rd / Monash Rd intersection is noted.	Refer recommendations for Submission No 1
497	D15/12357	(Resident, Buffalo Road, Gladesville) <ul style="list-style-type: none"> SUPPORTS full closure of College St SUPPORTS other recommendations of the traffic study: new round about Monash/Buffalo Rds, and the signals at Monash Rd/Eltham St, widening of Cressy Road, two access points to Bunnings, right turn ban from Victoria Rd into Jordan St during PM peak Requests consideration installing pedestrian crossings on Buffalo Rd between Cressy & Monash Rds. Industrial traffic to be separated from residential to protect: <ul style="list-style-type: none"> Safety of pedestrians Amenity and property values of residences in the area. 	SUPPORT for recommendations of traffic study in particular the following, is noted: <ul style="list-style-type: none"> Full closure College St Roundabout Monash/Buffalo Rds Signals at Monash/Eltham St Widening Cressy Rd Two access points to Bunnings – Victoria/Tennyson and Frank St/Victoria Rd Right turn ban from Victoria Rd into Jordan St during PM peak. Requirement that Bunnings provide the Victoria Rd access point at Stage 1 of the development.	Refer recommendations for Submission No 1
498	D15/12360	(Resident Lyndhurst St, Gladesville) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comment: <ul style="list-style-type: none"> Parking from the workers and visitors of the industrial area occurs on Lyndhurst St resulting in reduced parking for residents. Bunnings traffic via a Victoria Rd access point is an “ideal solution”. 	Refer comments on Full Closure Submission No 1 Requirement that Bunnings provide the Victoria Rd access point at Stage 1 of the development	Refer recommendations for Submission No 1
499	D15/12365	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
500	D15/12368	(Resident, Gladesville) <ul style="list-style-type: none"> OBJECTS to Bunnings development due to: <ul style="list-style-type: none"> Existing range of land uses both residential and commercial in Gladesville Traffic congestion and poor amenity issues already exist in the vicinity of the site Traffic flows are already high in the residential areas due to the RALC, bus depot, industrial area and new mixed development. 	OBJECTION to Bunnings on traffic grounds is noted.	No further actions are recommended
501	D15/12370	Supports Full Closure Form Submission (Outside Ryde LGA) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

Draft <i>Bunnings Gladesville Traffic and Parking Study</i> -- Summary of Submissions to exhibition 17 December 2014 to 30 January 2015				
No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
502	D15/12414	Supports Full Closure Form Submission (Residents, Putney in SUPPORT of residents College St) <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic Additional comments: <ul style="list-style-type: none"> Residential amenity and safety – full closure only solution to maintaining good, healthy, and peaceful environment for residents Local businesses can still be supported with signage at Victoria Rd. Bunnings may result in increased trade to more people but residents don't want the increased traffic driving through College St. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
503	D15/12419	Supports Full Closure Form Submission – Employee Jordan St <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic. 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
504	D15/12421	(Resident, Oates Ave, Gladesville) <ul style="list-style-type: none"> OBJECTS to Bunnings development due to: <ul style="list-style-type: none"> Existing range of land uses both residential and commercial in Gladesville Traffic congestion and poor amenity issues already exist in the vicinity of the site Traffic flows are already high in the residential areas due to the RALC, bus depot, industrial area and new mixed development. 	OBJECTION to Bunnings on traffic grounds is noted.	Prepare DCP controls to implement Council's adopted Traffic Study
505	D15/12588 Duplicate: D15/12707	(Eltham Street residents) (Submission also copied to staff managing Eltham Street one-way trial) <ul style="list-style-type: none"> SUPPORT findings of traffic study Eltham Street – want one-way system continued permanently to gauge impact of opening Aldi, and Bunnings development Would prefer closure of Eltham St, at western end after Aldi driveway to reduce impact of Aldi & Bunnings traffic Concerned re safety from traffic volumes and speed - impact on young families Eltham St Re-route traffic to Ryde Rd more appropriate for heavy traffic than Eltham St. 	Refer comments on Full Closure Submission No 1 in relation to Eltham St	Refer recommendations for Submission No 1 in relation to Eltham St
506	D15/12709	Supports Full Closure Form Submission - Resident Laura St, Gladesville <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
507	D15/12710	Supports Full Closure Form Submission - Resident, Eltham Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
508	D15/12711	Supports Full Closure Form Submission - Resident, Eltham Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
509	D15/12714	Supports Full Closure Form Submission - Resident, Eltham Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

Draft <i>Bunnings Gladesville Traffic and Parking Study</i> -- Summary of Submissions to exhibition 17 December 2014 to 30 January 2015				
No.	FILE REF	Summary of Submission	Consideration of Issues	Recommendation
510	D15/12717	Supports Full Closure Form Submission - Resident, Eltham Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
511	D15/14083	(Received 4 Feb) (Residents, College St) <ul style="list-style-type: none"> Concern about increase in traffic volumes - impact on traffic safety Need for lights to control traffic using College St as a speedway Don't turn lovely suburb into another Chatswood 	Concerns about increased traffic volumes and safety issues are noted. Refer comments on Full Closure Submission No 1	Amend the site specific Bunnings DCP to require implementation of Council's resolutions with respect to the Bunnings Gladesville Traffic and Parking Study. Refer recommendations for Submission No 1
512	D15/14084	(Received 4 Feb) (Residents, Owen St, Gladesville) <ul style="list-style-type: none"> Concerned with proposed traffic changes Current problems of doing a right turn out of Owen St into Buffalo Road will increase with the proposed development Cumulative impact when Putney Hill complete – traffic will use Morrison and Buffalo Roads as alternate to Victoria Road Proposed roundabout and lights at Eltham Street will slow traffic even more causing build up difficulty driving up to Victoria Road. 	Refer comments on Full Closure Submission No 1 in relation to speed management A roundabout at the intersection of Buffalo and Monash is recommended to be implemented.	Refer recommendations for Submission No 1
513	D15/13312	Supports Full Closure Form Submission – Regular visitor College Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1
515	D15/13314	Supports Full Closure Form Submission – Regular visitor College Street <ul style="list-style-type: none"> SUPPORTS recommendations traffic study Strongly SUPPORTS FULL closure College St, and separation of residential and industrial traffic 	Refer comments on Full Closure Submission No 1	Refer recommendations for Submission No 1

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Translation

ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

ARABIC

إذا لم تفهم هذا المستند، يرجى القدوم إلى مركز بلدية رايد، 1 شارع ديفلين، رايد، من الاثنين إلى الجمعة، الساعة 8.30 صباحاً إلى الساعة 4.30 مساءً، أو الاتصال بمكتب الترجمة والتفسير على الرقم 131 450 لكي يطلب من أحد المترجمين الاتصال بمجلس مدينة رايد على الرقم 9952 8222، نيابة عنك.

ARMENIAN

Եթե այս փաստաթուղթը չե՞ք հասկանում, Խնդրվում է՝ գալը Ryde Civic Centre, 1 Devlin Street, Ryde) Երեքշաբթիից Դեռապա կառ. ժամը 8.30 – կը. ժամը 4.30, կամ հեռախոսելու՝ Վերահսկողի ե. Քաղաքապետին կապակցվելով՝ 131 450, ե. խնդրվում է քաղաքապետի մը կողմից հարապաշարժարարին հար կառ. հասցնել ձեզի հասնող, հեռախոսելով՝ 9952 8222 թիվին:

CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。您也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接線員您可以要求一位傳譯員再打給下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

FARSI

اگر این سند را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر روزهای Monday to Friday به مرکز شهرداری رايد، 1 Devlin Street, Ryde مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رايد تماس بگیرد. 9952 8222 تلفن بزند.

ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시기나 (월 – 금, 오전 8.30 – 오후 4.30), 전화 131 450 번호로 전화 통역 서비스에 연락해서서 통역자에게 여러번 대신 Ryde 시청에 전화 9952 8222 번호로 연락을 부탁드립니다.

Amend. No.	Date approved	Effective date	Subject of amendment

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1.0 Introduction

1.1 Objectives of this Part

Objectives

The objectives of this Part are:

1. To provide a site responsive development control framework.
2. To ensure future redevelopment of the site provides for a design that is considerate of adjoining development to minimise any adverse impacts, particularly to surrounding residential land uses.
3. To ensure new development contributes positively to the public domain and streetscape.
4. To ensure facades/elevations of buildings and structures are designed to be sympathetic to surrounding development.
5. To integrate landscaping into the design and site planning to improve the visual quality of the development.
6. To provide safe and convenient vehicular access and servicing of the site and minimise the impact of vehicle access points on the streetscape and on surrounding land uses.
7. To ensure development maximises pedestrian amenity and safety.
8. To protect the visual and acoustic amenity of adjoining properties.
9. To ensure implementation of the recommendations of the Bunnings Gladesville Traffic and Parking Study as adopted by Council.
10. To give detail to the Ryde Local Environmental Plan 2014, Amendment xx

1.2 Land to which this Part applies

This Part applies to the land known as Lot 300 DP 1194688, 461 - 495 Victoria Road, Gladesville.

1.3 Purpose of this Part

The purpose of this DCP Part is to provide guidance to:

- give effect to the aims and objectives of *Ryde Local Environmental Plan 2014*; and
- facilitate development that is permissible under that *Plan*.

In particular this Part aims to guide the development of a high quality public domain and built form around and on the site in recognition of the following factors:

- The site is sizeable, prominent, and highly visible (due to significant passing traffic) on Victoria Road, Gladesville
- The potential scale of any development permissible on the site (such as bulky foods, commercial retail)
- The site is within proximity of the Holy Cross College - a school and heritage item
- The site is within proximity of the Ryde Aquatic Leisure Centre which is also a significant attractor in the area.

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A number of controls address the above matters. These controls are based on development outcomes which in particular relate to:

- achieving desired development outcomes, including mitigating impacts of size and scale,
- the character of the streets in this locality, and
- achieving a desirable streetscape presentation.

This part has been designed to be read in conjunction with the following:

- Ryde Local Environmental Plan (LEP) 2014
- Other parts of Development Control Plan 2014
- Section 94 Development Contributions Plan 2007
- Bunnings Gladesville Traffic and Parking Study, December 2014 (as amended by City of Ryde Council resolutions 14 April 2015).

City of Ryde Council resolutions 14 April 2015 as they affect the subject site

This DCP comprised part of a Planning proposal for 461-495 Victoria Road Gladesville. When the Planning Proposal was publicly exhibited in 2013; significant community interest was expressed in relation to traffic impacts. Accordingly, a traffic and parking study was undertaken.

The Bunnings Gladesville Traffic and Parking Study was publicly exhibited commencing December 2014. On 14 April 2015 the traffic study and community response was reported to Council. Taking into account all submissions Council resolved to adopt the Bunnings Gladesville Traffic and Parking Study recommendations as follows:

INSERT RELEVANT COUNCIL RESOLUTIONS 14 APRIL 2015 HERE

An objective of this DCP Part is to implement the above Council resolutions as they apply to Bunnings and the subject site.

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Figure 1.0.1 Aerial photo highlighting Lot 300 DP 1194688, 461 - 495 Victoria Road, Gladesville

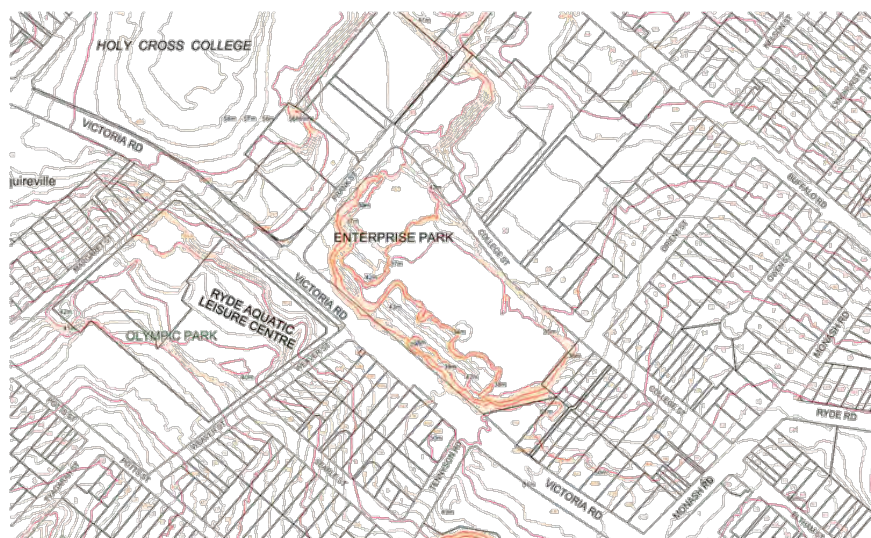


Figure 1.0.2 Cadastre map

Note: the contours are indicative of the former use of the site as a quarry and of relevance to height controls

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2.0 DESIGN QUALITY

This section provides detailed planning controls for the subject site designed to ensure the future development is of high design quality. The controls are designed to assist in minimising negative amenity impacts on adjoining and adjacent properties.

Objectives

1. To ensure new buildings contribute positively to the urban built form and environment.
2. To ensure appropriate scale and good environmental amenity, such as sun access.
3. To ensure a built form of a high quality that successfully integrates environmental sustainability with architectural design.
4. To identify appropriate building setbacks for integration with the land uses in the context of the site.
5. To improve the visual and architectural quality of the buildings within the streetscape to reduce the bulk and scale of the buildings from the public domain and neighbouring sites.
6. To ensure well-designed buildings constructed of durable and attractive materials.
7. To maximise outlook and views from habitable rooms and private open space without compromising visual privacy.
8. To protect the amenity of neighbours including
 - i. The visual privacy of neighbouring residents
 - ii. Eliminate light spill from the Bunnings site to neighbouring residents including from vehicle headlights
 - iii. Sunlight access
 - iv. To achieve the appropriate acoustic attenuation between the site and neighbouring properties, by giving design consideration to site planning, the location of landscaped buffer zones, plant, and service areas, waste collection and loading docks.

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2.1 Built Form

The quality of streets and public spaces may be enhanced by the way buildings address these spaces. Good environmental design includes the control of solar access and overshadowing.

Controls

- a. Development on corners must address all street frontages. Entries, windows and other architectural elements should be placed to reinforce the corner.
- b. Provide architectural articulation, **modulation and design** elements to improve **aesthetic appearance and also** to minimise blank wall lengths and the bulk and scale of the **proposed** building. Articulation, **modulation or design** elements are required at no greater than 30m intervals on the facades facing Victoria Road and **College Street**. These may include:
 - i. **Vertical or horizontal setbacks in the façade**
 - ii. pedestrian entries
 - iii. windows
 - iv. **Sunshade devices, awnings, and sunscreens,**
 - v. **Expressed structural elements including columns, trusses and the like**



Figure 2.1.1

Left - expressed structural elements, setbacks and sun shade devices

Below – expressed structure, colour and polycarbonate cladding used to enhance architectural quality.



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- c. Provide solar protection, including awnings, recessed windows, roof overhangs, external shutters and screens to the western and northern elevations of the buildings.
- d. Car parking, driveways, ramps, loading docks and associated vehicular entry/exit structures shall be incorporated into the building façade design and screened from view to improve aesthetic appearance.
- e. Car park and vehicular ramp screening is to ensure that vehicular headlights do not shine into residential living spaces and residential outdoor open space.
- f. Noise attenuation, sound walls and screens designed to minimise the transmission of noise to residential properties in College Street and Orient Street shall be sympathetically integrated into the design of the building to improve aesthetic appearance and unify other facade elements.
- g. Plant and service areas shall be incorporated into the building façade or architecturally screened so that they are not visible from the public domain or neighbouring sites.
- h. The building shall incorporate a variety and finishes which create visual interest and are durable.
- i. A design quality statement shall be submitted together with the DA that details to the satisfaction of Council;
 - i. How the design meets the Built Form requirements of this DCP
 - ii. How the building relates to and enhances its context
 - iii. Colour and materials selection

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2.2 Height

Controls

- j. The maximum building height for development on the land is to be in accordance with the heights prescribed by the Height of Buildings Map within the Ryde Local Environmental Plan 2014.

Note: Provisions and definition relating to building height are contained in Ryde LEP 2014. Under Ryde LEP 2014, building height is defined as follows:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

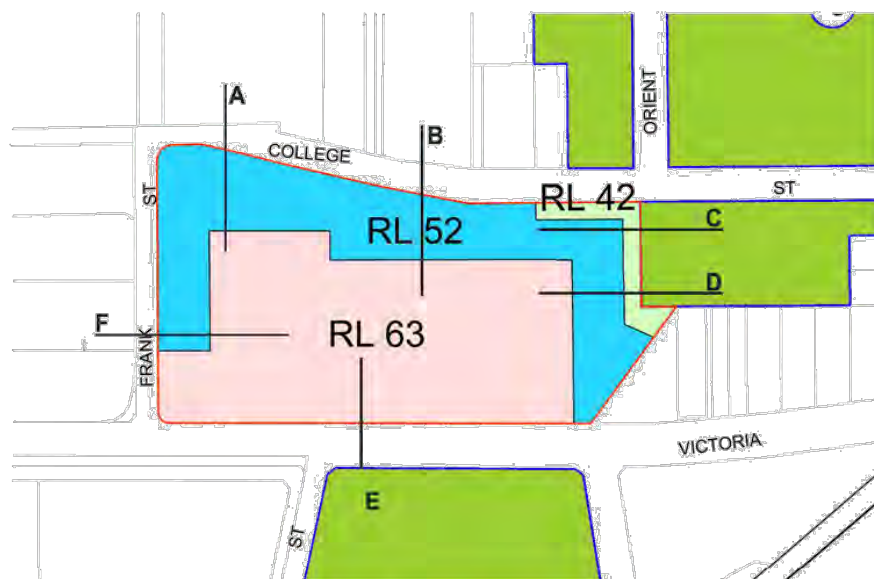


Figure 2.2.1: The above map reflects the Height of Buildings controls applicable to the site under Ryde Local Environmental Plan 2014.

The map also shows the locations of Sections A to F which provide the setback controls applicable to built form (Figures 2.3.2 to 2.3.7).

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2.3 Setbacks

Controls

- a. Buildings are to be set back from the **street frontage and other boundaries in accordance with Figure 2.3.1 Building Setback Control Drawing.**
- b. Minor projections of balconies, entry awnings and sun shading devices **may be** permissible (see 2.1 Built Form) within the **building** setback, provided they do not encroach upon the **6m landscaped setback area or impact on the amenity of residential sites.**
- c. Entry/exit structures may project within the 10m **building** setback provided they:
 - i. **Are** integrated into the building design **and** their size and visual intrusion is minimized
 - ii. Include architectural features and treatments that improve the quality of finish
 - iii. Retain streetscape continuity and reinforce a high quality public domain
 - iv. **Do not impact on the amenity of residential sites.**

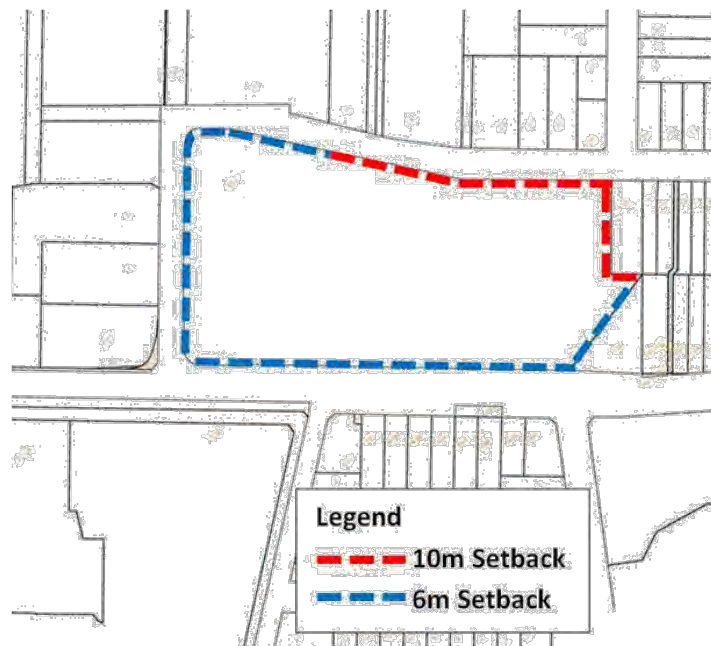
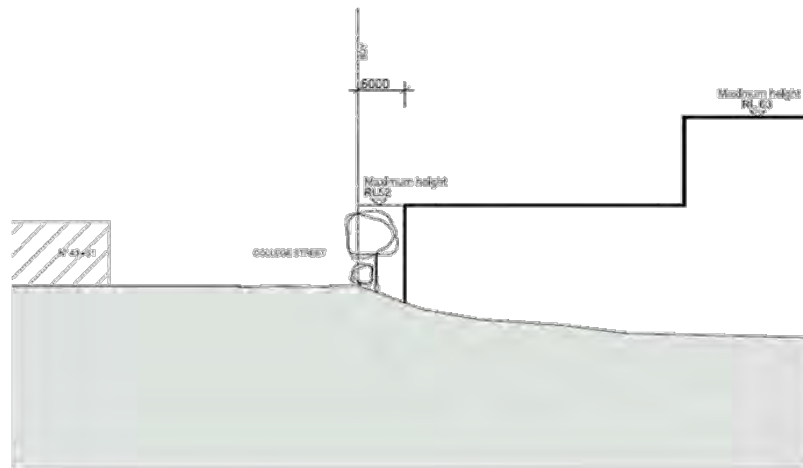


Figure 2.3.1: Building Setback Control Drawing

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2.3.2: Section A College Street frontage setbacks

Figure

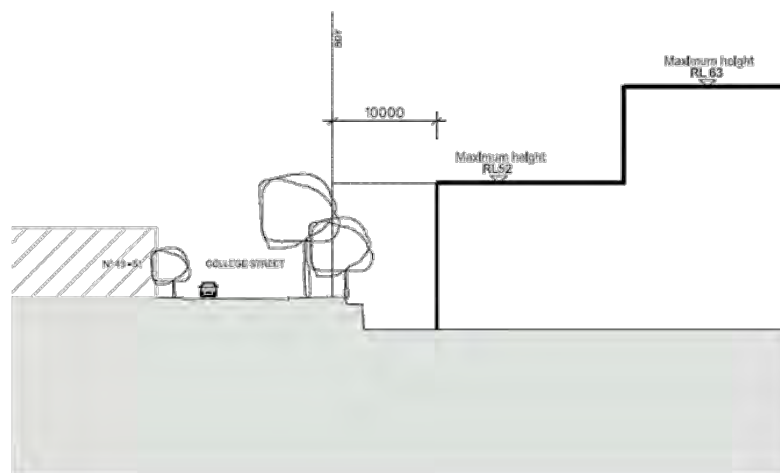


Figure 2.3.3 Section B College Street frontage setbacks

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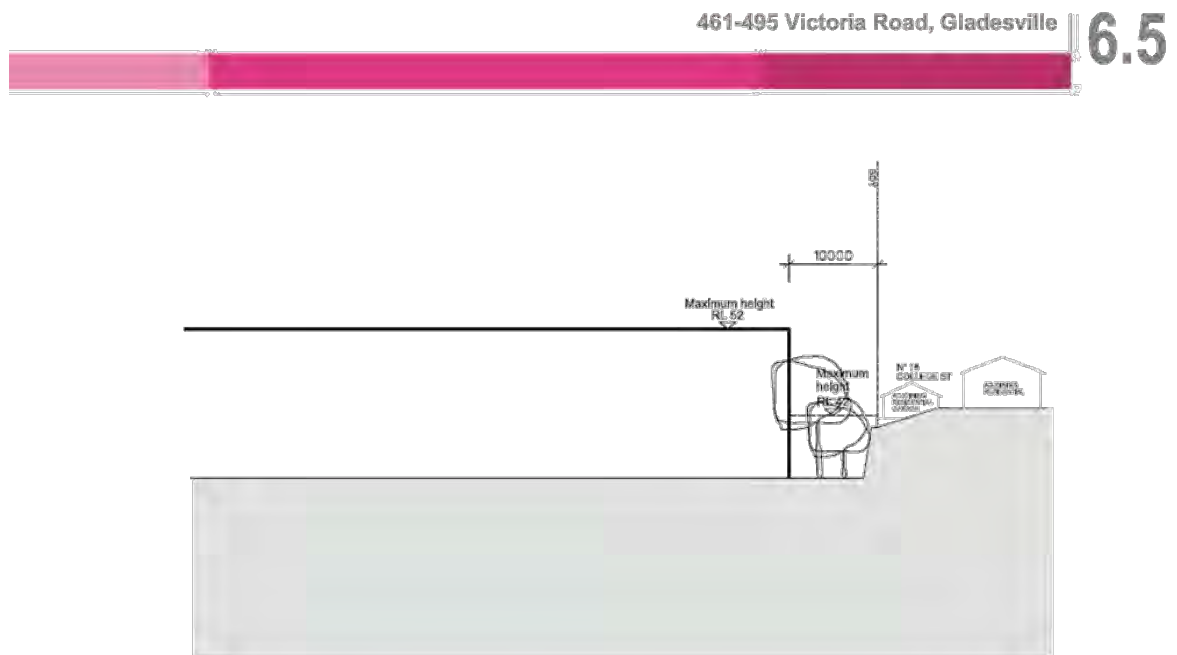


Figure 2.3.4: Section C Setbacks to neighbouring residential property at 18 College Street

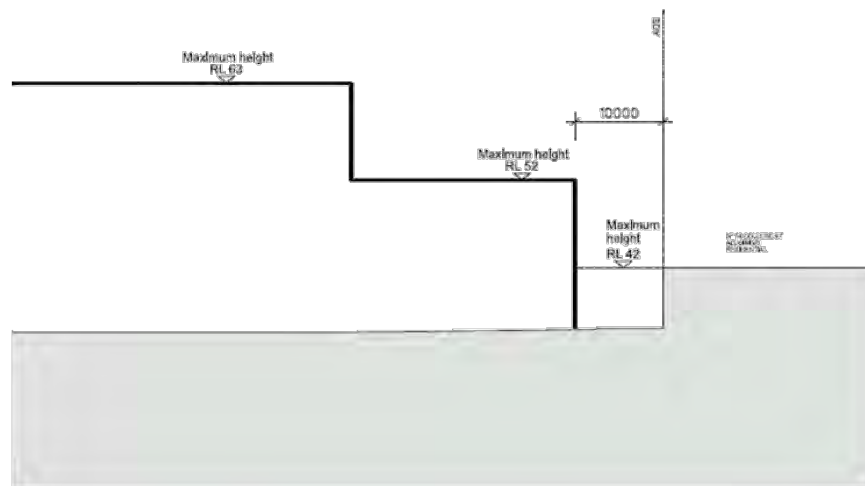


Figure 2.3.5: Section D Setbacks to neighbouring residential property at 18 College Street

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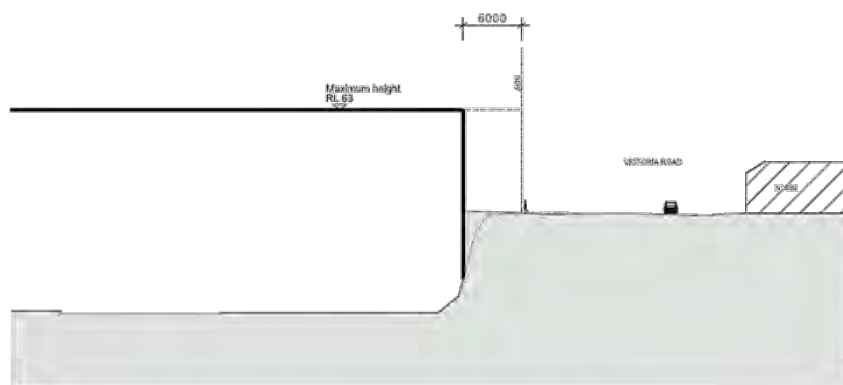


Figure 2.3.6: Section E Victoria Road street frontage setbacks.

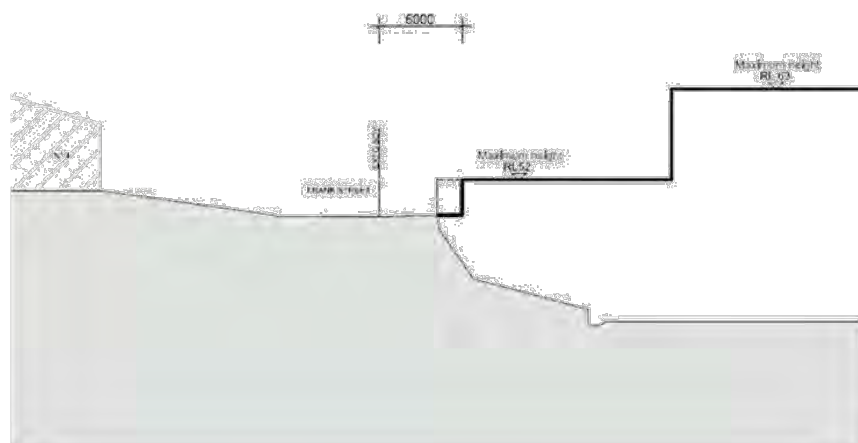


Figure 2.3.7 Section F Frank Street frontage setbacks

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2.4 Site Landscaping and Tree Preservation

Controls

- a. A minimum 6m landscape setback is required along all street frontages in accordance with Figures 2.3.2 and 2.3.6.
- b. A minimum 10m landscape setback is required on the boundaries that adjoin residential property in accordance with figures 2.3.2 and 2.3.6.
- c. Landscaping is to be designed to screen the building, (including car parking, loading docks, waste collection and ramp structures) in order to enhance the presentation and architectural quality of the development and to also enhance neighbours' amenity
- d. Retain on site mature trees where appropriate and practicable, and incorporate additional large growing screen trees as key elements of a landscaping plan that seeks to reduce the visual presence of the buildings.
- e. Soft landscaping of an appropriate scale is to be provided to reduce and soften the visual impact of the buildings, create interest in the streetscape and provide for a landscape buffer for adjoining residential properties.
- f. Provide deep soil zone, water capture and recycling in the landscaped area in accordance with City of Ryde Water Sensitive Urban Design Guidelines.
- g. Existing street trees in College Street are to be retained including protected during the construction period.
- h. Development is to comply with the provisions contained in Part 9.6 Tree Preservation of this DCP.
- i. A landscape plan prepared by a suitably qualified landscape designer/architect is to be prepared and submitted with DA demonstrating compliance with the landscape requirements of this DCP.

2.5 Solar Access

Controls

- a. The development of the land shall not reduce solar access to the habitable rooms (excluding bath, laundry rooms and the like) and private open space areas of any nearby residential development in College and Orient Streets to less than 3 hours of sunlight between 9am and 3pm in midwinter.

2.6 Visual Privacy

Controls

- a. Windows may not directly face into nearby residential properties.
- b. Apply screens or other façade treatments to parking areas, access, loading docks, storage and waste collection areas, and the like to minimise viewing into and from adjoining residential properties and the public domain.

ITEM 4 (continued)

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461-495 Victoria Road, Gladesville

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2.7 Acoustic Privacy

Potential unwanted noise sources increase in more densely developed areas. In mixed use areas, developments need to consider the amenity of a range of surrounding occupants. The impact of commercial and retail noise on residential development and pedestrian amenity needs to be considered. Commercial and retail developments should be designed and managed to minimise noise generation and intrusion.

Controls

- a. Provide appropriate acoustic attenuation between the site and neighbouring properties, by giving design consideration to
 - i. site planning,
 - ii. the location of landscaped buffer zones,
 - iii. Location of plant, service areas, waste collection areas and loading docks.
 - iv. Acoustic treatments such as sound walls and screens to be provided to reduce the transmission of noise to residential land uses in Orient Street and College Street.
- b. The use of premises and any plant, equipment and building services associated with a premises must not:
 - i. Create an offensive noise as defined by the Protection of the Environment Operations Act and
 - ii. Add significantly to the background noise experienced in the locality. Council may require a statement of compliance.
- c. Loading and unloading facilities must not be located immediately adjacent to residential development.
- d. Acoustic treatments are to be integrated into the design of the building to provide interest and improve its aesthetic appearance.
- e. Above grade carparks, ramps, driveways and loading docks shall be contained within the building envelope.

ITEM 4 (continued)

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3.0 PUBLIC DOMAIN

The public domain is made up of streets, pedestrian connections, small civic parks and squares. Controls apply to the land adjoining outside the site.

Streets form the framework of the public domain connecting people to shopping, services, recreation and residential. A well designed public domain can provide a focal point for community interaction.

3.1 Access and the Public Domain

Public domain spaces within Ryde need to be designed and sited so that the areas are safe at all times for all pedestrians and cyclists and so that they are accessible to all.

Objectives

1. To reduce vehicular conflicts through good design of building entrances and reducing footpath cross-overs.
2. To clearly differentiate uses and separate conflicting uses.
3. To use appropriate lighting levels.
4. To encourage and maximise environments for 'safe' pedestrian access and mobility.

Controls

- a. Where a development proposal includes new floor space that exceeds 2000 sqm; a pedestrian and road safety audit and management plan must be prepared and submitted with the Development Application that:
 - i. Considers the high probability that parents will park at Bunnings to pick up Holy Cross College students, to access to the Holy Cross sporting fields and /or the Ryde Aquatic Leisure Centre.
 - ii. Provides safe convenient access to and from the site for pedestrians
 - iii. Demonstrates that the proposed road design, traffic mitigation measures and access and egress from the site caters appropriately for future interactions between pedestrians, vehicles and heavy vehicles.
 - iv. Considers providing safe through-site links between College Street and Victoria Road to facilitate public transport access for local residents and industrial area employees.
 - v. Details how vehicular access points are to be clearly identified with paving, signage and the like.
 - vi. Maximise active frontages on Victoria Road including windows and pedestrian entries
 - vii. Demonstrates that pedestrian ways are well lit and subject to passive surveillance
 - viii. Is to the satisfaction of the Road Authority.
- b. Where the implementation of road network changes are required, new pedestrian footpaths shall be installed to ensure pedestrian safety to the satisfaction of the Road Authority. In particular changes to Cressy Road carriageway shall be accompanied by a full width concrete footpath and a new safety fence along the kerb from the Victoria Road intersection to the Holy Cross College entry on the eastern side of Cressy Road.

ITEM 4 (continued)

ATTACHMENT 2

461-495 Victoria Road, Gladesville

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- c. All kerbs, driveway crossings, carriageway median strips and the like shall be generally in accordance with the relevant sections of Schedule 1: Public Domain Technical Details attached to this DCP Part.

3.2 Public Domain Landscape

Objectives

1. To create memorable landscape image, which builds on the positive characteristics of topography, landscape character and views.
2. To create tree planting, to reinforce spatial quality and build on the palette of existing species in the street, provide shade for pedestrians, and improve the image of the streetscape clearly differentiate uses and separate conflicting uses.

Controls

- a. Provide landscaped nature strips as part of the public domain. These may include trees and ground covers or grass verge as appropriate.
- b. A public domain landscape plan prepared by a suitably qualified landscape architect is to be submitted with the DA demonstrating compliance with the landscape requirements of this DCP.
- c. New street trees are to be provided along the Victoria Road frontage. The trees are to be:
 - i. 200L size at installation, planted in 3m x 1.5m pits and their health guaranteed for 2 years
 - ii. Provided generally in accordance with Figure 3.2.1 and the *City of Ryde Public Domain Technical Manual – Gladesville*. The selection is to be based on the scale of proposed buildings, the context such as the width of the street, aspect, and on environmental parameters such as soil type

Note: The City of Ryde Public Domain Technical Manual - Gladesville. Requires that new street trees in Victoria Road are to be either *Pyrus calleryana* 'Capital' (Ornamental Pear) or *Platanus acerifolia* (London Plane Tree)

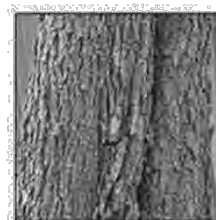
- d. Existing street trees in College Street and Cressy Road are to be protected during construction and retained.

ITEM 4 (continued)

ATTACHMENT 2

461-495 Victoria Road, Gladesville **6.5**

GLADESVILLE STREET TREES Data sheet



Pyrus flower and bark

Pyrus in Victoria Road, Gladesville (summer)

Pyrus calleryana 'Capital' – Capital Pear

- Narrow shape to fit limited space on Victoria Road
- Deciduous – good shade in summer, sun in winter
- Autumn colour
- White flowers in spring
- Tolerates full sun and air pollution



Platanus bark and foliage

Platanus acerifolia – London Plane Tree

- Excellent shade tree, hardy and long-lived
- Tolerates full sun and air pollution
- Quick growing, establishing in 3 to 5 years

Figure 3.2.1 Victoria Road street tree options.

ITEM 4 (continued)

ATTACHMENT 2

461-495 Victoria Road, Gladesville **6.5**



3.3 Urban Elements and Finishes

Objectives

1. To coordinate paving and street furniture with other urban elements for consistency in approach in the City of Ryde
2. To ensure maximised safe and accessible pedestrian environments.
3. To improve the image, quality and amenity of streets and public spaces through quality finishes, lighting and street furniture.
4. To ensure the selection of urban elements and level of provision is based on the hierarchy of streets and intensity of use.

Controls

- a. Prepare and submit a design for the urban elements of the public domain components of the development which:
 - i. Provides street furniture (seats, bins and benches) using the *City of Ryde Public Domain Technical Manual* as a guide.
 - ii. Provides seating and shelter (awnings or bus shelter) at all bus using the seating requirements under *City of Ryde Public Domain Technical Manual* as a guide.
- b. Provide paving treatment of a strength, grade and finish which maximises safe pedestrian usage **to the satisfaction of the Road Authority as follows:**
 - i. **Comply with Australian Standard 1428 and Ryde DCP Part 9.2 Access for People with Disability.**
 - ii. **Be a 1.5m wide concrete footpath on all street frontages to the subject site**
 - iii. **The footpath shall be full width from boundary to kerb at the Victoria Road and Frank Street corner, at bus stops and at pedestrian entries to the building.**
 - iv. **Granite banding at 7.5m intervals maximum in accordance with Figure 3.3.3 and Detail Pv1.2a Schedule 1: Public Domain Technical Details attached to this DCP Part.**

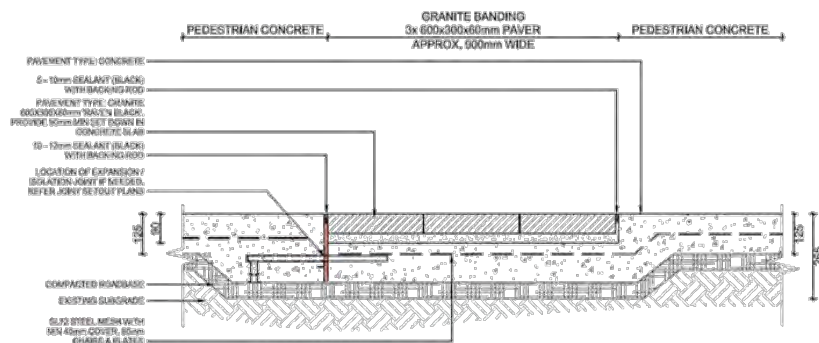


Figure 3.3.3 Detail: Granite banding in concrete footpath

ITEM 4 (continued)

ATTACHMENT 2

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- c. Provide lighting of public domain areas, including installation of multi-function light poles in the road reserve along the Victoria Road frontage accordance with Figure 3.3.2 to the satisfaction of the Road Authority.

