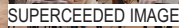



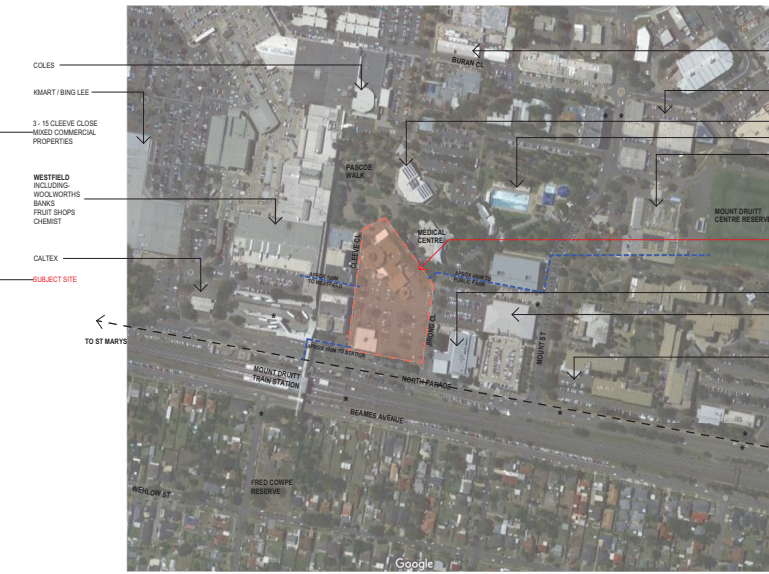
COMERCIAL BREAKDOWN	
UNIT No.	AREA (m2)
A01	203.40
A02	184.80
A03	170.14
A04	145.74
A05	173.73
A06	264.23
B01	216.11
B02	194.27
B03	202.35
B04	147.05
B05	186.24
B06	180.50
B07	125.40
C01	161.44
C02	115.02
C03	135.84
C04	135.94
C05	126.29
C06	183.55
C07	74.69
C08	176.33
C09	173.76
CLUB	2,555.79
	6,232.51 m ²



 <div data-bbox="273 1473 425 1482"><p>mackenzie architects international</p></div>	<div data-bbox="425 1473 555 1482"><p>736 Pacific Hwy, Gordon NSW 2072 Phone (02) 9667 9046 Fax: (02) 9667 9977 Email: info@mackenziearchitects.com.au www.mackenziearchitects.com.au Nominated Architect No. 6823 ADMIN 015 197 197 201 A/CN 691157261</p></div>	<div data-bbox="622 1473 752 1482"><p>SCALE</p><p>COPYRIGHTS Mackenzie Architects International is the owner of the copyright including in these drawings, plans, designs and specifications. They must not be used, reproduced or copied in whole or in part without prior written consent of Mackenzie Architects International.</p><p>NOTES</p><p>DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK VERIFY ALL DIMENSIONS AND QUANTITIES BEFORE COMMENCING WORK Drawings shall NOT BE USED FOR CONSTRUCTION purposes and remain "FOR CONSULTATION". Mackenzie Architects International is not responsible for any errors or omissions.</p></div>	<div data-bbox="969 1473 1079 1482"><p>CLIENT:</p><p>Leath Group Developments PO BOX 100 7-504/435 CASH ST Y 02 5224 0041 P 02 5224 0020</p></div>	<div data-bbox="1187 1473 1296 1482"><p>CONSTRUCTION COMPANY:</p></div>	<div data-bbox="1406 1473 1559 1482"><p>AMENDMENTS</p><table><tr><th>NO</th><th>REVISION</th><th>BY</th><th>DATE</th></tr><tr><td>A</td><td>ISSUED FOR CO-ORDINATION</td><td>BC</td><td>22/12/2020</td></tr><tr><td>B</td><td>CONCEPT CH</td><td>BC</td><td>22/02/2021</td></tr><tr><td>C</td><td>AMENDMENT FOLLOWING CONSULTATION WITH COUNCIL</td><td>BC</td><td>28/05/2021</td></tr><tr><td>D</td><td>AMENDMENT FOLLOWING PLANNING COMMISSION'S COMMENTS</td><td>MA</td><td>01/11/2021</td></tr></table></div>	NO	REVISION	BY	DATE	A	ISSUED FOR CO-ORDINATION	BC	22/12/2020	B	CONCEPT CH	BC	22/02/2021	C	AMENDMENT FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021	D	AMENDMENT FOLLOWING PLANNING COMMISSION'S COMMENTS	MA	01/11/2021	<div data-bbox="1666 1473 1863 1482"><p>MULTI RESIDENTIAL DEVELOPMENT 55-57 NORTH PDE, MOUNT DRUITT</p><p>PROJECT NO: 20/04</p><p>STATUS NOT FOR CONSTRUCTION</p></div>	<div data-bbox="1951 1473 2145 1482"><p>DRAWN BY: EC</p><p>CHECKED BY: DA</p><p>CONTRACT NO.: A0001</p><p>REUSE: E</p></div>
						NO	REVISION	BY	DATE																		
A	ISSUED FOR CO-ORDINATION	BC	22/12/2020																								
B	CONCEPT CH	BC	22/02/2021																								
C	AMENDMENT FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021																								
D	AMENDMENT FOLLOWING PLANNING COMMISSION'S COMMENTS	MA	01/11/2021																								



SITE ANALYSIS PLAN



SITE CONTEXT

* BUS STOPS



BLACKTOWN COUNCIL - LEP ZONING MAP



55-57 NORTH PARADE, MT DRUTT - FROM JIRRANG CL
PROPOSED DEVELOPMENT SITE



55-57 NORTH PARADE, MT DRUTT - FROM CLEEVE CL
PROPOSED DEVELOPMENT SITE



55-57 NORTH PARADE, MT DRUTT - FROM JIRRANG CL
PROPOSED DEVELOPMENT SITE



55-57 NORTH PARADE, MT DRUTT - FROM CLEEVE CL
PROPOSED DEVELOPMENT SITE



55-57 NORTH PARADE, MT DRUTT - FROM JIRRANG CL
PROPOSED DEVELOPMENT SITE



BUILDING HEIGHT MAP



3 & 5 CLEEVE CL
MIXED COMMERCIAL PROPERTIES



7 CLEEVE CL
COMMERCIAL PROPERTY



9 CLEEVE CL
PUBLIC PARK



11 CLEEVE CL
COMMERCIAL PROPERTY



13 CLEEVE CL
COMMERCIAL PROPERTY



15 CLEEVE CL
COMMERCIAL PROPERTY



COUNCIL CAR PARK - JIRRANG CL



MT DRUTT MEDICAL CENTRE - JIRRANG CL



BUS STAND - NORTH PARADE



MT DRUTT TRAIN STATION - NORTH PARADE



CENTRELINK - MOUNT ST



COURT HOUSE - MOUNT ST



EMPLOYMENT CENTRE - MOUNT ST



SWIMMING CENTRE - MOUNT ST



TAFE - MOUNT ST



MT DRUT PUBLIC LIBRARY - AYRES GROVE



MT DRUTT POLICE STATION - LOXFORD RD



MT DRUTT TOWN CENTRE RESERVE

M

A

I

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architects

international

736 Pacific Hwy, Gordon NSW 2072

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www.mackenzieinternational.com.au

Notified and Accredited No. 6033

ABN 76 891 107 201

ACN 891167261

SCALE: 1:1000
CLIENT: Lath Group Developments
CONSTRUCTION COMPANY: Lath Group Developments
NOTES: VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
All dimensions and construction subject to survey.

AMENDMENTS
No. REVISION
A CONCEPT DA
BY DATE
BC 22/12/2020














PROJECT NO. 20/04
NOT FOR CONSTRUCTION

DRAWING NO. SITE ANALYSIS
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ISSUE: A0002
A

DRAWING NO. SITE ANALYSIS
SCALE: NTS
ISSUE: A0002
A

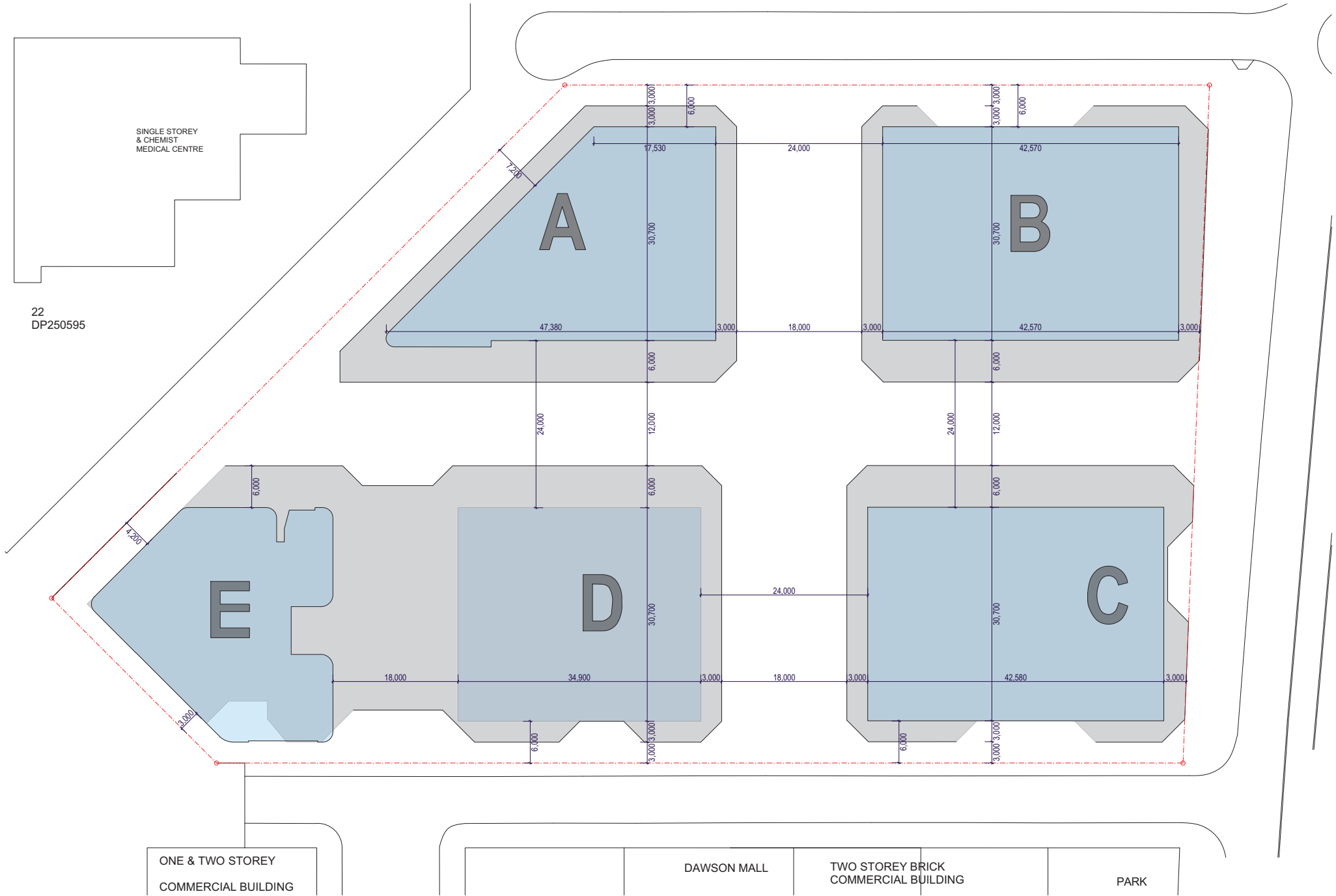
DRAWING NO. SITE ANALYSIS
SCALE: NTS
ISSUE: A0002
A

[illegible]

	POTENTIAL REDEVELOPMENT
	EXISTING BUILDING FOOTPRINT
	PROPOSED TOWER OUTLINE
	PROPOSED BUILDING FOOTPRINT
	CARPAK ACCESS TO PROPOSED BUILDING
	RESIDENTIAL CARPAK ACCESS
	HEAVY VEHICLE CARPAK ACCESS
	COMMERCIAL CARPAK ACCESS
	CLUB ACCESS
	RESIDENT ACCESS
	PEDESTRIAN ACCESS
	EXISTING TREES
	TREES TO BE REMOVED

SINGLE STOREY
& CHEMIST
MEDICAL CENTRE

22
DP250595



ONE & TWO STOREY
COMMERCIAL BUILDING

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING

PARK



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Nominated Architect No. 6033
ABN 76 891 107 201
ACN 691167261

SCALE



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
3. SHOWN AND SHOWN AS SHOWN AND SHOWN AS SHOWN.
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8. SHOWN AND SHOWN AS SHOWN AND SHOWN AS SHOWN.
9. SHOWN AND SHOWN AS SHOWN AND SHOWN AS SHOWN.
10. SHOWN AND SHOWN AS SHOWN AND SHOWN AS SHOWN.

CLIENT:

Lath Group Developments
Level 13
220 King Street
Sydney NSW 2000
P: 02 433 4333 F: 02 433 4333

CONSTRUCTION COMPANY:

AMENDMENTS

No.	REVISION	BY	DATE
A	CONCEPT ON	BC	22/02/2021
B	AMENDED FOLLOWING CONSULTATION WITH	BC	28/05/2021
C	AMENDED FOLLOWING PLANNING	MA	01/11/2021
D	COMMENTS		



MULTI RESIDENTIAL DEVELOPMENT

55-57 NORTH PDE,
MOUNT DRUITT

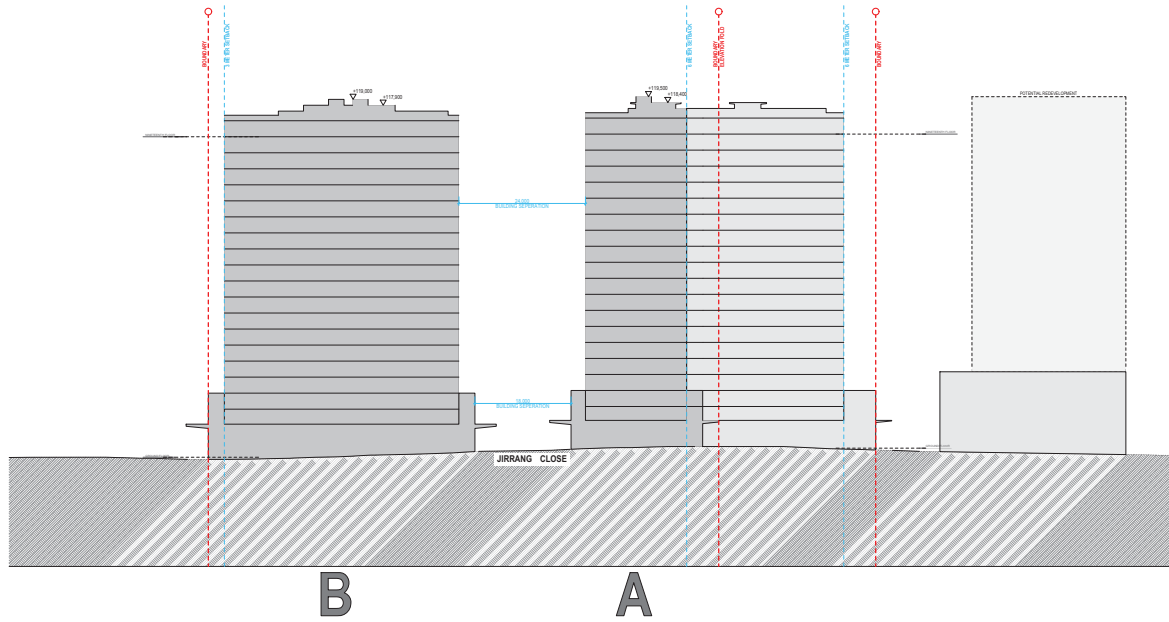
20/04

NOT FOR CONSTRUCTION

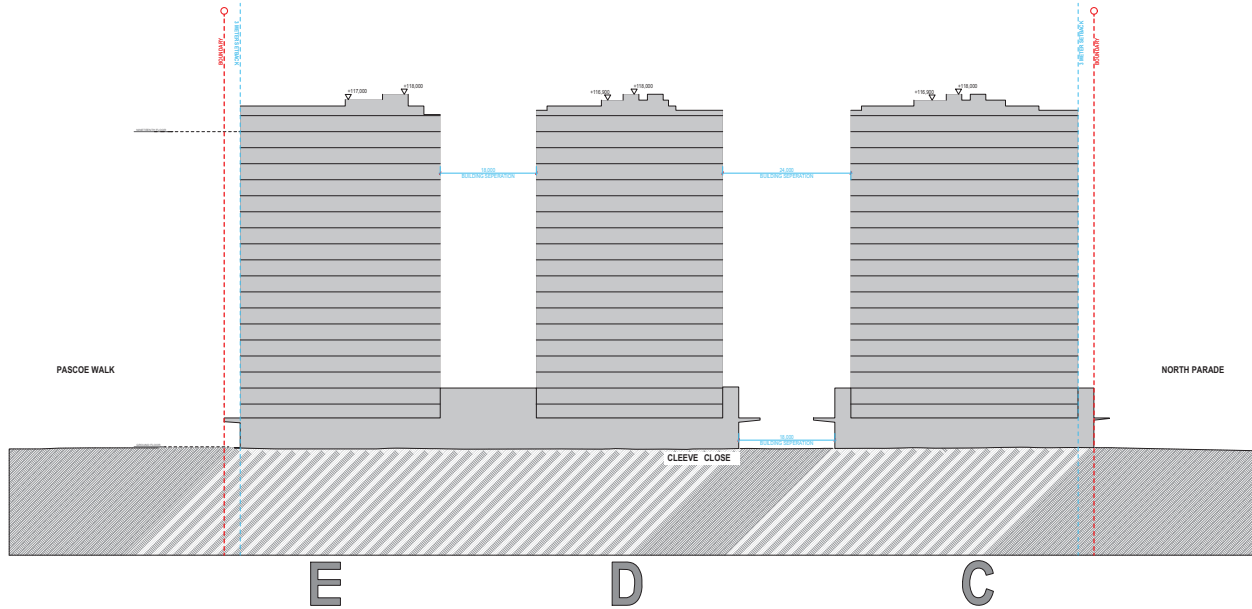
DRAWING

BUILDING ENVELOPE - MASTERPLAN

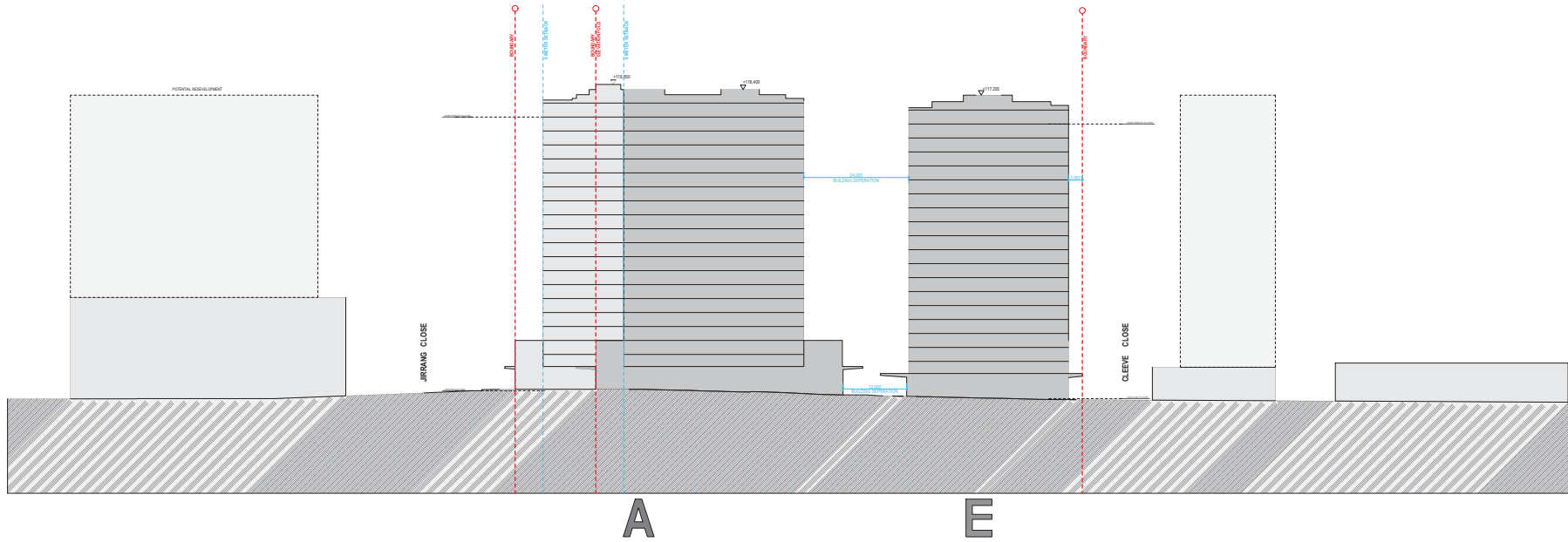
DRAWN BY	SCALE	DRAWING NO.	ISSUE
BC	1:250@A1	A0101	C



