

Preliminary Design Report and DA Plans

State Significant Development Application

1 Crescent Street, Holroyd | Mixed Use Residential Development





Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

Prepared for:
Tiberius (Holroyd) Holdings Pty Ltd
ABN 20 608 439 925

Image above:
The Brickworks - Holroyd
Gardens Park.

Cover image:
Render of Crescent Parkland
proposal

This Architectural Urban Design report has been prepared by Woods Bagot to accompany SSDA Scoping Report for a proposed mixed use residential development located at 1 Crescent, Holroyd (the site). This report has been prepared to explain the design approach for the proposed massing envelopes.

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Introduction

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01.01 Project Introduction

The site relates to the land known as 1 Crescent Street, Holroyd, and is legally described as Lot 700 DP 1241836. The subject site is located approximately 22km northwest of Sydney CBD, 1km south of Parramatta CBD, and 1.5km northeast of Merrylands.

The site comprises an irregularly shaped allotment with an area of approximately 37,904m² and is bounded by Crescent Street to the south (primary frontage), Woodville Road to the east, and a stormwater culvert followed by Holroyd Sportsground to the north. Vehicle access is currently gained from Crescent Street.

The natural topography of the site gently slopes down from Crescent Street to the south (approximately 12m Australian height datum (AHD)) to former A'Becketts Creek to the north (10m AHD), with the exception of northwest corner of the site that has a topography of 8m AHD, and northeast corner has a topography of 6m AHD. The site contains scattered pockets of vegetation, predominately along the southern and eastern boundaries of Crescent Street and Woodville Road.



 Site





01.02 Strategic State Policies

The Greater City Regional Plan

The Greater Cities Commission, supported by NSW Department of Planning have proposed *The Greater City Regional Plan*. The vision seeks to meet the needs of an evolving and growing population of Greater Sydney. The plan envisions Greater Sydney as a metropolis of three cities; the Western Parkland City, the Central River City and the Eastern Harbour City, where residents live within 30 minutes of their jobs, health facilities, education, services and great places.

The plan proposes new transport patterns and land use, with the aim to enhance the liveability, sustainability and productivity of Greater Sydney, through distributing the benefits of growth.

The plan will be realised through government collaboration with key stakeholders, community groups, businesses, organisations and industry groups.



01.02 Strategic State Policies

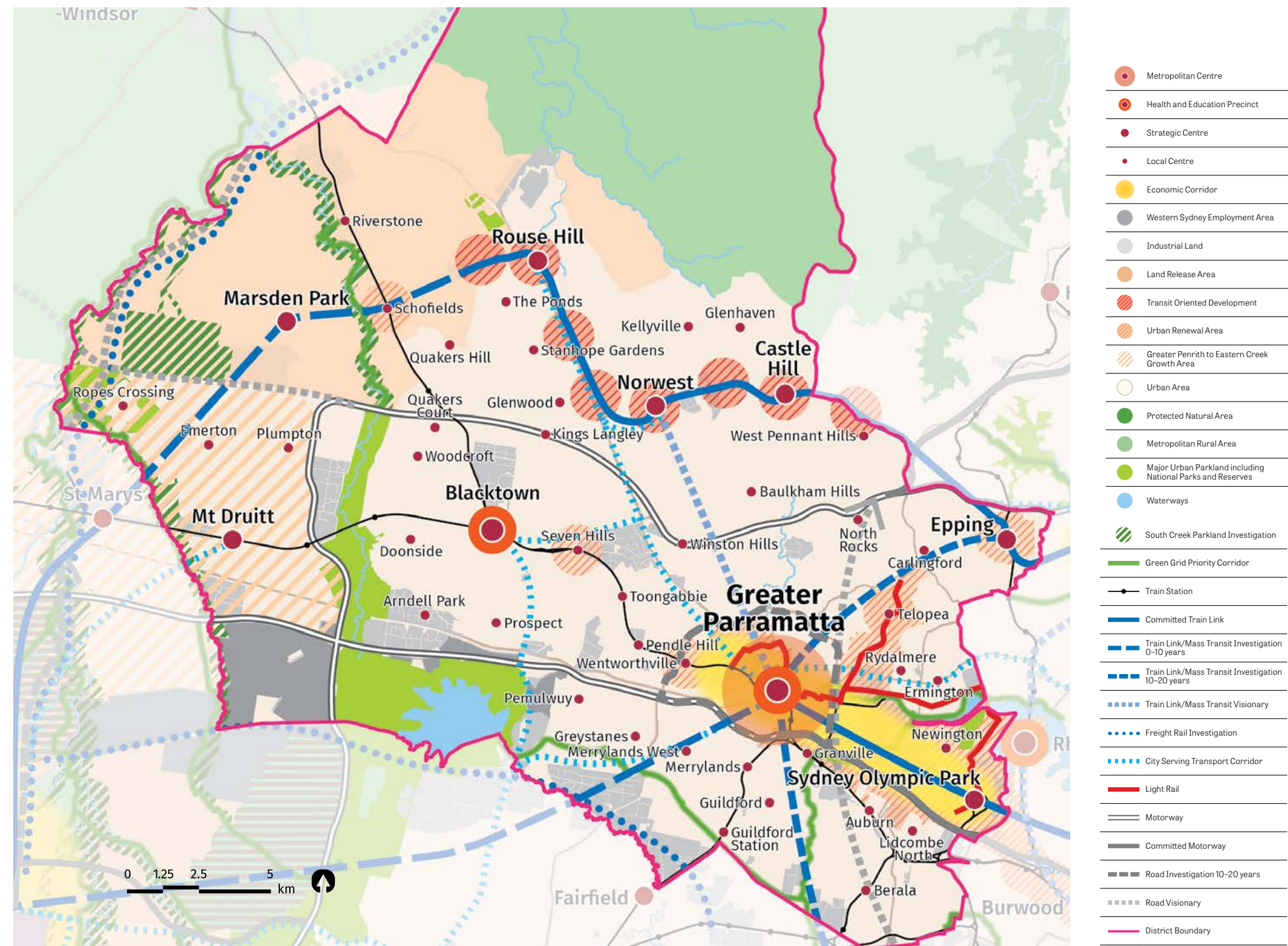
Our Greater Sydney 2056 - Central City District Plan

Supporting *The Greater City Regional Plan*, the *Central City District Plan* focuses in on the Central City District, striving to better the lifestyle and environmental assets.

The plan proposes investment in city-scale infrastructure, the implementation of a new social framework including cultural and community facilities and the establishment of transport connections to optimise Parramatta's centrality in Greater Sydney.

Westmead health and education precinct will be transformed into an innovation district with a greater variety of knowledge-intensive jobs and urban and industrial services land will be retained.

Parks, bushland, playgrounds and waterways will be connected and improved to enable access to safe walking and cycling paths and natural amenities.



01.02

Strategic State Policies

Design Objectives for Built Environment of NSW

Better
Fit



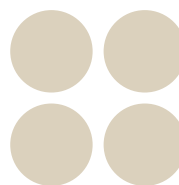
Contextual, local and of its place

Better
Performance



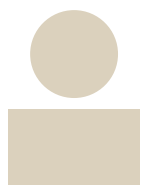
Sustainable, adaptable and durable

Better for
Community



Inclusive, connected and diverse

Better for
People



Safe, comfortable and liveable

Better
Working



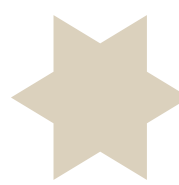
Functional, efficient and fit for purpose

Better
Value



Creating and adding value

Better
Look & Feel



Engaging, inviting and attractive

"Good design makes
better places"

Better Placed, Government Architect New South Wales,
2016.

The Better Placed policy, written by Government Architect NSW, collates aspirations, expectations and requirements for the design of the built environment of NSW. The guide sees the potential that new development holds in impacting quality of life, stimulating the economy and improving the environment. It is envisioned that all aspects of our urban environment should be enhanced to create better places, spaces and buildings to achieve better cities, towns and suburbs. The plan states that good design needs to be at the centre of all development processes to achieve this and address the complexity of our rapidly changing social and economic environment. Better Placed asks industry to challenge their design thinking, problem solving and analysis to enhance the design quality of our built environment to ultimately create better environments that will define the future heritage of NSW.

The seven distinct objectives above define the key considerations in the design of the built environment. Better Placed, depicts that achieving these objectives will ensure cities and towns, our public realm, landscapes, buildings and public domain will be responsive, healthy, integrated, resilient and equitable.

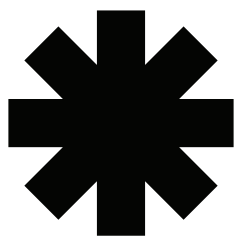
integrated design policy for the
built environment of New South
Wales by:

G A N S W

01.02

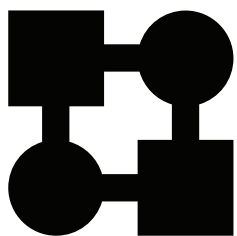
Strategic State Policies

Greener Places Design Guide Principles for NSW



Integration

Combine green infrastructure with urban development and grey infrastructure



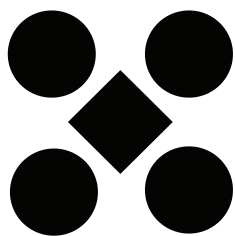
Connectivity

Create an interconnected network of open space



Multifunctionality

Deliver multiple ecosystem services simultaneously



Participation

Involve stakeholders in development and implementation

The Draft Greener Places Design Guide, written by Government Architect NSW, provides information on how to design, plan and implement green infrastructure in urban areas throughout NSW. The guide provides a methodology to help local and State government, as well as industry to create a system of green infrastructure. The guide explains green infrastructure and the benefits of implementing it. The major components fall into three categories: open space for recreation - green infrastructure for people, urban tree canopy - green infrastructure for climate adaption and resilience and bushland and waterways - green infrastructure for habitat and ecological health. The plan envisions improved public open spaces that are accessible, high quality and evolve with the growing population; increased urban canopies and improved connectivity between people and the natural environment. It is intended that the four principles above will help deliver green infrastructure in NSW.

From the Draft Greener Places Design Guide by:

G A N S W

01.03 Local Planning Policies

Cumberland Council Strategy

Cumberland 2030: Our Local Strategic Planning Statement

'By the 2030s, Cumberland will be supported as a vibrant and sustainable metropolitan area with a diverse land use mix that supports our residents, visitors and workers. Cumberland will develop as a unique and vibrant part of the Central City District. It will be distinct from, but connected to, Greater Parramatta, Sydney Olympic Park and other key centres and employment areas in Western Sydney.'

The purpose of Cumberland 2030 is to:

- Articulate the land use planning vision for the Cumberland area
- Outline the characteristics which make our area special
- Identify our shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Implement the Greater Sydney Region Plan and Central City District Plan where relevant to the Cumberland local area
- Identify where further detailed strategic planning may be needed.

Key Takeaways:

- Strategy to provide a mix of housing and other uses that creates an activate, connected precinct.
- The Cumberland plan is central to wider regional plan and this site in particular is part of an important corridor to Parramatta.



Cumberland Local Housing Strategy

'The Cumberland Local Housing Strategy (the Strategy) identifies t the key priorities, objectives and initiatives for future planning, delivery, and design of housing within Cumberland. It also outlines how Cumberland will meet the housing priorities in the Central City District Plan. This section provides an introduction to Cumberland, including relevant planning and policy considerations, a snapshot of the Cumberland area, and our vision for housing.'

5 key priorities for Cumberland:

- Delivering housing diversity to suit changing community needs
- Promoting transit-oriented housing options to support the 30 Minute city
- Facilitating housing that respects and enhances local character
- Valuing heritage and cultural diversity in housing
- Infrastructure-led housing delivery

Key Takeaways:

- Ensure residents are connected to public transport and amenities.
- An emphasis on diverse housing that values community needs.
- A built environment that enhances local character, respecting heritage and cultural values.



01.03 Local Planning Policies

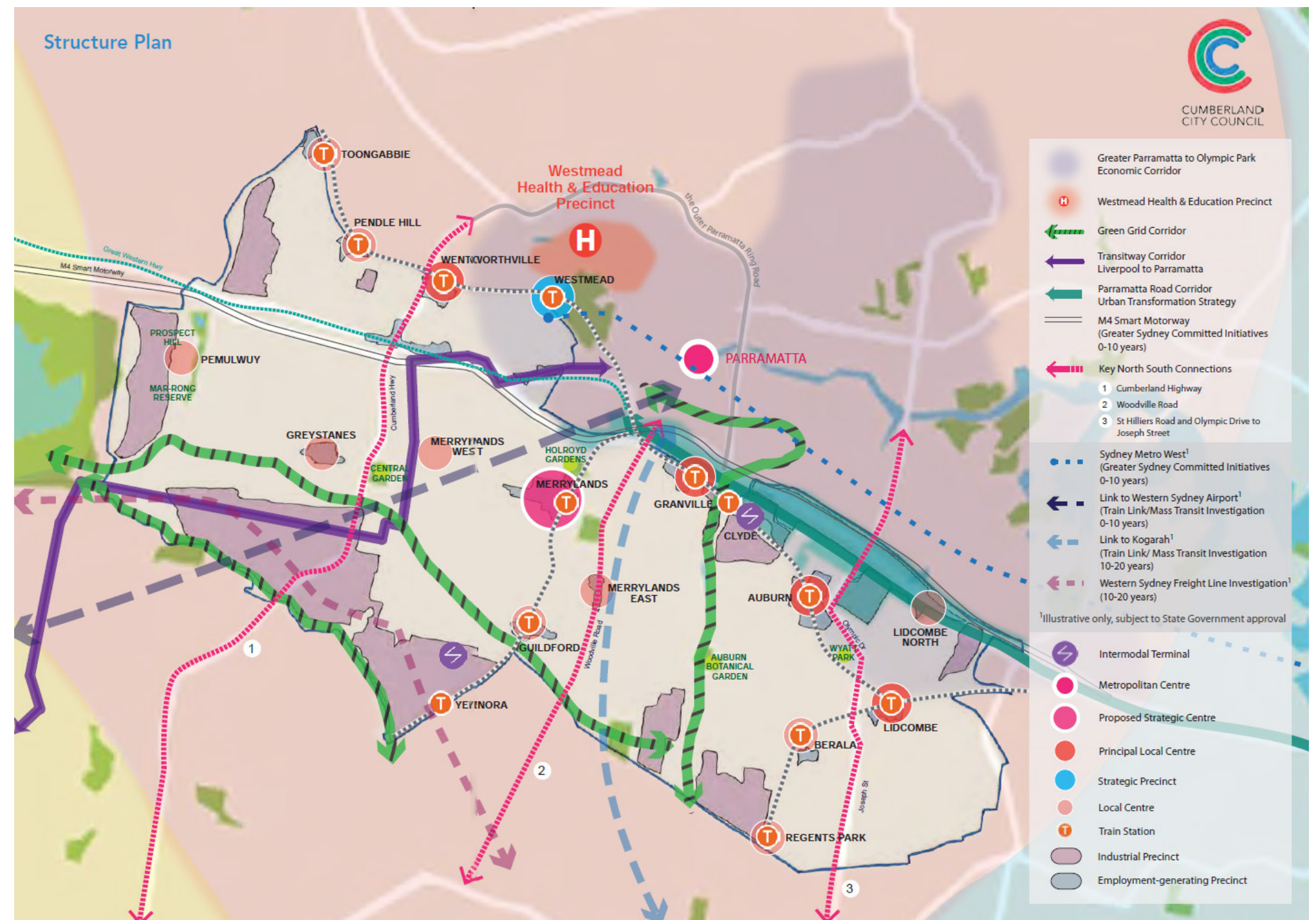
Cumberland Council Strategy

Cumberland 2030 plans for the Cumberland area's economic, social and environmental land use needs, aligned to the 20 year vision for Cumberland. A strategic land use framework is identified to guide the planning and delivery of the future Cumberland area.

Cumberland 2030 outlines a strategic land use framework that delivers the land use vision of the Cumberland area. The structure plan provides an integrated approach as Cumberland grows and evolves, including land use, infrastructure, environment and culture. The structure plan also aligns with the regional and district strategic directions outlined in the Greater Sydney Region Plan and Central City District Plan.

"Cumberland is a diverse and inclusive community, offering easy access to jobs and services, with places and spaces close to home that take advantage of our natural, built and cultural heritage."

Cumberland 2030: Our Local Strategic Planning Statement, February 2020.



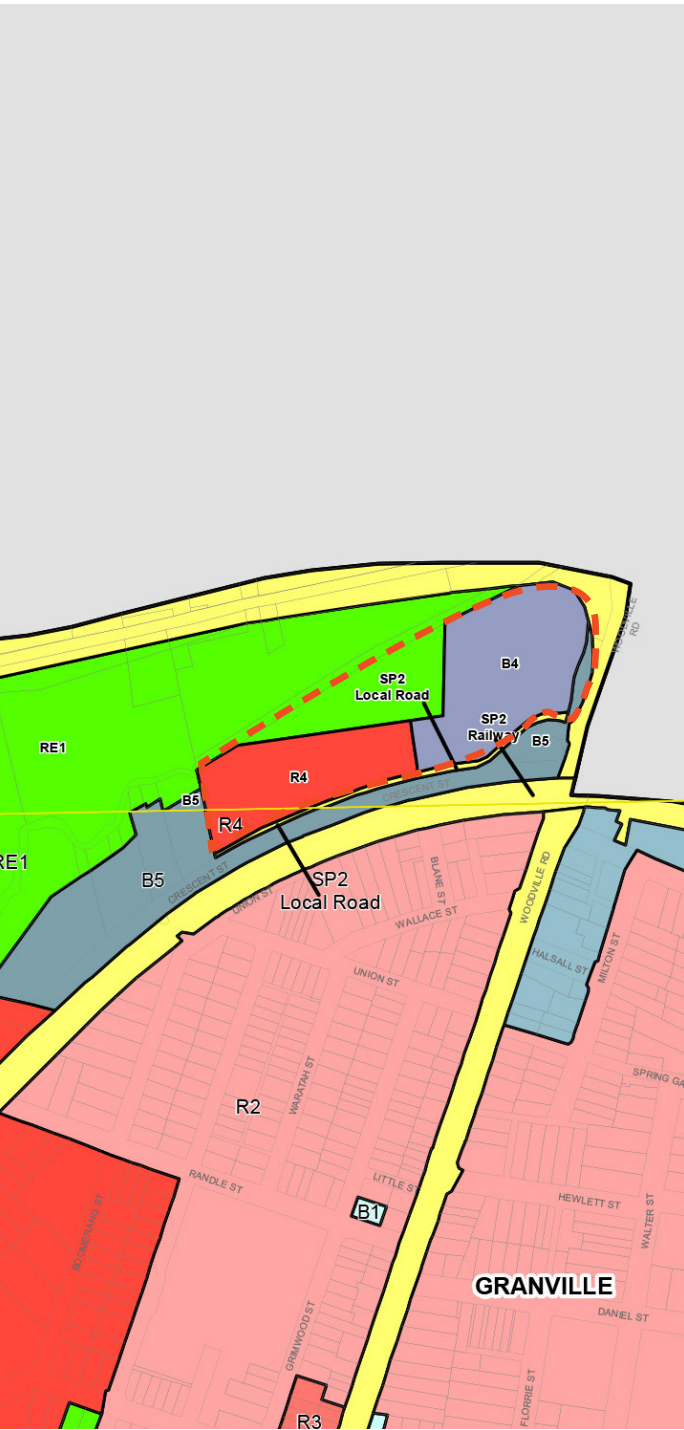
01.04

Current Planning Controls

Local Environmental Planning Control

Zoning

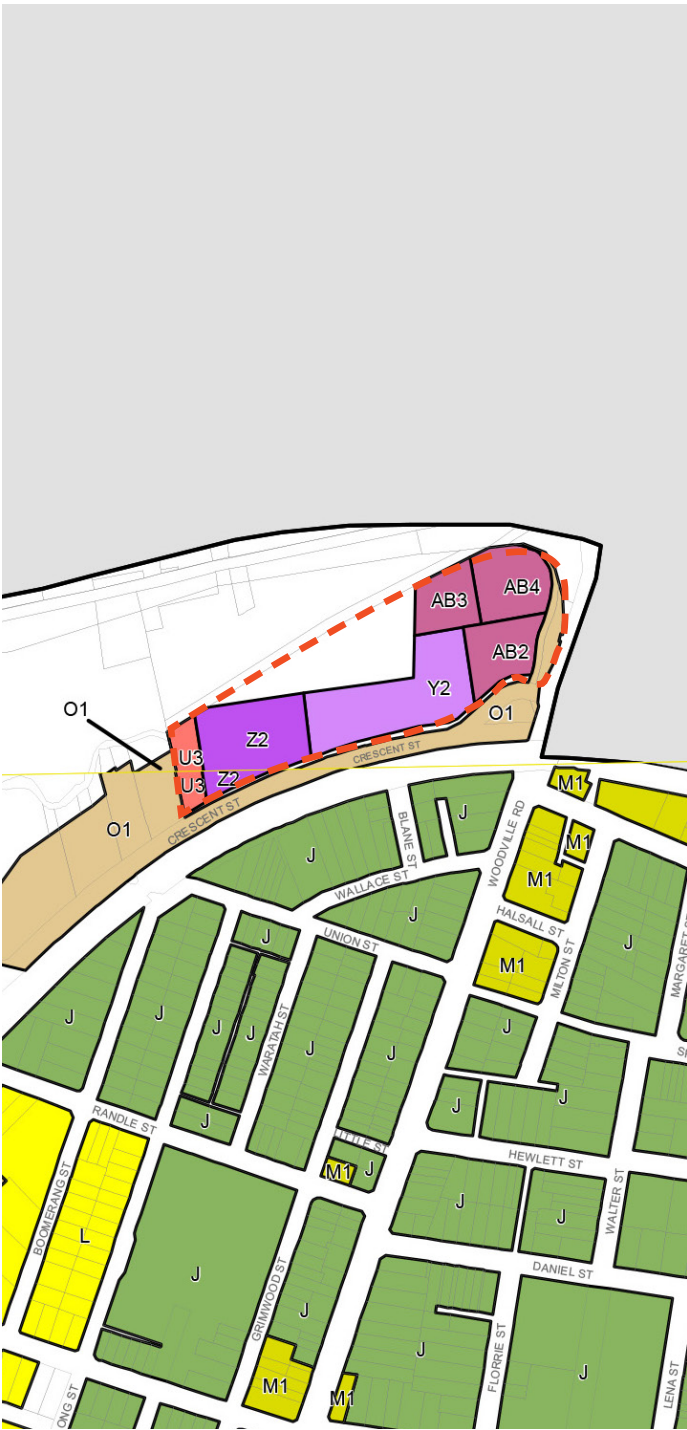
The site is zoned for both Mixed Use, High Density Residential and Public Recreation uses. This enables great opportunity to create a diverse precinct that responds to the evolving needs of the Cumberland area and its connection to Parramatta.



- Site Boundaries
- B4 Mixed Use
- B5 Business Development
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- SP2 Infrastructure

Height Limits

There are six height planes on the site allowing for diverse building heights. These building heights gradually step up towards the northeast.



