55-57 NORTH PDE MOUNT DRUITT SHOP-TOP DEVELOPMENT

	DRAWING NAME	ICCLIE	ISSUE DATE	SCALE
10000 OFNE	RAL INFORMATION	ISSUE	ISSUE DATE	SUALE
A0001	COVERPAGE	F	01/11/2021	
A0001 A0002	SITE ANALYSIS	E A	22/12/2020	1:250
A0002 A0003	DETAILED SITE ANALYSIS	C	01/11/2021	1:400
	ING ENVELOPES		01/11/2021	1.400
A0101	BUILDING ENVELOPE - MASTERPLAN	С	01/11/2021	1:250
A0101	BUILDING ENVELOPE - MASTERPLAN BUILDING ENVELOPE - FLEVATIONS 1/2	B	01/11/2021	1:500
A0102 A0103	BUILDING ENVELOPE - ELEVATIONS 1/2	B	01/11/2021	1:500
A0103 A0104	BUILDING ENVELOPE - SECTIONS	B	01/11/2021	1:500
	RAL ARRANGEMENT PLAN		01/11/2021	1.500
A1000 GENE	ROOF PLAN / SITE PLAN	E	01/11/2021	1:250
A1000	BASEMENT ONE PLAN	Ē	01/11/2021	1:250
A1001	BASEMENT TWO PLAN (TYPICAL)		01/11/2021	1:250
A1002 A1003	GROUND FLOOR PLAN	Ē	01/11/2021	1:250
A1003	TYPICAL FLOOR PLAN (1ST TO 19TH)	D	01/11/2021	1:250
A1004 A1005	ROOFTOP COMUNAL OPEN SPACE	E	01/11/2021	1:250
A2000 ELEVA			01/11/2021	1.230
A2000 ELEVA	NORTH ELEVATION TOWER A & TOWER E	F	01/11/2021	1:250
A2001* A2002*	EAST ELEVATION TOWER A & TOWER B	D E	01/11/2021	1:250
A2002* A2003*	WEST ELEVATION_TOWER A & TOWER B	D	01/11/2021	1:250
A2003* A2004*	EAST ELEVATION_TOWER A & TOWER B	E	01/11/2021	1:250
A2004* A2005*	WEST ELEVATION_TOWER C, D & E	F	01/11/2021	1:250
A2005 A2006*	NORTH ELEVATION TOWER C, D & E	D	01/11/2021	1:250
A2006* A2007*	SOUTH ELEVATION TOWER A & TOWER D	D	01/11/2021	1:250
A2007* A2008*	NORTH ELEVATION_TOWER B & TOWER C	D	01/11/2021	1:250
A2008* A2009		D	01/11/2021	1:250
	SOUTH ELEVATION_TOWER B & TOWER C SOUTH ELEVATION TOWER E	F		
A2010		E	01/11/2021	1:250
A2100 SECTI				
A2100	SECTION A1	D	01/11/2021	1:250
A2101	SECTION A2	D	01/11/2021	1:250
A2103	SECTION A3	D	01/11/2021	1:250
A3000 ADDIT				
A3001	GFA CALCULATIONS	E	01/11/2021	1:500
A3002	COMMUNAL OPEN SPACE	D	01/11/2021	1:250
A3003	LANDSCAPE CALCULATIONS	E	01/11/2021	1:500
A3004	BUILDING HEIGHT PLAN	E	01/11/2021	
A3005	VENTILATION DIAGRAM	D	01/11/2021	1:250
A3006	OPEN SPACE CALCULATIONS	D	01/11/2021	1:250
A3007	BUILDING SEPERATION	C	01/11/2021	1:300
A3008	SCHEMATIC INTERNAL LAYOUT	D	01/11/2021	1:250
A3009	MOOD BOARD	A	01/11/2021	
A3100 PERSE				
A3101	FUTURE NEIGHBOUR CONTEXT	A	01/11/2021	
A3102	AERIAL PERSPECTIVES	A	01/11/2021	
A4000 SOLAF				
A4001	SOLAR DIAGRAM	D	01/11/2021	
A4002	SOLAR DIAGRAM	C	01/11/2021	
A4003	SOLAR DIAGRAM	C	01/11/2021	
A4004	SOLAR DIAGRAM	C	01/11/2021	
	OW DIAGRAMS			
A4101		A	22/12/2020	
A4102	PROPOSED SHADOW DIAGRAM	C	01/11/2021	
A4103	PROPOSED SHADOW DIAGRAM	C	01/11/2021	
A4104	PROPOSED SHADOW DIAGRAM	C	01/11/2021	
A5000 STAGI	NG PLAN			
A5001	STAGE ONE- BASEMENT ONE PLAN	В	01/11/2021	1:250
A5002	STAGE ONE - BASEMENT TWO (TYPICAL)	В	01/11/2021	1:250
A5003	STAGE ONE - GROUND FLOOR	В	01/11/2021	1:250
A5004	STAGE ONE - TYPICAL FLOOR PLAN	В	01/11/2021	1:250
	TRUCTION STAGING			
A5101	CONST. STAGING - TYPICAL FLOOR PLAN	С	01/11/2021	1:250
A5102	CONST. STAGING - BASEMENT ONE		01/11/2021	1:250

UNIT MIX	
TOTAL BR	EAKDOWN
	QUANTITY
1 BED	95
1 BED + ST	76
2 BED	646
3 BED	114
	931
TOWER A - I	BREAKDOWN
BEDROOMS	QUANTITY
1 BED	76
2 BED	114
	190
TOWER B - I	BREAKDOWN
BEDROOMS	QUANTITY
1 BED + ST	38
2 BED	133
3 BED	38
	209
TOWER C - I	BREAKDOWN
BEDROOMS	QUANTITY
1 BED + ST	38
2 BED	133
3 BED	38
	209
TOWER D - I	BREAKDOWN
BEDROOMS	QUANTITY
1 BED	19
2 BED	171
	190

TOWER E - BREAKDOWN

COMERCIAL BREAKDOWN		
UNIT No.	AREA (m2)	
A01	203.40	
A02	184.60	
A03	170.14	
A04	145.74	
A05	173.73	
A06	264.23	
B01	216.11	
B02	194.27	
B03	202.35	
B04	147.05	
B05	186.24	
B06	180.50	
B07	125.40	
B08	115.44	
C01	161.02	
C02	135.94	
C03	135.94	
C04	126.29	
C05	183.55	
C06	74.69	
C07	176.33	
C08	173.76	
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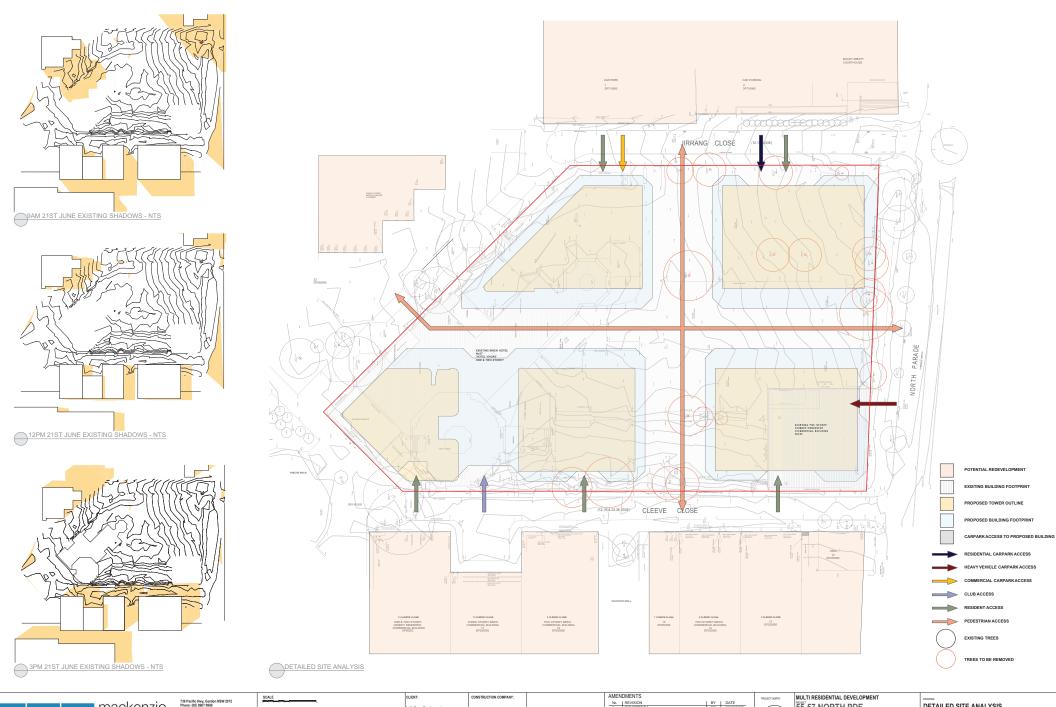


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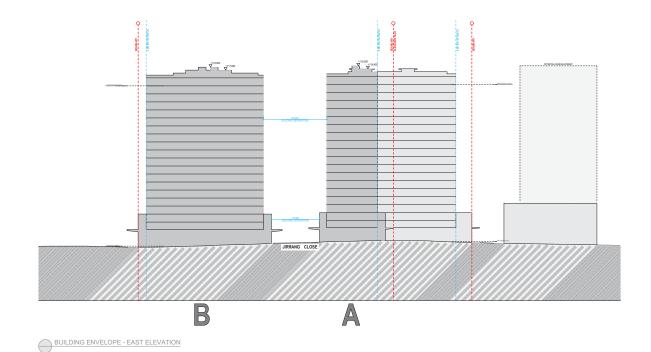
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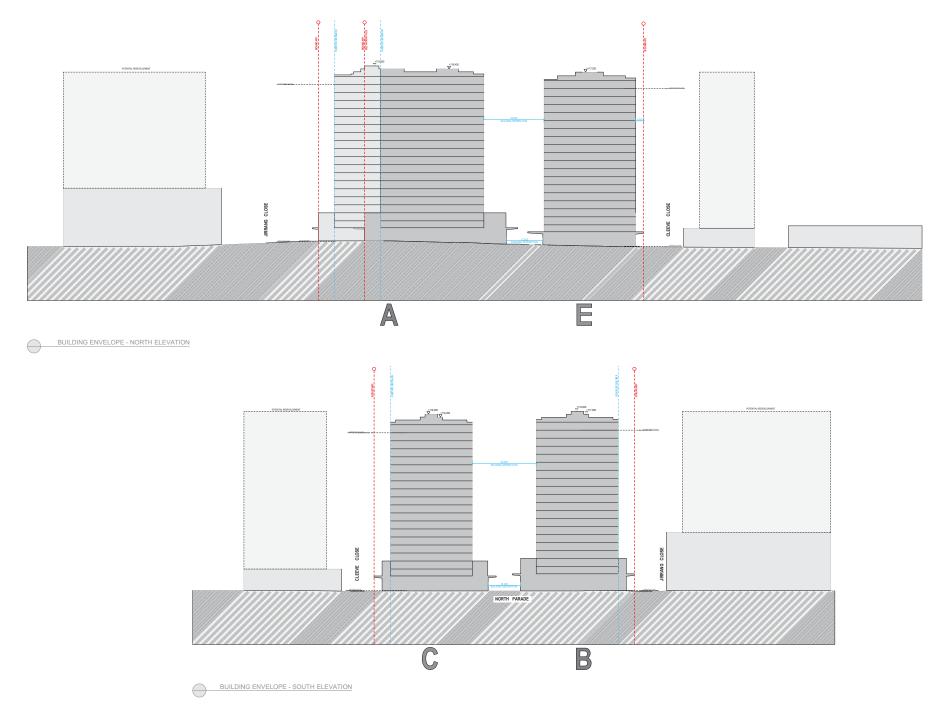
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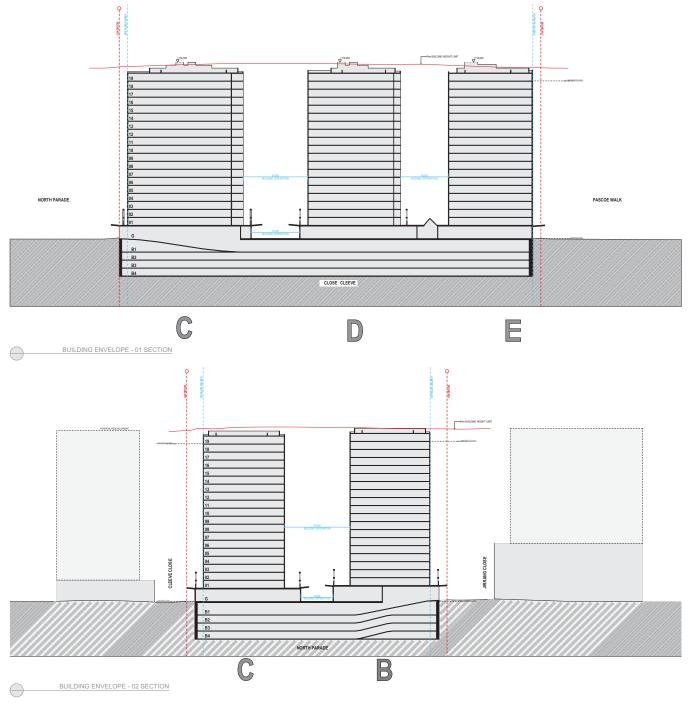
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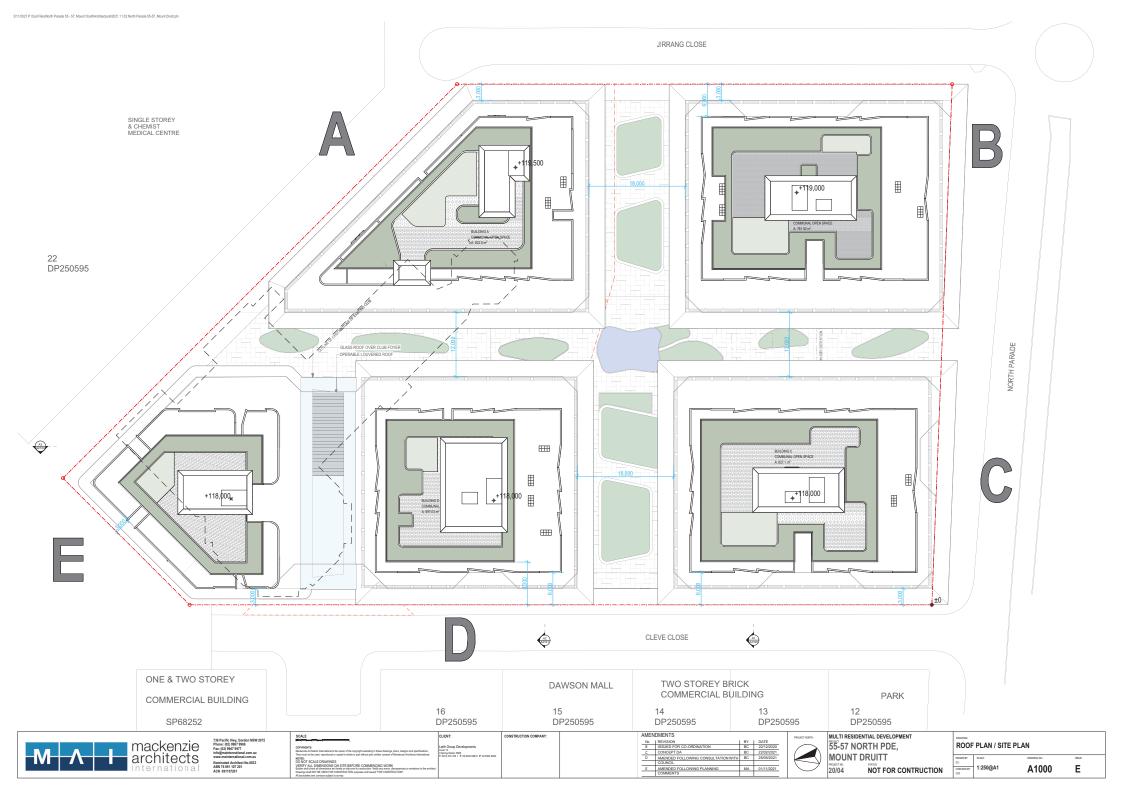
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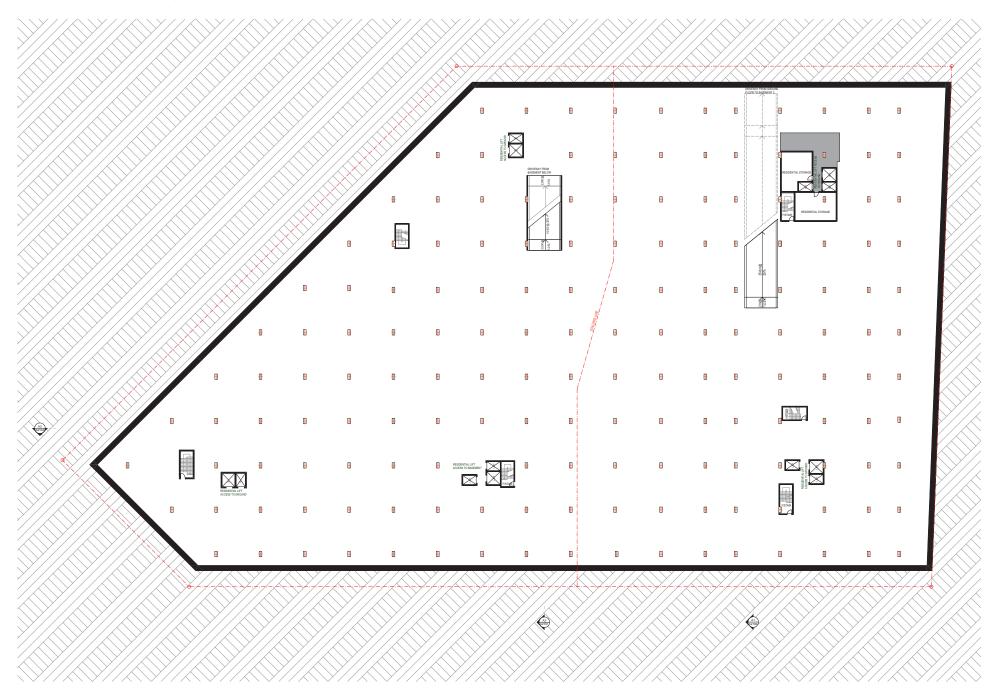
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BASEMENT ONE PLAN