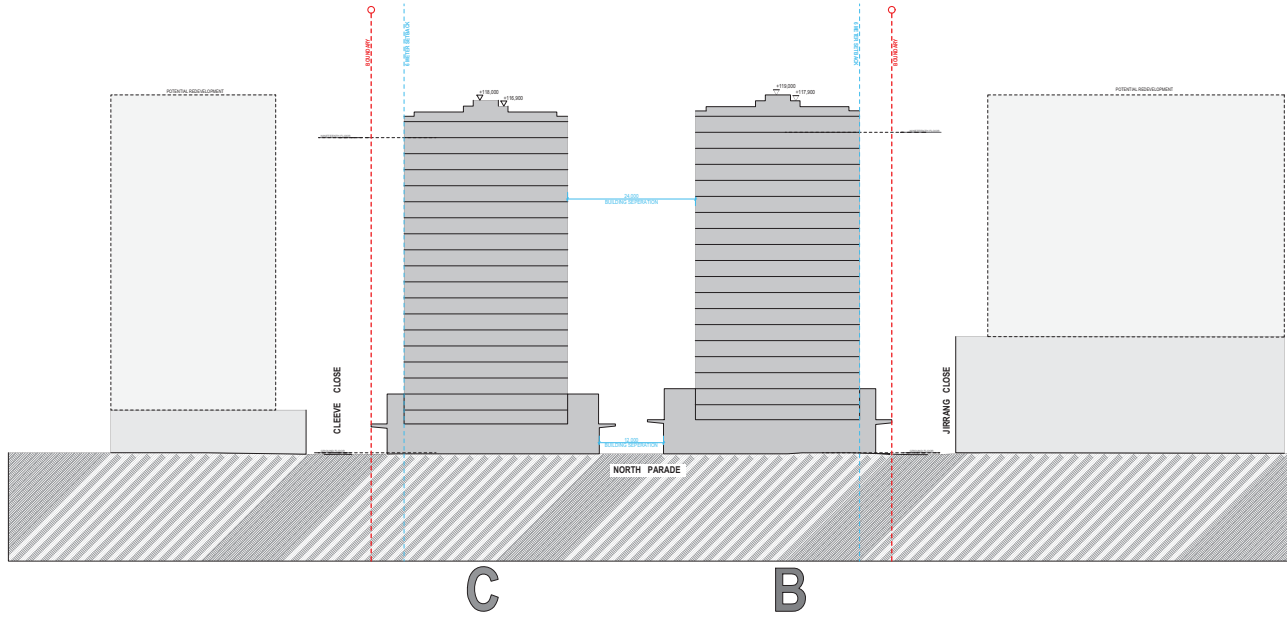
BUILDING ENVELOPE - EAST ELEVATION



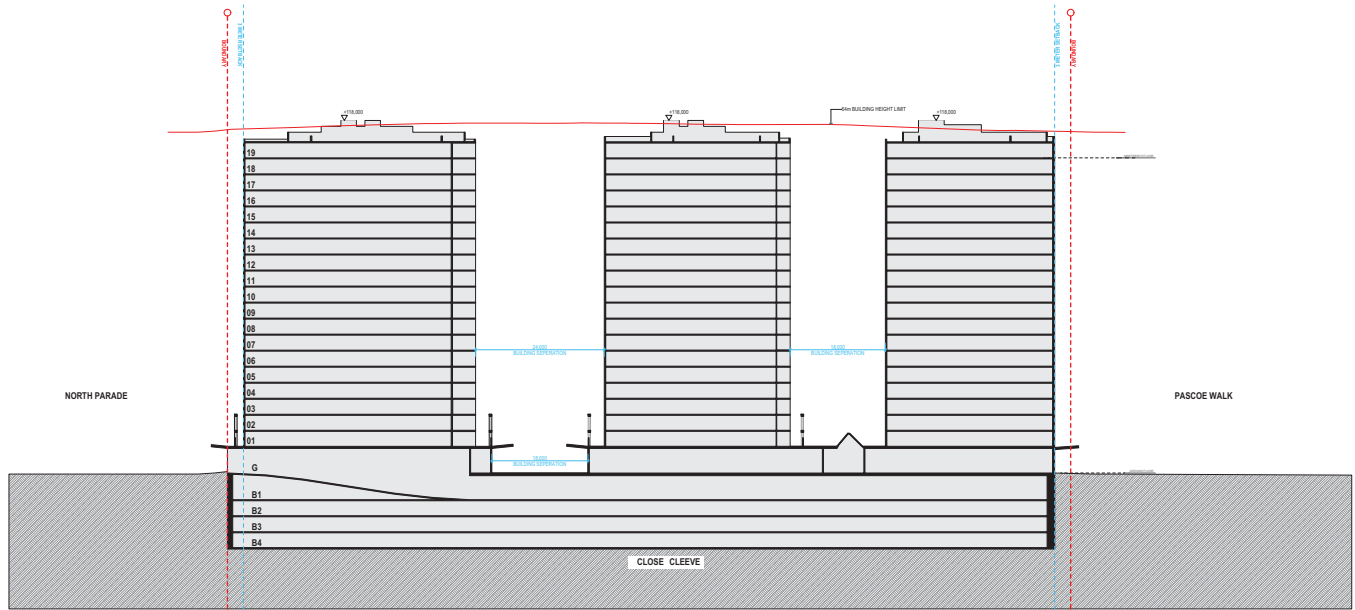
BUILDING ENVELOPE - WEST ELEVATION



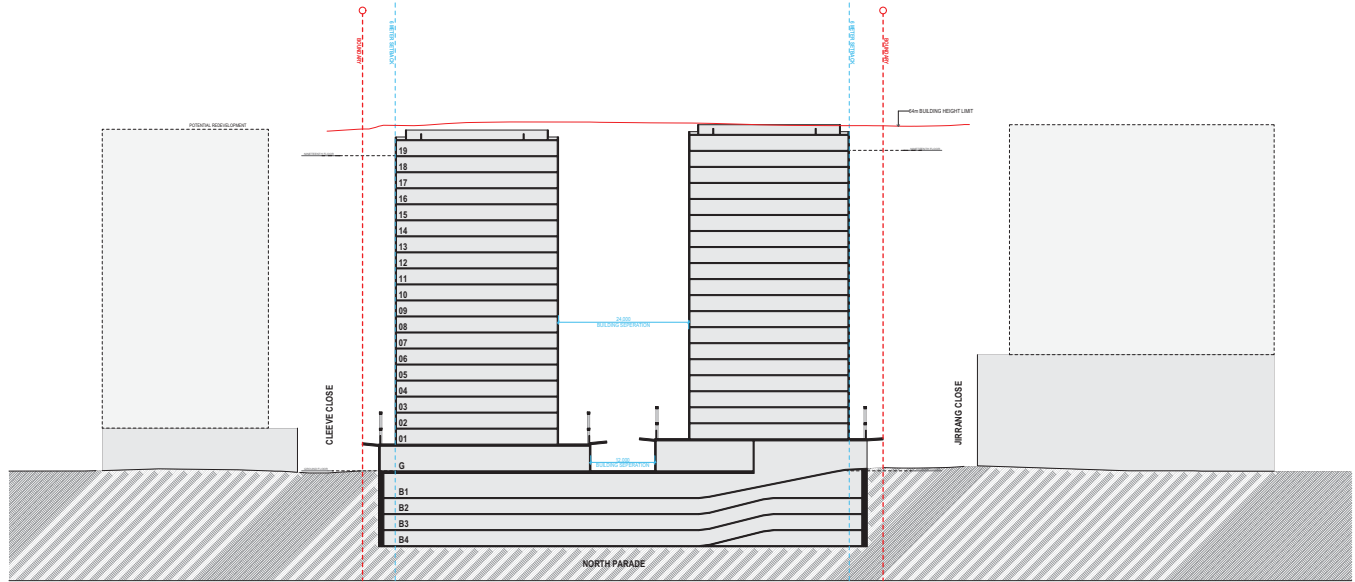
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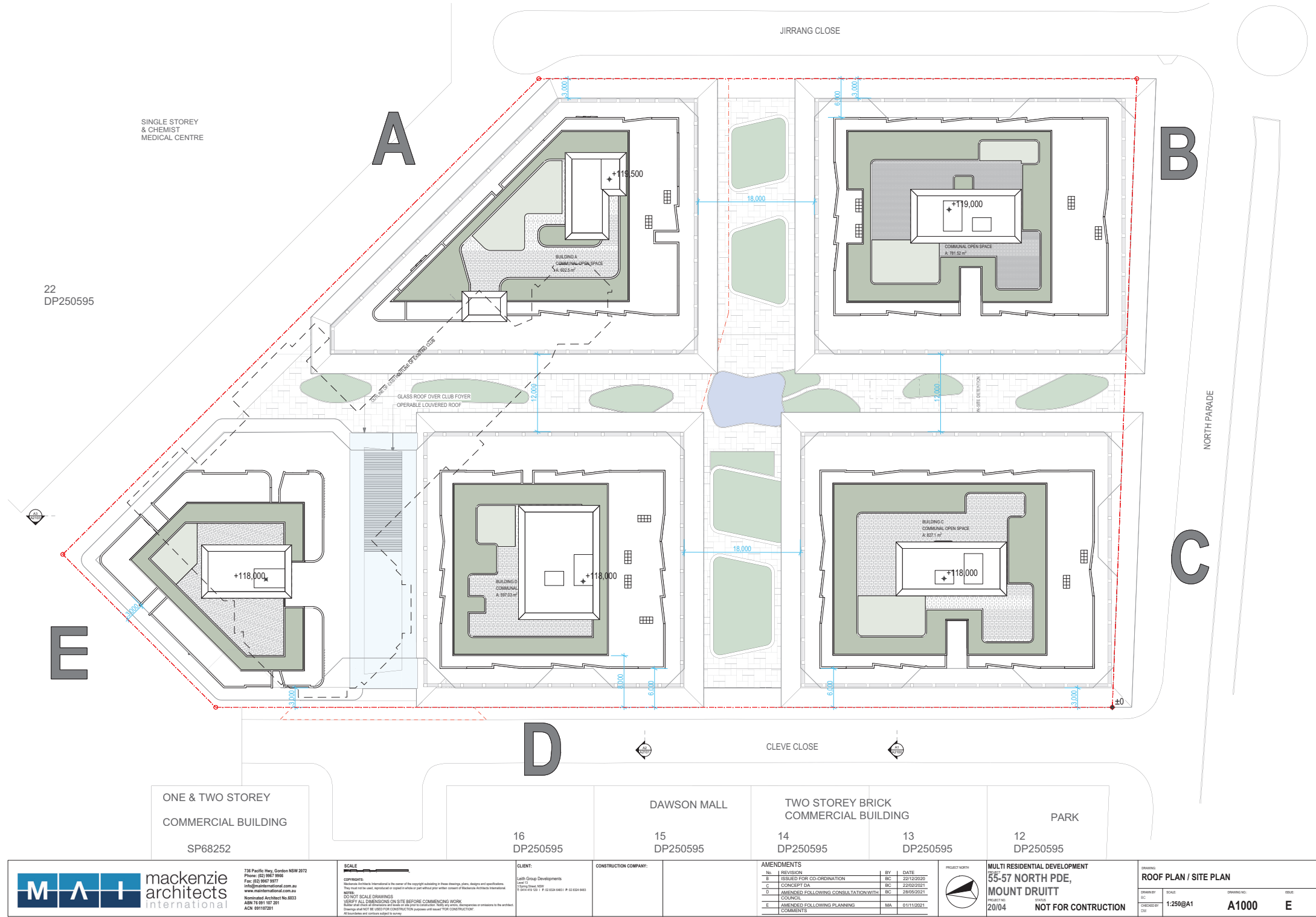
BUILDING ENVELOPE - SOUTH ELEVATION



C D E
BUILDING ENVELOPE - 01 SECTION



C B
BUILDING ENVELOPE - 02 SECTION



M

A

I

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Northmead, Australia No. 6033

ABN 76 991 107 201

ACN 69187201

SCALE

1:250

1:500

1:1000

NOTES

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

Drawings shall NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

All dimensions and positions subject to survey.

CLIENT:

Leah Group Developments

Level 13

220/120/2020

T: 0414 419 123 F: 02 8234 8462 P: 02 8234 8463

CONSTRUCTION COMPANY:

AMENDMENTS

No.	REVISION	BY	DATE
B	REVISED FOR CO-ORDINATION	BC	22/12/2020
C	CONCEPT DA	BC	22/02/2021
D	AMENDED FOLLOWING CONSULTATION WITH	BC	28/05/2021
E	COUNCIL	MA	01/11/2021
	AMENDED FOLLOWING PLANNING		
	COMMENTS		

PROJECT NORTH

MULTI RESIDENTIAL DEVELOPMENT

55-57 NORTH PDE,

MOUNT DRUITT

PROJECT NO. 20/04

STATUS NOT FOR CONSTRUCTION

DRAWING

ROOF PLAN / SITE PLAN

DRAWN BY BC

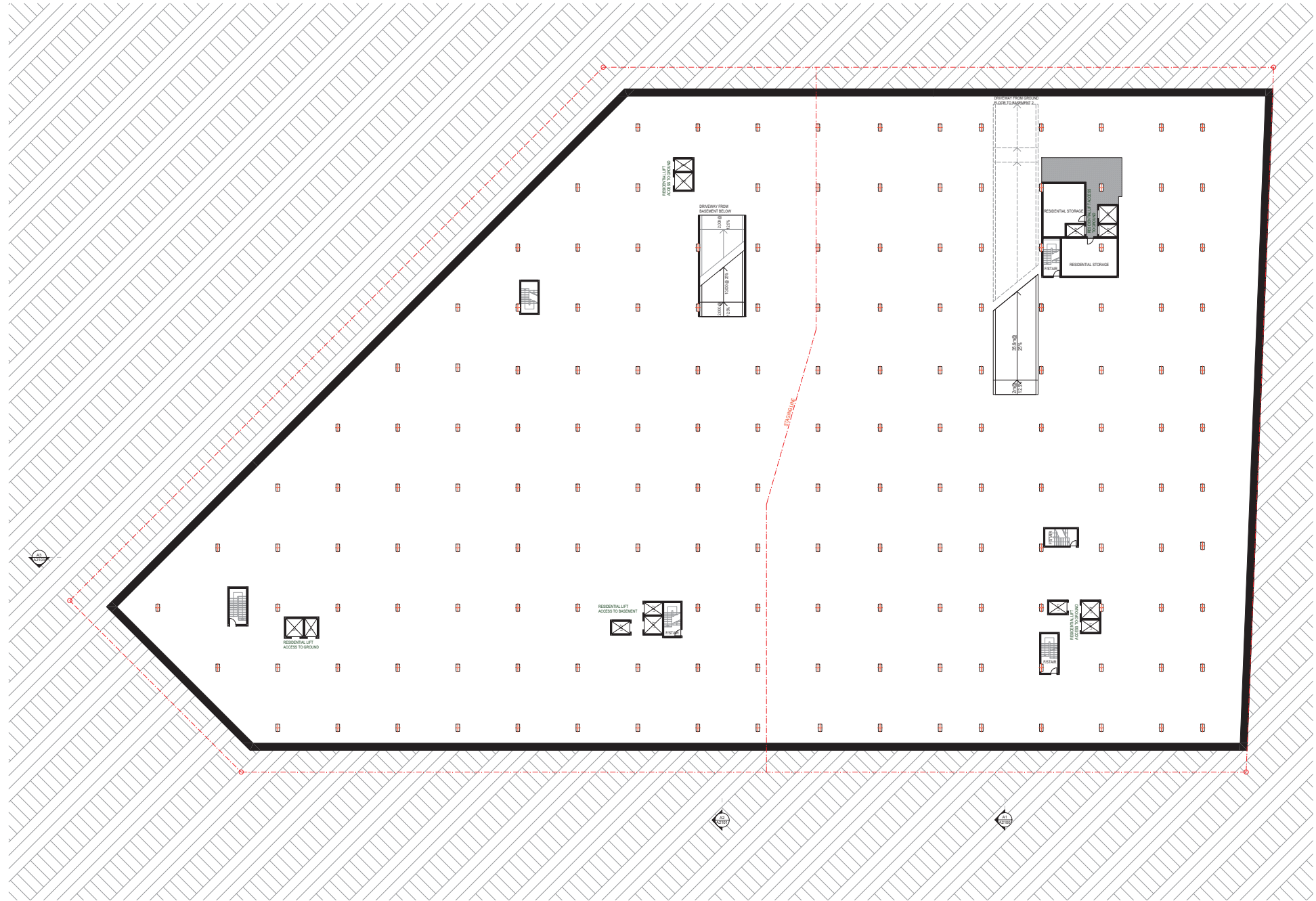
CHECKED BY DM

SCALE 1:250@A1

DRAWING NO. A1000

ISSUE E





22
DP250595

SINGLE STOREY
& CHEMIST
MEDICAL CENTRE

ONE & TWO STOREY
COMMERCIAL BUILDING

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING

PARK



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www.maininternational.com.au
Nominated Architect No.6033
ABN 76 091 107 201
ACN 091107201

SCALE

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VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION
 Builder shall check all dimensions and levels on site prior to construction.
 Drawings shall NOT BE USED FOR CONSTRUCTION.

CLIENT:
Leith Group Developments
Level 13
3 Spring Street, NSW
T: 0414 413 129 | F: 02 8324 6483 | P: 02 8324 6483

CONSTRUCTION COMPANY:

AMENDMENTS

No.	REVISION	BY	DATE
B	ISSUED FOR CO-ORDINATION	BC	22/12/2020
C	CONCEPT DA	BC	22/02/2021
D	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021
E	AMENDED FOLLOWING PLANNING COMMENTS	MA	01/11/2021



**MULTI RESIDENTIAL DEVELOPMENT
PROJECT
55-57 NORTH PDE,
MOUNT DRUITT**

STATUS
NOT FOR CONSTRUCTION

DRAWING:
GROUND FLOOR PLAN

DRAWN BY BC	SCALE: 1:250@A1	DRAWING NO.: A1003	ISSUE: E
CHECKED BY DM			

TYPICAL UNIT BREAKDOWN			
UNIT No.	BEDROOMS	AREA (m ²)	POS (AREA m ²)
A301	2 BED	78.21	12.09
A302	1 BED	50.16	8.17
A303	1 BED	50.03	8.01
A304	1 BED	50.12	8.05
A305	2 BED	79.87	10.26
A306	2 BED	79.63	10.05
A307	1 BED	50.67	8.57
A308	2 BED	75.35	10.03
A309	2 BED	76.52	11.01
A310	2 BED	75.17	11.05
B301	1 BED + ST	66.38	9.51
B302	2 BED	73.07	10.12
B303	2 BED	76.99	10.23
B304	2 BED	76.96	10.10
B305	2 BED	72.84	10.01
B306	2 BED	77.26	11.68
B307	2 BED	77.26	11.68
B308	3 BED	116.78	13.33
B309	2 BED	77.26	10.58
B310	3 BED	117.72	12.67
B311	1 BED + ST	66.38	9.52
C301	1 BED + ST	66.38	9.51
C302	2 BED	73.07	10.12
C303	2 BED	76.99	10.23
C304	2 BED	76.96	10.10
C305	2 BED	72.84	10.01
C306	2 BED	77.26	11.56
C307	2 BED	77.26	11.60
C308	3 BED	116.76	13.29
C309	2 BED	77.26	10.58
C310	3 BED	117.72	12.67
C311	1 BED + ST	64.87	9.52
D301	1 BED	59.05	9.47
D302	2 BED	73.18	10.04
D303	2 BED	77.24	10.53
D304	2 BED	77.24	10.53
D305	2 BED	73.45	10.08
D306	2 BED	75.52	12.15
D307	2 BED	73.45	10.12
D308	2 BED	77.28	10.35
D309	2 BED	77.28	10.43
D310	2 BED	73.42	10.12
E301	2 BED	80.56	15.27
E302	2 BED	78.76	10.01
E303	2 BED	77.18	10.44
E304	3 BED	95.36	12.50
E305	2 BED	75.15	10.09
E306	3 BED	95.23	12.05
E307	2 BED	78.81	12.66

SINGLE STOREY
& CHEMIST
MEDICAL CENTRE

E

A

B

C

D

ONE & TWO STOREY
COMMERCIAL BUILDING

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING

JIRANG CLOSE

NORTH PARADE

CLEVE CLOSE



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Nominated Architect No. 6933
ABN 76 891 107 201
ACN 691167261

SCALE



NOTES:
1. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
4. DIMENSIONS AND POSITIONS SUBJECT TO VARIATION.

CLIENT:

Leath Group Developments
Level 13
225/226 Cleveland Street
T: 0414 419 123 F: 02 8234 8862 P: 02 8234 8863

CONSTRUCTION COMPANY:

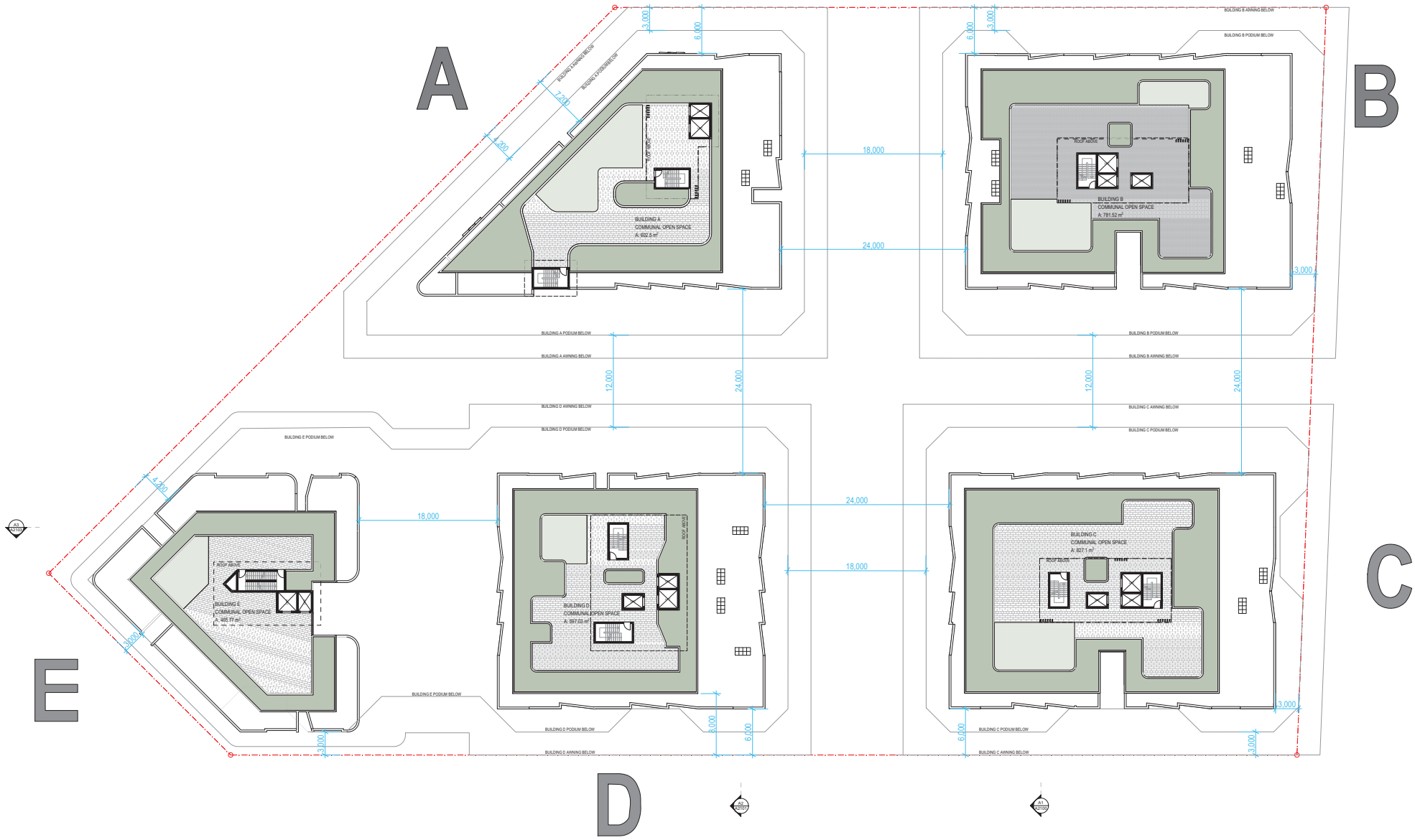
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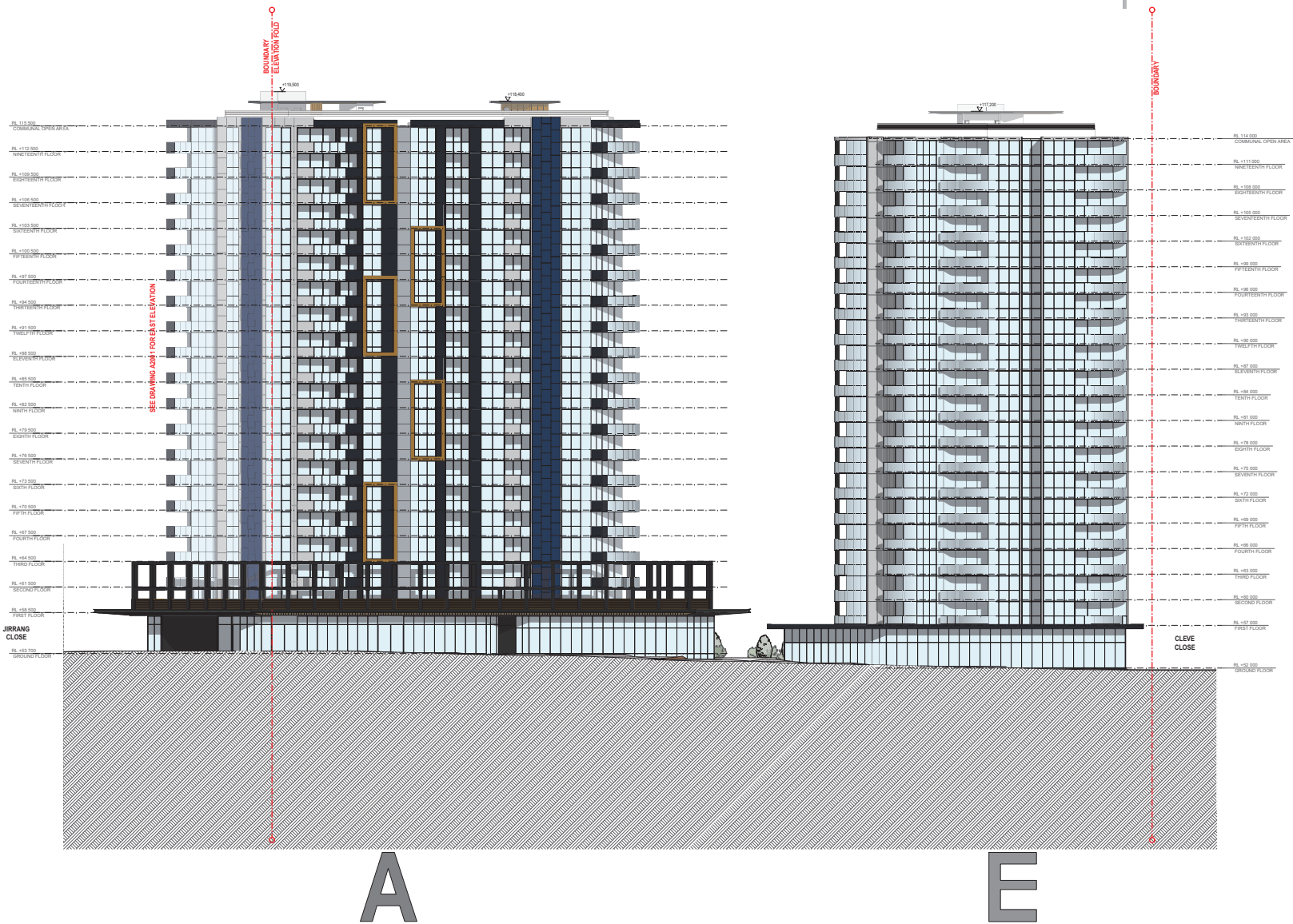
No.	REVISION	BY	DATE
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B	CONCEPT DA	BC	23/12/2020
C	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021
D	AMENDED FOLLOWING PLANNING COMMENTS	MA	01/11/2021