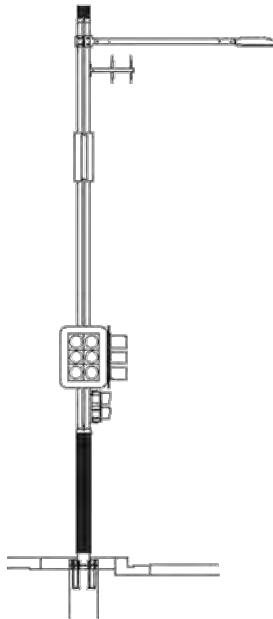


Figure 3.3.2 Multi-Function Light Pole

- 9.6m high
- P2 Light levels in accordance with the relevant Australian Standard
- Capable of taking banners

3.4 Signage

Objectives

1. To minimise visual clutter through the control and coordination of signage.
2. To reinforce the streetscape and enhance the character of the area.

Controls

- a. Signage is to designed to comply with the provisions contained in Part 9.1 Signage of this DCP.
- b. Signage may not dominate the Victoria Road façade of the development.
- c. A signage plan is to be prepared and submitted with DA detailing locations and size of signage and demonstrating compliance with Part 9.1 Signage under this DCP.

ITEM 4 (continued)

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4.0 TRAFFIC, ACCESS AND PARKING

Objectives

1. To ensure the recommendations of the Bunnings Gladesville Traffic and Parking Study, as adopted by Council, are implemented through development.
2. To provide a framework for ensuring effective monitoring and review of operation of traffic
3. To provide adequate and accessible parking and on-site service areas.
4. To manage traffic in and around the site so as to minimise disruption to the local road network
5. To protect the amenity of neighbouring residents, business and workers
6. To manage potential through traffic
7. To enhance road safety in the local area

4.1 Traffic Management

Controls

- a. Prior to the commencement of on-site operations and the issue of any occupation certificate (including "interim") provide the following traffic management measures at no cost to Council and to the satisfaction of the Road Authority:
 - i. Partial (one-way) closure of College Street at approximately the boundary between the R2 Land Use zone and the IN2 Land Use zone. (refer Ryde LEP 2014 Land Use maps)
 - ii. Cressy Road carriageway widening to include an additional traffic lane at the northern approach to the Victoria Road intersection.
 - iii. Cressy Rd (eastern side) full width concrete footpath and safety fence from the Victoria Road intersection to the Holy Cross College entry
 - iv. Tennyson Road and Frank Street site access to be implemented at stage 1 of the site development
 - v. Traffic signals changes at Tennyson Road, Cressy Road and Frank Street to be implemented as required by the Roads and Maritime Services and / or the Road Authority
 - vi. Ban right hand turns for vehicles exiting the Bunnings site in Frank St
- b. Together with any Development Application (for new floor space on the site) that is submitted to Council after this DCP part comes into effect, provide a Traffic and Parking Report detailing:
 - i. The quantum of proposed parking on the site
 - ii. The traffic generation of the proposed development and land uses
 - iii. How the above traffic management mitigation measures are proposed to be implemented to the satisfaction of the Road Authority
 - iv. A Statement of Commitment to provide the required traffic mitigation measures

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4.2 Vehicular Access

Controls

- a. No **vehicular entries** or exits **to the site** are to be located on College Street.
- b. A new vehicular entry/exit **is** to be provided on Victoria Road at **the** signalised intersection at Tennyson Road. **This access is to be implemented at stage 1 of the on site development.**
- c. **Vehicular entries and exits are to be provided on Frank Street and implemented at stage 1 of the development.**
- d. Ensure **vehicular entries, vehicular circulation and loading docks** are designed in accordance with Australian Standards **AS 2890.1, 2, 3, 5, and 6 Parking Facilities.**
- e. All kerbs, driveway crossings, carriageway median strips and the like shall be generally in accordance with the relevant sections of Schedule 1: Public Domain Technical Details attached to this DCP Part.

4.3 Car Parking

Controls

- a. **Provide a parking optimisation and implementation plan for Frank Street and College Street to counteract any loss of parking due to the Bunnings development Implementation of the parking optimisation plan:**
 - i. **is to occur prior to the commencement of on-site operations and the issue of any occupation certificate (whether interim or final)**
 - ii. **be at no cost to Council and to the satisfaction of the Road Authority**
- b. **Ensure car parking areas and ramps are designed in accordance with Australian Standards AS 2890.1, 2, 3, 5, and 6 Parking Facilities.**
- c. **Off street car parking is to be provided in accordance with Ryde DCP Part 9.3 and must provide adequate parking for employees and patrons.**
- d. **Where possible, parking, loading docks ramps and driveways shall be located underground or under cover and within the building envelope. As a minimum, a high quality architectural screen is required so that these facilities are not visible from the public domain and so that acoustic intrusion and headlights from vehicle movements is minimised for residential properties in College Street and Orient Street.**
- e. **Parking is to be accessible to all stages and components of the eventual development. All vehicular site entries and exits are to access all vehicular parking areas.**
- f. **Parking is to be designed so as to minimise impacts on the road network such as queuing in Frank Street and Victoria Road.**

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5.0 SITE SERVICES

Objectives

1. To provide for the size and number of service areas in proportion to the scale and intensity of the proposed use.
2. To ensure that service facilities do not detract from the amenity of nearby public spaces and residential areas.
3. To ensure appropriate stormwater design and management having regard to the characteristics of this site and catchment area.
4. To ensure that the design of waste storage and collection facilities are integrated into the design of the development.

5.1 Tree Preservation

Controls

- a. Street trees in College Street are to be retained and protected during the construction period.
- b. Development is to comply with the provisions contained in Part 9.6 Tree Preservation under this DCP.

5.2 Stormwater and Water Management

Controls

- a. Stormwater management system is to be designed and provided in accordance with the requirements of the:
 - i. City of Ryde DCP 2014 - Part 8.2 Stormwater and Floodplain Management (currently on exhibition) and supporting documents
 - ii. Draft City of Ryde Water Sensitive Urban Design Guidelines (WSUD)
 - iii. Draft Stormwater and Floodplain Management Technical Manual
- b. A detailed site specific flood study report and stormwater drainage plan are required to be submitted with the Development Application, demonstrating compliance with the requirements of DCP Part 8.2 Stormwater Management. The study should consider the downstream draining system in the analysis. In addition, a design solution is required to ensure the downstream properties will not be subject to increased risk of flooding after the development. If required the downstream stormwater pipe system shall be amplified to the current standard.

ITEM 4 (continued)

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5.3 Waste Minimisation and Management

Controls

- a. The storage, management and collection of waste is to be designed and provided in accordance with the requirements contained in Part 7.2 Waste Minimisation and Management of this DCP.

5.4 Services

Controls

- a. All services infrastructure including the fire hydrant, gas meters and the like shall be located within the building envelope and, **where not otherwise required to be visible**, to be screened from view from the public domain.
- b. **Power shall be undergrounded all-round the site.**

ITEM 4 (continued)

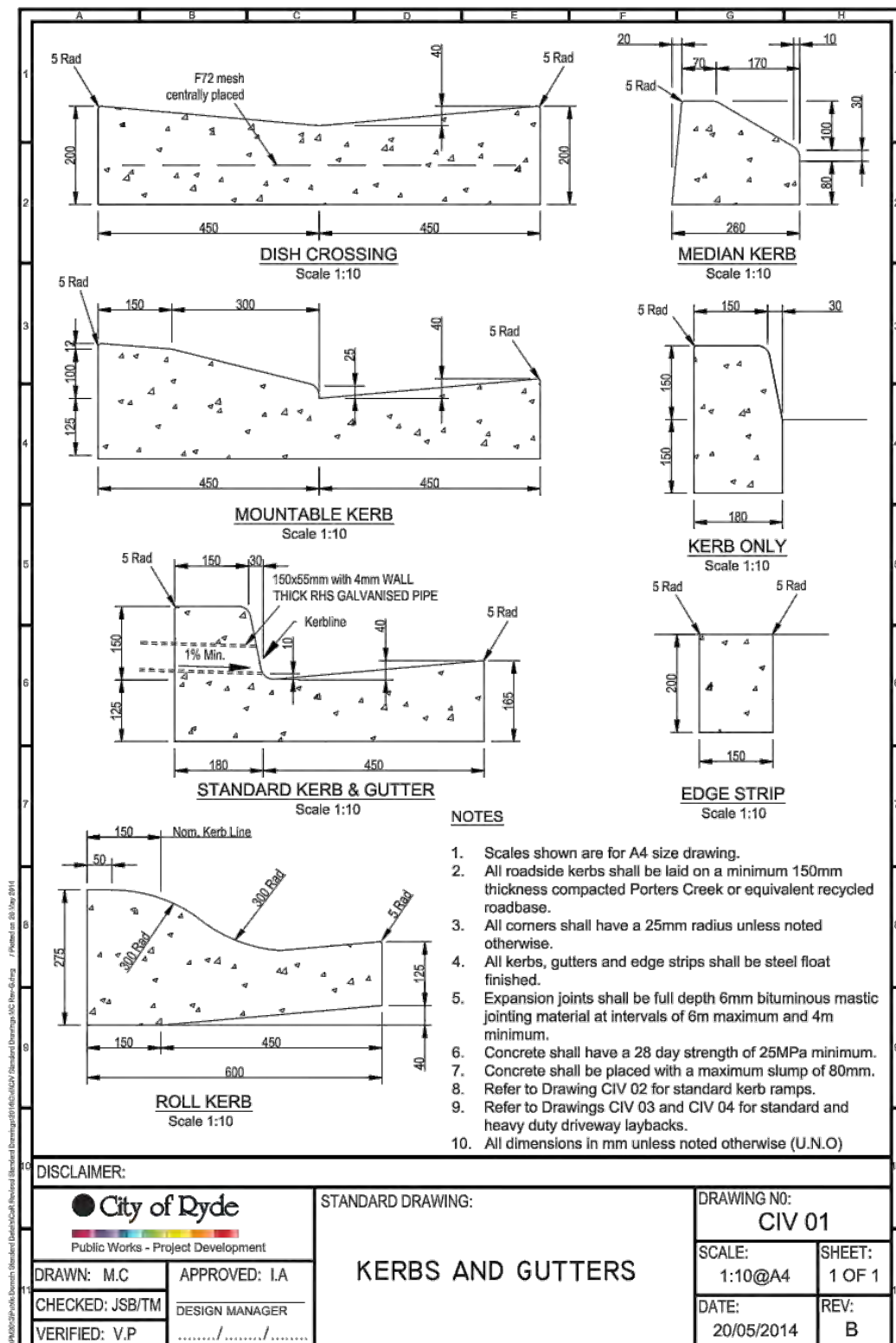
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SCHEDULE 1 – Public Domain Technical Details