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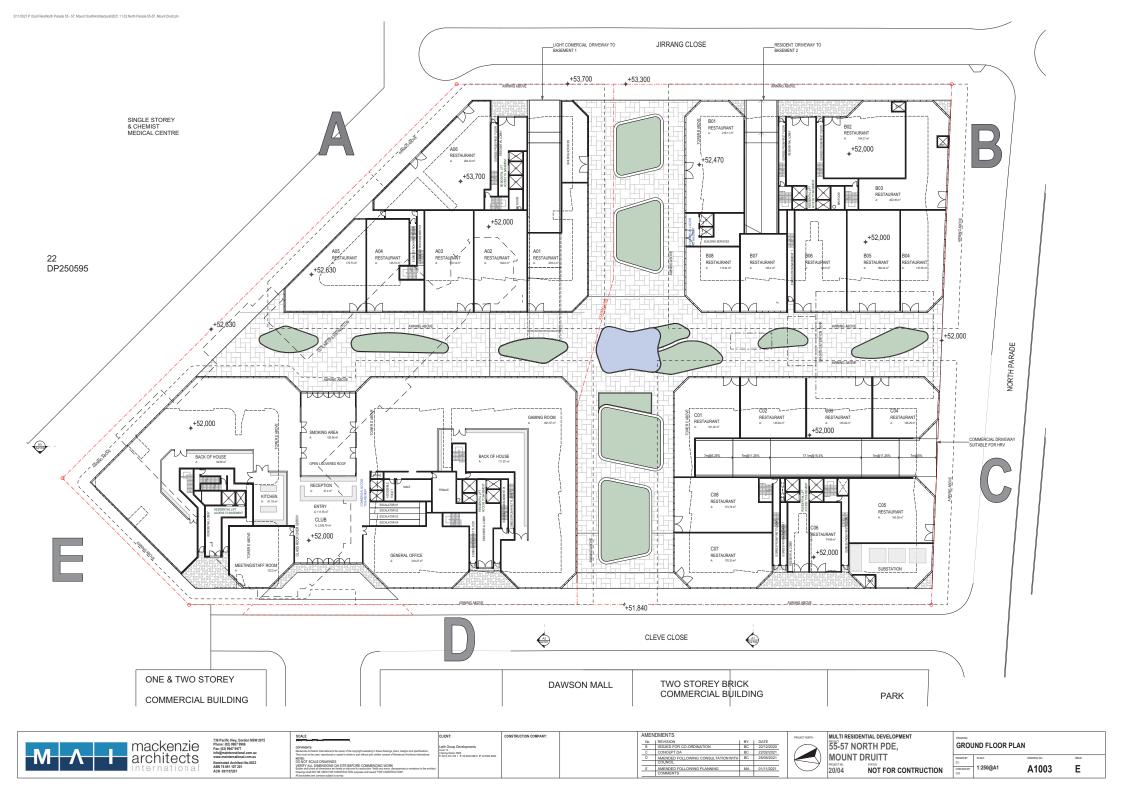
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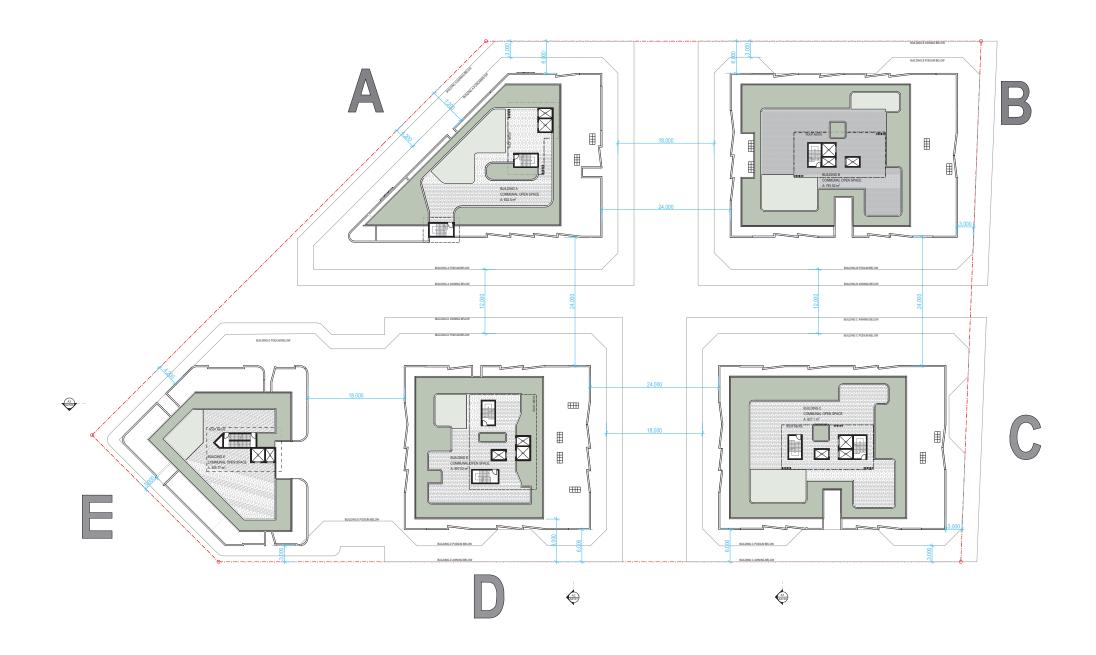
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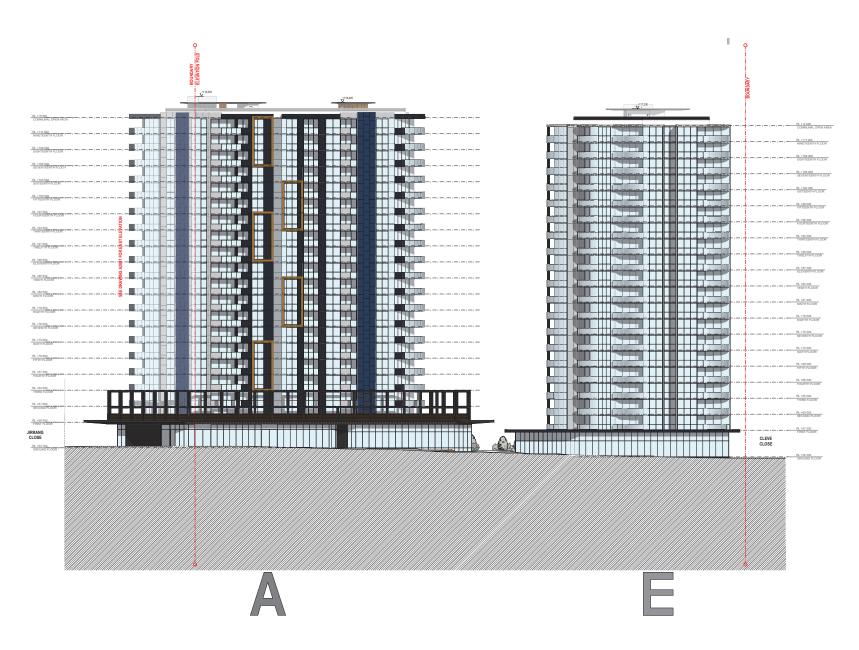
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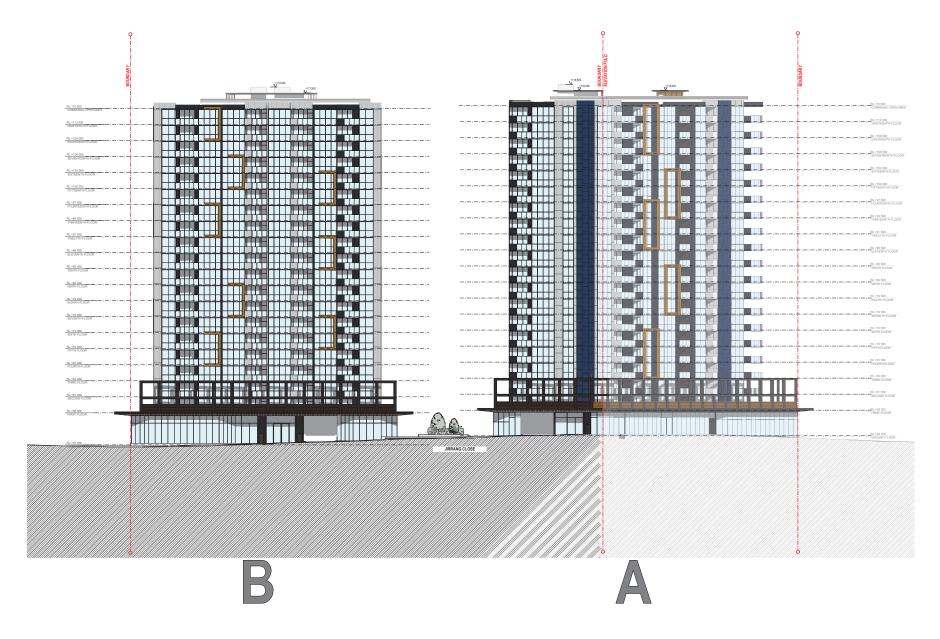
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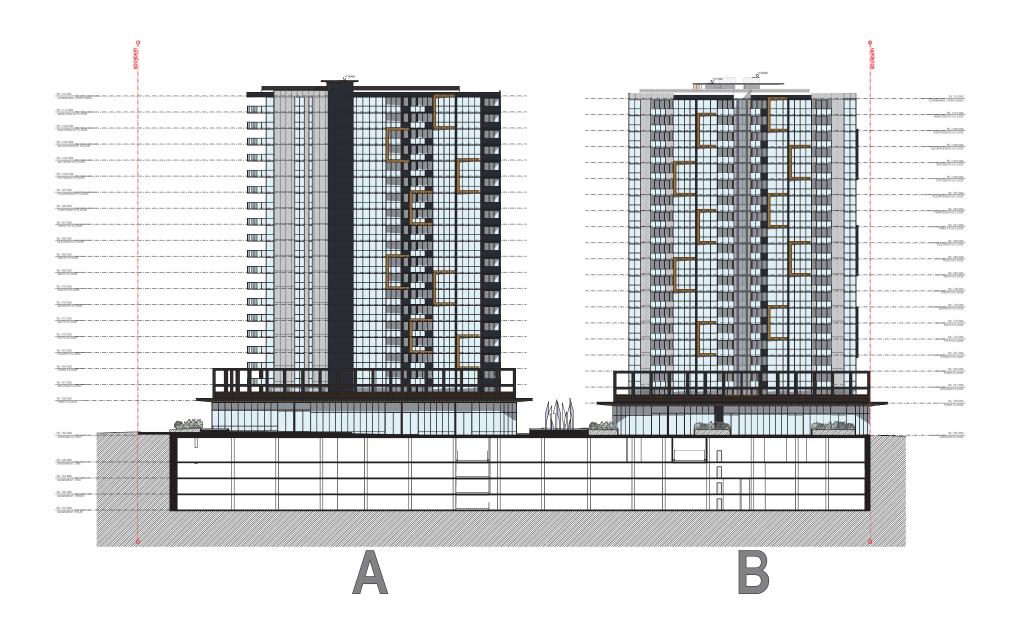
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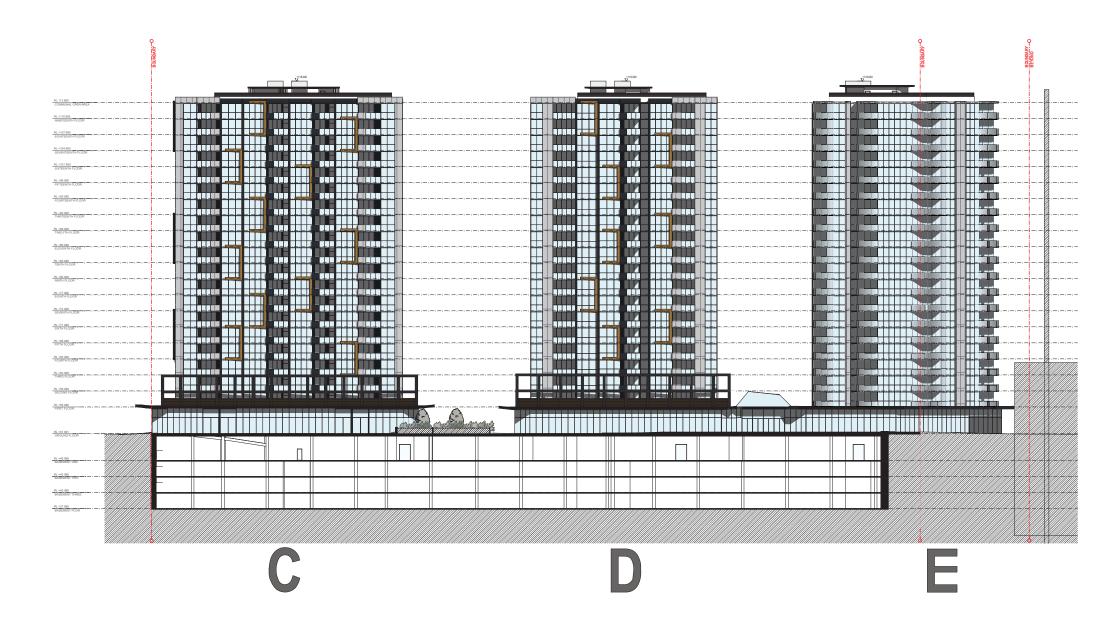
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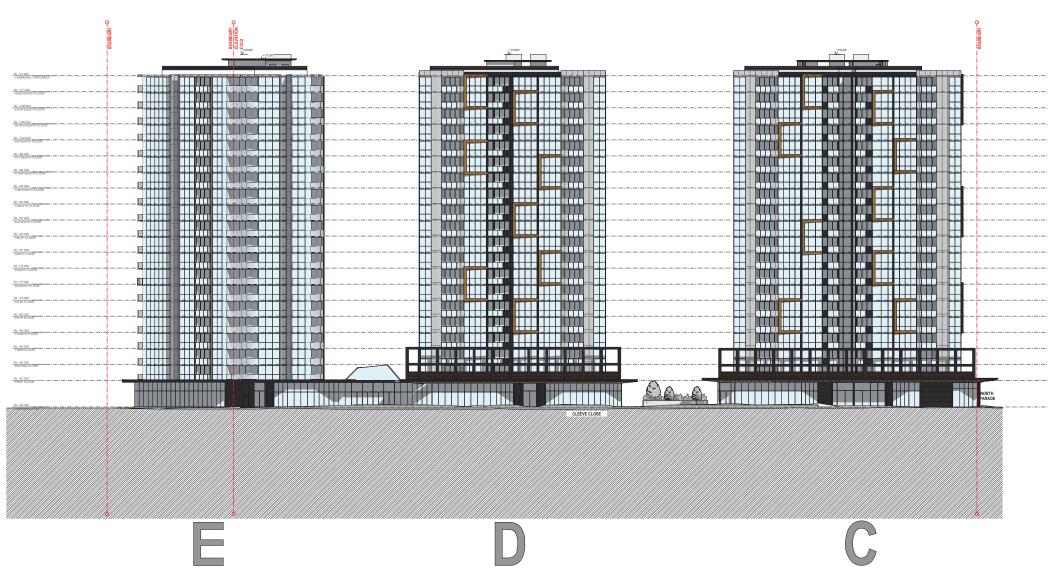