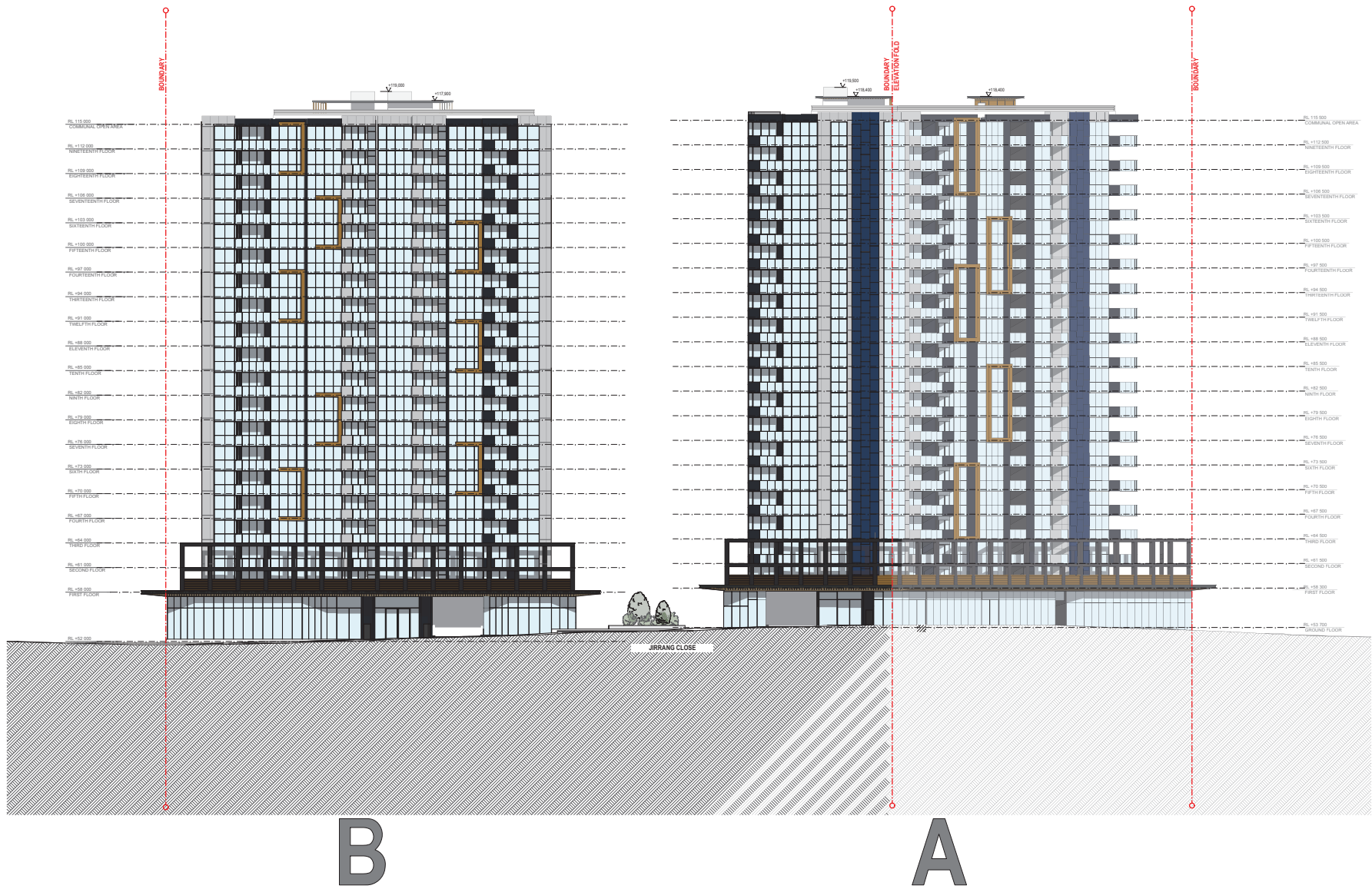


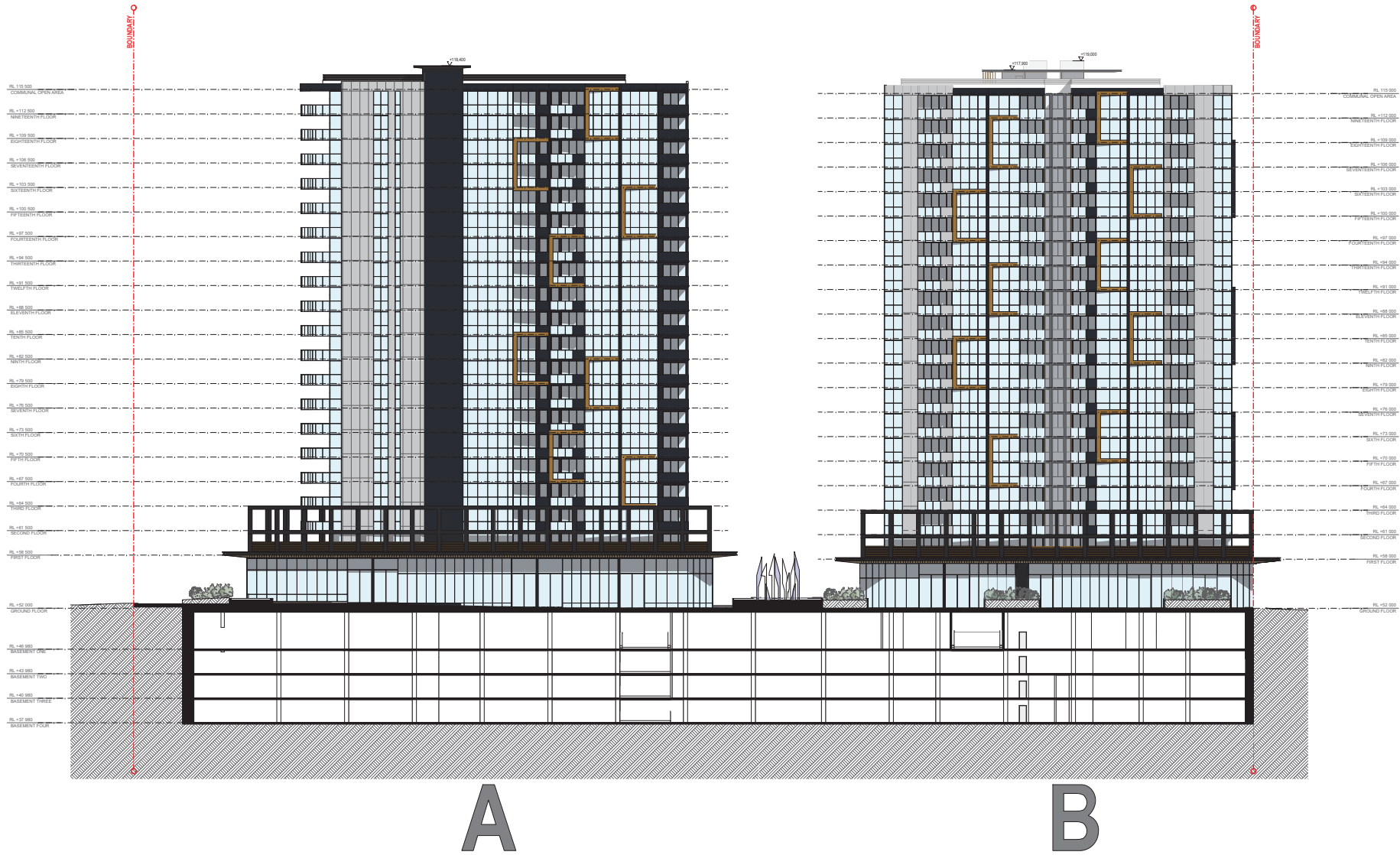
PROJECT NO: 20/04
55-57 NORTH PDE,
MOUNT DRUITT
NOT FOR CONSTRUCTION

DRAWING: TYPICAL FLOOR PLAN (1ST TO 19TH)
DRAWN BY: DM
CHECKED BY: DM
SCALE: 1:250@A1
DRAWING NO: A1004
ISSUE: D



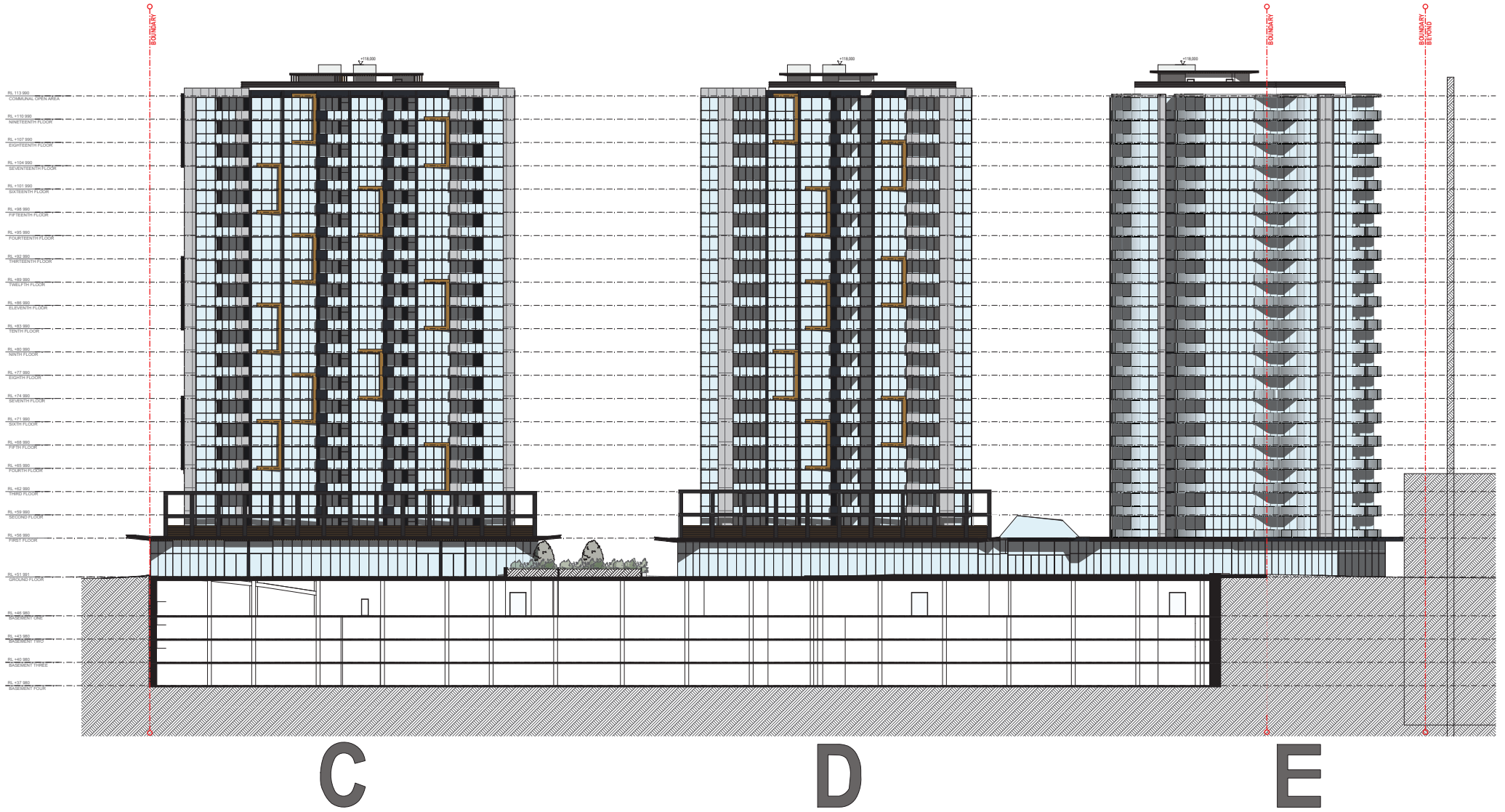


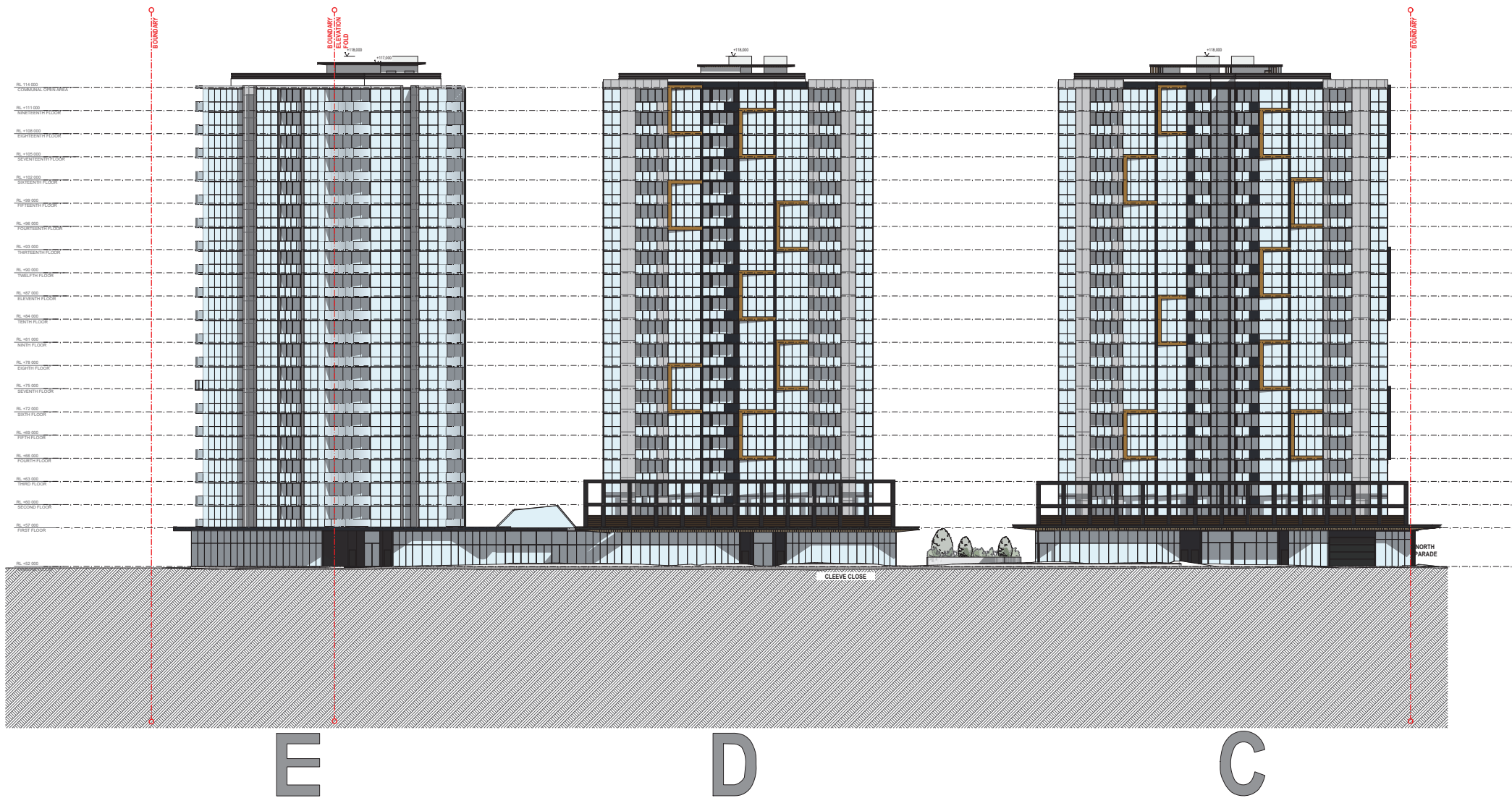


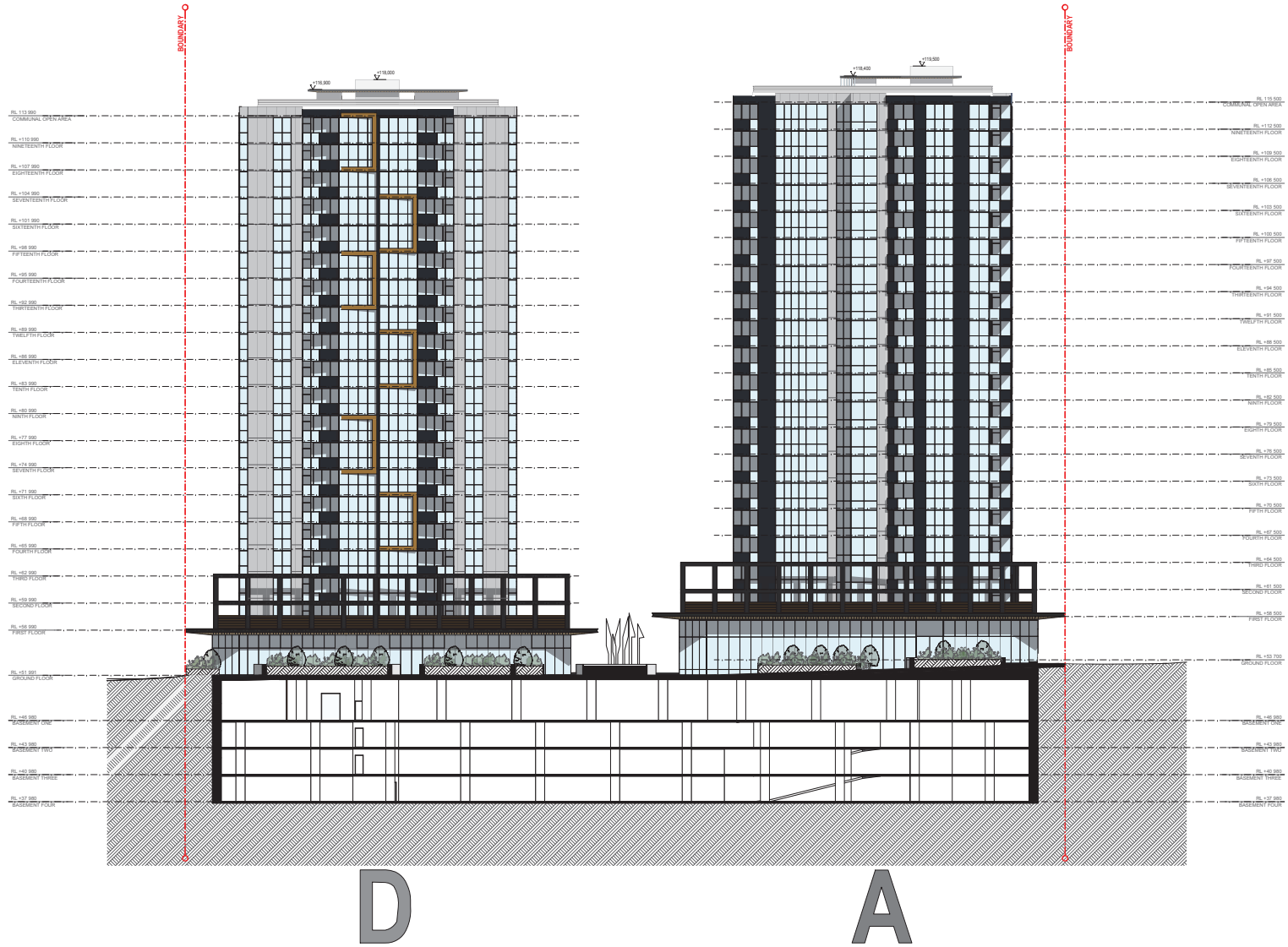


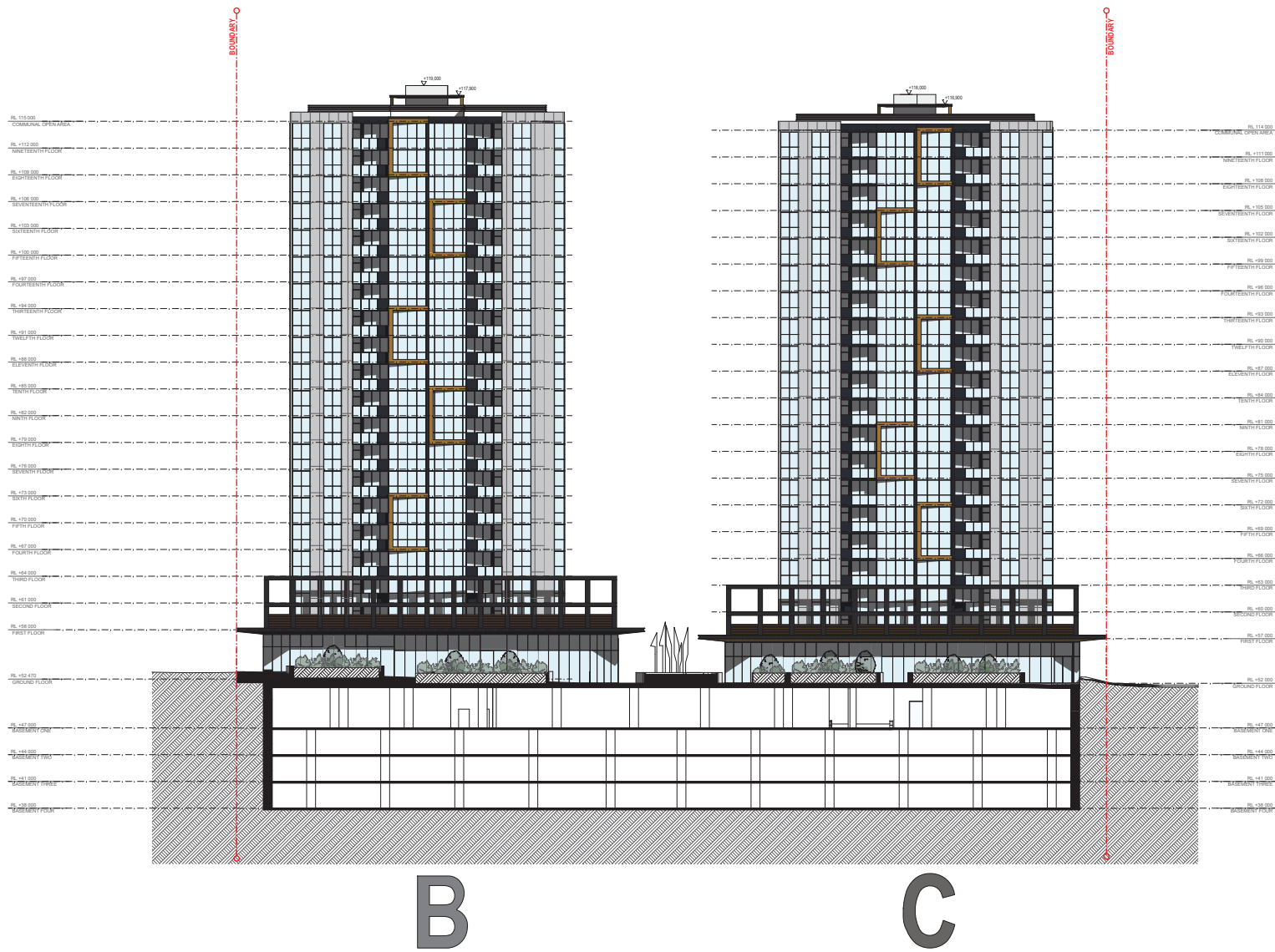
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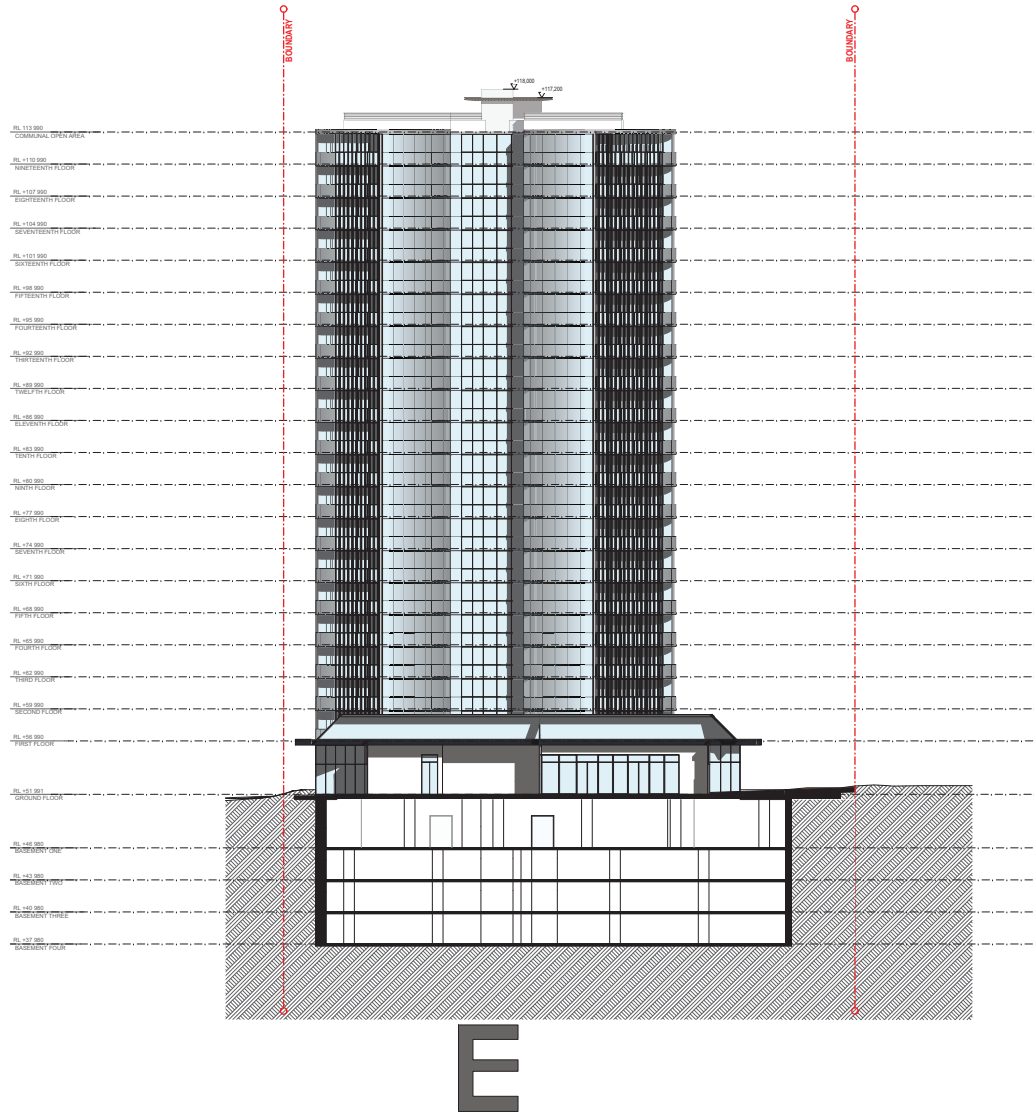