- Site Boundaries
- O1 15m
- U3 32m
- Z2 57m
- Y2 52m
- AB2 88m
- AB3 91m
- AB4 96m

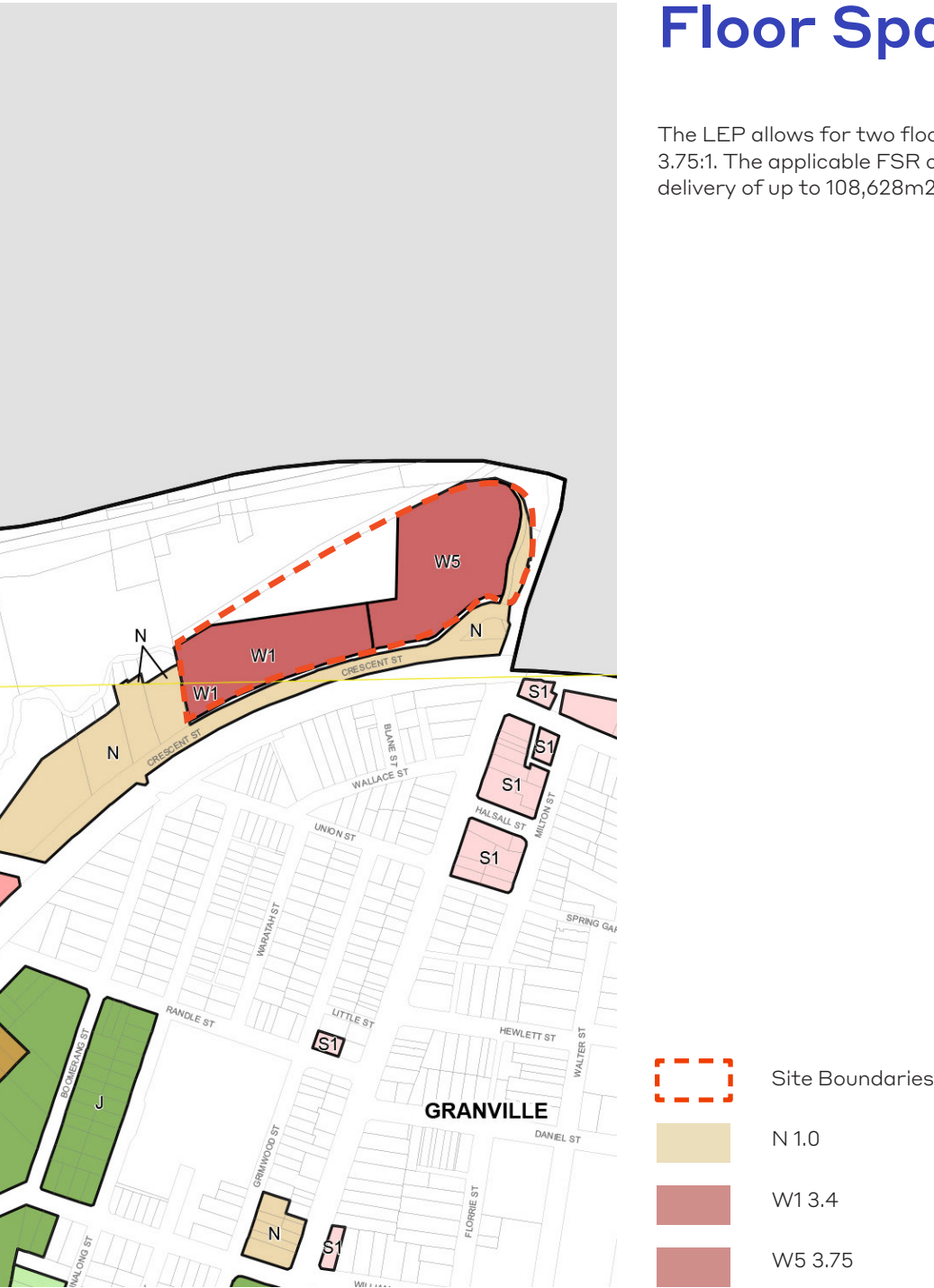
01.04

Current Planning Controls

Local Environmental Planning Control

Floor Space Ratio

The LEP allows for two floor space ratio zones of 3.4:1 and 3.75:1. The applicable FSR controls ultimately facilitate the delivery of up to 108,628m2 of GFA across the site.



Heritage Items

The site is not listed as a heritage item and is not located within a Conservation Area. It does, however, lie within the vicinity of a number of heritage items and conservation areas.

The proposed development will have no impact upon the fabric of these nearby heritage items or block significant view corridors towards them and can, subject to detailed design development, have an acceptable impact on the setting of heritage items that lie within its vicinity.



Site Context

02.01

Wider Context

02.02

Local Context

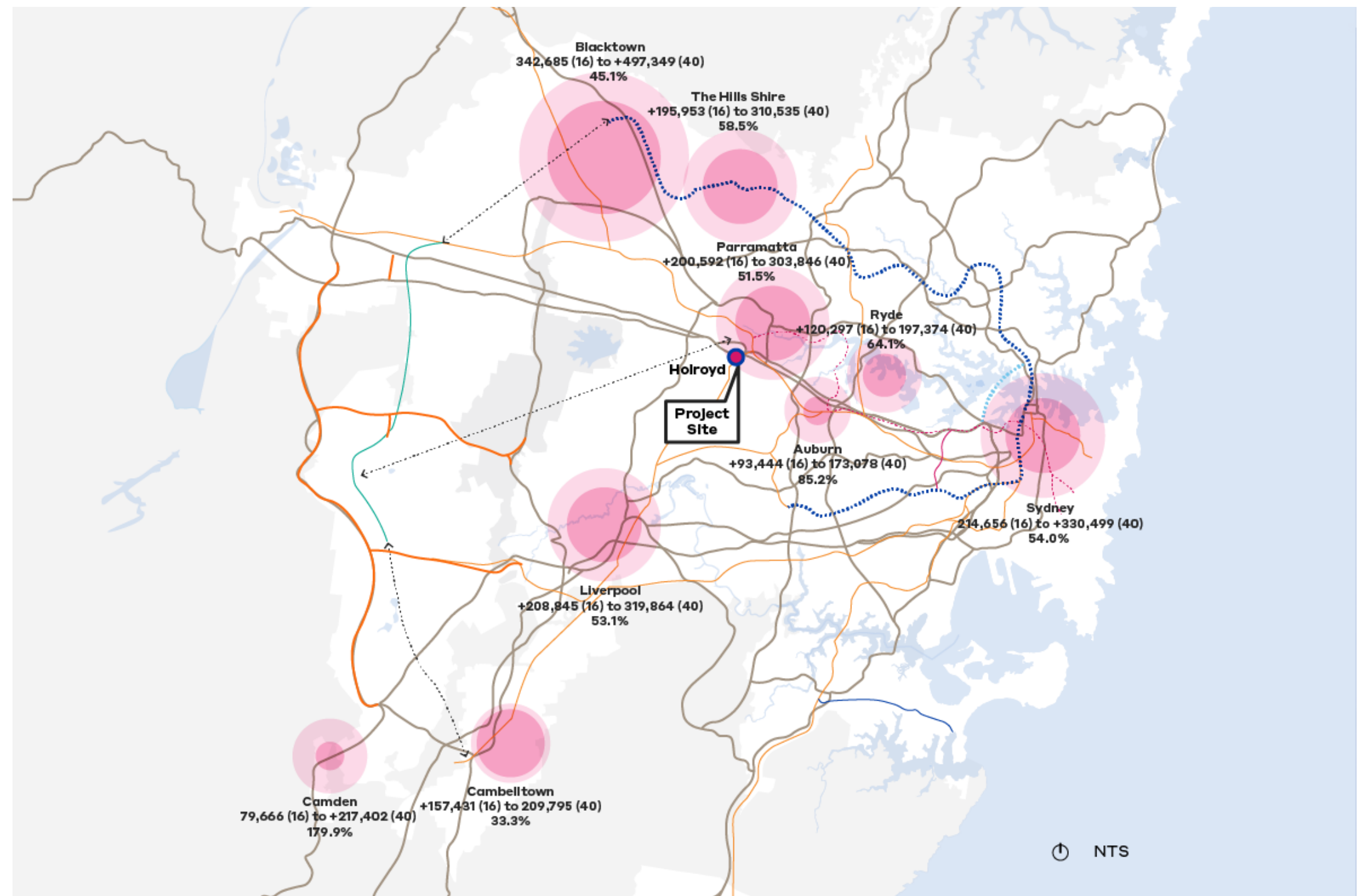
02.01 Wider Context

Future Growth

Holroyd is a suburb of Sydney, New South Wales, Australia, located 22 kilometres west of the Sydney central business district and 1 kilometre south of Parramatta. It is within the Cumberland Local Government Area.

The magenta dots represent 10 Local Government Areas with the largest population growth in Greater Sydney from the year 2016 to 2040. Holroyd sits within the Parramatta growth area.

Source: .id Small Area Forecast Information (SAFi), 2016



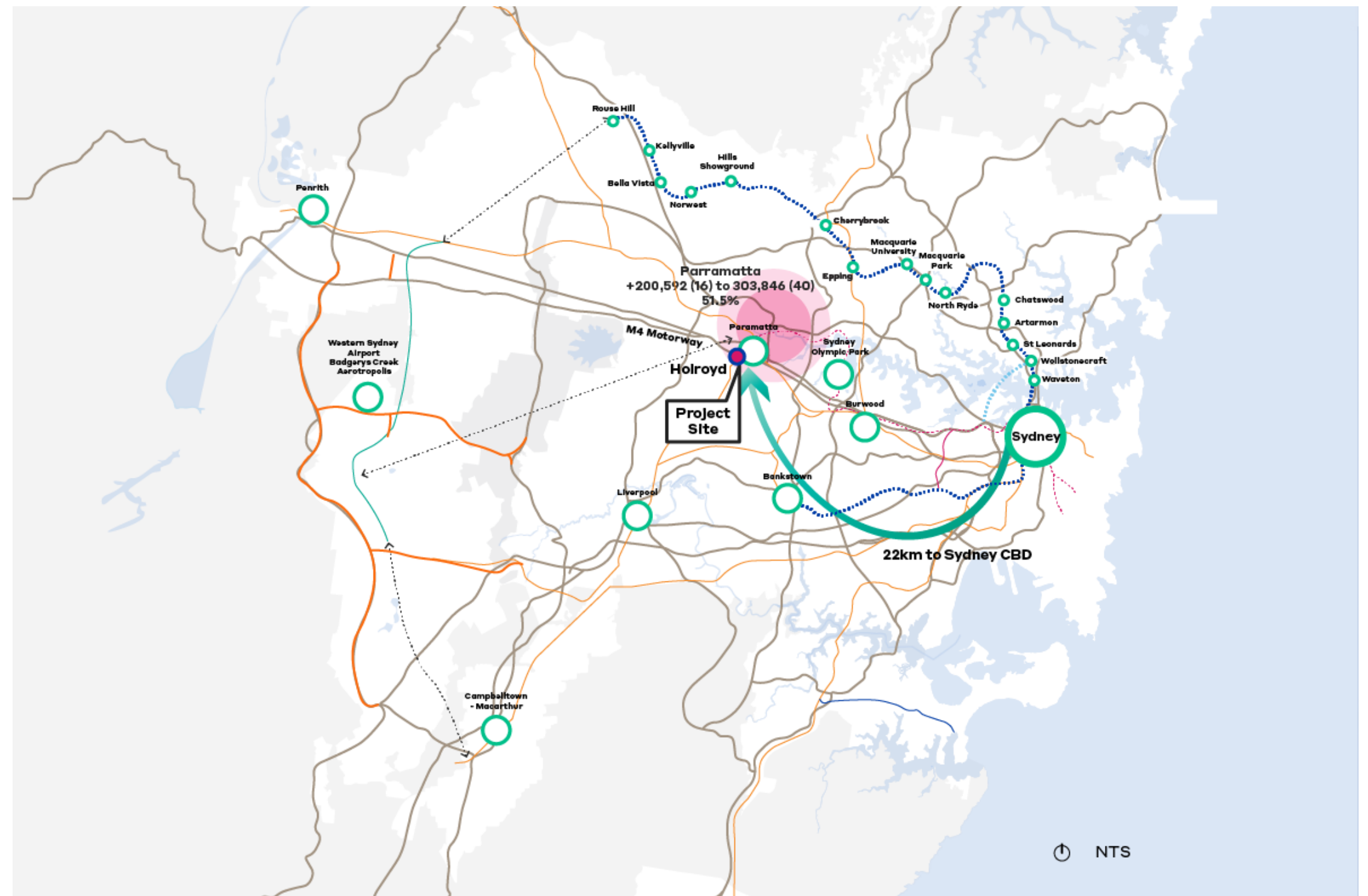
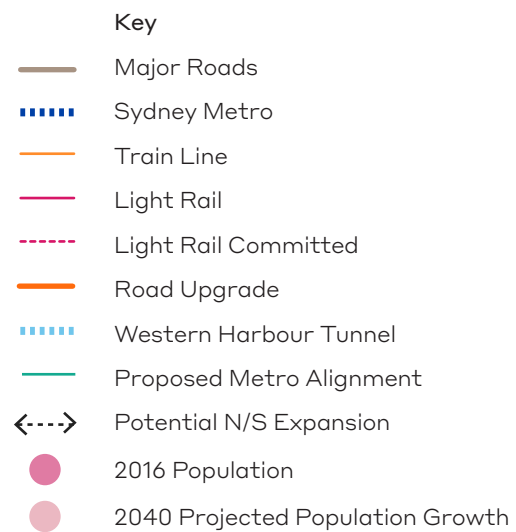
02.01 Wider Context Summary

The site is centrally located relative to the Merrylands, Granville and Parramatta centres. It is close to transport, jobs, retail and open space.

The site is on the edge of the Greater Parramatta area, which is planned for significant growth and development as part of the State Government's Central River City vision.

The site is positioned within a commercial corridor that has undergone a considerable change, with much of it being rezoned for residential purposes.

The site serves as the gateway to the Cumberland Local Government Area, strategically located adjacent to vital transportation links such as key rail and road connections between Holroyd and central Sydney.



02.02 Local Context

Pedestrian, Cycle Paths and Parks

The site benefits from an extensive cycle network, with cycleways available throughout the area. There is a separated cycleway to the north of the site that runs parallel to the M4 Western Motorway.

Along the site frontage there is a formal pedestrian path on the northern side of Crescent Street. Footpaths are located on both sides of Woodville Road.

Nearby signalised crossing points with marked foot crossings include:

- Crescent Street / Woodville Road – western leg
- Church Street / Parramatta Road / Woodville Road – eastern, southern and western legs.

There are opportunities for pedestrian improvement around the site, including the creation of better connections to neighbouring centres.

Enhancing pedestrian connectivity would bring substantial advantages to both the site and the broader community.

There's the possibility for significant improvements in connectivity across the site, provided that links through the Council's land to the north can be agreed.

There are five neighbouring centres and ten green spaces within a 1.9km walking and cycling catchment.

- Key**
- Site
 - Pedestrian
 - Shared Bike Path
 - Surrounding Parks and Reserves



02.02 Local Context

Public Transport

The site is located between three train stations: Harris Park, Merrylands and Granville. As part of the Planning Proposal, timed videos demonstrated a walking time to Harris Park of 8m 27s and Granville station of 12m 24s.

These stations provide access to both Parramatta CBD and Sydney CBD on the T1, T2 and T5 lines.

There are bus stops within close walking distance to the site providing services to a number of local areas including Bankstown, Parramatta, Bass Hill, Villawood, Hurstville, Padstow and Chester Hill.

This proposal includes the provision of a private shuttle bus service between the site and Parramatta Station that would run at regular intervals throughout the morning and afternoon. This would provide better access to rail connections at Parramatta Station, Parramatta Light Rail stages 1 and 2 and Sydney Metro West allowing for greater flexibility for public transport.



- Key
- Site
 - Train Route
 - Metro Station
 - Bus Route
 - Bus Stops

Site Analysis

03.01	Understanding of Place
03.02	Site Features
03.03	Site Opportunities and Constraints

03.01 Understanding of Place
Site Condition



-  Site Boundary
-  Photo Reference



1



2

03.01 Understanding of Place

Site Condition



3



4



5



6

03.02 Site Features

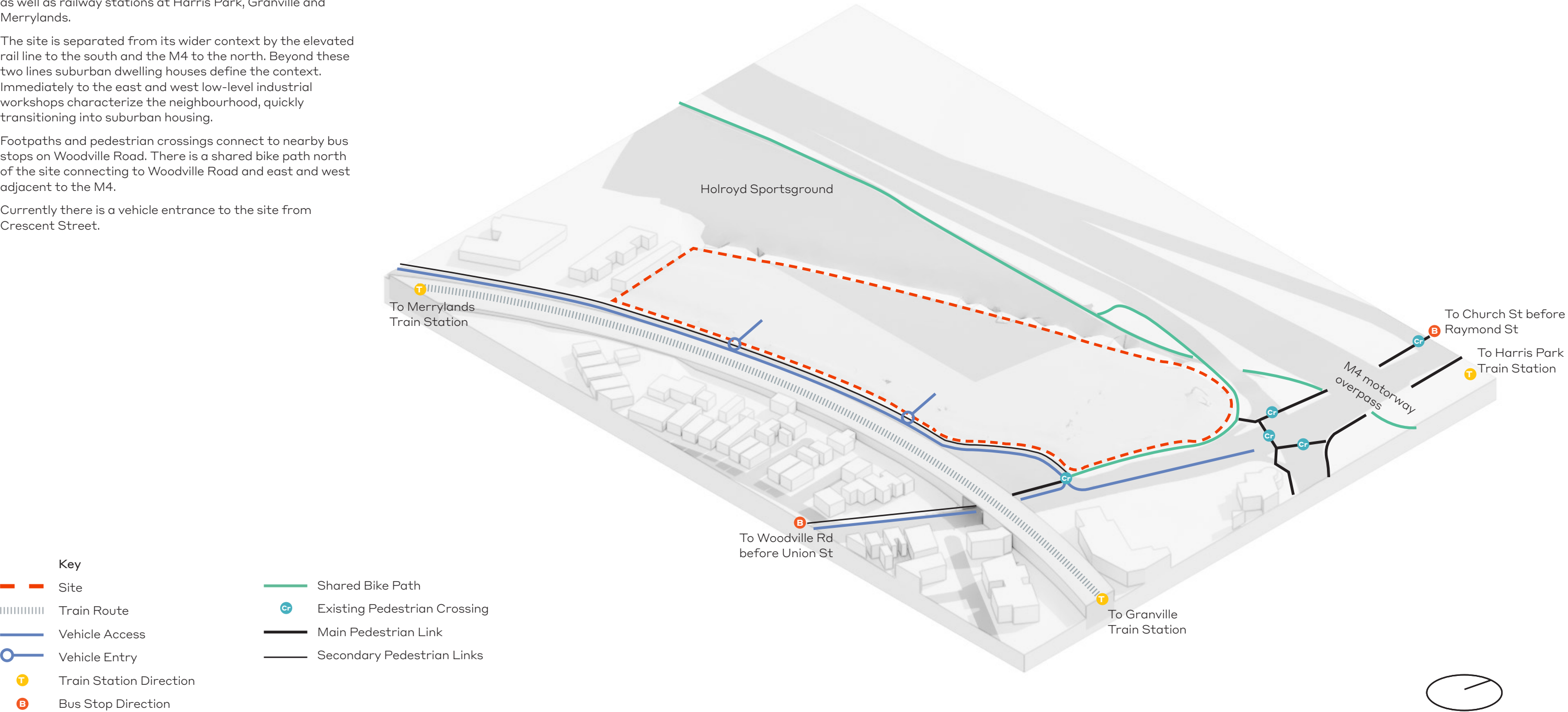
Movement and Access

Located on the corner of Woodville Road and Crescent Street, the site is close to the M4 and Parramatta Road, as well as railway stations at Harris Park, Granville and Merrylands.

The site is separated from its wider context by the elevated rail line to the south and the M4 to the north. Beyond these two lines suburban dwelling houses define the context. Immediately to the east and west low-level industrial workshops characterize the neighbourhood, quickly transitioning into suburban housing.

Footpaths and pedestrian crossings connect to nearby bus stops on Woodville Road. There is a shared bike path north of the site connecting to Woodville Road and east and west adjacent to the M4.

Currently there is a vehicle entrance to the site from Crescent Street.



03.02 Site Features

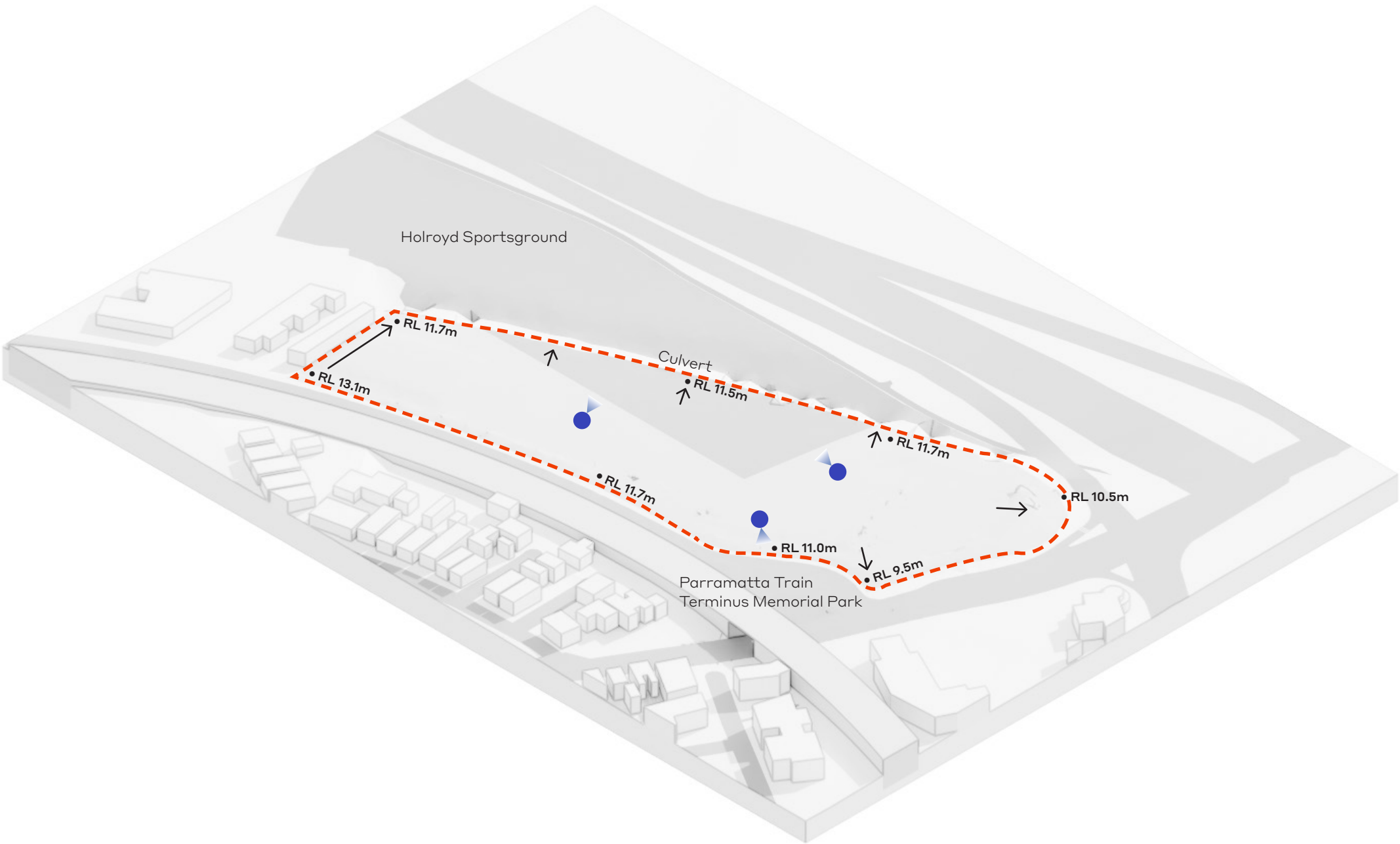
Land-form & Views

The site is largely flat with gradual falls from the southwest of the site towards the northern and eastern edges of the site.

Along the northern boundary a stormwater culvert runs between the site and Holroyd Sportsground.

At ground level there are views towards Holroyd Sportsground to the northwest and Terminus Memorial Park to the southeast of the site. There are opportunities for future apartments to have park views.

The surrounding context is low scale, providing an opportunity for upper level apartments to have expansive district outlook.



Key

- Site
- Site falls
- Views



03.02 Site Features

Existing Vegetation

There are a number of mature trees that could potentially be retained within the site, particularly along the boundaries.

With recent LEP rezoning of the precinct, part of the lot has been dedicated to RE1 providing the wider community with additional outdoor green space.

There is an opportunity to connect the two green spaces through site connections.