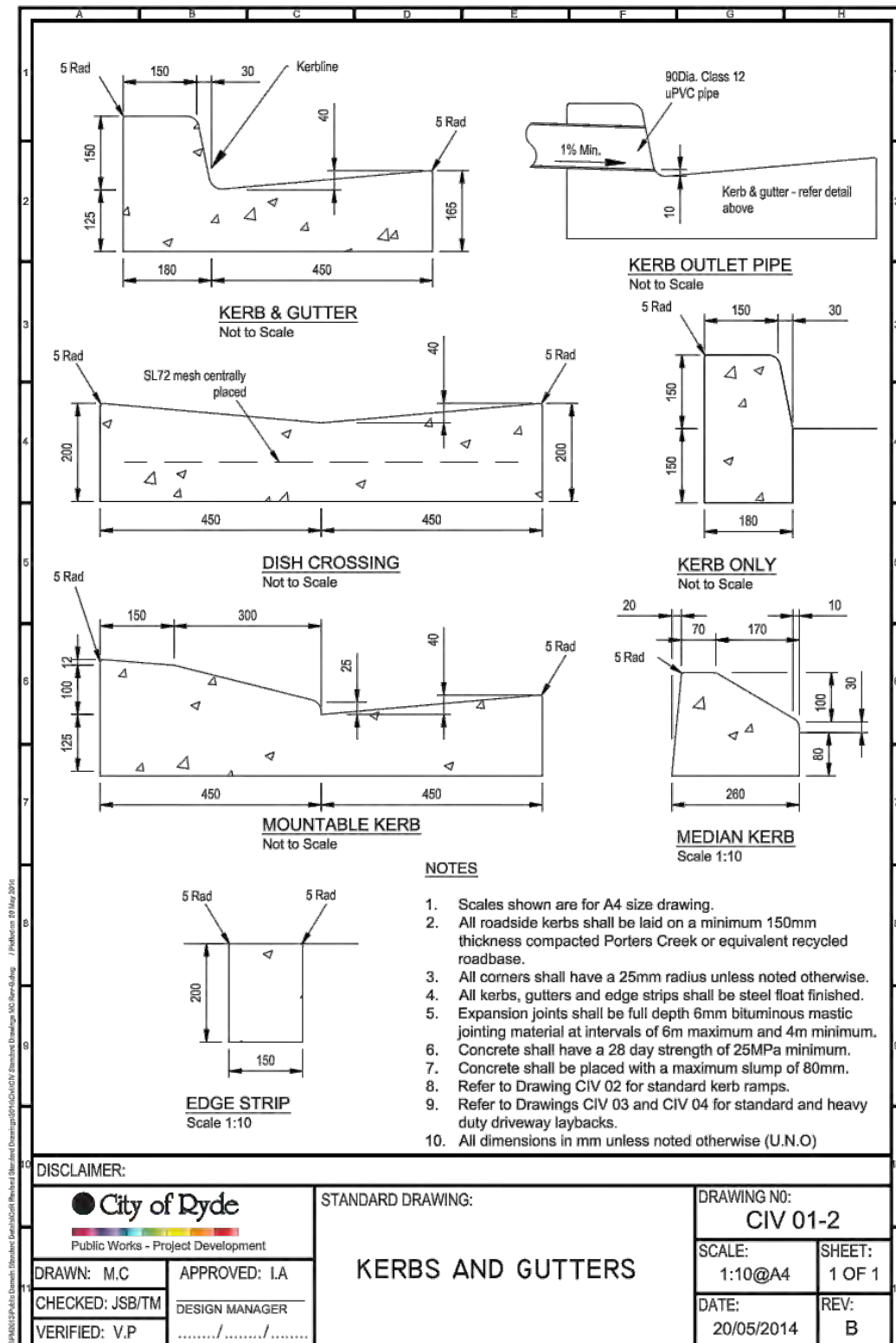
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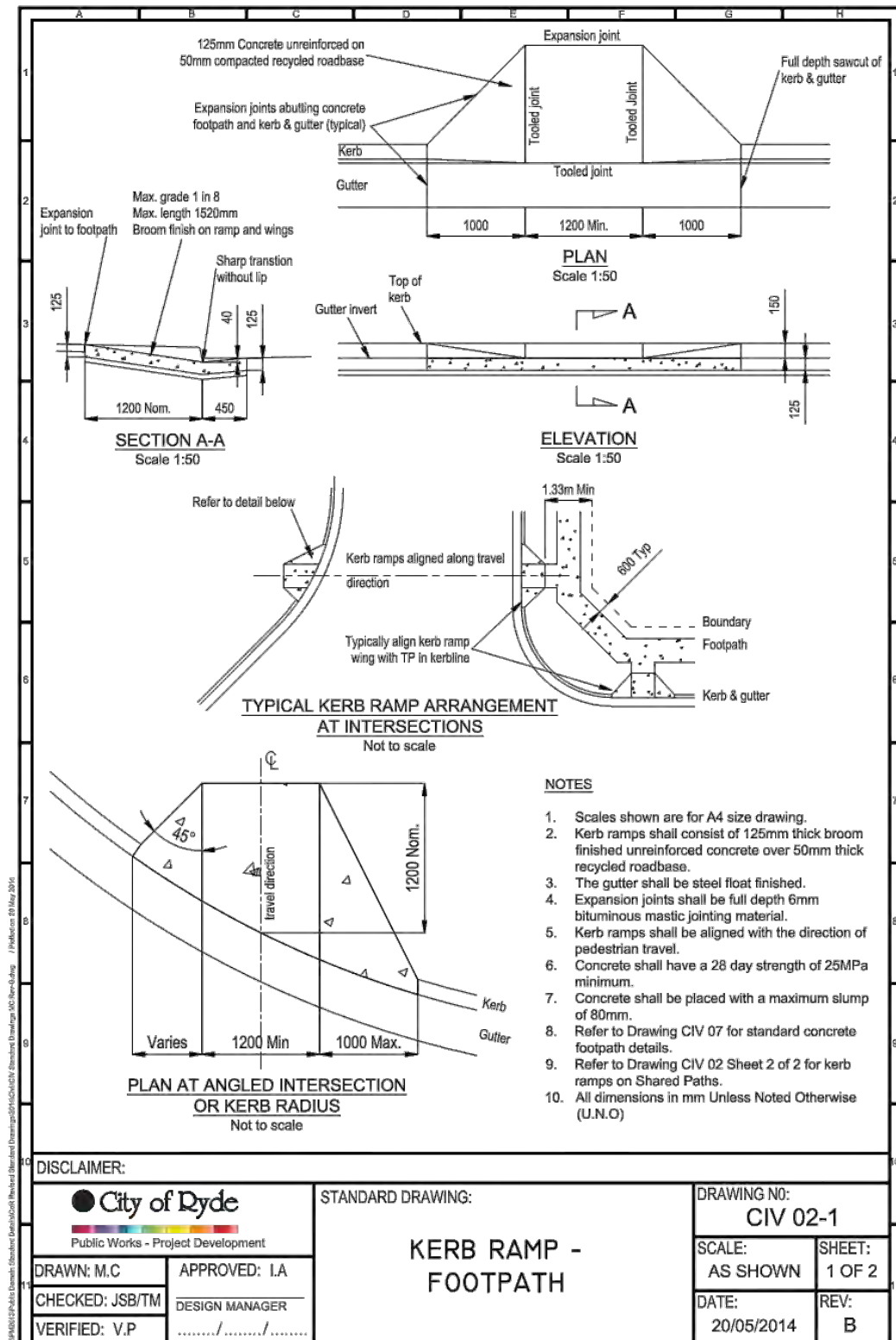
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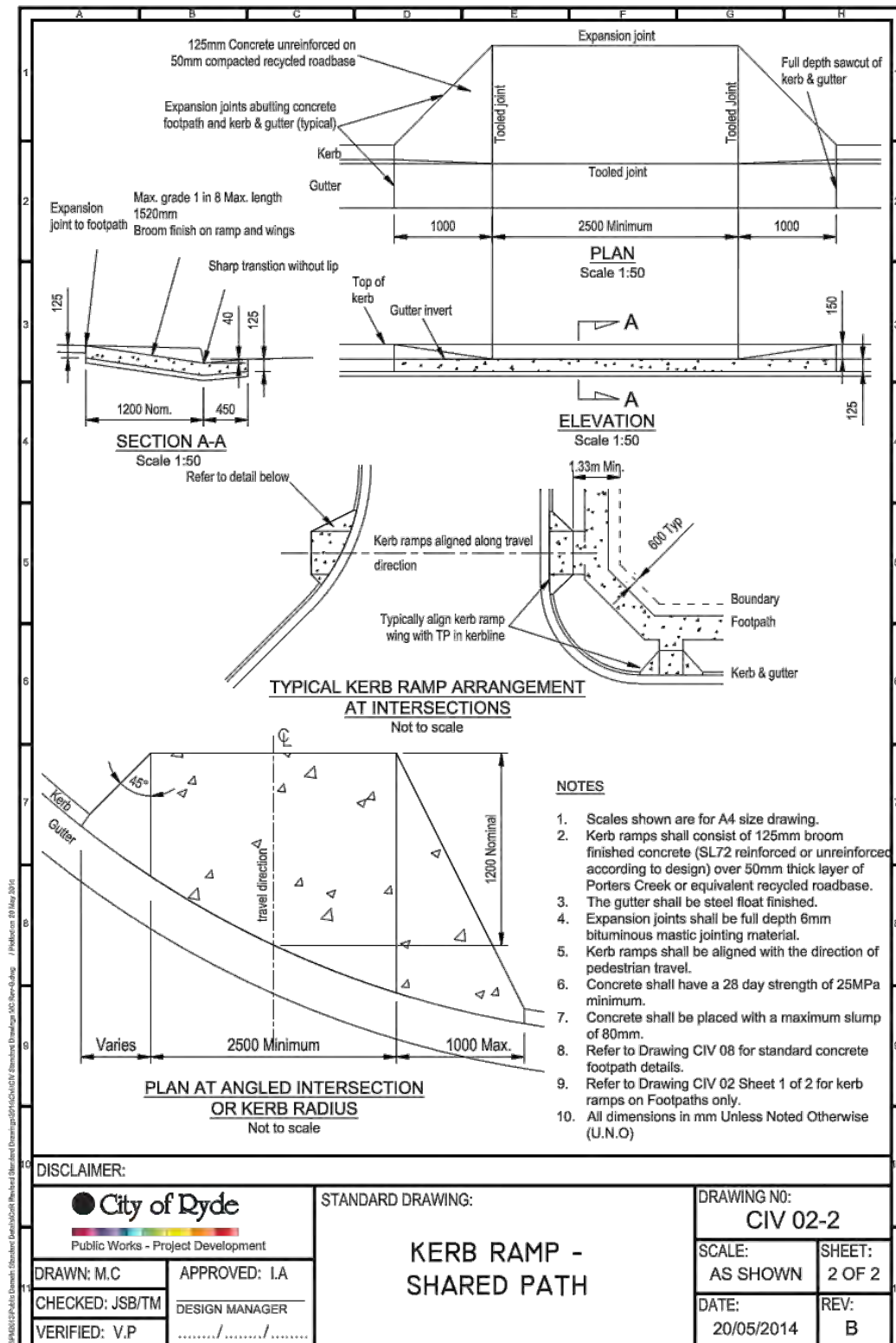
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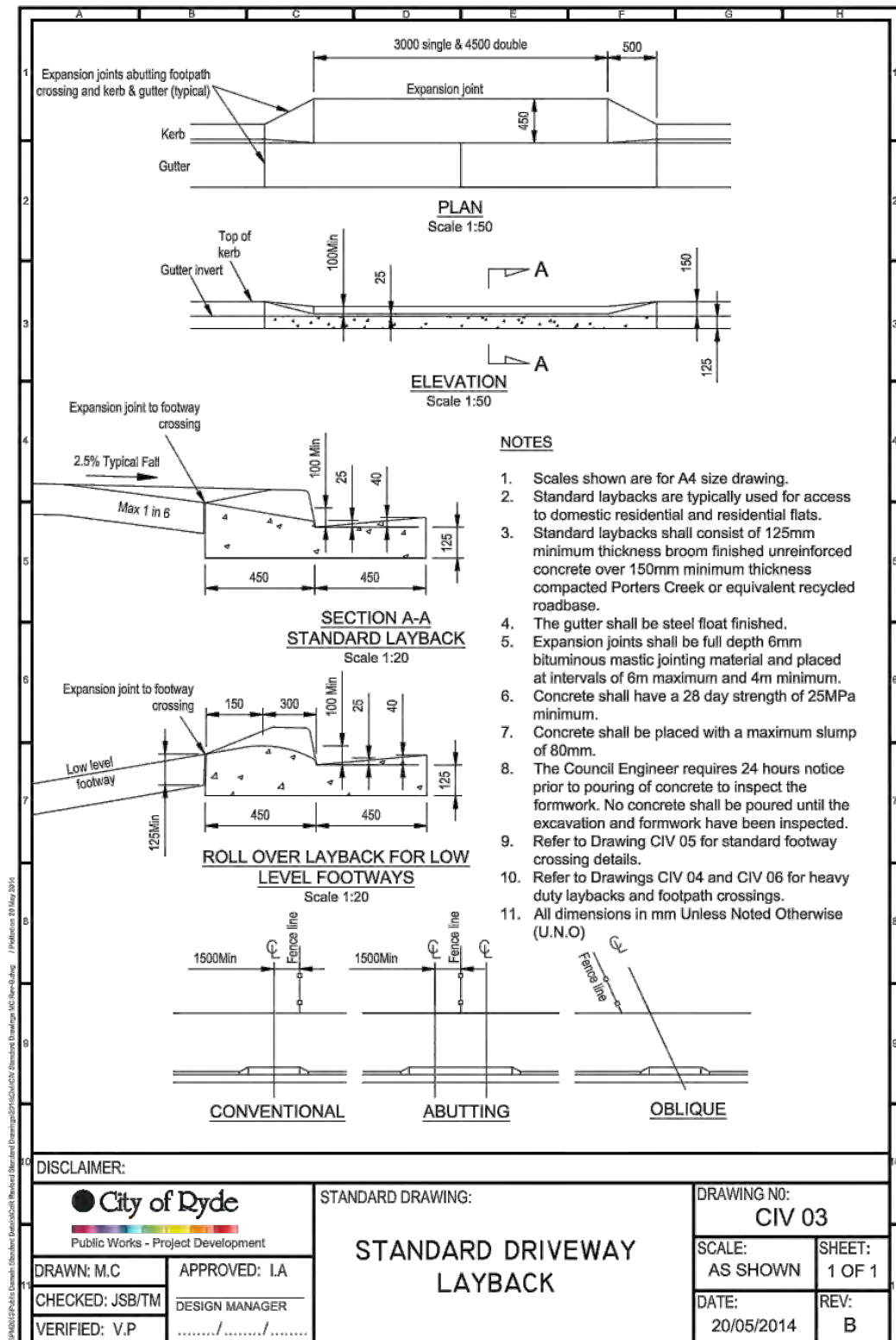
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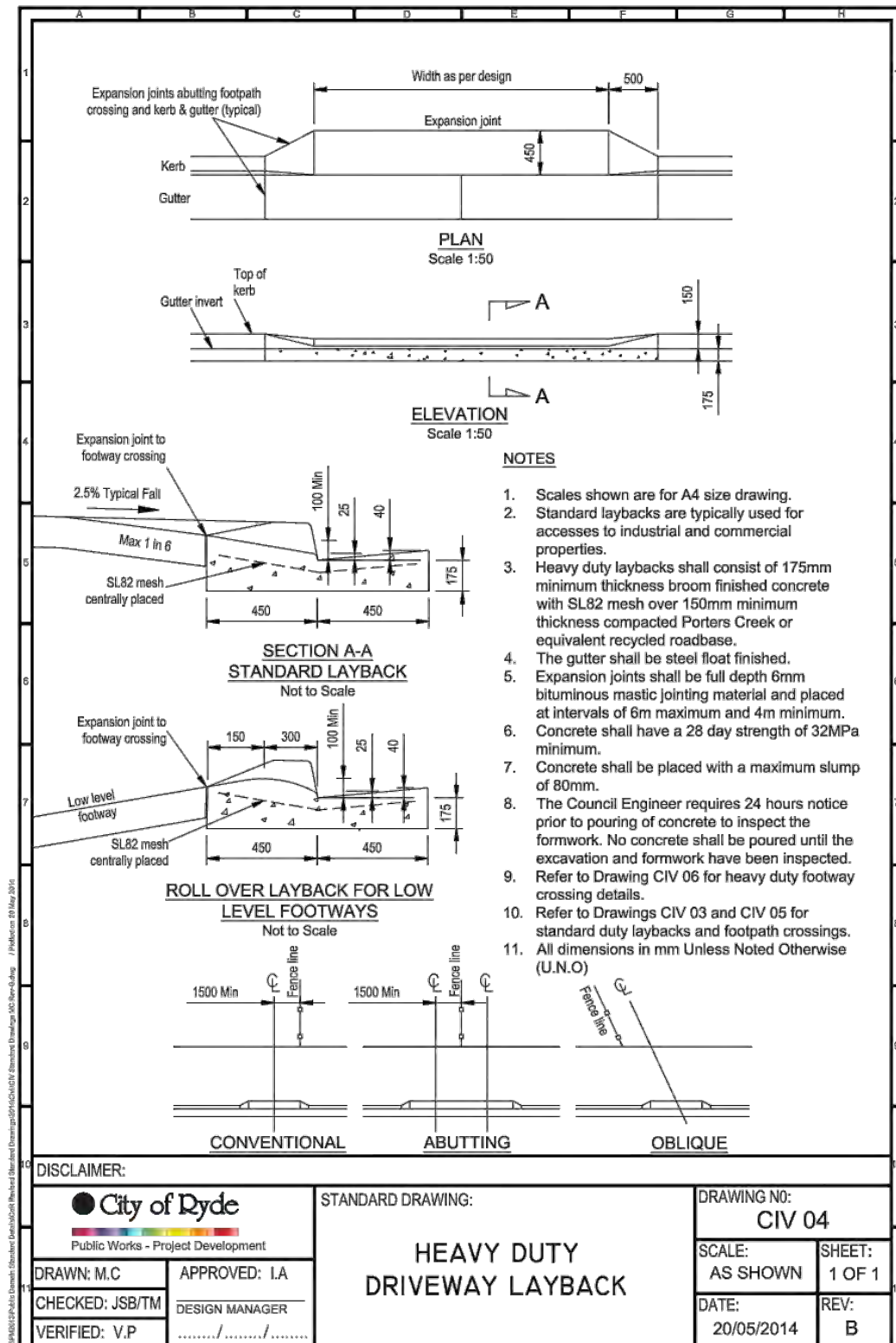
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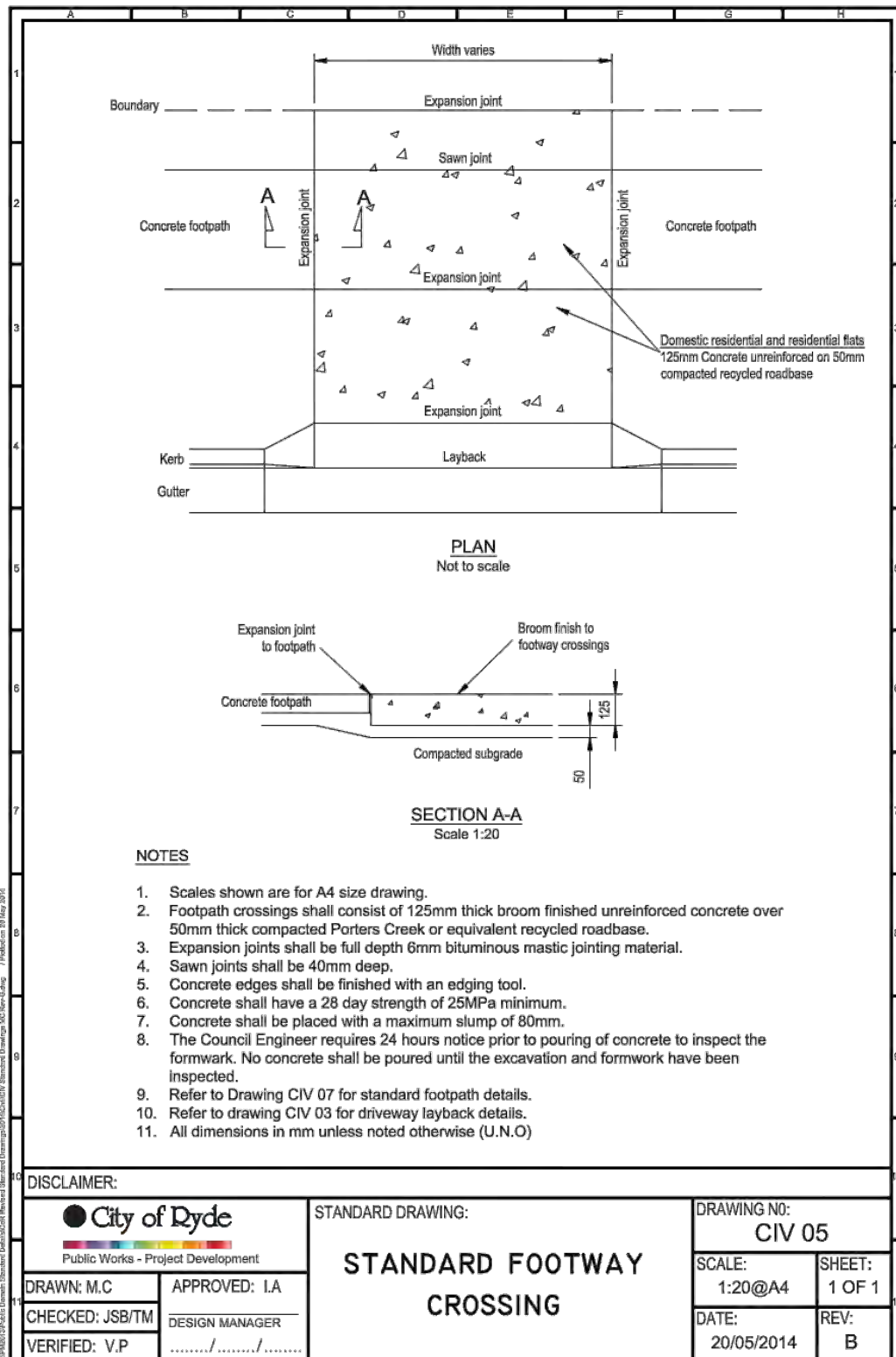
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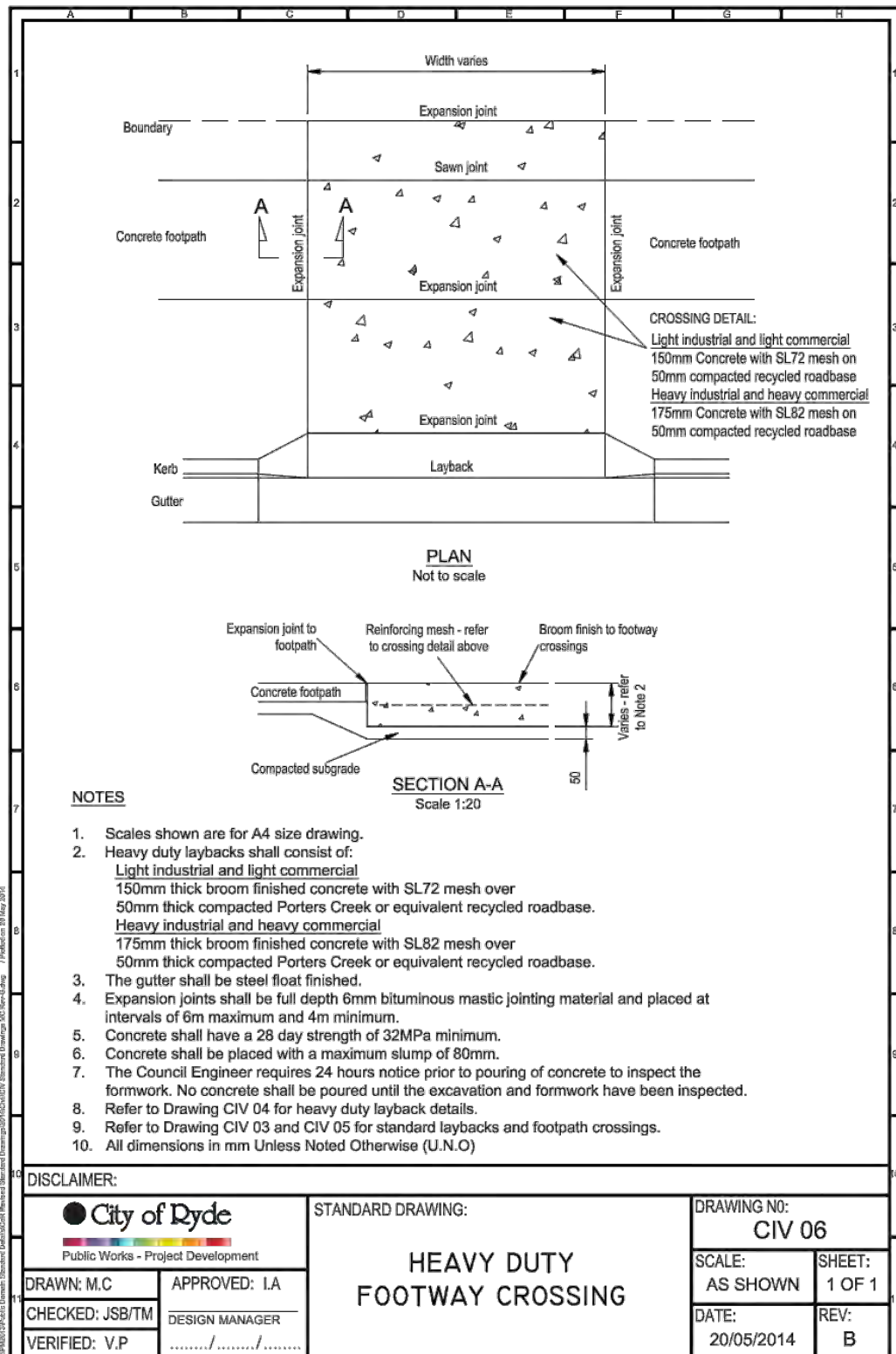
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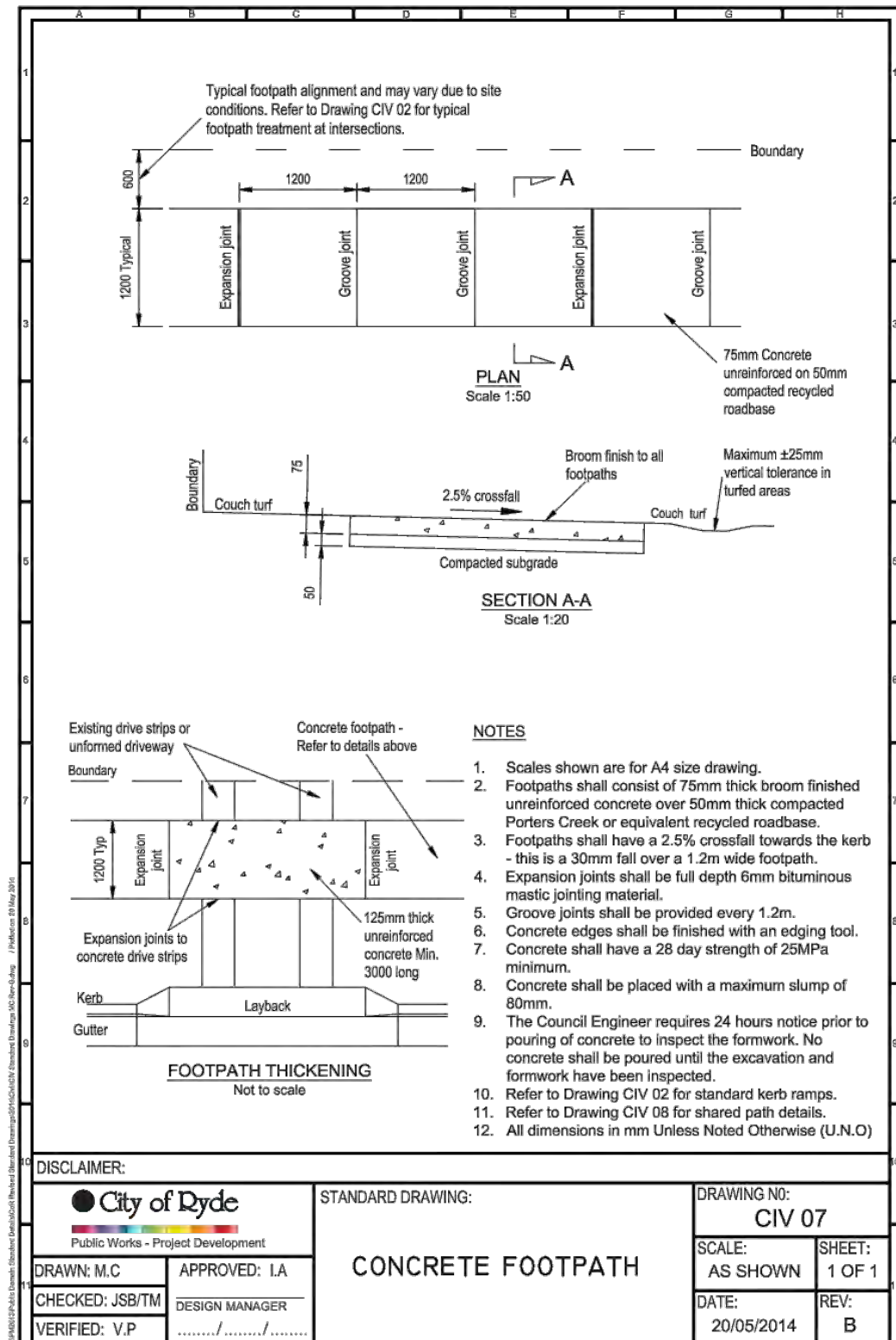
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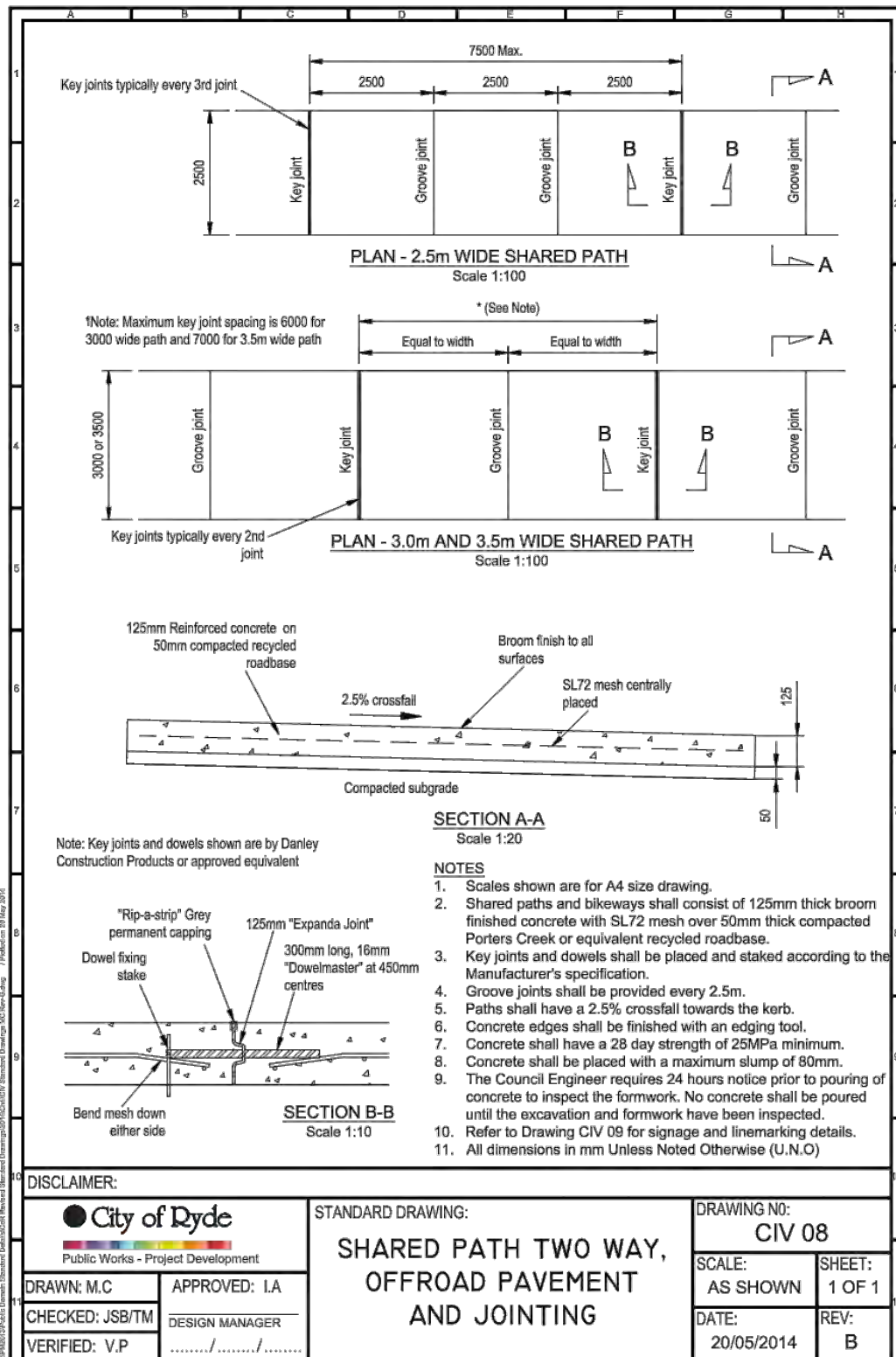
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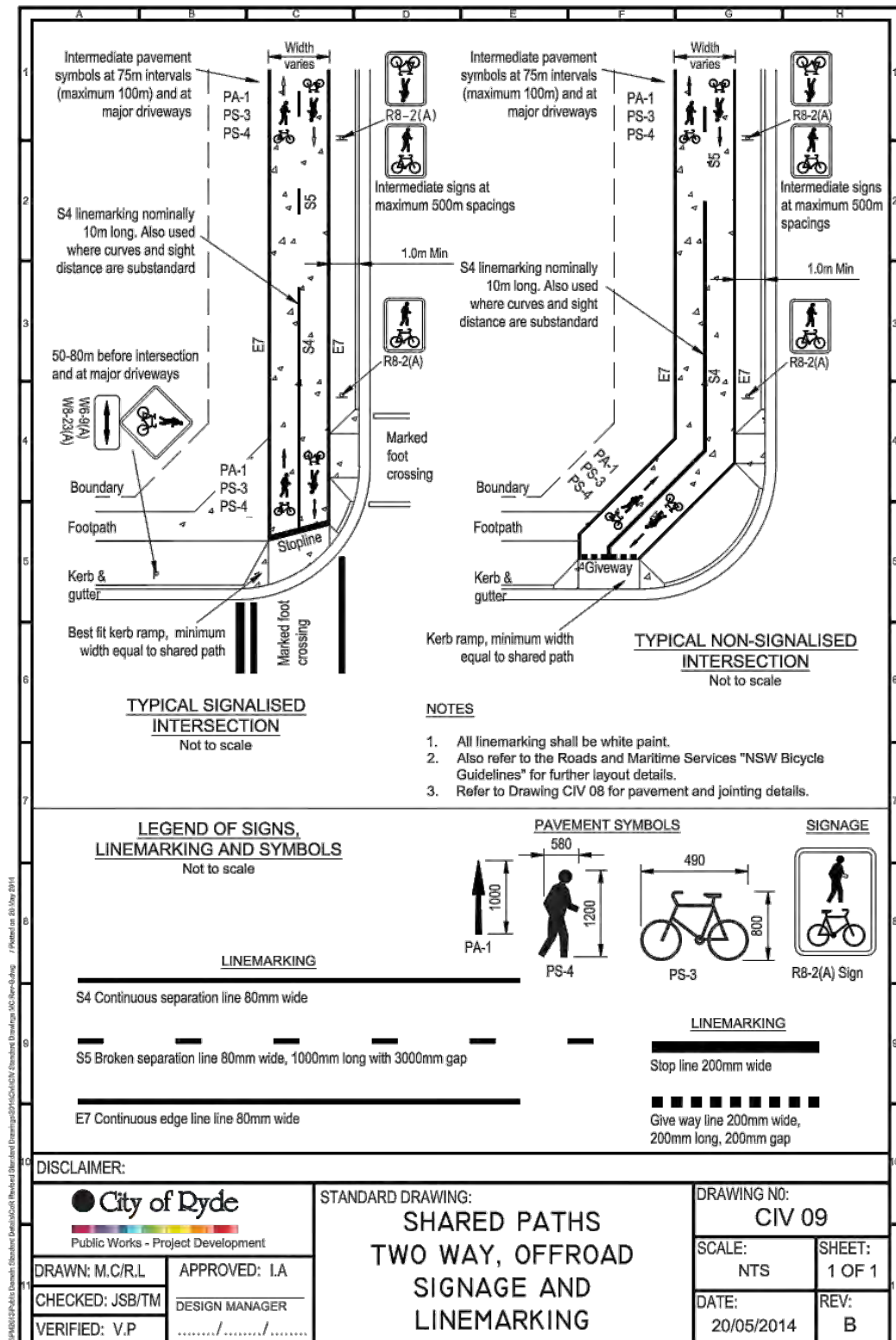
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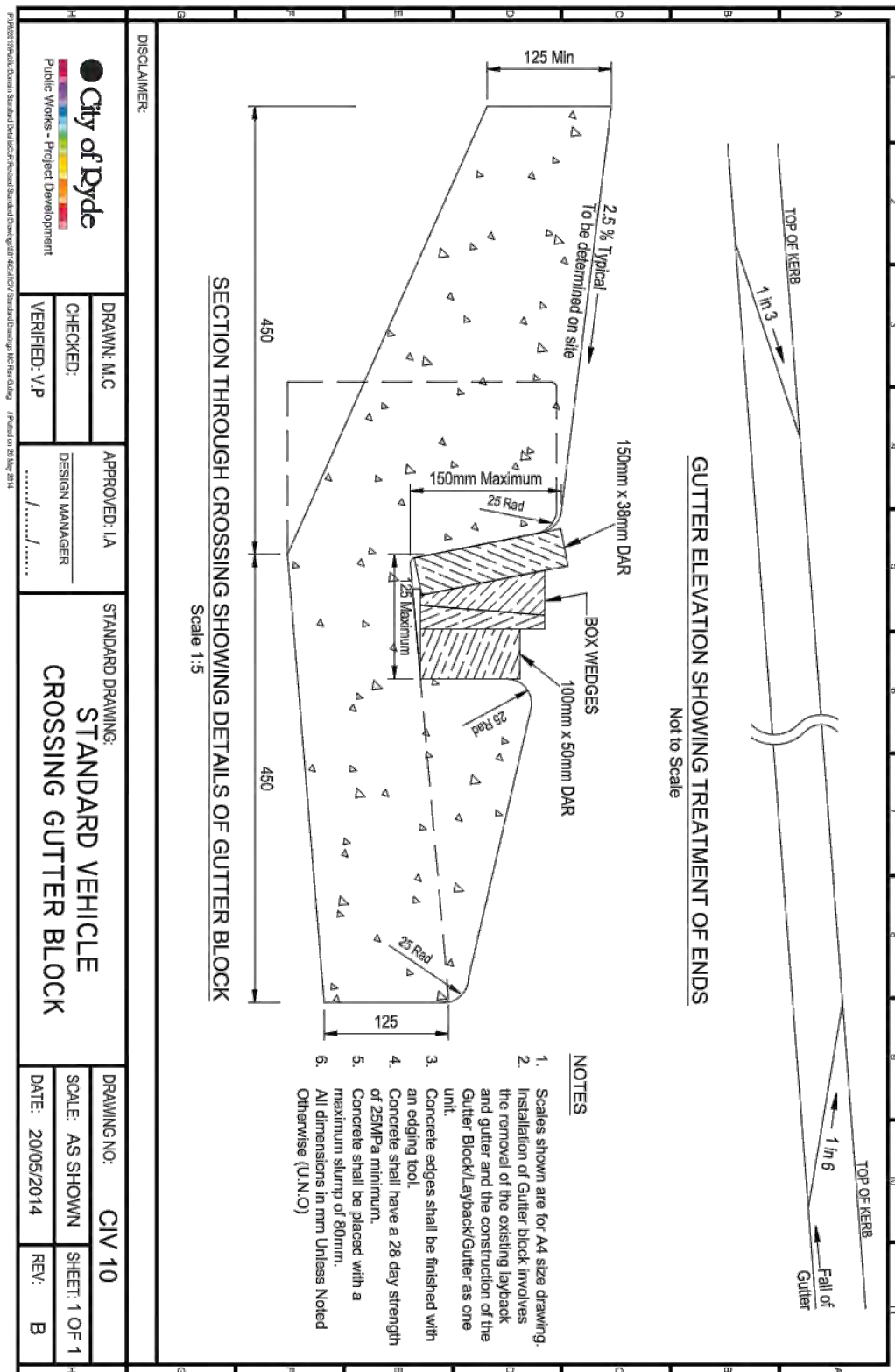
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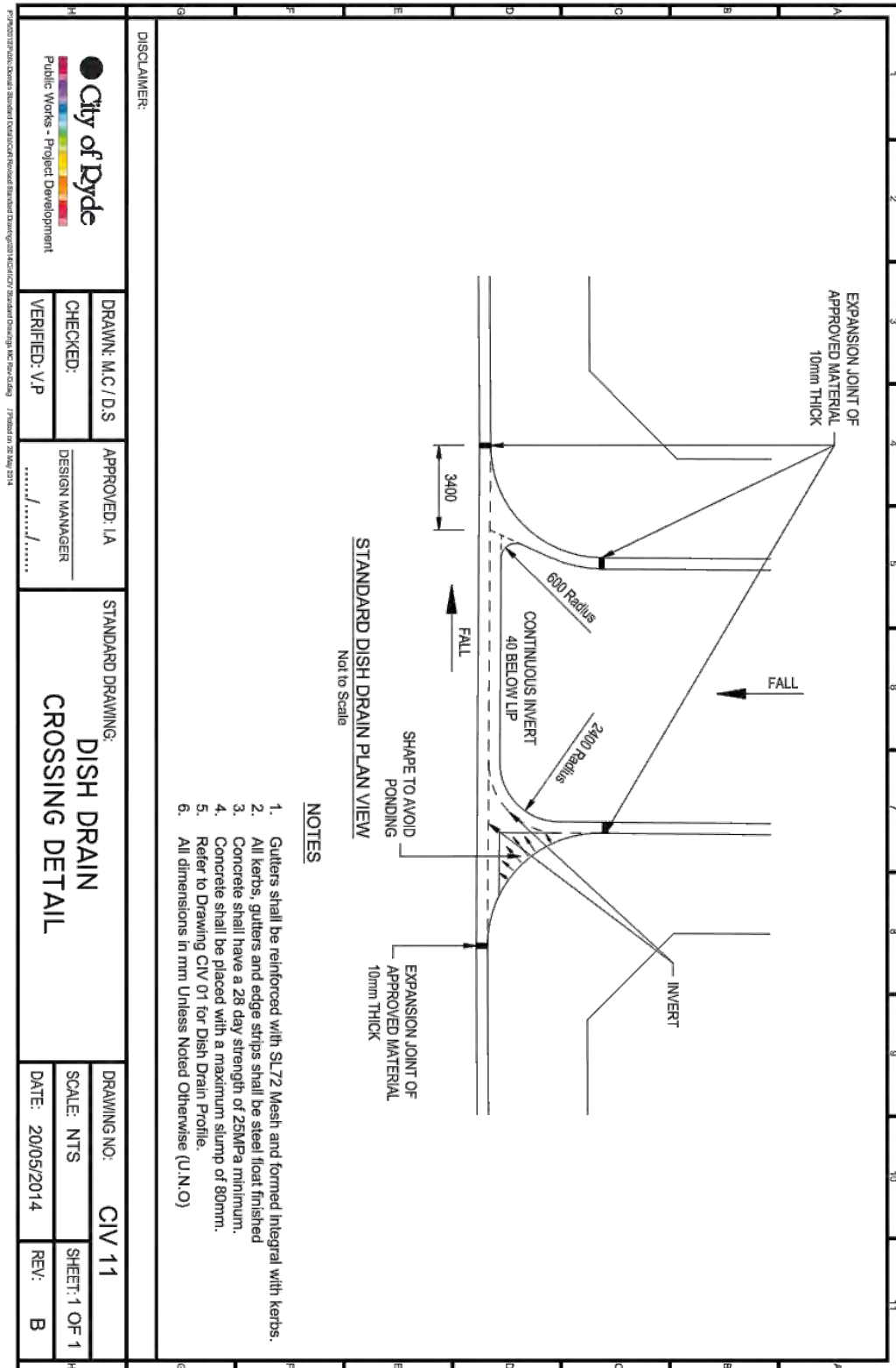
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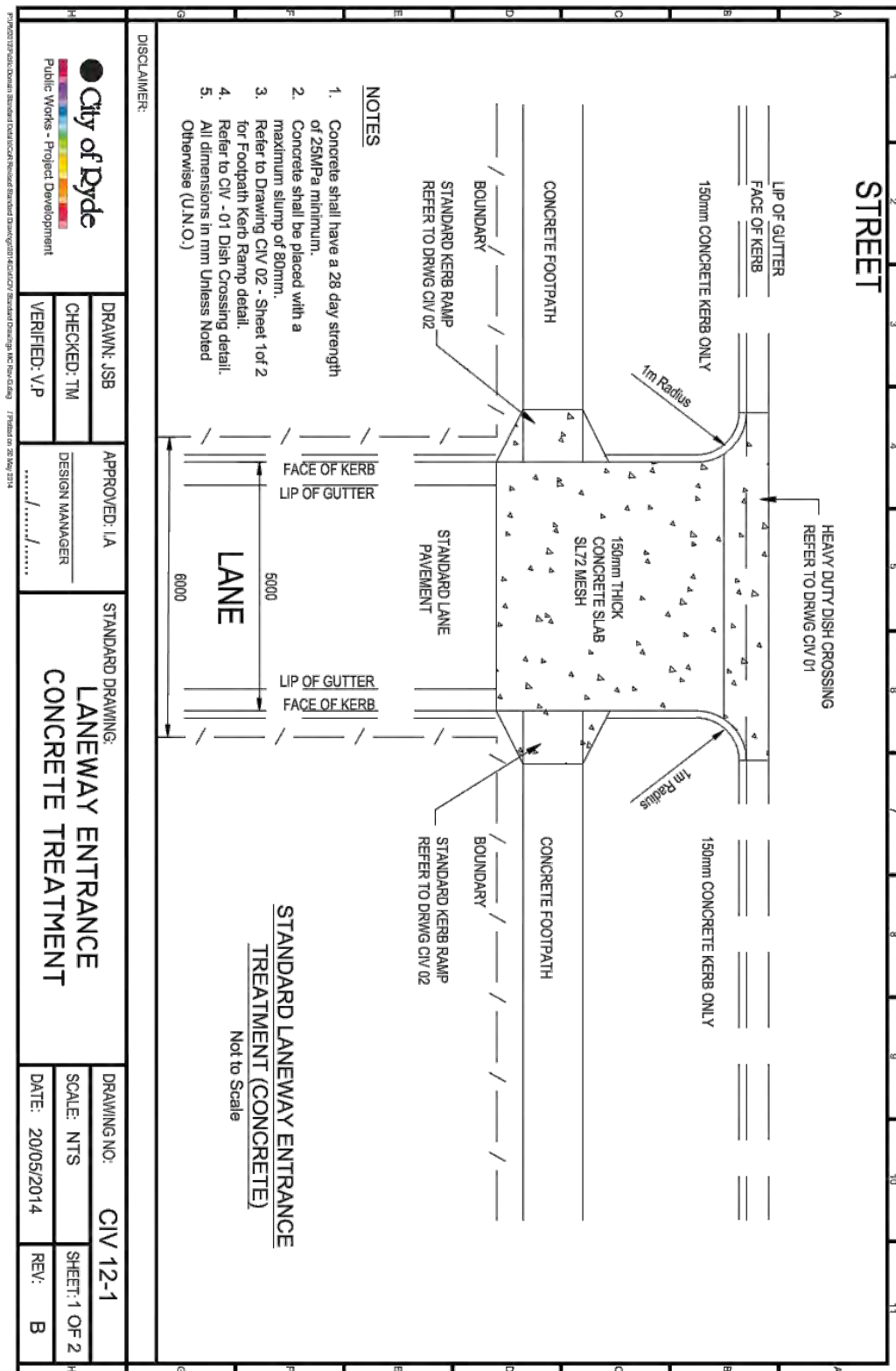
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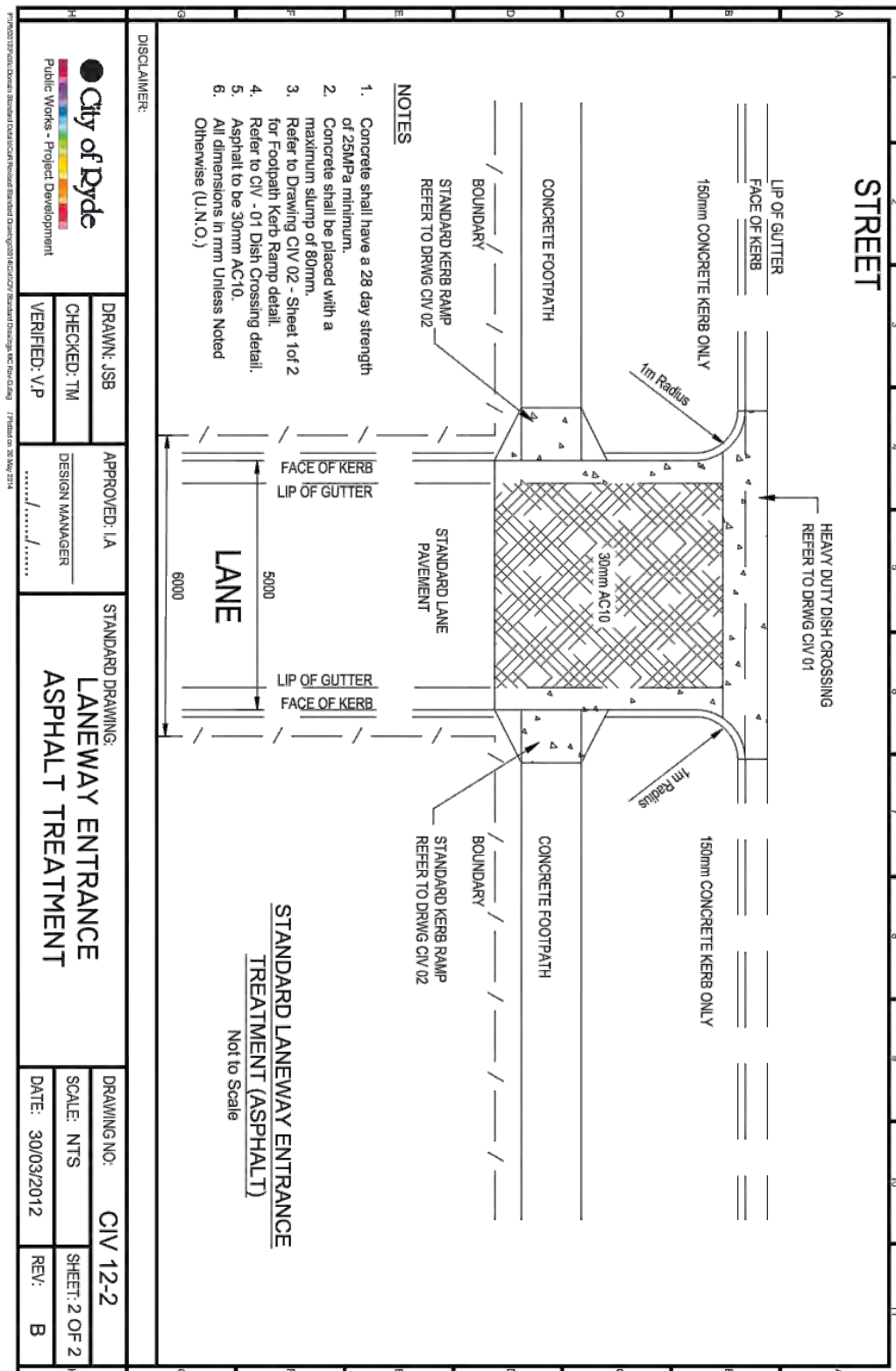
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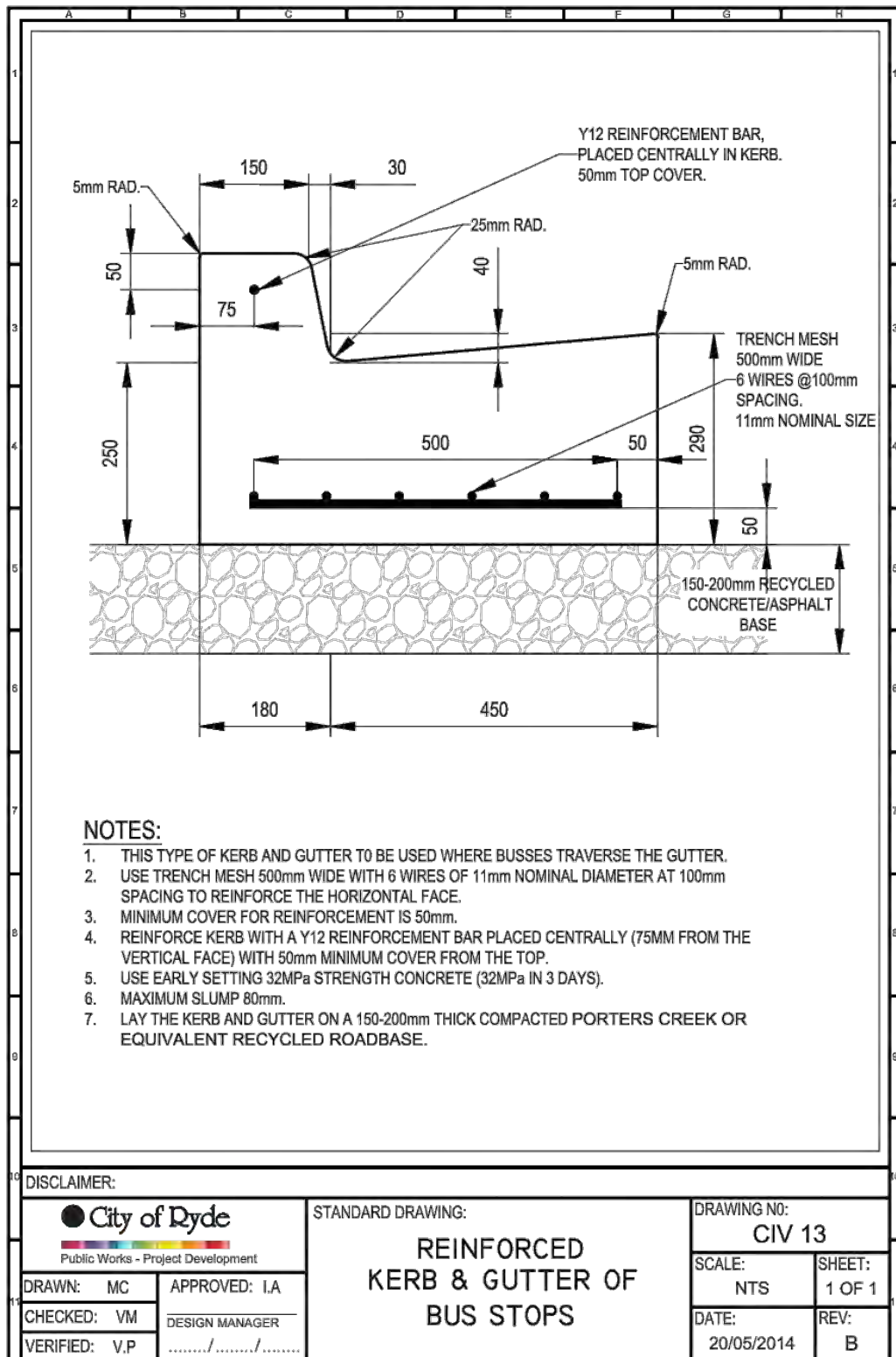
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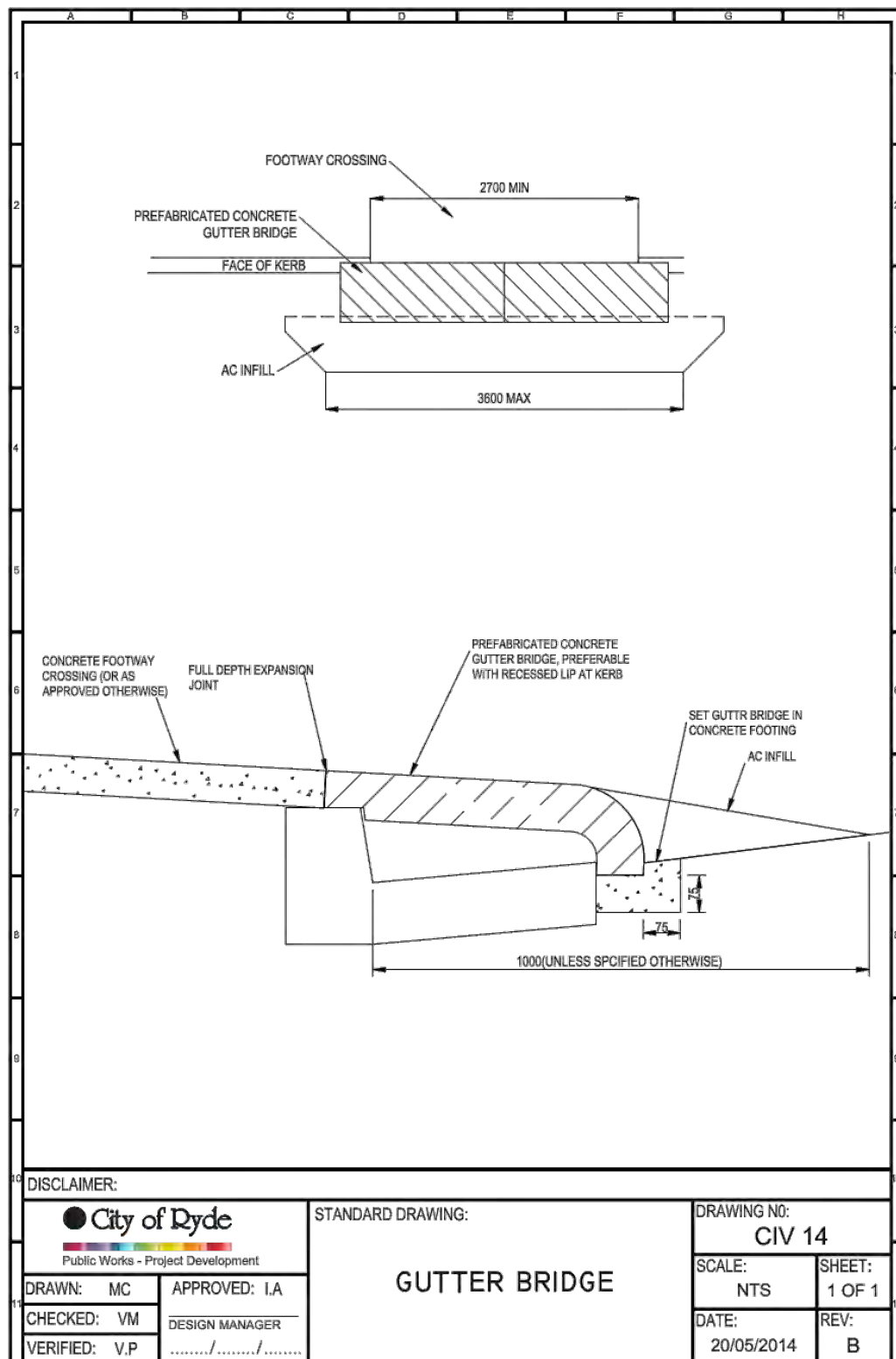
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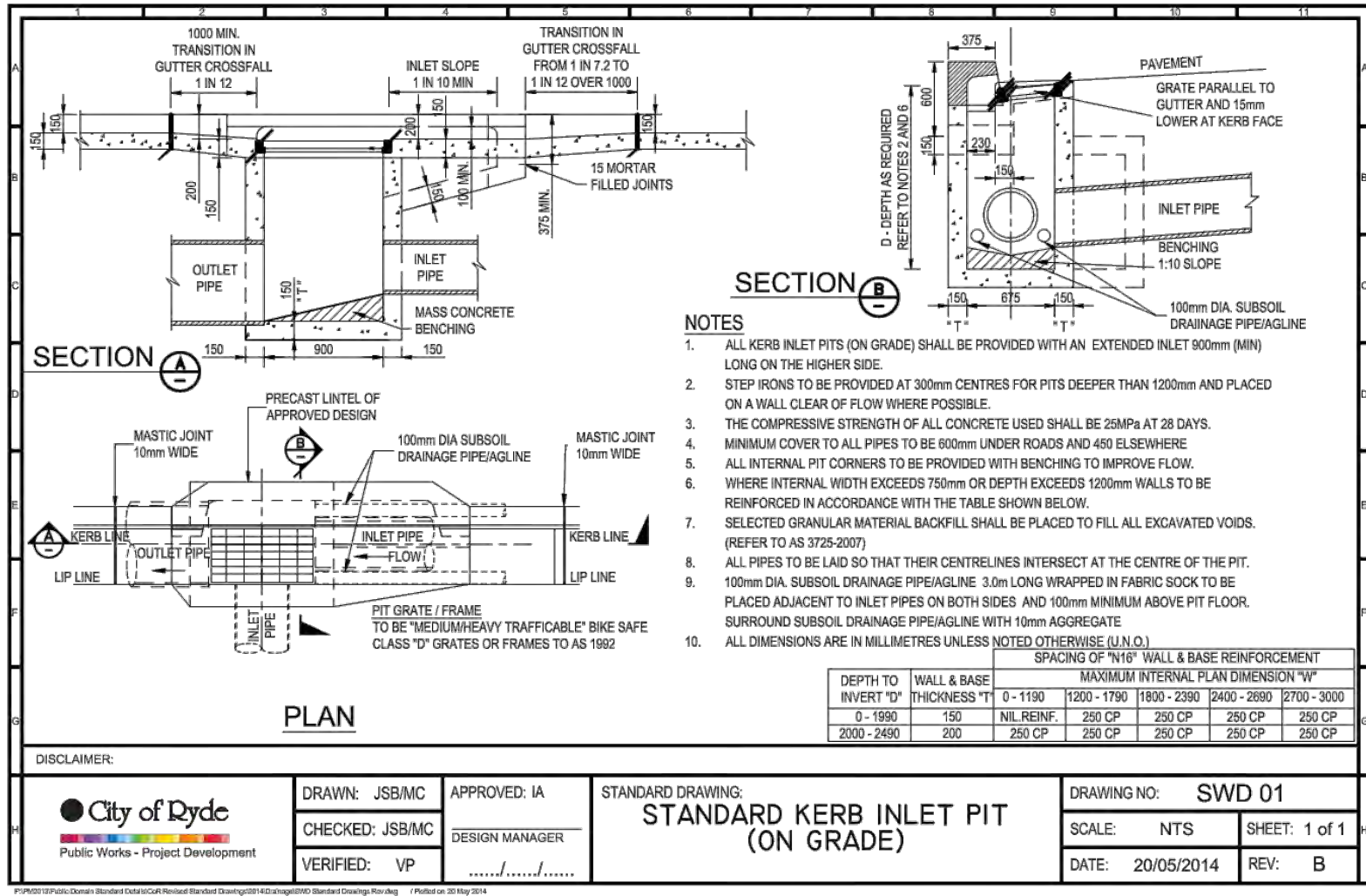
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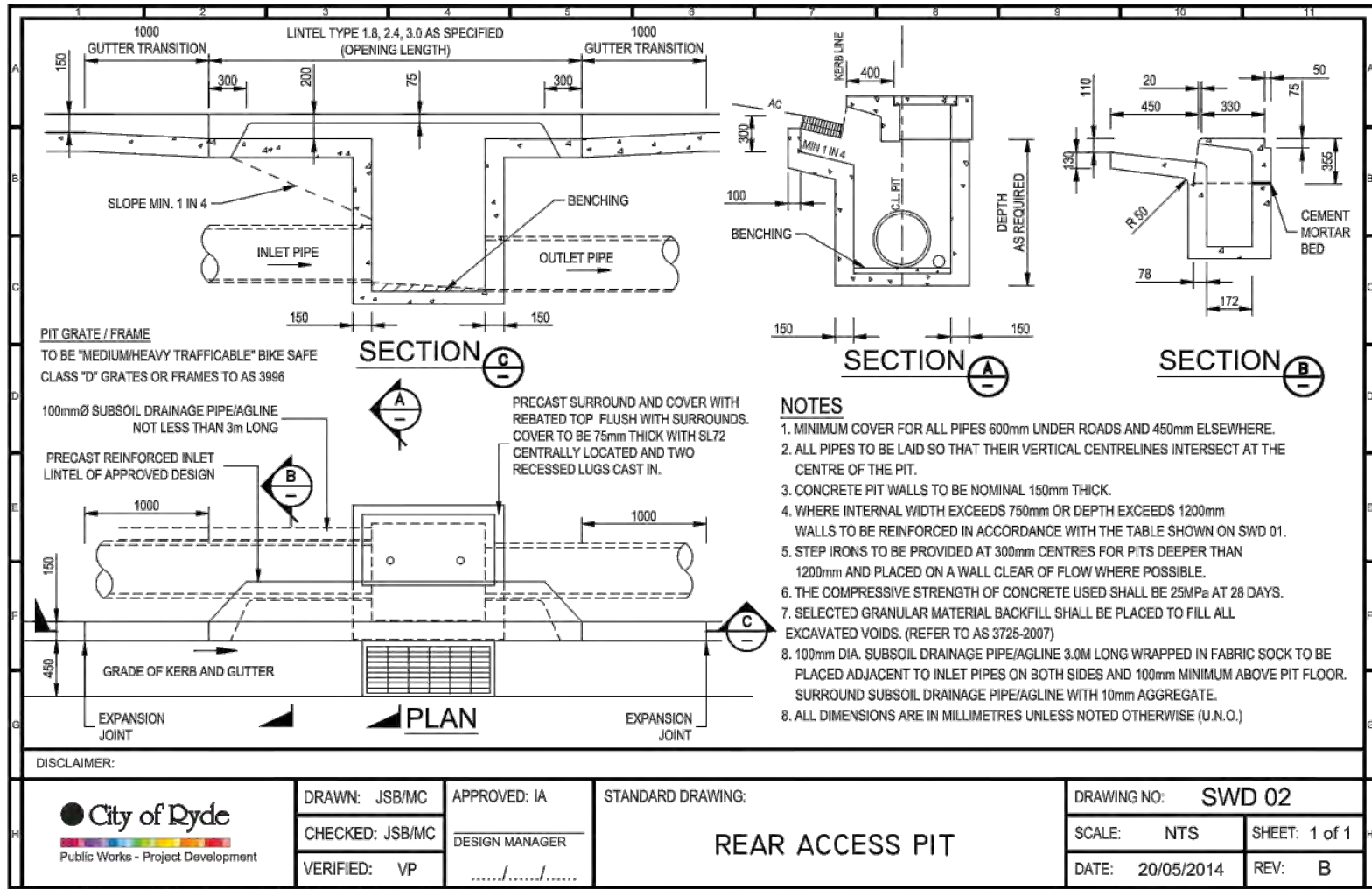
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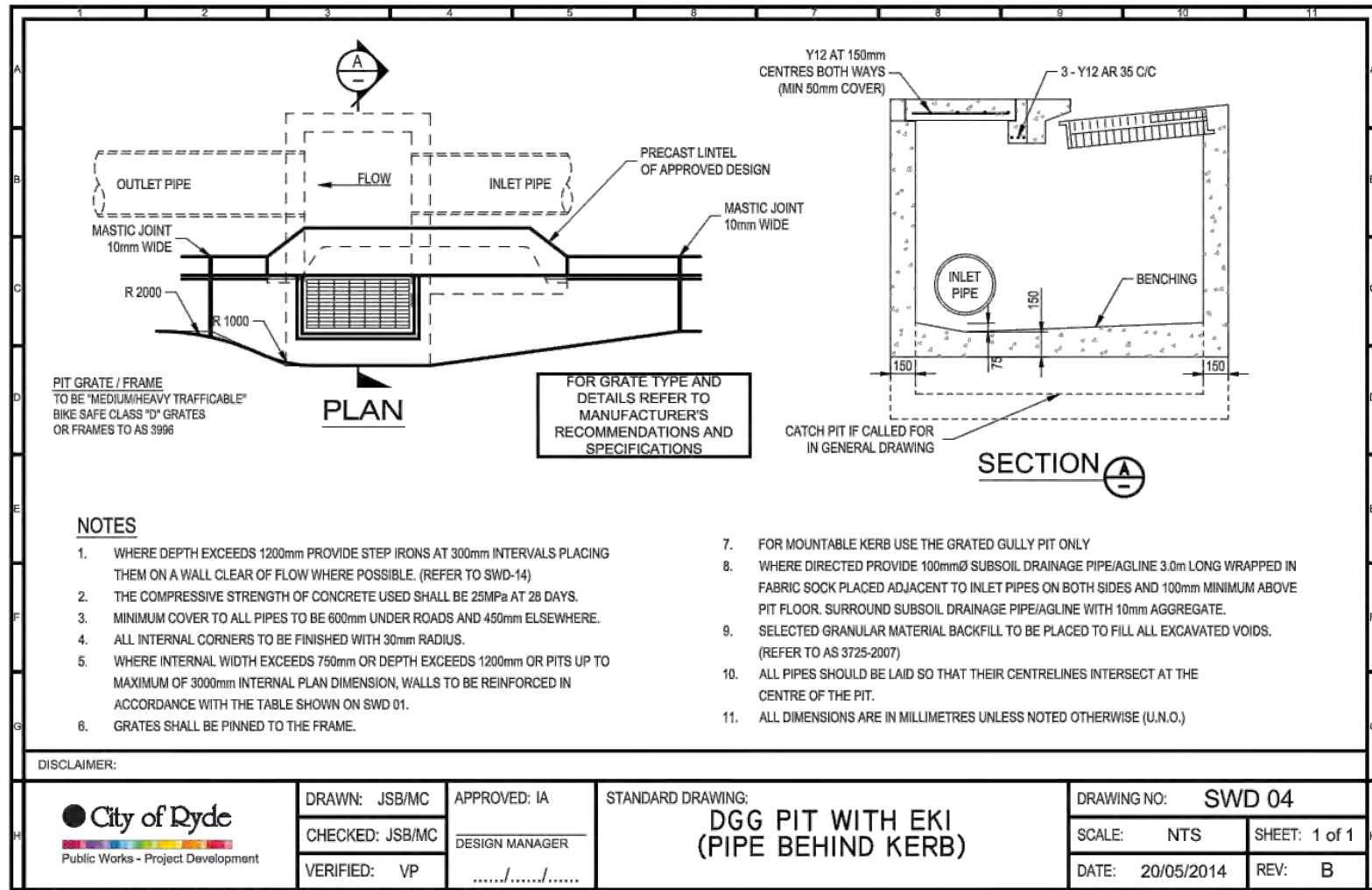
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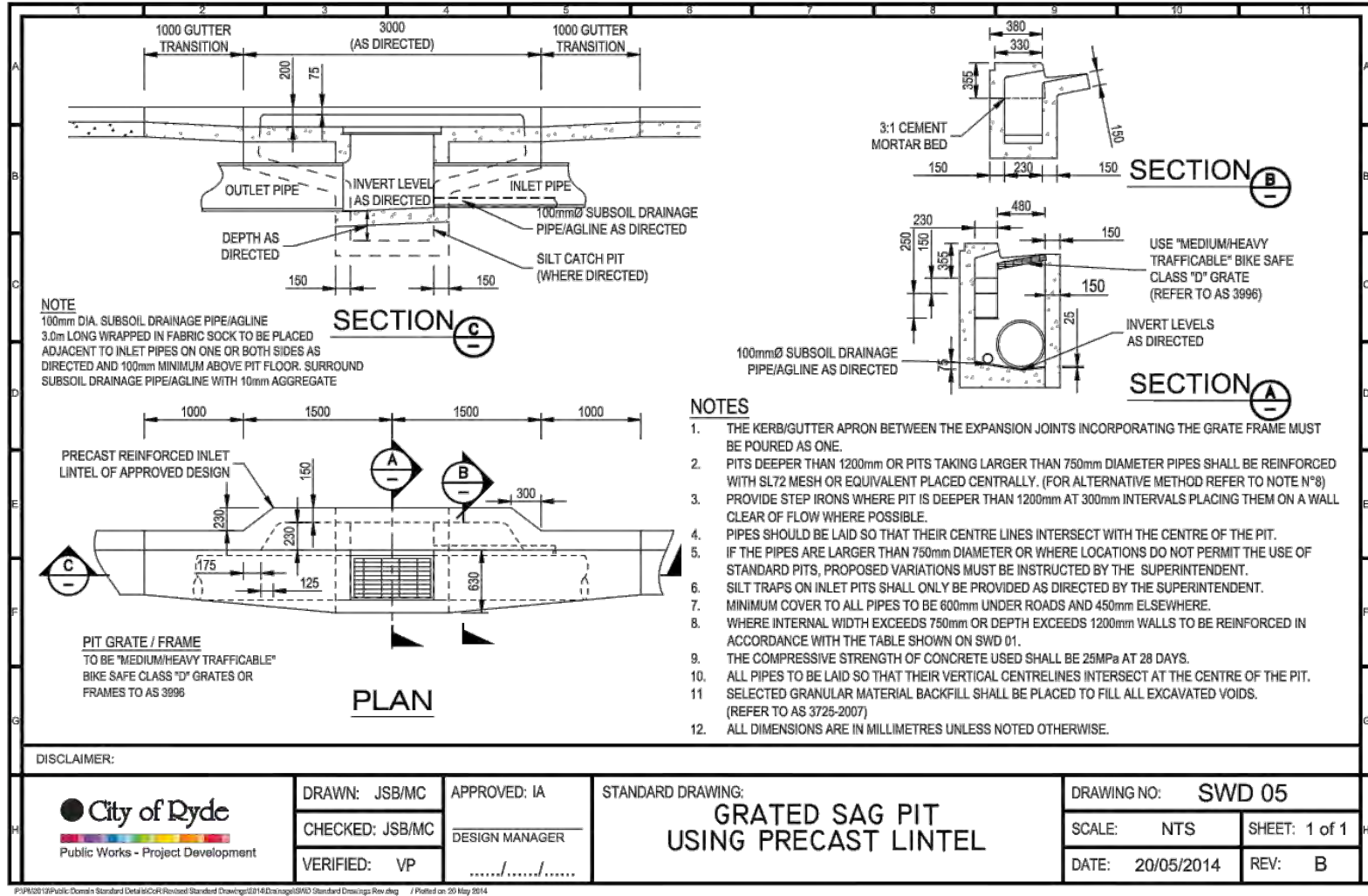
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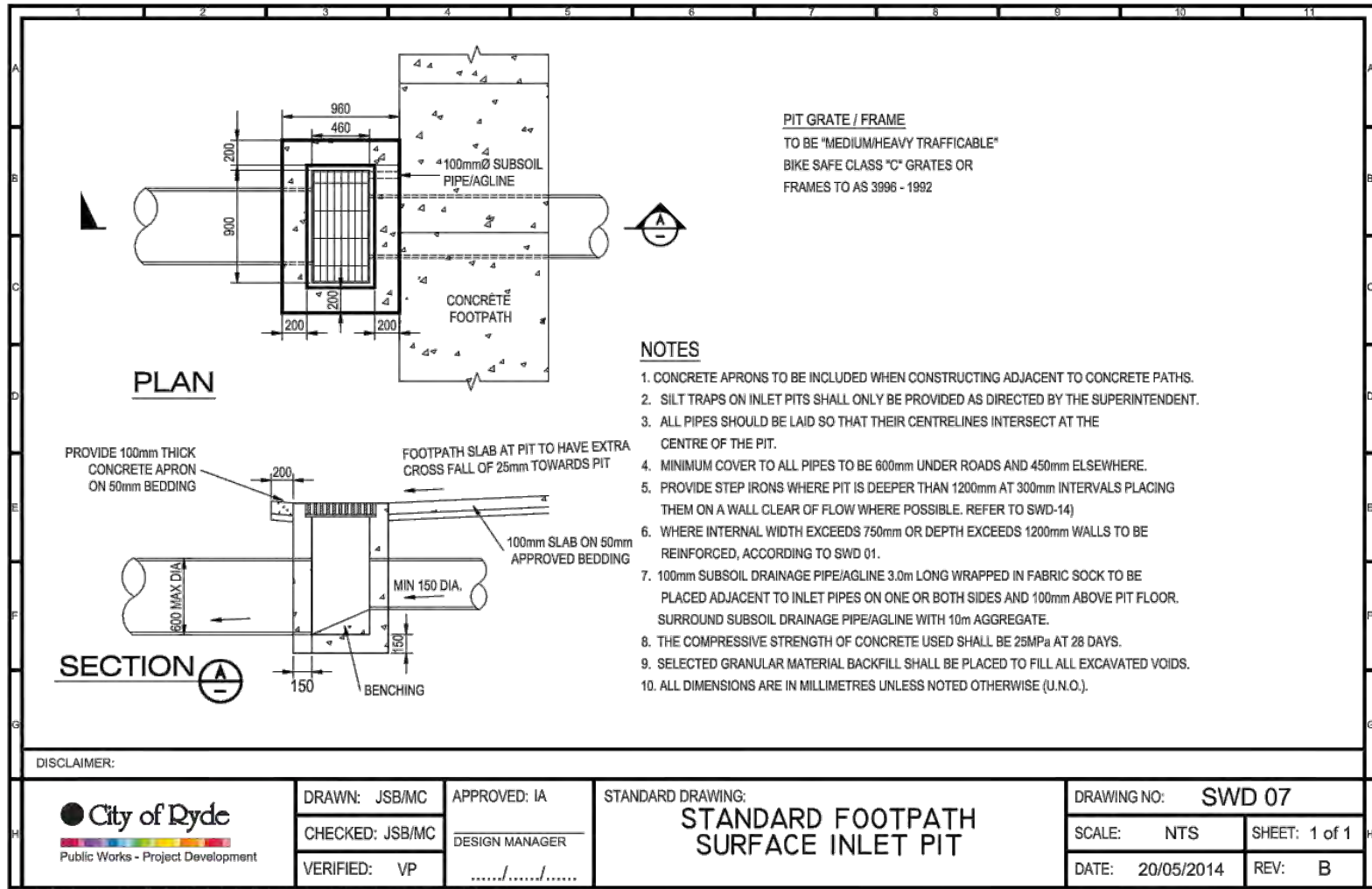
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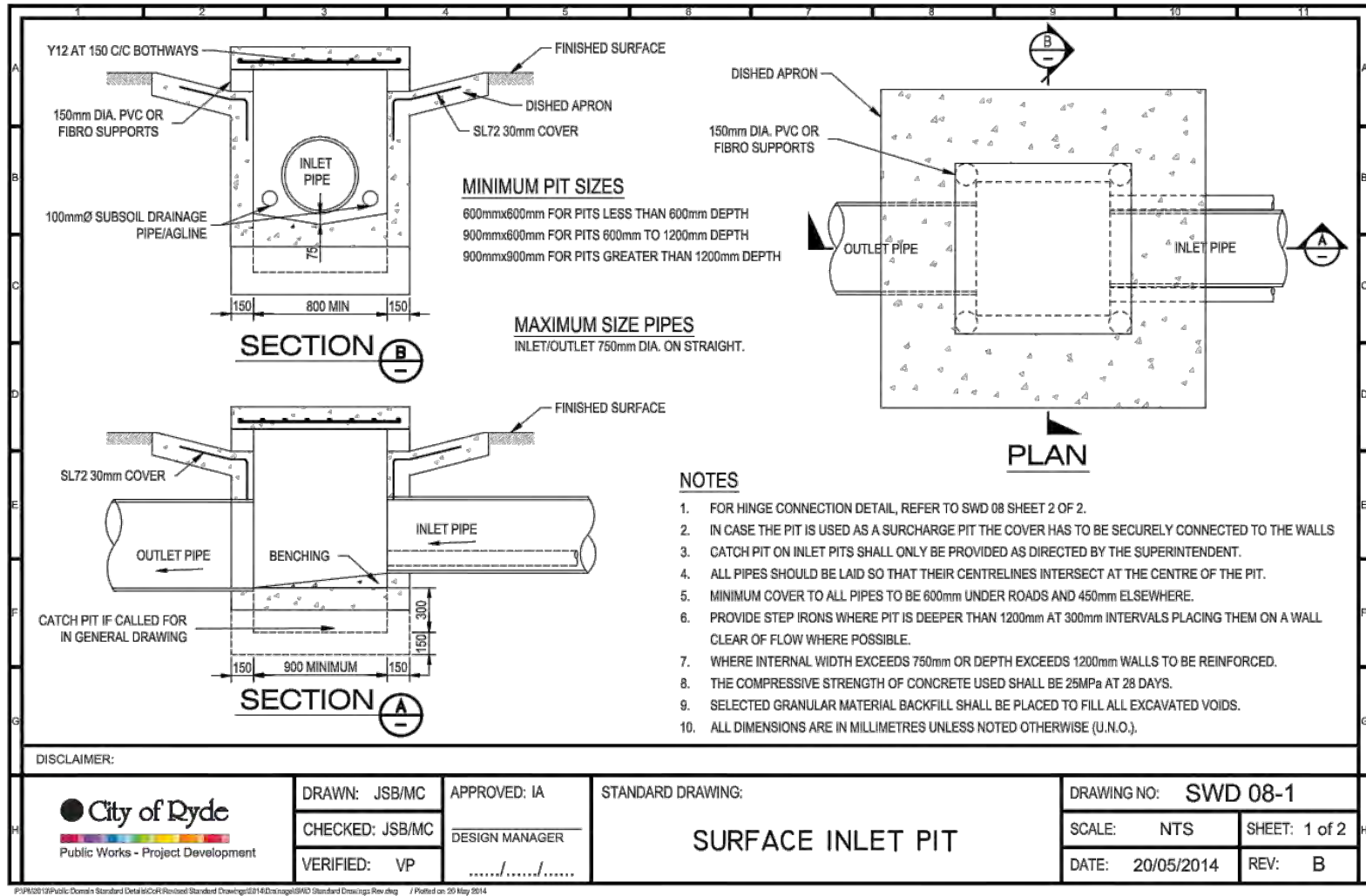
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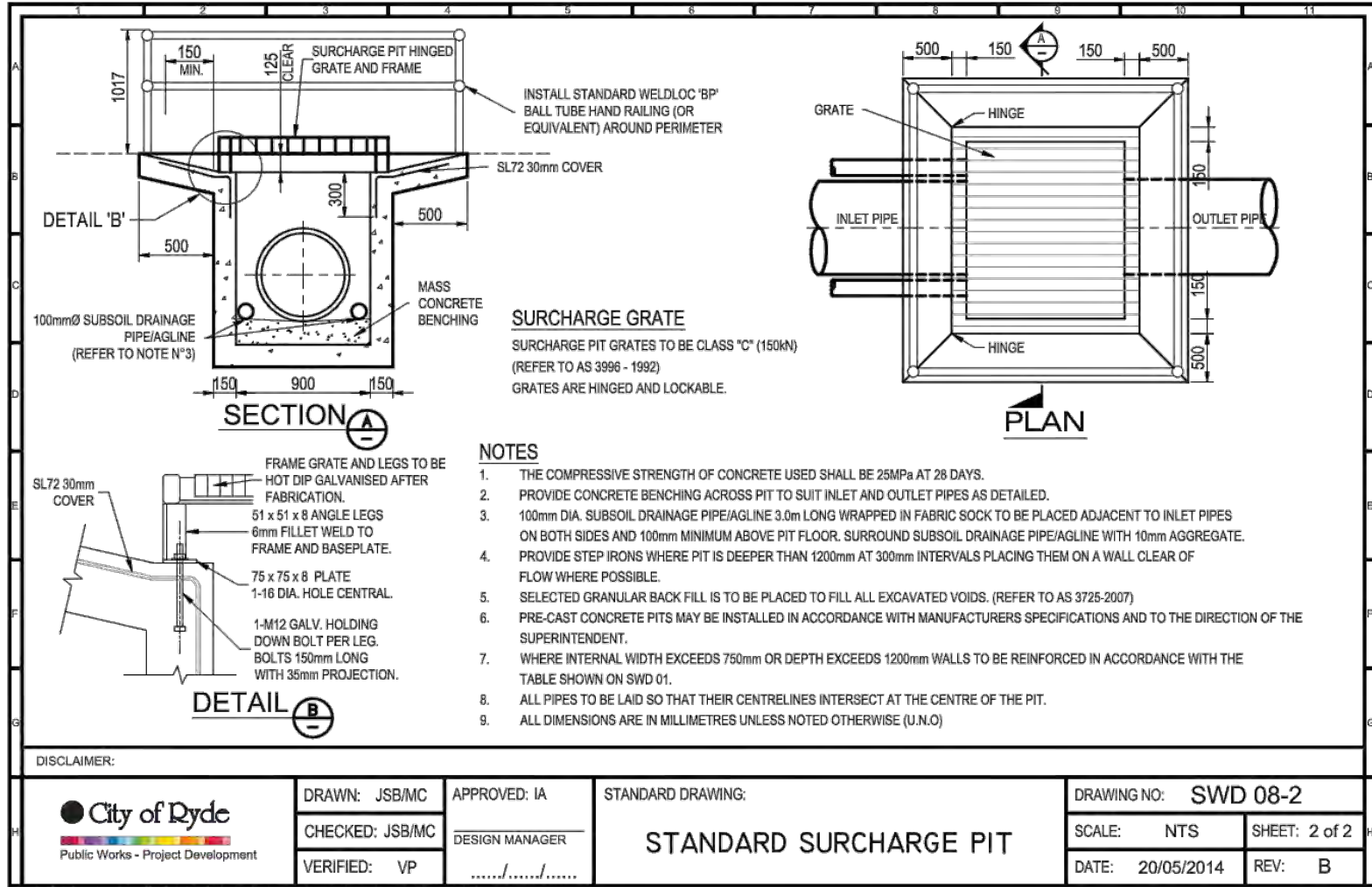
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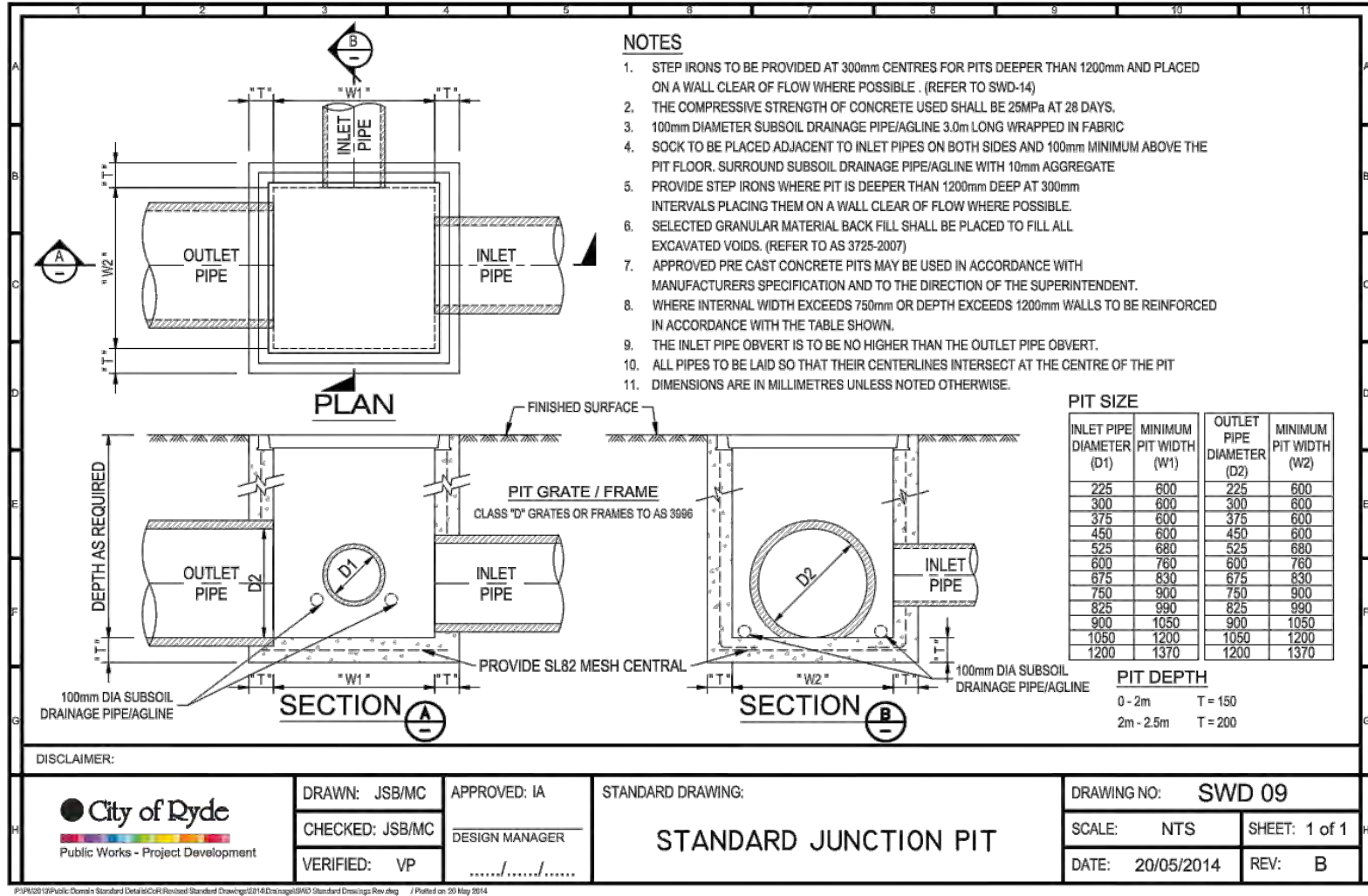
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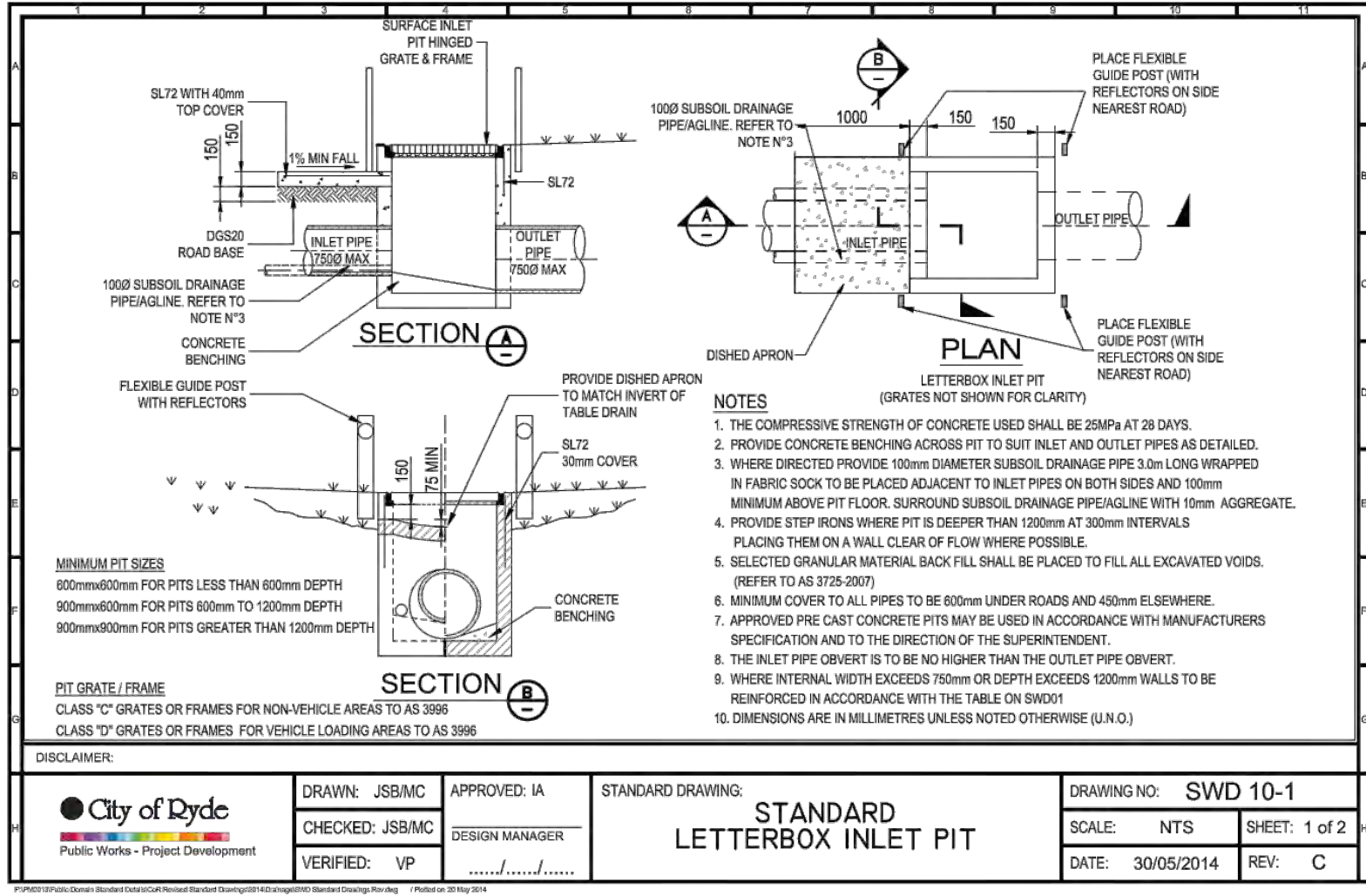
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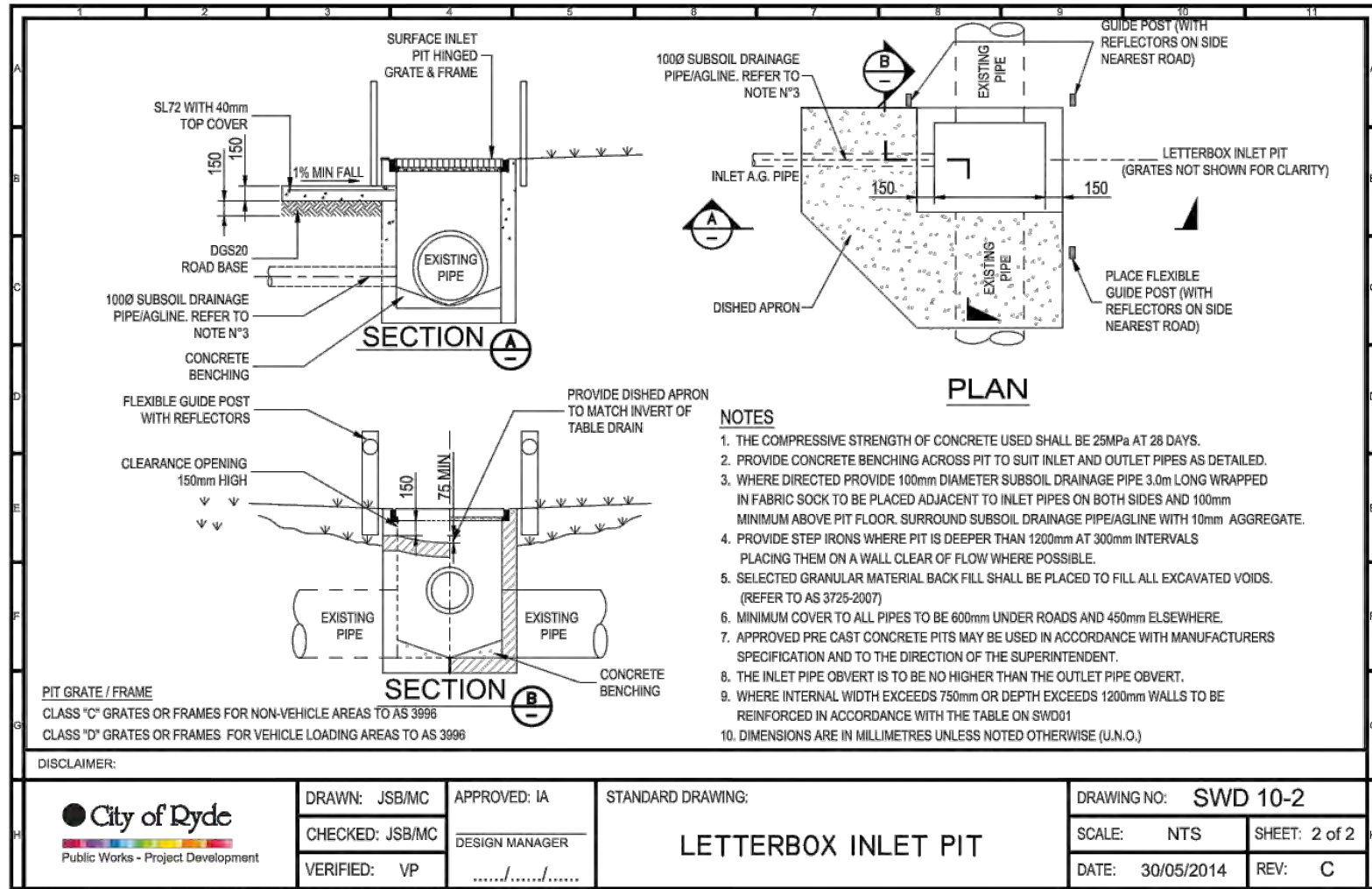
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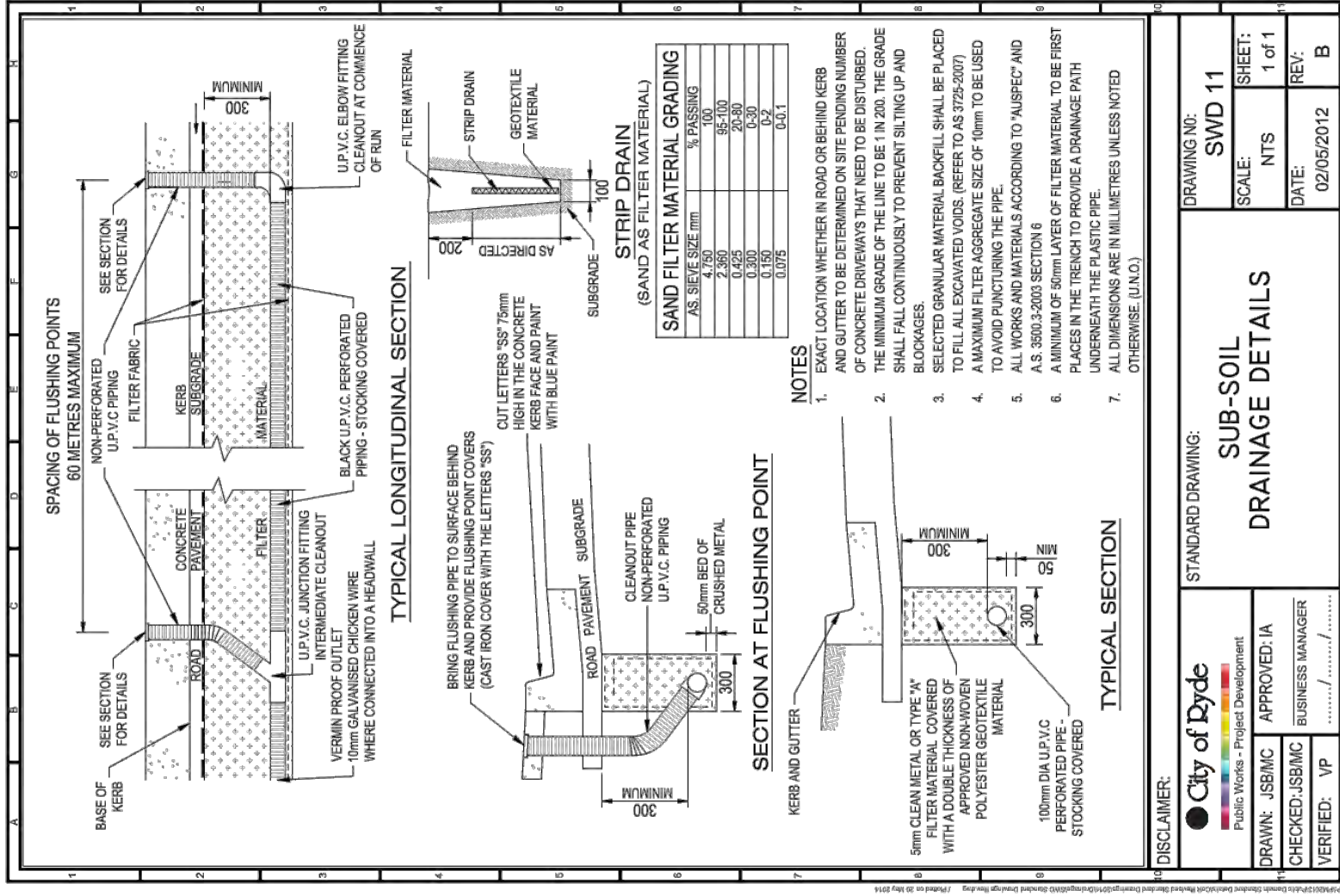
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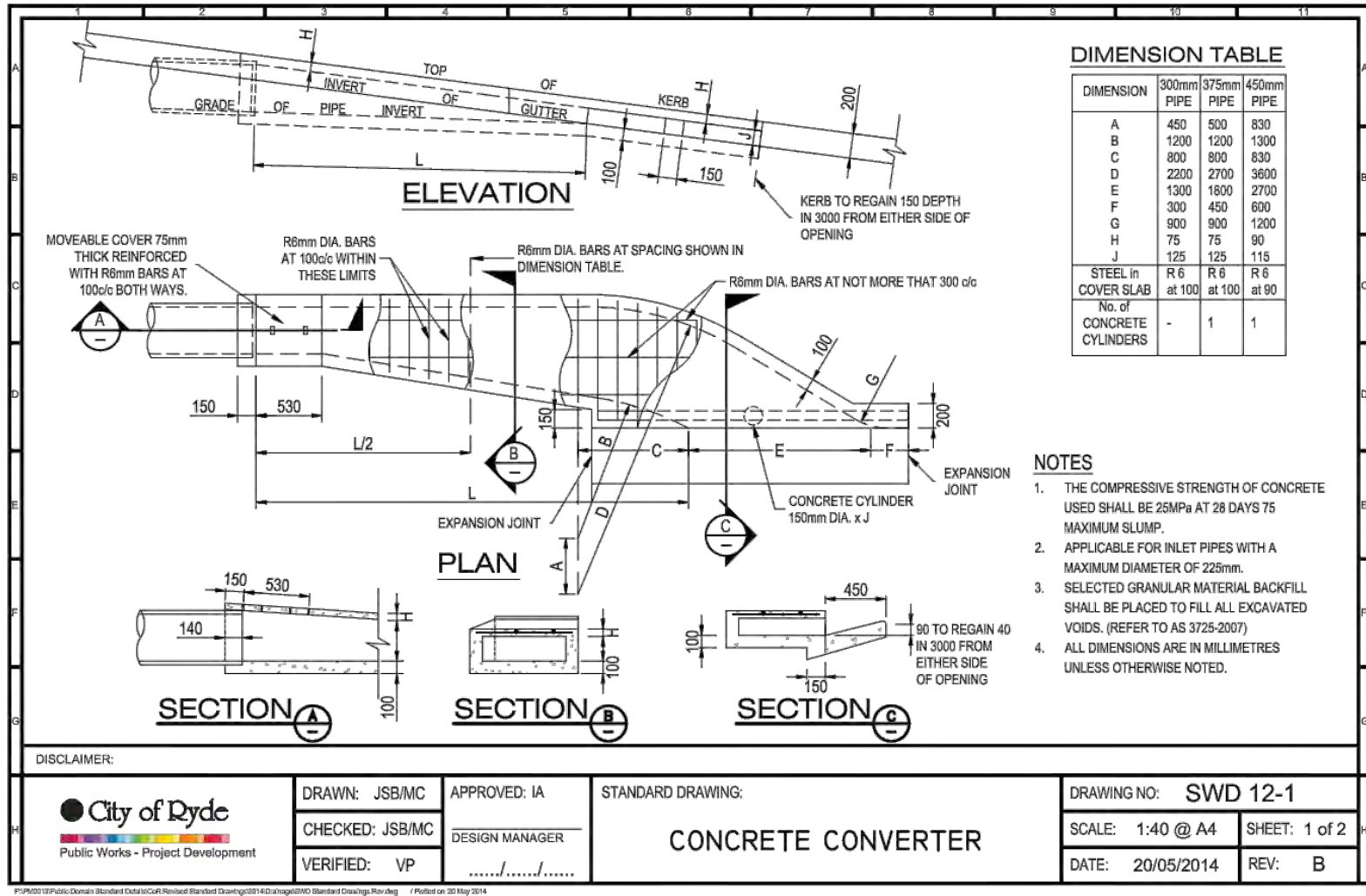
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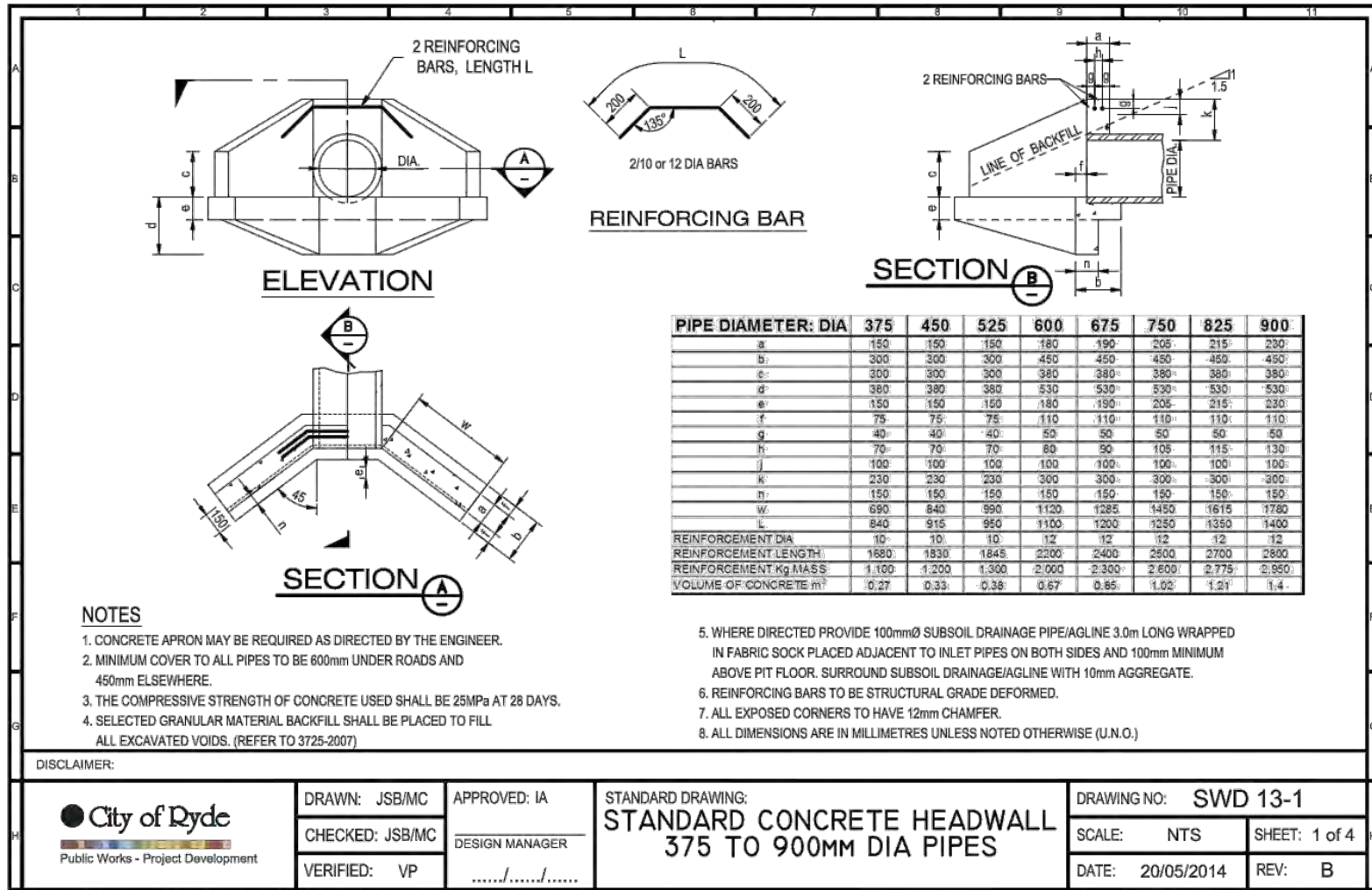
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	2%		8800	6000	4500	3600	3000	2400	2100
	3%			8800	6000	4500	3600	3000	2400
375mm dia PIPES									
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PIPE GRADE	0.50%	10000	7300	5500	4500	3900	3300	3000	2700
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	3%				8500	6400	5100	4200	3600
450mm dia PIPES									
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	2%				8500	7000	5700	4800	4200
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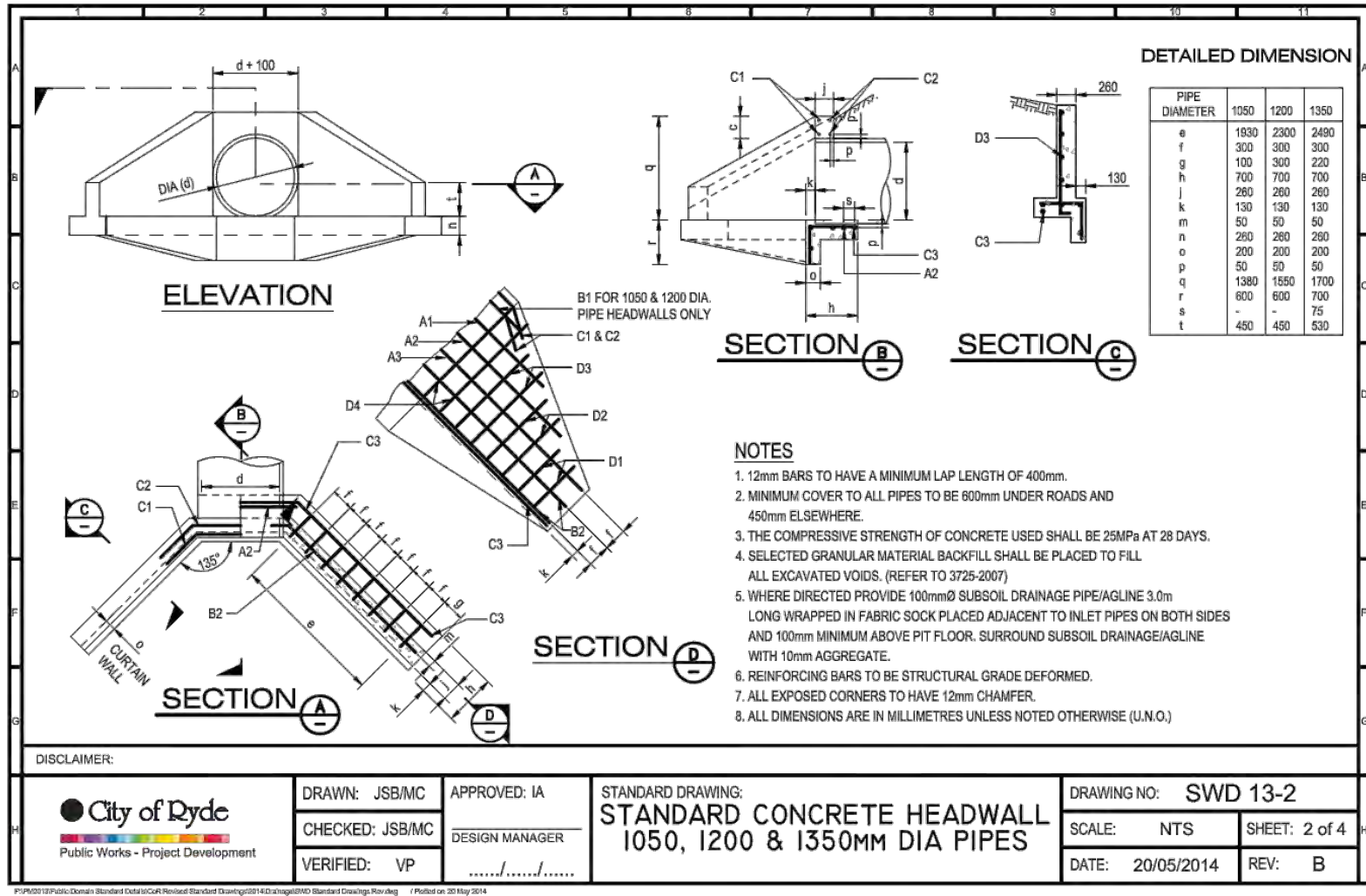
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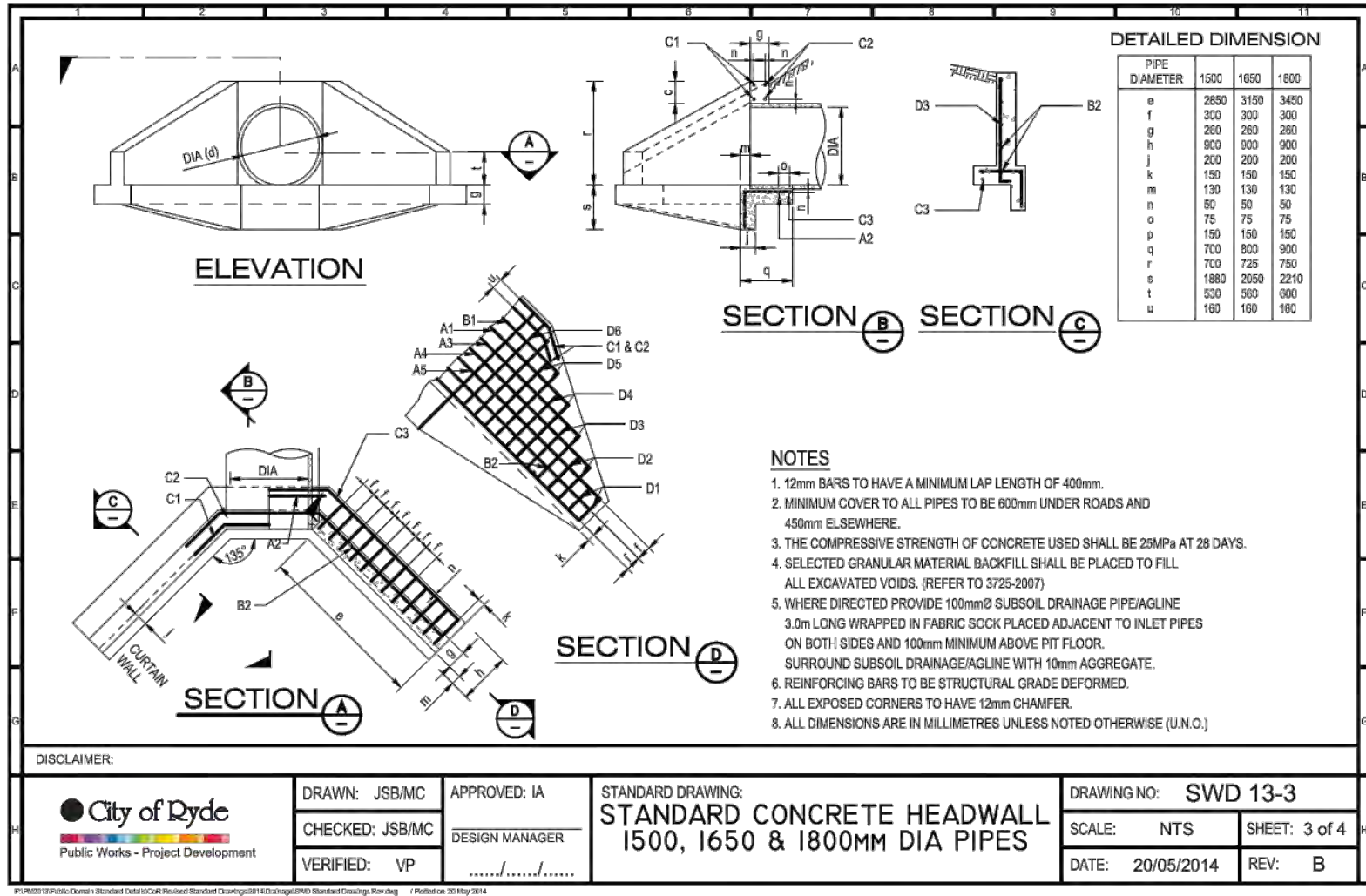
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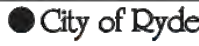
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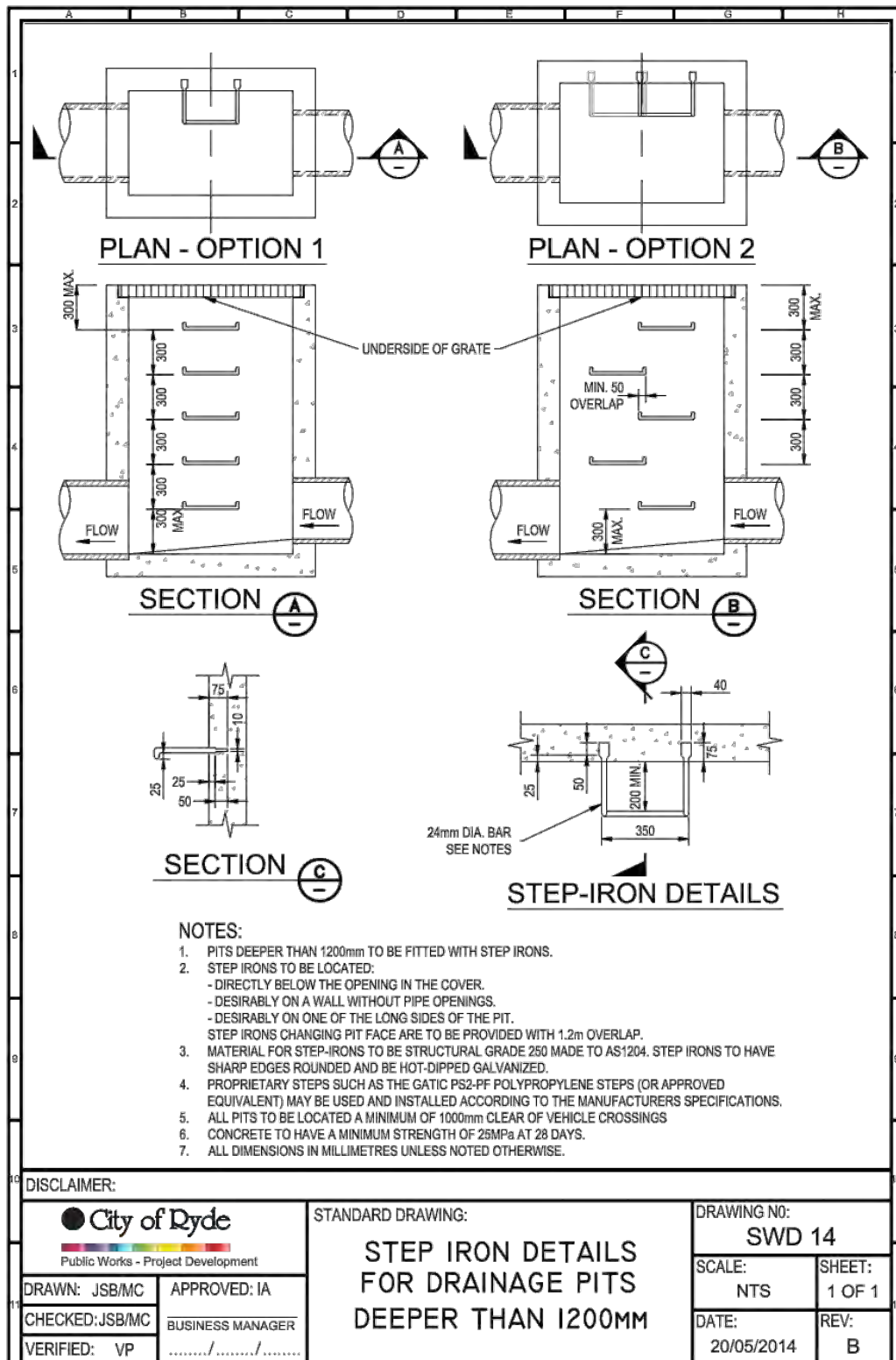
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REINFORCEMENT FOR HEADWALLS (1050, 1200 & 1350mm DIA PIPES)																				