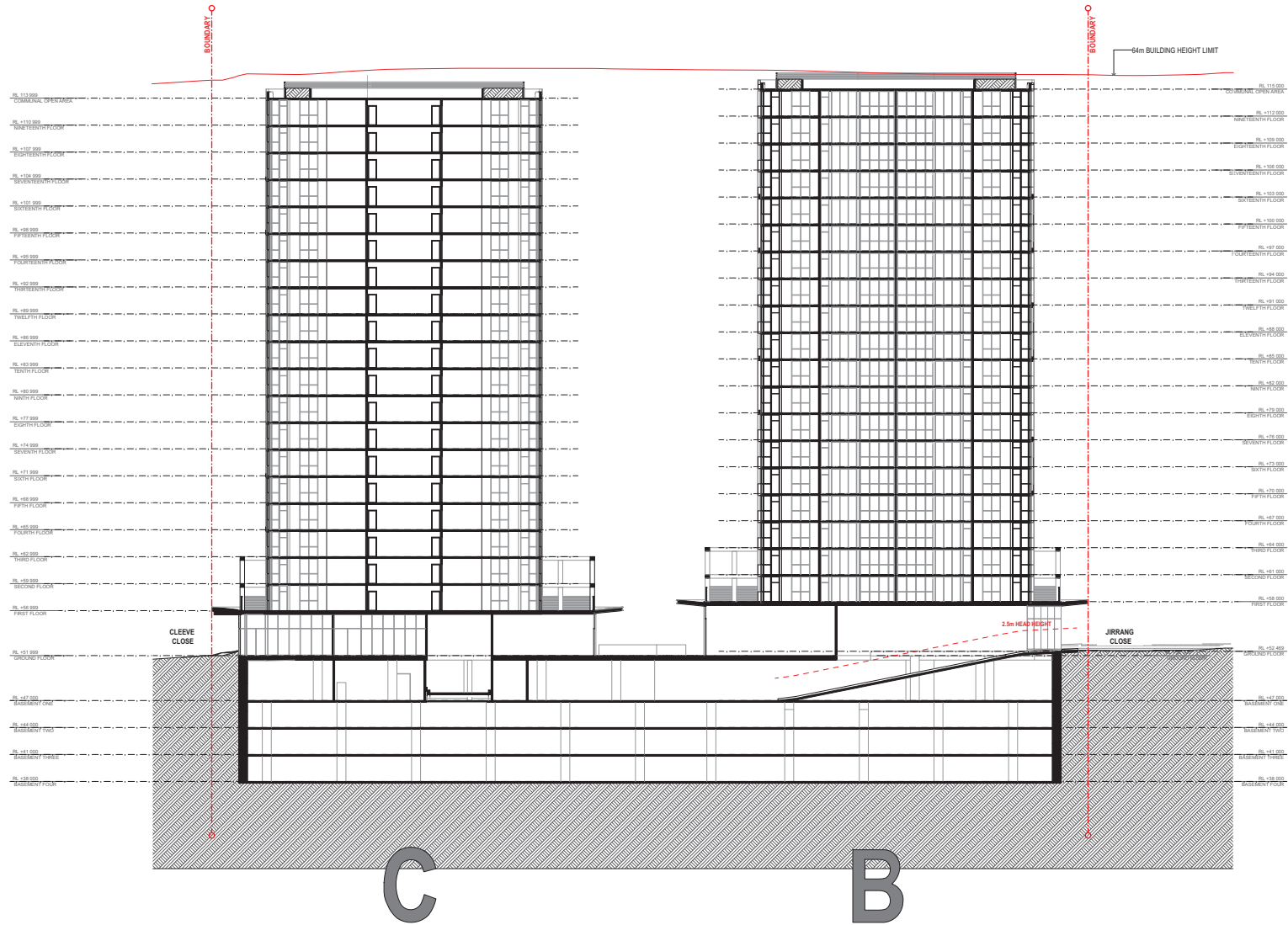




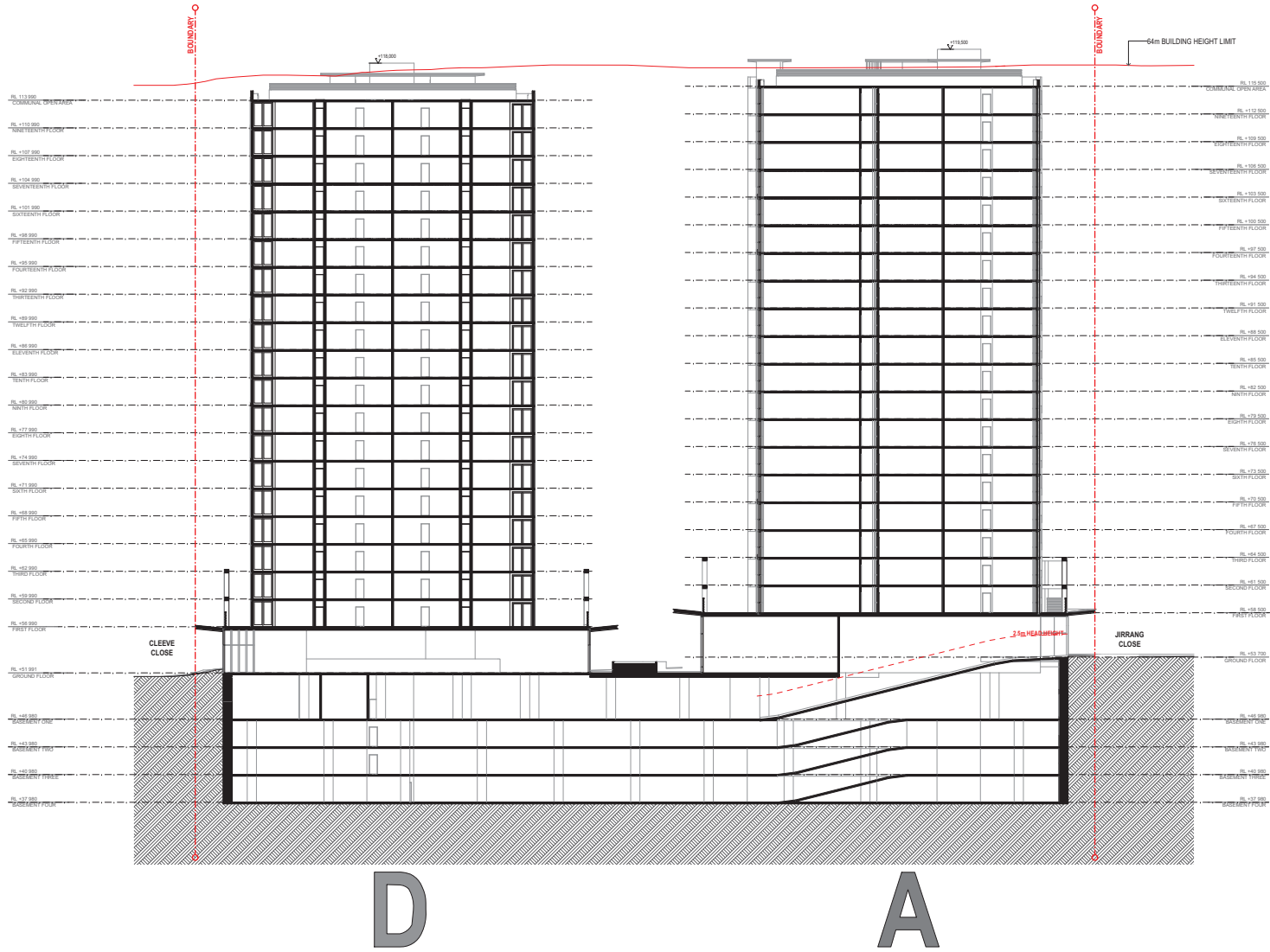
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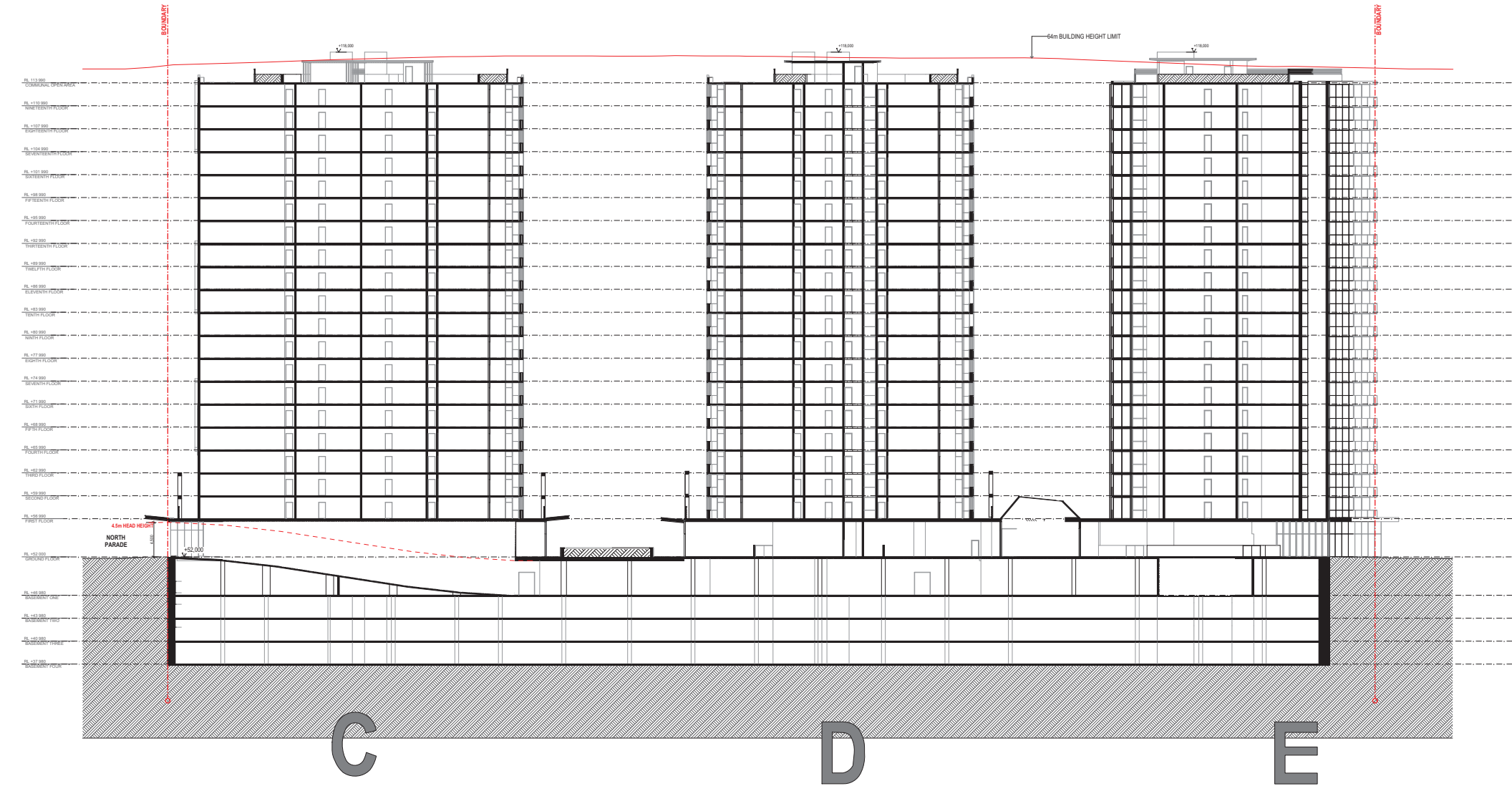


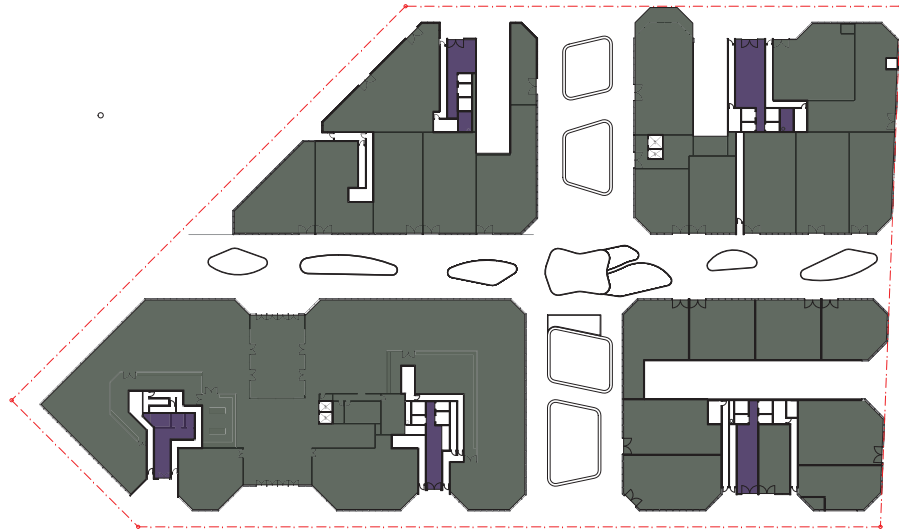


SK2/11/2021/A2100 1:250@A1
55-57 NORTH PDE MOUNT DRUITT
PRELIMINARY SECTION A1
FOR CONCEPT DEVELOPMENT APPLICATION

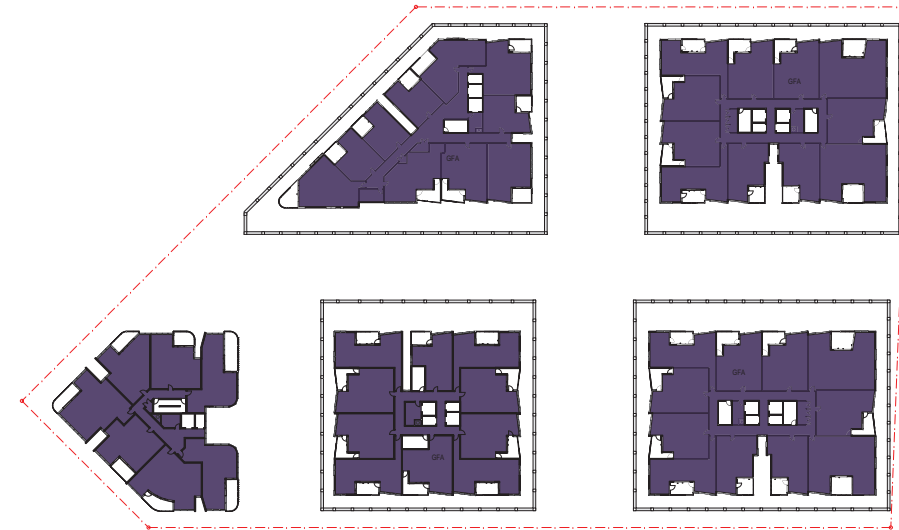


SK2/11/2021/A2101 1:250@A1
55-57 NORTH PDE MOUNT DRUITT
PRELIMINARY SECTION A2
FOR CONCEPT DEVELOPMENT APPLICATION





GROUND FLOOR

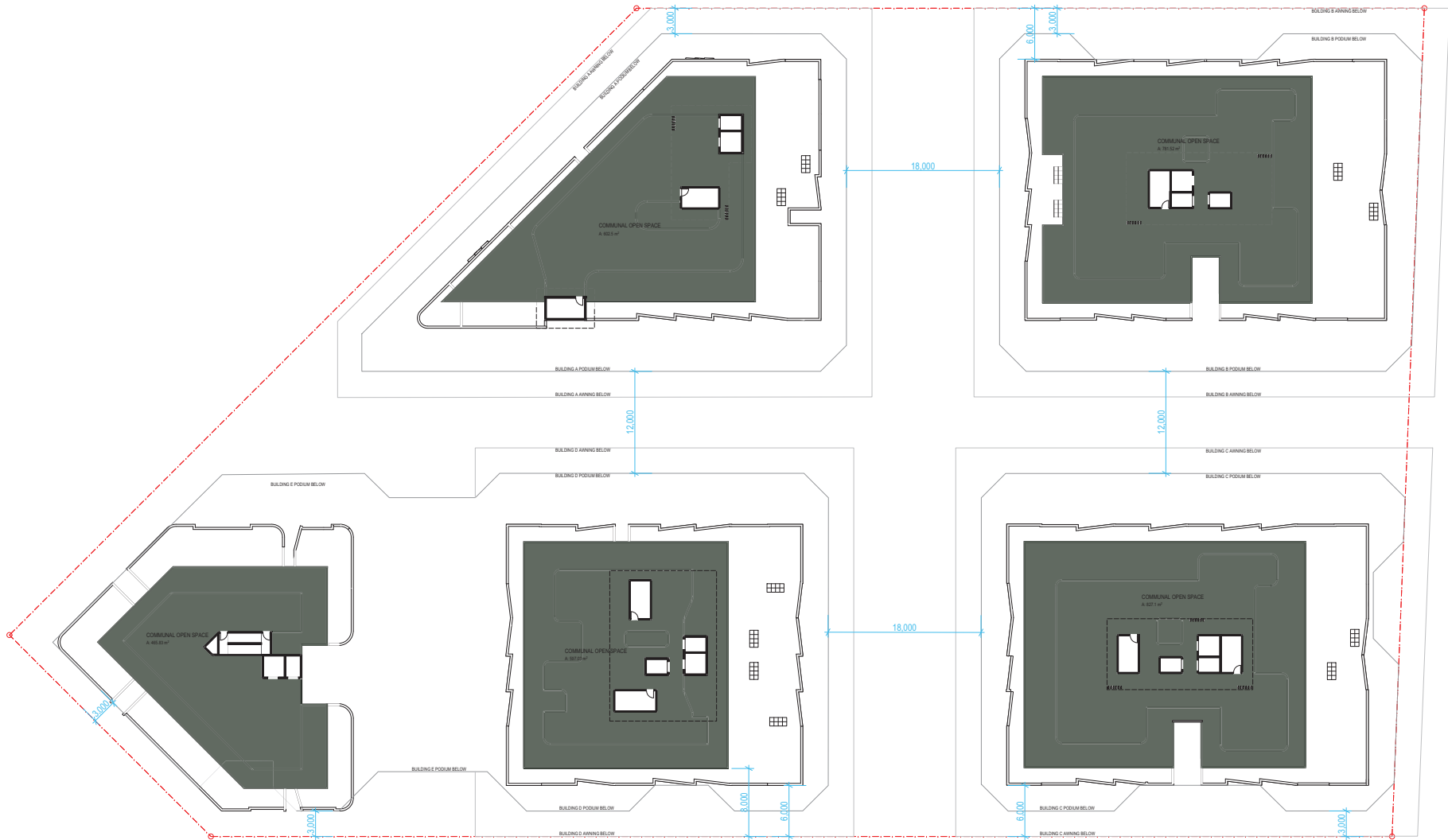


TYPICAL FLOOR

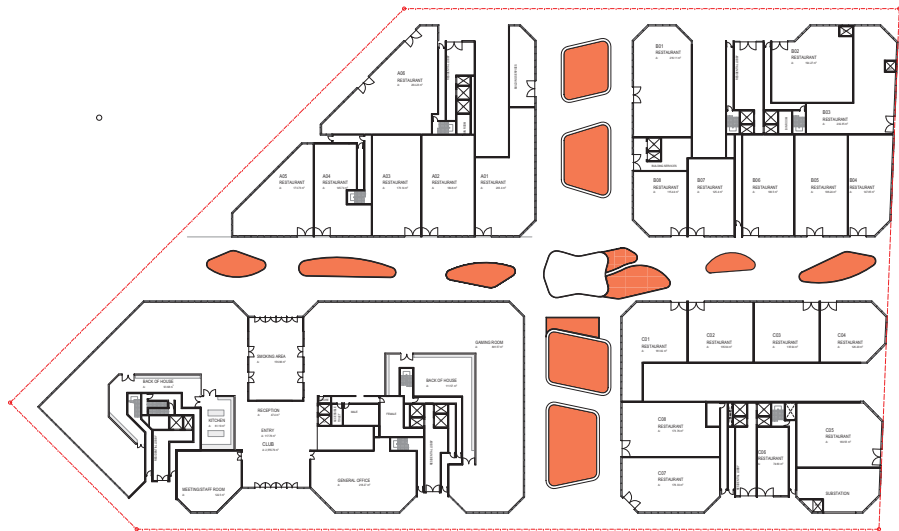
RESIDENTIAL GROSS FLOOR AREAS		RESIDENTIAL GROSS FLOOR AREAS	
	AREA (m2)		AREA (m2)
GROUND FLOOR		ELEVENTH FLOOR	
BUILDING A	67.55	BUILDING A	819.34
BUILDING B	87.08	BUILDING B	1,034.55
BUILDING C	57.07	BUILDING C	1,034.64
BUILDING D	41.73	BUILDING D	829.25
BUILDING E	59.90	BUILDING E	666.68
FIRST FLOOR		TWELFTH 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
SECOND FLOOR		THIRTEEN 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
THIRD FLOOR		FOURTEEN 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
FOURTH FLOOR		FIFTEEN 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 FLOOR		SIXTEEN 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 FLOOR		SEVENTEEN 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
SEVENTH FLOOR		EIGHTEEN 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
EIGHTH FLOOR		NINETEEN 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
NINTH FLOOR			
BUILDING A	819.34		
BUILDING B	1,034.55		
BUILDING C	1,034.64		
BUILDING D	829.25		
BUILDING E	666.68		
TENTH FLOOR			
BUILDING A	819.34		
BUILDING B	1,034.55		
BUILDING C	1,034.64		
BUILDING D	829.25		
BUILDING E	666.68		
		COMMERCIAL GROSS FLOOR AREAS	
		GROUND FLOOR	
		BUILDING A	1,231.40
		BUILDING B	1,561.12
		BUILDING C	1,300.44
		BUILDING D	2,800.09
		BUILDING E	6,633.05 m²

GROSS FLOOR AREA CALCULATIONS	
SITE AREA	13,038.7m²
PROPOSED GFA m²	80,241.12m²
PROPOSED FGR	1:6.9

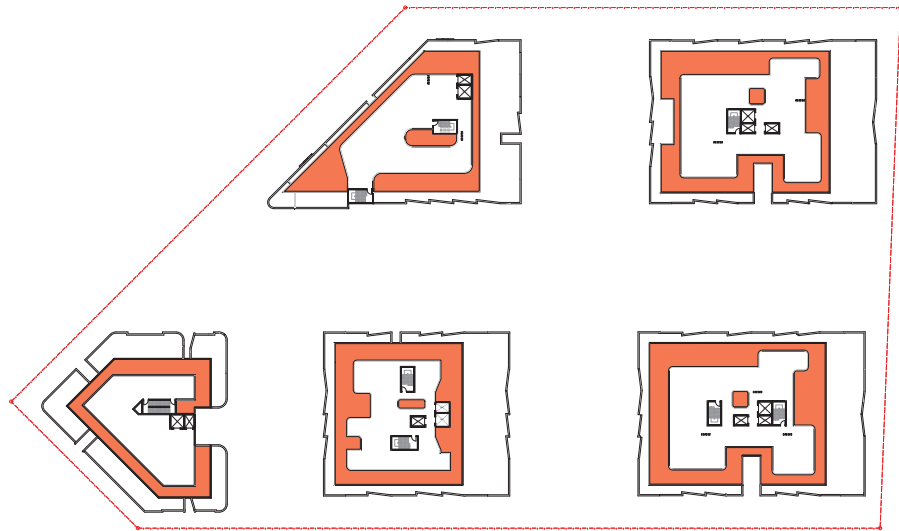
RESIDENTIAL GFA AREAS MEASURED	RESIDENTIAL GFA AREAS MEASURED
COMERCIAL GFA AREAS MEASURED	COMERCIAL GFA AREAS MEASURED