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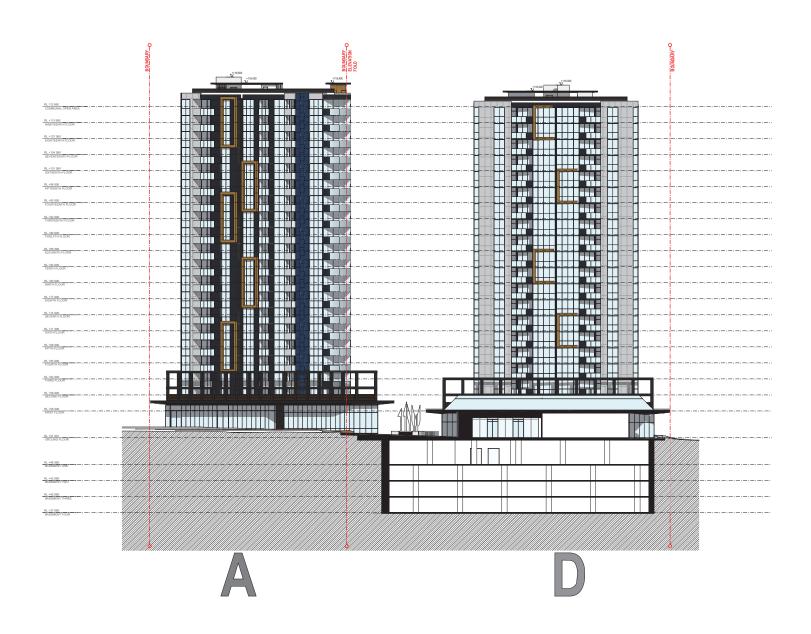
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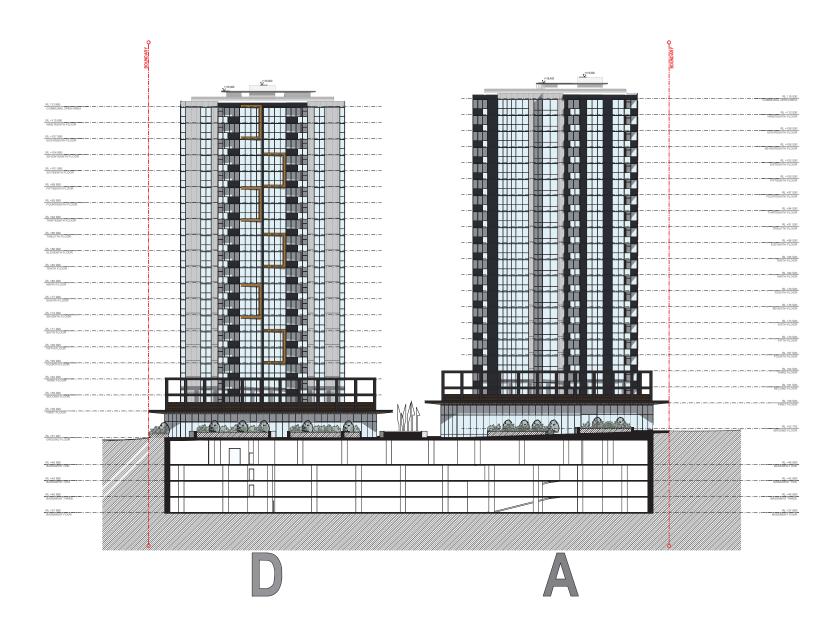
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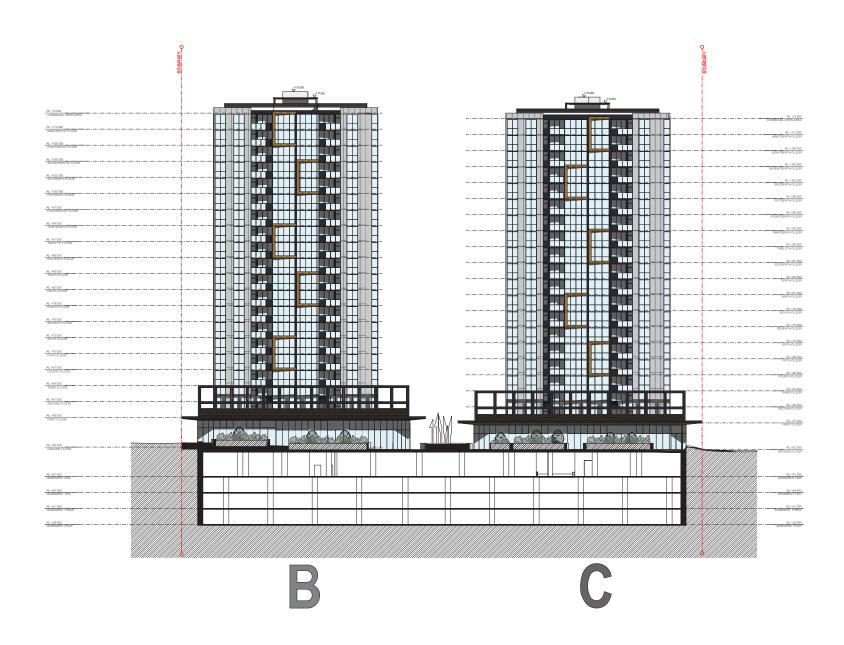
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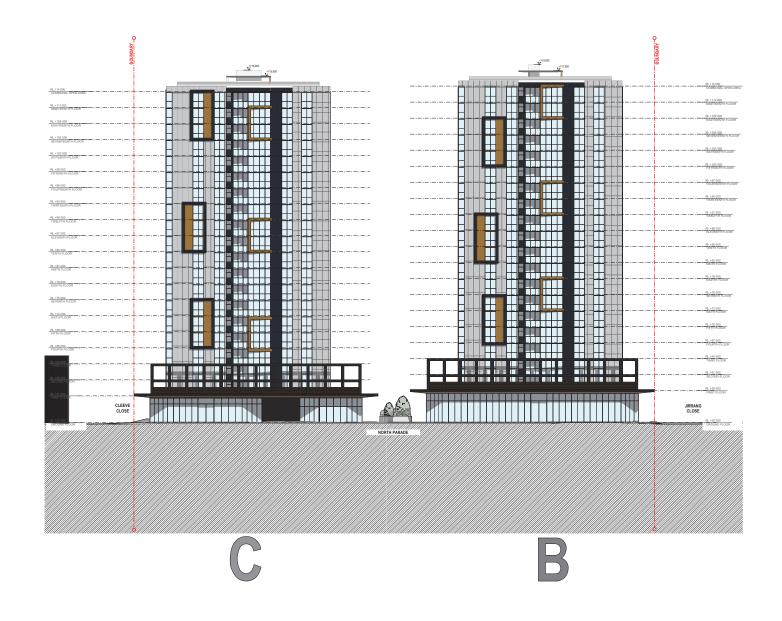
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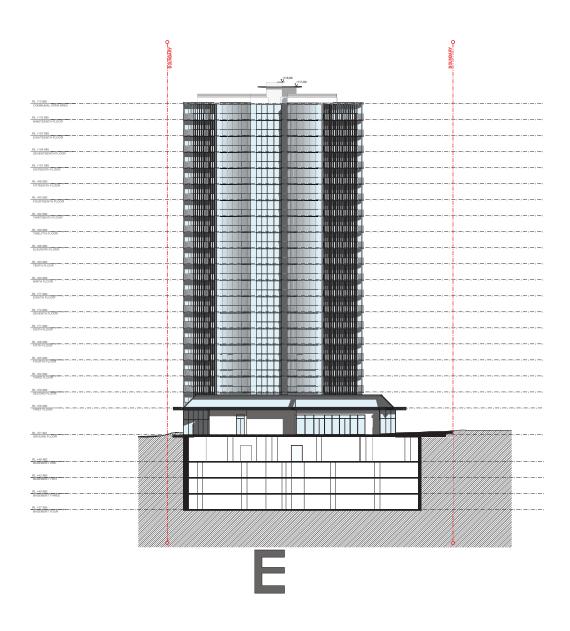
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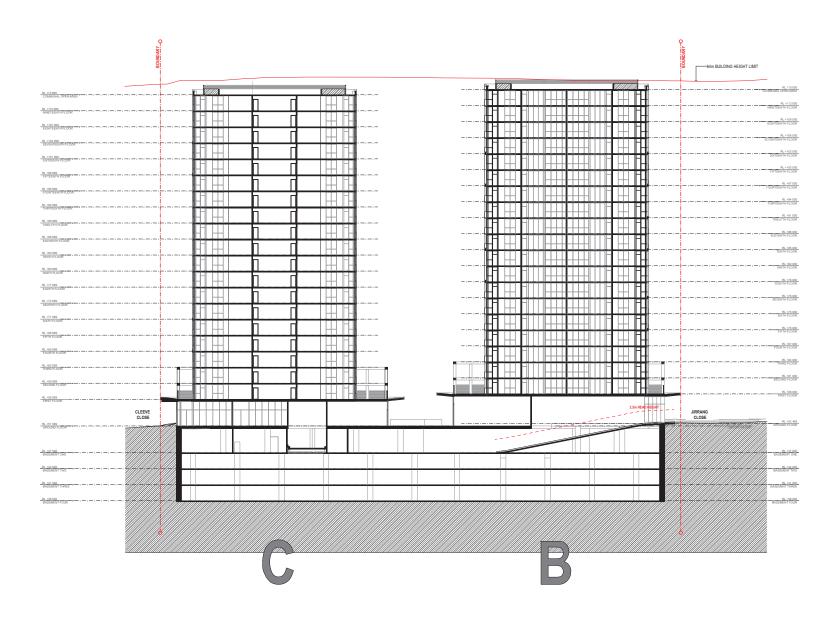
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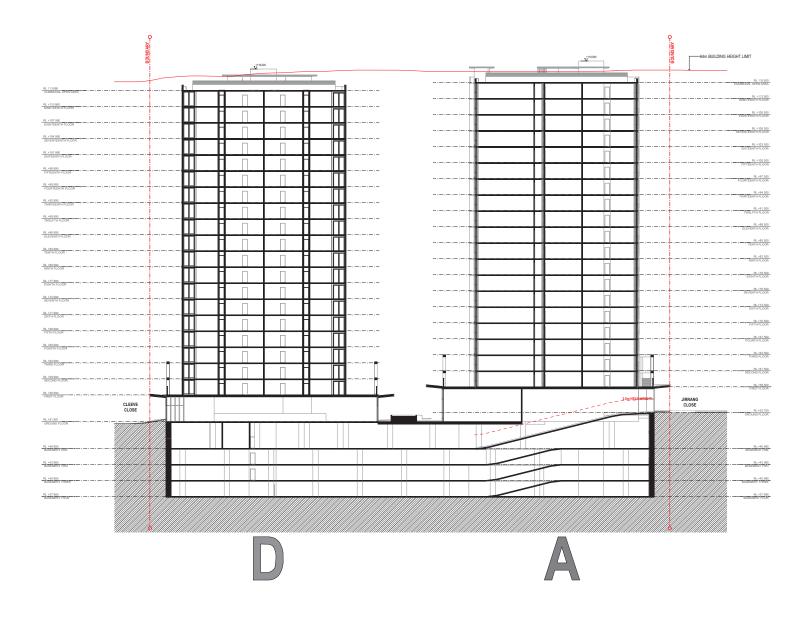
MULTI RESIDENTIAL DEVELOPMENT

