




City of Ryde  
**Development Control Plan 2014**



Part: 6.1  
**Blaxland Road (601-607) Eastwood**

## 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

إننا نعتذر عليك فهم محتويات هذه الوثيقة، نرجو للحضور إلى مركز بلدية رايد Ryde Civic Centre على العنوان: 1 Devlin Street, Ryde 1 من الاثنين إلى الجمعة بين الساعة 8.30 صباحاً والساعة 4.30 بعد الظهر أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي تطلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابة عنك.

### ARMENIAN

Եթե այս գրույթինը չէք հասկնար, խնդրեմ եկէ՛ք՝ Րայդ Սիվիկ Սենթըր, 1 Տելվին փողոց, Րայդ, (Ryde Civic Centre, 1 Devlin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.ե. ժամը 4.30, կամ հեռաձայնեցէ՛ք Հեռաձայնի եւ Թարգմանություն Սպասարկության՝ 131 450, եւ խնդրեցէ՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուէ՛ ձեզի համար, հեռաձայնելով՝ 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)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員為你打如下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

### FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به مرکز شهرداری رايد، Ryde Civic Centre, 1 Devlin Street, Ryde مراجعه کنید یا به سرویس مترجم تلفنی، شماره 131 450 تلفن بزنید و از یک مترجم بخواید که از طرف شما با شهرداری رايد، شماره 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 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁드립니다.

Amend. No.	Date approved	Effective date	Subject of amendment

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## 1.0 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

#### Objectives

The objectives of this Part are:

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

## 2.0 CONTROLS

### 2.1 Vehicular Access

- a. 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 Maritime Services.

### 2.2 Car Parking

- b. Car parking for the motor showroom shall be provided by the provision of space for at least 257 cars.
- c. All visitors parking shall be easily identified and accessible from Blaxland Road.
- d. Vehicles for sale must not be displayed on access ramps or in car spaces allocated for visitor parking.
- e. All loading and unloading of new and used vehicles shall take place wholly on site.

### 2.3 Lighting

- f. All lighting shall be designed and installed so as to minimise spillage into the adjoining residential area. Lighting must be designed and installed to the requirements of the Department of Environment and Conservation.

### 2.4 Drainage

- g. 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.
- h. Provision must be made to ensure that no adjoining property is detrimentally affected by any redevelopment of the subject land.

### 2.5 Signage

- i. Any signage or advertising structures shall be designed and located on the site in accordance with Part 9.1 Signage and must be submitted with either the Local Development Application for the motor showroom or as a separate application. No signs shall be erected without Council consent.

### 2.6 Water Quality Measures

- j. 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.
- k. Any fuel storage facilities are to be installed and maintained in accordance with any relevant State Government requirements.

## 2.7 Operational

- l. All mechanical plant and equipment on the site to be selected, installed and operated to satisfy any relevant State Government requirements.

## 2.8 Design

- m. 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.

## 2.9 Road Widening

- n. 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 signage.



City of Ryde  
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1 Devlin Street  
Ryde NSW 2112

[www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)