REINFORCEMENT FOR HEADWALL																				
1050 DIA PIPE							1200 DIA PIPE							1350 DIA PIPE						
MARK	DIA.	L1	L2	LGHT	No REQD	TOTAL LGHT	MARK	DIA.	L1	L2	LGHT	No REQD	TOTAL LGHT	MARK	DIA.	L1	L2	LGHT	No REQD	TOTAL LGHT
	mm.	mm.	mm.	mm.		m.		mm.	mm.	mm.	mm.		m.		mm.	mm.	mm.	mm.		m.
A1	12	1150		1150	2	2.30	A1	12	1600		1600	2	3.20	A1	12	1250		1150	2	2.30
A2	12	1780		1780	2	3.56	A2	12	2250		2250	2	4.50	A2	12	1950		1950	3	5.85
A3							A3							A3	12	2550		2550	2	5.10
B1	12	350	250	600	2	1.20	B1	12	1000	250	1250	2	2.50	B1						
B2	12	1950	250	2200	4	8.80	B2	12	2350	250	2600	4	10.40	B2	12	2525	300	2825	4	11.30
C1	12	1200	750	2700	2	5.40	C1	12	1350	750	2850	2	5.70	C1	12	1575	750	3075	2	6.15
C2	12	1330	750	2830	2	5.66	C2	12	1470	750	2970	2	5.94	C2	12	1675	750	3175	2	6.35
C3	12	1500	2100	5800	1	5.80	C3	12	1750	2450	6650	1	6.65	C3	12	1950	2150	7250	1	7.25
D1	12	580	380	1360	2	2.72	D1	12	600	380	1380	4	5.52	D1	12	700	380	1450	4	5.80
D2	12	740	380	1520	4	6.08	D2	12	900	380	1650	4	6.60	D2	12	1000	380	1750	4	7.00
D3	12	1010	380	1790	4	7.16	D3	12	1200	380	1950	4	7.80	D3	12	1300	380	2050	4	8.20
D4	12	1320	380	2100	4	8.40	D4	12	1500	380	2250	4	9.00	D4	12	1575	380	2325	4	9.30
MASS	=	54.9	Kg			57.08	MASS	=	60.6	Kg			67.81	MASS	=	72	Kg			74.60
VOLUME OF CONCRETE = 2.15m ³							VOLUME OF CONCRETE = 2.80m ³							VOLUME OF CONCRETE = 3.2m ³						
REINFORCEMENT FOR HEADWALLS (1500, 1650 & 1800mm DIA PIPES)																				
REINFORCEMENT FOR HEADWALL																				
1500 DIA PIPE							1650 DIA PIPE							1800 DIA PIPE						
MARK	DIA.	L1	L2	LGHT	No REQ	TOTAL LGHT	MARK	DIA.	L1	L2	LGHT	No REQ	TOTAL LGHT	MARK	DIA.	L1	L2	LGHT	No REQ	TOTAL LGHT
	mm.	mm.	mm.	mm.		m.		mm.	mm.	mm.	mm.		m.		mm.	mm.	mm.	mm.		m.
A1	12	1725		1725	2	3.45	A1	12	1400		1400	2	2.80	A1	12	1750		1750	2	3.50
A2	12	2300		2300	1	2.30	A2	12	2300		2300	1	2.30	A2	12	2300		2300	1	2.30
A3	12	2375		2375	2	4.75	A3	12	1950		1950	2	3.90	A3	12	2400		2400	2	4.80
A4	12	2875		2875	2	5.75	A4	12	2550		2550	2	5.10	A4	12	3050		3050	2	6.10
A5							A5	12	3050		3050	2	6.10	A5	12	3400		3400	2	6.80
B1	12	1000	400	1500	2	3.00	B1	12	800	375	1175	2	2.35	B1	12	1000	350	1350	2	2.70
B2	12	2850	400	3250	4	13.00	B2	12	3150	375	3525	4	14.10	B2	12	3450	350	3800	4	15.20
C1	12	1750	750	3250	2	6.50	C1	12	1925	750	3425	2	6.85	C1	12	2100	750	3600	2	7.20
C2	12	1800	750	3300	2	6.60	C2	12	1975	750	3475	2	6.95	C2	12	2150	750	3650	2	7.30
C3	12	2250	3000	8250	1	8.25	C3	12	2425	3325	9075	1	9.08	C3	12	2600	3650	9900	1	9.90
D1	12	650	620	1650	4	6.60	D1	12	650	620	1650	4	6.60	D1	12	650	620	1650	4	6.60
D2	12	950	620	1950	4	7.80	D2	12	975	620	1975	4	7.90	D2	12	1000	620	2000	4	8.00
D3	12	1200	620	2200	4	8.80	D3	12	1225	620	2225	4	8.90	D3	12	1250	620	2250	4	9.00
D4	12	1500	620	2500	4	10.00	D4	12	1825	620	2550	4	10.20	D4	12	1600	620	2600	4	10.40
D5	12	1800	620	2800	4	11.20	D5	12	2100	620	2720	4	10.88	D5	12	1850	620	2850	4	11.40
D6							D6	12	2100	620	3100	2	6.20	D6	12	2150	620	3150	4	12.60
MASS = 94.34Kg							MASS = 98.21Kg							MASS = 109.93Kg						
VOLUME OF CONCRETE = 4.1m ³							VOLUME OF CONCRETE = 5.18m ³							VOLUME OF CONCRETE = 5.65m ³						
DISCLAIMER:																				
 Public Works - Project Development							STANDARD DRAWING:							DRAWING NO:						
DRAWN: JSB/MC							REINFORCEMENTS FOR HEADWALL							SWD 13-4						
APPROVED: IA														SCALE:						
CHECKED: JSB/MC														NTS						
VERIFIED: VP														SHEET:						
														4 OF 4						
														DATE:						
														20/05/2014						
														REV:						
														B						