Parramatta Train Terminus Memorial Park



Key

- Site
- Surrounding Parks and Reserves
- Proposed Park

03.02 Site Features

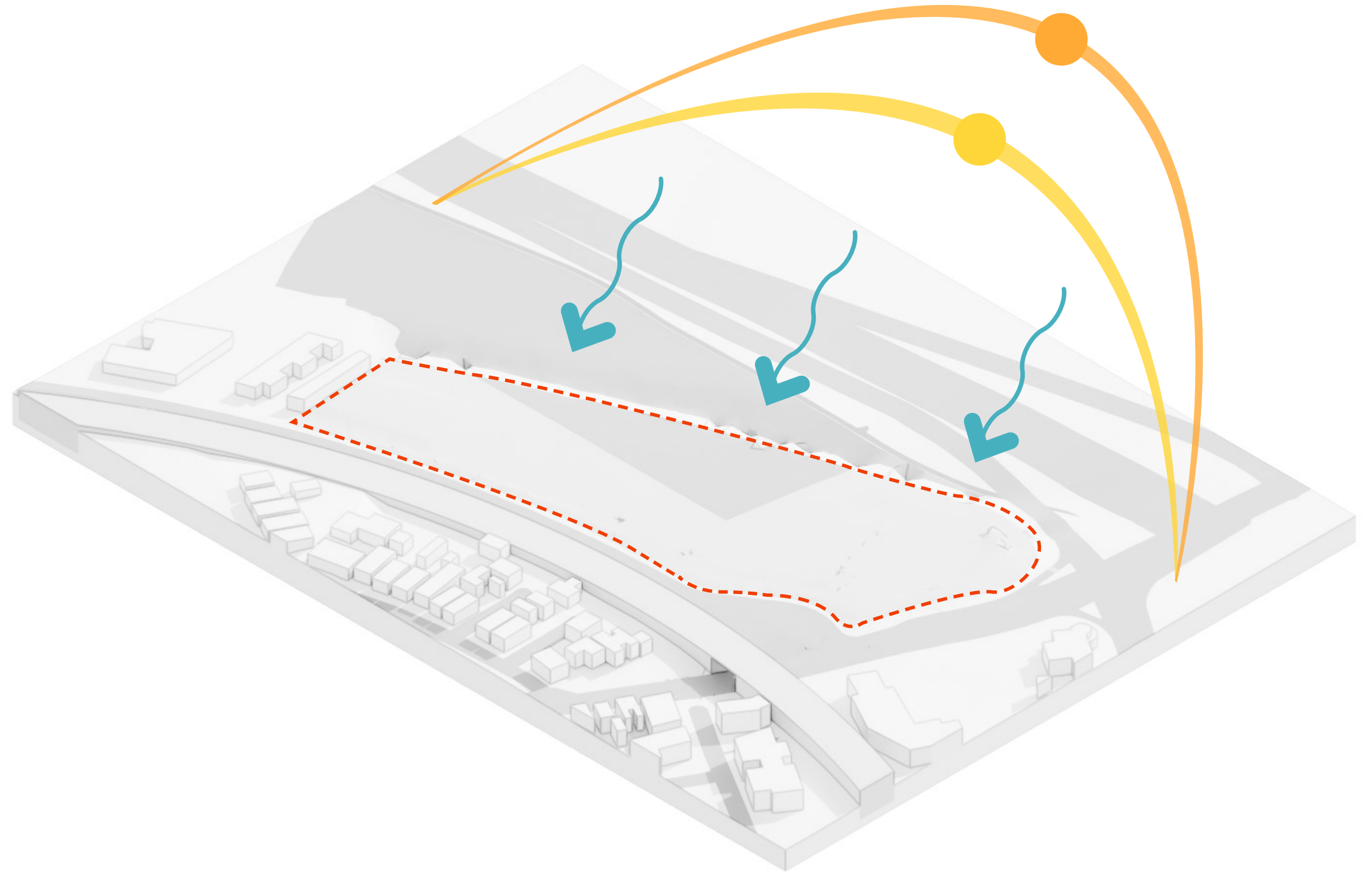
Climate & Orientation

Due to the extended east - west shape of the site, the orientation and topography of the site naturally creates an opportunity for a large amount of north facing open space in the heart of the precinct with good solar access.

This region has a humid subtropical climate with mild to cool, somewhat short winters and warm to usually hot summers, alongside moderate rainfall spread throughout the year.

Summer maximum temperatures are quite variable, often reaching above 35 °C in the summer season, and sometimes remaining in the low 20s.

North-Westerly winds can occasionally bring hot winds from the desert that can raise temperatures higher than 40 °C mostly from November to February.



03.03 Site Opportunities and Constraints

Existing Context

Holroyd offers a number of existing assets that present opportunities for growth and development



Existing Park Amenity

The existing Holroyd Sportsground adjacent to the site consists of approximately 6ha of open green space and sporting facilities. Subject to the agreement of Council, the sportsground could be linked to the RE1 zoned open space on the subject site.

The introduction of retail and commercial facilities will further augment the amenity available to residents and the local community.



On the Doorstep of Parramatta

As a metropolitan centre, Greater Parramatta is undergoing a transformation, fuelled by the State Government's Central River City vision. Significant public and private investments in areas such as commercial office space, transportation and culture are reshaping the area.

The subject site represents an opportunity for a new mixed-use development to contribute to the future of the Central River City vision.



Connectivity to the Greater Sydney Region

The subject site is centrally located and well connected to existing road and public transport infrastructure including Harris Park, Granville, Merrylands and Parramatta stations. These transport links provide connectivity to wider Metropolitan Sydney including Penrith and the Sydney CBD.

03.03 Site Opportunities and Constraints

History and Culture

Connecting with Country

Connecting with Country is an ongoing commitment to fostering cultural connections between country and local Indigenous communities before, during and beyond the time frame of a single project life cycle.

The framework 'aims to help all of us – Aboriginal and non-Aboriginal people – to work together collectively, respectfully, and with open minds to unite our complimentary knowledge'.

The subject site offers the opportunity to for local Aboriginal culture to be included in the built form of any new development.

Specifically, there is an opportunity to:

- Consider cultural connection to the landscape of the site.
- Document the cultural heritage of place through time.
- Incorporate Aboriginal cultural and connection to place in the design and build of any new development.



Public Art

The public art vision is based on contextual analysis, including research the subject sites history, aspirations, environment, urban character, and community. The vision ensures public art is conceptually connected by setting an overarching vision for art, describing what the artworks aspire to achieve, and providing thematic inspiration for the future artist.



03.03 Site Opportunities and Constraints

Several sources of noise surround the site, including the M4 Motorway, Woodville Road, and the railway. There is some existing vegetation on-site and within the Holroyd Sports ground providing natural buffering from noise and pollution sources. In addition, noise will be addressed through landscaping and building acoustic attenuation.

To the site's north lies the Holroyd Sportsground, but much of the space facing the site within this area remains underutilised.

The channelised A'Becketts Creek creates an unappealing barrier between the site and the Holroyd Sportsground. The development provides the opportunity to address this with landscaping and potentially through an agreement with Council for links through to the Holroyd Sportsground.



 Train Noise
 Vehicle Noise

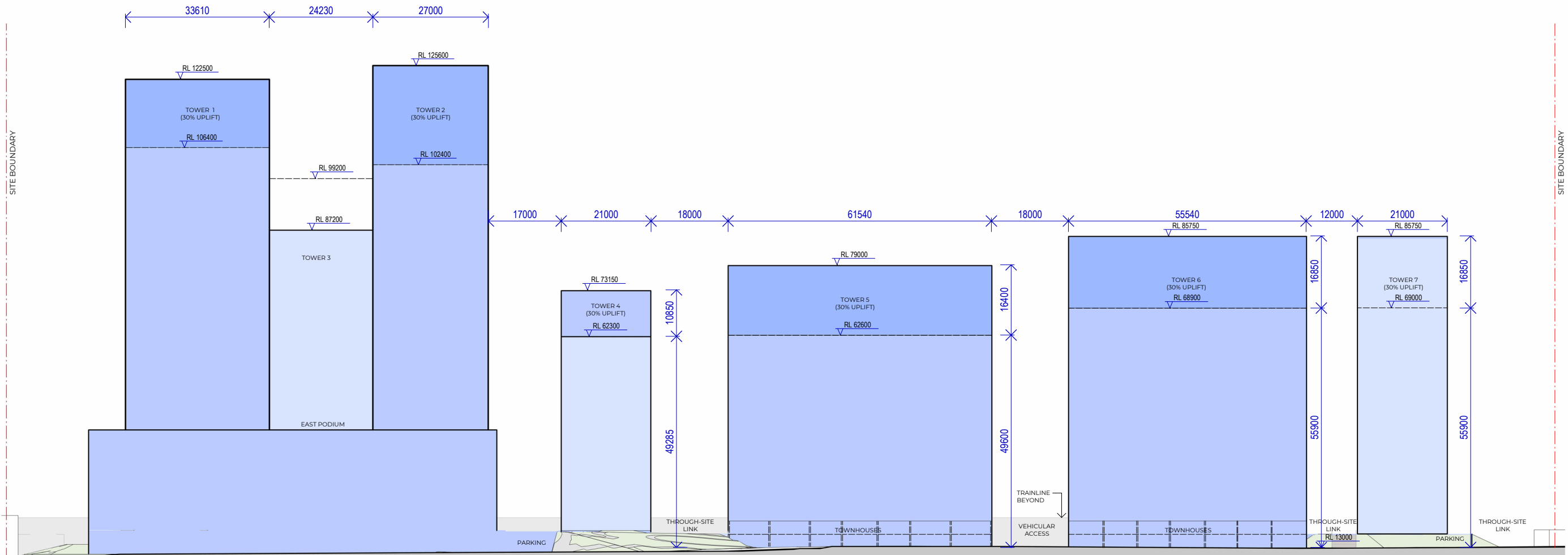


Crescent Street with elevated train line



M4 motorway passing over Woodville Road

Detailed DA



1 NORTH ELEVATION - MASSING ENVELOPE 30% Uplift
SCALE 1 : 500

Recent revision history

#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

Notes

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Do not scale drawings.

Legend

- Envelope
- 30% Uplift
- Envelope from distance
- 30% Uplift (Envelope from distance)
- Boundary Line

Project

Crescent Parklands

Client

Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer

W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale
1 : 500

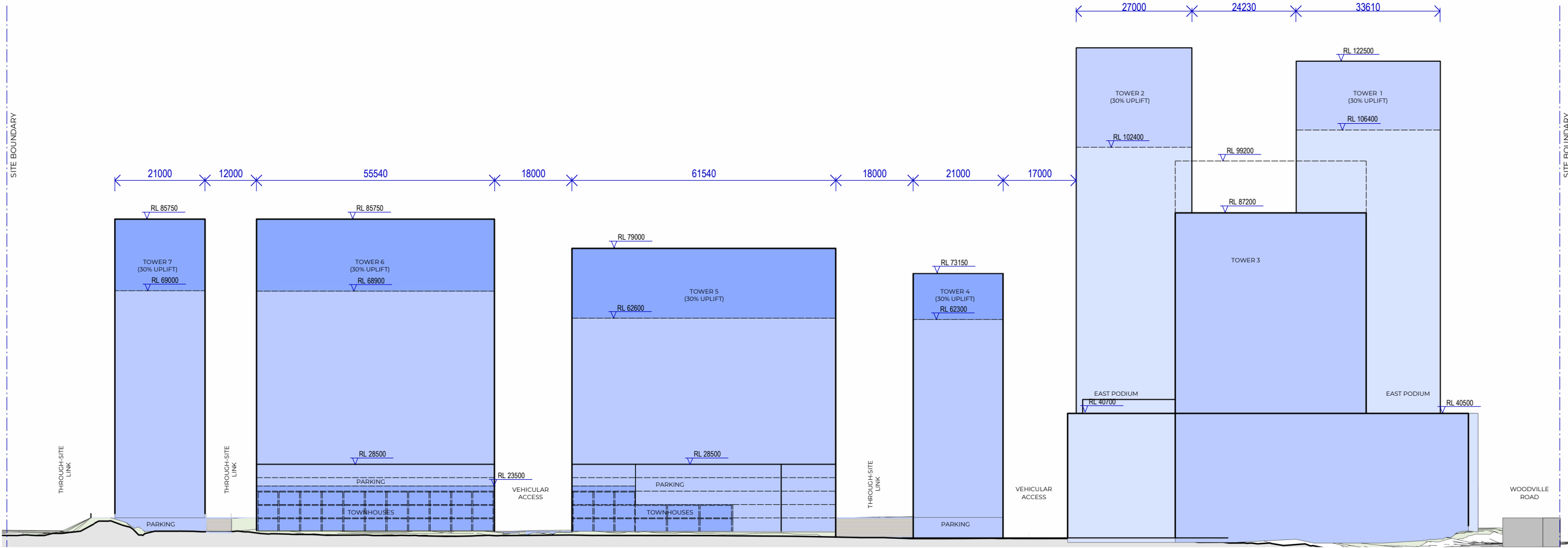
Sheet title

MAXIMUM PLANNING ENVELOPE
NORTH ELEVATION 30% UPLIFT

Sheet number
A- - 7030

Revision
C

Status
FOR INFORMATION



1 SOUTH ELEVATION - MASSING ENVELOPE 30% Uplift
SCALE 1 : 500

#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

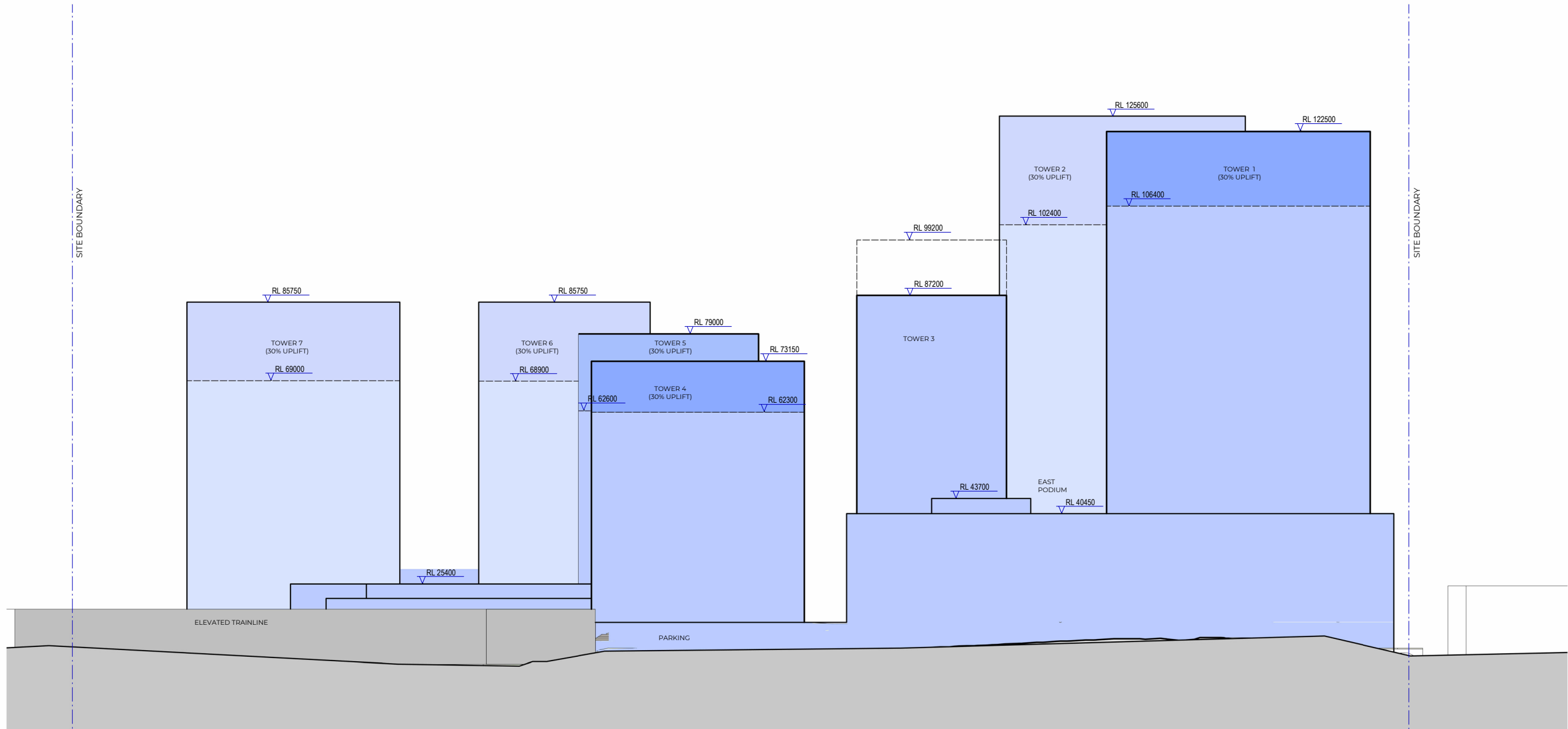
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Legend	
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	Boundary Line

Project
Crescent Parklands
Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B WOODS BAGOT	
Project number 121784	Size check 25mm
Checked DS	Approved JF
Sheet size A1	Scale 1 : 500

Sheet title
MAXIMUM PLANNING ENVELOPE
SOUTH ELEVATION 30% UPLIFT
Sheet number
A-- 7031
Status
FOR INFORMATION
Revision
C



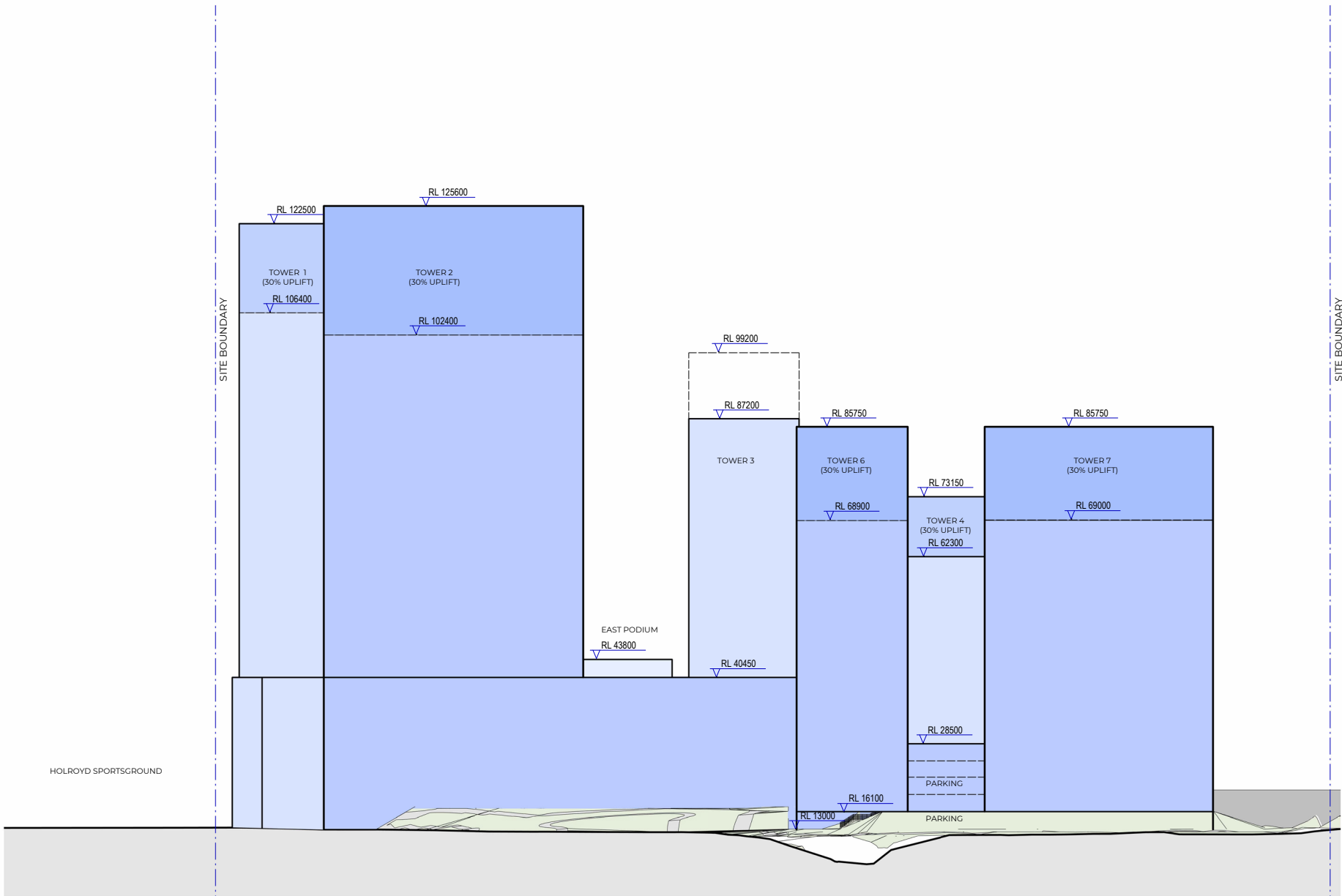
1 EAST ELEVATION - MASSING ENVELOPE 30% Uplift
SCALE 1 : 500

Recent revision history			Notes
#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024
			Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
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Legend	
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	30% Uplift (Envelope from distance)
	Boundary Line

Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title MAXIMUM PLANNING ENVELOPE EAST ELEVATION 30% UPLIFT	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784		Size check 25mm	
Checked DS		Approved JF		Sheet size A1	
				Scale 1 : 500	
				Status FOR INFORMATION	
				Revision C	



1 WEST ELEVATION - MASSING ENVELOPE 30% Uplift
SCALE 1 : 500

Recent revision history			
#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

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Legend	
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	Envelope from distance
	30% Uplift (Envelope from distance)
	Boundary Line

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B WOODS BAGOT	
Project number 121784	Size check 25mm
Checked Checker	Approved Approver
Sheet size A1	Scale 1 : 500

Sheet title
MAXIMUM PLANNING ENVELOPE
WEST ELEVATION 30% UPLIFT

Sheet number
A- - 7033
Status
FOR INFORMATION

Revision
C

WESTERN MOTORWAY (M4)

31215

BIKE PATH

2000 27000

HOLROYD SPORTSGROUND

CULVERT

46840

TOWER 2

RL 125600

TOWER 1

RL 122500

RL 40550

SHARED AMENITY

RL 43800

FORECOURT

TOWER 3

RL 87200

RL 14250

RL 12500

PARK

WOODVILLE RD

25250

21000

12000

55540

18000

61540

TOWER 6

RL 85750

PARKING

RL 28500

TOWNHOUSES

TOWER 5

RL 79000

PARKING

RL 28500

TOWNHOUSES

TOWER 4

RL 73150

TOWER 7

RL 85750

CRESCENT ST

ELEVATED TRAINLINE

PARRAMATTA TRAIN
TERMINUS MEMORIAL

BLANE ST

#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
B		FOR INFORMATION	10.04.2024

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Do not scale drawings.

Legend

- Residential

Retail

Commercial

Carparking

Boundary Line
- Residential (Affordable)

Park

Circulation

Back of House

Proposed Boundary (By Others)
- 1 Bed

2 Bed

3 Bed

Balcony

Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B

WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale
As indicated

Sheet title
SITE PLAN 30% UPLIFT

Sheet number
A- - 1011
Status
FOR INFORMATION

Revision
B

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

CULVERT

BIKE PATH

WOODVILLE RD

BUILDING FOOTPRINT

BUILDING FOOTPRINT

PARRAMATTA TRAIN
TERMINUS MEMORIAL

CRESCENT ST

ELEVATED TRAINLINE

BLANE ST

Recent revision history		Date
#	Status	Description
A	FOR INFORMATION	19.01.2024
B	FOR INFORMATION	10.04.2024

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Legend

Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm
Scale
As indicated

Sheet title
LOWER GROUND FLOOR 02 30%
UPLIFT

Sheet number
A- - 2110
Status
DEVELOPMENT APPLICATION

Revision
B

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

CULVERT

BIKE PATH

WOODVILLE RD

CRESCENT ST

ELEVATED TRAINLINE

PARRAMATTA TRAIN
TERMINUS MEMORIAL

BLANE ST

Recent revision history

#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
B		FOR INFORMATION	10.04.2024

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Do not scale drawings.

