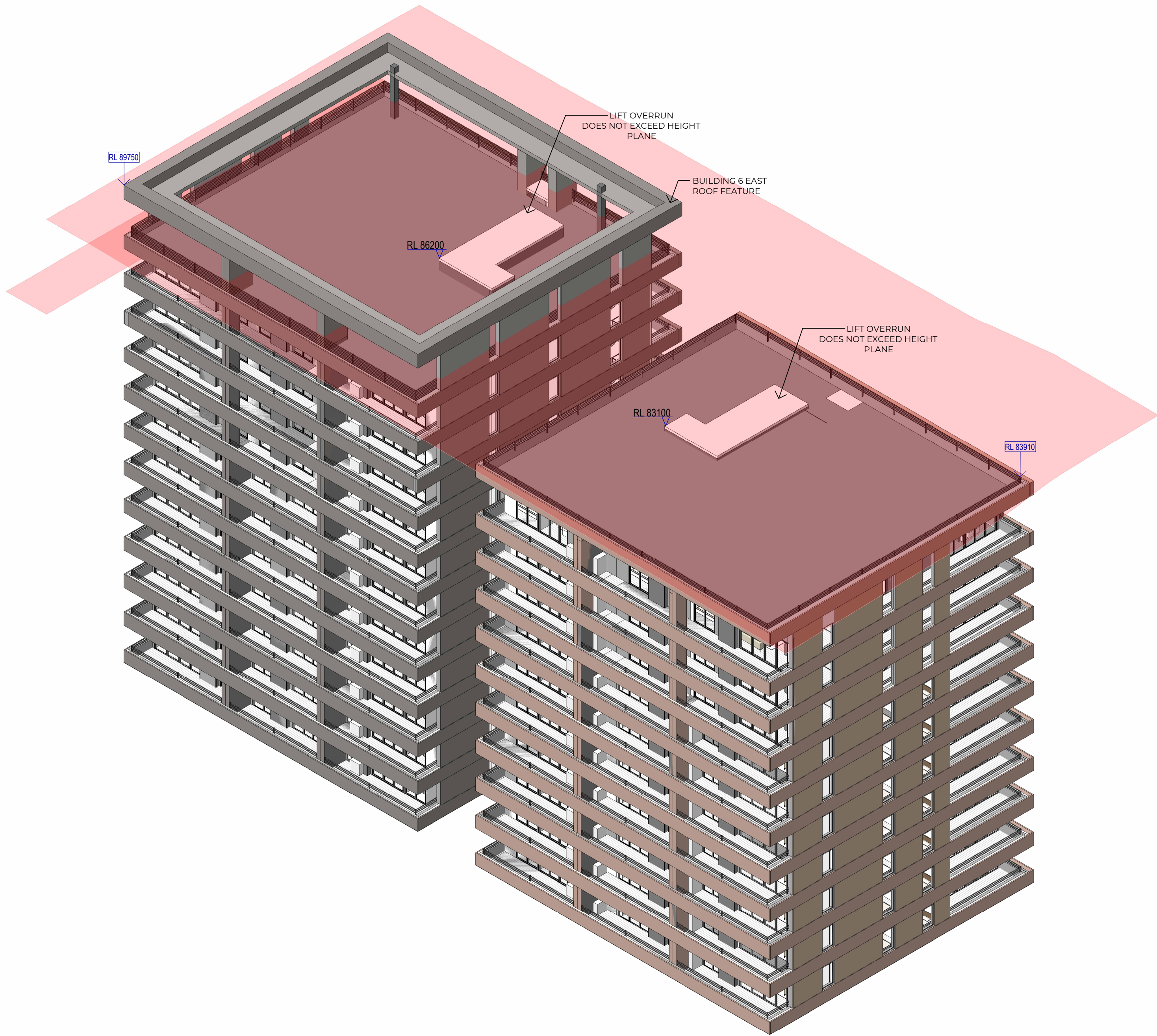
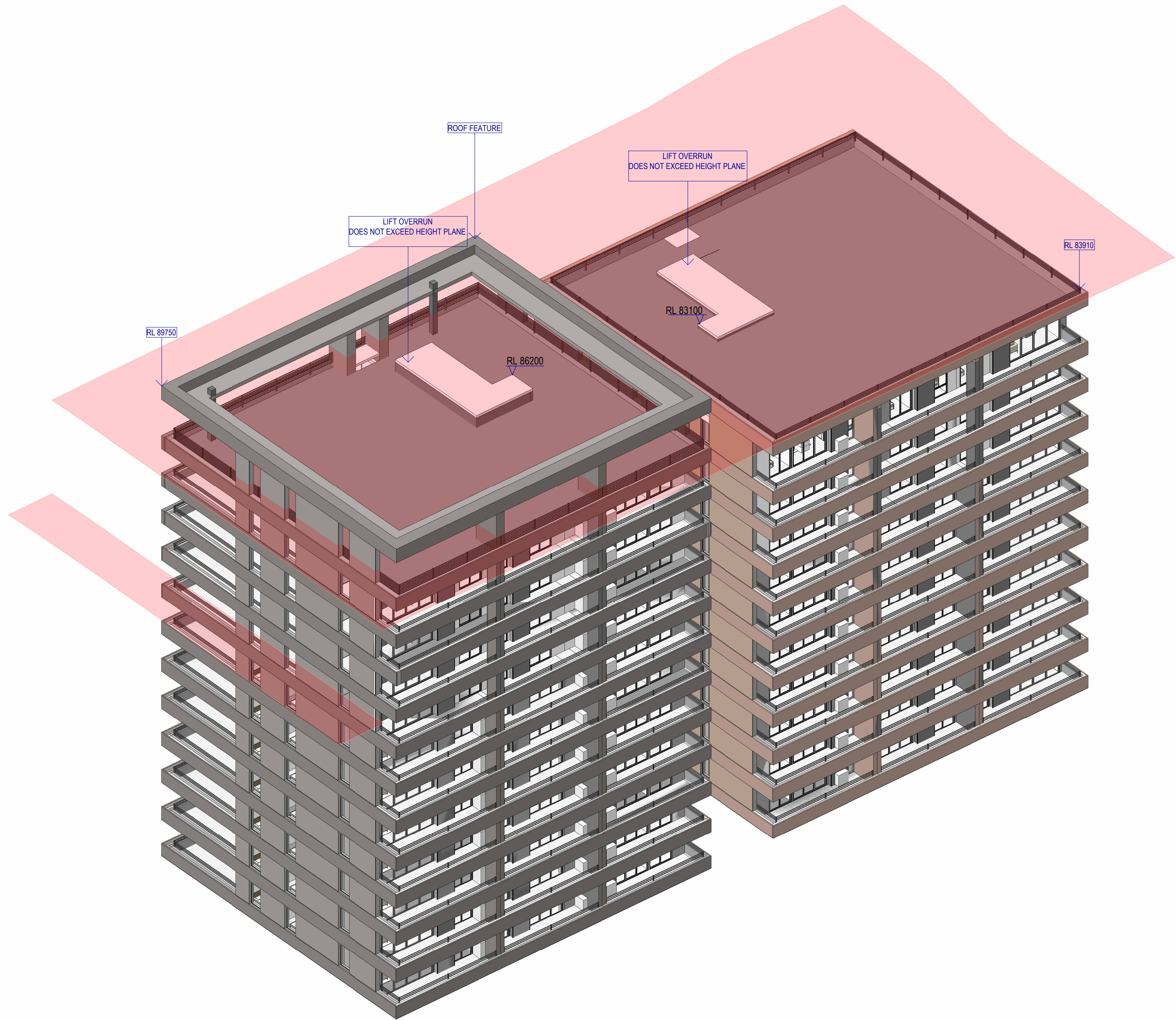