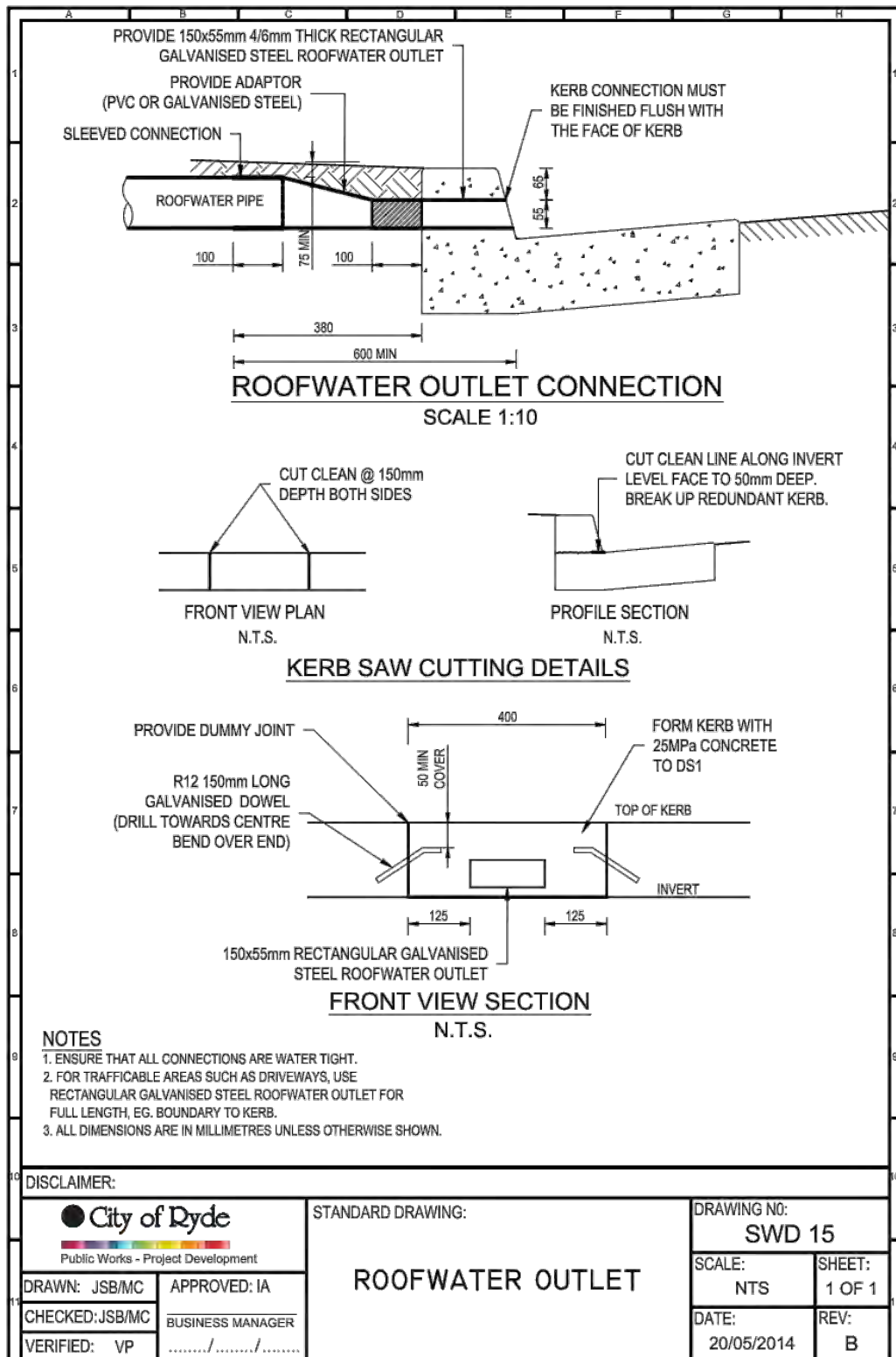
ITEM 4 (continued)