55-57 NORTH PDE,

MOUNT DRUITT

20004 NOT FOR CONTRUCTION

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SK2/11/2021/A2101 1:250@A1 55-57 NORTH PDE MOUNT DRUITT PRELIMINARY SECTION A2 FOR CONCEPT DEVELOPMENT APPLICATION



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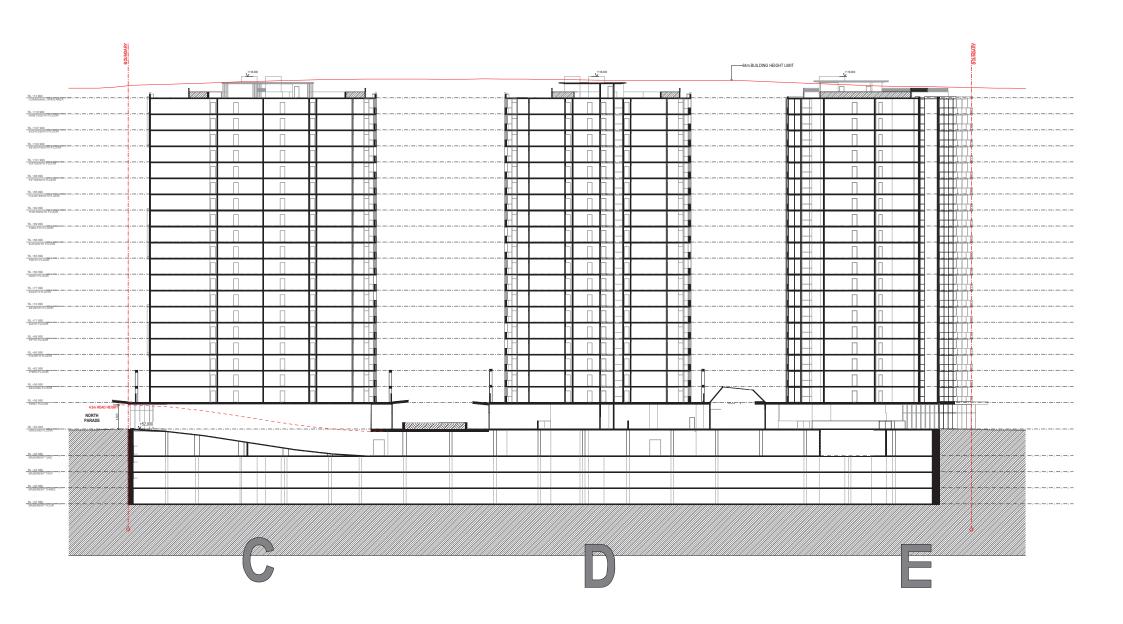
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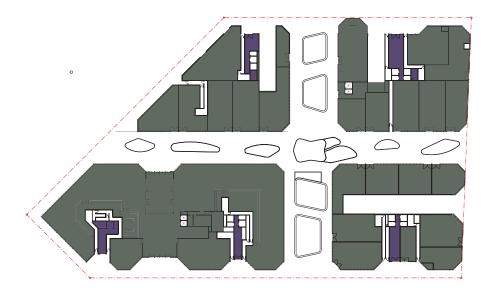
MULTI RESIDENTIAL DEVELOPMENT

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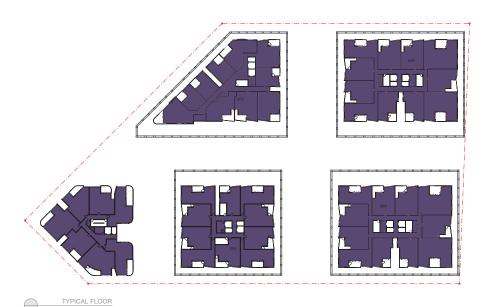
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| SECTION A3 | SOURCE | SOURCE







	RESIDENTIAL GROS	SS FLOOR AREAS		RESIDENTIAL GROS	IS FLOOR AREAS
	1	AREA (m2)		1	AREA (m2)
GROU	ND FLOOR	PARCER (IIIE)	ELEVE	NTH FLOOR	PAREN (IIIE)
	BUILDING A	57.55		BUILDING A	819.34
	BUILDING B	87.08		BUILDING B	1,034.55
	BUILDING C	57.07		BUILDING C	1,034.64
	BUILDING D	41.73		BUILDING D	829.25
	BUILDING E	59.90		BUILDING E	666.68
FIRST	FL00R		TWEL	FTH FLOOR	
	BUILDING A	819.34		BUILDING A	819.34
	BUILDING B	1,034.55		BUILDING B	1,034.55
	BUILDING C	1,034.64		BUILDING C	1,034.64
	BUILDING D	829.25		BUILDING D	829.25
	BUILDING E	666.68		BUILDING E	666.68
SECO	ND FLOOR	819.34	THIRT	EEN FLOOR	819 34
	BUILDING A			BUILDING A	
	BUILDING B BUILDING C	1,034.55		BUILDING B BUILDING C	1,034.55
	BUILDING D BUILDING E	829.25 666.68		BUILDING D BUILDING E	829.25 666.68
THIP	FLOOR	000.00	EUIID.	TEEN FLOOR	000.00
minu	BUILDING A	819.34	roun	BUILDING A	819.34
	BUILDING A	1,034.55		BUILDING A	1,034.55
	BUILDING C	1.034.64		BUILDING C	1.034.64
	BUILDING D	829.25		BUILDING D	829.25
	BUILDING E	666.68		BUILDING E	666.68
FOUR	TH FLOOR		FIFTE	EN FLOOR	
	BUILDING A	819.34		BUILDING A	819.34
	BUILDING B	1,034.55		BUILDING B	1,034.55
	BUILDING C	1,034.64		BUILDING C	1,034.64
	BUILDING D	829.25		BUILDING D	829.25
	BUILDING E	666.68		BUILDING E	666.68
FIFTH	FL00R		SIXTE	EN FLOOR	
	BUILDING A	819.34		BUILDING A	819.34
	BUILDING B	1,034.55		BUILDING B	1,034.55
	BUILDING C	1,034.64		BUILDING C	1,034.64
	BUILDING D	829.25		BUILDING D	829.25
	BUILDING E	666.68		BUILDING E	666.68
SIXTH	FL00R		SEVE	NTEEN FLOOR	
	BUILDING A	819.34		BUILDING A	819.34
	BUILDING B	1,034.55		BUILDING B	1,034.55
	BUILDING C	1,034.64		BUILDING C	1,034.64
	BUILDING D	829.25		BUILDING D	829.25
051151	BUILDING E	666.68	E10117	BUILDING E	666.68
SEVE	TH FLOOR	040.24	EIGHT	EEN FLOOR	040.24
	BUILDING A BUILDING B	819.34 1.034.55		BUILDING A BUILDING B	819.34 1.034.55
	BUILDING B	1,034.55		BUILDING B BUILDING C	1,034.55
	BUILDING C BUILDING D	1,034.64		BUILDING C BUILDING D	1,034.64 829.25
	BUILDING D	666.68		BUILDING D	666.68
FIGHT	FLOOR	000.00	NINTE	EN FLOOR	000.00
Liuili	BUILDING A	819.34		BUILDING A	819.34
	BUILDING B	1.034.55		BUILDING B	1.034.55
	BUILDING C	1.034.64		BUILDING C	1.034.64
	BUILDING D	829.25		BUILDING D	829.25
	BUILDING E	666.68		BUILDING E	666.68
NINTH	FLOOR				83.608.07 m²
	BUILDING A	819.34			00,000.07 111
	BUILDING B	1,034.55			
	BUILDING C	1,034.64			
	BUILDING D	829.25		COMMERCIAL GROS	
	BUILDING E	666.68			AREA (m2)
TENTI	FLOOR		GROU	ND FLOOR	
	BUILDING A	819.34		BUILDING A	1,231.40
	BUILDING B	1,034.55		BUILDING B	1,501.12
	BUILDING C	1,034.64		BUILDING C	1,300.44
1	BUILDING D	829.25		BUILDING D	2,600.09 6.633.05 m ²
	BUILDING E	666.68			

GROSS FLOOR AREA CALCU	LATIONS
SITE AREA	13,038.7m ²
PROPOSED GFA m ²	90,241.12m ²
PROPOSED FSR	1:6.9

RESIDENTIAL GFA AREAS
MEASURED
COMERCIAL GFA AREAS
MEASURED



AMENDMENTS

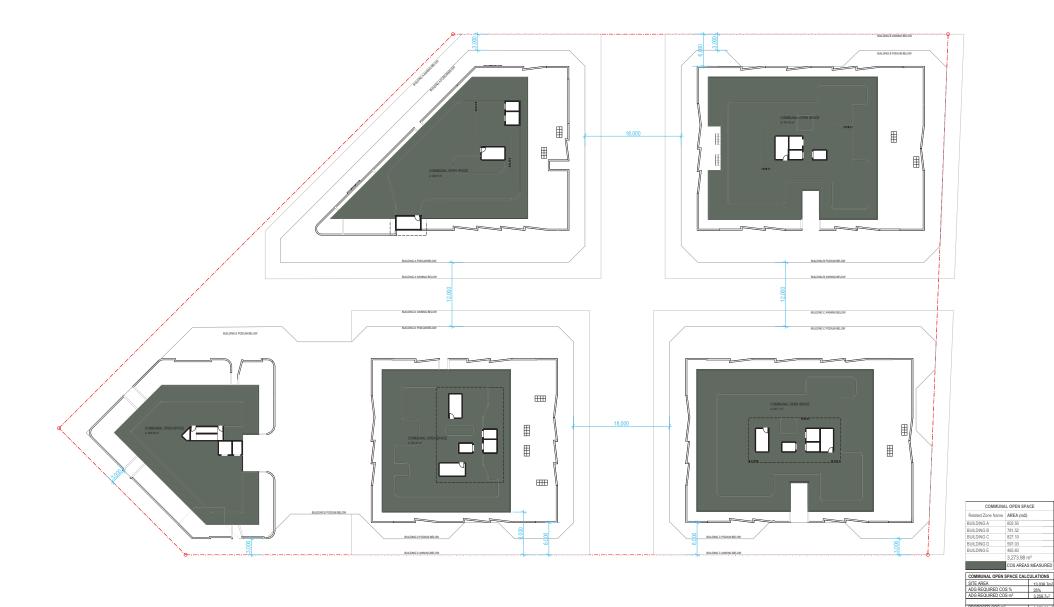
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MULTI RESIDENTIAL DEVELOPMENT 55-57 NORTH PDE, MOUNT DRUITT NOT FOR CONTRUCTION

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В	CONCEPT DA	BC	22/12/2020	
С	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021	
D	AMENDED FOLLOWING PLANNING COMMENTS	MA	01/11/2021	

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MULTI RESIDENTIAL DEVELOPMENT

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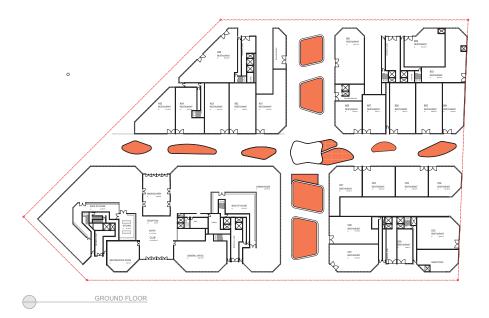
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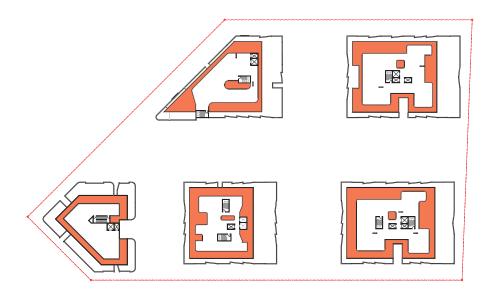
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| COMMUNAL OPEN SPACE | COMMUNAL OPEN SPACE





	LANDSCAPE AR	EAS
		AREA (m2)
GROUND FLO	OR .	
	PUBLIC DOMAIN	702.78
COMMUNAL C	PEN SPACE	•
	BUILDING A	248.33
	BUILDING B	312.61
	BUILDING C	361.64
	BUILDING D	476.17
		2,101.53 m²

LANDSCAPED AREAS CALCULATIONS			
SITE AREA	13,038.7m ²		
PROPOSED LANDSCAPE SPACE m2	2,101.53m ²		
PROPOSED LANDSCAPE SPACE %	16.1%		

COMMUNAL OPEN SPACE



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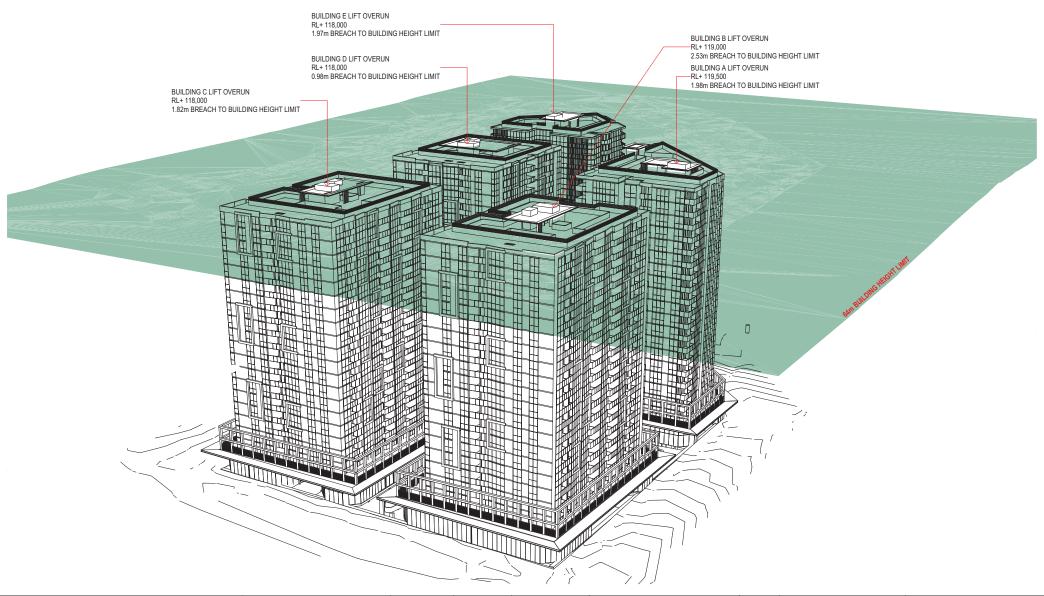
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	E	AMENDED FOLLOWING PLANNING	MA	01/11/2021	

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MULTI RESIDENTIAL DEVELOPMENT
55-57 NORTH PDE,
MOUNT DRUITT
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LANDSCAPE CALCULATIONS			
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MULTI RESIDENTIAL DEVELOPMENT

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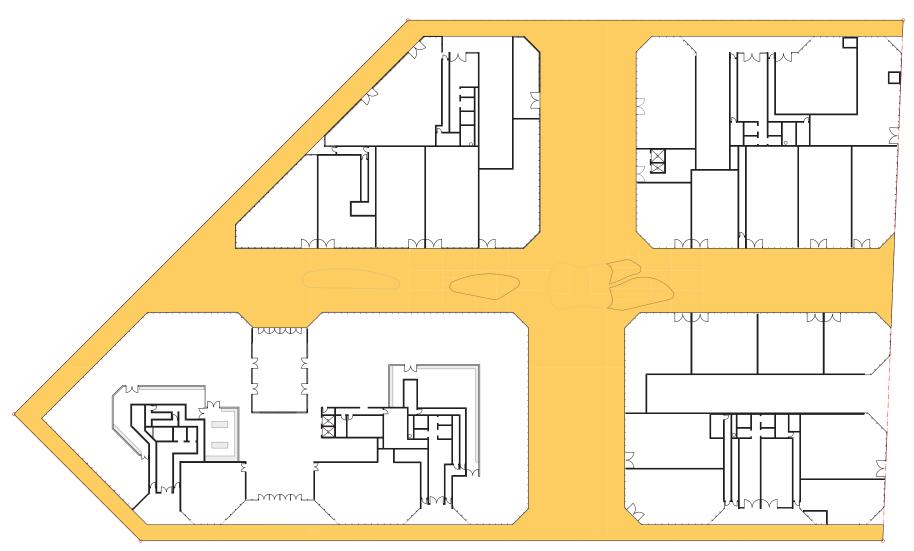