Legend

Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project

Crescent Parklands

Client

Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer

W-B
WOODS BAGOT

Project number

121784

Size check

25mm

Checked

DS

Approved

JF

Sheet size

A1

Scale

As indicated

Sheet title

LOWER GROUND FLOOR 30% UPLIFT

Sheet number

A - 2111

Revision

B

Status

FOR INFORMATION

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

CULVERT

BIKE PATH

WOODVILLE RD

CRESCENT ST

ELEVATED TRAINLINE

PARRAMATTA TRAIN
TERMINUS MEMORIAL

#	Status	Description	Date
A	FOR INFORMATION	FOR INFORMATION	19.01.2024
B	FOR INFORMATION	FOR INFORMATION	10.04.2024

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Legend		
 Residential	 Residential (Affordable)	 1 Bed
 Retail	 Park	 2 Bed
 Commercial	 Circulation	 3 Bed
 Carparking	 Back of House	 Balcony
 Boundary Line	 Proposed Boundary (By Others)	 Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B
WOODS BAGOT

Project number
121784

Checked
DS

Approved
JF

Size check
25mm

Sheet size
A1

Scale
As indicated

Sheet title
GROUND FLOOR 30% UPLIFT

Sheet number
A - 2220
Status
FOR INFORMATION

Revision
B

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

CULVERT

BIKE PATH

WOODVILLE RD

CRESCENT ST

ELEVATED TRAINLINE

PARRAMATTA TRAIN
TERMINUS MEMORIAL

Recent revision history			
#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
B		FOR INFORMATION	10.04.2024

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Legend			
Residential	Residential (Affordable)	1 Bed	
Retail	Park	2 Bed	
Commercial	Circulation	3 Bed	
Carparking	Back of House	Balcony	
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope	

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B

WOODS BAGOT

Project number

121784

Size check

25mm

Checked

DS

Approved

JF

Sheet size

A1

Scale

As indicated

Sheet title	
LEVEL 01 30% UPLIFT	
Sheet number	Revision
A - 2221	B
Status	FOR INFORMATION

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

BIKE PATH

CULVERT

FOOTPATH

WOODVILLE RD

CRESCENT ST

ELEVATED TRAINLINE

PARRAMATTA TRAIN
TERMINUS MEMORIAL

BLANE ST

#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
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Legend			
	Residential		Residential (Affordable)
	Retail		Park
	Commercial		Circulation
	Carparking		Back of House
	Boundary Line		Proposed Boundary (By Others)
			Maximum Planning Envelope

	1 Bed
	2 Bed
	3 Bed
	Balcony

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B
WOODS BAGOT

Project number
121784

Checked
DS

Approved
JF

Size check
25mm

Sheet size
A1

Scale
As indicated

Sheet title
LEVEL 02 30% UPLIFT

Sheet number
A - 2222
Status
FOR INFORMATION

Revision
B



Recent revision history		
#	Status	Description
A		FOR INFORMATION
B		FOR INFORMATION

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Legend		
Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B

WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale
As indicated

Sheet title	
LEVEL 04 30% UPLIFT	
Sheet number A- - 2224	Revision B
Status FOR INFORMATION	



Recent revision history			
#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
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Do not scale drawings.

Legend

- | | | |
|---------------|-------------------------------|---------------------------|
| Residential | Residential (Affordable) | 1 Bed |
| Retail | Park | 2 Bed |
| Commercial | Circulation | 3 Bed |
| Carparking | Back of House | Balcony |
| Boundary Line | Proposed Boundary (By Others) | Maximum Planning Envelope |

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm
Scale
As indicated

Checked DS Approved JF Sheet size A1

Sheet title
LEVEL 07 30% UPLIFT

Sheet number
A- - 2226
Status
FOR INFORMATION

Revision
B



Recent revision history		
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A		FOR INFORMATION
B		FOR INFORMATION

#	Date	Notes
A	19.01.2024	Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission
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Legend					
	Residential		Residential (Affordable)		1 Bed
	Retail		Park		2 Bed
	Commercial		Circulation		3 Bed
	Carparking		Back of House		Balcony
	Boundary Line		Proposed Boundary (By Others)		Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale
As indicated

Sheet title	
LEVEL 09 - TYPICAL LOW RISE 30% UPLIFT	
Sheet number A-- 2228	Revision B
Status FOR INFORMATION	



Recent revision history		
#	Status	Description
A		FOR INFORMATION
B		FOR INFORMATION

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Legend		
Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Checked
DS

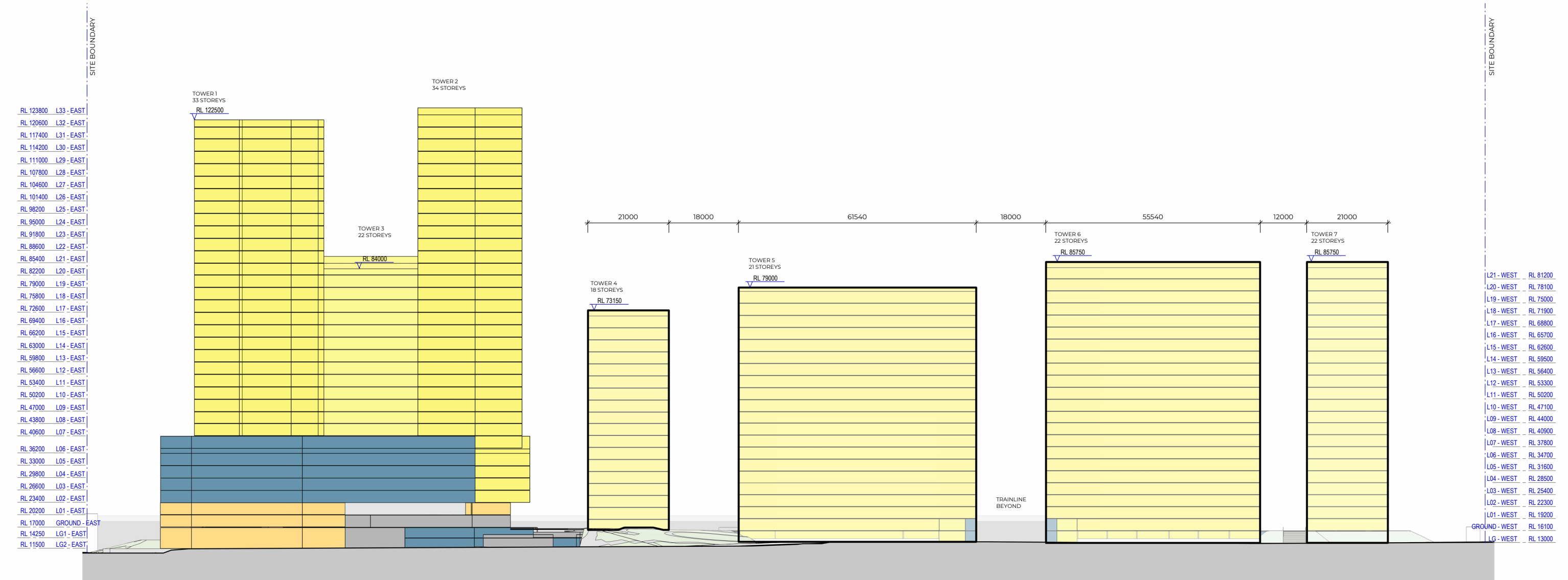
Approved
JF

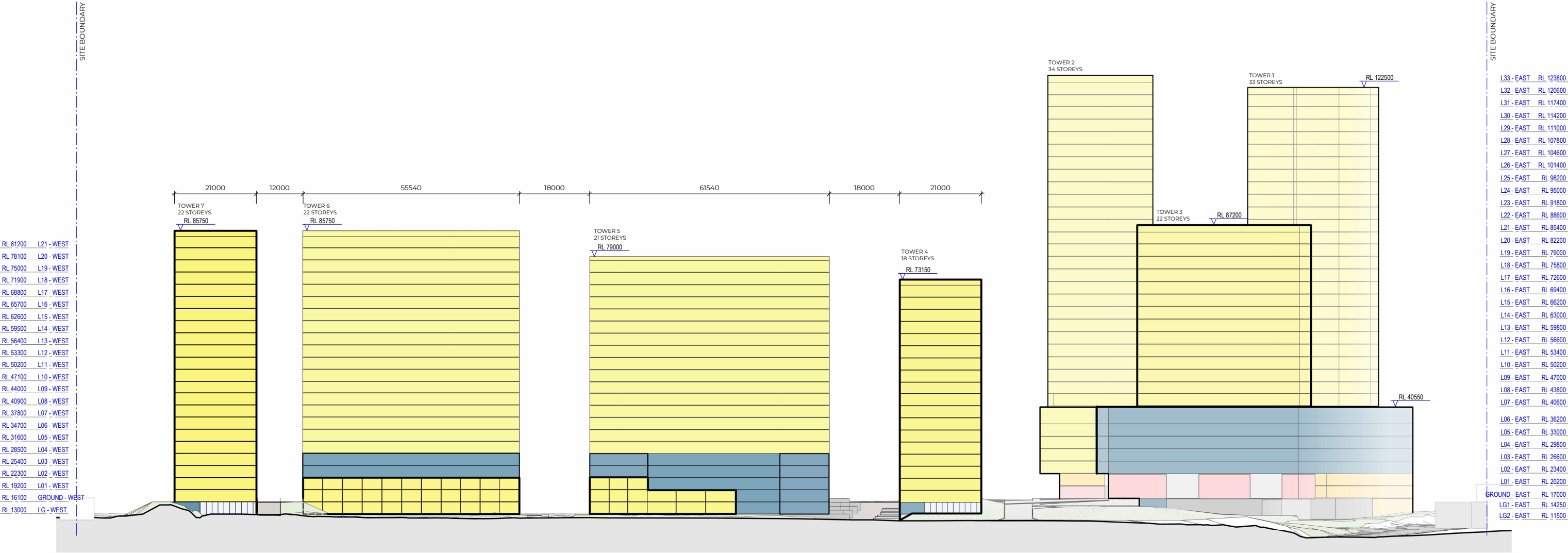
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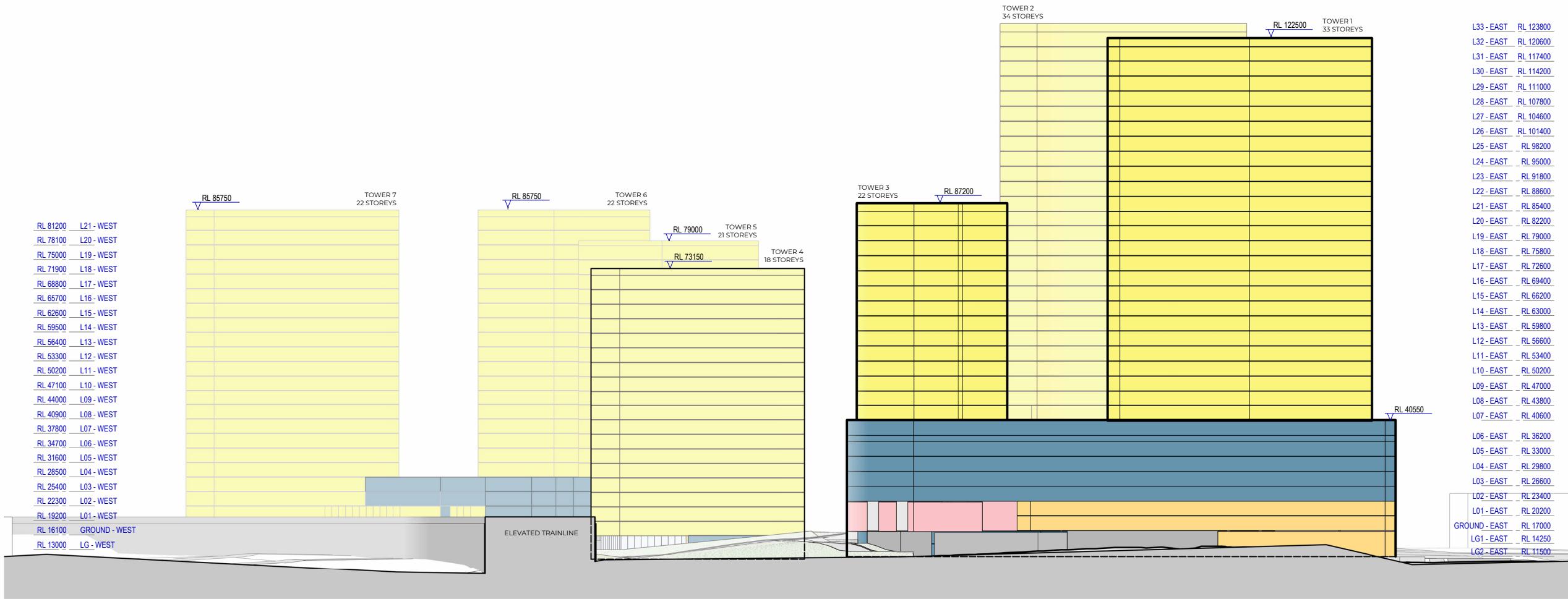
Scale
As indicated

Size check
25mm

Sheet title	
LEVEL 10 - TYPICAL HIGH RISE 30% UPLIFT	
Sheet number A- - 2229	Revision B
Status FOR INFORMATION	







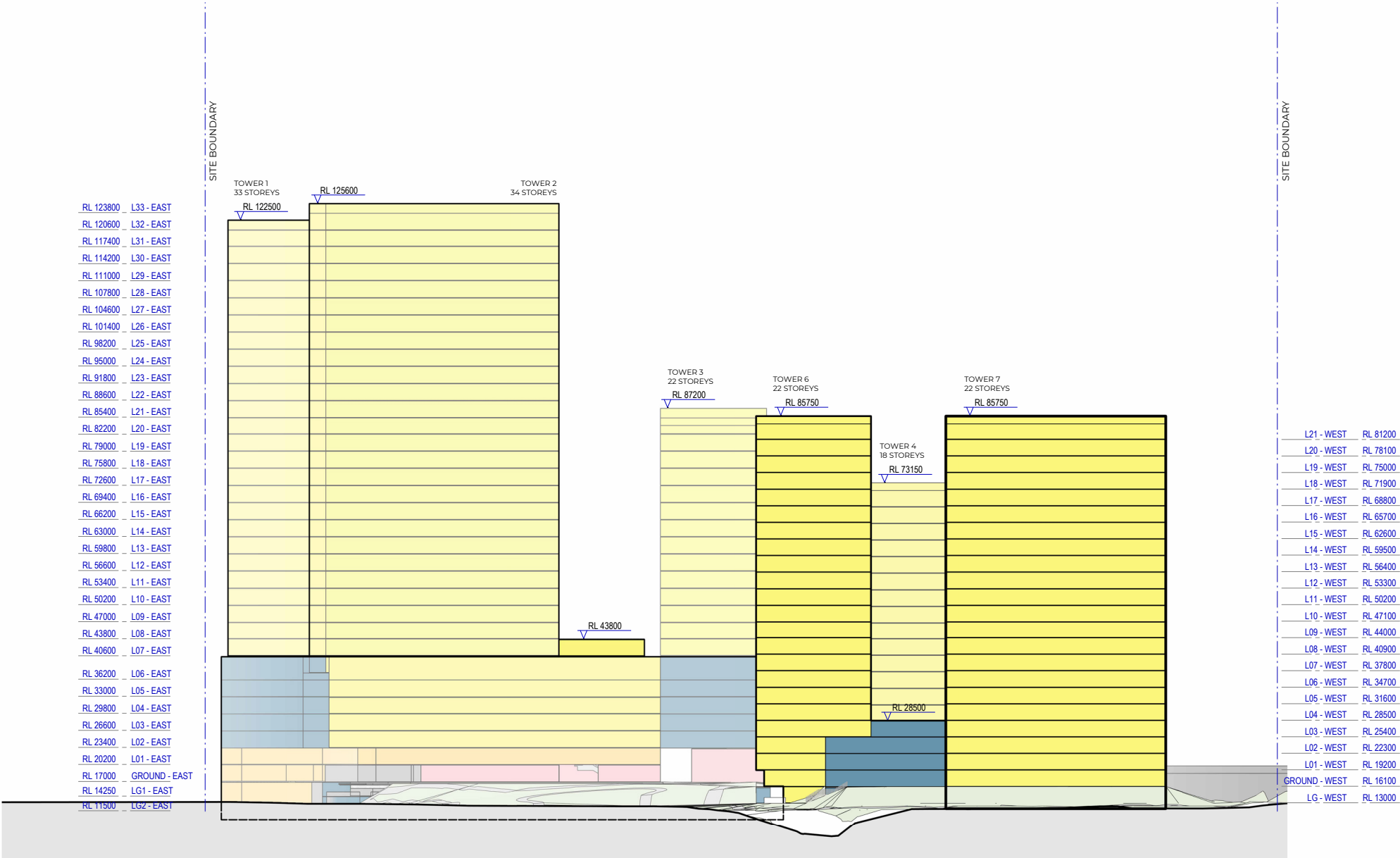
1 EAST ELEVATION 30% UPLIFT
SCALE 1 : 500

Recent revision history				Notes	
#	Status	Description	Date	Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission	
A		FOR INFORMATION	19.01.2024	Contractor must verify all dimensions on site before commencing work or preparing shop drawings.	
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				Do not scale drawings.	

Date generated 10/04/2024 5:09:55 PM

Legend		
Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title EAST ELEVATION 30% UPLIFT	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784	Size check 25mm	Sheet number A- 3213	Revision B
Checked DS	Approved JF	Sheet size A1	Scale As indicated	Status FOR INFORMATION	



1 WEST ELEVATION 30% UPLIFT
SCALE 1 : 500

Recent revision history		
#	Status	Description
A		FOR INFORMATION
B		FOR INFORMATION

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Legend		
 Residential	 Residential (Affordable)	 1 Bed
 Retail	 Park	 2 Bed
 Commercial	 Circulation	 3 Bed
 Carparking	 Back of House	 Balcony
 Boundary Line	 Proposed Boundary (By Others)	 Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

W-B

WOODS BAGOT

Project number

121784

Checked

DS

Approved

JF

Sheet size

A1

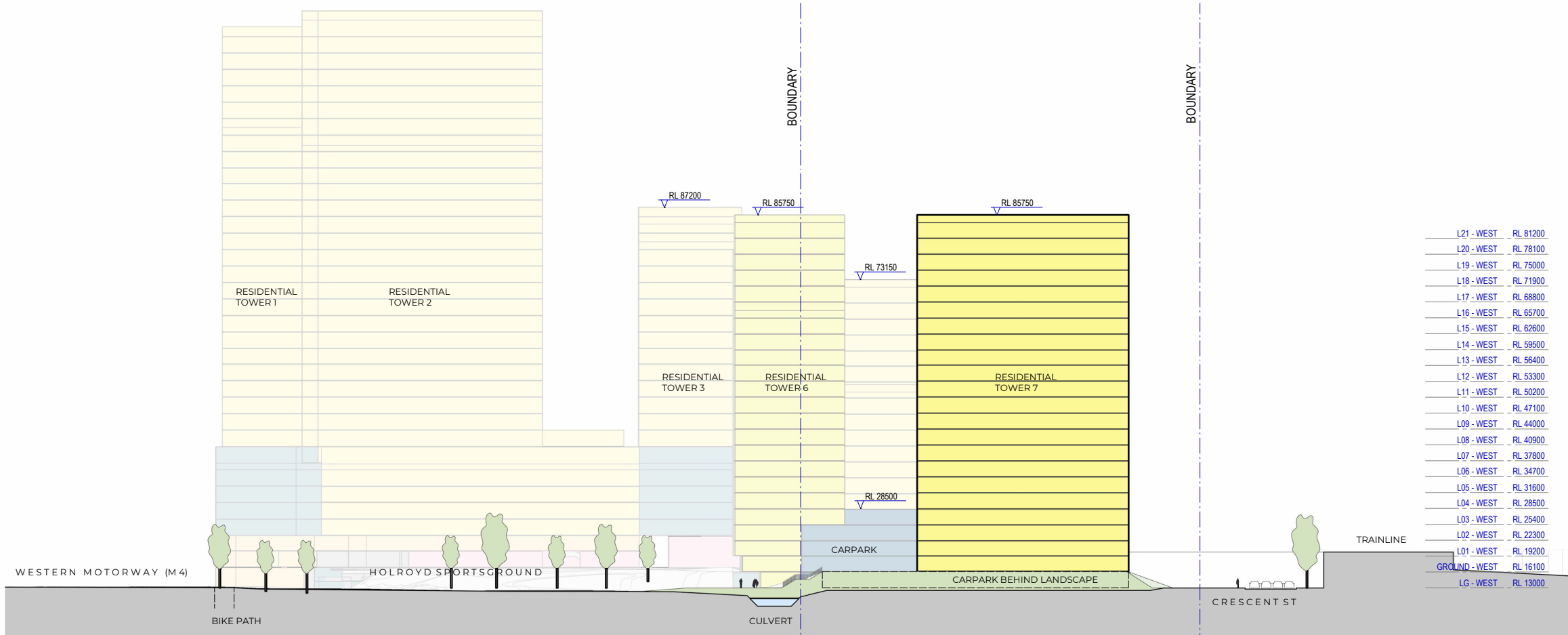
Scale

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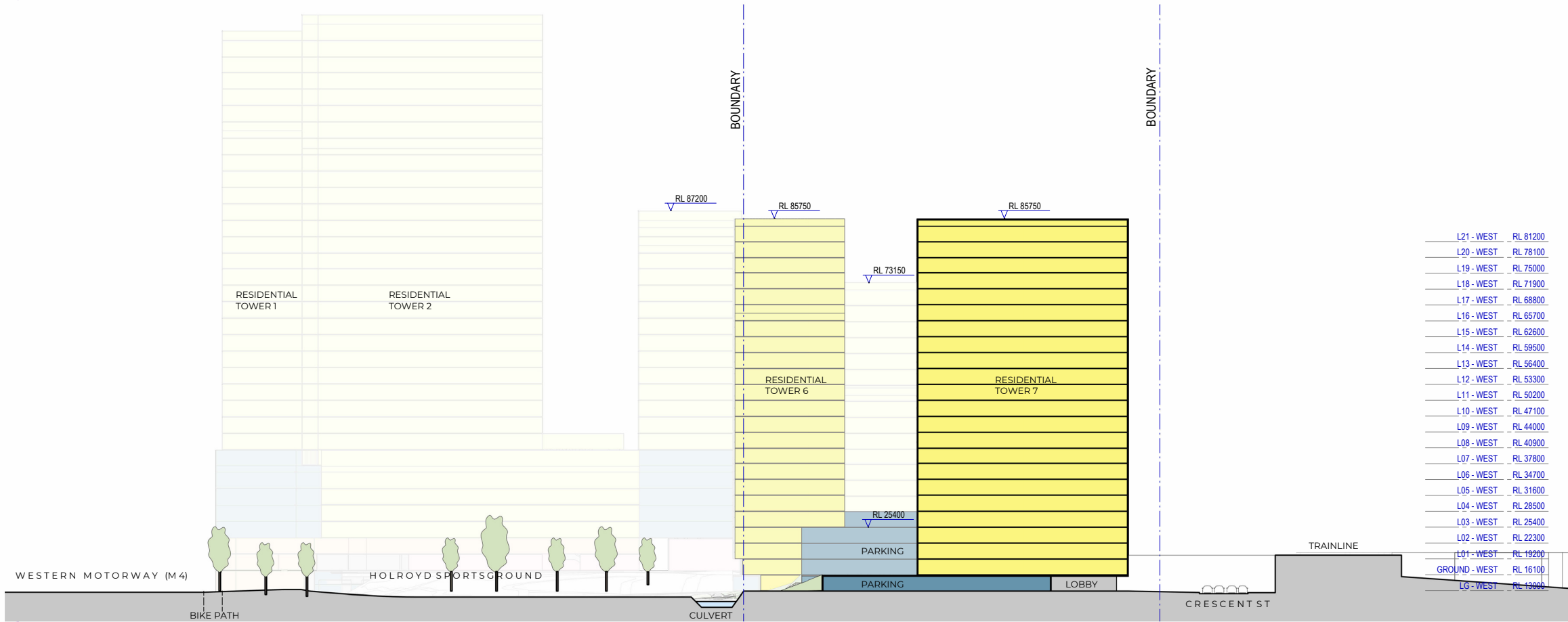
Sheet title
WEST ELEVATION 30% UPLIFT

