

6.1 BLAXLAND ROAD (601-607) EASTWOOD

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1 Introduction

1.1 Land to which this Part applies

This Part applies to 601-607 Blaxland Road, Eastwood, inclusive.

1.2 Objectives of this Part

The objectives of this Part are:

- to provide appropriate development control principles for the redevelopment of the land to which this plan applies;
- to ensure that any future extension of the existing use of the land is compatible with adjacent development

2 Controls

- a) Vehicular Access
 - Only one vehicular access point for ingress and egress shall be permitted to the subject land. The access point must be agreed to by the Roads and Traffic Authority.
- b) Car Parking
 - Car Parking for the motor showroom shall be provided by the provision of space for at least 257 cars.

- All visitors parking shall be easily identified and accessible from Blaxland Road.
 - Vehicles for sale must not be displayed on access ramps or in car spaces allocated for visitor parking.
 - All loading and unloading of new and used vehicles shall take place wholly on site.
- c) Lighting
- All lighting shall be designed and installed so as to minimise and spillage into the adjoining residential area. Lighting must be designed and installed to the requirements of the Department of Environment and Conservation.
- d) Drainage
- Prior to any application being lodged with Council a drainage plan must be prepared in accordance with Part 8.2 Stormwater Management. As part of the preparation, detailed consultation must be undertaken with Council's Development Engineers.
 - Provision must be made to ensure that no adjoining property is detrimentally affected by any redevelopment of the subject land.
- e) Advertising Signs
- Any advertising signs or structures shall be designed and located on the site in accordance with Part 9.1 Advertising Signs and must be submitted with either the LDA for the motor showroom or as a separate application. No signs shall be erected without council consent.
- f) Water Quality Measures
- An appropriate first flush system is to be installed on the site to direct any pollutants from the pavement areas within the site to the sewer.
 - Any fuel storage facilities are to be installed and maintained in accordance with any relevant State Government requirements.
- g) Operational
- All mechanical plant and equipment on the site to be selected, installed and operated to satisfy any relevant State Government requirements.
- h) Design
- The design of any motor showroom proposed to be erected on the land shall generally be in accordance with the plans prepared by KDG Architects, numbered A.Sk.20g to A.Sk.27. No work shall take place without Council consent.

- i) Road Widening
 - The area along the Blaxland Road frontage of the subject land that is required for road widening must not be utilised for the display of vehicles or advertising signs.