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		55-57 NORTH PDE,
		MOUNT DRUITT
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PUBLIC SPACE		
	AREA (m2)	
PUBLIC SPACE	4,340.20	
	PUBLIC SPACE	

PUBLIC SPACE CALCULATIONS		
SITE AREA	13,038.7m ²	
PROPOSED PUBLIC SPACE m2	4,340.20m ²	
PROPOSED PUBLIC SPACE %	33.3 %	



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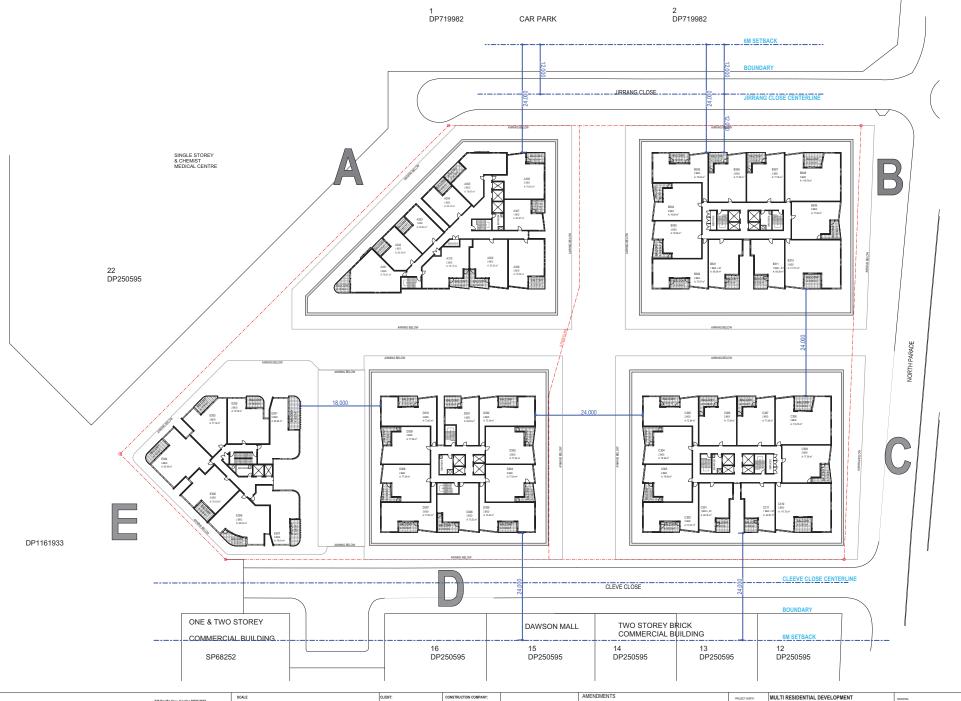
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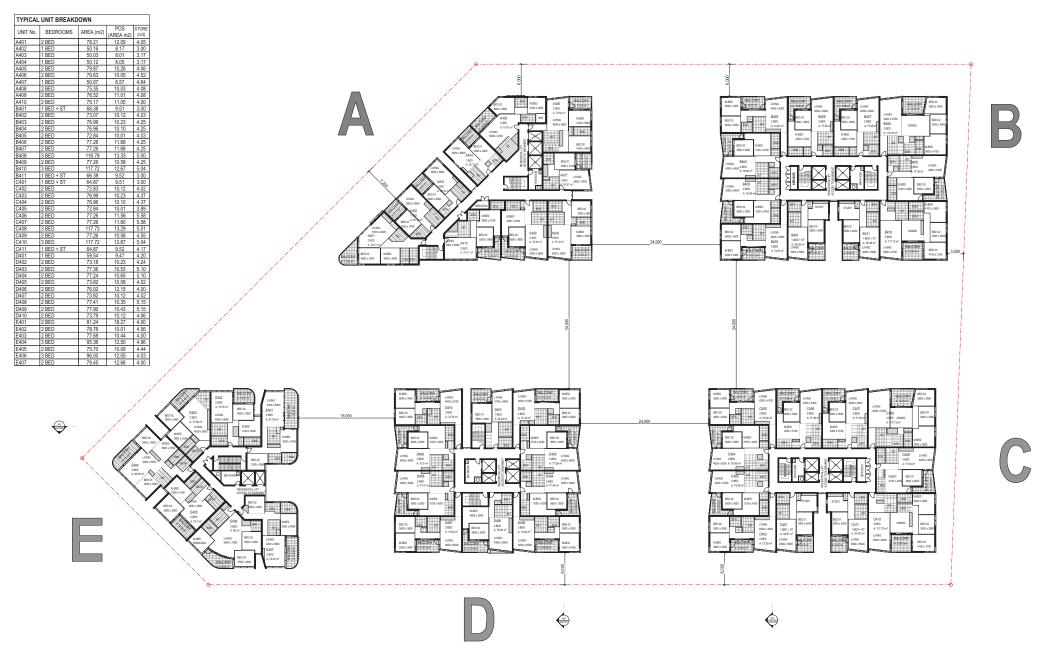
MULTI RESIDENTIAL DEVELOPMENT

55-57 NORTH PDE,

MOUNT DRUITT

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MULTI RESIDENTIAL DEVELOPMENT

55-57 NORTH PDE,

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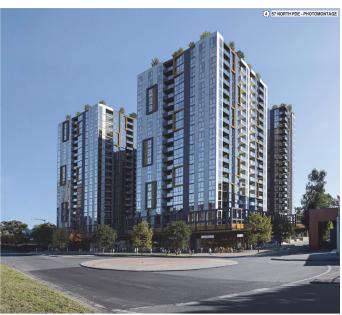




























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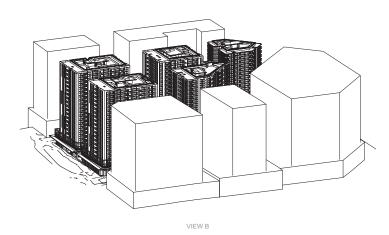
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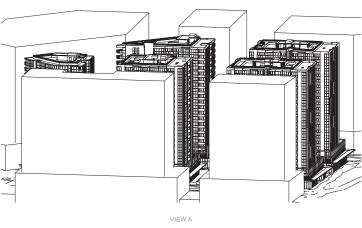
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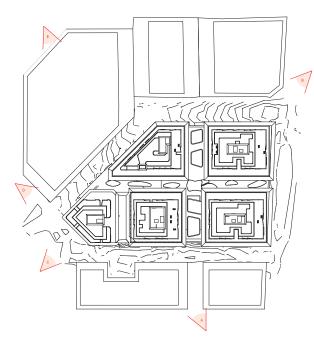
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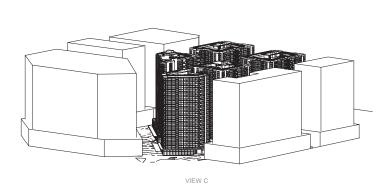
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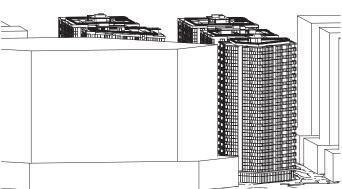
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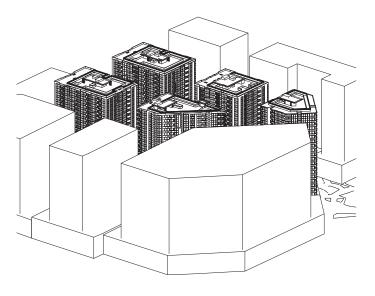