COMMUNAL OPEN SPACE	
Related Zone Name	AREA (m²)
BUILDING A	802.50
BUILDING B	791.52
BUILDING C	827.10
BUILDING D	597.03
BUILDING E	465.83
	3,273.98 m²
COS AREAS MEASURED	
COMMUNAL OPEN SPACE CALCULATIONS	
SITE AREA	13,038.7m²
ADG REQUIRED COS %	25%
ADG REQUIRED COS m²	3,259.7m²
PROPOSED COS m²	3,273.98m²
PROPOSED COS %	25.1%



GROUND FLOOR

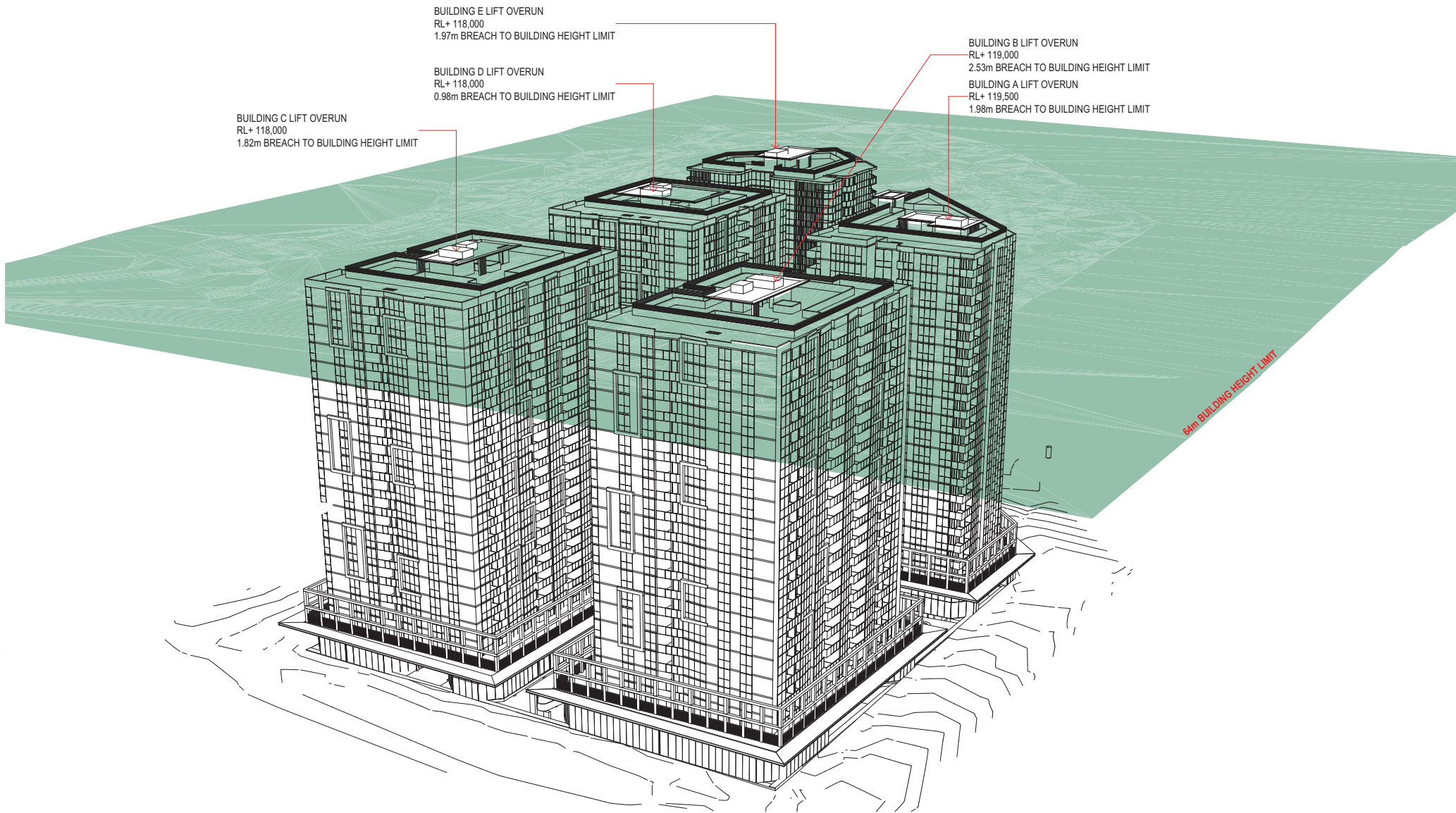


COMMUNAL OPEN SPACE

LANDSCAPE AREAS	
	AREA (m2)
GROUND FLOOR	
PUBLIC DOMAIN	702.78
COMMUNAL OPEN SPACE	
BUILDING A	248.33
BUILDING B	312.61
BUILDING C	361.64
BUILDING D	476.17
	2,101.53 m ²

LANDSCAPED AREAS MEASURED

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



DRAWN BY BC	SCALE:	DRAWING NO.:	ISSUE:
CHECKED BY DM	1:250@A1	A3005	D

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

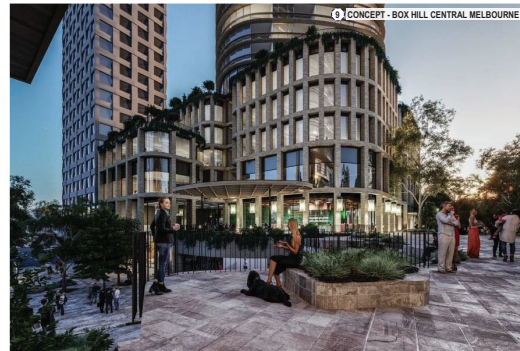
736 Pacific Hwy, Gordon NSW 2072
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maininternational.com.au
www.maininternational.com.au
Nominated Architect No.6033
ABN 76 091 107 201
ACN 091107201

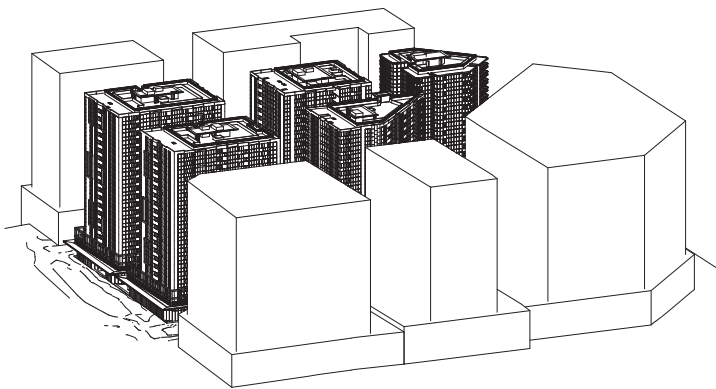
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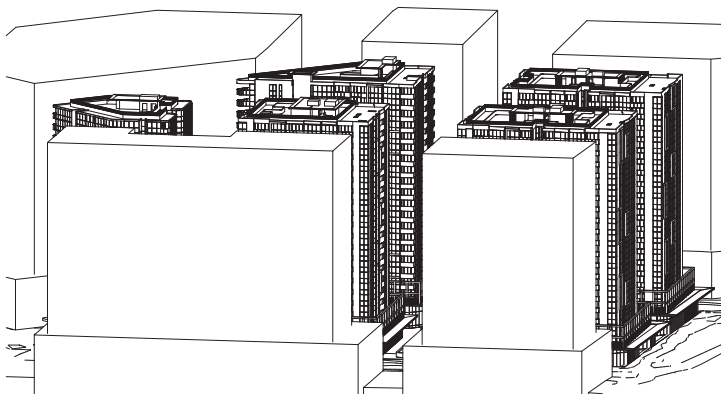
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DRAWN BY BC	SCALE: 1:300@A1	DRAWING NO.: A3007	ISSUE: C
CHECKED BY DM			



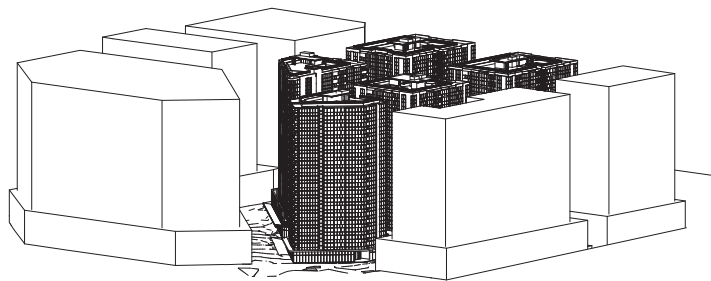
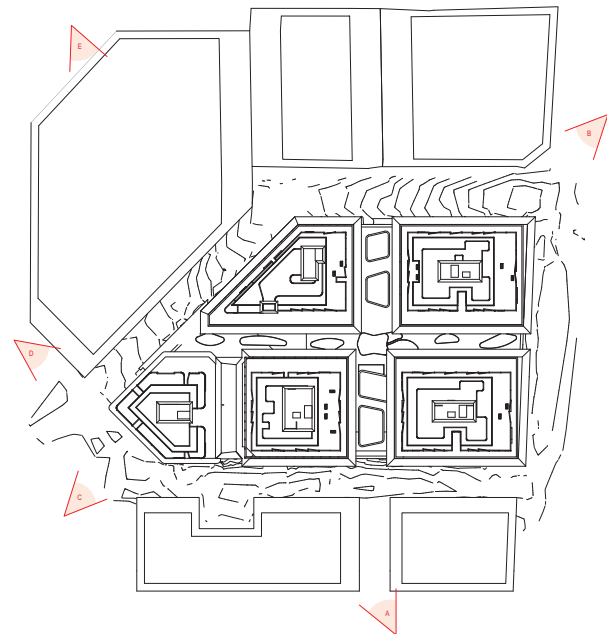




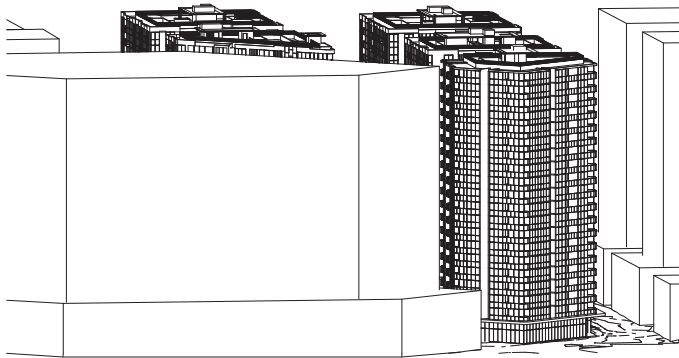
VIEW B



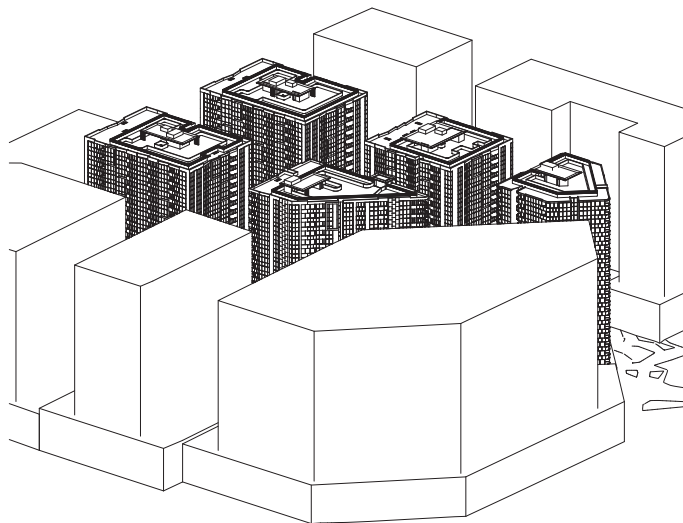
VIEW A



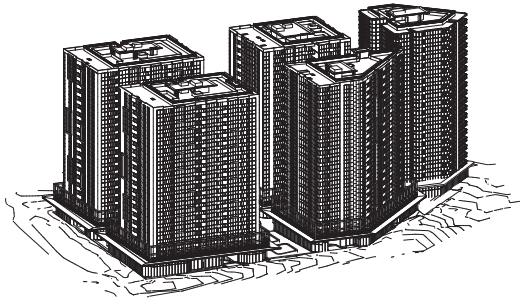
VIEW C



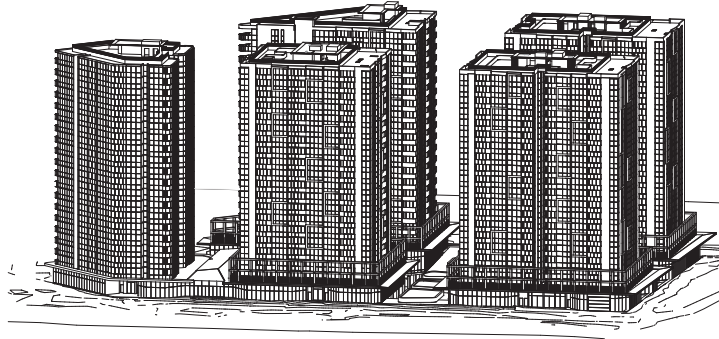
VIEW D



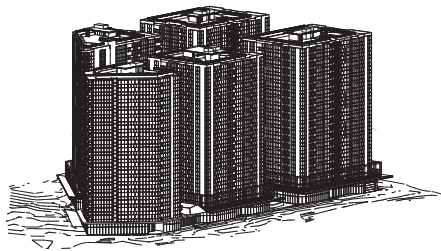
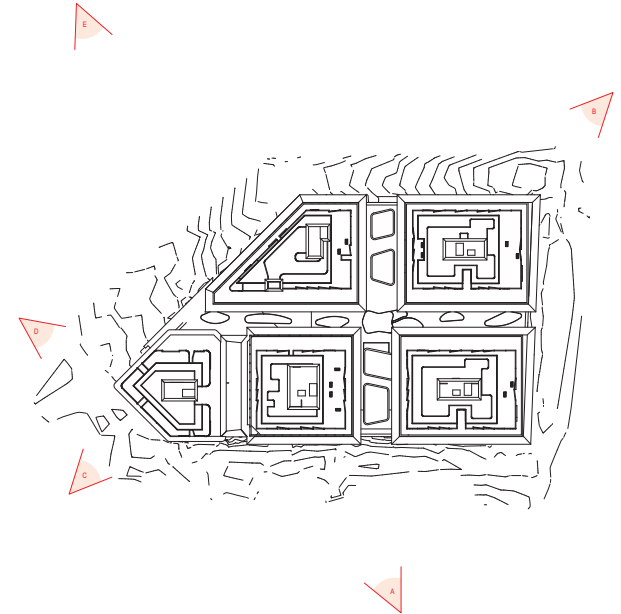
VIEW E



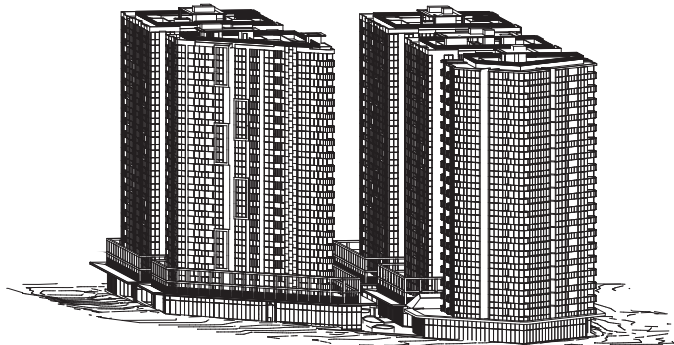
VIEW B



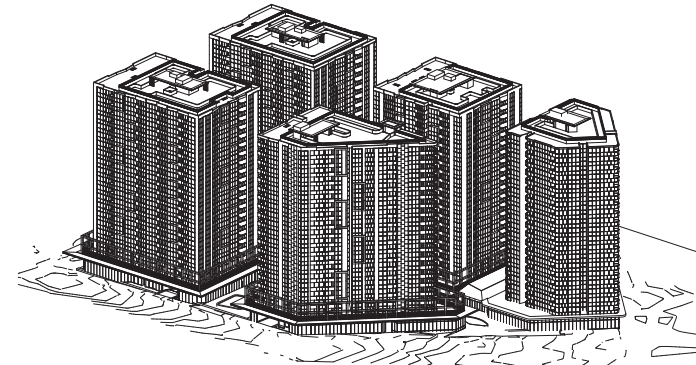
VIEW A



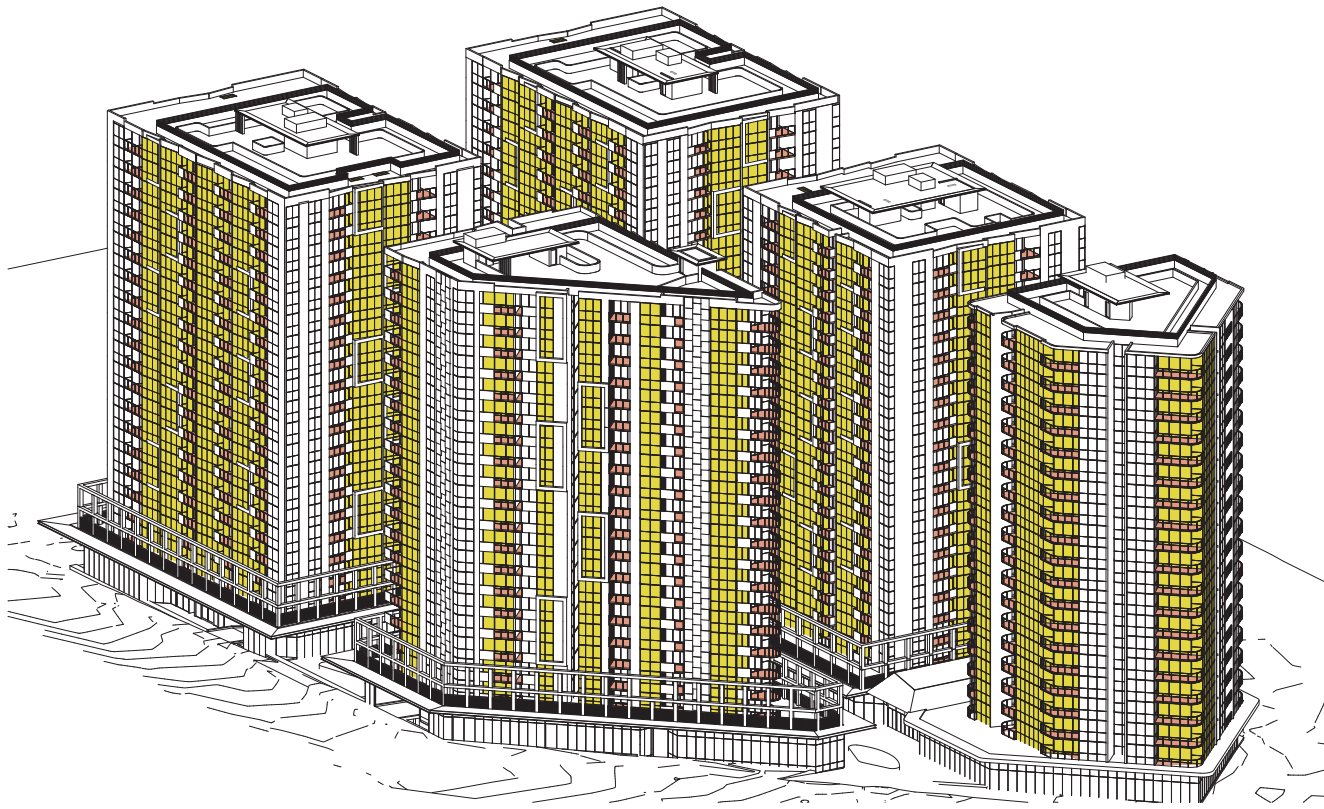
VIEW C



VIEW D



VIEW E

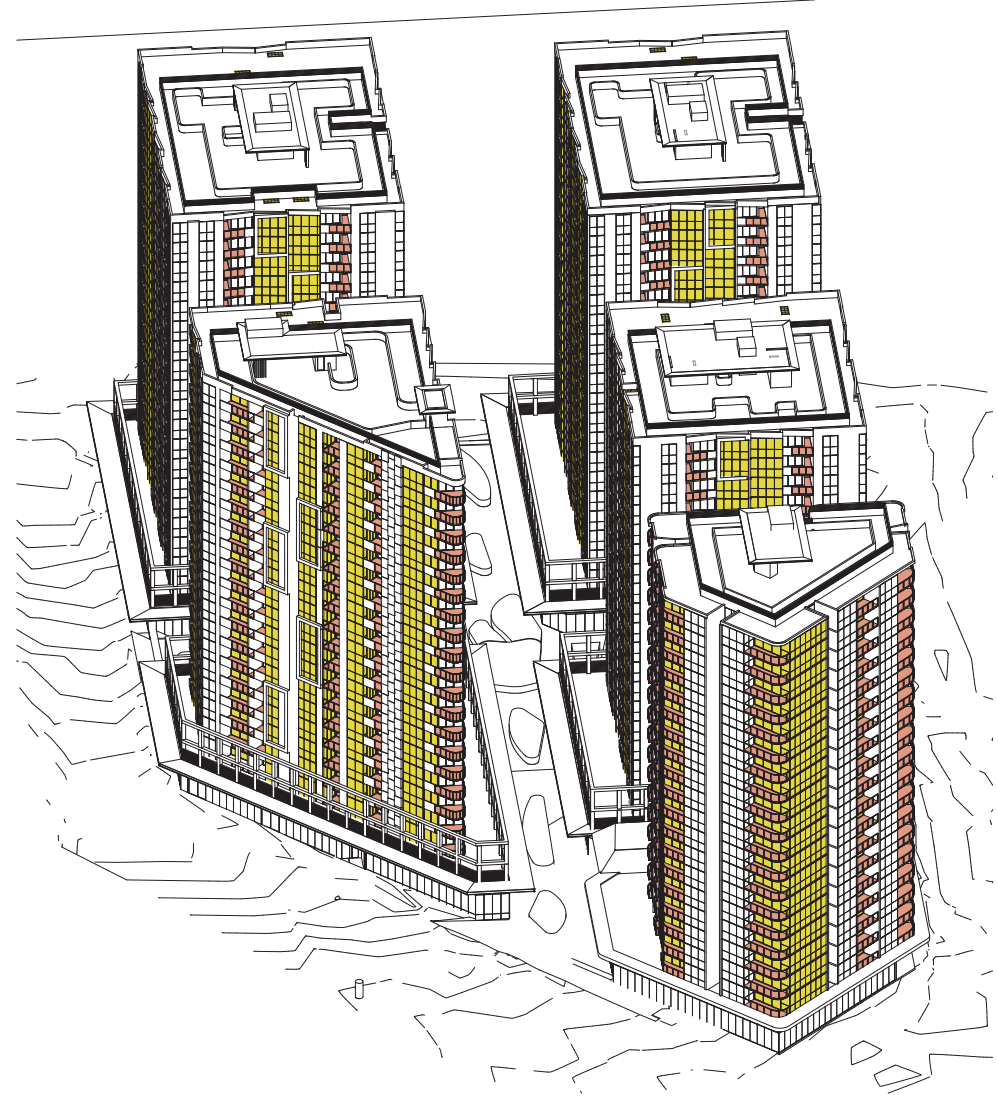
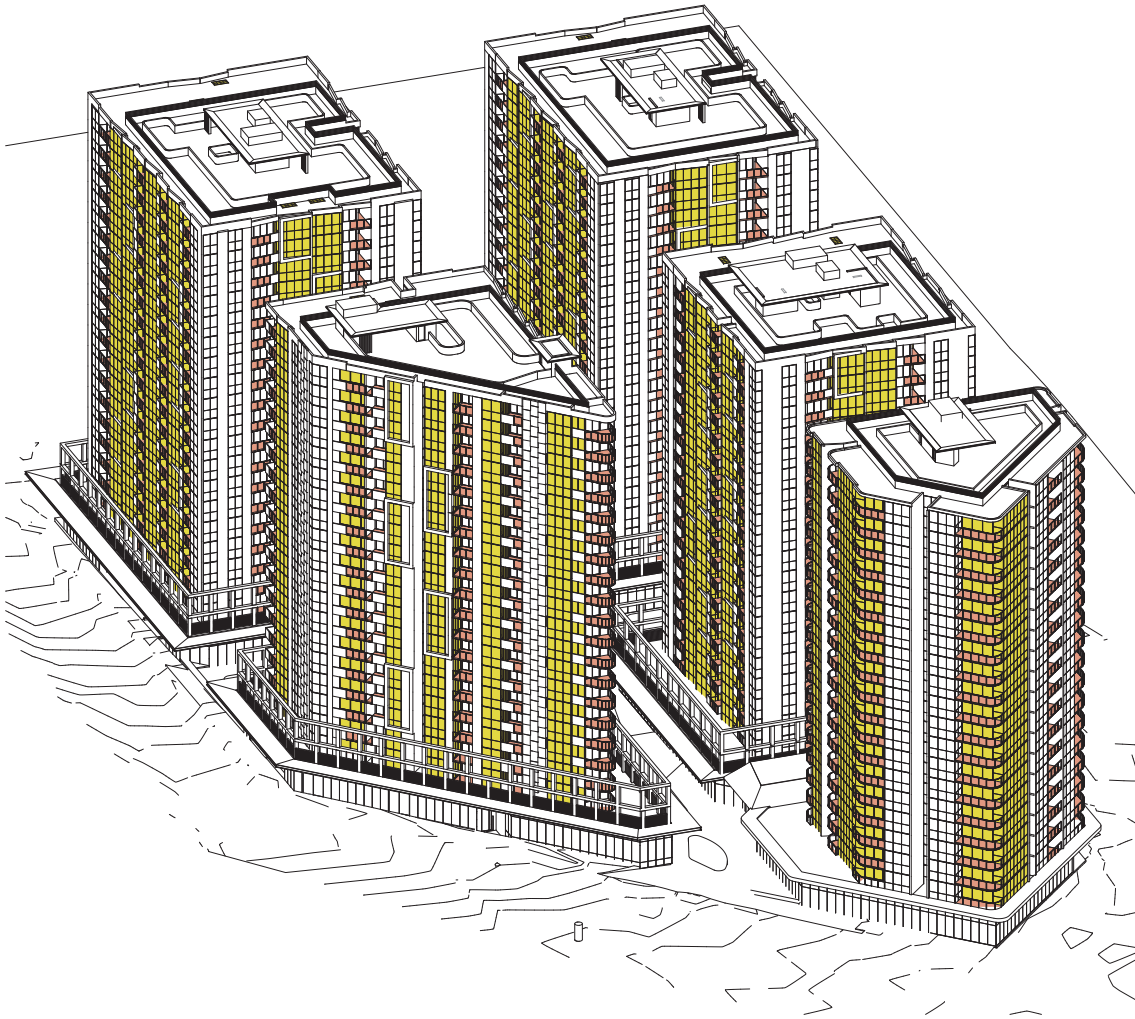