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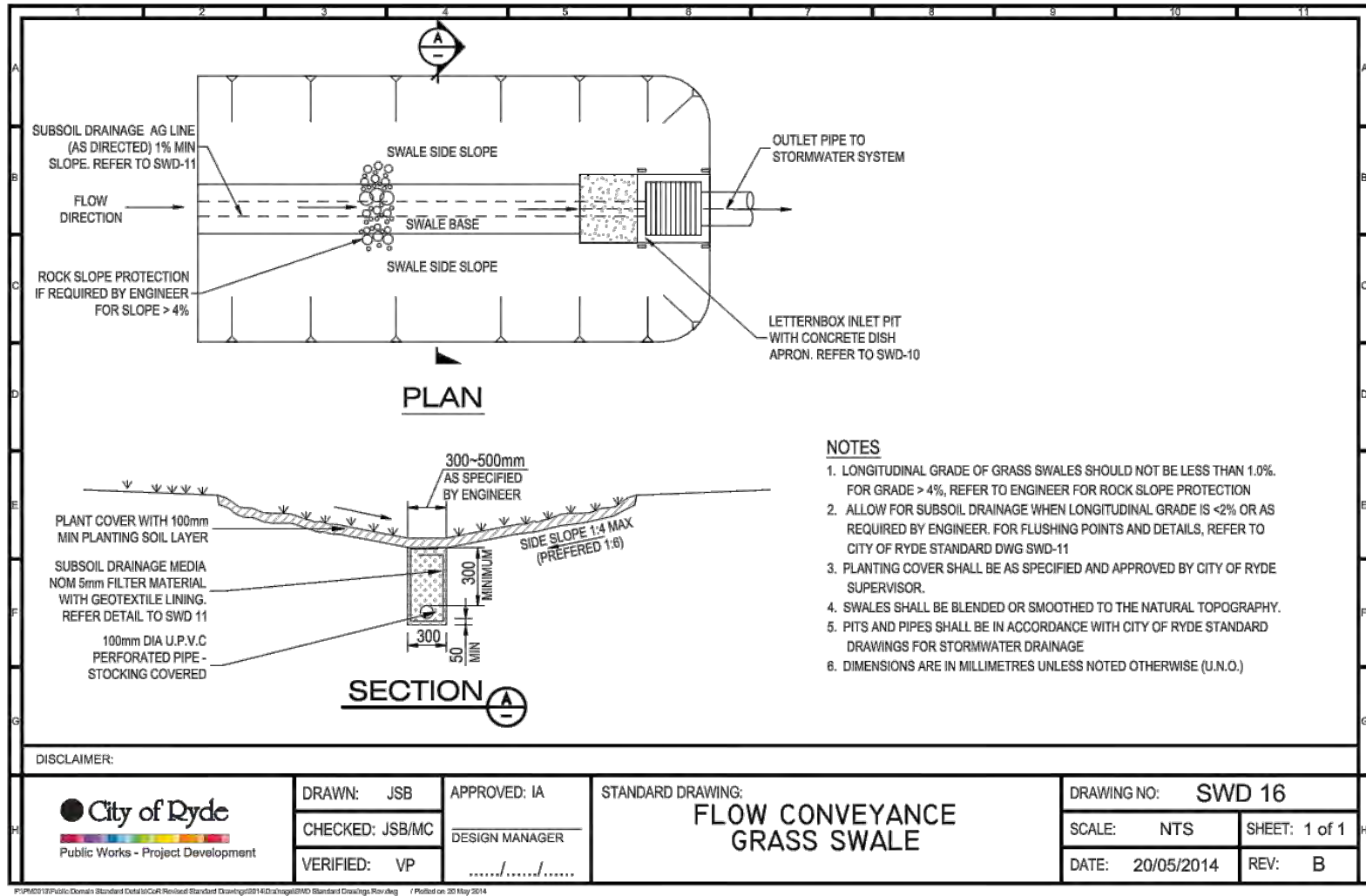
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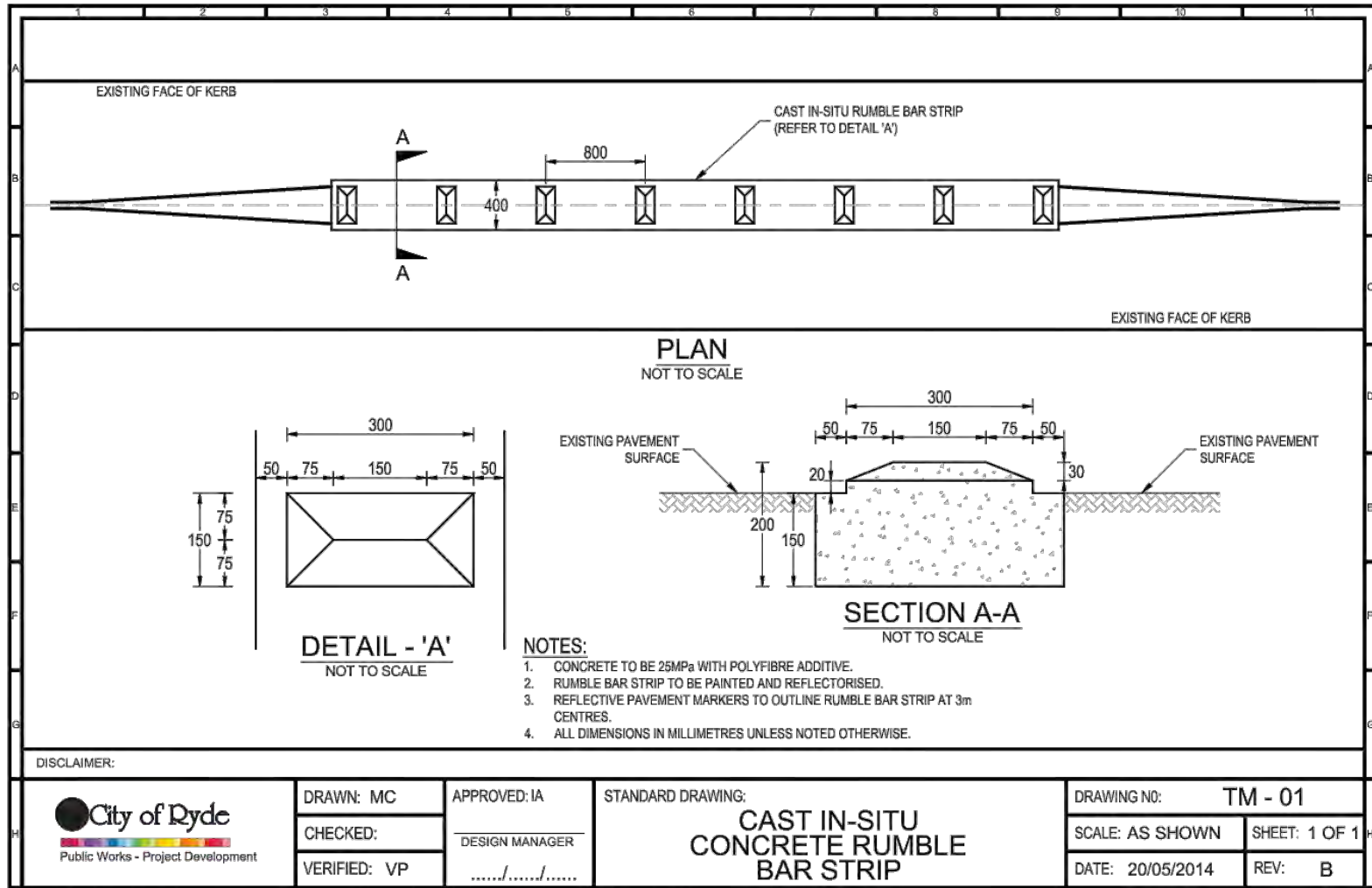
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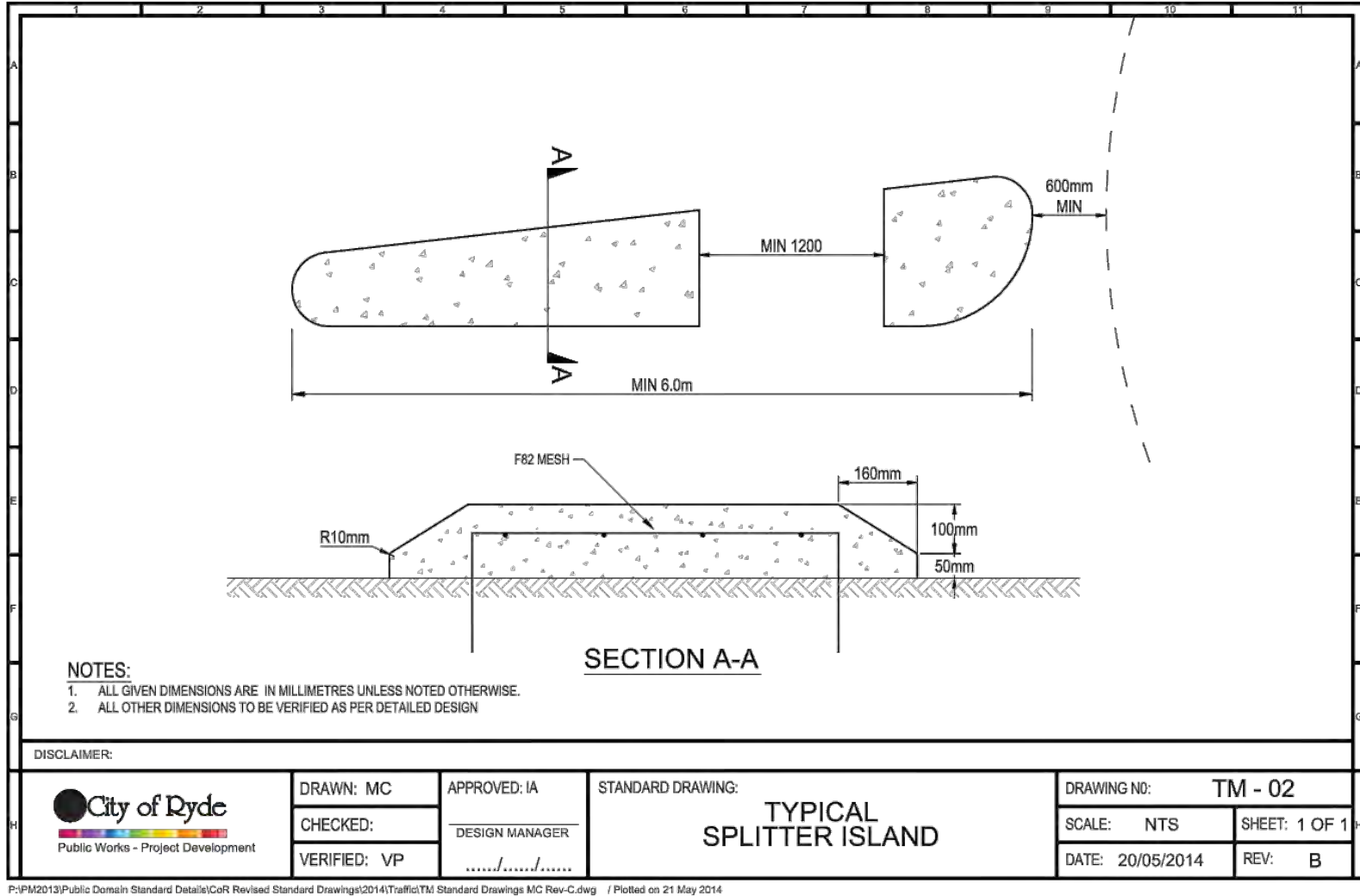
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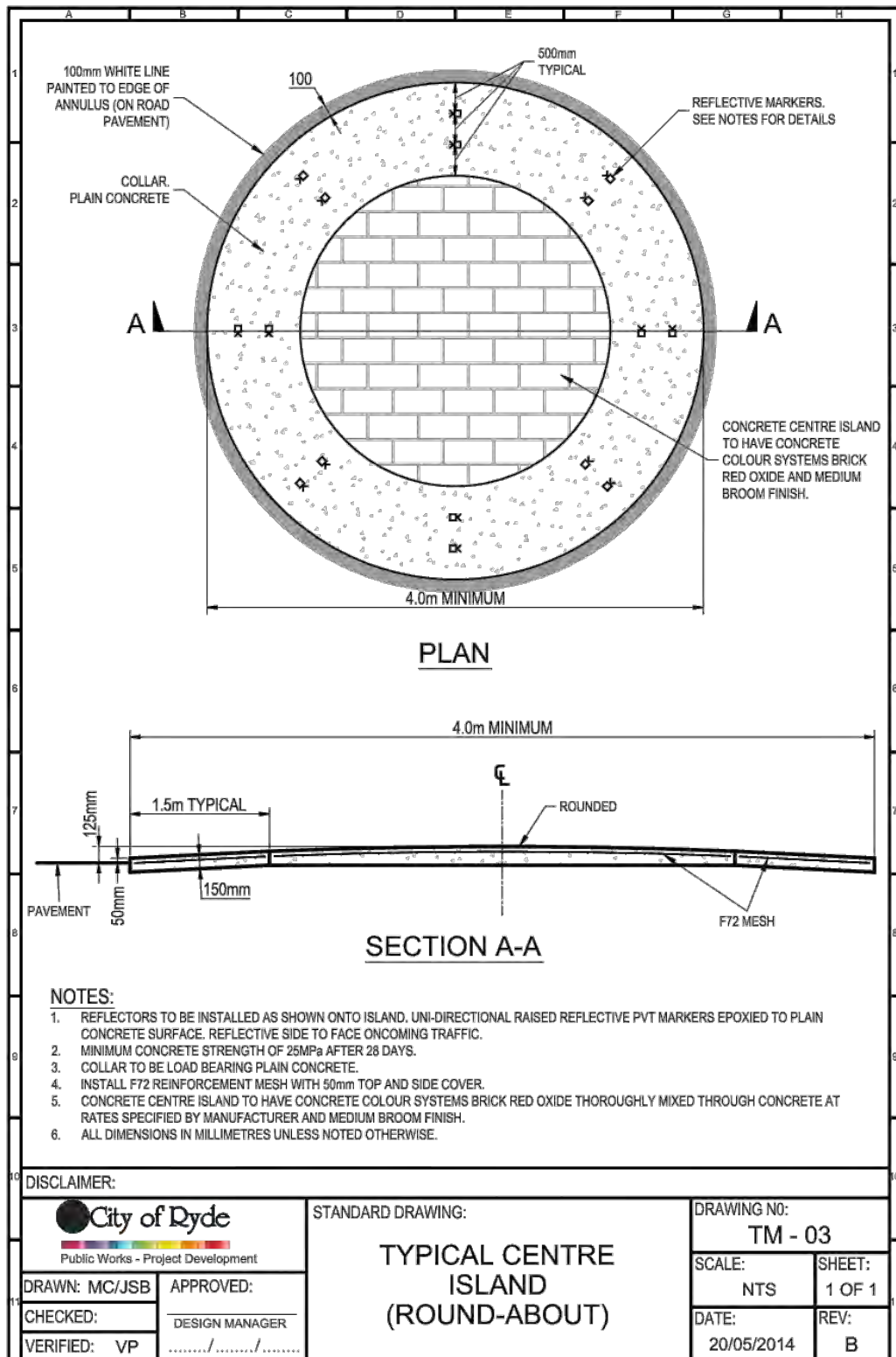
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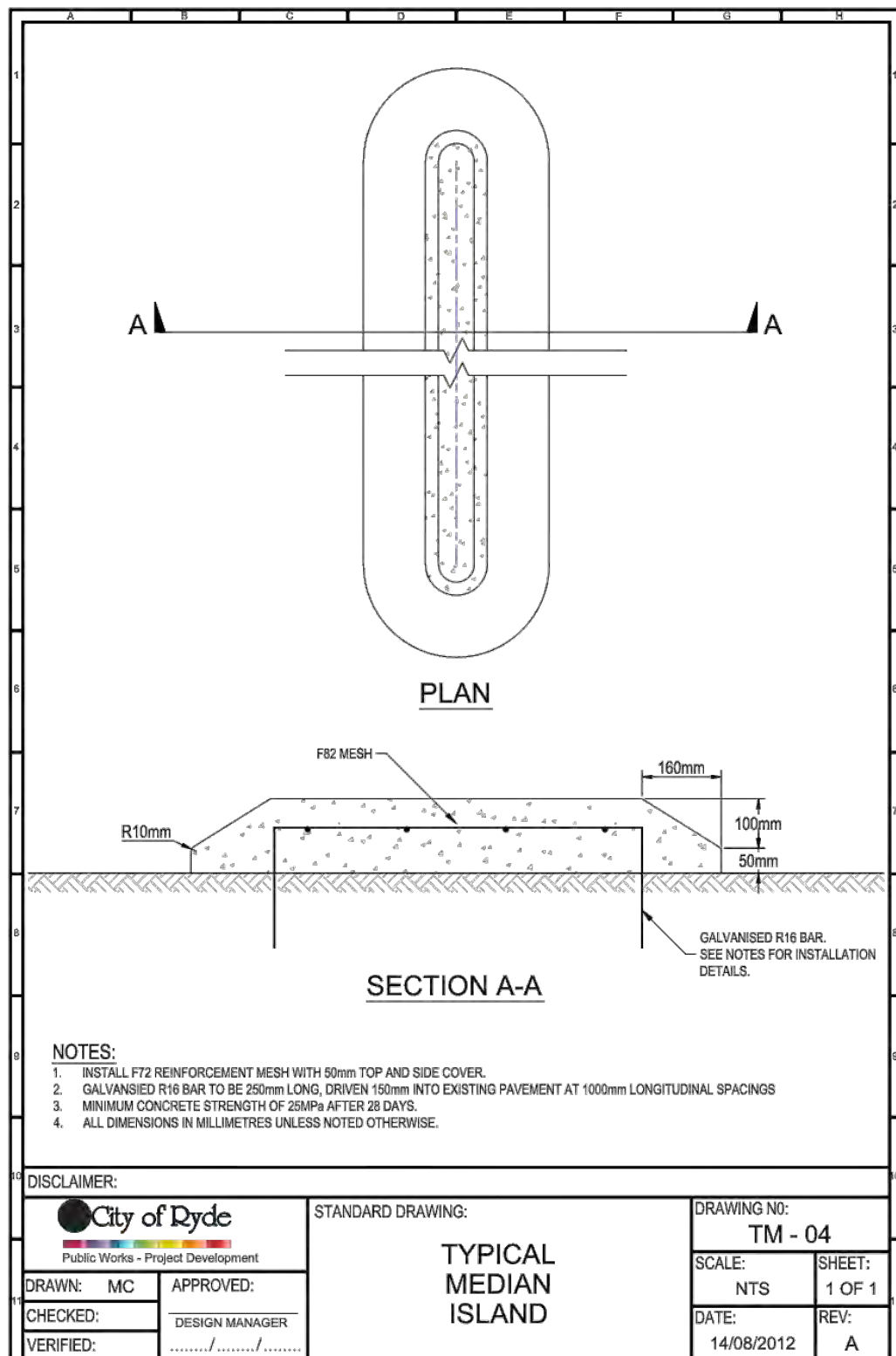
ITEM 4 (continued)