Sheet number
A- - 3214
Status
FOR INFORMATION

Revision
B



1 SECTION THROUGH WEST END PEDESTRIAN ACCESS
SCALE 1 : 500



2 SECTION THROUGH TOWER 7
SCALE 1 : 500

#	Status	Description	Date
A	FOR INFORMATION	FOR INFORMATION	19.01.2024
B	FOR INFORMATION	FOR INFORMATION	10.04.2024

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Legend		
 Residential	 Residential (Affordable)	 1 Bed
 Retail	 Park	 2 Bed
 Commercial	 Circulation	 3 Bed
 Carparking	 Back of House	 Balcony
--- Boundary Line	--- Proposed Boundary (By Others)	--- Maximum Planning Envelope

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

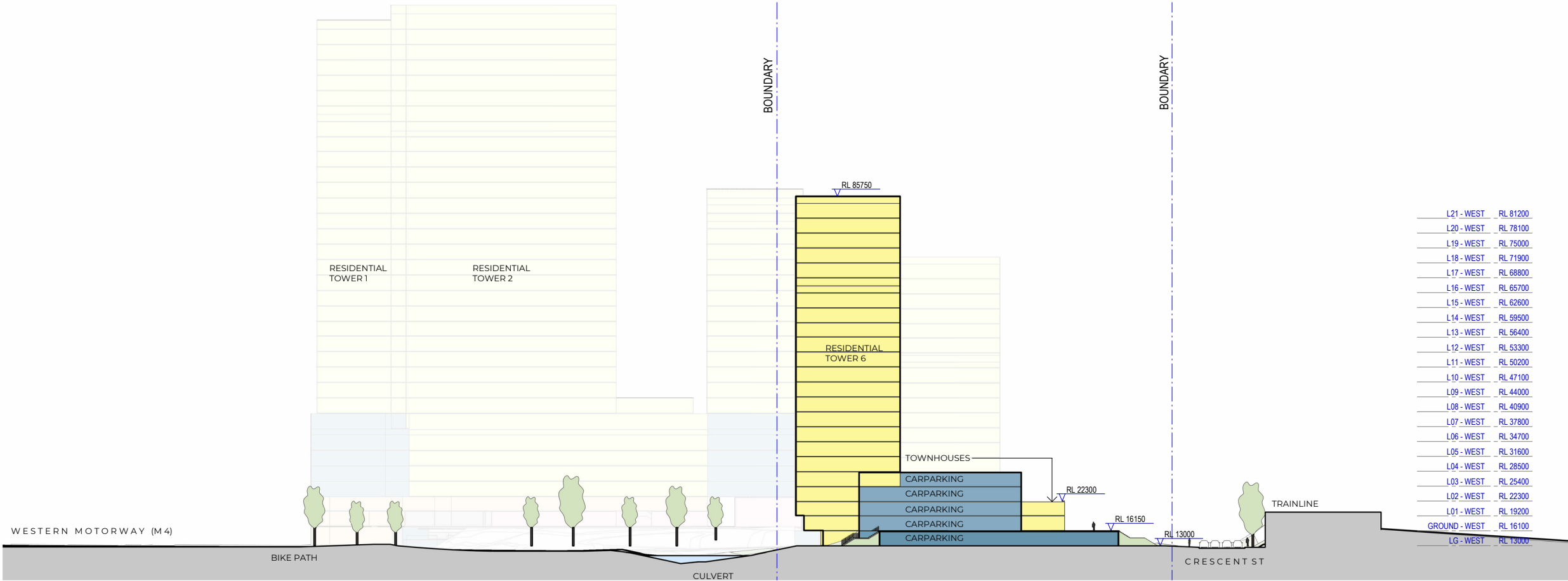
Scale
As indicated

Sheet title
SITE SECTIONS 30% UPLIFT

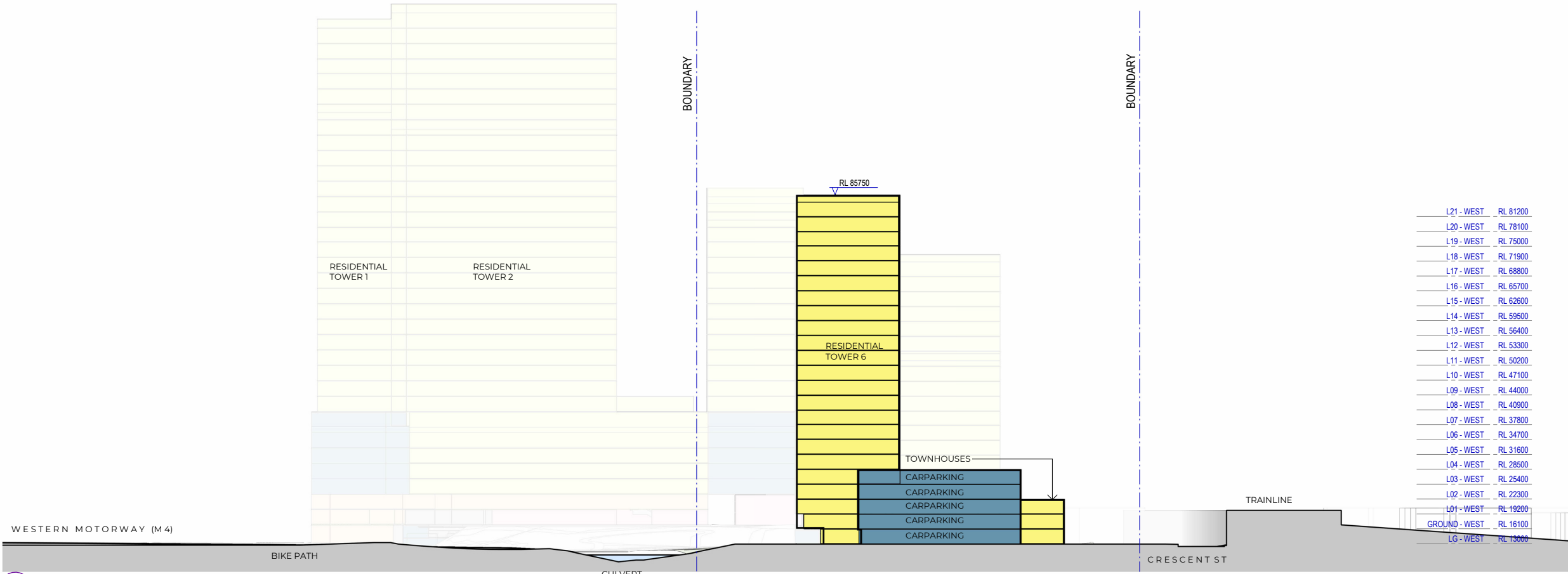
Sheet number
A- 3311

Revision
B

Status
FOR INFORMATION



1 SECTION THROUGH PEDESTRIAN ACCESS BETWEEN TOWER 6 AND 7
SCALE 1 : 500



2 SECTION THROUGH TOWER 6
SCALE 1 : 500

Recent revision history		
#	Status	Description
A	FOR INFORMATION	FOR INFORMATION
B	FOR INFORMATION	FOR INFORMATION

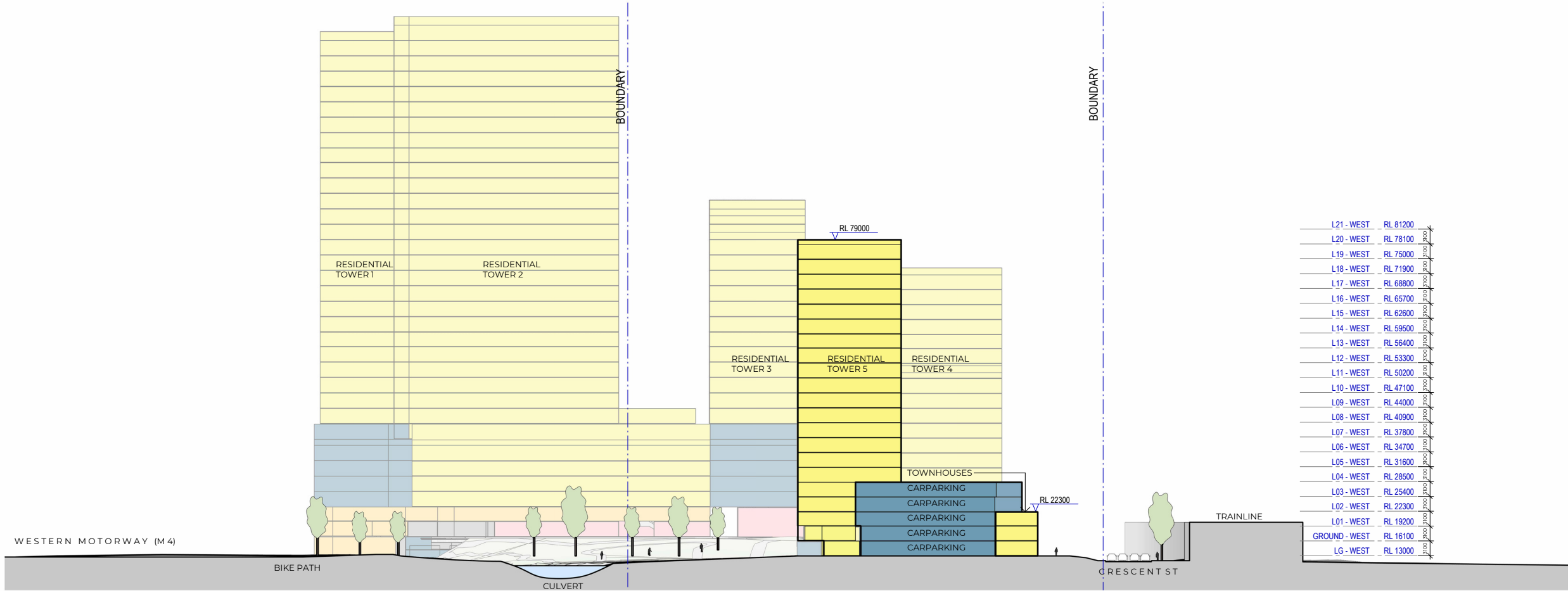
Date 19.01.2024
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Do not scale drawings.

Legend			
Residential	Residential (Affordable)	1 Bed	
Retail	Park	2 Bed	
Commercial	Circulation	3 Bed	
Carparking	Back of House	Balcony	
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope	

Project
Crescent Parklands
Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

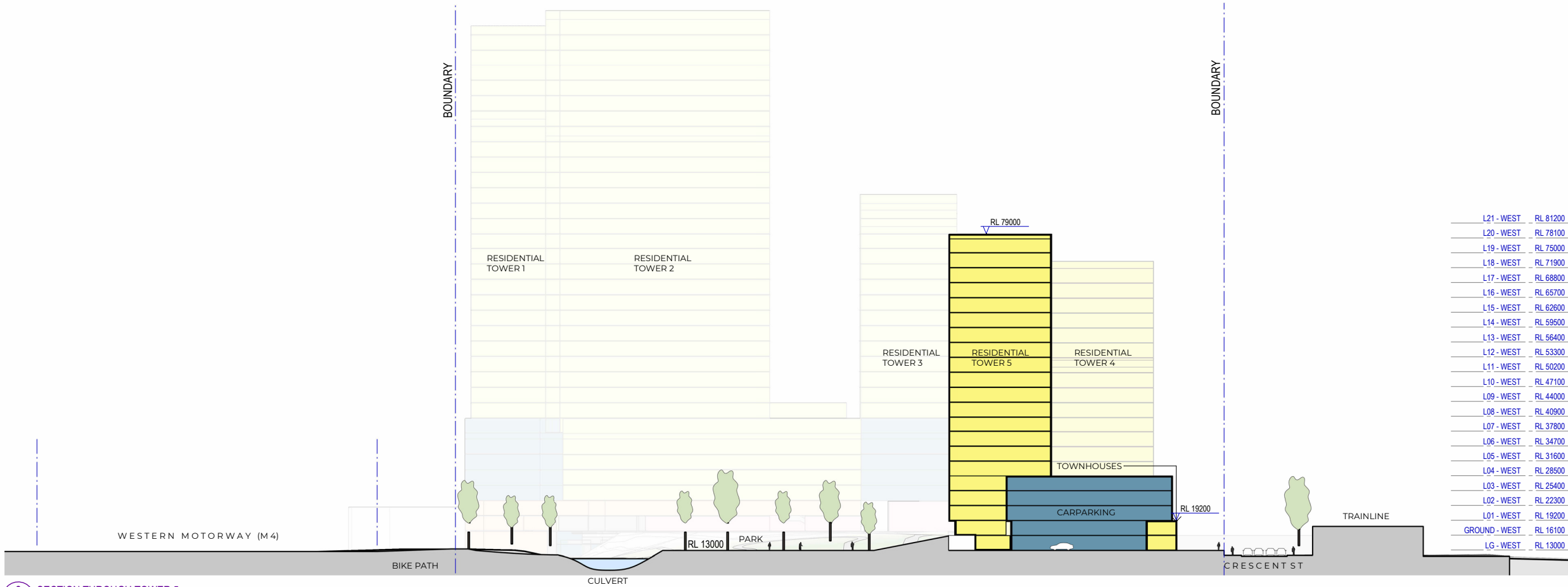
Issuer
W-B
WOODS BAGOT
Project number
121784
Size check
25mm
Checked
DS
Approved
JF
Sheet size
A1
Scale
As indicated

Sheet title
SITE SECTIONS 30% UPLIFT
Sheet number
A- - 3312
Revision
B
Status
FOR INFORMATION



1 SECTION THROUGH CENTRAL VEHICULAR ACCESS
SCALE 1 : 500

L21 - WEST	RL 81200
L20 - WEST	RL 78100
L19 - WEST	RL 75000
L18 - WEST	RL 71900
L17 - WEST	RL 68800
L16 - WEST	RL 65700
L15 - WEST	RL 62600
L14 - WEST	RL 59500
L13 - WEST	RL 56400
L12 - WEST	RL 53300
L11 - WEST	RL 50200
L10 - WEST	RL 47100
L09 - WEST	RL 44000
L08 - WEST	RL 40900
L07 - WEST	RL 37800
L06 - WEST	RL 34700
L05 - WEST	RL 31600
L04 - WEST	RL 28500
L03 - WEST	RL 25400
L02 - WEST	RL 22300
L01 - WEST	RL 19200
GROUND - WEST	RL 16100
LG - WEST	RL 13000



2 SECTION THROUGH TOWER 5
SCALE 1 : 500

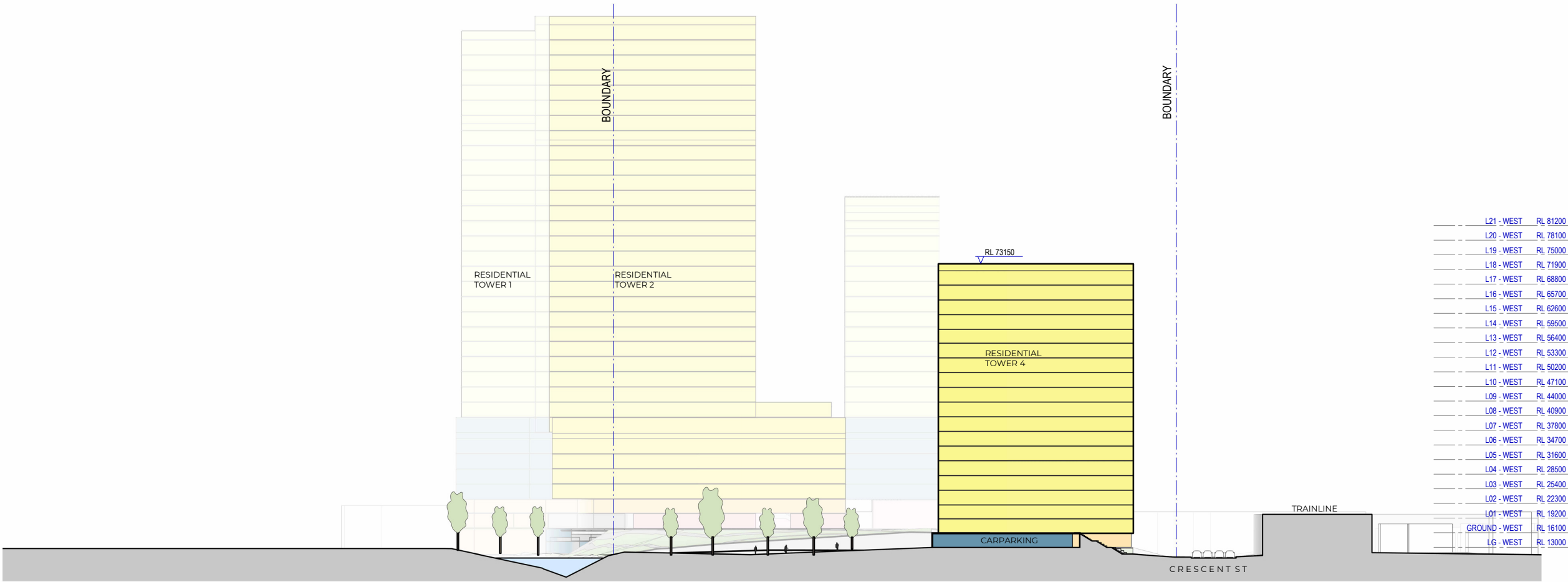
L21 - WEST	RL 81200
L20 - WEST	RL 78100
L19 - WEST	RL 75000
L18 - WEST	RL 71900
L17 - WEST	RL 68800
L16 - WEST	RL 65700
L15 - WEST	RL 62600
L14 - WEST	RL 59500
L13 - WEST	RL 56400
L12 - WEST	RL 53300
L11 - WEST	RL 50200
L10 - WEST	RL 47100
L09 - WEST	RL 44000
L08 - WEST	RL 40900
L07 - WEST	RL 37800
L06 - WEST	RL 34700
L05 - WEST	RL 31600
L04 - WEST	RL 28500
L03 - WEST	RL 25400
L02 - WEST	RL 22300
L01 - WEST	RL 19200
GROUND - WEST	RL 16100
LG - WEST	RL 13000

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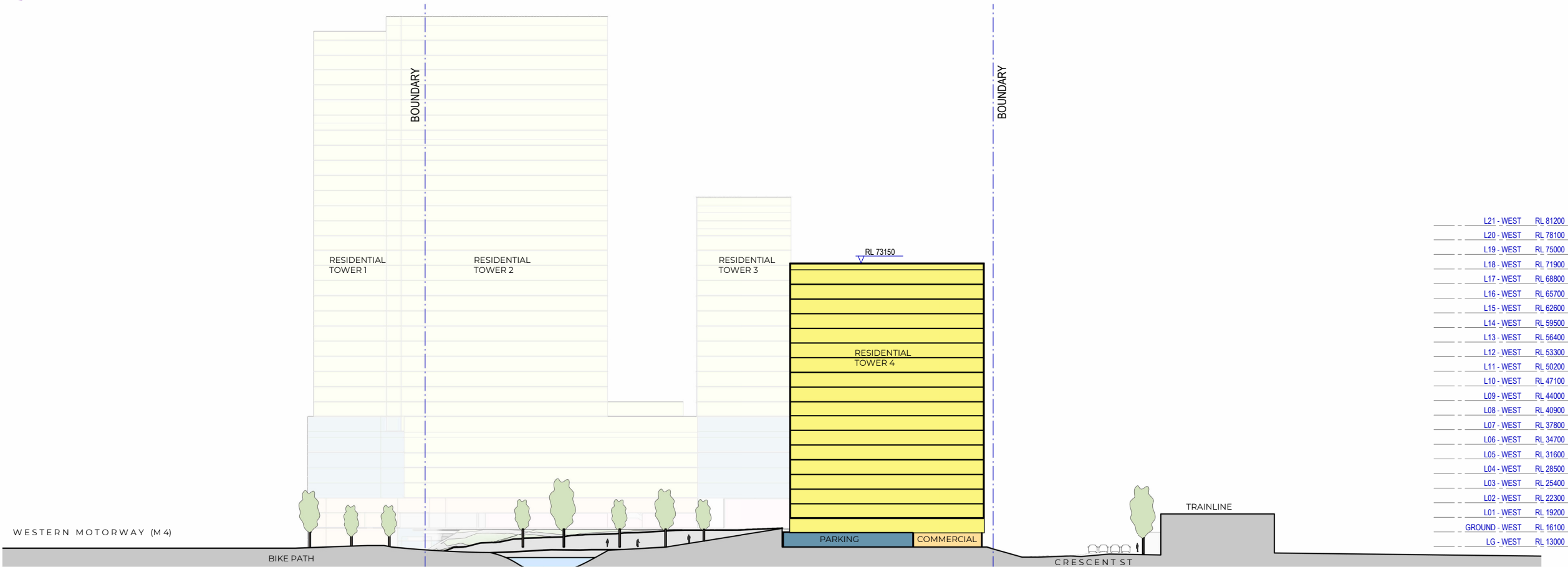
Date generated 10/04/2024 5:10:39 PM

Legend			
Residential	Residential (Affordable)	1 Bed	
Retail	Park	2 Bed	
Commercial	Circulation	3 Bed	
Carparking	Back of House	Balcony	
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope	

Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title SITE SECTIONS 30% UPLIFT	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784		Size check 25mm	
Checked DS		Approved JF		Sheet size A1	
Scale As indicated		Status FOR INFORMATION		Revision B	



1 SECTION THROUGH PEDESTRAIN ACCESS BY TOWER 4
SCALE 1 : 500



2 SECTION THROUGH TOWER 4
SCALE 1 : 500

Recent revision history		
#	Status	Description
A		FOR INFORMATION
B		FOR INFORMATION

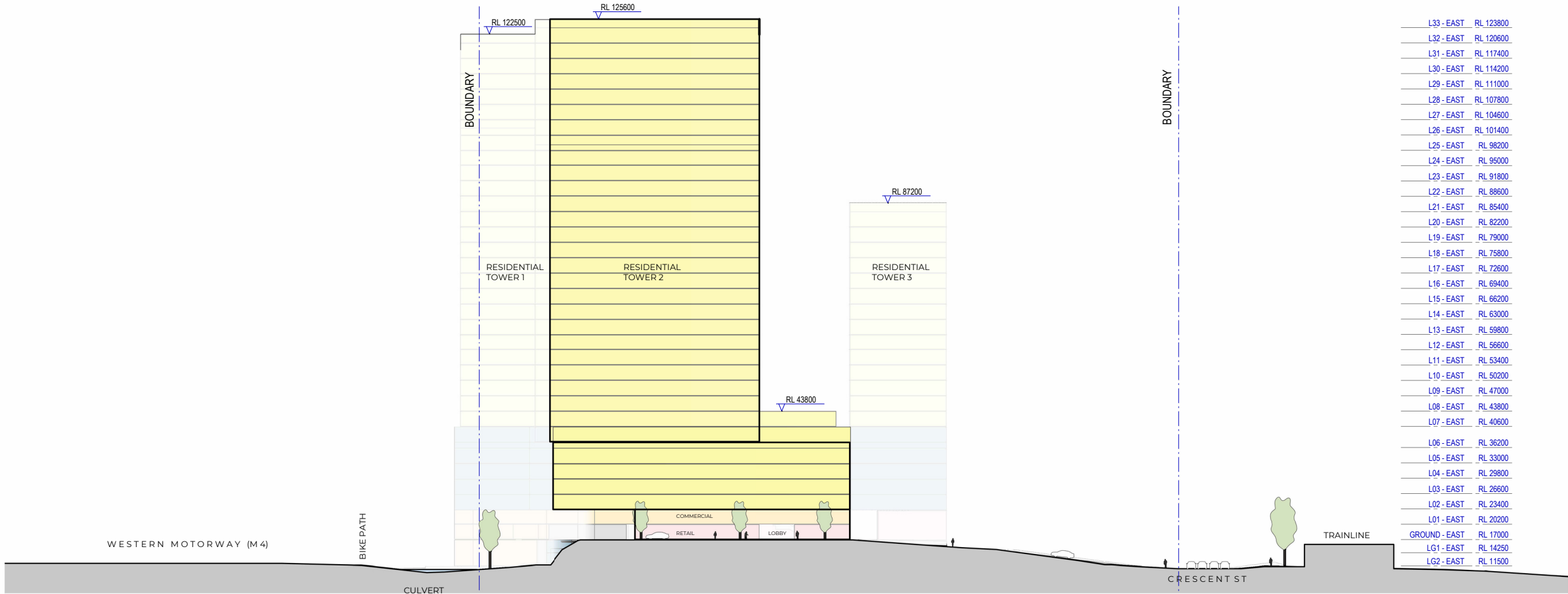
Date 19.01.2024
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Legend		
Residential	Residential (Affordable)	1 Bed
Retail	Park	2 Bed
Commercial	Circulation	3 Bed
Carparking	Back of House	Balcony
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope

