

6.4 LINTON AVENUE AND VICTORIA ROAD WEST RYDE

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1 Objectives of this Part

The objectives of this Part are:

- to provide appropriate development controls 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;
- to ensure that any redevelopment of the open space is compatible with overland flow;
- to ensure that the proposed open space is designed so as to be user friendly and to be compatible with the residential amenity of the area.

2 Land to Which this Part Applies

This Part applies to No's 891-897 Victoria Road and No's 55a-59 Linton Avenue, West Ryde.

3 Development of 891-895 Victoria Road and 59 Linton Avenue, West Ryde

3.1 Vehicular Access

No vehicular access to this part of the land to which this plan applies shall be available from Victoria Road or Linton Lane.

Vehicular access shall only be by means of the existing ingress and egress points located in Linton Avenue. No access either vehicular or pedestrian is to be available to the site from Linton Lane.

3.2 Car Parking

Car Parking shall be provided by the provision of a basement with space for at least 36 cars. Access to this area shall only be by way of the existing access point in Linton Ave.

Vehicles must not be parked on the Council nature strip and vehicles for sale must not be located on access ramps or advertised for sale whilst parked in a public street.

3.3 Lighting

All lighting shall be designed and installed so as to minimise any spillage into the adjoining residential area.

3.4 Drainage

Prior to any application being lodged with Council a drainage plan must be prepared. As part of the preparation, detailed consultation must be undertaken with the Manager Stormwater Facilities and Services. Particular emphasis must be placed on ensuring that in the event of a major storm overland flow is not impeded.

3.5 Advertising Signs

Any advertising signs or structures shall be designed and located on the site in accordance with Council's Sign code.

3.6 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 the requirements of the Environmental Protection Authority.

3.7 Operational

All mechanical plant and equipment on the site is to be installed and operated to satisfy the Environmental Protection Authority.

Any alarm systems fitted to the building must be installed so as to ensure compliance with EPA regulations. This also applies to any alarm system fitted to any vehicle.

4 Development of 55a-57 Linton Avenue (Linton Park)

4.1 Design

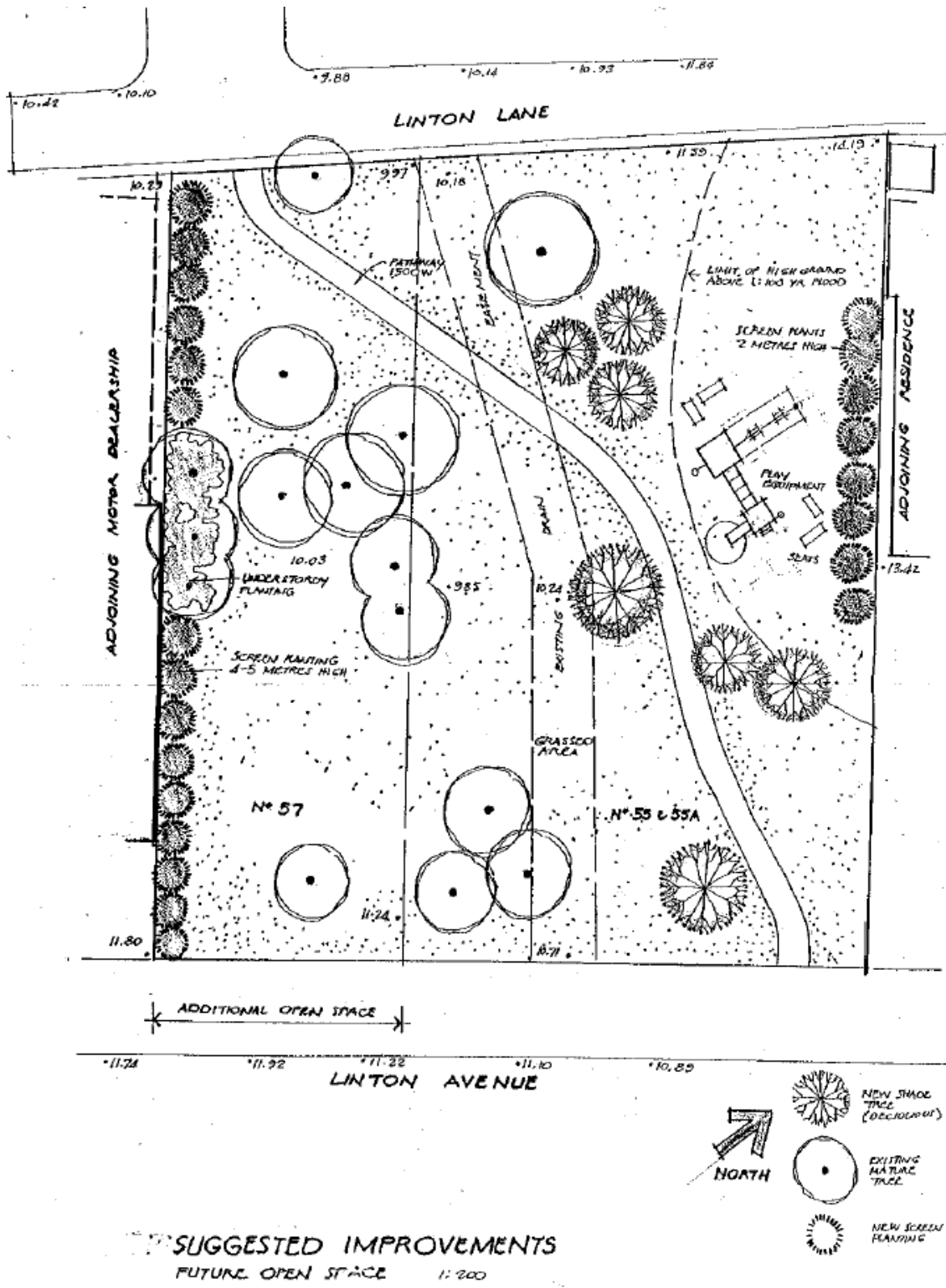
The design of Linton Park shall generally be in accordance with the attached plan.

4.2 57 Linton Avenue

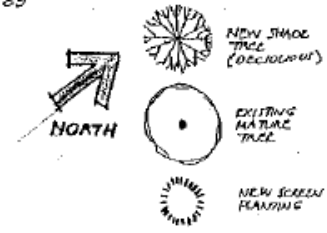
Prior to the purchase of this land by Council all buildings shall be demolished and the site left in a clean and tidy condition.

Additionally, screen planting shall be placed along the full length of the boundary between No's 57 and 59 Linton Avenue. This planting shall be of such species that it will reach a height of 4 – 5 metres upon maturity.

A cash contribution of \$2,000 for the maintenance of Linton Park shall also be paid to Council prior to the issue of a Construction Certificate.



SUGGESTED IMPROVEMENTS
 FUTURE OPEN SPACE 1:200



C. CUNNINGHAM JUNE '01