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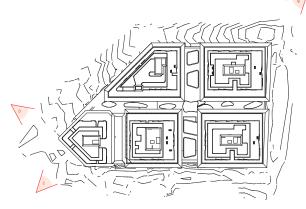
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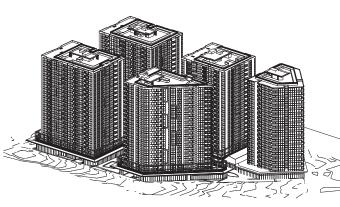
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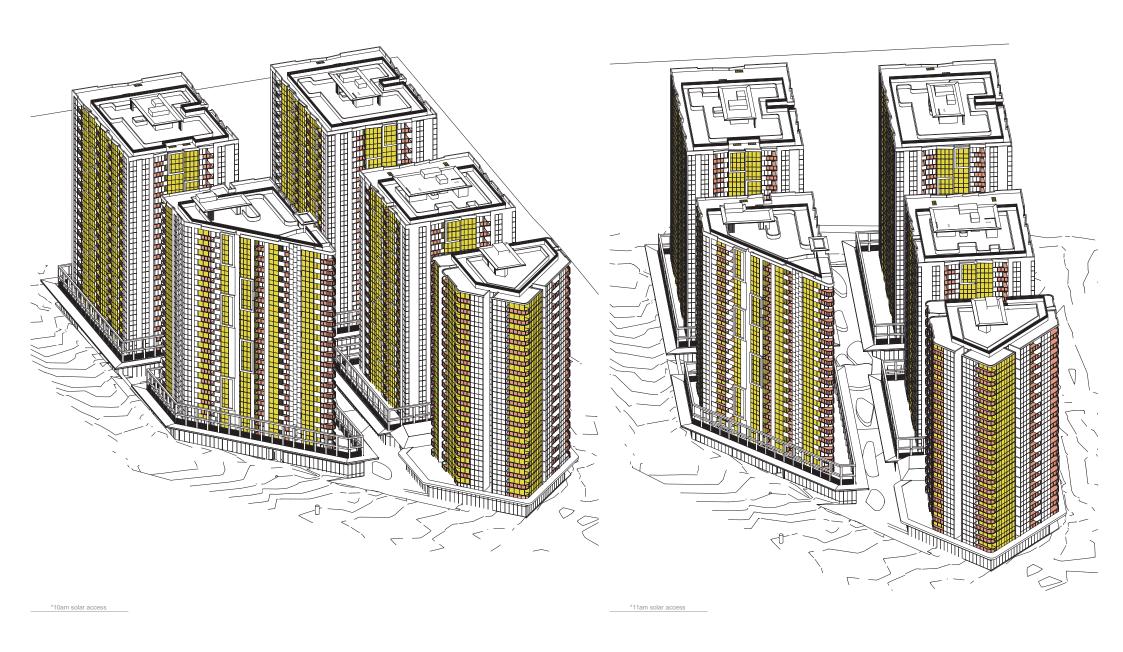
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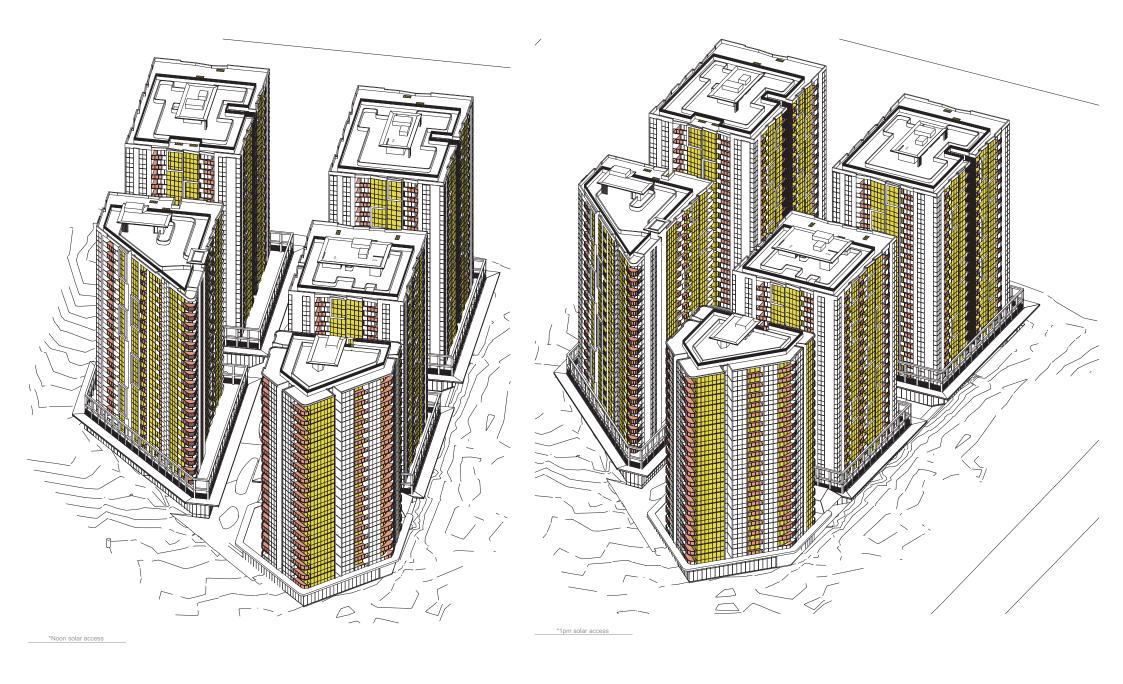
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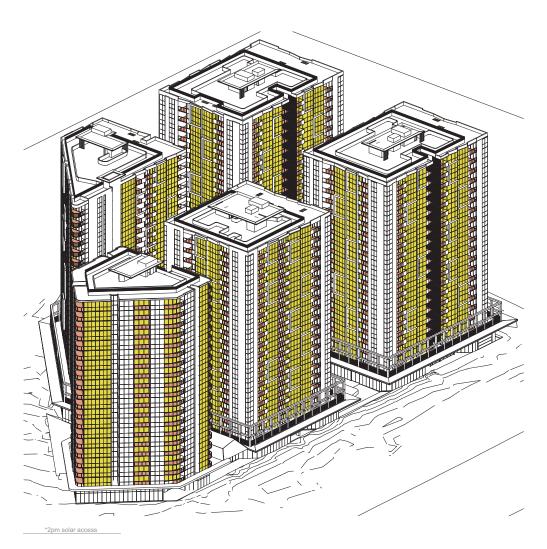
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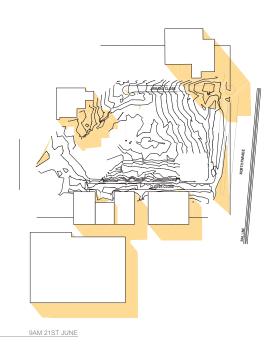
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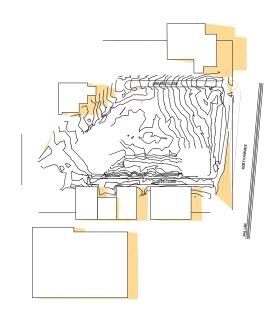
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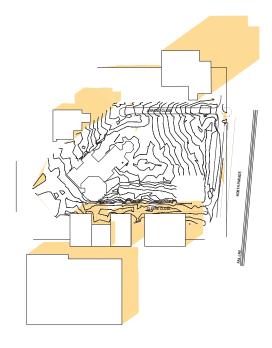
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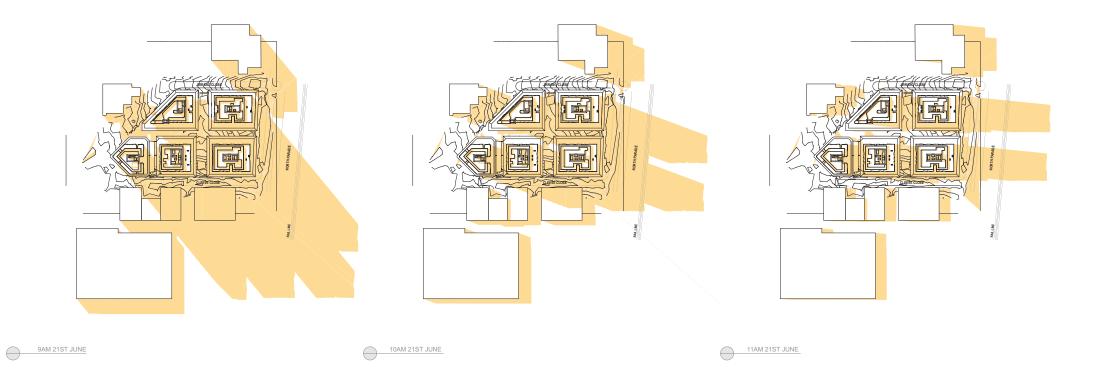
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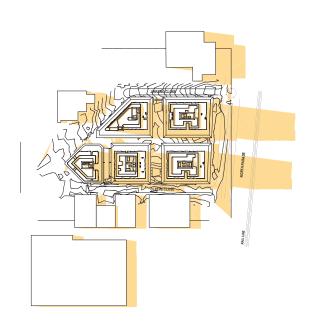
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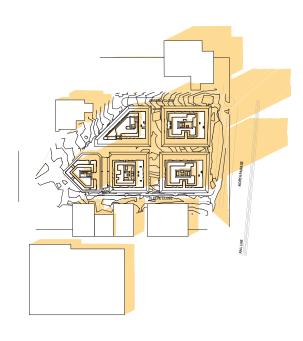
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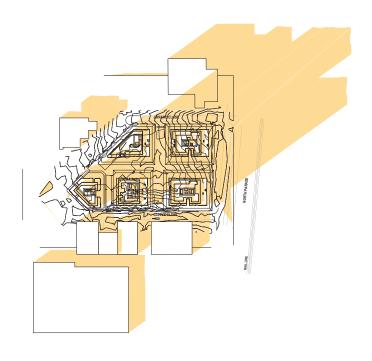
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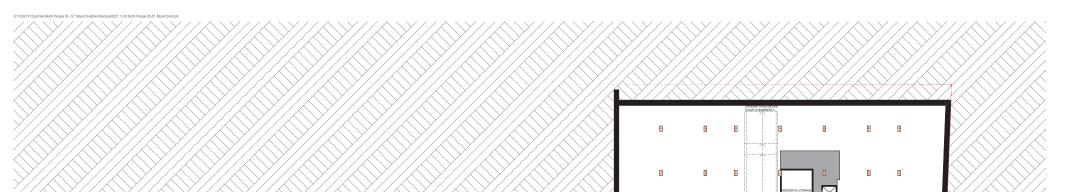
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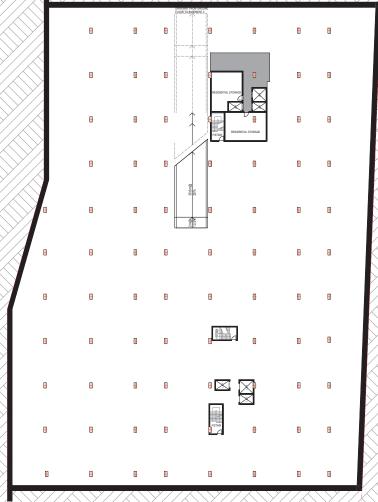
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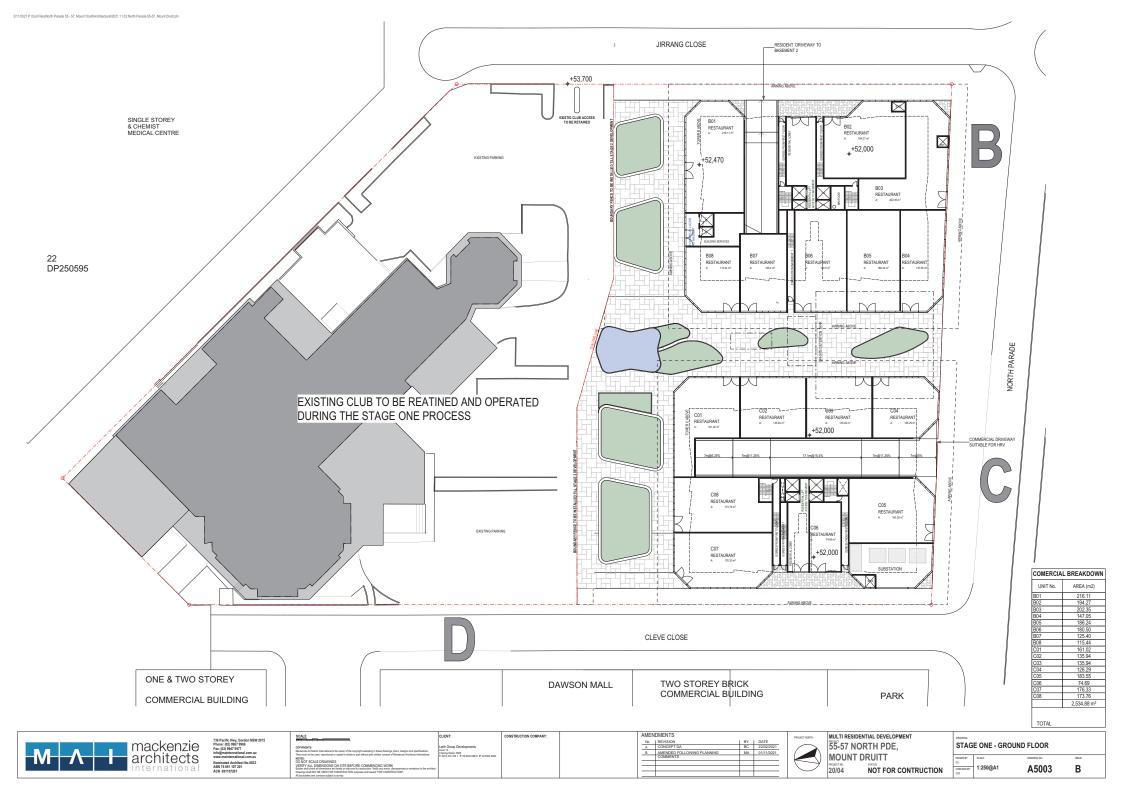
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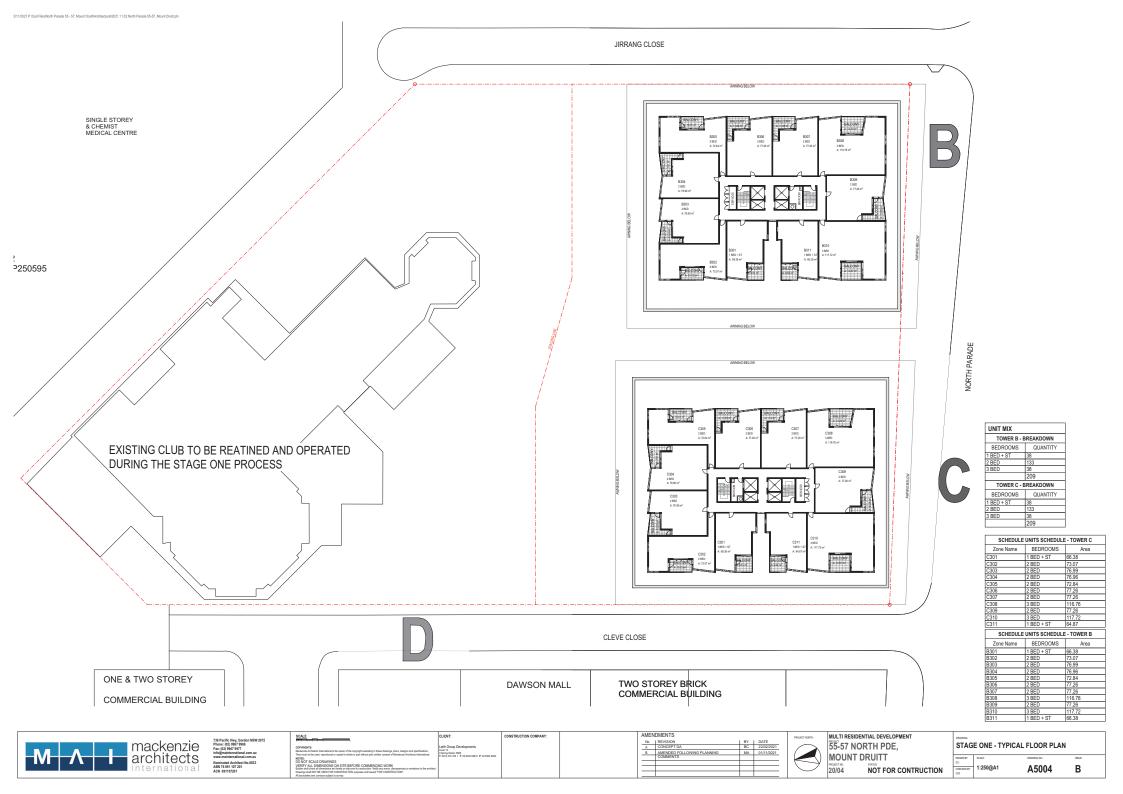
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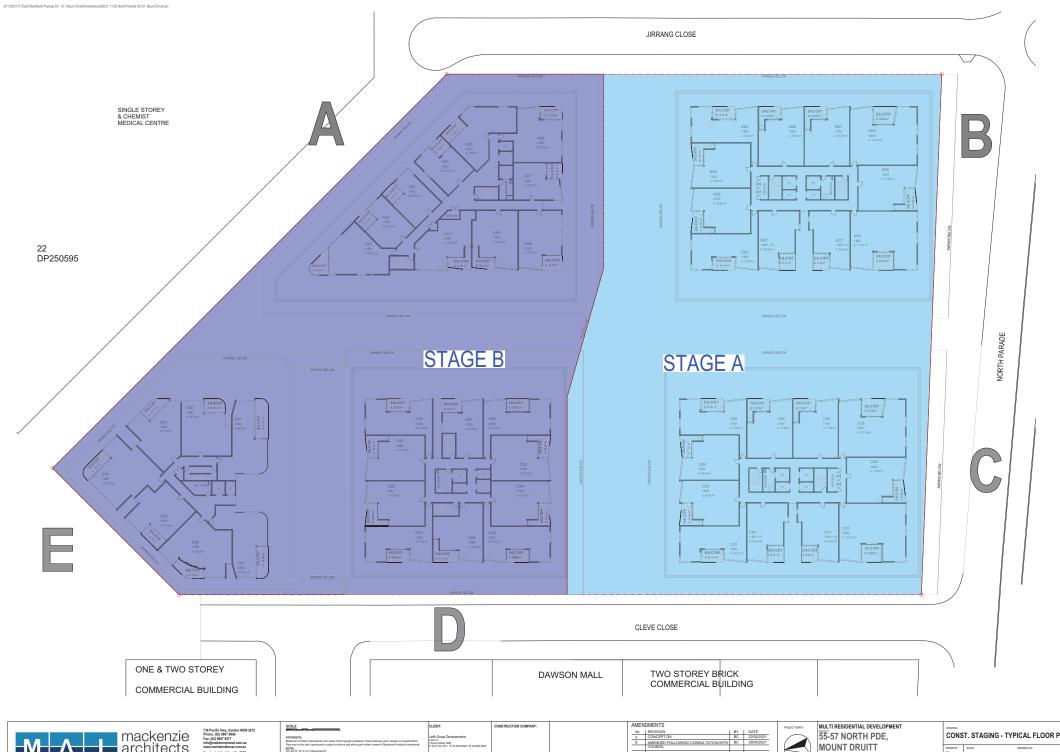
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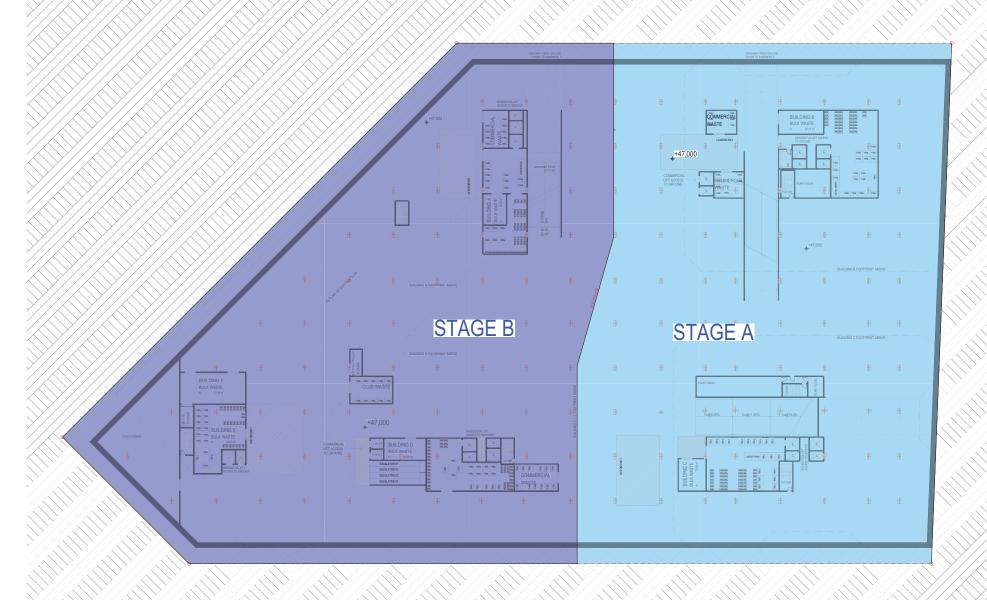