Project
Crescent Parklands
Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

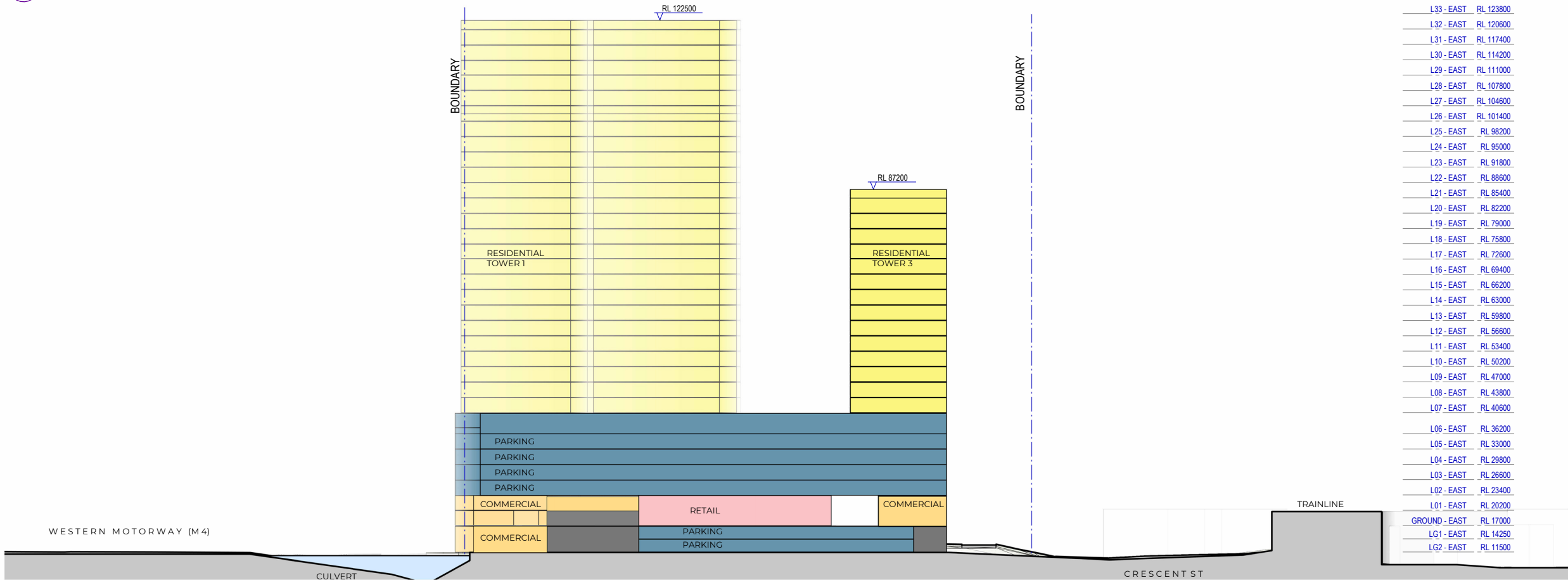
Issuer
W-B
WOODS BAGOT
Project number
121784
Size check
25mm
Checked
DS
Approved
JF
Sheet size
A1
Scale
As indicated

Sheet title
SITE SECTIONS 30% UPLIFT
Sheet number
A - 3314
Revision
B
Status
FOR INFORMATION



1 SECTION THROUGH EAST BLOCK DRIVEWAY
SCALE 1 : 500

L33 - EAST	RL 123800
L32 - EAST	RL 120600
L31 - EAST	RL 117400
L30 - EAST	RL 114200
L29 - EAST	RL 111000
L28 - EAST	RL 107800
L27 - EAST	RL 104600
L26 - EAST	RL 101400
L25 - EAST	RL 98200
L24 - EAST	RL 95000
L23 - EAST	RL 91800
L22 - EAST	RL 88600
L21 - EAST	RL 85400
L20 - EAST	RL 82200
L19 - EAST	RL 79000
L18 - EAST	RL 75800
L17 - EAST	RL 72600
L16 - EAST	RL 69400
L15 - EAST	RL 66200
L14 - EAST	RL 63000
L13 - EAST	RL 59800
L12 - EAST	RL 56600
L11 - EAST	RL 53400
L10 - EAST	RL 50200
L09 - EAST	RL 47000
L08 - EAST	RL 43800
L07 - EAST	RL 40600
L06 - EAST	RL 36200
L05 - EAST	RL 33000
L04 - EAST	RL 29800
L03 - EAST	RL 26600
L02 - EAST	RL 23400
L01 - EAST	RL 20200
GROUND - EAST	RL 17000
LG1 - EAST	RL 14250
LG2 - EAST	RL 11500



2 SECTION THROUGH EAST BLOCK PODIUM
SCALE 1 : 500

L33 - EAST	RL 123800
L32 - EAST	RL 120600
L31 - EAST	RL 117400
L30 - EAST	RL 114200
L29 - EAST	RL 111000
L28 - EAST	RL 107800
L27 - EAST	RL 104600
L26 - EAST	RL 101400
L25 - EAST	RL 98200
L24 - EAST	RL 95000
L23 - EAST	RL 91800
L22 - EAST	RL 88600
L21 - EAST	RL 85400
L20 - EAST	RL 82200
L19 - EAST	RL 79000
L18 - EAST	RL 75800
L17 - EAST	RL 72600
L16 - EAST	RL 69400
L15 - EAST	RL 66200
L14 - EAST	RL 63000
L13 - EAST	RL 59800
L12 - EAST	RL 56600
L11 - EAST	RL 53400
L10 - EAST	RL 50200
L09 - EAST	RL 47000
L08 - EAST	RL 43800
L07 - EAST	RL 40600
L06 - EAST	RL 36200
L05 - EAST	RL 33000
L04 - EAST	RL 29800
L03 - EAST	RL 26600
L02 - EAST	RL 23400
L01 - EAST	RL 20200
GROUND - EAST	RL 17000
LG1 - EAST	RL 14250
LG2 - EAST	RL 11500

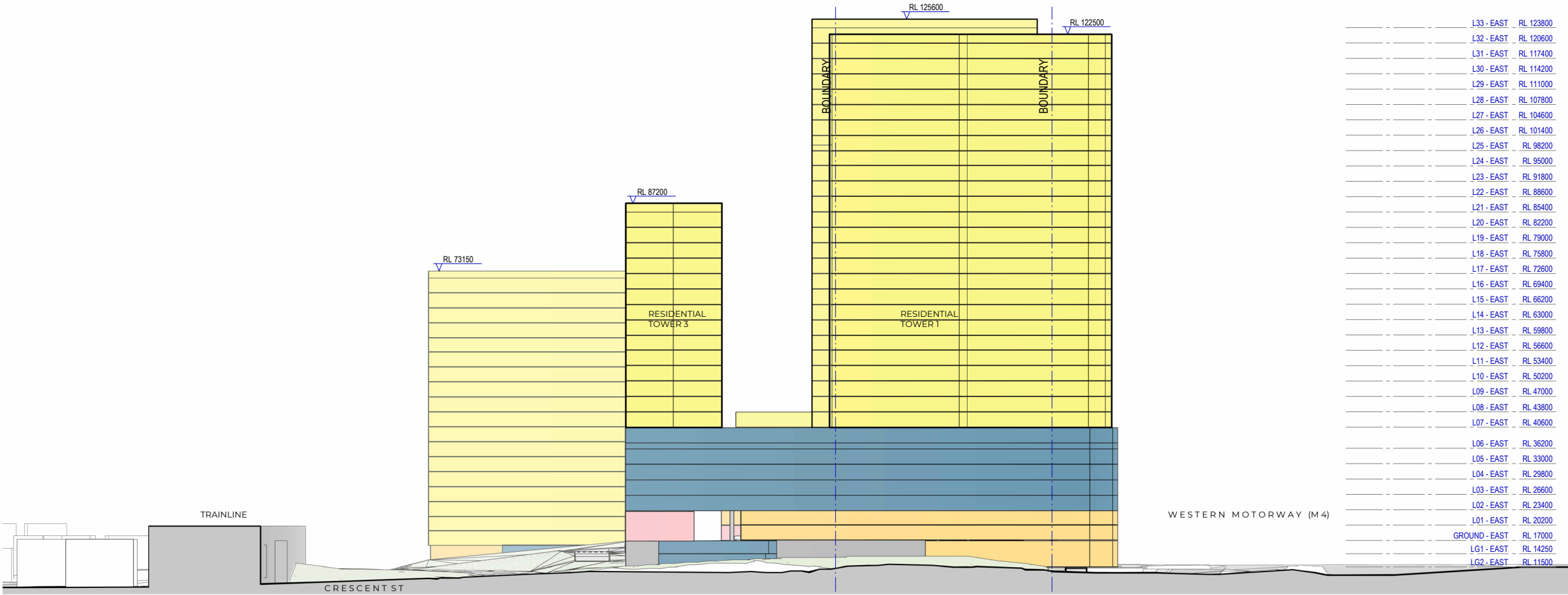
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Legend			
Residential	Residential (Affordable)	1 Bed	
Retail	Park	2 Bed	
Commercial	Circulation	3 Bed	
Carparking	Back of House	Balcony	
Boundary Line	Proposed Boundary (By Others)	Maximum Planning Envelope	

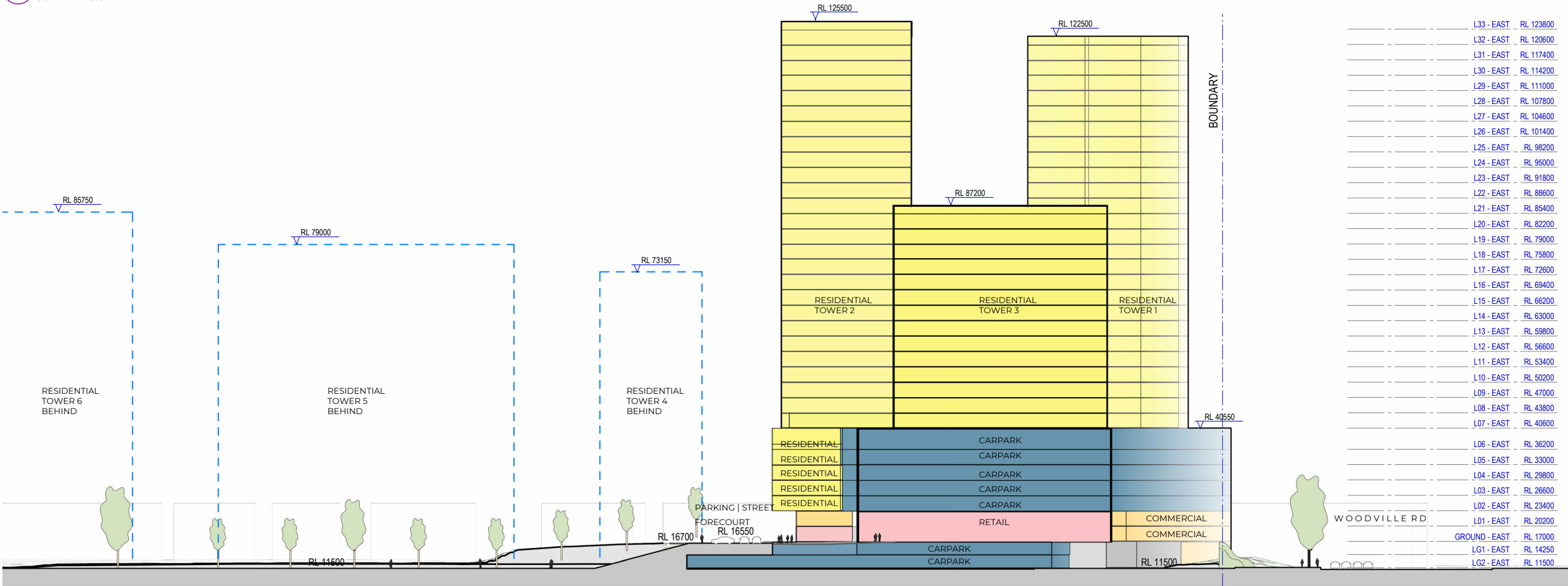
Project	Crescent Parklands
Client	Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer	W-B WOODS BAGOT
Project number	121784
Size check	25mm
Checked	DS
Approved	JF
Sheet size	A1
Scale	As indicated

Sheet title	SITE SECTIONS 30% UPLIFT
Sheet number	A- 3315
Revision	B
Status	FOR INFORMATION



1 SECTION THROUGH WOODVILLE ROAD
SCALE 1 : 500



2 SECTION THROUGH TOWER 3
SCALE 1 : 500

#	Status	Description	Date
A	FOR INFORMATION	FOR INFORMATION	19.01.2024
B	FOR INFORMATION	FOR INFORMATION	10.04.2024

Notes
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Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

Legend			
 Residential	 Residential (Affordable)	 1 Bed	
 Retail	 Park	 2 Bed	
 Commercial	 Circulation	 3 Bed	
 Carparking	 Back of House	 Balcony	
- - - Boundary Line	- - - Proposed Boundary (By Others)	- - - Maximum Planning Envelope	

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale
As indicated

Sheet title
SITE SECTIONS 30% UPLIFT

Sheet number
A- - 3316

Revision
B

Status
FOR INFORMATION

WESTERN MOTORWAY (M4)

HOLROYD SPORTSGROUND

BIKE PATH

CULVERT

STAGE 1

STAGE 2

PARK

STAGE 3

STAGE 1

FORECOURT

TOWER 3

TOWER 1

TOWER 2

TOWER 4

TOWER 5

TOWER 6

TOWER 7

STAGE 3

PARKING

TOWNHOUSES

STAGE 2

PARKING

TOWNHOUSES

PARRAMATTA TRAIN
TERMINUS MEMORIAL

CRESCENT ST

ELEVATED TRAINLINE

WOODVILLE RD

FOOTPATH

BLANE ST

#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

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Project
Crescent Parklands

Client
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Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Sheet number
A- - 7021

Revision
C

Checked
DS

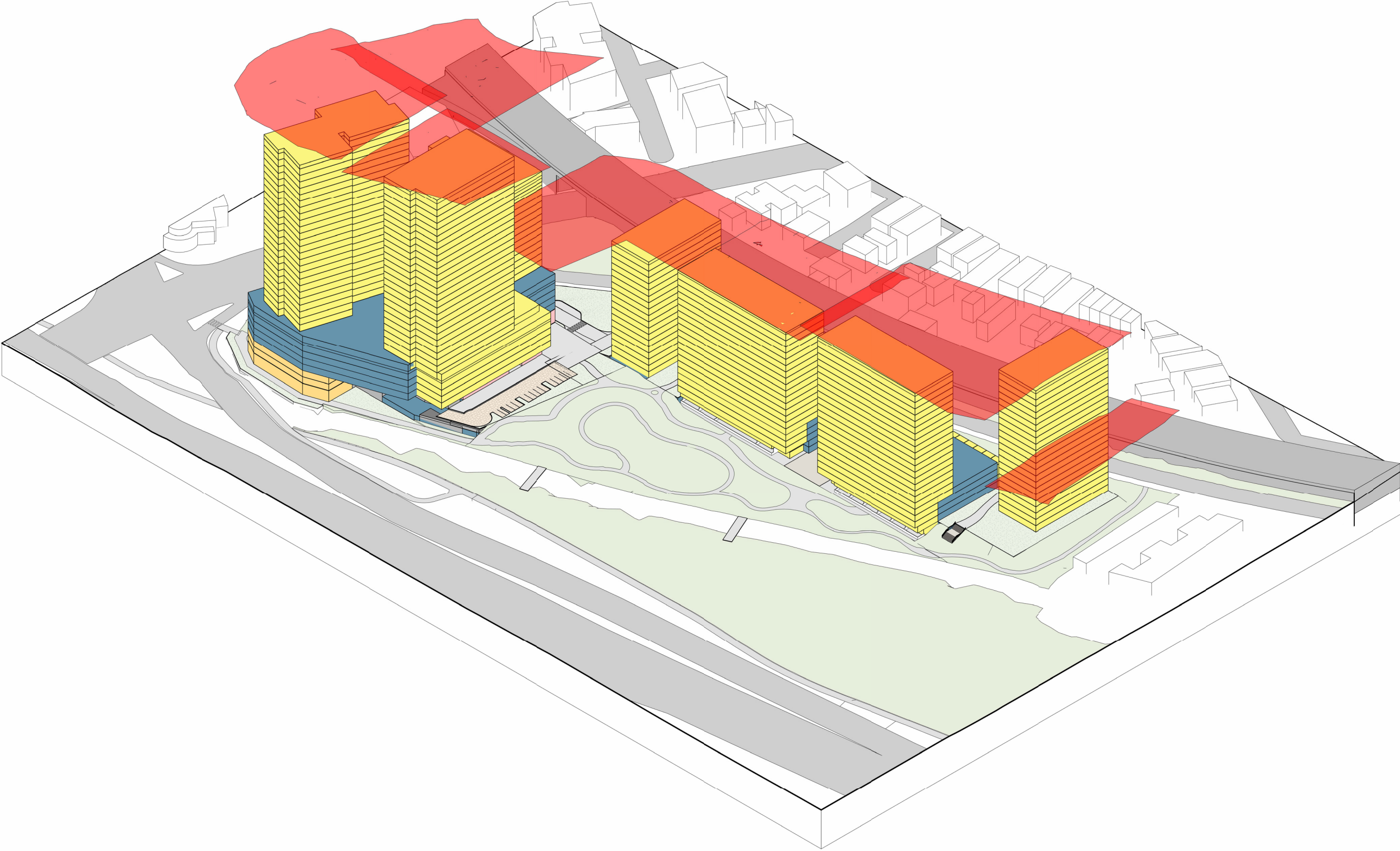
Approved
JF

Sheet size
A1

Scale
1 : 500

Sheet title
STAGING PLAN - 30% UPLIFT

Status
FOR INFORMATION



Recent revision history			
#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

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Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

W-B
WOODS BAGOT

Project number
121784

Checked
DS

Size check
25mm

Approved
JF

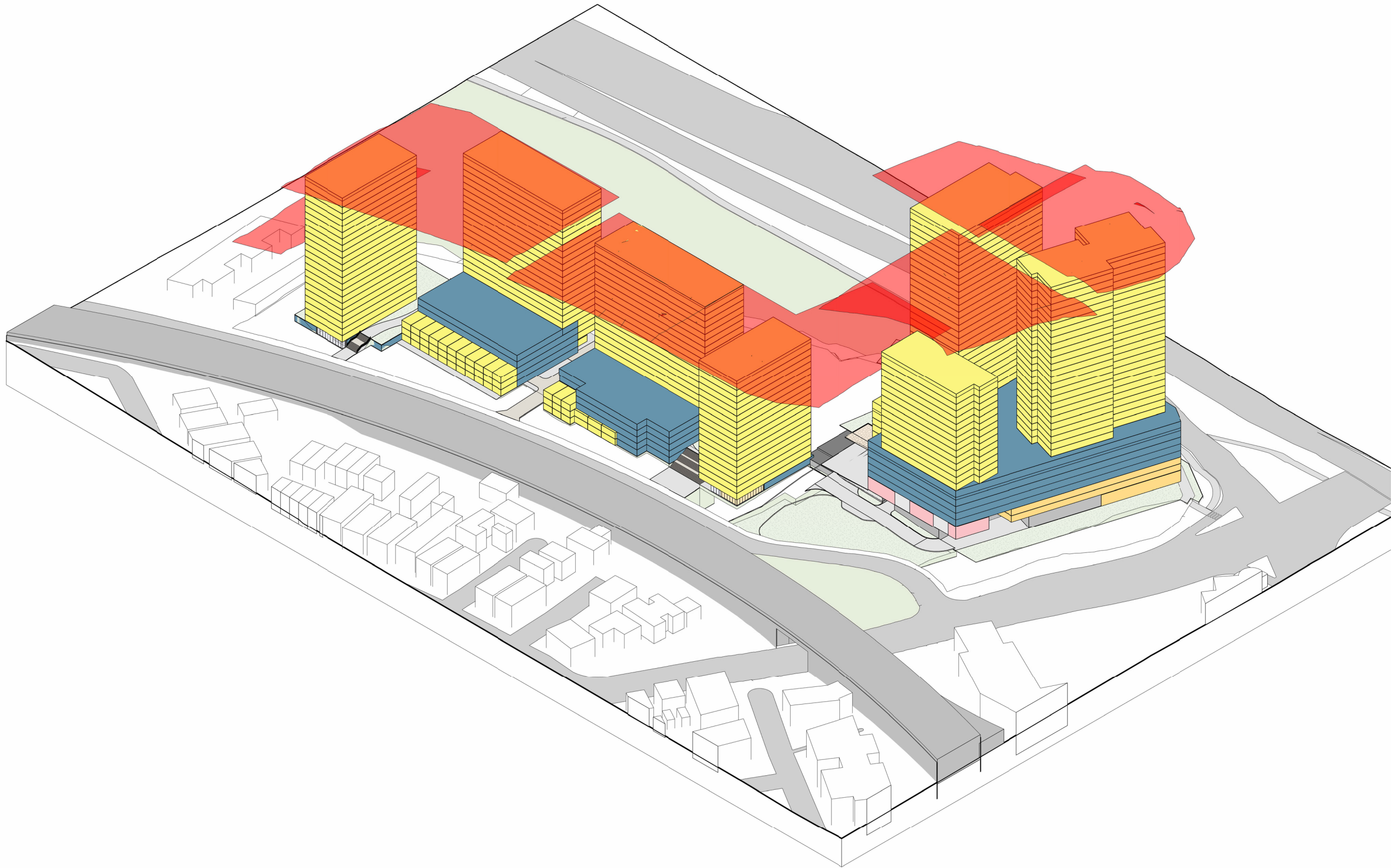
Sheet size
A1

Scale

Sheet title
HEIGHT PLANE DIAGRAM - 30%
UPLIFT - NORTH WEST

Sheet number
A- - 7025
Status
FOR INFORMATION

Revision
C



Recent revision history			Notes
#	Status	Description	Date
A		FOR SSDA SCOPING REPORT	15.12.2023
B		FOR INFORMATION	19.01.2024
C		FOR INFORMATION	10.04.2024

Contractor must verify all dimensions on site before commencing work or preparing shop drawings.

Do not scale drawings.

Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
DS

Approved
JF

Sheet size
A1

Scale

Sheet title
HEIGHT PLANE DIAGRAM - 30%
UPLIFT - SOUTH EAST

Sheet number
A- - 7026

Revision
C

Status
FOR INFORMATION



1 SHADOW DIAGRAM - JUNE 21 - 9AM - 30% UPLIFT
SCALE 1 : 1700



2 SHADOW DIAGRAM - JUNE 21 - 10AM - 30% UPLIFT
SCALE 1 : 1700



3 SHADOW DIAGRAM - JUNE 21 - 11AM - 30% UPLIFT
SCALE 1 : 1700



4 SHADOW DIAGRAM - JUNE 21 - 12PM - 30% UPLIFT
SCALE 1 : 1700

Recent revision history			Notes
#	Status	Description	Date
A		FOR INFORMATION	19.01.2024
B		FOR INFORMATION	10.04.2024
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.			
Do not scale drawings.			