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ITEM 4 (continued)

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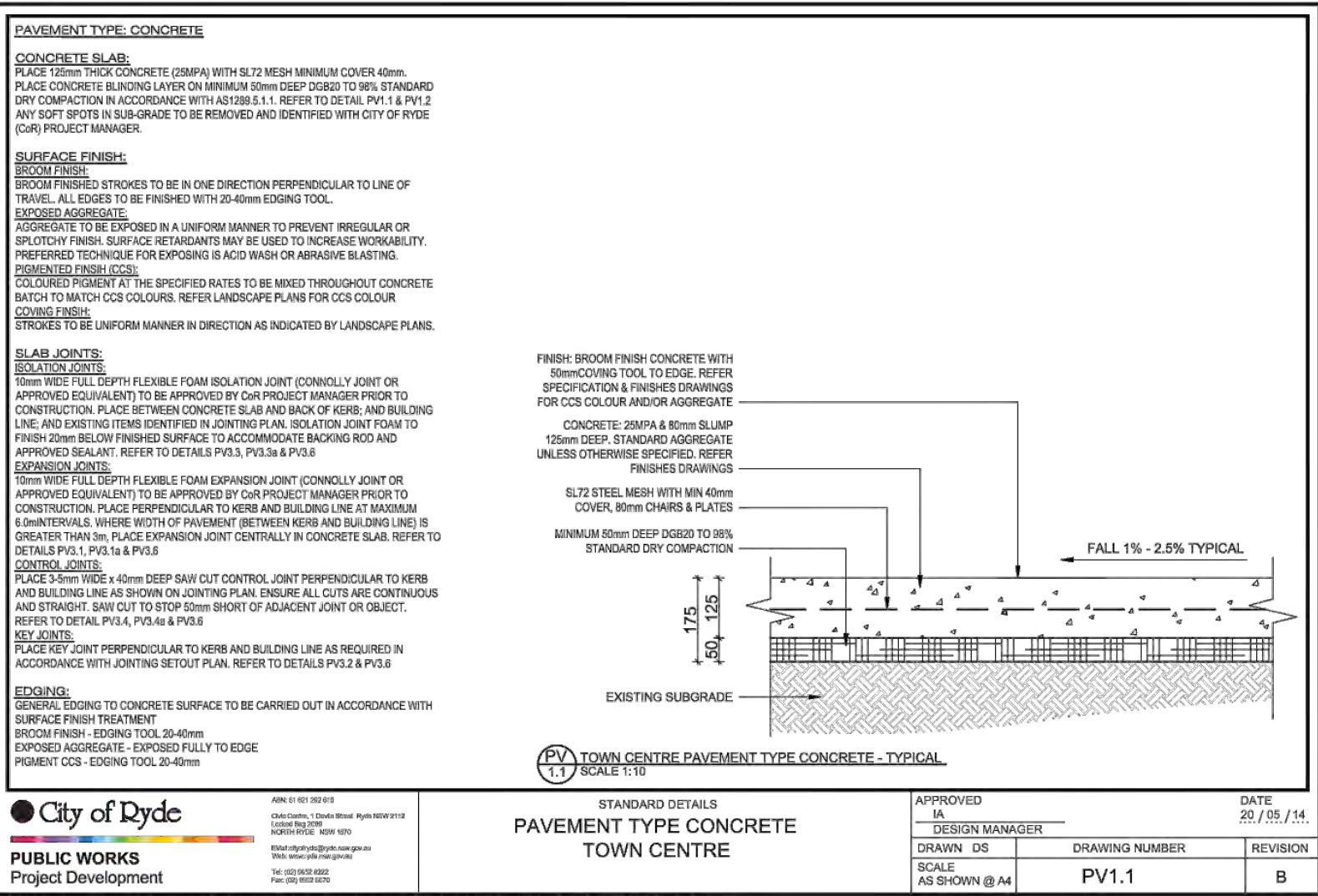


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INSTALLATION OF GRANITE

CONCRETE BLINDING LAYER:
PLACE 125mm THICK CONCRETE (25MPa) WITH SL72 MESH MINIMUM COVER 40mm.
PLACE CONCRETE BLINDING LAYER ON MINIMUM 50mm DEEP DGB20 TO 98% STANDARD DRY COMPACTION IN ACCORDANCE WITH AS1289.5.1.1. REFER TO DETAIL PV1.1 & PV1.2 ANY SOFT SPOTS IN SUB-GRADE TO BE REMOVED AND IDENTIFIED WITH CITY OF RYDE (CoR) PROJECT MANAGER.

PAVER JOINTING:
BETWEEN INDIVIDUAL PAVERS - JOIN FLUSH TOGETHER LEAVING A 2mm GAP. FORM CONTINUOUS EVEN SURFACE TO AVOID TRIP HAZARDS. THE JOINTS BETWEEN PAVERS ARE TO BE FILLED WITH ULTRA FINE SILICA SAND CEMENT MIX AS SUPPLIED BY BENEDICTS SAND AND SOIL (PH.9986 3500) OR AN APPROVED EQUIVALENT.
AT ISOLATION AND EXPANSION JOINTS - FILL 5-10mm GAP WITH FOAM BACKING ROD AND APPROVED ONE COMPONENT, THIXOTROPIC, POLYURETHANE BASED JOINT SEALANT. SEALANT COLOUR TO BE BLACK UNLESS SPECIFIED OTHERWISE. REFER TO DETAILS PV3.1a - PV3.6

BLINDING SLAB JOINTS:
AS PER CONCRETE JOINTS WITH ADDITION OF ISOLATION JOINTS FOAM TO FINISH 20mm BELOW FINISHED PAVER LEVEL TO ACCOMMODATE BACKING ROD AND APPROVED JOINT SEALANT. REFER DETAILS PV3.1a - PV3.6

SETOUT - PAVERS:
PAVERS SHALL BE SETOUT AS PER DIMENSIONS AND LOCATIONS AS SHOWN IN TYPICAL DETAILS PV4.1 - PV4.9

LAYING - PAVERS:
LAYING OF PAVERS IS TO COMMENCE FROM PROPERTY BOUNDARY TOWARDS BACK OF KERB. REFER TO DETAIL PV4.1 - PV4.9 UNLESS OTHERWISE SPECIFIED.
ENSURE ALL PAVERS ARE FULLY BEDDED ON A 30mm THICK 8:1 SAND/CEMENT SCREED. SAND USED SHALL BE WHITE WELL GRADED WASHED SAND, PASSING A 4.75mm SIEVE. PAVERS ARE TO BE MANUALLY TAMPERED WITH A RUBBER Mallet INTO THE WET MORTAR. THE USE OF VIBRATING COMPACTION EQUIPMENT EG. WAKA PLATE, IS STRICTLY PROHIBITED. WHERE PAVERS ARE TO BE LAID IN A RADIAL OR CURVE ALIGNMENT, PAVERS TO BE CUT RADIAL TO CENTRE. REFER TO DETAILS PV4.1 - PV4.9 ALL PAVERS TO BE LAID LEVEL TO THOSE ADJACENT TO AVOID TRIP HAZARDS. MINIMUM CUT PAVER WIDTH SHOULD BE NO LESS THAN 100mm UNLESS APPROVED BY CoR PROJECT MANAGER.

KERB RAMP:
GENERALLY KERB RAMP ARE TO BE SETOUT AS SHOWN IN DETAILS PV4.6, PV4.7 & PV4.8 WHERE ANY CHANGES ARE REQUIRED, CONFIRM WITH CoR PROJECT MANAGER. MINIMUM CUT PAVER WIDTH IS TO BE 100mm UNLESS APPROVED BY CoR PROJECT MANAGER.

GRADE > 1:8:
ALL PAVERS LAID ON A GRADE STEEPER THAN 1:8 (12.5%) ARE REQUIRED TO BE A "V" RATED PAVER WITH A BUSH HAMMERED FINISH.

ROOF OUTLETS:
WHERE ROOF OUTLET CONNECTIONS ARE TO BE PROVIDED USE 150mm x 90mm GALVANISED STEEL RECTANGULAR HOLLOW SECTION. WHERE MORTAR COVER CANNOT

BE ACHIEVED PAVERS ARE TO BE GLUED TO STEEL SECTION AS REQUIRED WITH HIGH STRENGTH EPOXY ADHESIVE.

SERVICE LID TREATMENT:
REPLACE ALL EXISTING SERVICE LIDS WITH STAINLESS STEEL OR GALVANISED STEEL INFILL COVERS AND FRAMES.
NEW SERVICE LIDS ARE TO BE PRE APPROVED BY THE APPROPRIATE AUTHORITY.
ADJUST HEIGHT OF PIT FRAME/LID AS REQUIRED TO SUIT FINISH LEVEL OF NEW WORK. PROVIDE 10mm WIDE SEALANT (COLOUR: BLACK) AROUND PERIMETER OF SERVICE PIT LID/FRAME.

CLEANING OF PAVERS:
ALL PAVERS LAID DURING THE COURSE OF ONE WORKING DAY MUST HAVE JOINTING SAND BROOMED IN AND BE CLEANED AT THE END OF THAT DAY BEFORE PROCEEDING WITH LAYING OF SUBSEQUENT PAVERS. THIS IS TO PREVENT RESIDUE BUILD UP ON PAVERS WHICH MAY BECOME DIFFICULT TO CLEAN IF LEFT OVERNIGHT OR FOR PROLONGED PERIODS.

City of Ryde

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Project Development

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NORTH RYDE NSW 1570
Email: cityofryde@ryde.nsw.gov.au
Web: www.ryde.nsw.gov.au
Tel: (02) 9532 8222
Fax: (02) 9532 8270

STANDARD DETAILS

PAVEMENT TYPE GRANITE

APPROVED
IA
DESIGN MANAGER

DATE
20 / 05 / 14

DRAWN DS	DRAWING NUMBER	REVISION
SCALE AS SHOWN @ A4	PV1.2	B


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GRANITE PAVER SPECIFICATION	
Type:	General Paver - Select flame exfoliated granite Grade >1:8 Paver - Select bush hammered granite
Description:	Natural stone which is of uniform quality, sound, free from defects (such as vents, cracks, fissures, seams, porous inclusions, foreign material, loose surface material striations, stains, and discolouration) liable to affect its strength, appearance, durability, or proper functioning under the intended conditions of use.
Matching:	Select stone for the optimum matching of visual properties such as colour and pattern.
Finish:	General Paver, W rated - Sawn edges with exfoliated surface to provide a finish in accordance with AS/NZS 4586:2004. Grade >1:8 Paver, V rated - Sawn edges with bush hammered surface to provide a finish in accordance with AS/NZS 4586:2004.
Colour:	Raven Black or colour code G684 Header paving and banding as per landscape drawings. For Top Ryde CBD, Rosa (matching existing material laid in Blaxland Rd, Ryde)
Size:	Footpaths 600 x 300 x 60 (Infill pavers); 300 x 300 x 60 (Header pavers) Driveways 600 x 300 x 60 mm (Infill pavers); 300 x 300 x 60 mm (Header pavers) Commercial Driveways: Transition pavers 600 x 150 x 60 mm ; Infill pavers 300 x 150 x 60 mm ; Header course (kerb and property boundary) 300 x 300 x 60 mm
Breaking Load:	Minimum 5Kn
Tolerance:	Plan area +/-1mm Thickness: +/- 2mm
Water Absorption:	Maximum 0.3% Moisture Content And Total Water Absorption in accordance with ASTM C97
Chamfers & Edges:	Stone edge is not to be chamfered unless specified. Finish to exposed edges to match surface finish - no sawn edges to be exposed



PUBLIC WORKS
Project Development

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NORTH RYDE NSW 1670
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Fax: (02) 9532 8270

STANDARD DETAILS
PAVEMENT TYPE GRANITE
GRANITE SPECIFICATION

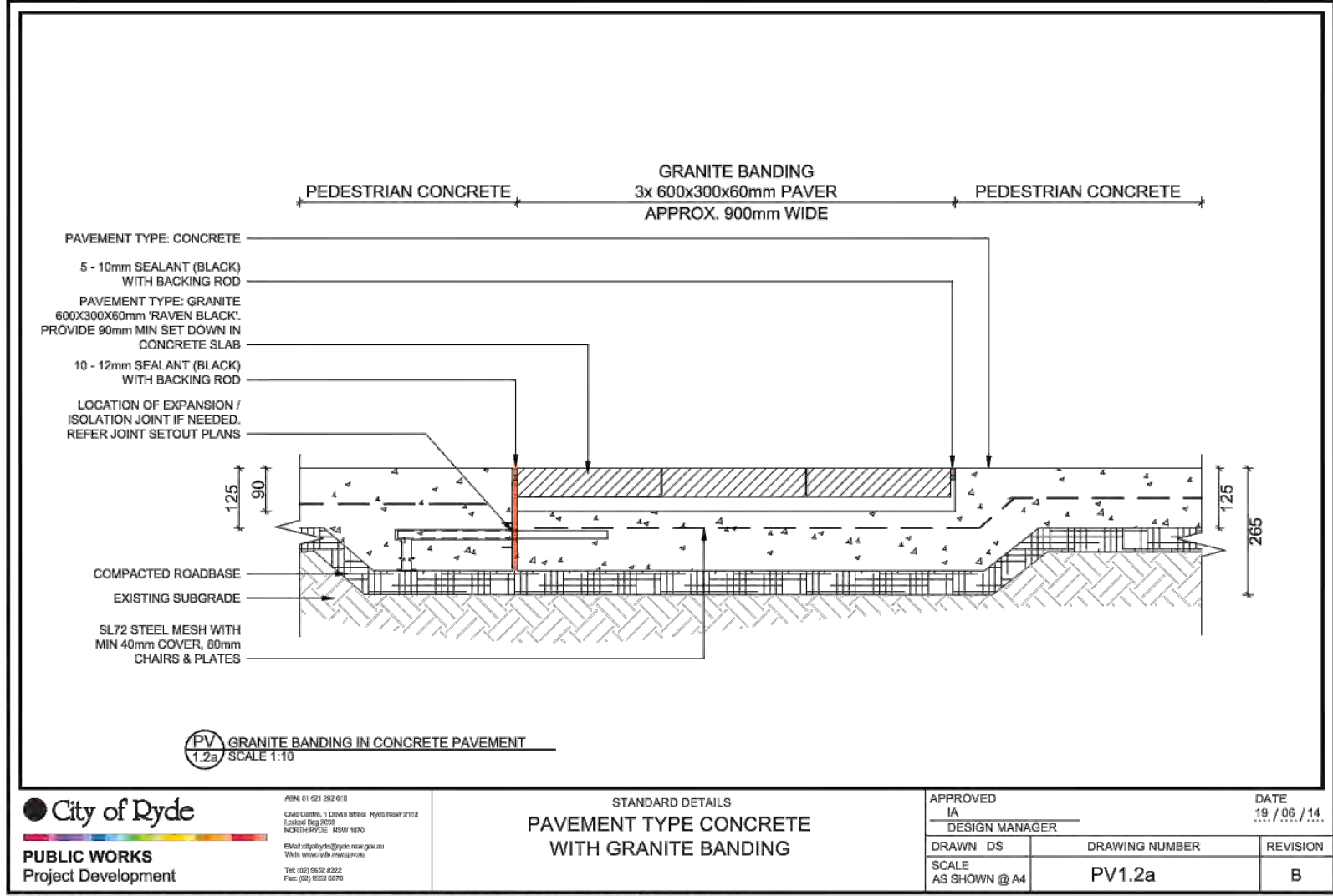
APPROVED IA DESIGN MANAGER		DATE 19 / 06 / 14
DRAWN DS	DRAWING NUMBER PV.SPEC	REVISION B
SCALE AS SHOWN @ A4		

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ITEM 4 (continued)

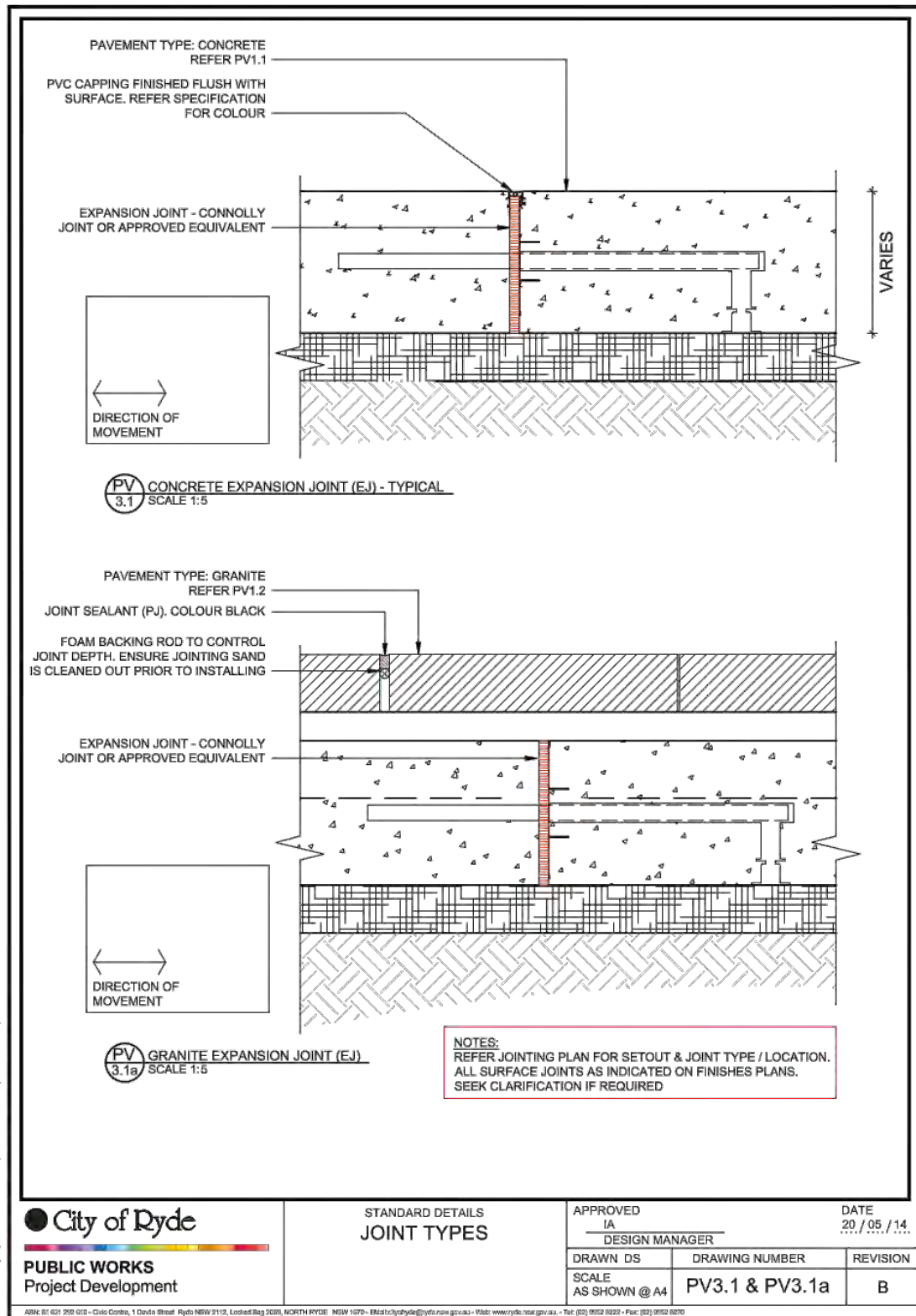
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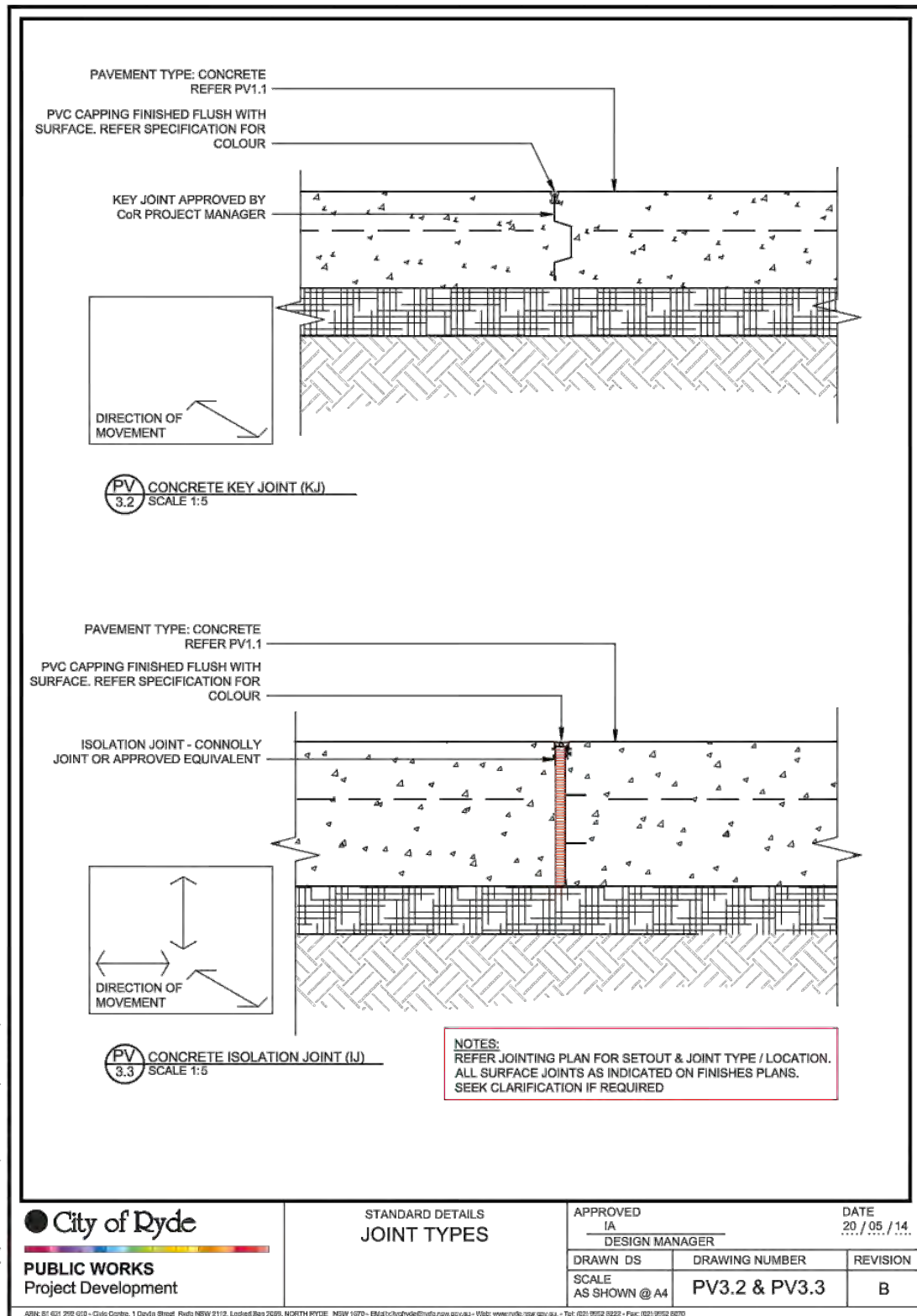
ITEM 4 (continued)