1 Height Control Plane Overlay - B6 View 01



2 Height Control Plane Overlay - B6 View 02

Recent revision history			
#	Status	Description	Date
A		SSDA Submission Update	13/12/24

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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
Checker

Approved
Approver

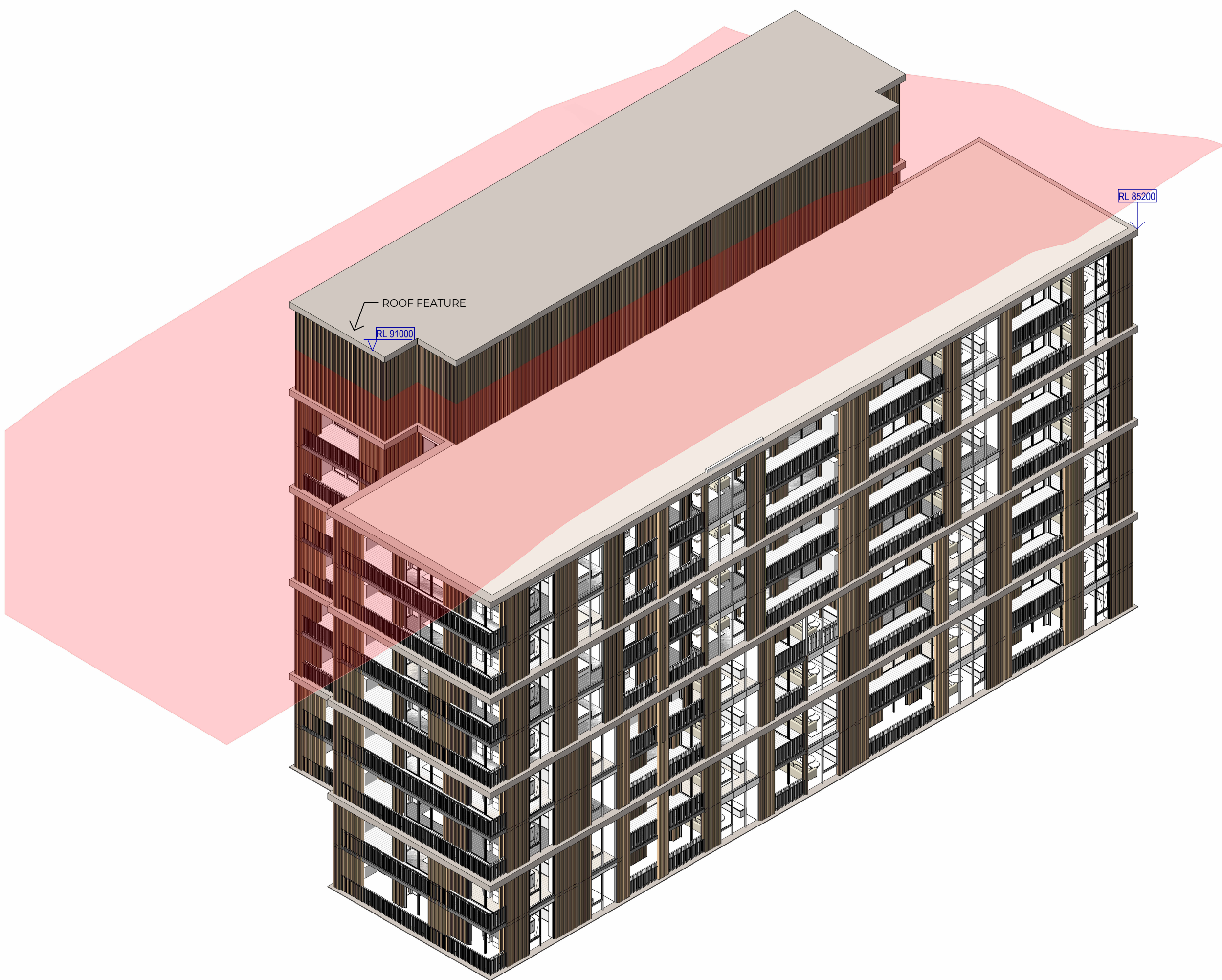
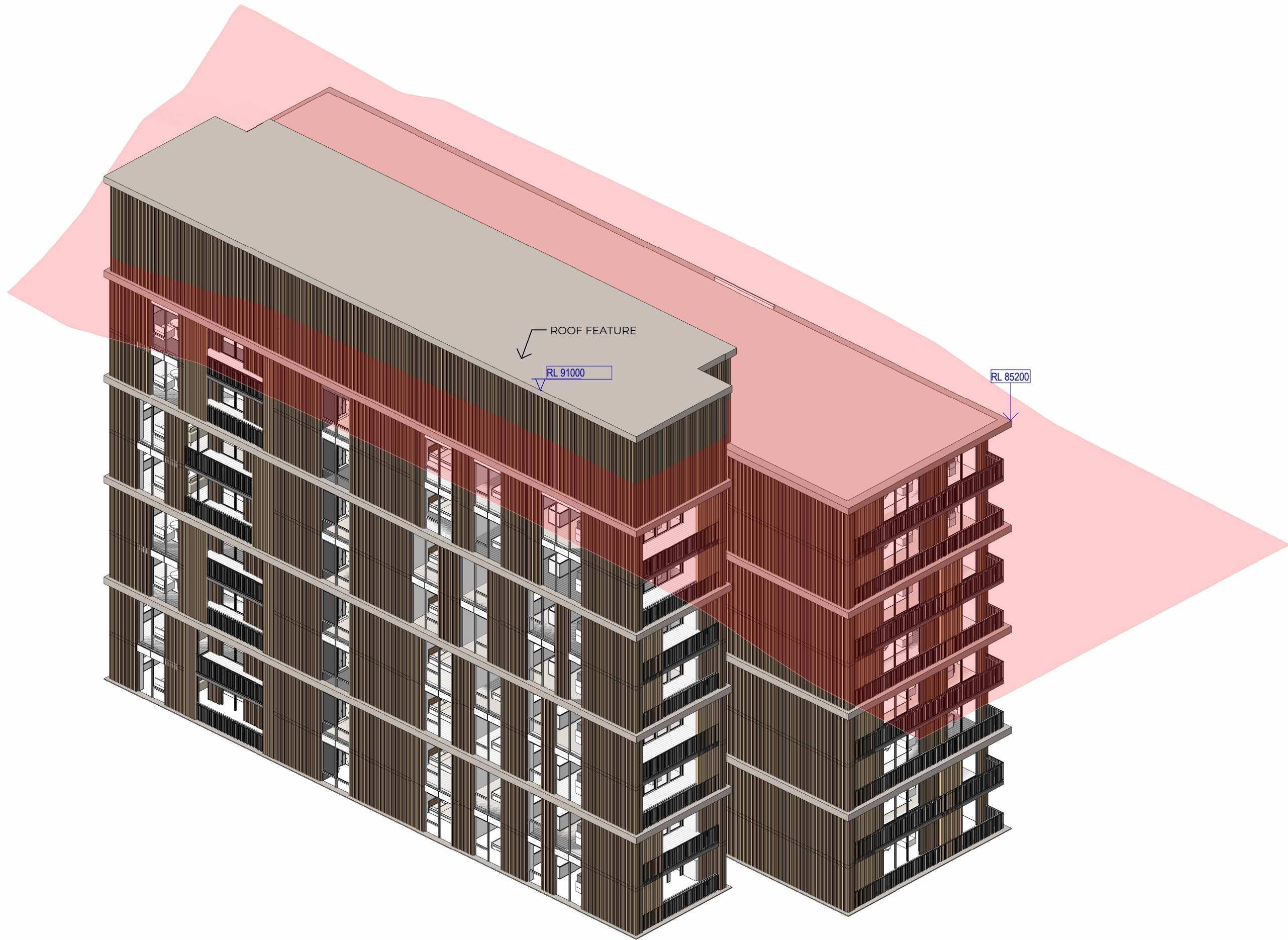
Sheet size
A1