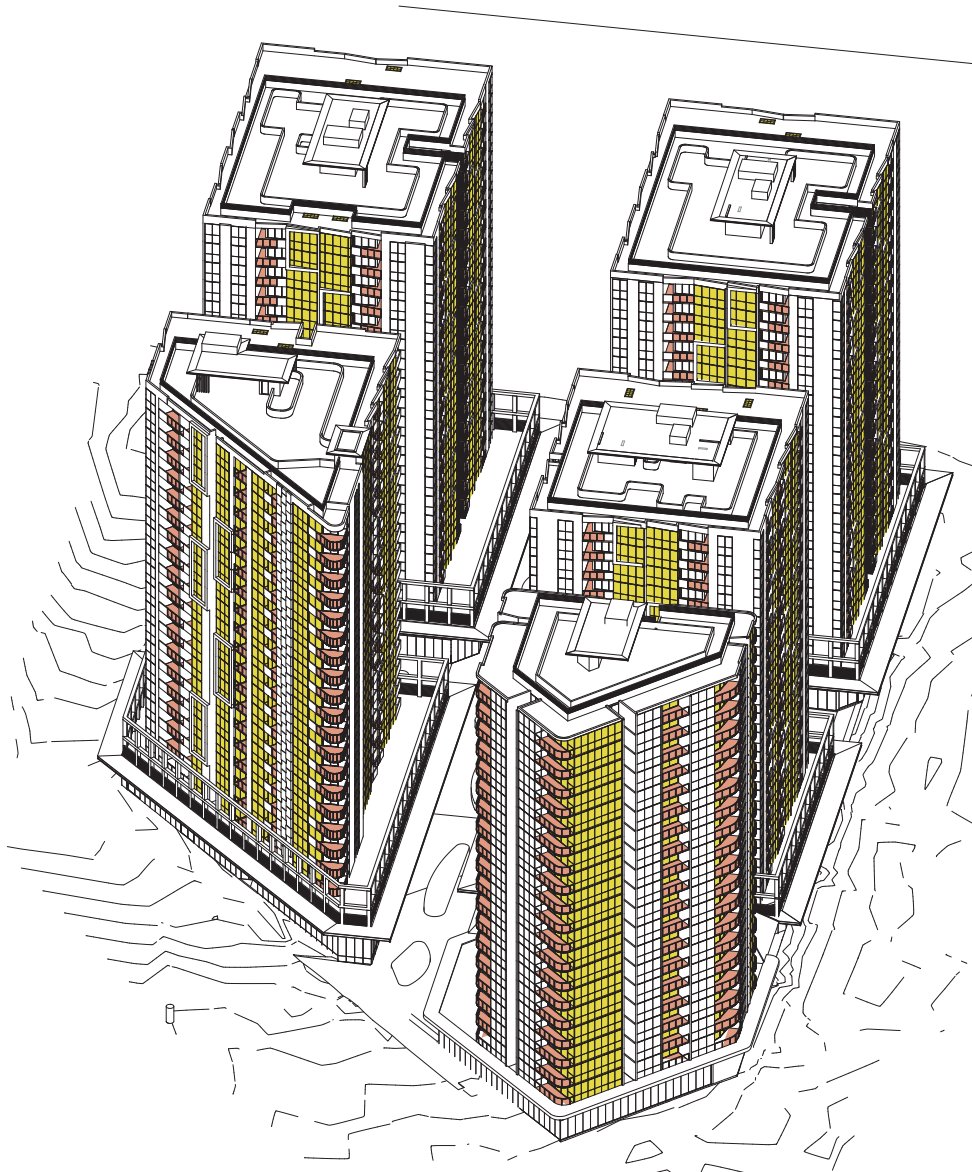
*9am solar access



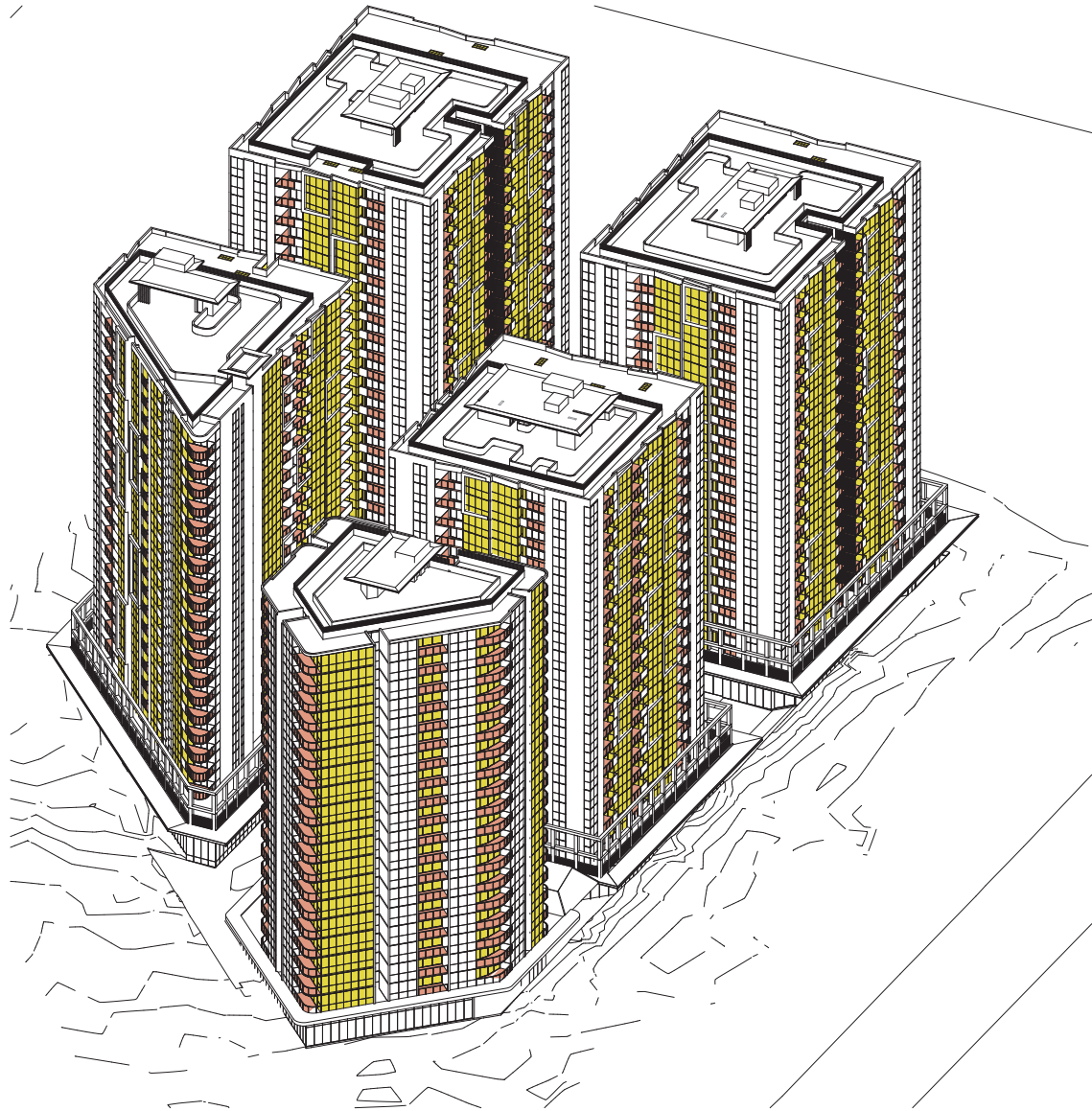
SOLAR ACCESS CALCULATIONS		
TOTAL NUMBER OF UNITS	821	
UNITS TO RECEIVE 2H+ SOLAR ACCESS	653	
UNITS TO RECEIVE 2H+ SOLAR ACCESS %	79%	
UNITS TO RECEIVE 2H+ SOLAR ACCESS	SCORE 2+	
UNITS TO RECEIVE NO SOLAR ACCESS	95	
UNITS TO RECEIVE NO SOLAR ACCESS %	10.2%	
UNITS TO RECEIVE NO SOLAR ACCESS		

* UNITS A1907, B1909, C1909, D1909, D1904, D1902 ACHIEVE SOLAR ACCESS WITH SKYLIGHTS OVER LIVING AREAS AND BALCONIES





*Noon solar access



*1pm solar access



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ABN 76 891 107 201
ACN 69187201

SCALE

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4. All dimensions and positions are subject to survey.

CLIENT:

Lath Group Developments
Level 13
120/121 Street 1000
T: 0414 413 123 F: 02 8234 8862 P: 02 8234 8863

CONSTRUCTION COMPANY:

AMENDMENTS

No.	REVISION	BY	DATE
A	CONCEPT ON	BC	22/12/2020
B	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/03/2021
C	AMENDED FOLLOWING PLANNING	MA	01/11/2021
	COMMENTS		

MULTI RESIDENTIAL DEVELOPMENT

**55-57 NORTH PDE,
MOUNT DRUITT**
PROJECT NO:
20/04

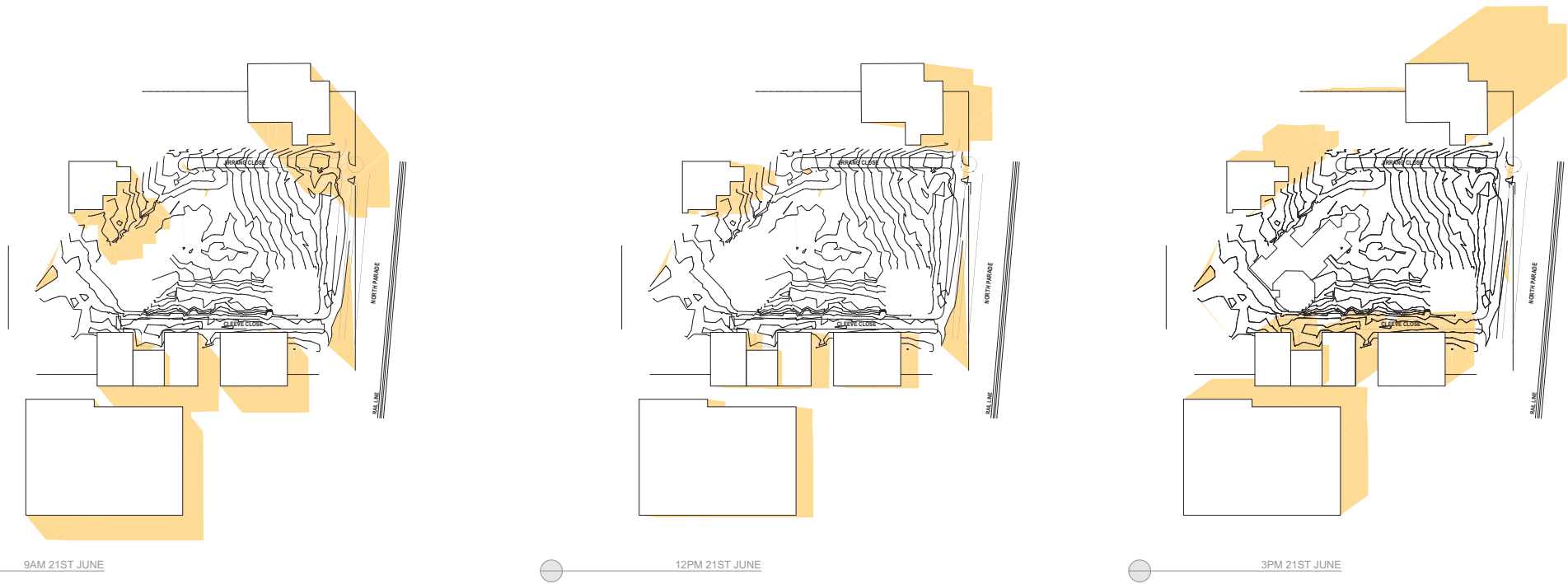
STATUS:
NOT FOR CONSTRUCTION

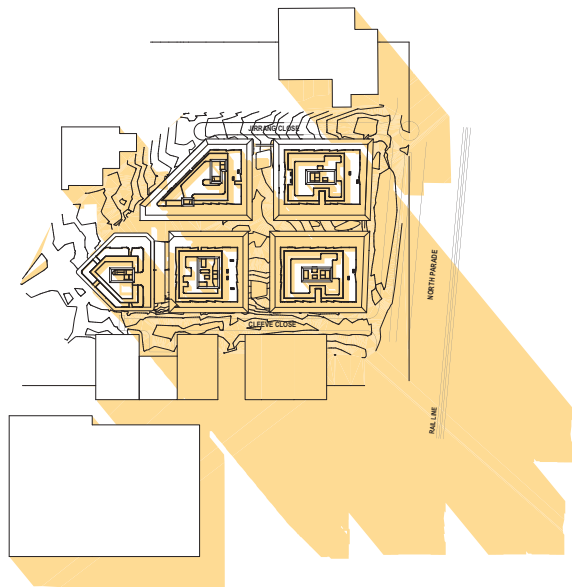
DRAWING

SOLAR DIAGRAM

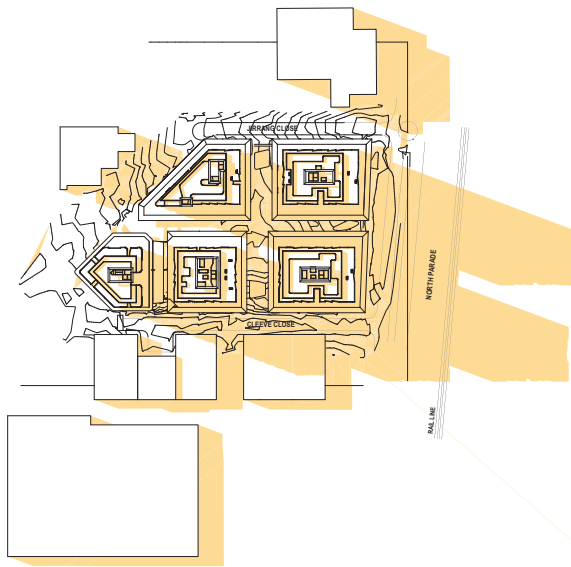
DRAWN BY	SCALE	DRAWING NO.	ISSUE
BC	@A1	A4003	C
CHECKED BY			
DM			

*3pm solar access

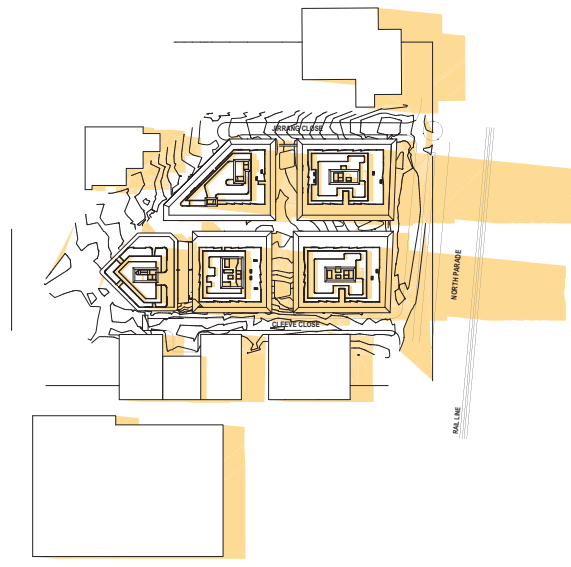




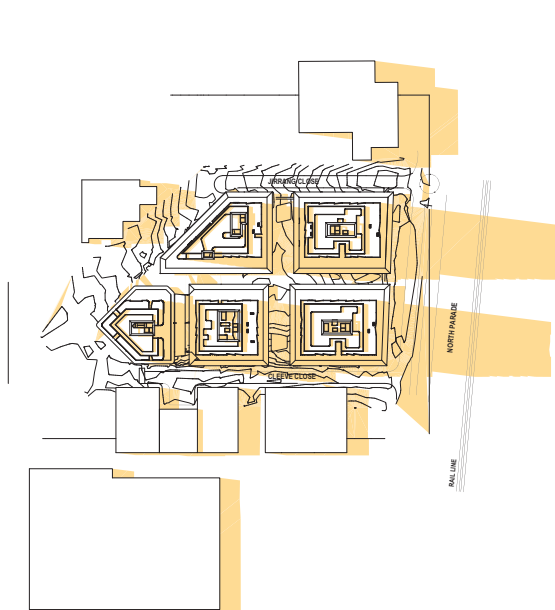
9AM 21ST JUNE



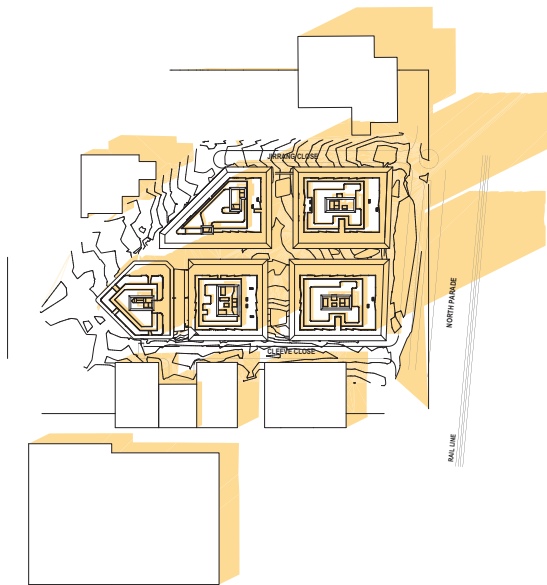
10AM 21ST JUNE



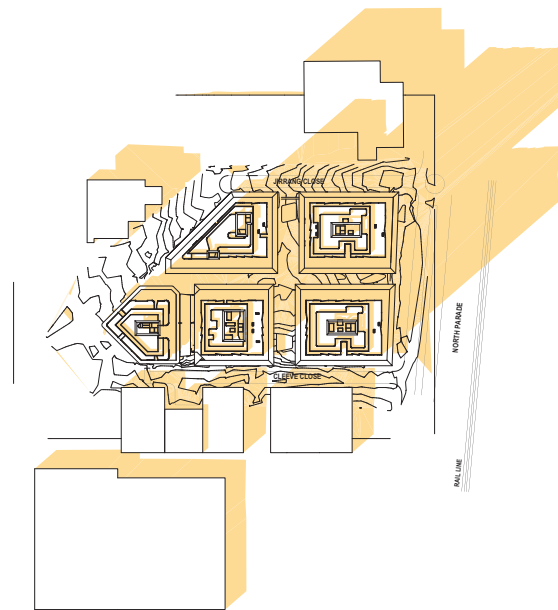
11AM 21ST JUNE



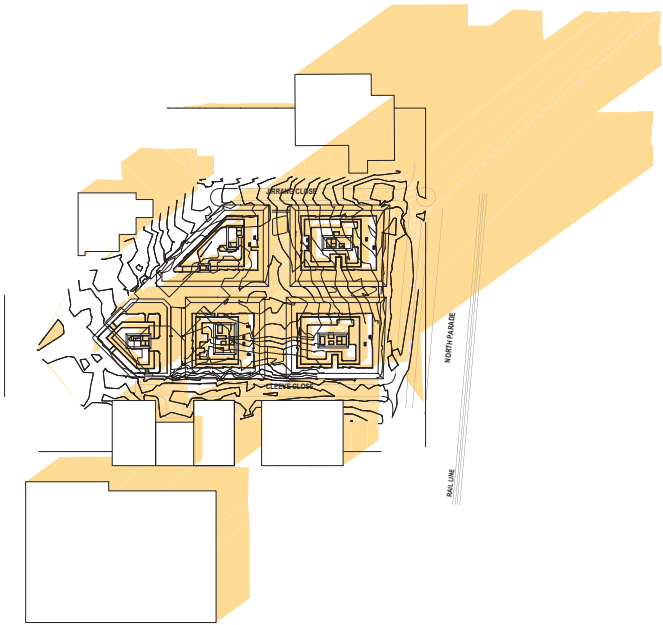
9AM 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE

22
DP250595

SINGLE STOREY
& CHEMIST
MEDICAL CENTRE

EXISTING CLUB TO BE REATINED AND OPERATED
DURING THE STAGE ONE PROCESS

ONE & TWO STOREY
COMMERCIAL BUILDING

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING

PARK

JIRRAWONG CLOSE

RESIDENT DRIVEWAY TO
BASEMENT 2

EXISTING CLUB ACCESS
TO BE RETAINED

+53,700

+52,470

+52,000

BOUNDARY FENCE TO BE INSTALLED AT STAGE 1 DEVELOPMENT

BOUNDARY FENCE TO BE INSTALLED AT STAGE 1 DEVELOPMENT

CLEVE CLOSE

B

NORTH PARADE

C

COMMERCIAL DRIVEWAY
SUITABLE FOR HRV

COMERCIAL BREAKDOWN	
UNIT No.	AREA (m2)
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	163.55
C06	74.69
C07	178.33
C08	173.76
	2,534.88 m²
TOTAL	

EXISTING CLUB TO BE RETAINED AND OPERATED DURING THE STAGE ONE PROCESS

TWO STOREY BRICK
COMMERCIAL BUILDING



DRAWN BY BC	SCALE: 1:250@A1	DRAWING NO.: A5004	ISSUE: B
CHECKED BY DM			

22
DP250595

JIRRANG CLOSE

STAGE B

STAGE A

NORTH PARADE

CLEVE CLOSE

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING



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SCALE

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CLIENT:	
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3 Spring Street, NSW
T: 0414 419 129 | F: 02 8324 6483 | P: 02 8324 6483

CONSTRUCTION COMPANY:	
-----------------------	--

AMENDMENTS

No.	REVISION	BY	DATE
A	CONCEPT DA	BC	22/02/2021
B	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2021
C	AMENDED FOLLOWING PLANNING COMMENTS	MA	01/11/2021