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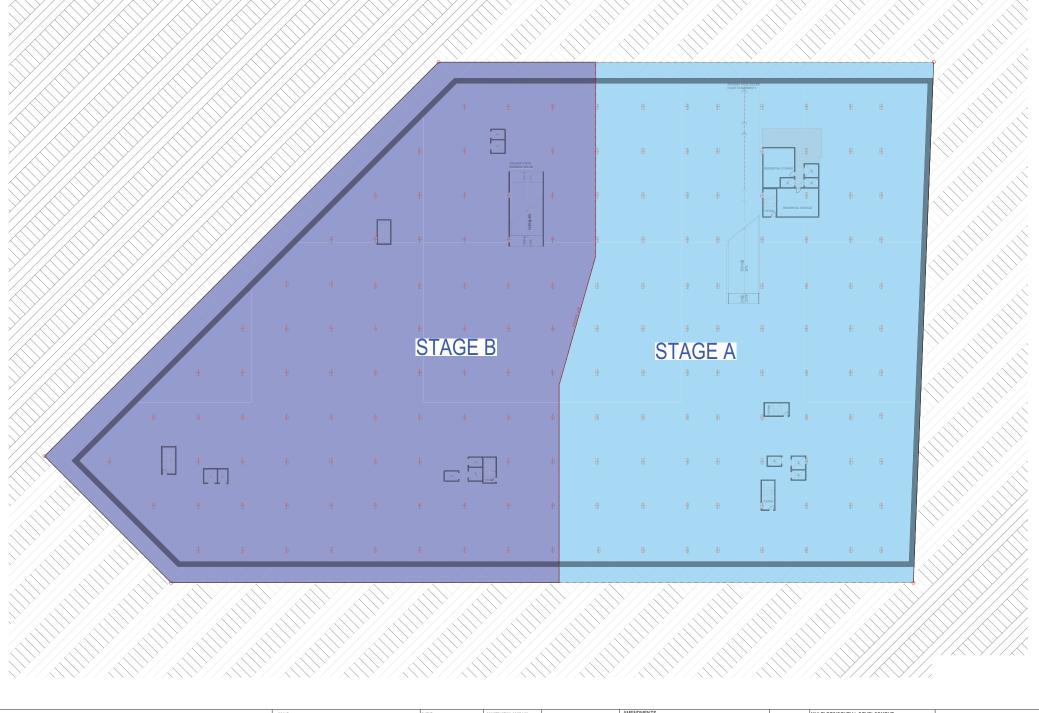
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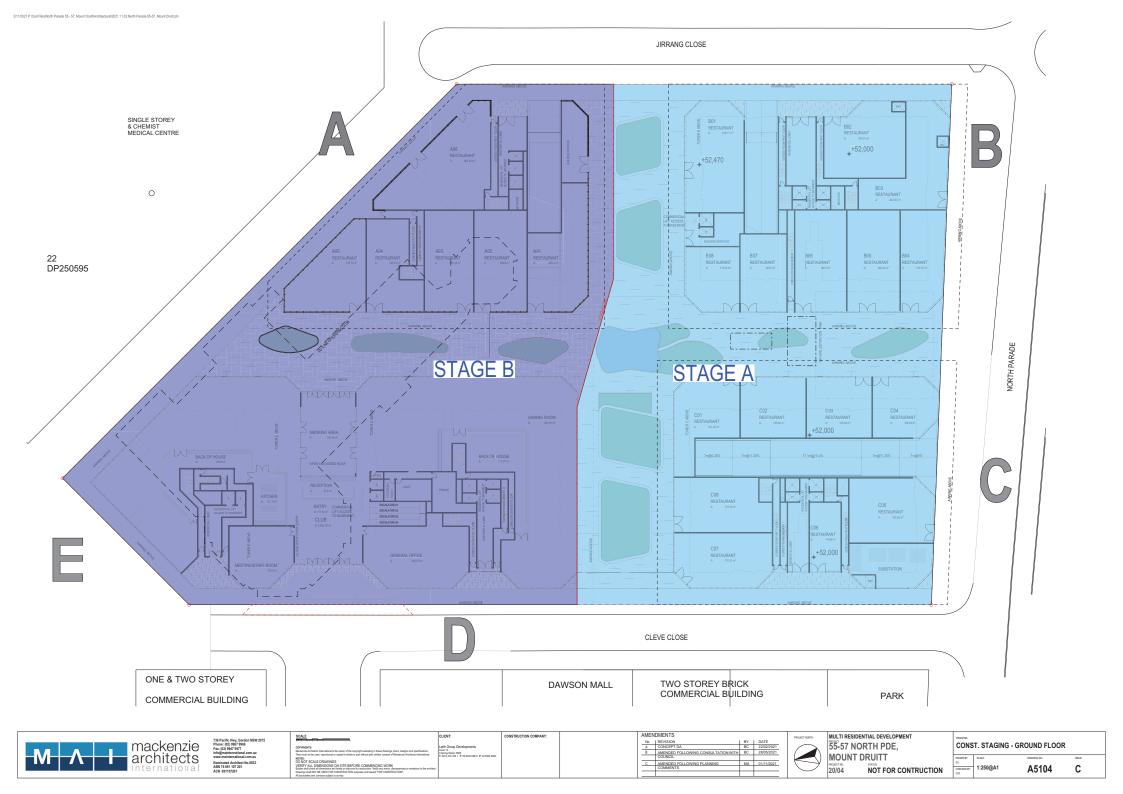
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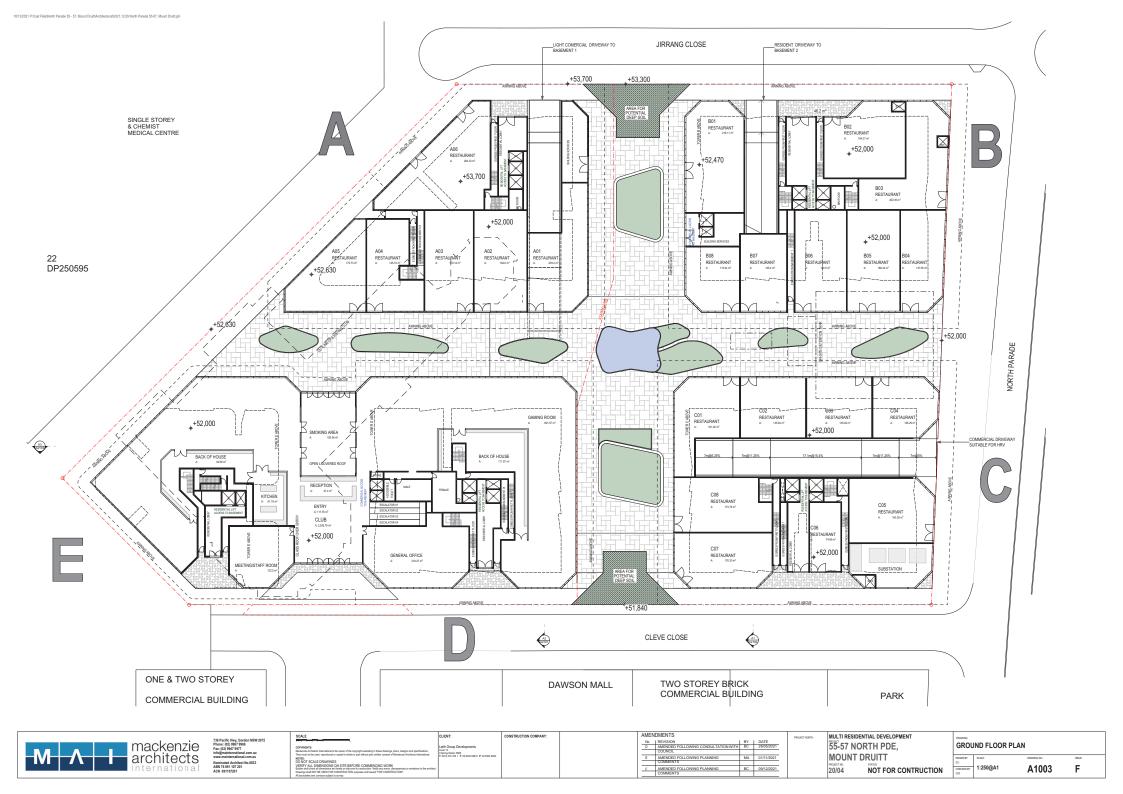
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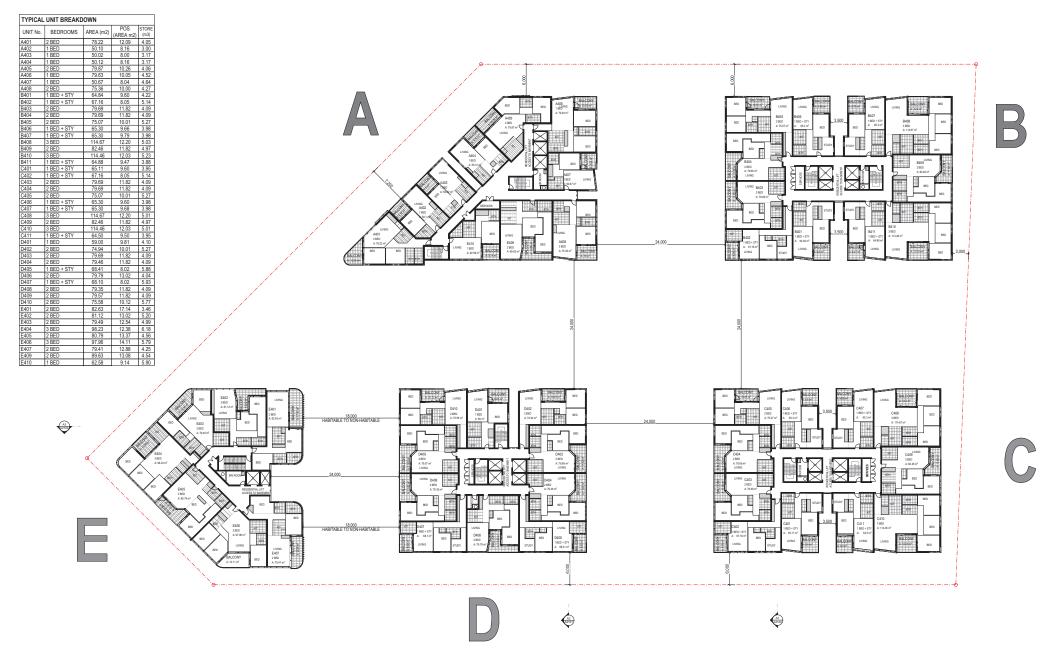
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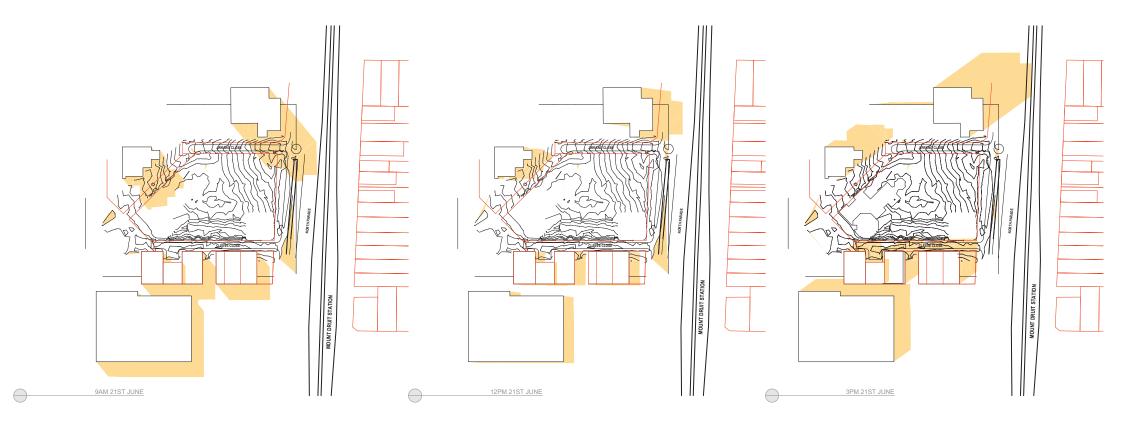
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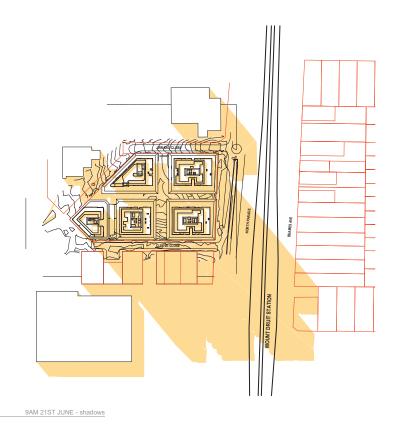
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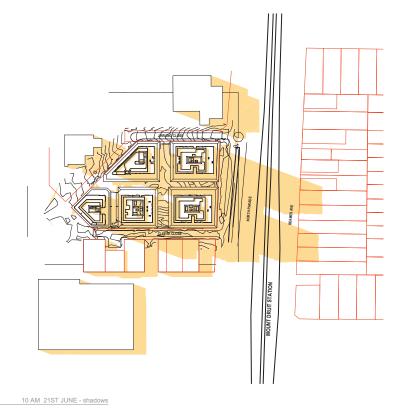
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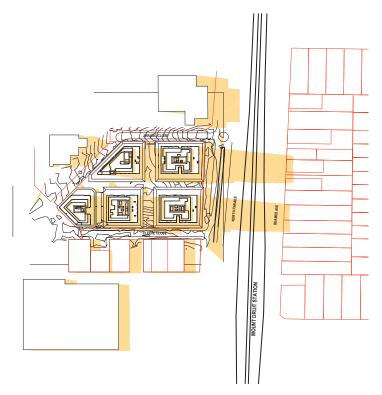
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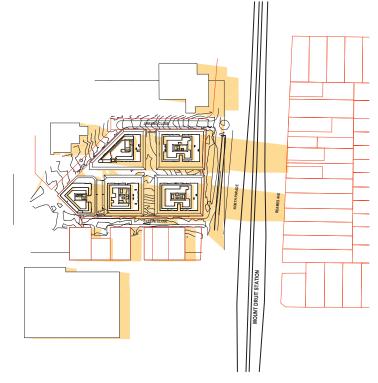
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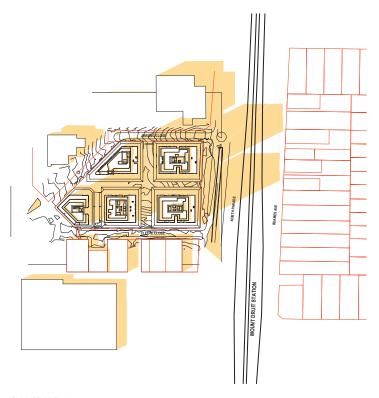
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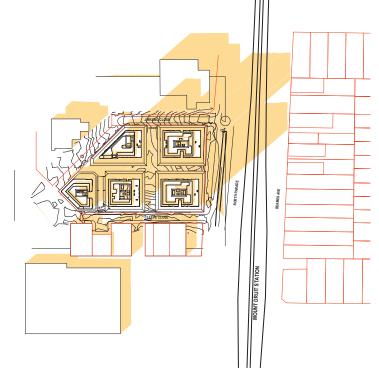
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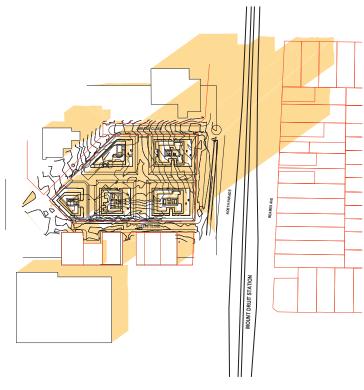
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PROPOSED SHADOW DIAGRAM

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PROPOSED SHADOW DIAGRAM

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55-57 North Parade, Mount Druitt

Preliminary Plan of Management for proposed mixed use development

On behalf of Sydney Land Company December 2021



Project Director

Georgia Sedgmen

In Chackgreen

10 December 2021

Contributors

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* This document is for discussion purposes only unless signed and dated by the Project Director identified.

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Introduction

undertaken in a manner that maintains the ongoing operation of the adjoining Vegas Hotel and meets the requirements and intent of the Environmental Planning and Assessment Act 1979 (the **EP&A Act 1979**). proposed staging of development at 55-57 North Parade, Mount Druitt (the site), is This Staging Management Plan (SMP) has been prepared to ensure that the

This is a preliminary SMP that establishes a management framework to satisfy Development Application (DA) requirements stipulated by Blacktown City Council

be required to establish further guidelines and management procedures for the staging of development and how it maintains the ongoing and orderly operation of Following approval, subsequent detailed DAs will be submitted to Council that will the adjoining Vegas Hotel.

No physical works will occur as a result of the concept application.

approved for physical works. conditions will remain fully accessible until such time as a subsequent DA is operation of the Vegas Hotel. The Vegas Hotel and associated car parking The facilitating subdivision associated with the concept application will not affect the

Parade, to ensure the car park remains accessible to the Vegas Hotel notwithstanding the facilitating subdivision. The applicant will ensure a lease is executed across the proposed lot fronting North

applications. development in accordance with the proposed staging will occur in subsequent All detailed matters associated with the construction and management of the



2 The Site

The site is located at 55-57 North Parade, Mount Druitt, in the local government area (LGA) of Blacktown City Council.