Date generated 10/04/2024 5:13:01 PM

- Legend
- Proposed Shadows
 - Additional 30% Uplift shadows

Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title SHADOW DIAGRAMS - JUNE 21 - 30% UPLIFT	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784		Sheet number A - 7055	Revision B
Checked DS		Approved JF		Status DEVELOPMENT APPLICATION	
Size check 25mm		Sheet size A1		Scale As indicated	



1 SHADOW DIAGRAM - JUNE 21 - 1PM - 30% UPLIFT
SCALE 1 : 1700



2 SHADOW DIAGRAM - JUNE 21 - 2PM - 30% UPLIFT
SCALE 1 : 1700



3 SHADOW DIAGRAM - JUNE 21 - 3PM - 30% UPLIFT
SCALE 1 : 1700

Recent revision history			Notes	
#	Status	Description	Date	
A		FOR INFORMATION	19.01.2024	Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission
B		FOR INFORMATION	10.04.2024	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

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- Legend
- Proposed Shadows
 - Additional 30% Uplift shadows

Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title SHADOW DIAGRAMS - JUNE 21 - 30% UPLIFT	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784	Size check 25mm	Sheet number A- - 7056	Revision B
Checked DS	Approved JF	Sheet size A1	Scale As indicated	Status DEVELOPMENT APPLICATION	

4.1

Site Survey

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
2. T447400 LAND EXCLUDES MINERALS AS SHOWN SO DESIGNATED IN THE TITLE DIAGRAM
3. Y545142 RESTRICTION(S) ON THE USE OF LAND AFFECTING PART SHOWN SO
DESIGNATED IN THE TITLE DIAGRAM
4. Y545143 RESTRICTION(S) ON THE USE OF LAND AFFECTING PART SHOWN SO
DESIGNATED IN THE TITLE DIAGRAM
5. Y545183 RESTRICTION(S) ON THE USE OF LAND AFFECTING PART SHOWN SO
DESIGNATED IN THE TITLE DIAGRAM
6. DP1060039 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE AFFECTING THE PART(S)
SHOWN SO BURDENED IN THE TITLE DIAGRAM
7. DP1060039 EASEMENT TO DRAIN WATER 2.6 METRE(S) WIDE AND VARIABLE AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8. DP1060039 RESTRICTION(S) ON THE USE OF LAND, WHICH HAS NOT BEEN INVESTIGATED BY US
9. DP1060039 POSITIVE COVENANT, WHICH HAS NOT BEEN INVESTIGATED BY US

Number	Bearing	Distance
1	347°44'40"	1.825
2	288°10'30"	1.83
3	192°24'40"	6.655
4	97°27"	1.19
5	231°52'	5.485
6	288°07"	3.5
7	288°07"	5.1
8	273°07"	10.035
9	258°07"	10.03
10	243°07"	10.035
11	252°34'	10.05
12	251°58'	10.05
13	250°17'	10.05
14	249°33'	10.05
15	249°19'	10.05
16	248°38'	10.05
17	247°45'	10.05
18	246°48'	10.05
19	246°14'	10.05
20	245°05'	10.05
21	244°40'	10.05
22	244°14'	10.05
23	243°22'	10.05
24	241°03'	10.05
25	240°22'20"	15.69

LEGEND

NOTES:

- UNKNOWN SERVICES MAY EXIST THAT COULD NOT BE ELECTRONICALLY DETECTED.
THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK
AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES AT THE LOCATION.

- SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES END/OR CABLES AT THIS LOCATION.
- THE RECORDING OF DEPTHS AND POSITION OF UTILITIES CANNOT BE GUARANTEED AS CORRECT.
WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

DETECTION PROCEDURES:

PROJECT SURVEYORS HAVE THEN LOCATED THE LINE MARKED BY SURESEARCH. THE LOCATION OF THESE MARKED SERVICES ARE APPROXIMATE ONLY. THE POSITION OF THE MARKED SERVICES IS NOT GUARANTEED. THE LOCATION OF THE SERVICES IS BASED ON UTILITY DIAGRAMS. SERVICES MAY NOT HAVE BEEN SHOWN AND UTILITY DESCRIPTION HAVE BEEN TAKEN FROM UTILITY PROVIDED DIAGRAMS WHERE AVAILABLE. WE RECOMMEND NON DESTRUCTIVE DIGGING/POT-HOLING TO EXPOSE MARKED SERVICES TO IDENTIFY AND SHOW EXACT DEPTH AND LOCATION OF SERVICE LINES PRIOR TO EARTHWORKS COMMENCING. UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE RIGHT OF WAY ARE NOT GUARANTEED. UTILITIES NOT SHOWN ON THE BACKGROUND DETAIL SURVEY, PROVIDED BY CLIENT, AT THE RISKS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXCISE CHANGING AT ALL TIMES.

LOCATING QUALITY LEVELS PURSUANT TO AS5488-2013

QL-A QUALITY LEVEL A. VISUALISATION / CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NON DESTRUCTIVE DIGGING METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES.

QL-B QUALITY LEVEL B. LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATION RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY B IS 300mm FOR POSITION AND 500mm IN DEPTH.

QL-C QUALITY LEVEL C. SERVICES MARKED OUT USING ONLY SURFACE FEATURES THAT HAVE BEEN MEASURED IN THE FIELD. THIS INCLUDES HYDRANTS, GAS MARKERS, PITS LIDS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE OBTAINED FROM QUALITY LEVEL C.

QL-D QUALITY LEVEL D. SERVICES MARKED UP USING DBYD PLANS ONLY. NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

— - DENOTES SUBSURFACE UNKNOWN LINE
QUALITY LEVEL B.

— - DENOTES SUBSURFACE SEWER LINE
QUALITY LEVEL B.

—SW— - DENOTES SUBSURFACE STORMWATER LINE
QUALITY LEVEL B.

—•—•—•— - DENOTES SUBSURFACE WATER LINE
QUALITY LEVEL B.

— - - - - DENOTES UNDERGROUND ELECTRICITY
QUALITY LEVEL B.

— c — - DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL B.

- DENOTES SUBSURFACE GAS LINE
QUALITY LEVEL B.

- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL D.

- DENOTES SUBSURFACE STORMWATER LINE
QUALITY LEVEL D

- DENOTES SUBSURFACE GAS LINE QUALITY LEVEL D.

- DENOTES UNDERGROUND ELECTRICITY
LINE QUALITY LEVEL D.

- DENOTES SUBSURFACE UNKNOWN SERVICE
LINE QUALITY LEVEL D.

- DENOTES UNDERGROUND TELECOMMUNICATIONS QUALITY LEVEL B.

- DENOTES UNDERGROUND WATER QUALITY LEVEL D.

A1

NOTES :

- * BOUNDARIES HAVE BEEN DEFINED BY SURVEY.
- * BEARINGS RELATE TO MGA NORTH SCIMS.
- * LEVEL DATUM IS AHD ORIGINATING FROM PM 15822 RL 10.518 LOCATED AT CHURCH STREET.
- * VISIBILITY SERVICES ONLY TO BE LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED
- * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.
- * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED
- * CONTAINMENT AREAS ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- * THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

REFERENCE SYSTEM: GDA 2020



SCIMS SURVEY MARK



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E	ZONING BOUNDARIES ADDED	14/03/2023
D	UPDATED DTM SURFACE	10/03/2023
C	PROPOSED ROAD BOUNDARY ADDED	8/02/2023
B	UPDATED DETAIL PLAN	8/12/2022
A	DRAFT ISSUE	28/11/2022
REV	AMENDMENTS	DATE

CLIENT: TIBERIUS (HOLROYD) P/L

PLAN OF: 1 CRESCENT STREET
HOLROYD

BEING: LOT 700 IN DP124183
SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

JOB REF. : 5366
DRAWING No. 5366-1
SURVEYOR: I.A, C.T & A.V
CHECKED: NATHAN MILLIGAN
REGISTERED LAND SURVEYOR
DATE: NOVEMBER 2022
DATUM: A.H.D.
ORIGIN: PM 15822 RL 10.518

SCALE 1:800

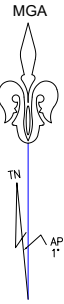
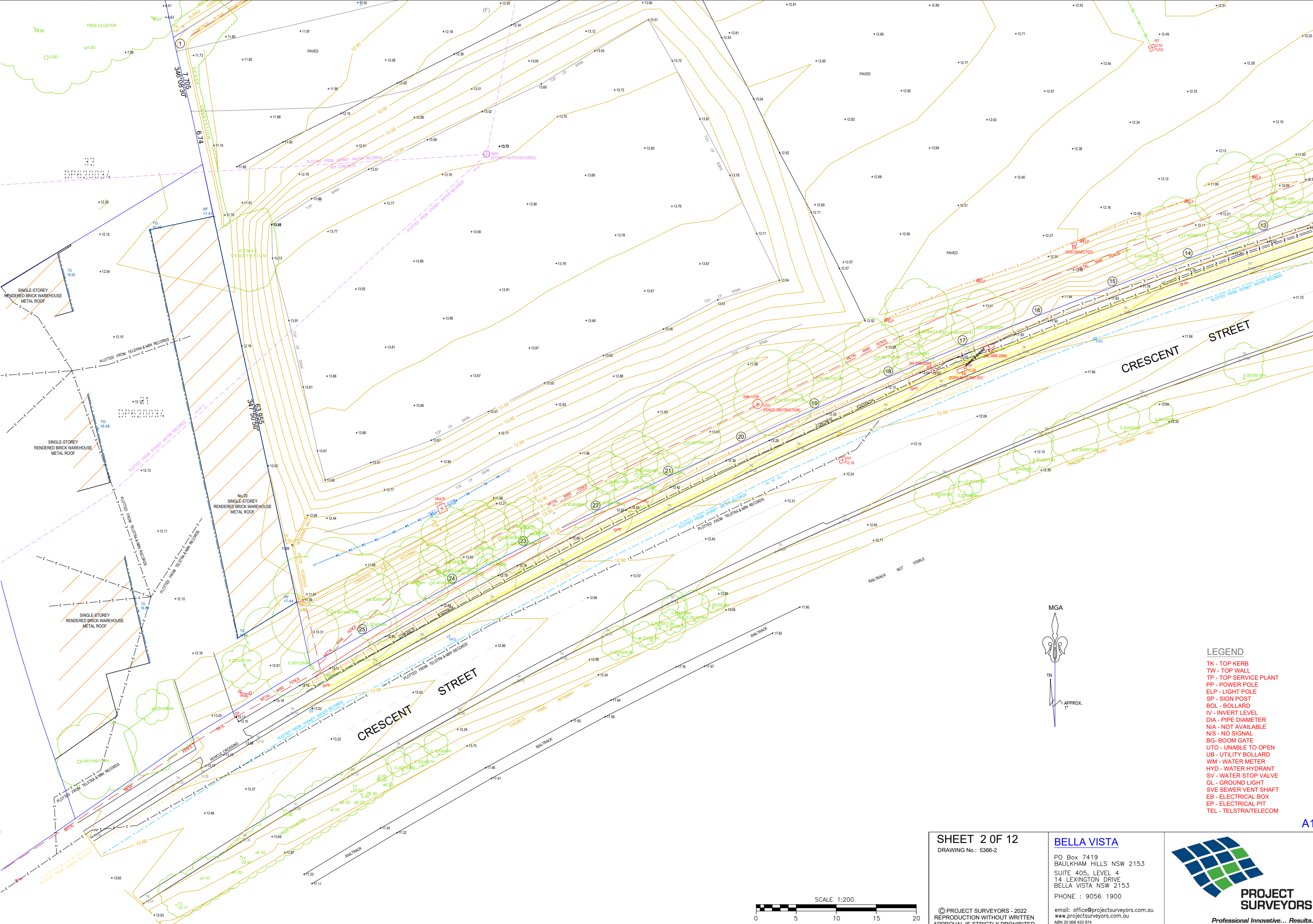


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PROJECT SURVEYORS

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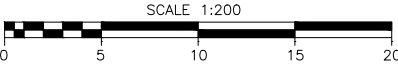
- LEGEND**
- TK - TOP KERB
 - TW - TOP WALL
 - TP - TOP SERVICE PLANT
 - PP - POWER POLE
 - ELP - LIGHT POLE
 - SP - SIGN POST
 - BOL - BOLLARD
 - IV - INVERT LEVEL
 - DIA - PIPE DIAMETER
 - N/A - NOT AVAILABLE
 - N/S - NO SIGNAL
 - BG - BOOM GATE
 - UTO - UNABLE TO OPEN
 - UB - UTILITY BOLLARD
 - WM - WATER METER
 - HYD - WATER HYDRANT
 - SV - WATER STOP VALVE
 - GL - GROUND LIGHT
 - SVE SEWER VENT SHAFT
 - EB - ELECTRICAL BOX
 - EP - ELECTRICAL PIT
 - TEL - TELSTRA/TELECOM

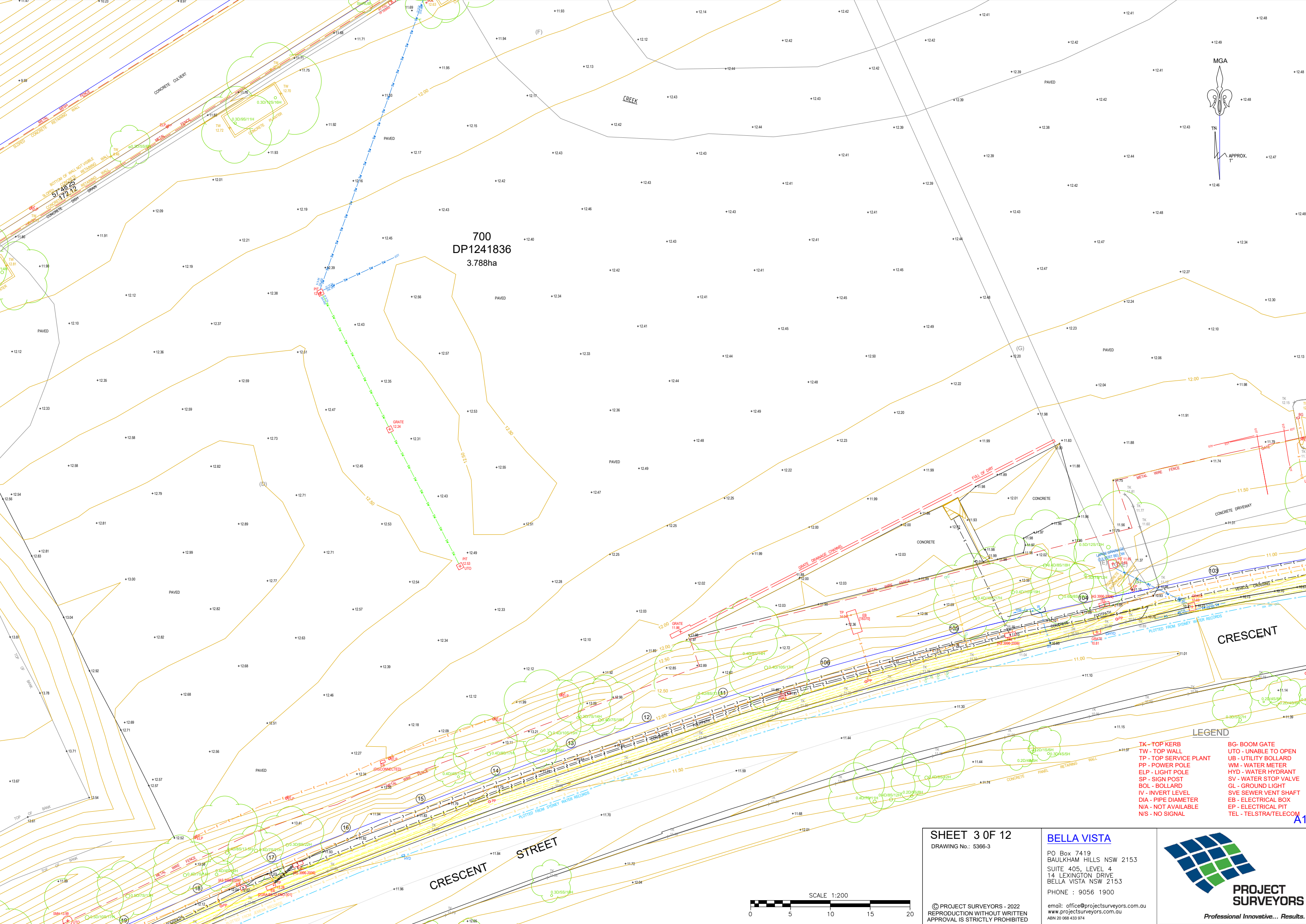
SHEET 2 OF 12
DRAWING No.: 5366-2

BELLA VISTA
PO Box 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900

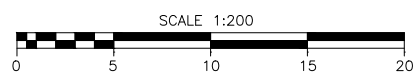
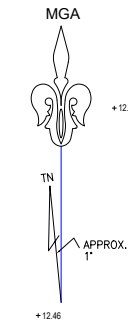


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700
DP1241836
3.788ha



SHEET 3 OF 12
DRAWING No.: 5366-3

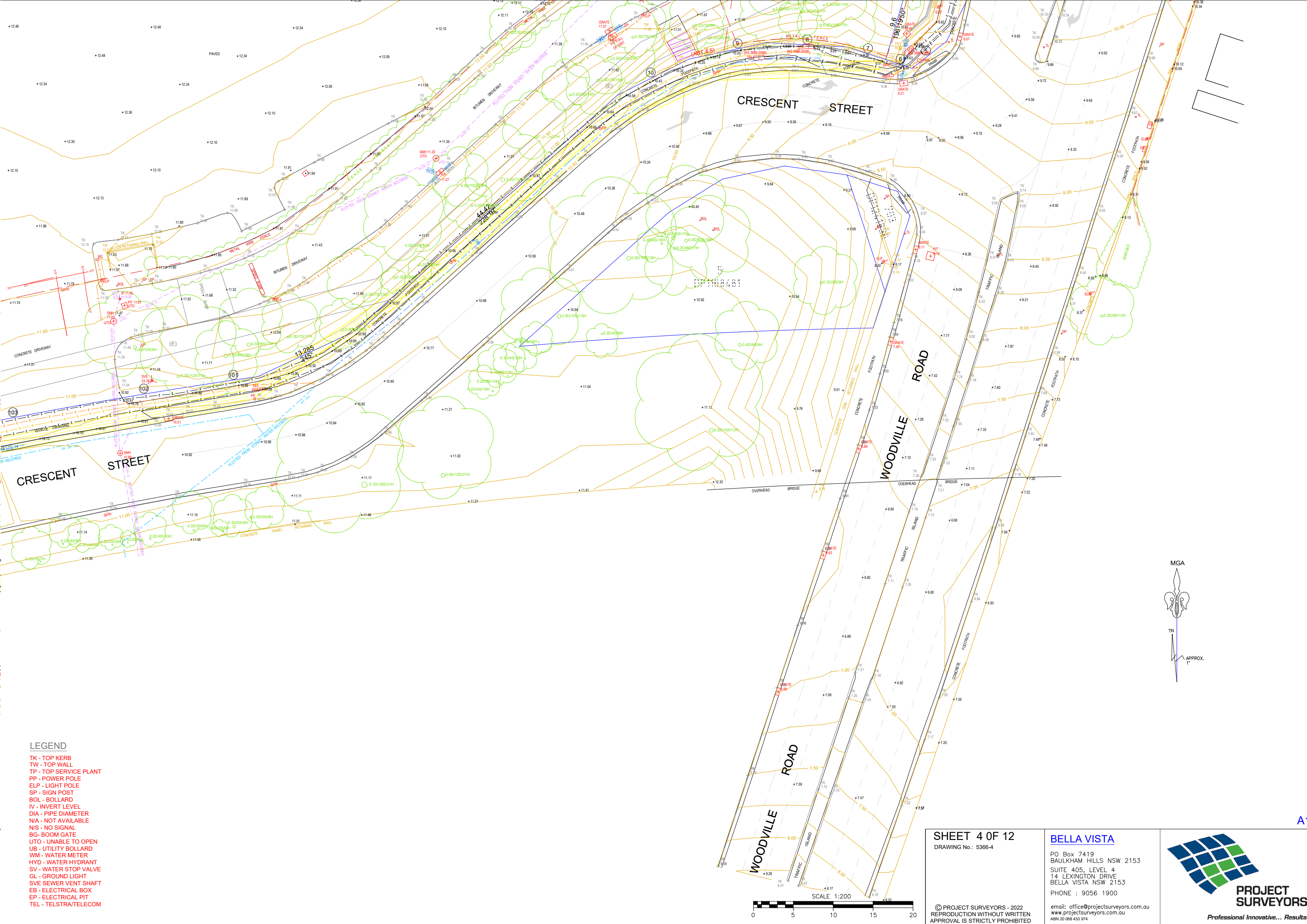
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 - TP - TOP SERVICE PLANT
 - PP - POWER POLE
 - ELP - LIGHT POLE
 - SP - SIGN POST
 - BOL - BOLLARD
 - IV - INVERT LEVEL
 - DIA - PIPE DIAMETER
 - N/A - NOT AVAILABLE
 - N/S - NO SIGNAL
 - BG - BOOM GATE
 - UTO - UNABLE TO OPEN
 - UB - UTILITY BOLLARD
 - WM - WATER METER
 - HYD - WATER HYDRANT
 - SV - WATER STOP VALVE
 - GL - GROUND LIGHT
 - SVE - SEWER VENT SHAFT
 - EB - ELECTRICAL BOX
 - EP - ELECTRICAL PIT
 - TEL - TELSTRA/TELECOM



LEGEND

- TK - TOP KERB
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- ELP - LIGHT POLE
- SP - SIGN POST
- BOL - BOLLARD
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- DIA - PIPE DIAMETER
- N/A - NOT AVAILABLE
- N/S - NO SIGNAL
- BG - BOOM GATE
- UTO - UNABLE TO OPEN
- UB - UTILITY BOLLARD
- WM - WATER METER
- HYD - WATER HYDRANT
- SV - WATER STOP VALVE
- QL - GROUND LIGHT
- SVE SEWER VENT SHAFT
- EB - ELECTRICAL BOX
- EP - ELECTRICAL PIT
- TEL - TELSTRATELECOM

SHEET 4 OF 12
DRAWING No.: 5366-4

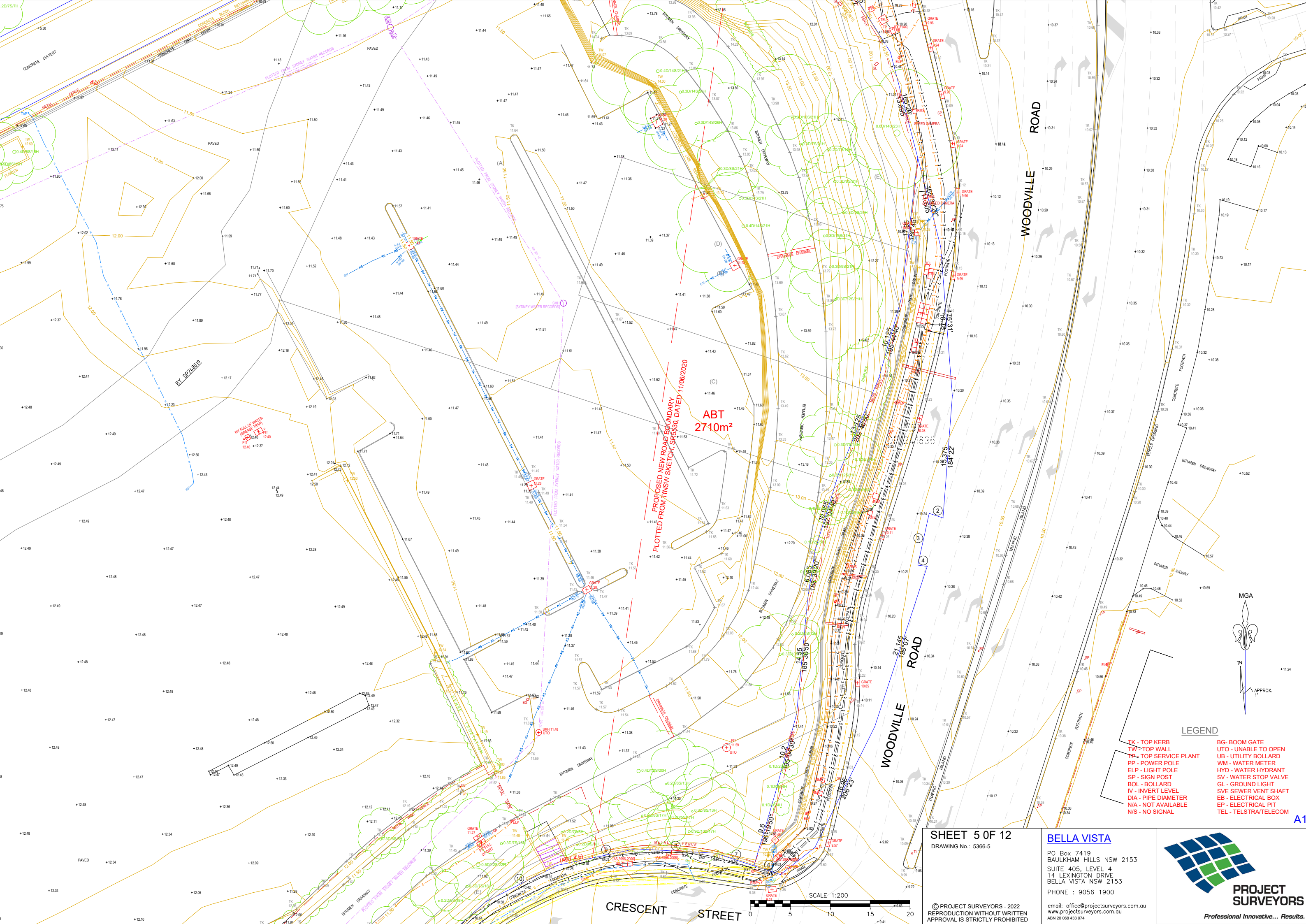
BELLA VISTA

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PROPOSED NEW ROAD BOUNDARY
PLOTTED FROM TNSW SKETCH, SR5530, DATED 11/08/2020