MULTI RESIDENTIAL DEVELOPMENT
PROJECT
**55-57 NORTH PDE,
MOUNT DRUITT**
PROJECT NO. STATUS
20/04 NOT FOR CONT

STATUS
NOT FOR CONSTRUCTION

	PREVIOUS:
--	-----------

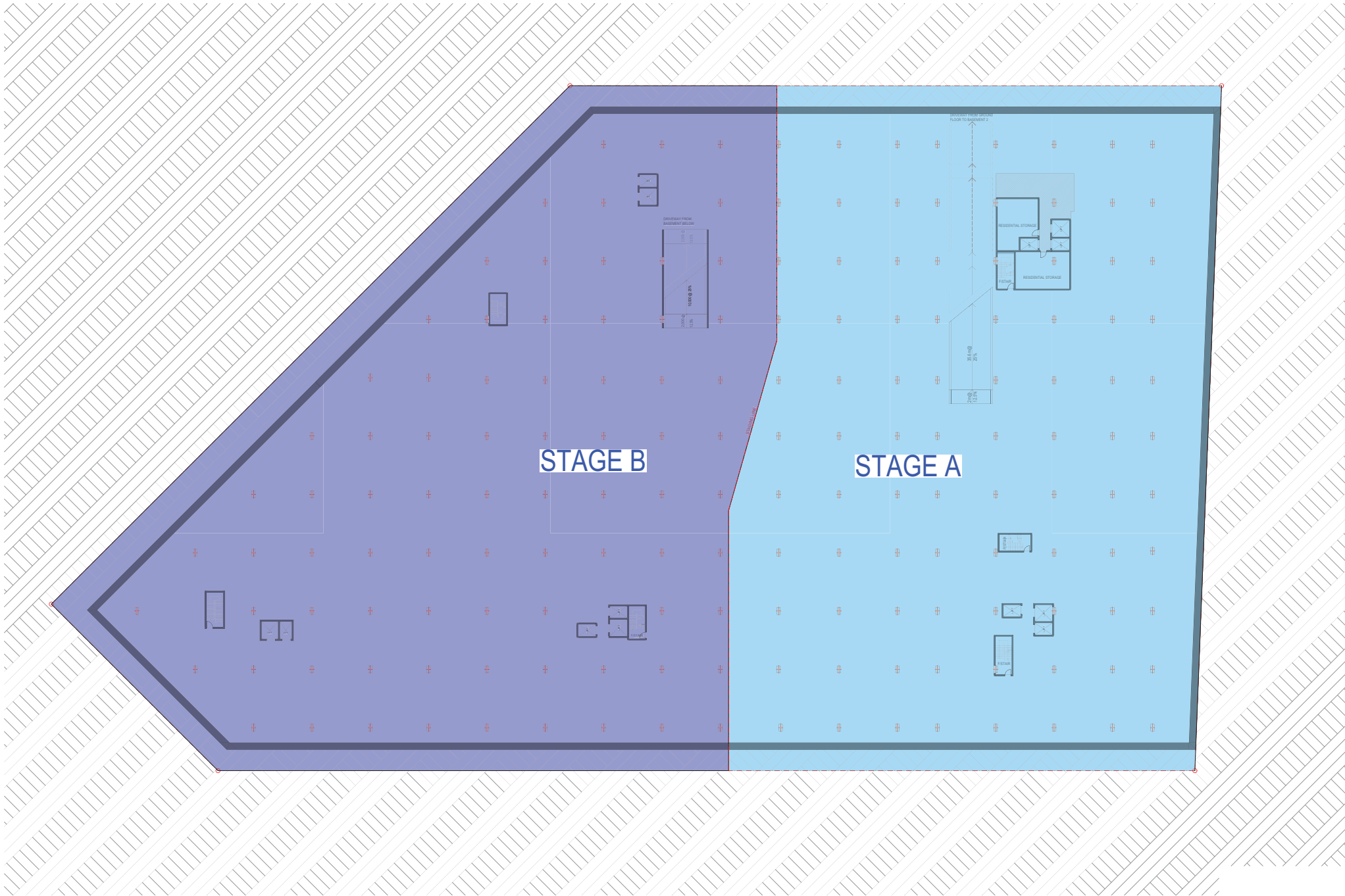
CONST. STAGING - TYPICAL FLOOR PLAN

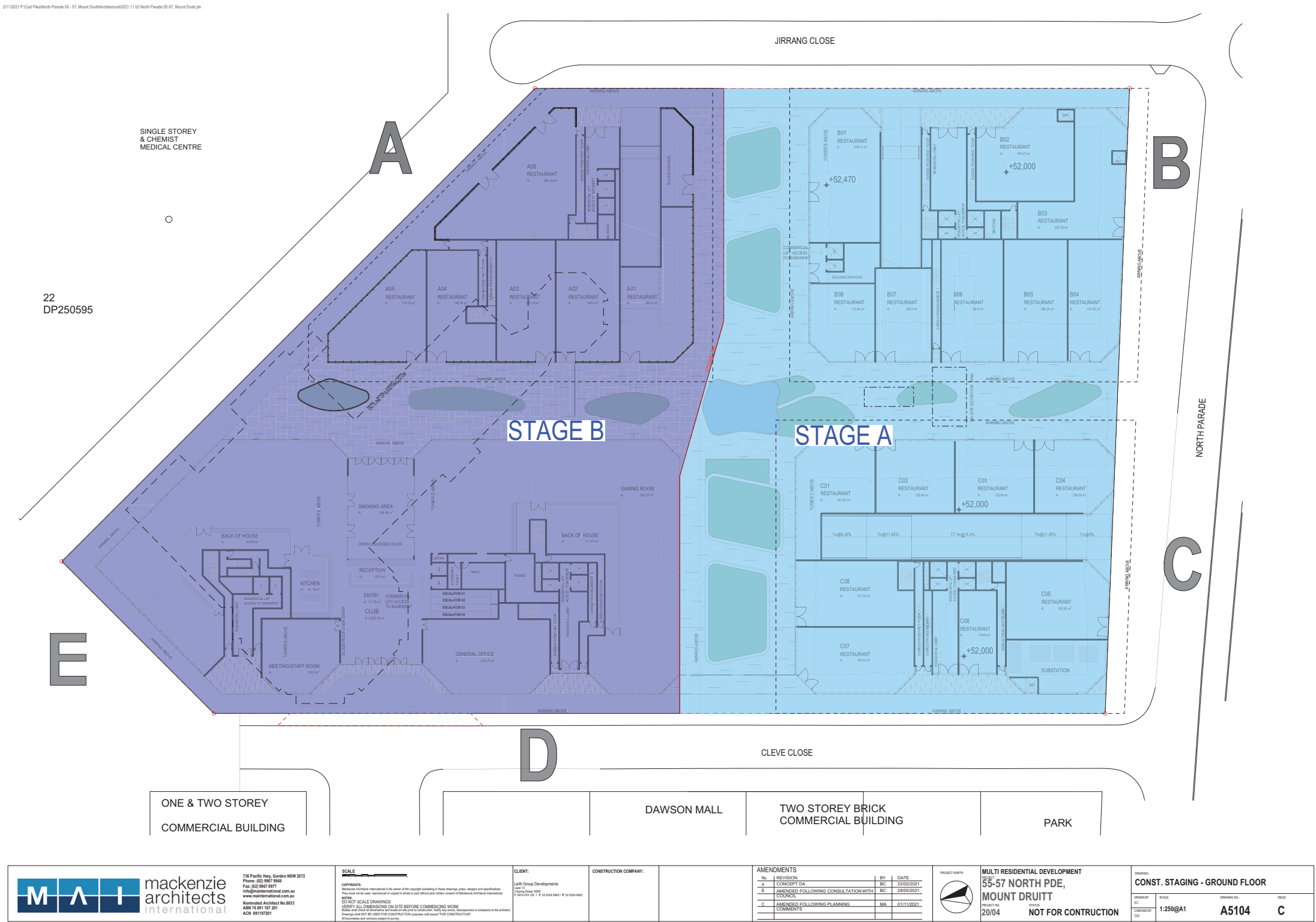
DRAWN BY BC
CHECKED BY DM

DRIVING NO.:
A5101

ISSUE:

C





SINGLE STOREY
& CHEMIST
MEDICAL CENTRE

E

ONE & TWO STOREY
COMMERCIAL BUILDING

DAWSON MALL

TWO STOREY BRICK
COMMERCIAL BUILDING

PARK



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architects
international

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SCALE

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CONSTRUCTION COMPANY:	
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AMENDMENTS

No.	REVISION	BY	DATE
D	AMENDED FOLLOWING CONSULTATION WITH COUNCIL	BC	28/05/2022
E	AMENDED FOLLOWING PLANNING COMMENTS	MA	01/11/2022
F	AMENDED FOLLOWING PLANNING COMMENTS	BC	09/12/2022

PROJECT NORTH

MULTI RESIDENTIAL DEVELOPMENT

**55-57 NORTH PDE,
MOUNT DRUITT**

PROJECT NO. 20/04 STATUS NOT FOR CONSTRUCTION

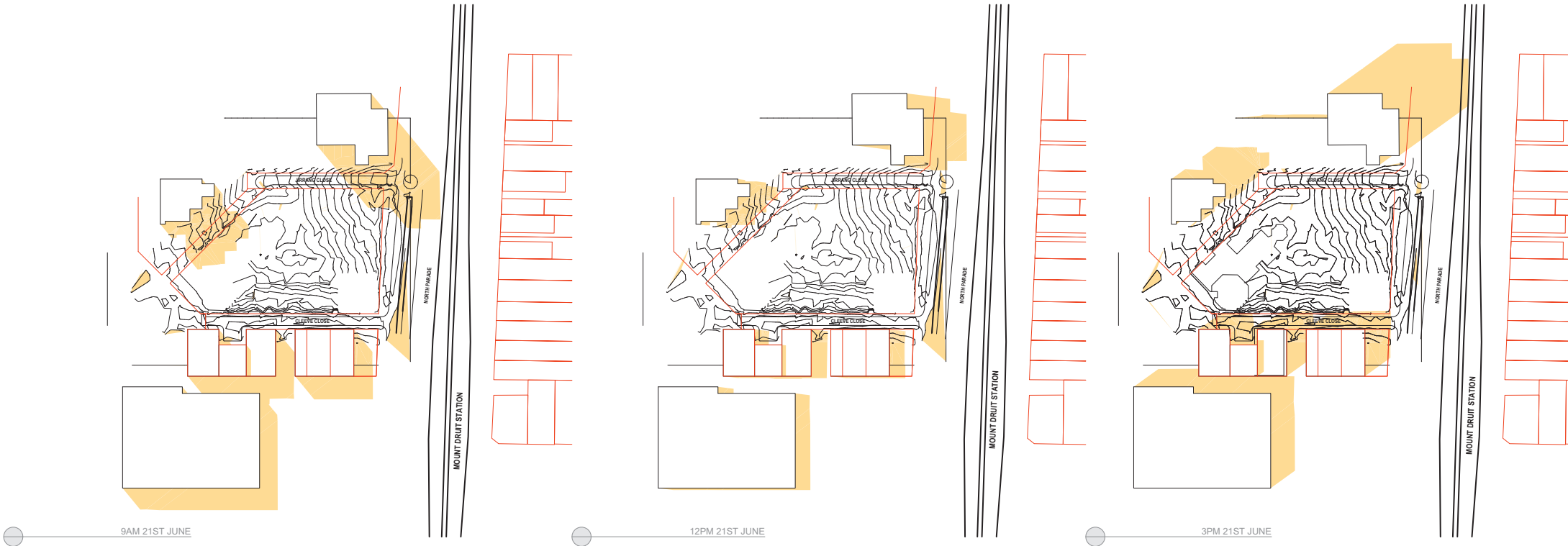
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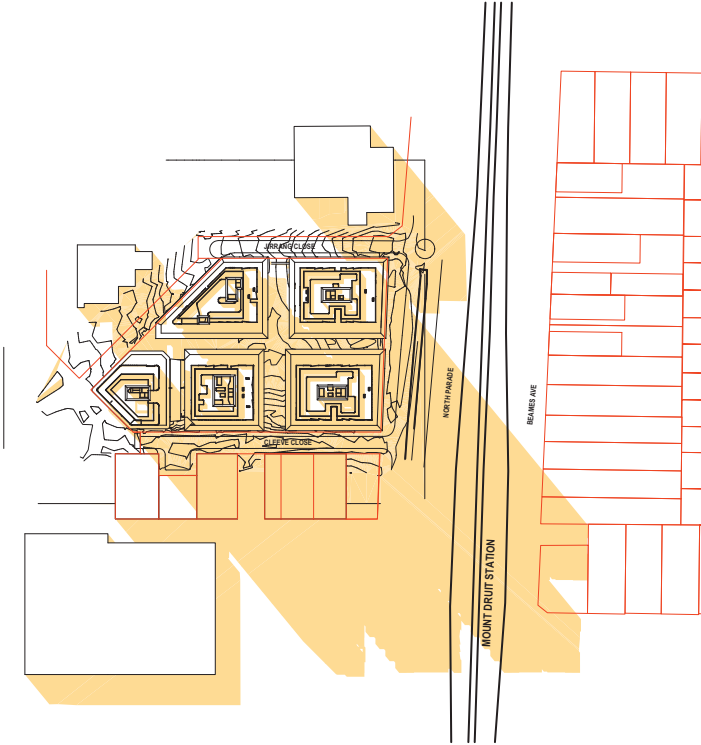
GROUND FLOOR PLAN

DRAWN BY BC	SCALE: 1:250@A1	DRAWING NO.: A1003	ISSUE: F
CHECKED BY C.M.			

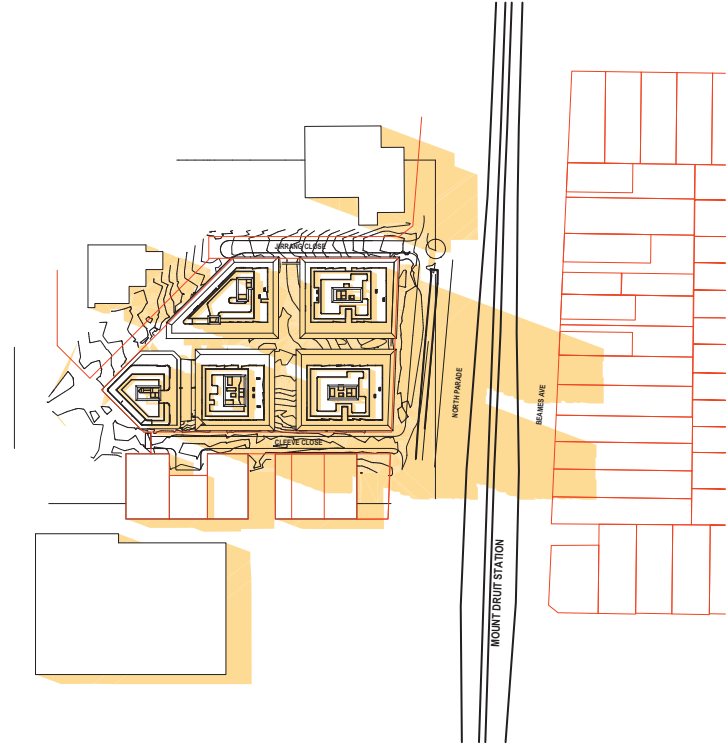
TYPICAL UNIT BREAKDOWN				
UNIT No.	BEDROOMS	AREA (m2)	POS (AREA m2)	STORE (m3)
A401	2 BED	78.22	12.09	4.05
A402	1 BED	50.10	8.16	3.00
A403	1 BED	50.02	8.00	3.17
A404	1 BED	50.12	8.16	3.17
A405	2 BED	79.87	10.26	4.06
A406	1 BED	79.63	10.05	4.52
A407	1 BED	50.67	8.04	4.64
A408	2 BED	75.36	10.00	4.27
B401	1 BED + STY	64.84	9.60	4.22
B402	1 BED + STY	67.16	8.05	5.14
B403	2 BED	79.69	11.82	4.09
B404	2 BED	79.69	11.82	4.09
B405	2 BED	75.07	10.01	5.27
B406	1 BED + STY	65.30	9.66	3.98
B407	1 BED + STY	65.30	9.79	3.98
B408	3 BED	114.67	12.20	5.03
B409	2 BED	82.46	11.82	4.97
B410	3 BED	114.46	12.03	5.23
B411	1 BED + STY	64.88	9.47	3.88
C401	1 BED + STY	65.11	9.80	3.95
C402	1 BED + STY	67.16	8.05	5.14
C403	2 BED	79.69	11.82	4.09
C404	2 BED	79.69	11.82	4.09
C405	2 BED	75.07	10.01	5.27
C406	1 BED + STY	65.30	9.60	3.98
C407	1 BED + STY	65.30	9.68	3.98
C408	3 BED	114.67	12.20	5.01
C409	2 BED	82.46	11.82	4.97
C410	3 BED	114.46	12.03	5.01
C411	1 BED + STY	64.50	9.50	3.95
D401	1 BED	59.00	9.81	4.10
D402	2 BED	74.94	10.01	5.27
D403	2 BED	79.69	11.82	4.09
D404	2 BED	79.46	11.82	4.09
D405	1 BED + STY	68.41	8.02	5.88
D406	2 BED	79.79	13.02	4.04
D407	1 BED + STY	68.10	8.02	5.93
D408	2 BED	79.35	11.82	4.09
D409	2 BED	79.57	11.82	4.09
D410	2 BED	75.58	10.12	5.77
E401	2 BED	82.63	17.14	3.46
E402	2 BED	81.12	13.02	5.20
E403	2 BED	79.49	12.54	4.98
E404	3 BED	98.23	12.38	6.18
E405	2 BED	80.79	13.37	4.56
E406	3 BED	97.96	14.11	5.79
E407	2 BED	79.41	12.88	4.25
E409	2 BED	89.63	13.08	4.54
E410	1 BED	62.58	9.14	5.90



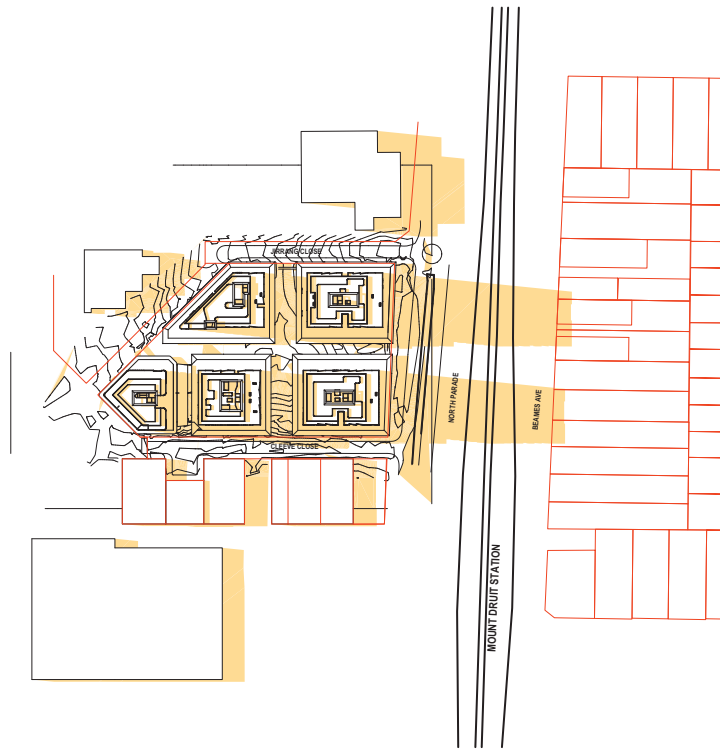




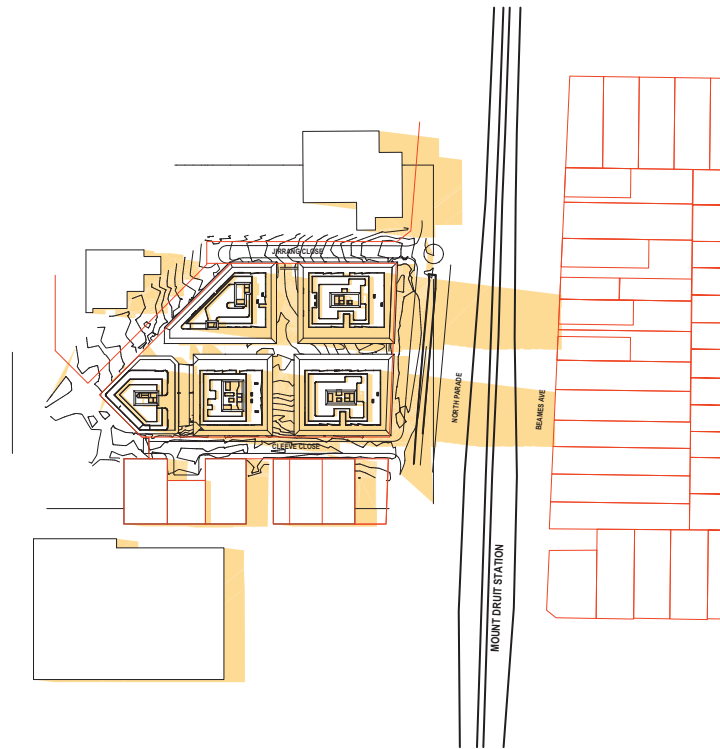
9AM 21ST JUNE - shadows



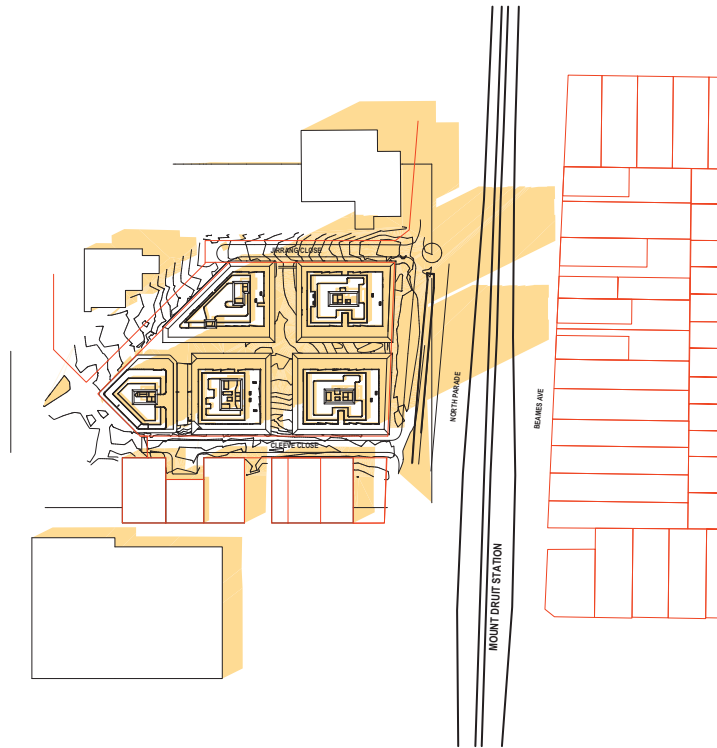
10 AM 21ST JUNE - shadows



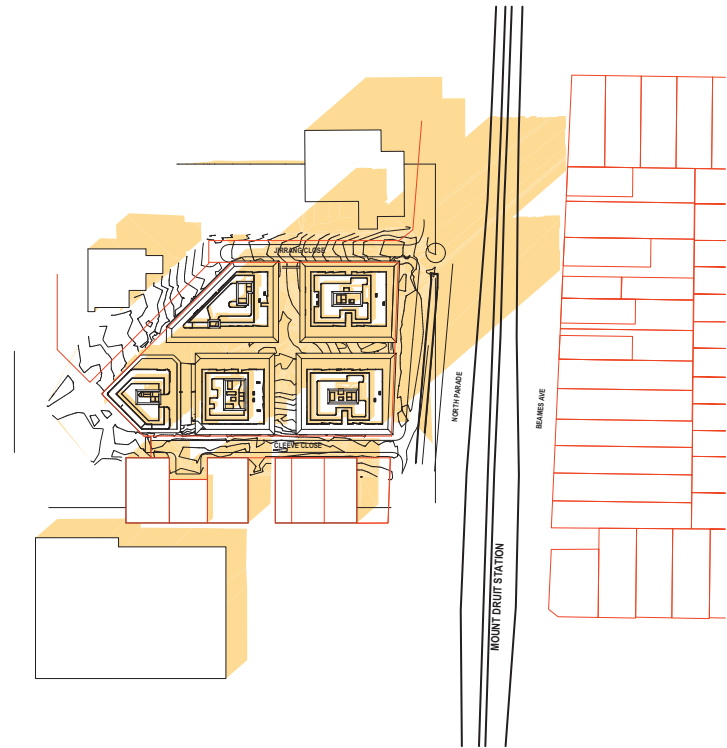
11AM 21ST JUNE - shadows



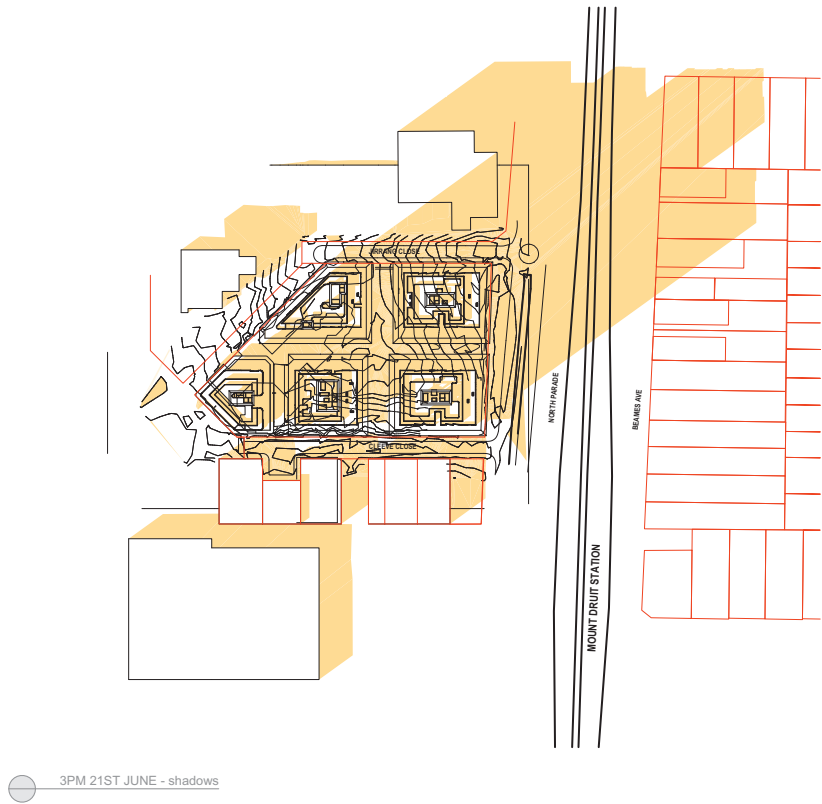
12PM 21ST JUNE - shadows



1PM 21ST JUNE - shadows



2PM 21ST JUNE - shadows



3PM 21ST JUNE - shadows

55-57 North Parade, Mount Druitt

Preliminary Plan of Management for proposed mixed use development

On behalf of
Sydney Land Company
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* This document is for discussion purposes only unless signed and dated by the Project Director identified.