It is an irregular shaped allotment, legally described as Lots 10-11 in DP 561274 and provides a site area of approximately 13,038m².

The site has a primary frontage to North Parade to the south, while secondary frontages are provided along Cleeve Close and Jirrang Close. A rear frontage is provided to Mount Druitt Reserve to the north.

The site is developed with an existing commercial building along North Parade and the Vegas Hotel, adjoining Mount Druitt Reserve.

A site aerial is provided at Figure 1.





3 Approval History

An informal access for information request was made under the Government Information (Public Access) Act 2009 (the **GIPA Act**) to obtain records of development consent associated with the existing Vegas Hotel.

A summary of approval history is provided in Table 1.

DA-06-2275 To design paid pub A review the paid with the racer park to the park to the park to the paid with the park to the	DA-00-3121 (Modification) Removal	DA-00-3121 A review 12 month maintaine spaces fc Approved	DA-97-1198 Use part of the ca a Sunday market. A review of the at time to 12 months the site. Approved 15 May	DA Description	Table 1 – Summary of Development Application
To designate and operate part of the existing car par kas a paid public commercial car park. A review of the determination notes the approval allows for the paid car park to apply to 117 car spaces nominated with the remaining 121 spaces to operate as non-payable car park for staff and patrons of the existing Vegas Hotel. Approved 7 December 2006.	Removal of Condition No. 5 relating to consent duration.	Outdoor weekend market in car park area. A review of the determination notes the consent will operate 12 months. A minimum 50 car parking spaces shall be maintained by the existing Vegas Hotel and a further 50 spaces for the use by visitors to the markets. Approved 12 September 2000	Use part of the car park area for the purpose of conducting a Sunday market. A review of the determination notes the consent is limited in time to 12 months from the date of approval of activities of the site. Approved 15 May 1997.	חמ	t Application

As identified in the above table, there have been several consents issued in relation to the use of the site for markets and for a paid car park.

Based on DA-06-2275, a total of 238 car spaces are located on the site.



Vegas Hotel – Existing Operations

4

The existing Vegas Hotel (also referred to as the Vegas Bar and Grill) is an operational entertainment venue located in Mount Druitt CBD. It features a bar, restaurant, live music, VIP lounge and a TAB.

boundaries. The venue operates seven days a week from 10am to 9pm and is fenced on all

Vehicular access to the venue is provided via Jirrang Close, while pedestrian access is provided on Cleeve Close, as depicted in **Figure 2 -4**.



Figure 2 Access points (Source: Mecone)



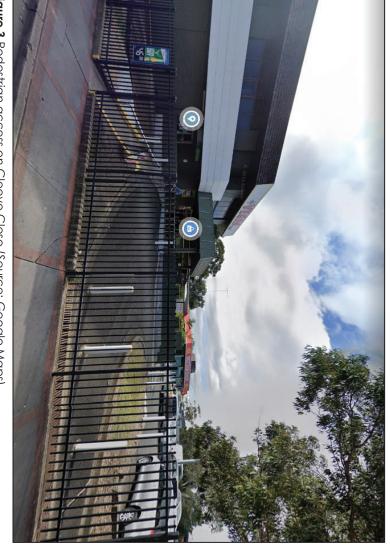


Figure 3 Pedestrian access on Cleeve Close (Source: Google Maps)

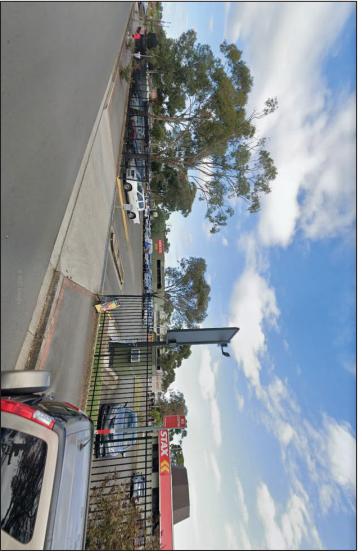


Figure 4 Vehicular access on Jirrang Close (Source: Google Maps)



5 Proposed Development

The DA seeks approval for the following:

- Concept Approval Five mixed use tower forms
- Detailed Approval Subdivision of the site into two Torrens title allotments

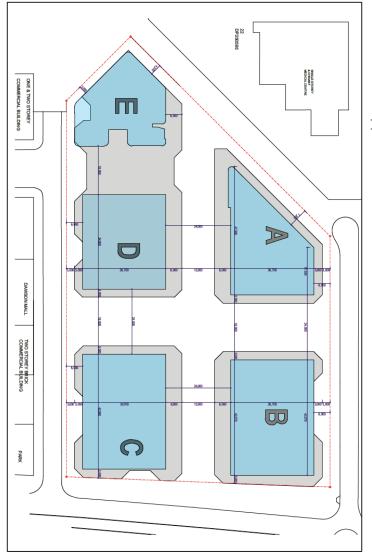


Figure 5 Approval envelope plan (Source: MAI)

5.1 Subdivision

title allotments. The stage 1 component of the DA proposes subdivision of the site into two Torrens

The subdivision is facilitating in nature and will not affect the existing operation of the Vegas Hotel and car park.

notwithstanding the facilitating subdivision. The applicant will ensure a lease is executed across the proposed lot fronting North Parade, to ensure the car park remains accessible to the Vegas Hotel,

The subdivision boundaries have been designed to ensure the project is capable of being staged in a manner that retains the existing operation of the Vegas Hotel in the interim.

This is consistent with the intended staging of the development, which will be subject to a future detailed DA.



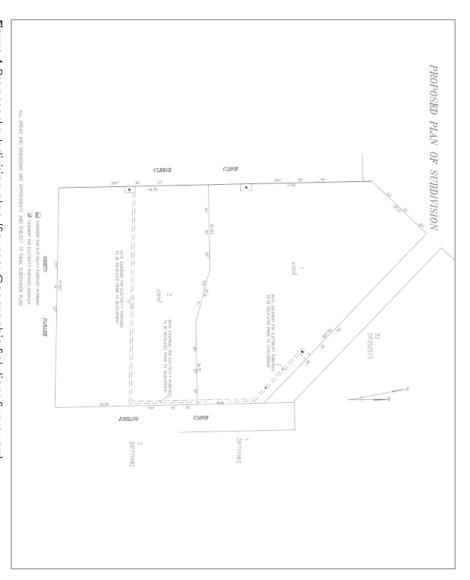


Figure 6 Proposed subdivision plan (Source: Geographic Solutions Surveyors)

5.2 Staging (subject to future DA)

It is intended to deliver the project over two stages.

This will ensure the existing Vegas Hotel remains operational until such time it is relocated into the future development.

Stage A

Stage A will propose construction of Tower B and Tower C along North Parade, basement construction associated with these buildings, the east-west site link and part of the north-south site link.

Stage B

associated with these buildings and the remaining section of the north-south site link. Stage B will propose construction of Towers A, E and D, basement construction

As the Vegas Hotel has an existing consent for





Figure 7 Staging approach (Source: MAI)

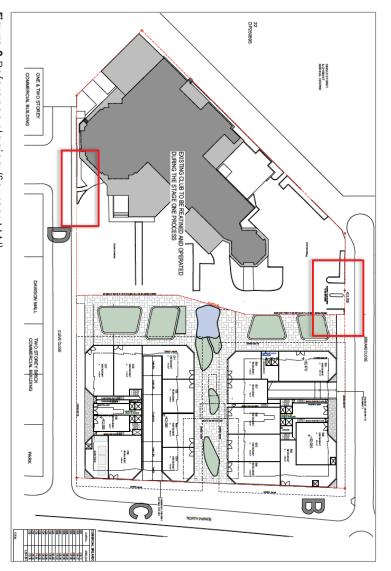


Figure 8 Reference staging (Source: MAI)



6 Staging Management

and determined prior to or concurrently with the first detailed DA on the site. It is intended that a s4.55 application to modify the existing consent will be lodged

Until a modification is approved, the Vegas Hotel will continue to benefit from at least 121 car parking spaces, as per the 2006 development consent (DA-06-2275).

development and the existing Vegas Hotel are provided below. Key issues and management procedures associated with the staging of

6.1 Hours of Operation

- be maintained. The existing hours of operation, being 10am to 9pm, seven days a week, will
- operations. The approval of the concept application will not affect the existing venue

6.2 Car Parking

- It is noted the facilitating subdivision associated with the concept approval will not affect the operation of the Vegas Hotel. The Vegas Hotel and DA is approved for physical works. associated car park will remain accessible until such time as a subsequent
- the development will occur in subsequent applications All detailed matters associated with the construction and management of

6.3 Interim Access and Car Parking – Stage

- approach of development will not affect existing site access along Jirrang As shown in **Figure 15**, the proposed staging will maintain access (both vehicular and pedestrian) into the existing Vegas Hotel. Therefore, the staged
- existing parking provision currently on-site. 238 parking spaces. The proposed staging of the development will disrupt the Based on the consent history, we understand the existing site has a total of
- including a Council car park directly opposite on Jirrang Close It is noted that there are several public car parks within the vicinity of the site,



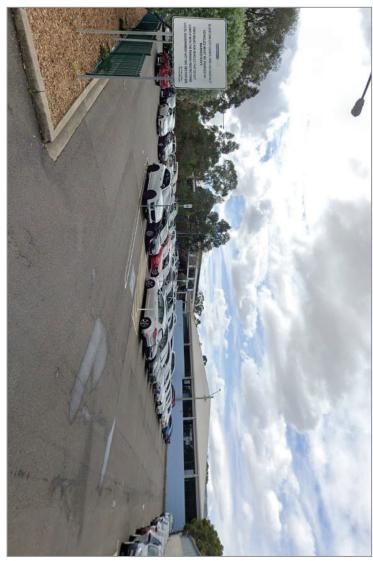


Figure 9 Council car park on the opposite side of the Jirrang Close (Source: Google Maps)

including Ayres Grove car park and Westfield car park. It is further noted there are several car parks within the vicinity of the site

Aerial survey analysis

- usage directed at the Vegas Hotel. Hotel site. Whilst representing a reduction in existing site parking, the site has been predominantly used as a paid commercial car park, with little vehicle maintains approximately 48 -50 car parking spaces exclusively for the Vegas An aerial count of the proposed staging would suggest the proposal
- Furthermore, since consent was granted for the operation of a paid opting to park in adjoining car parks. commercial car park, usage of the car park has declined, with many visitors
- An aerial mapping analysis undertaken via Nearmaps over three periods from 2020 to 2021 indicates, roughly 28 – 50 vehicles use the car park, which suggest the existing 238 spaces is well beyond what is required to service the venue. Refer to Attachment A.
- the site, which is securely gated and provides 10 parking spaces. Stage A would propose the demolition of this building and therefore any demand associated with this use would be removed. Headspace Mount Druitt Commercial building in the south western corner of Furthermore, a number of cars are identified in the aerial survey relate to
- than parking in the paid car park. patrons park in the Westfield Shopping Centre and walk to the venue, rather the commercial car park and the south western building. It was advised vehicles are used directly for Vegas Hotel usage, with the remainder using It was further advised via Vegas Hotel management that approximately 30
- consistent with the parking numbers identified in the aerial survey The usage of car parking based on Vegas Hotel management would be



- including Mount Druitt Train Station, located directly opposite the site The site also benefits from excellent proximity to nearby public transport
- have a negligible impact on the existing operations of the Vegas Hotel. For the reasons above, the reduction in parking, as a result of Stage A, would

Strategies for subsequent applications

- the lodgement of a detailed DA for Stage A. on-site parking and minor site alterations of the Vegas Hotel in parallel with A future modification application will be submitted for a reduction of existing
- application. parking experienced by the venue. This would be considered in a future allowance of car parking within the basement of Stage A to be temporarily provided to users of the Vegas Hotel, this would offset any potential loss of An additional option to manage any future overflow parking would be an

6.4 Loading and Servicing

building, which is currently separated by a security gate. Close. Servicing will continue to occur in the north eastern portion of the Existing servicing and loading will be maintained via site access along Jirrang



Figure 10 Access and loading arrangement (Source: Google Maps)

6.5 Security and Fencing

- It is proposed that future detailed DAs for Stage A will be required to erect appropriate fencing along the boundaries of the site and the Vegas Hotel.
- territorial reinforcement, and activity/space management. good design and promote principles of CPTED including access, surveillance, The fencing will need to be designed and constructed to ensure longevity,



6.6 Future Public Domain Integration

the entire development inclusive of Stage B. This will ensure any future stages of development are able to provide a cohesive and integrated landscape It is proposed that condition of consent be imposed in the Stage 1 concept outcome. approval that requires preparation of a holistic landscaped master plan for

6.7 Incidents Reporting and Complaints Procedure

- ₽: skilled in being able to appropriately manage complaints or when they are required to be elevated to the Vegas Hotel management. Generally, all complaints will be dealt with by respective managers and can be contacted All staff members will undergo complaints training to ensure that they are
- o Telephone: 02 9675 1872
- o Email: <u>info@vegashotelmd.com.au</u>
- occurred or complaints that are worth noting. The day, time and details of the incident/complaint are to be noted within the register. A register is to be kept, which identifies any incidents that may have

6.8 Plan of Management – Future Applications

- application. proposing physical works and staging consistent with the concept A comprehensive POM is to be prepared in subsequent applications
- existing operations of the subject development. At a minimum include the The POM is to address both the impacts of staging on the existing hotel and following:
- Ownership and operation
- Security
- Public transport
- Site cleaning
- Building design and safety procedures
- Complaint's handling
- 0 and maintained access to the Vegas Hotel Construction traffic management, including proposed site access
- Waste management
- Management review



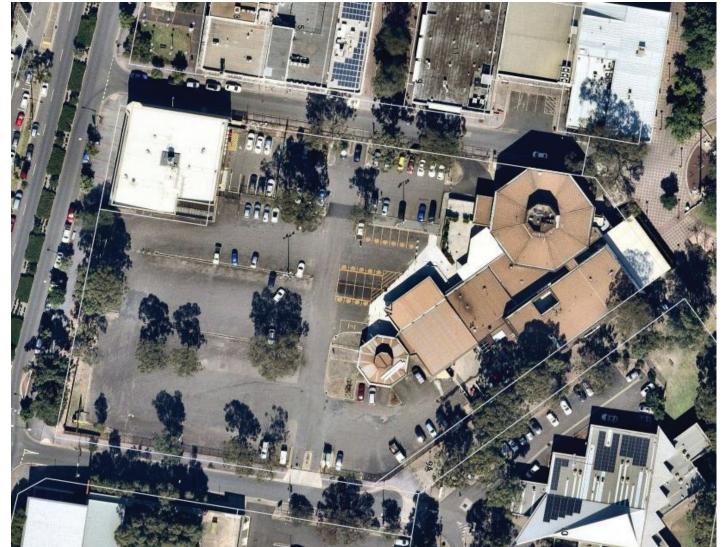
Attachment A – Car Park Utilisation

3 August 20202 – Total counted 55 (7 at Headspace Mount Druitt)





8 December 2021- Total counted 40 (6 at Headspace Mount Druitt)





24 January 2021 - Total counted 29 (6 at Headspace Mount Druitt)