ABT
2710m²

BY DP 28002

PIT FALL OF WATER
(DEEPER THAN)
PIT 12.40
PIT 12.40
PIT 12.40

LEGEND

- TK - TOP KERB
- TW - TOP WALL
- TL - TOP SERVICE PLANT
- PP - POWER POLE
- ELP - LIGHT POLE
- SP - SIGN POST
- BOL - BOLLARD
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- DIA - PIPE DIAMETER
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- N/S - NO SIGNAL
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- UB - UTILITY BOLLARD
- WM - WATER METER
- HYD - WATER HYDRANT
- SV - WATER STOP VALVE
- GL - GROUND LIGHT
- SVS - SEWER VENT SHAFT
- EB - ELECTRICAL BOX
- EP - ELECTRICAL PIT
- TEL - TELSTRATELECOM

SHEET 5 OF 12
DRAWING No.: 5366-5

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SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900

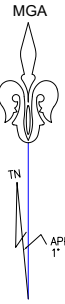
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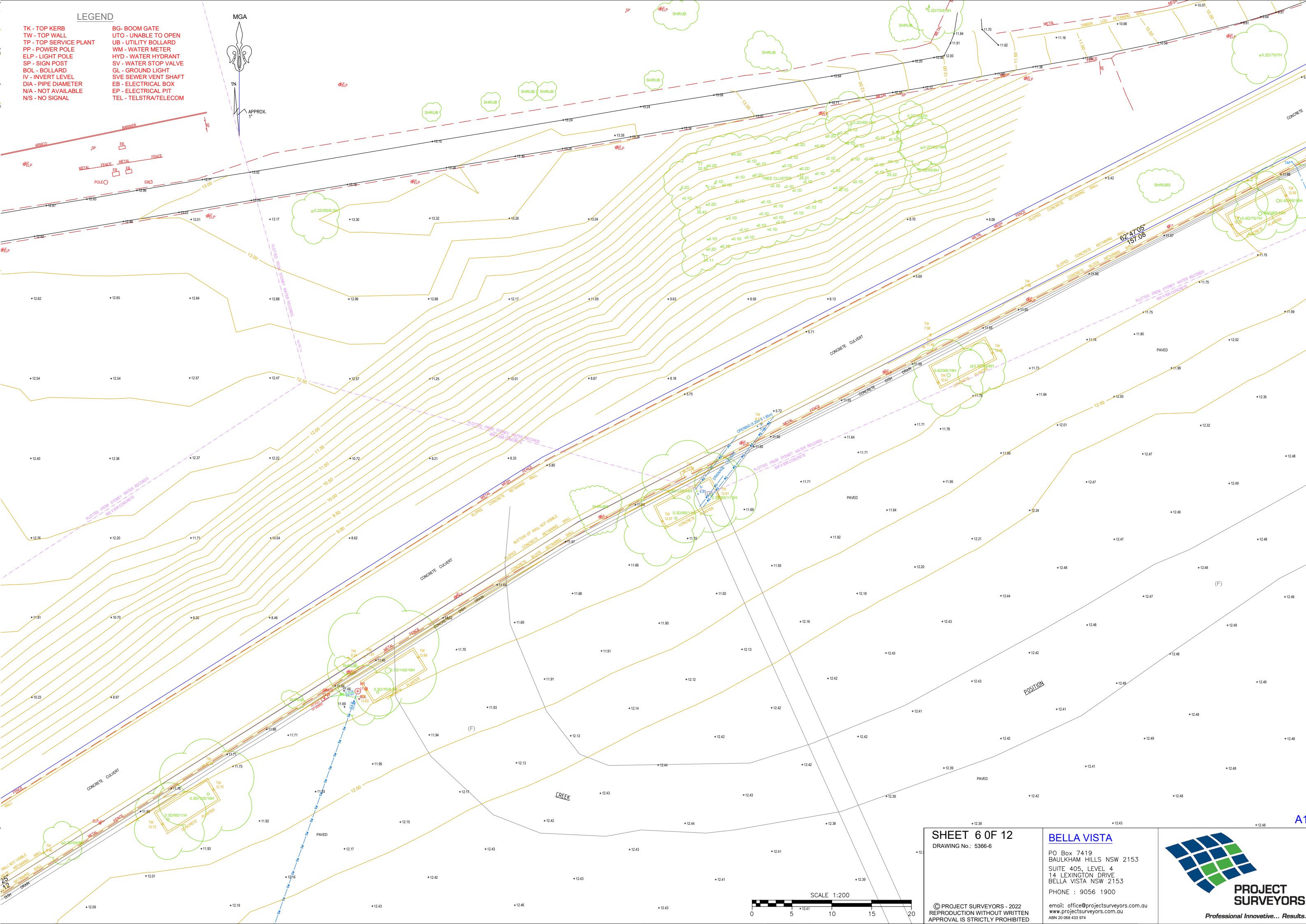
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- TK - TOP KERB
TW - TOP WALL
TP - TOP SERVICE PLANT
PP - POWER POLE
ELP - LIGHT POLE
SP - SIGN POST
BOL - BOLLARD
IV - INVERT LEVEL
DIA - PIPE DIAMETER
N/A - NOT AVAILABLE
N/S - NO SIGNAL
- BG - BOOM GATE
UTO - UNABLE TO OPEN
UB - UTILITY BOLLARD
WM - WATER METER
HYD - WATER HYDRANT
SV - WATER STOP VALVE
GL - GROUND LIGHT
SVE SVEW VENT SHAFT
EB - ELECTRICAL BOX
EP - ELECTRICAL PIT
TEL - TELSTRA/TELECOM



APPROX.
1"



SHEET 6 OF 12
DRAWING No.: 5366-6

BELLA VISTA

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LEGEND

TK - TOP KERB
TW - TOP WALL
TP - TOP SERVICE PLANT
PP - POWER POLE
ELP - LIGHT POLE
SP - SIGN POST
BOL - BOLLARD
BY - INVERT LEVEL
DIA - PIPE DIAMETER
N/A - NOT AVAILABLE
N/S - NO SIGNAL

BG - BOOM GATE
UTO - UNABLE TO OPEN
UB - UTILITY BOLLARD
WM - WATER METER
HYD - WATER HYDRANT
SV - WATER STOP VALVE
GL - GROUND LIGHT
SVE SEWER VENT SHAFT
EB - ELECTRICAL BOX
EP - ELECTRICAL PIT
TEL - TELSTRA/TELECOM

MGA

TN

APPROX.

12
DP8005585

11
DP8005585

700
DP1241836
3.788ha

SCALE 1:200

SHEET 7 OF 12
DRAWING No.: 5366-7

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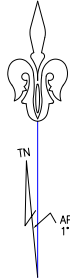
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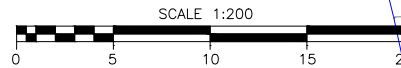
LEGEND

TK - TOP KERB
TW - TOP WALL
TP - TOP SERVICE PLANT
PP - POWER POLE
ELP - LIGHT POLE
SP - SIGN POST
BOL - BOLLARD
IV - INVERT LEVEL
DIA - PIPE DIAMETER
N/A - NOT AVAILABLE
N/S - NO SIGNAL
BG- BOOM GATE
UTO - UNABLE TO OPEN
UB - UTILITY BOLLARD
WM - WATER METER
HYD - WATER HYDRANT
SV - WATER STOP VALVE
GL - GROUND LIGHT
SVE SEWER VENT SHAFT
EB - ELECTRICAL BOX
EP - ELECTRICAL PIT
TEL - TELSTRA/TELECOM

MGA



APPROX.
1"



SHEET 8 OF 12
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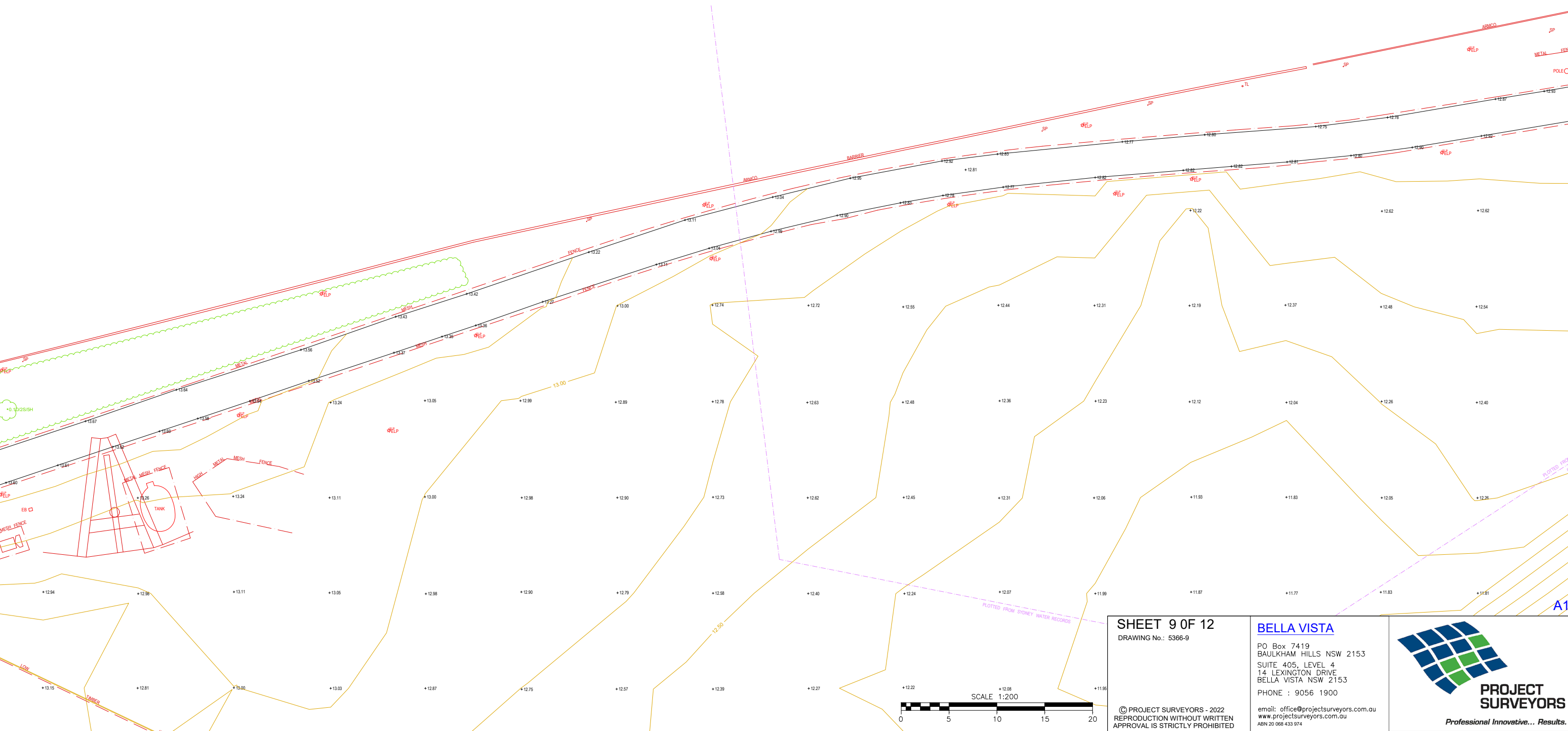
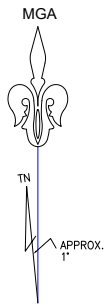
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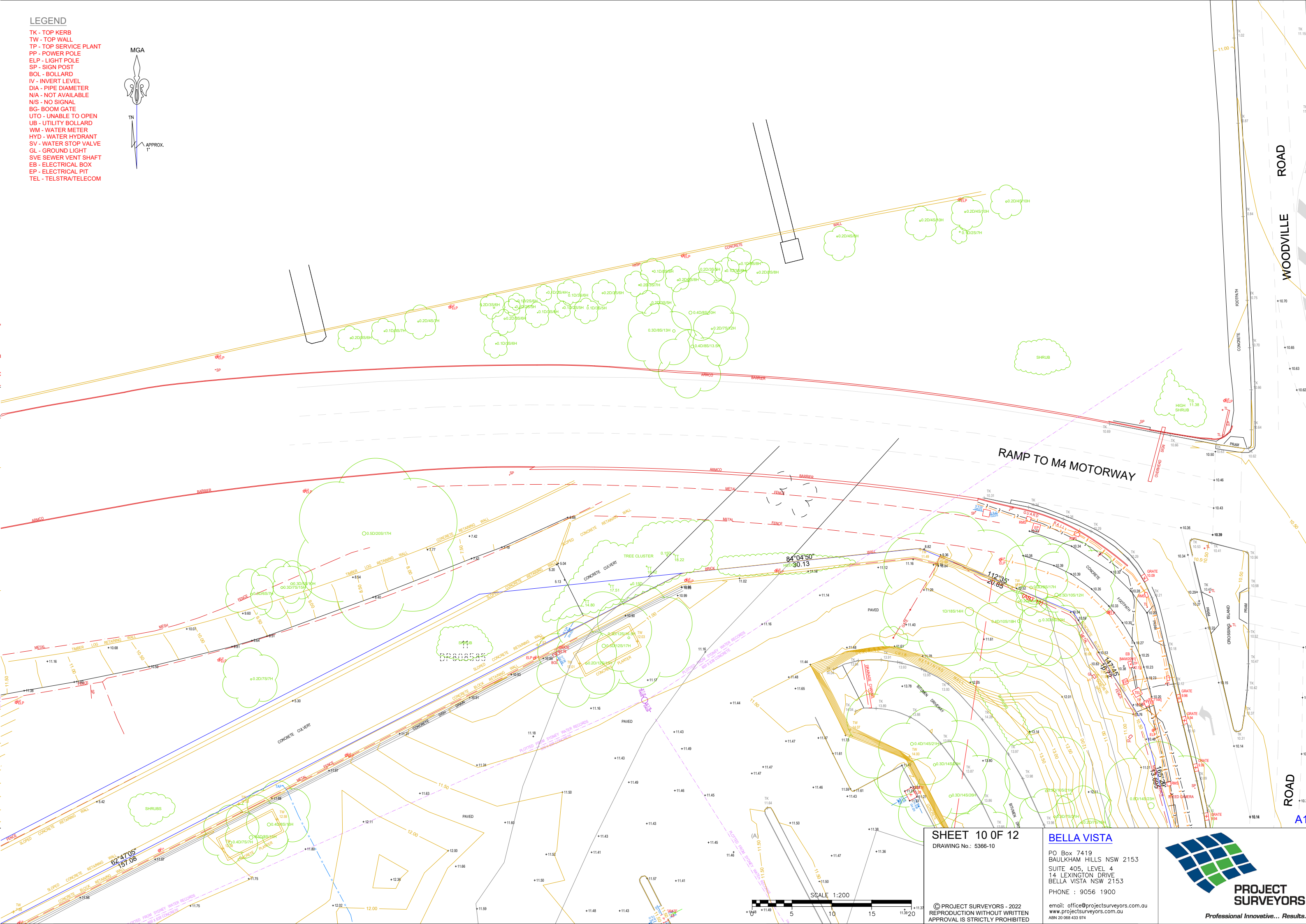
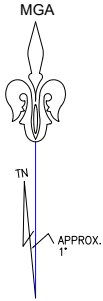
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LEGEND

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TEL - TELSTRA/TELECOM



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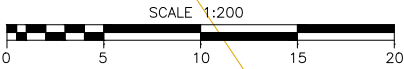
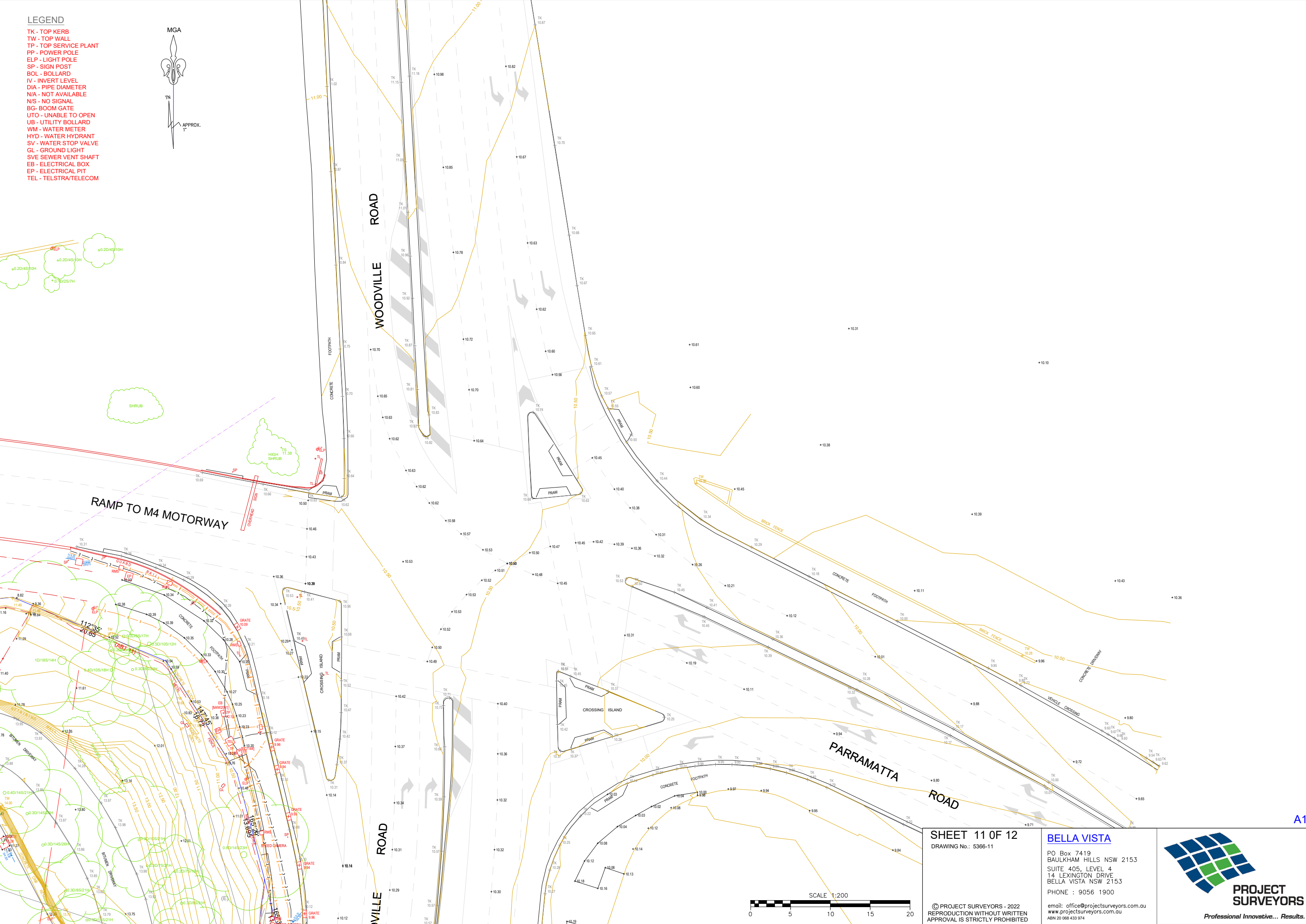
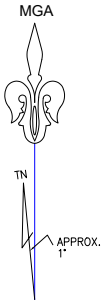


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- LEGEND**
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 - BOL - BOLLARD
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 - N/A - NOT AVAILABLE
 - N/S - NO SIGNAL
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 - UB - UTILITY BOLLARD
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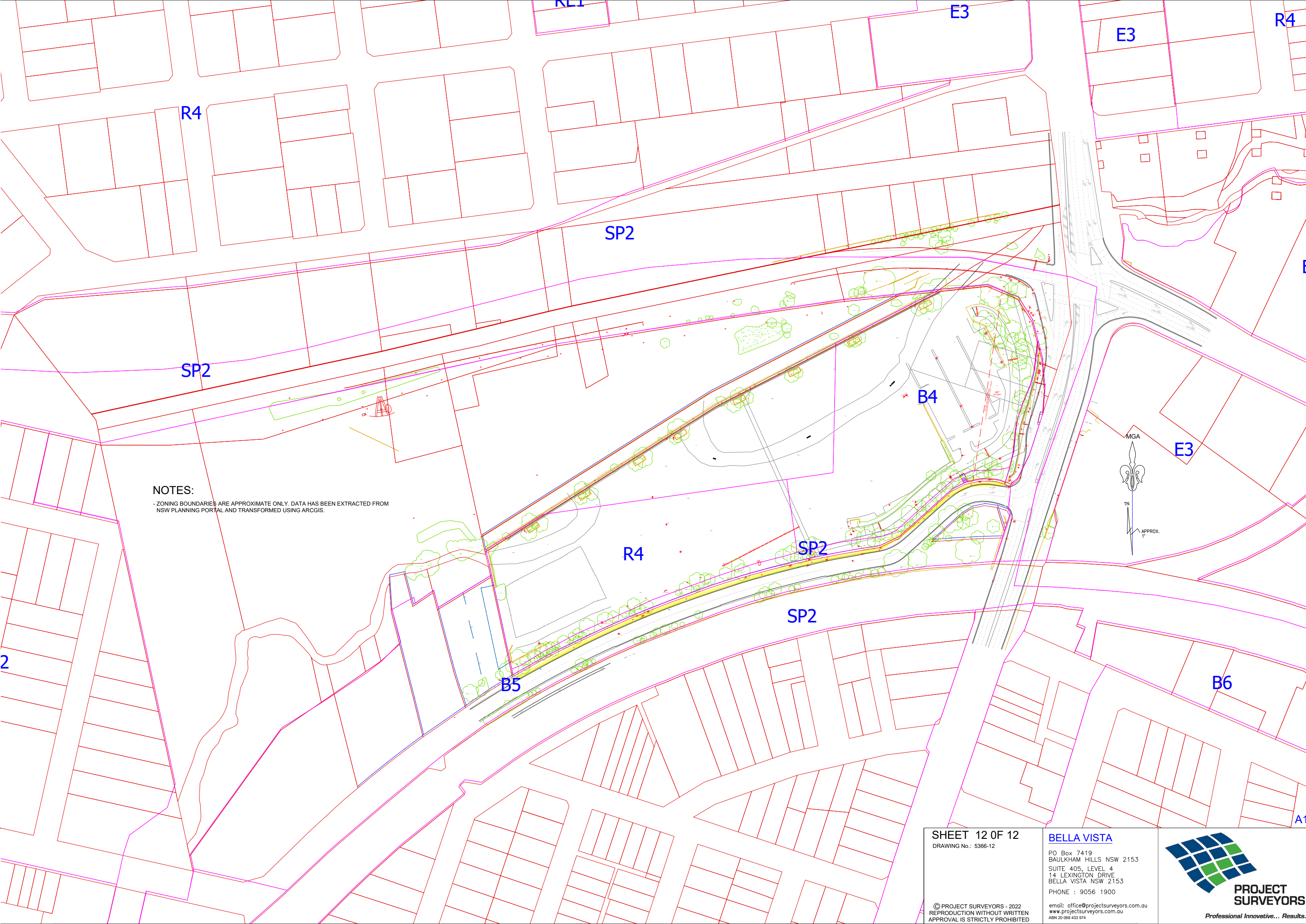
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