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1 Introduction

This Staging Management Plan (**SMP**) has been prepared to ensure that the proposed staging of development at 55-57 North Parade, Mount Druitt (the **site**), is 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**).

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

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

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

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

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, notwithstanding the facilitating subdivision.

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

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 secondary 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**.

Table 1 – Summary of Development Application	
DA	Description
DA-97-1198	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.
DA-00-3121	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
DA-00-3121 (Modification)	Removal of Condition No. 5 relating to consent duration.
DA-06-2275	To designate and operate part of the existing car park as 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.

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.

4 Vegas Hotel – Existing Operations

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.

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

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 Cleve Close (Source: Google Maps)



Figure 4 Vehicular access on Jirang 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

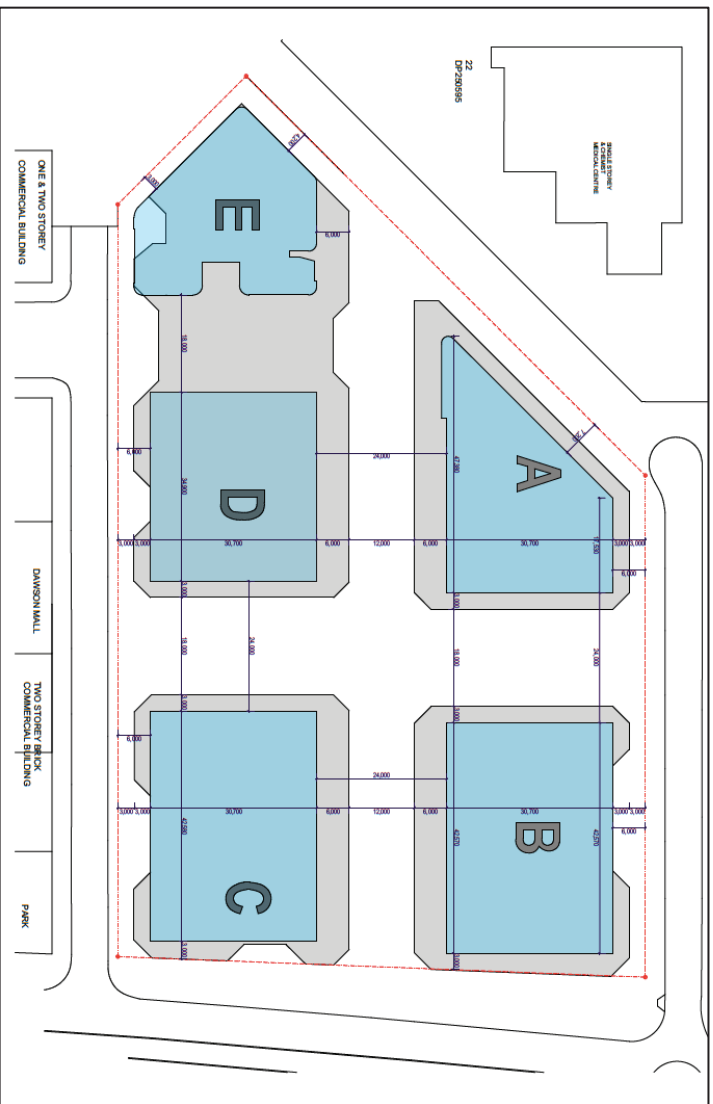


Figure 5 Approval envelope plan (Source: MAI)

5.1 Subdivision

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

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

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, notwithstanding the facilitating subdivision.

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.

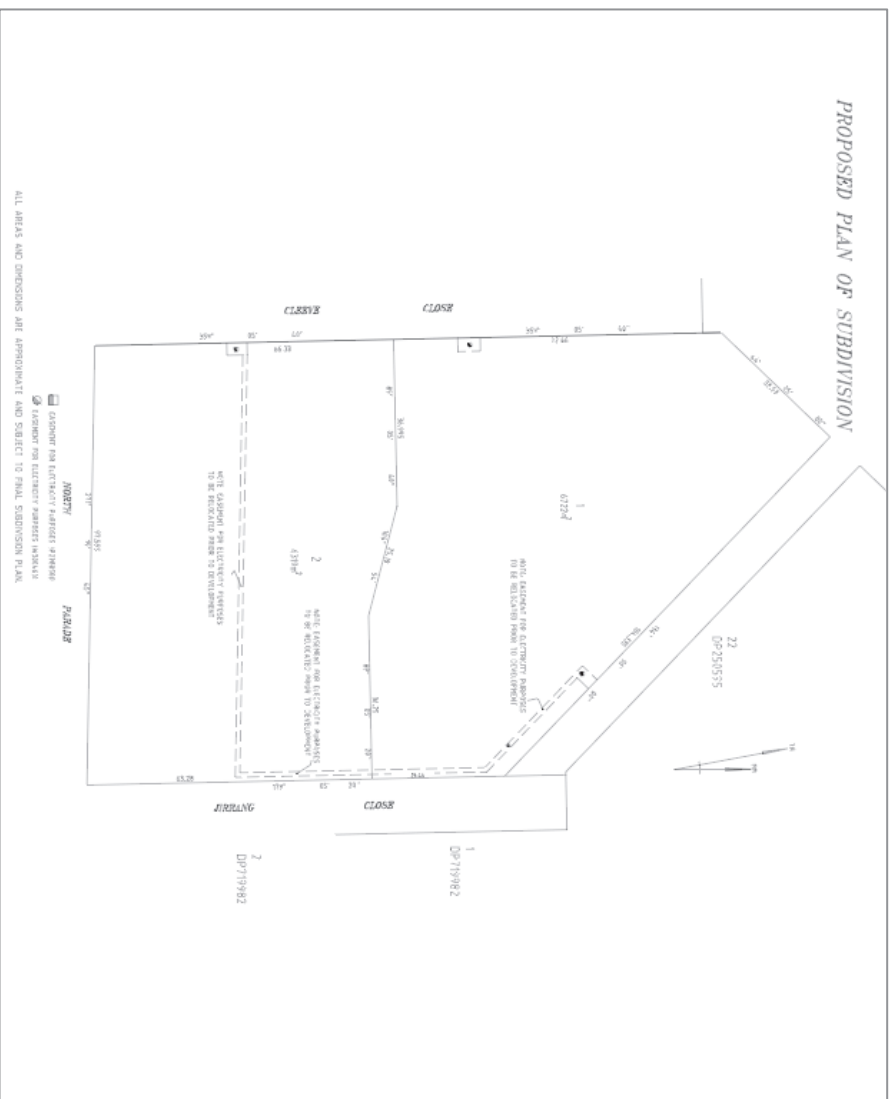


Figure 6 Proposed subdivision plan (Source: Geographic Solutions Surveyors)

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

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

As the Vegas Hotel has an existing consent for

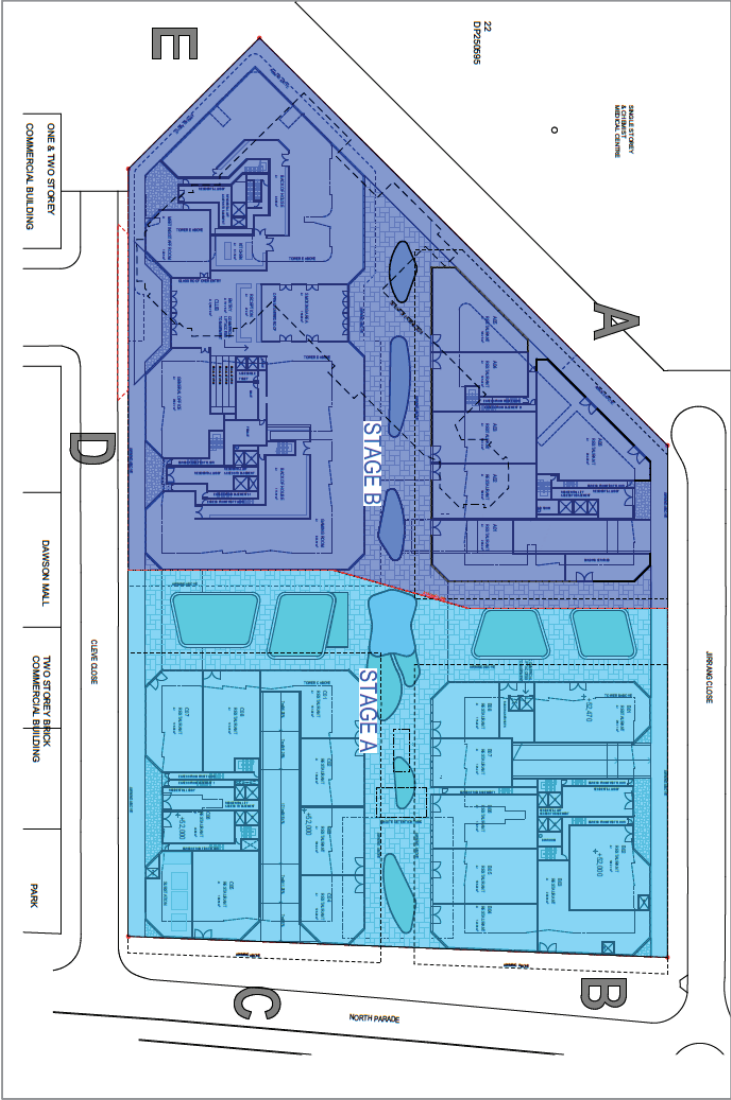


Figure 7 Staging approach (Source: MAI)

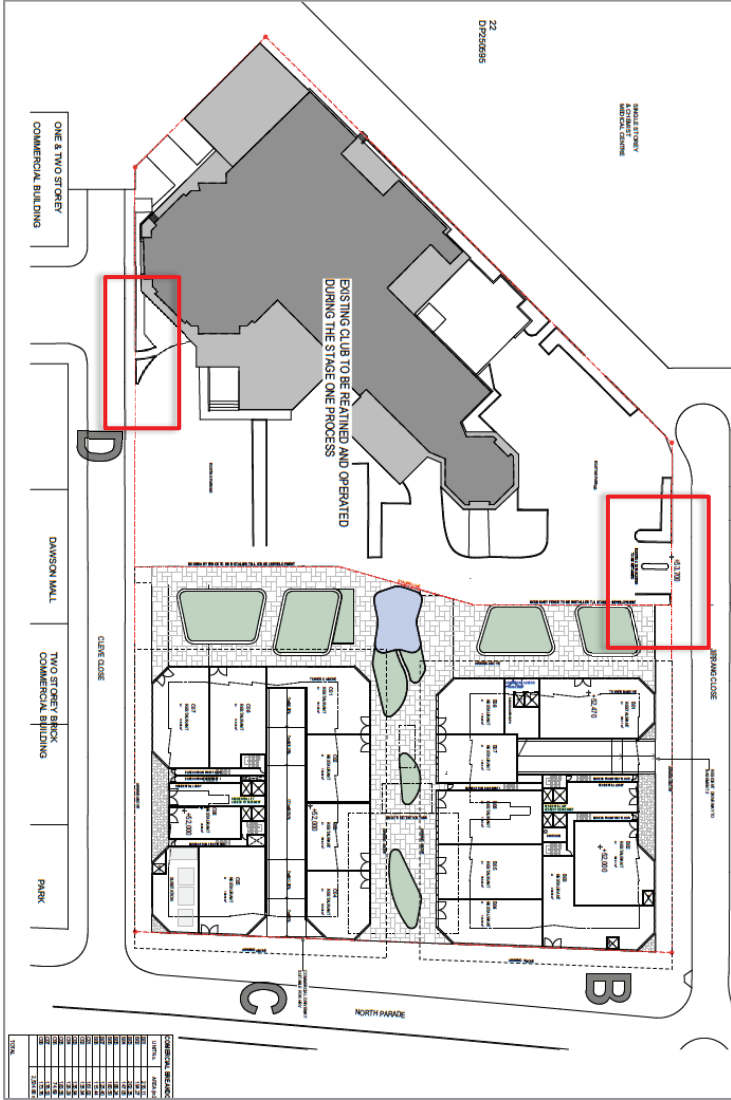


Figure 8 Reference staging (Source: MAI)

6 Staging Management

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

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).

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

6.1 Hours of Operation

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

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 associated car park will remain accessible until such time as a subsequent DA is approved for physical works.
- All detailed matters associated with the construction and management of the development will occur in subsequent applications.

6.3 Interim Access and Car Parking – Stage A

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



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

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

Aerial survey analysis

- An aerial count of the proposed staging would suggest the proposal maintains approximately 48 -50 car parking spaces exclusively for the Vegas 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 usage directed at the Vegas Hotel.
- Furthermore, since consent was granted for the operation of a paid commercial car park, usage of the car park has declined, with many visitors opting to park in adjoining car parks.
- 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**.
- Furthermore, a number of cars are identified in the aerial survey relate to Headspace Mount Druitt Commercial building in the south western corner of 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.
- It was further advised via Vegas Hotel management that approximately 30 vehicles are used directly for Vegas Hotel usage, with the remainder using the commercial car park and the south western building. It was advised patrons park in the Westfield Shopping Centre and walk to the venue, rather than parking in the paid car park.
- The usage of car parking based on Vegas Hotel management would be consistent with the parking numbers identified in the aerial survey.

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

Strategies for subsequent applications

- A future modification application will be submitted for a reduction of existing on-site parking and minor site alterations of the Vegas Hotel in parallel with the lodgement of a detailed DA for Stage A.
- An additional option to manage any future overflow parking would be an 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 parking experienced by the venue. This would be considered in a future application.

6.4 Loading and Servicing

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

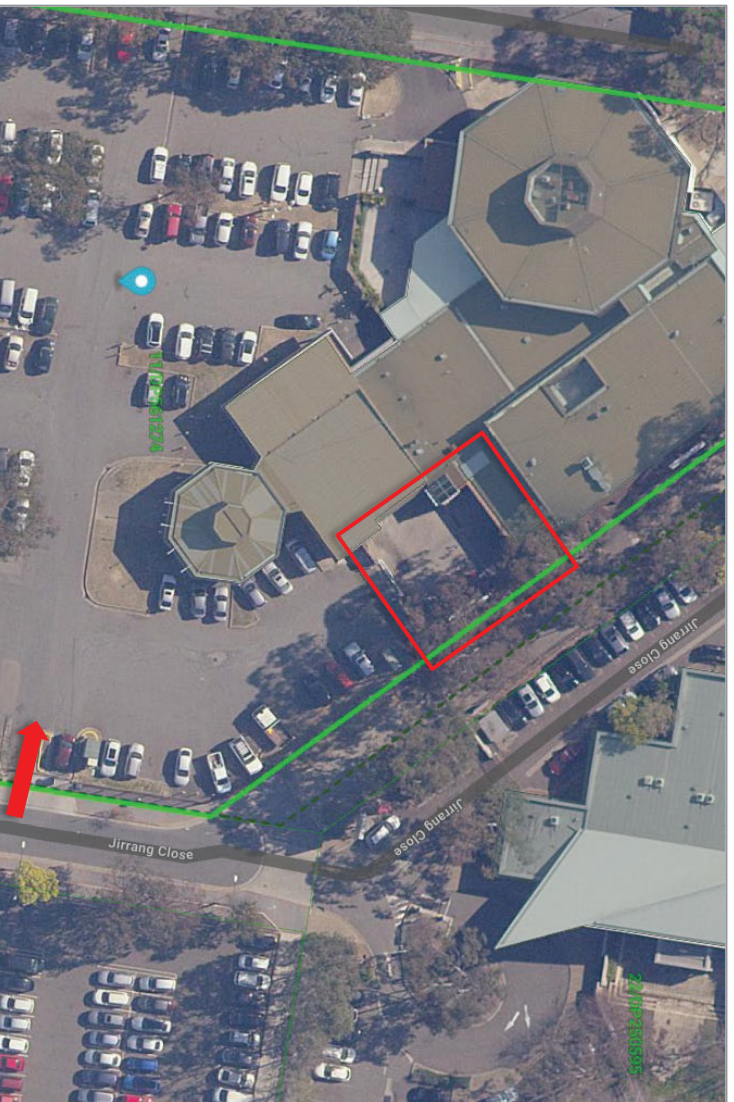


Figure 10 Access and loading arrangement (Source: Google Maps)

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.
- The fencing will need to be designed and constructed to ensure longevity, good design and promote principles of CPTED including access, surveillance, territorial reinforcement, and activity/space management.

6.6 Future Public Domain Integration

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

6.7 Incidents Reporting and Complaints Procedure

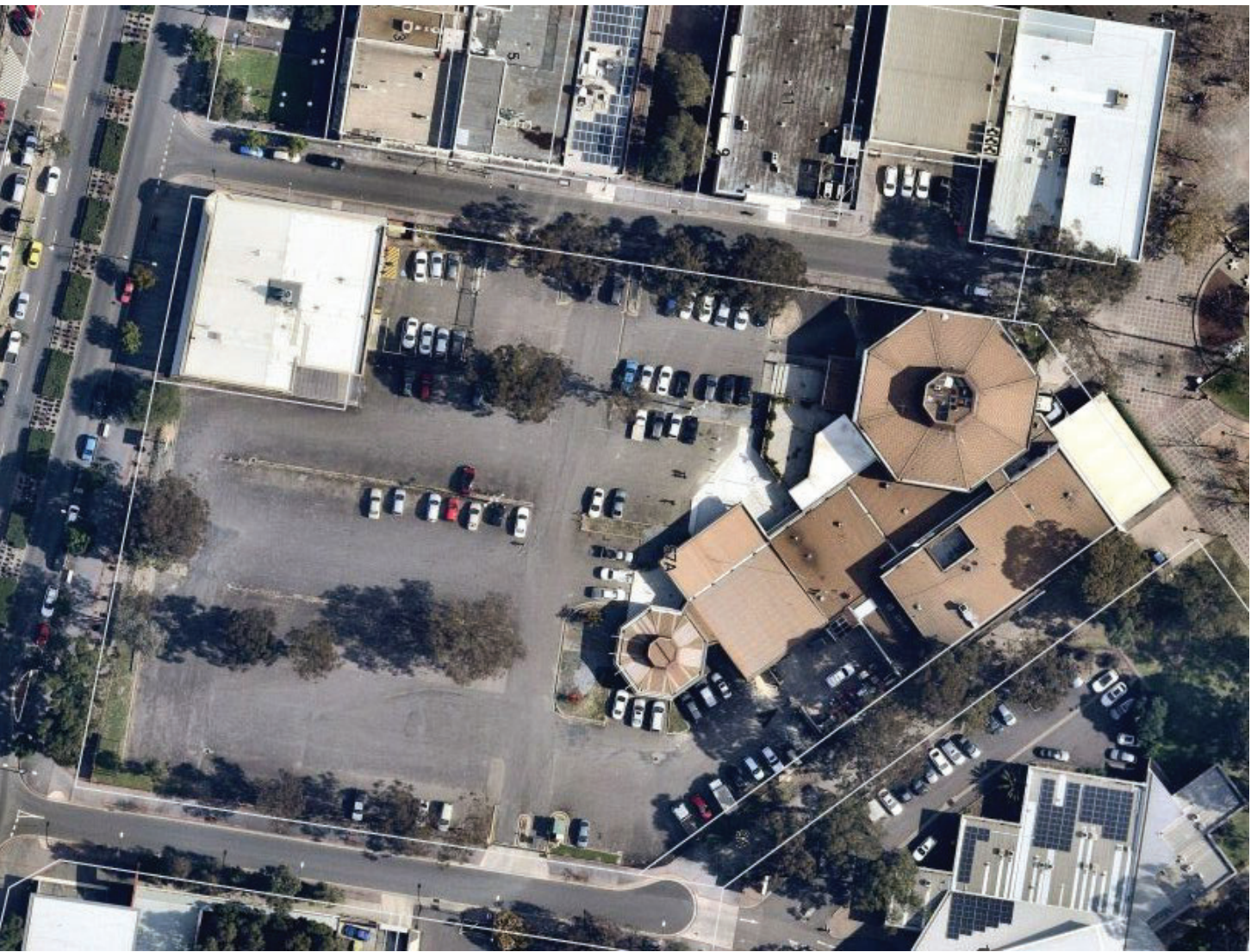
- All staff members will undergo complaints training to ensure that they are skilled in being able to appropriately manage complaints or when they are required to be elevated to the Vegas Hotel management. Generally, all complaints will be dealt with by respective managers and can be contacted at:
 -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

6.8 Plan of Management – Future Applications

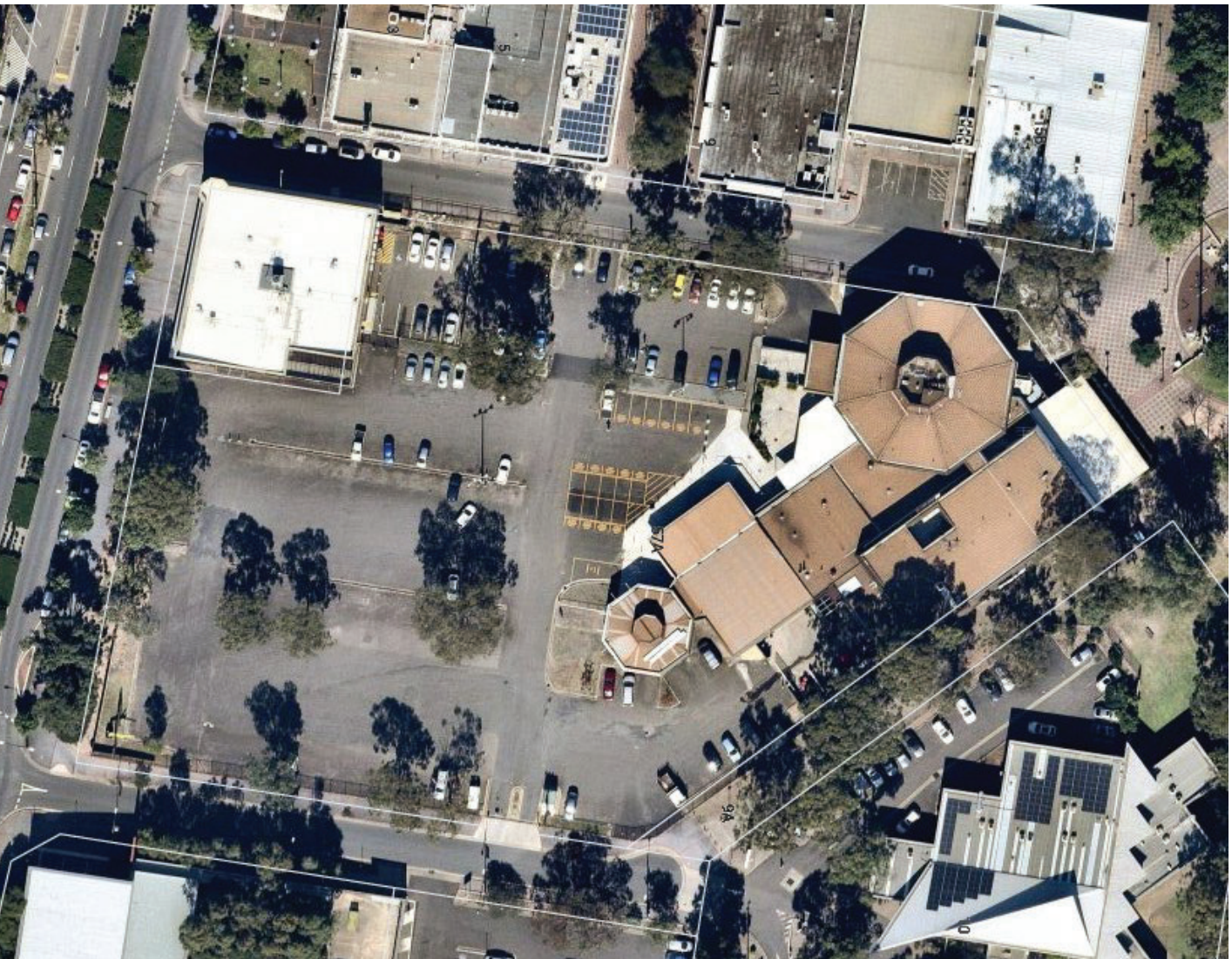
- A comprehensive POM is to be prepared in subsequent applications proposing physical works and staging consistent with the concept application.
- The POM is to address both the impacts of staging on the existing hotel and existing operations of the subject development. At a minimum include the following: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

Attachment A – Car Park Utilisation

3 August 2022 – 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)