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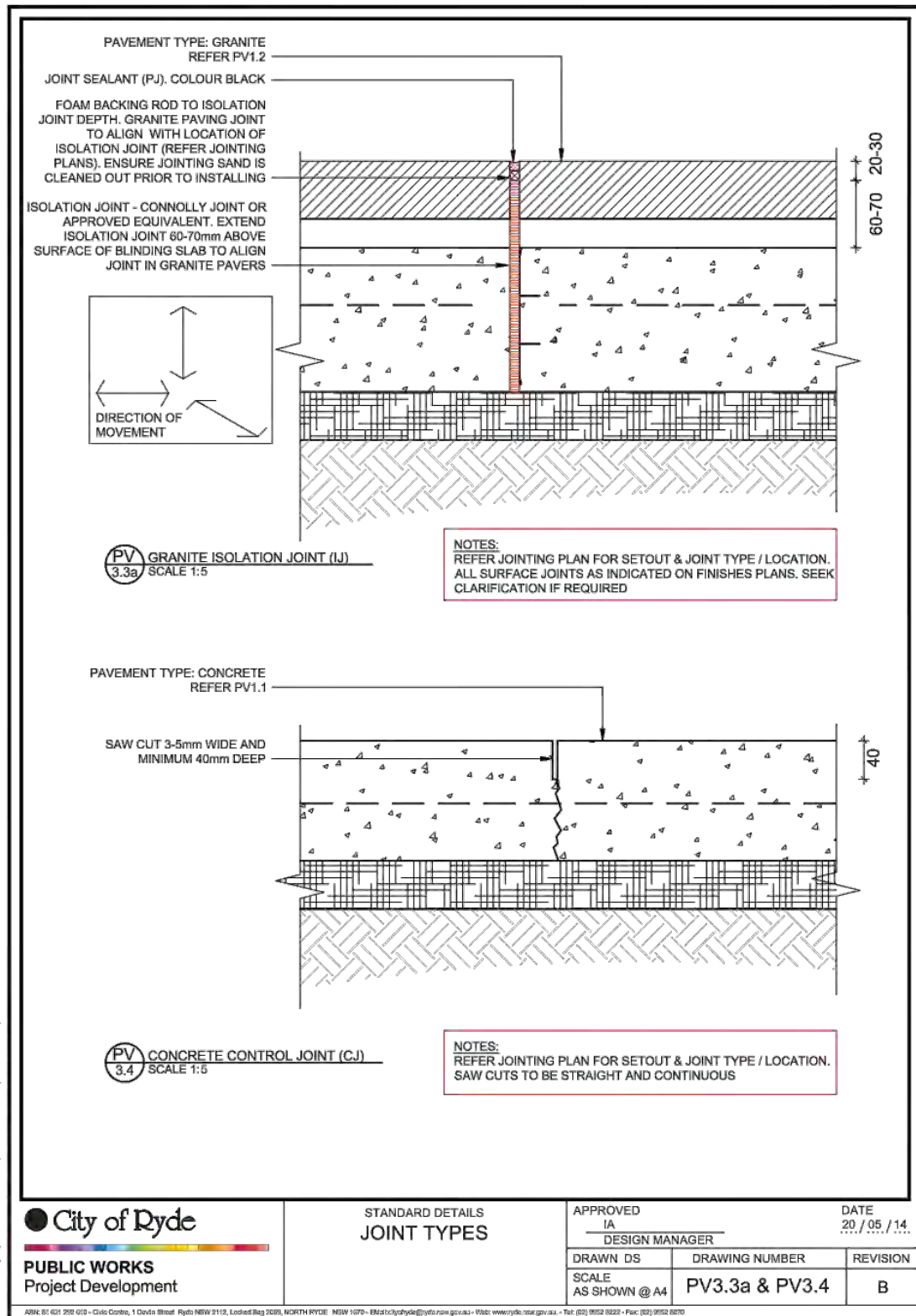
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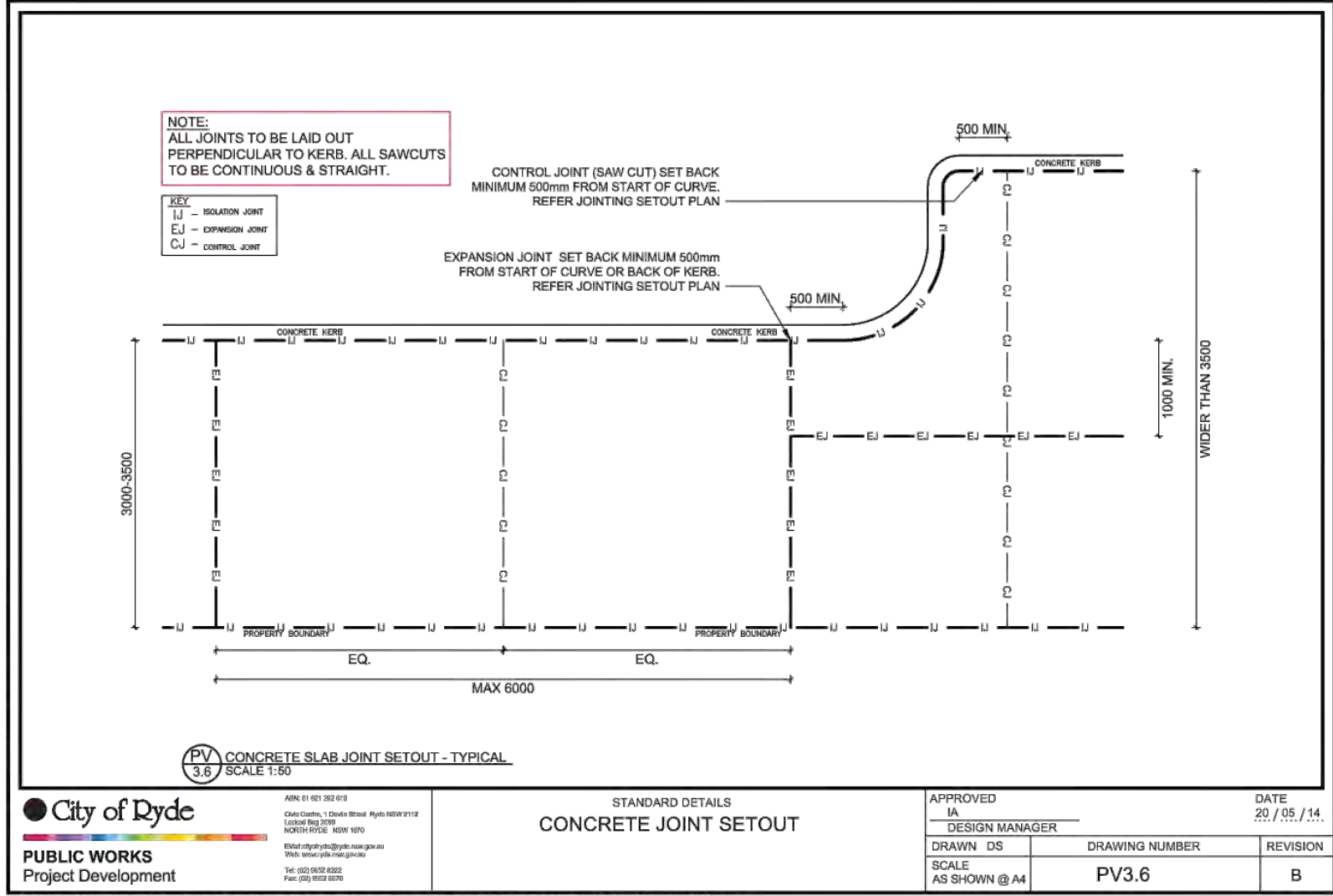
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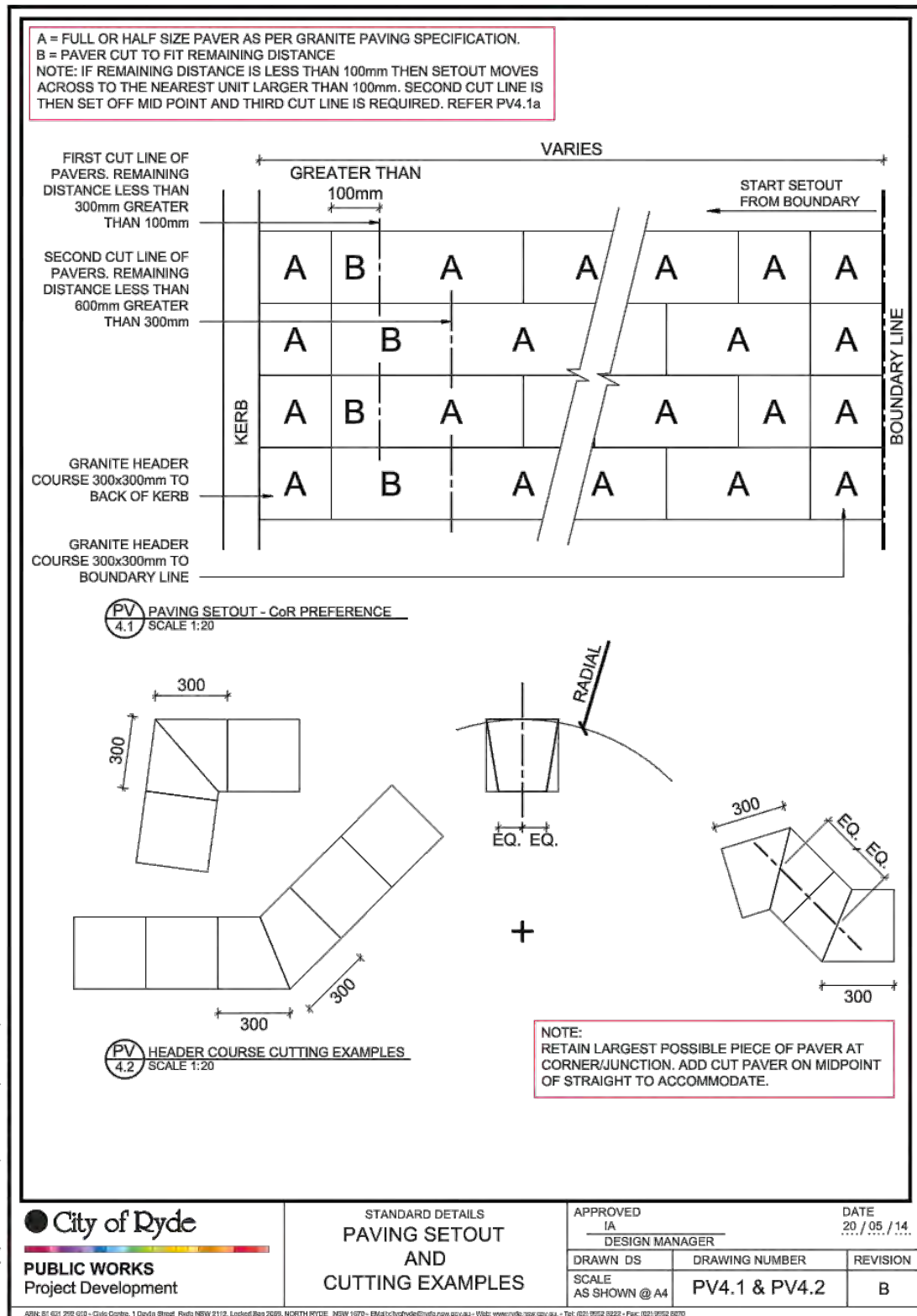
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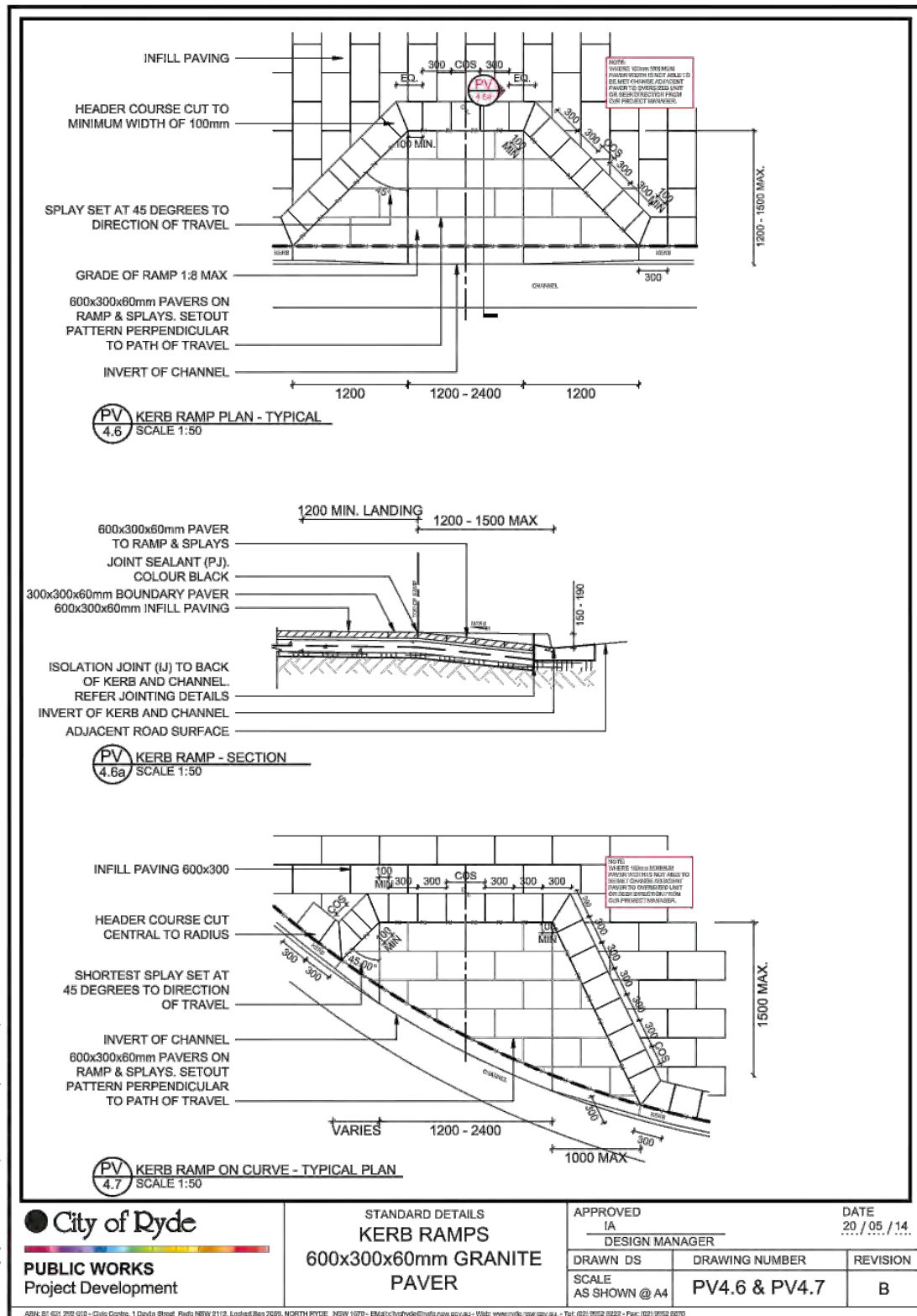
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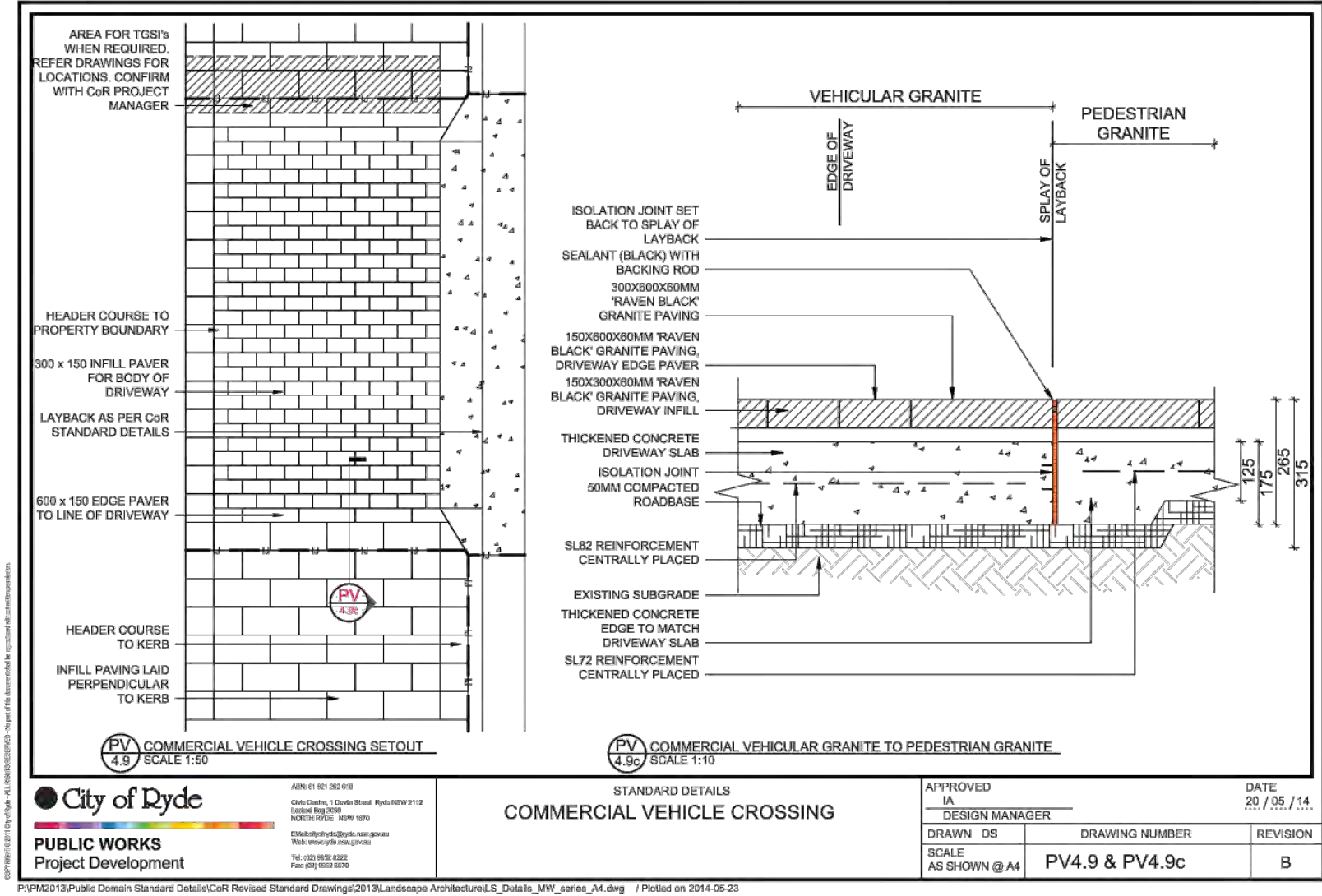
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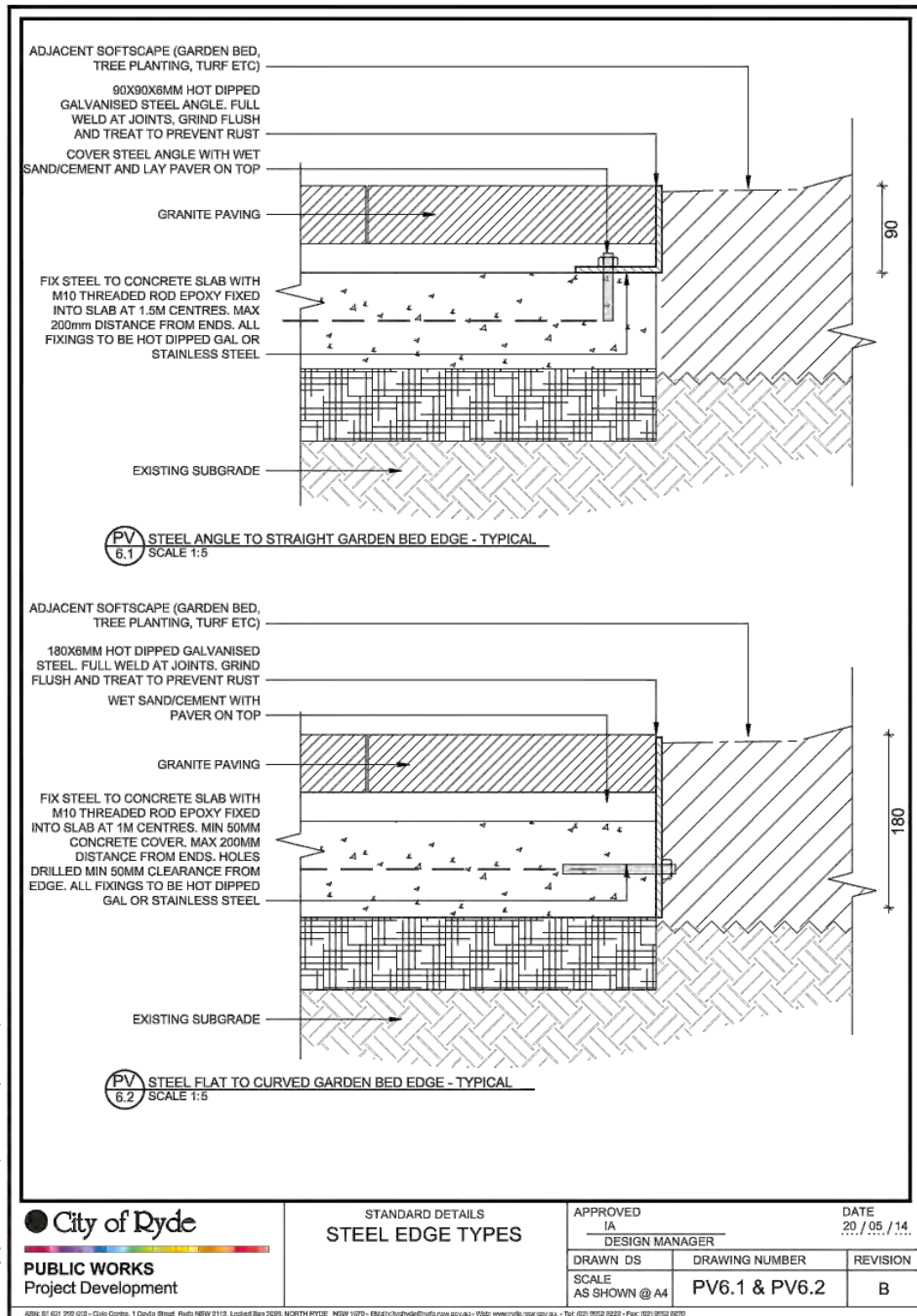
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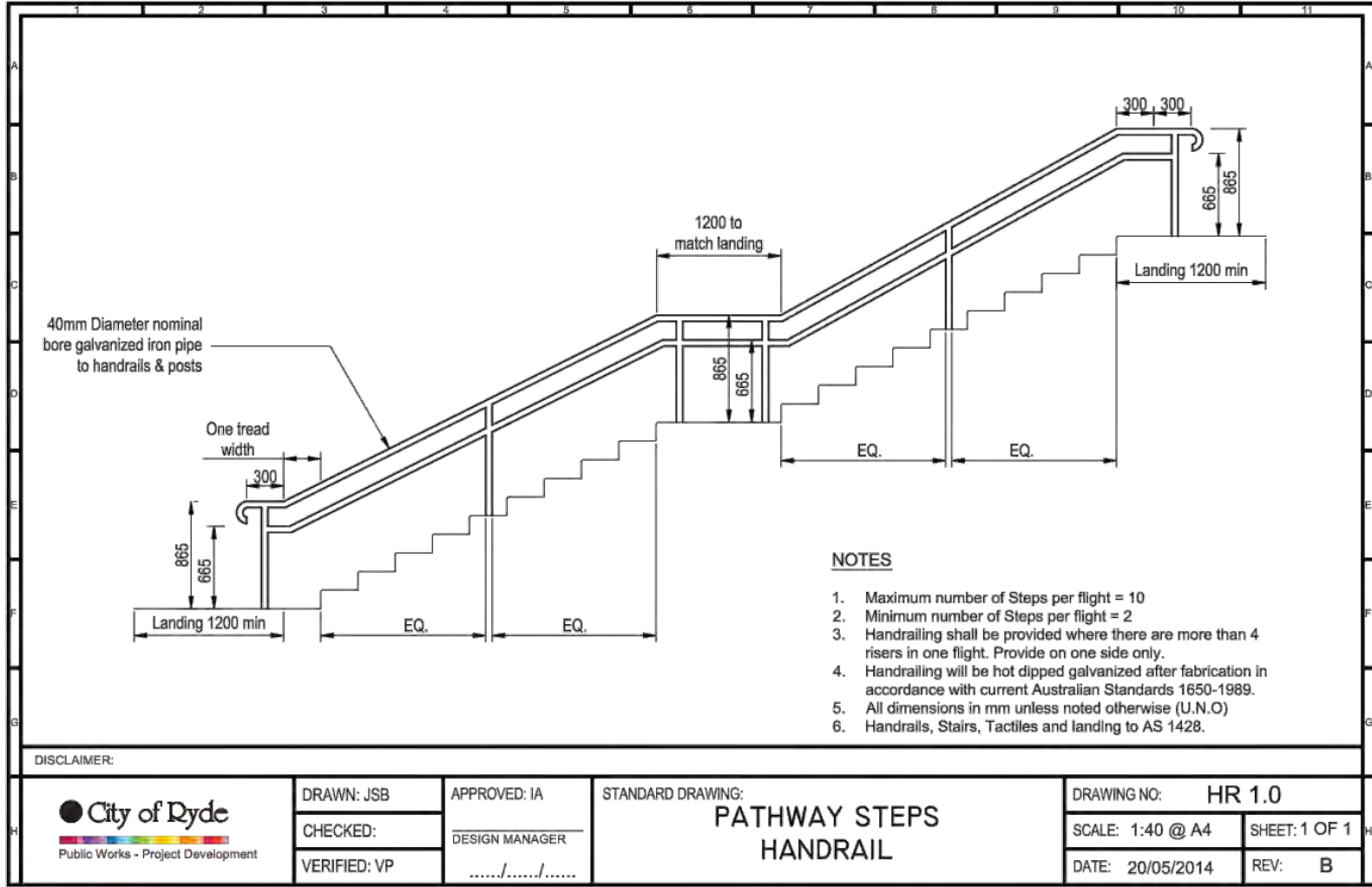
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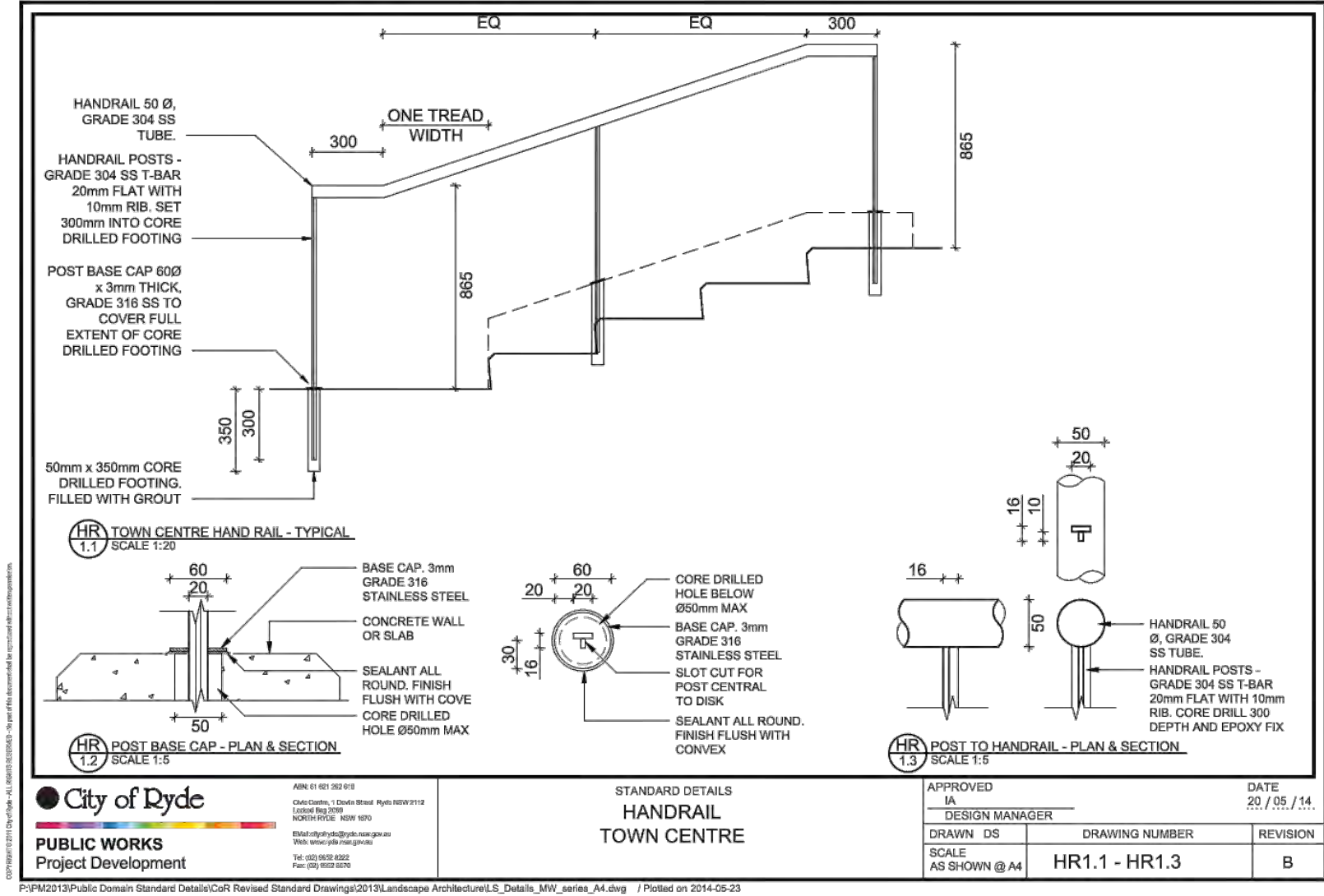
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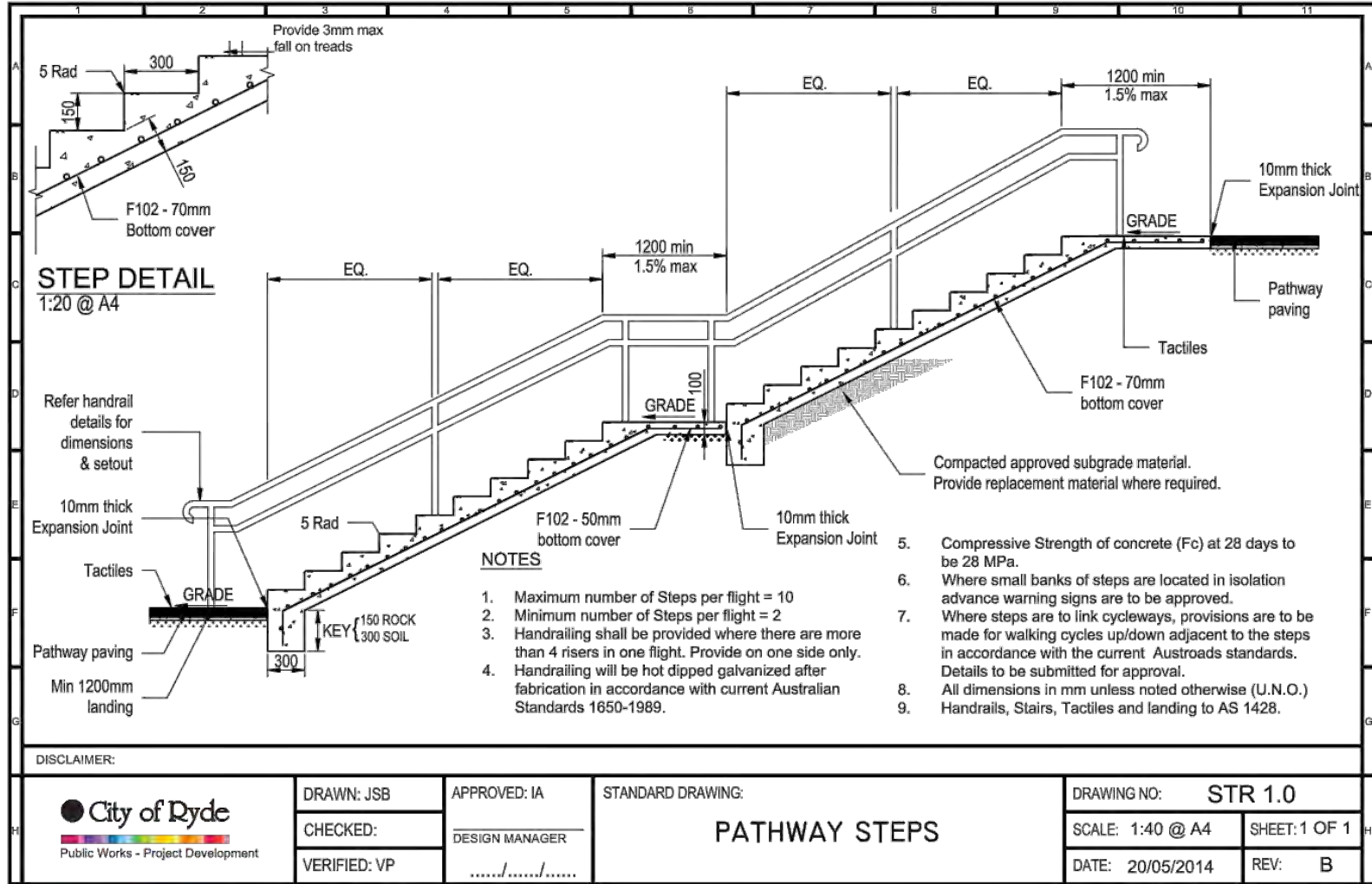
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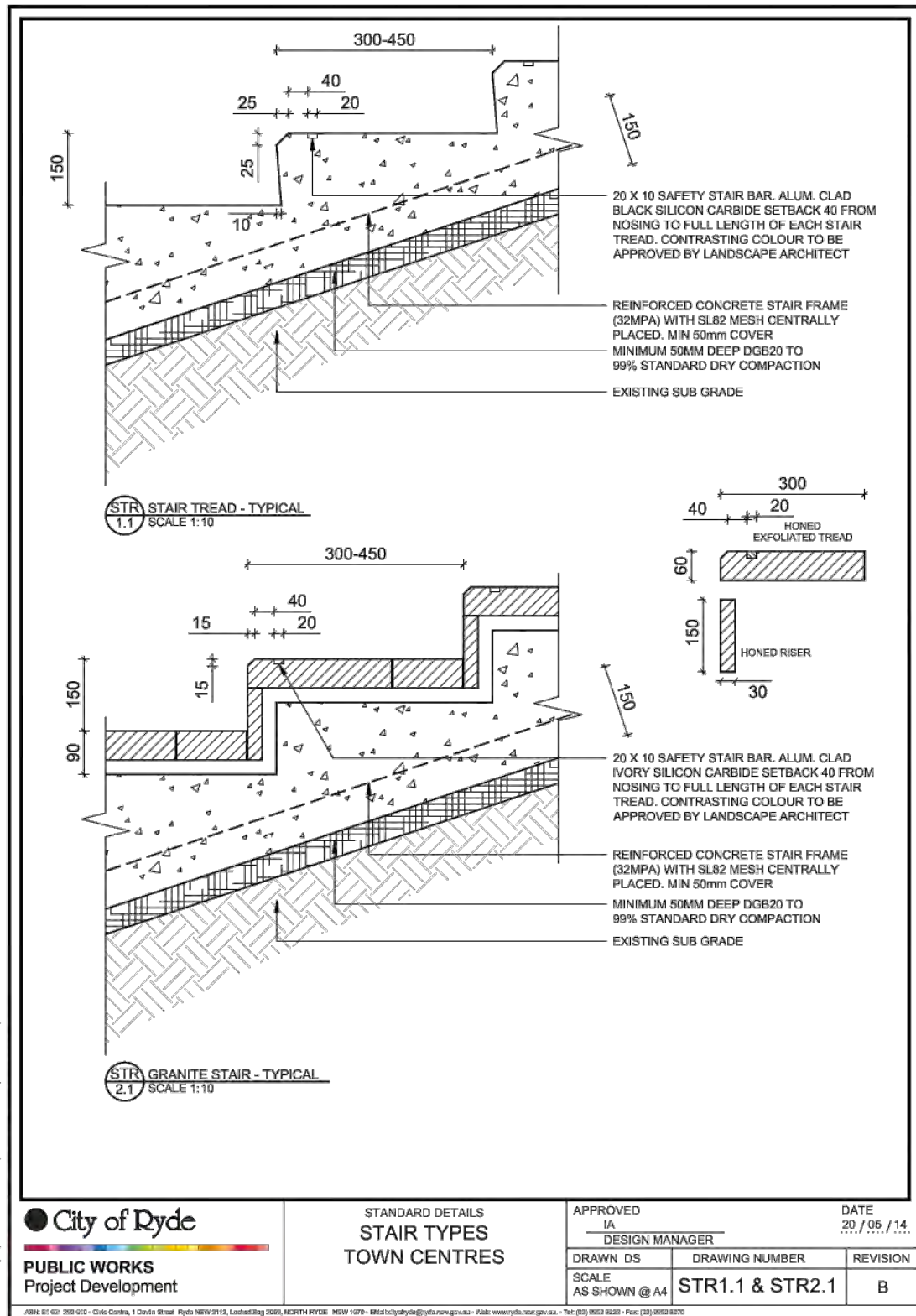
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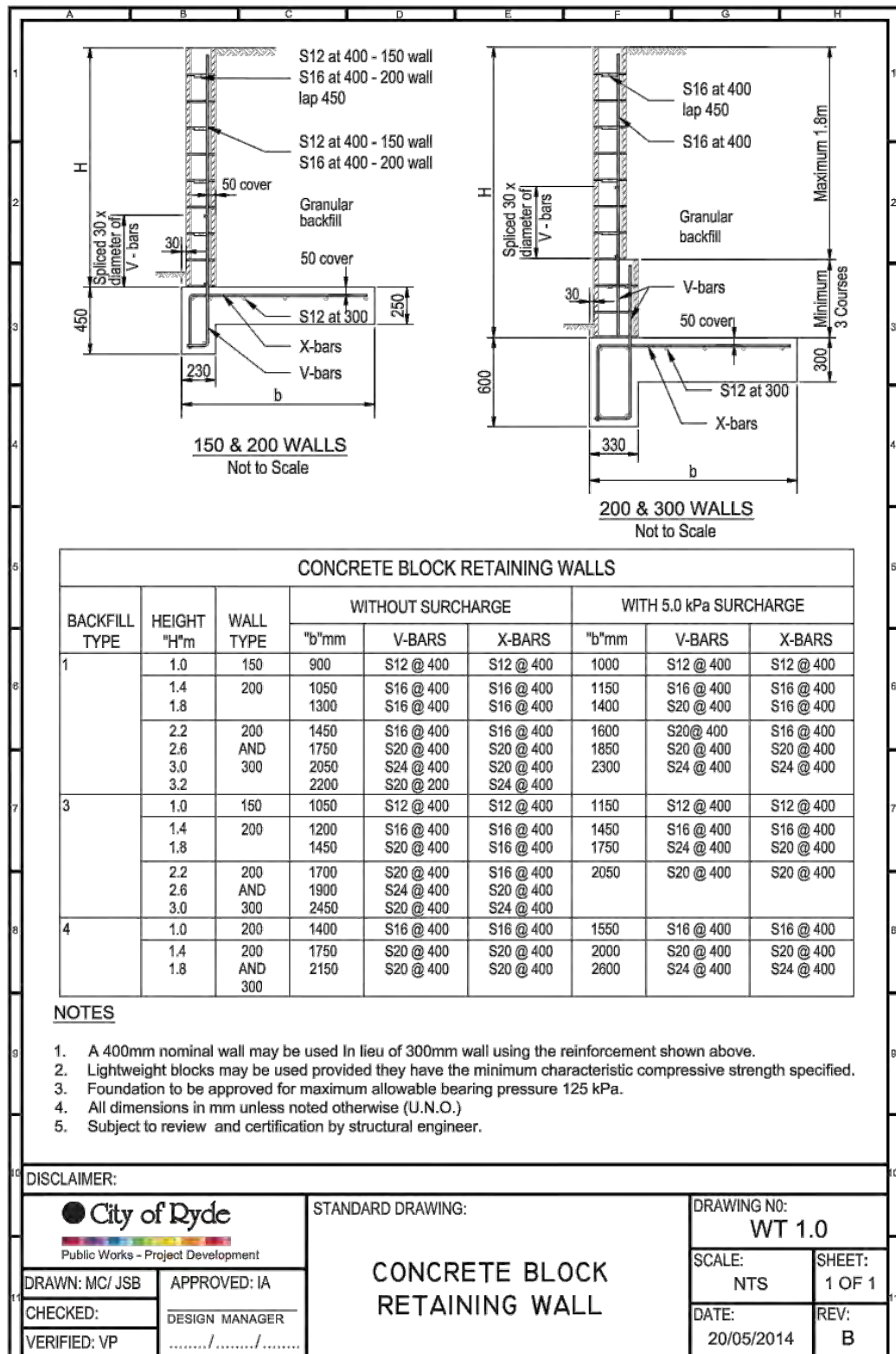
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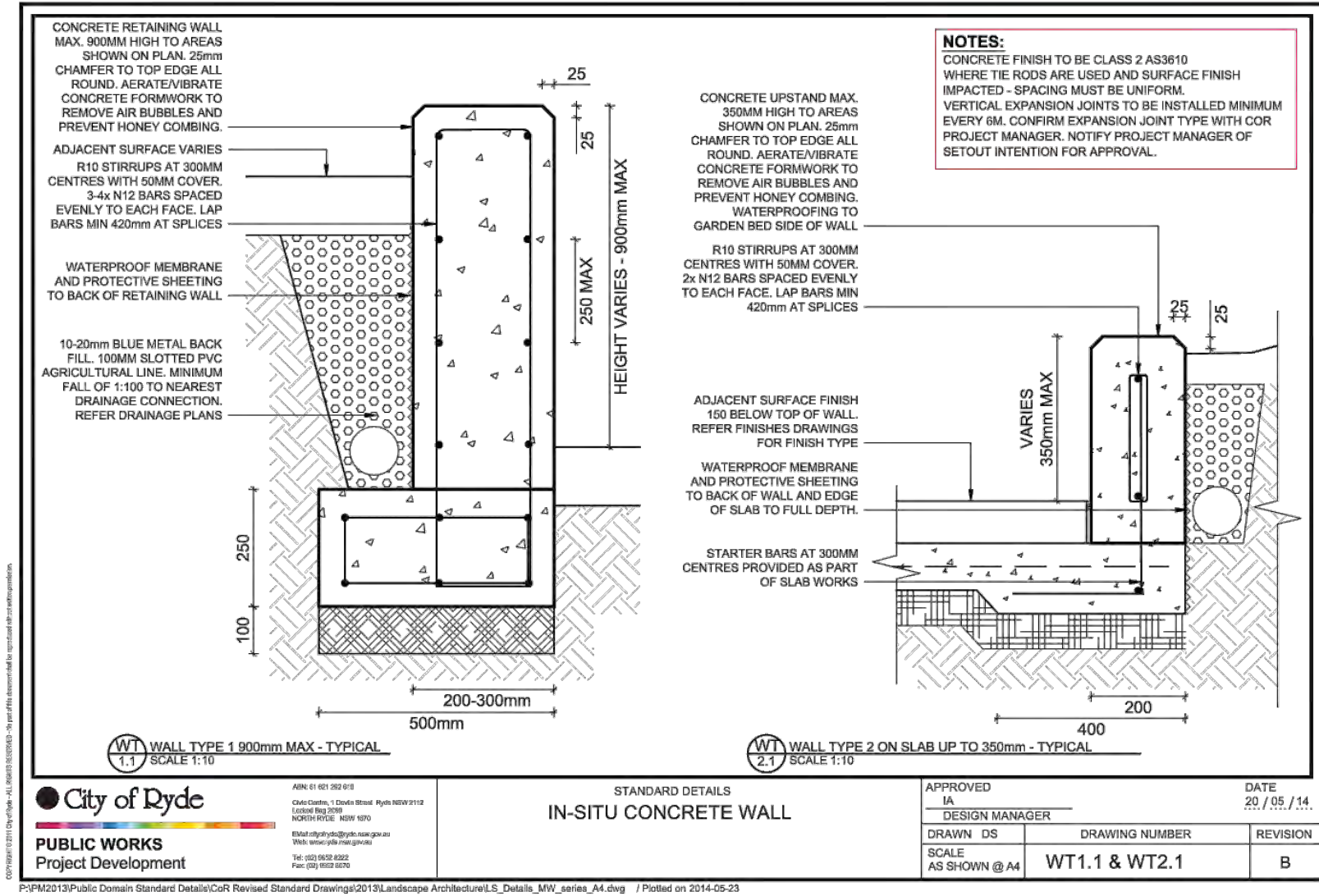
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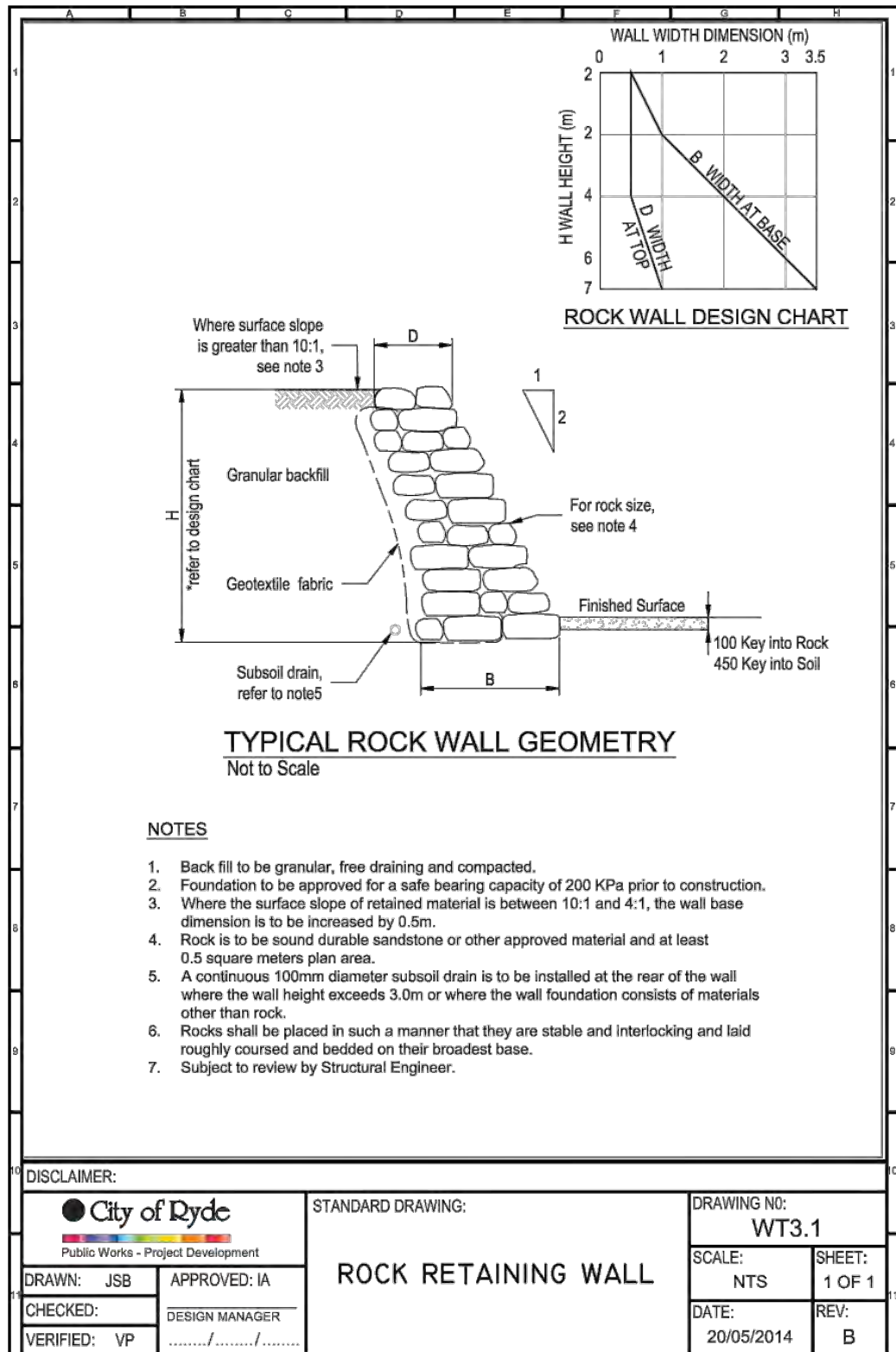
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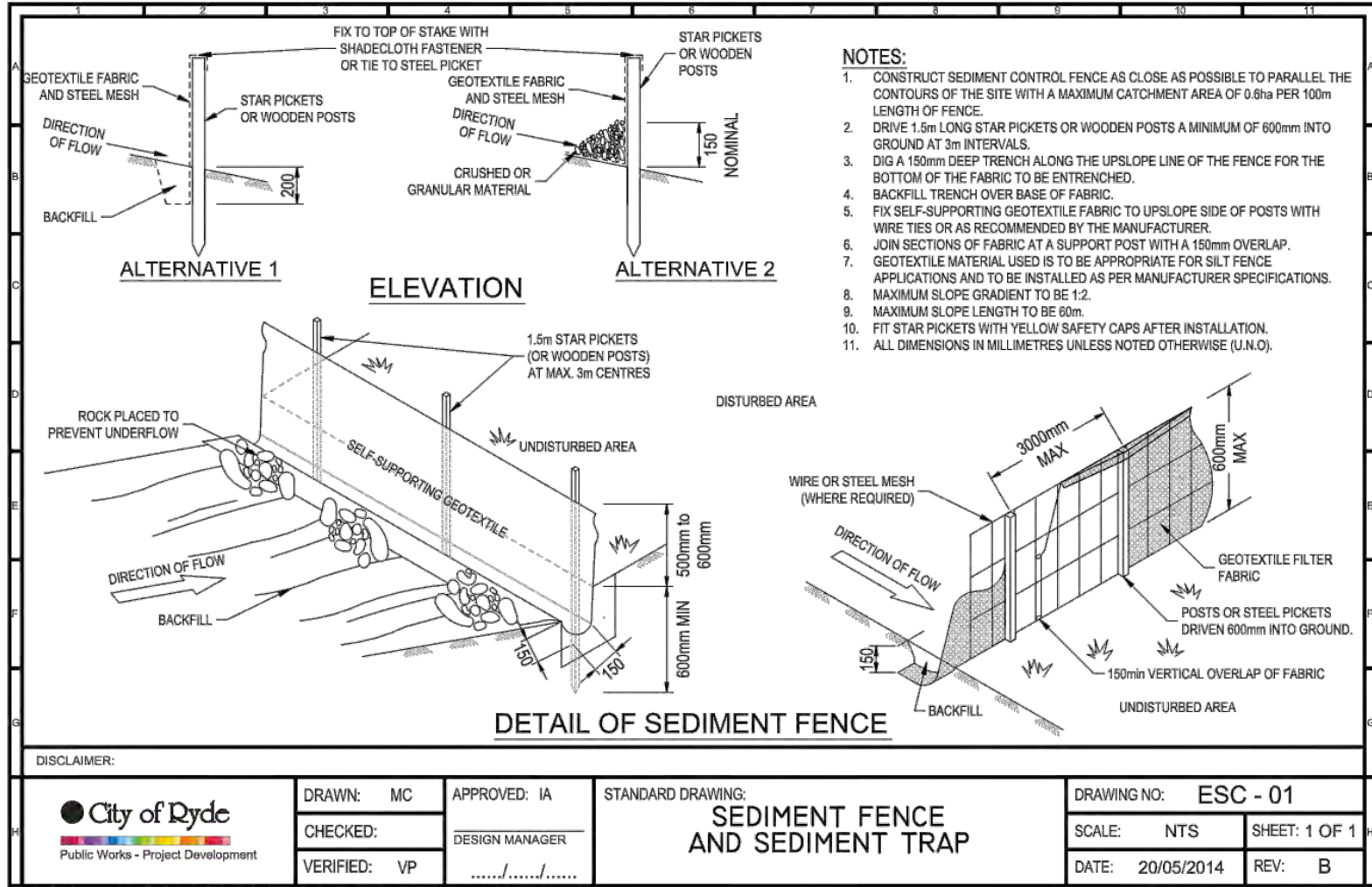
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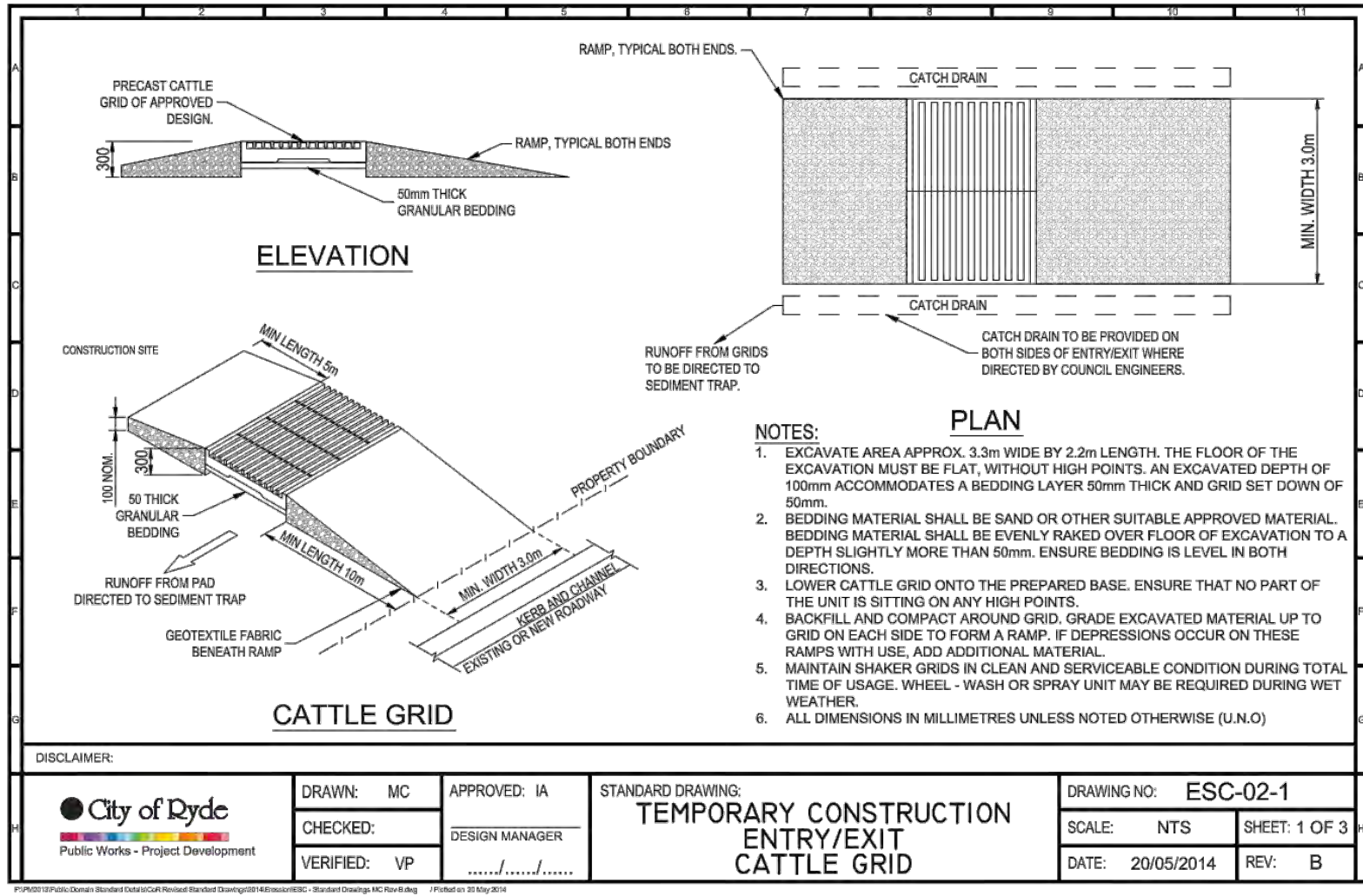
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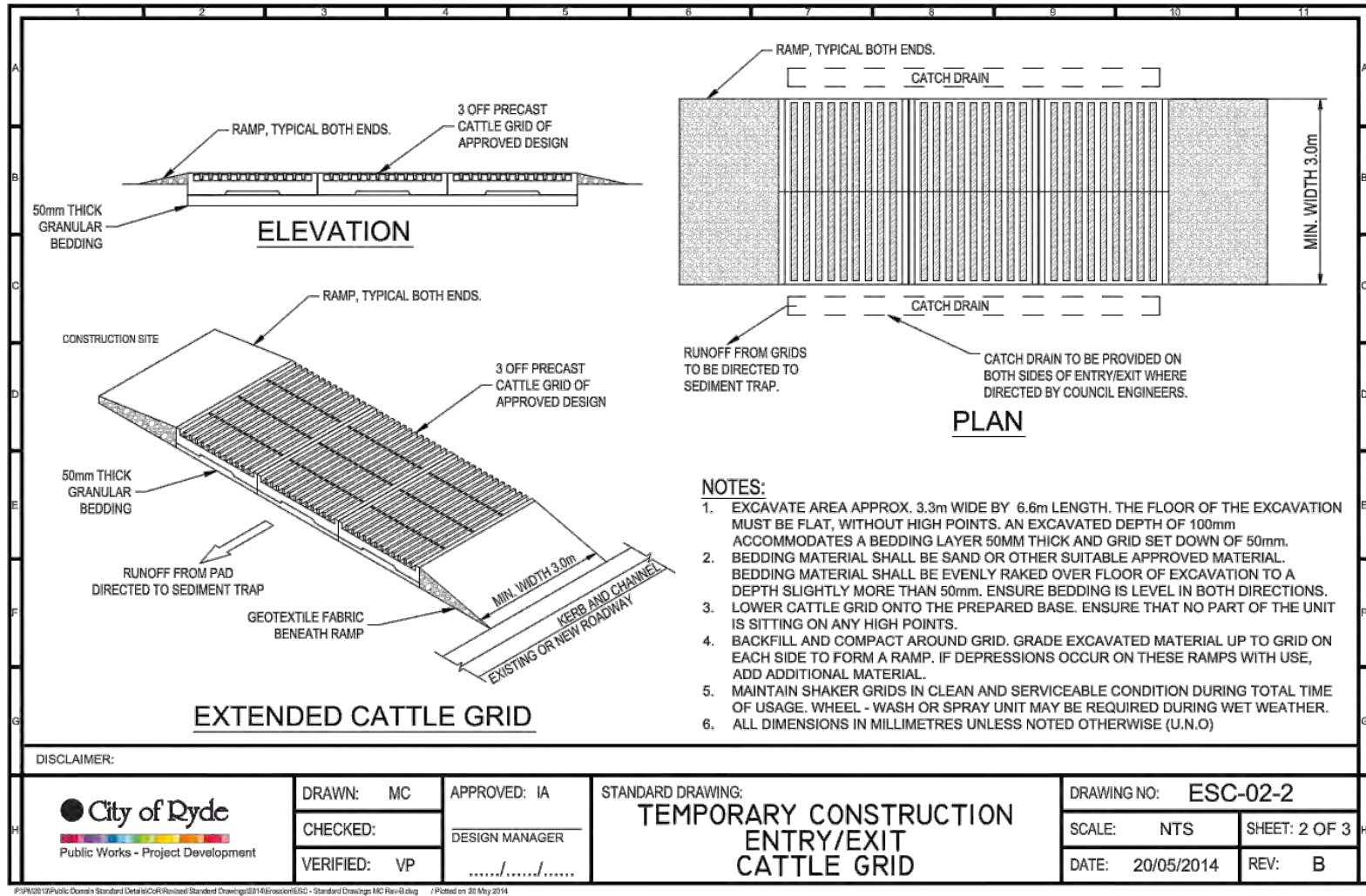
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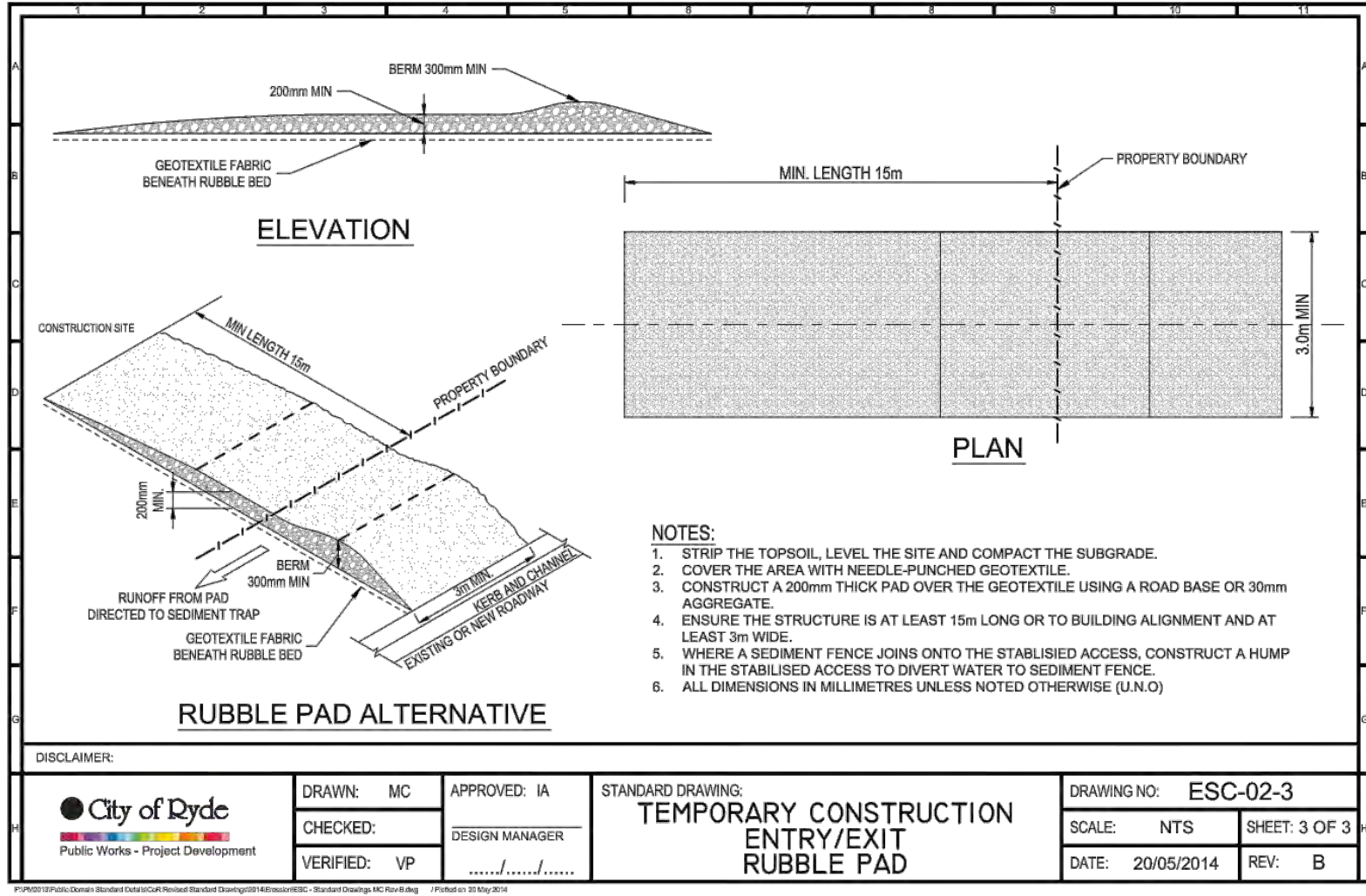
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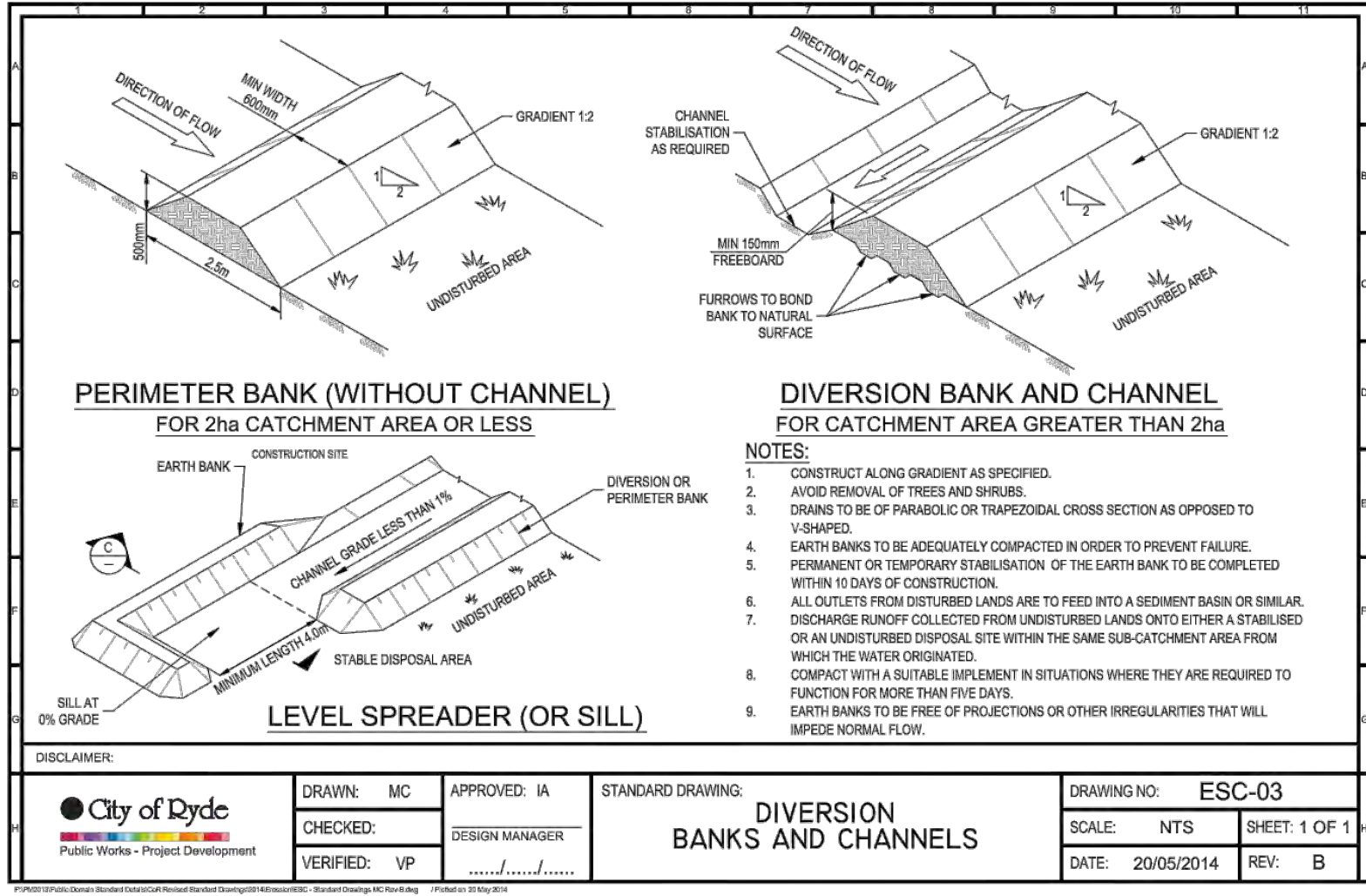
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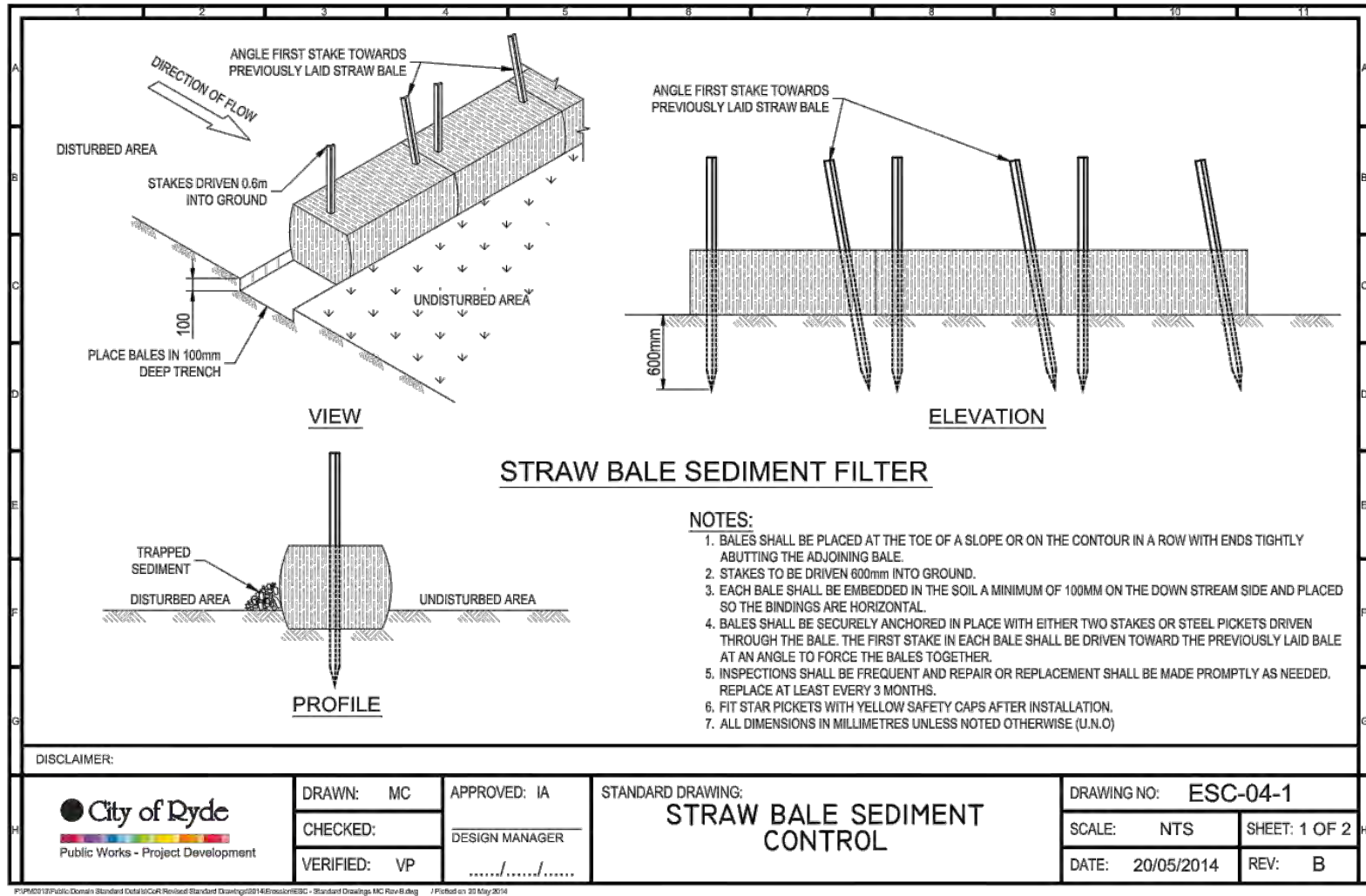
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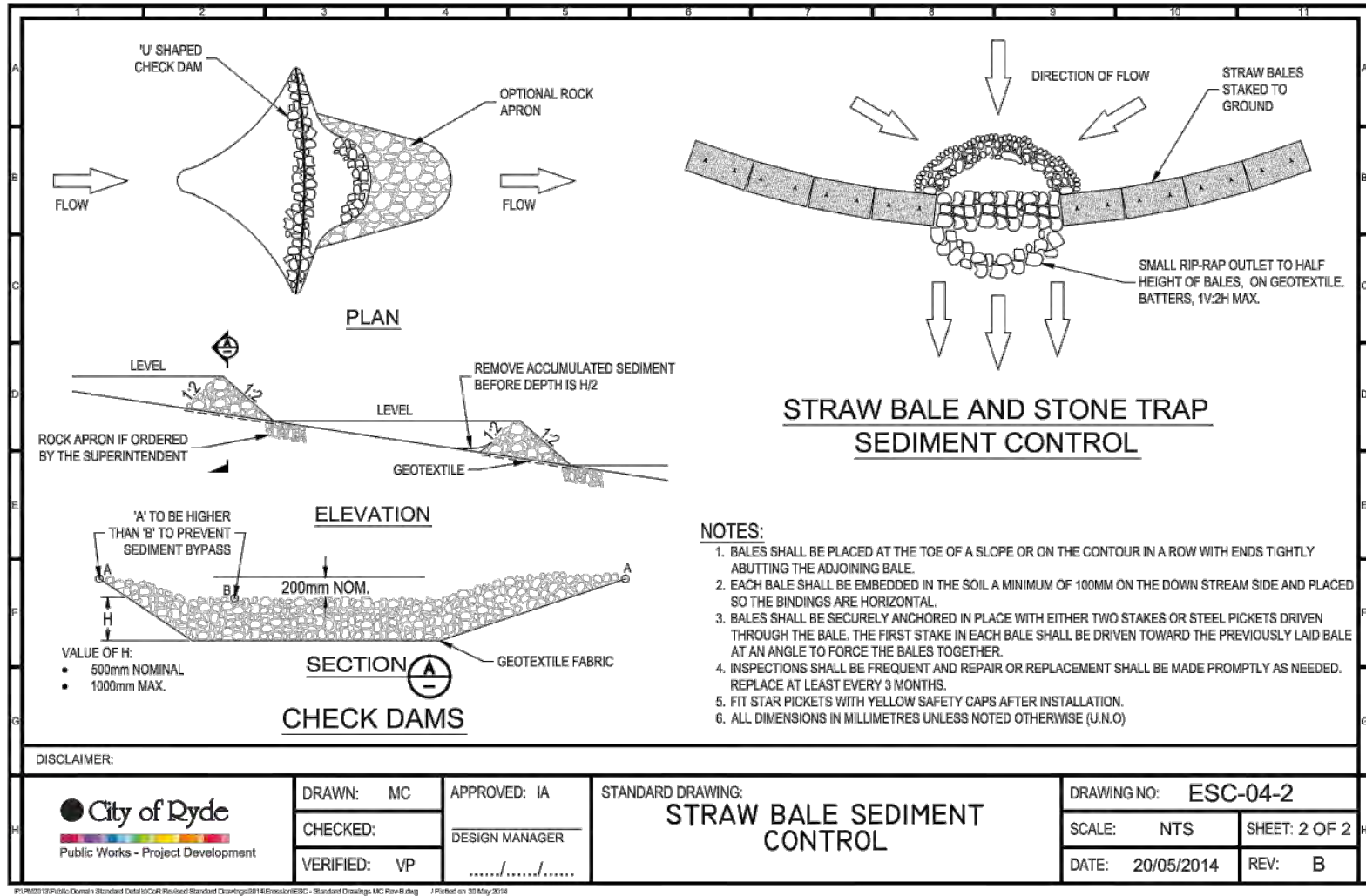
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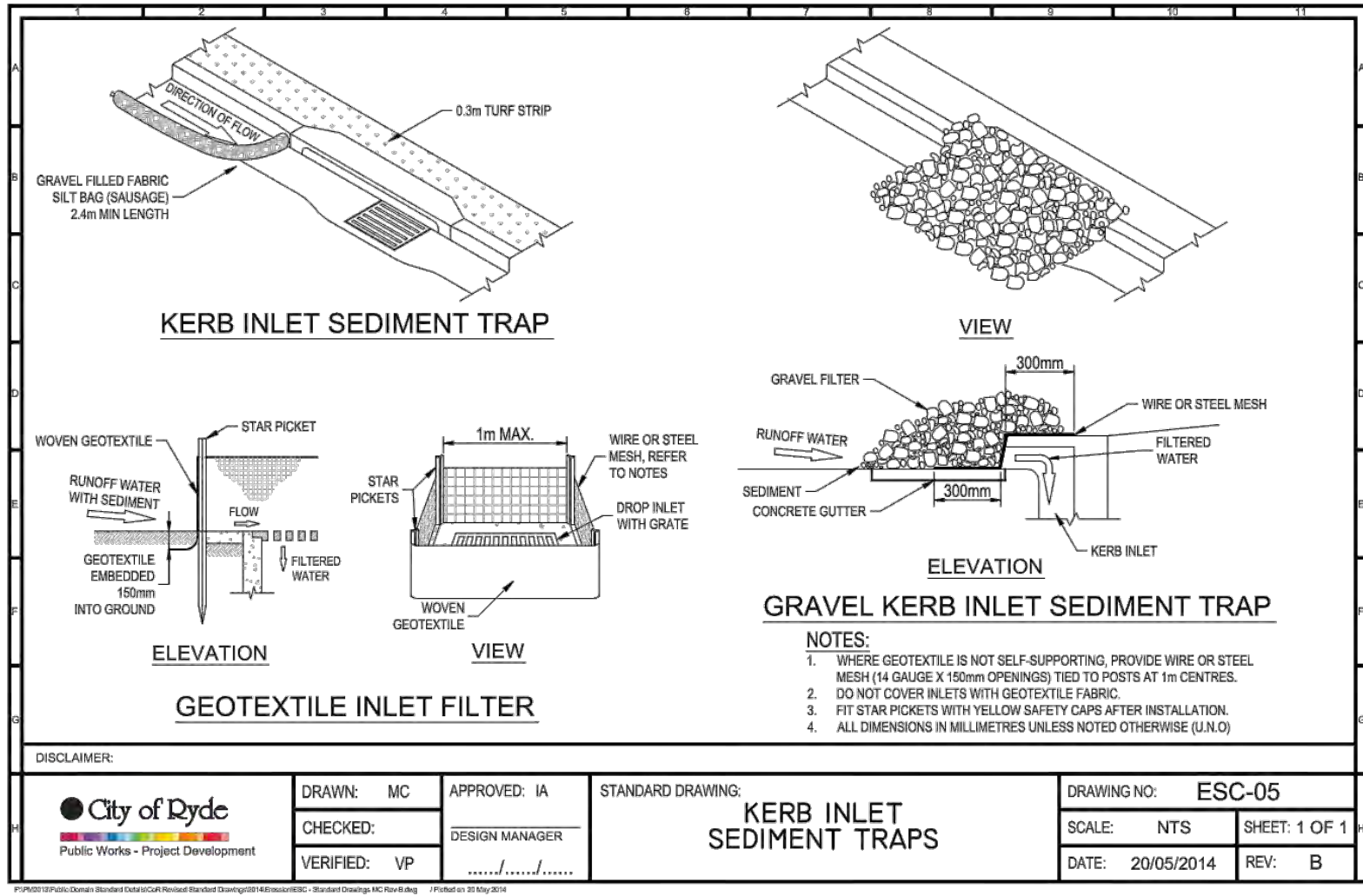
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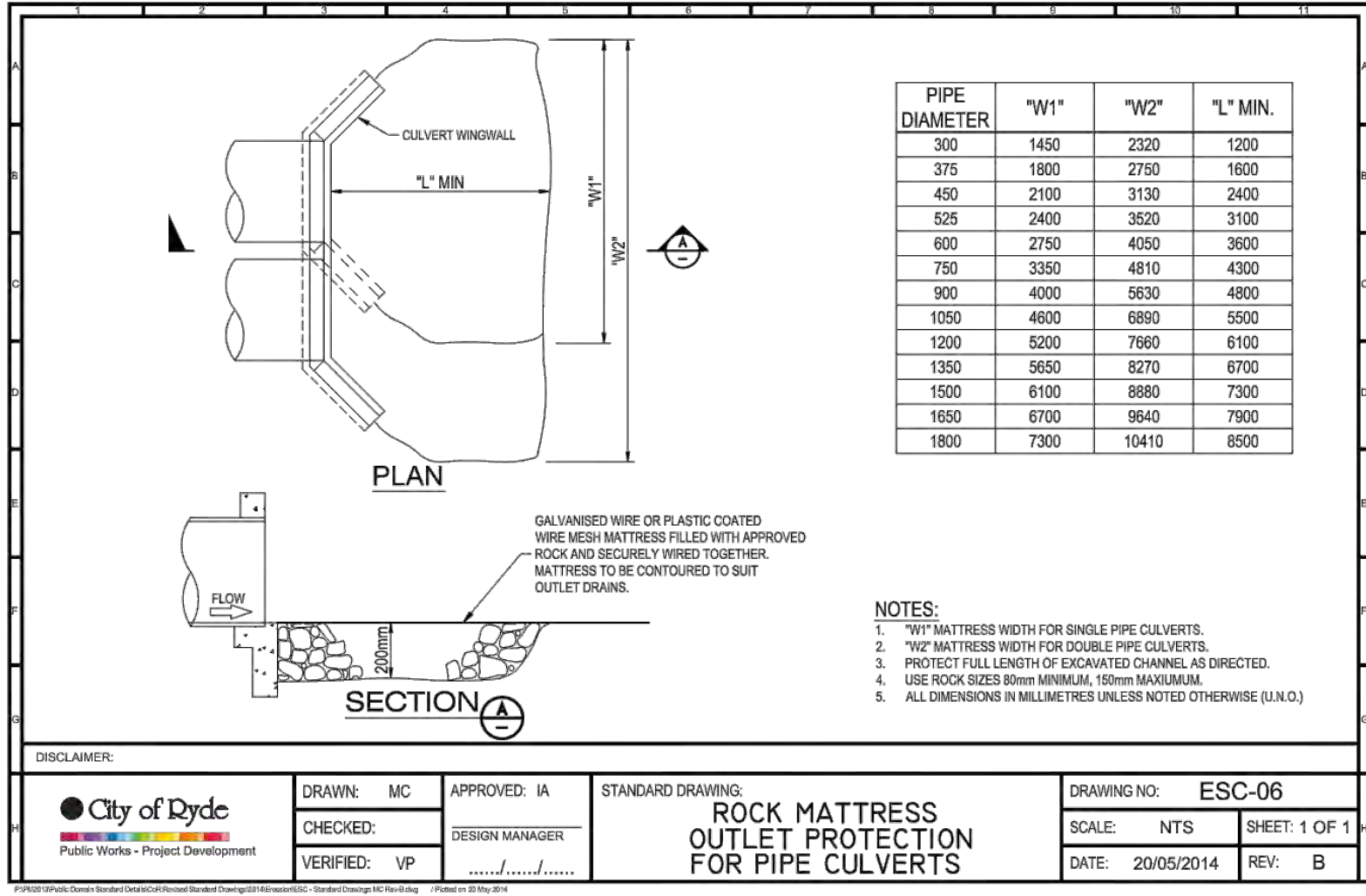
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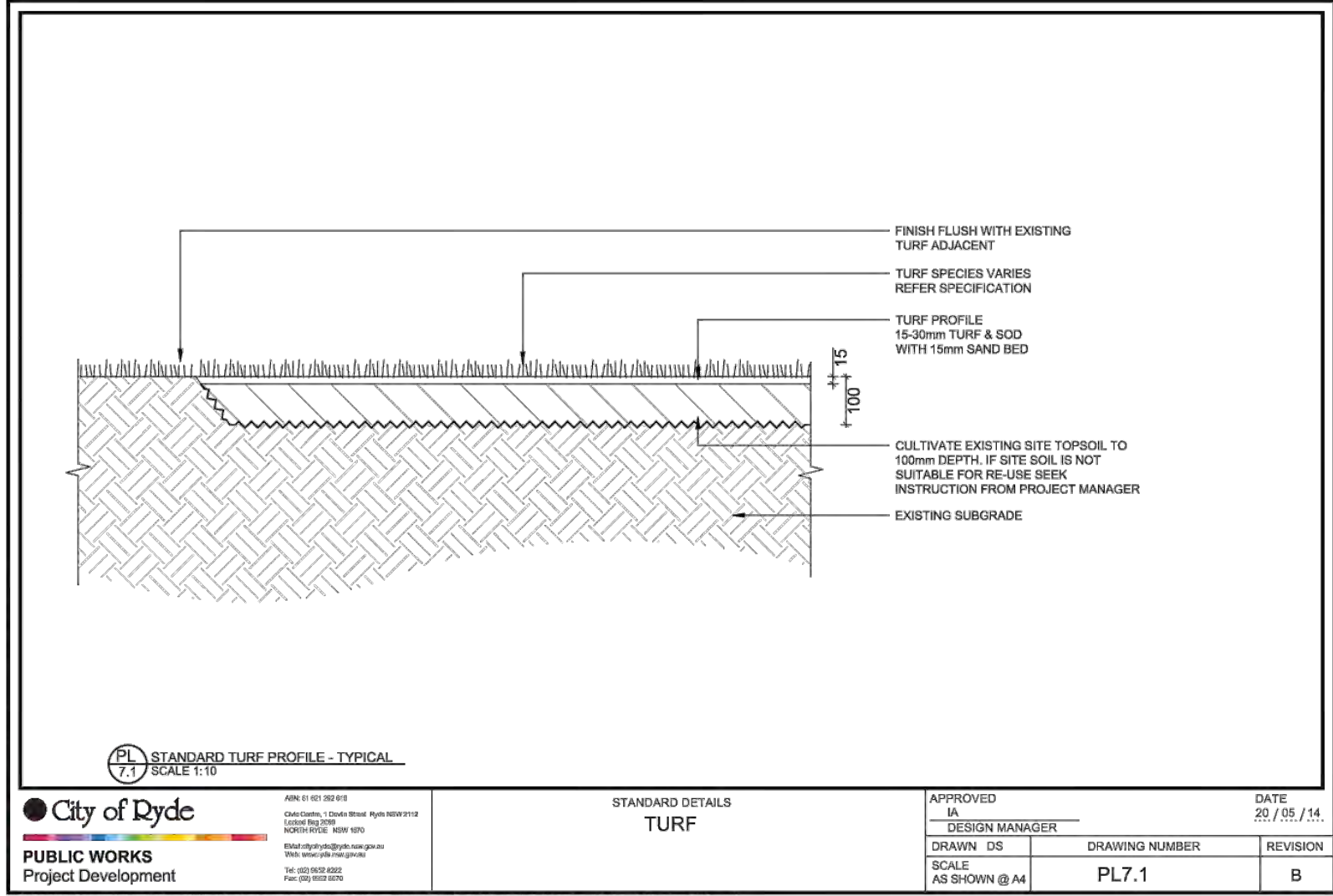
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