Scale
Not to Scale

Sheet title
Height Plane Overlay - Building 6

Sheet number
DA -0-8607
Status
For information

Revision
A



1 Height Control Plane Overlay - B7 View 01

2 Height Control Plane Overlay - B7 View 02

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Project Crescent Parklands		Issuer W-B WOODS BAGOT		Sheet title Height Plane Overlay - Building 7	
Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784	Size check 25mm	Sheet number DA -0-8608	Revision A
Checked Checker	Approved Approver	Sheet size A1	Scale Not to Scale	Status For information	

Crescent Parklands

Area Schedule
Revision C: 23 January 2025

Targets (Base)		Ratio	Area(m2)	Site Area	Assumptions		Definition	Proposed GFA + FSR with 30% Uplift		
Site Area Total (Includes Park only)			36,387		MPE	100%	Maximum Planning Envelope	B4 Zone Proposed (MU1)		R4 Zone Proposed
B4 East Block Area (MU1)			16,267	28,673	GFA	70-77%	of MPE	Total GFA	83830	Total GFA
R4 West Block Area			12,406		AFF	15%	of GFA	Difference (Over)	4447	Difference (Under)
B4 East Block Base FSR (LEP)		3.75	61001.25		FSR		Floor Space Ratio			
R4 West Block Base FSR (LEP)		3.4	42180							
Site FSR Average (Base)		3.60			Notes			FSR	5.15	FSR
Site Area Total			103182		Total Site Area (inclusive of RE1 and SP2 zone)		37877	Affordable Housing (15%of proposed site totals)		20133
					Park Area		7714	Difference		0
					SP2 Zone		1490	Proposed		20133
Targets (30% Uplift)		Ratio	Area(m2)		TfNSW Area		2569			15%
Site Area Total (Includes Park)			36,387		Proposed Site Total GFA includes 1m² deduction per unit		1227			
B4 East Block Area (MU1)			16,267	28,673	Retail & Commercial max (included)		7500	Proposed Unit Count		1227
R4 West Block Area			12,406							
B4 East Block 30% Uplift FSR		4.88	79383							
R4 West Block 30% Uplift FSR		4.42	54835							
Site FSR Average (30% Uplift)		4.68								
Site Area Total			134217							

FSR ZONE		B4 ZONE												R4 ZONE													
		Building 1		Building 2		Building 3		Amenity		Retail	Comm		Building 4		Comm	Building 5		Amenity		Building 6		Building 7		Amenity			
		GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	GFA		GFA	AFF 15%	GFA	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%		
Level 36	30% Height Limit																										
Level 35	642																										
Level 34	642		30% Height Limit																								
Level 33	1006		410		30% Height Limit																						
Level 32	1006		779																								
Level 31	1006		779																								
Level 30	1006		779																								
Level 29	1006		779																								
Level 28	1006		779																								
Level 27	1006		779																								
Level 26	1006		779																								
Level 25	1006		779																								
Level 24	1006		779																								
Level 23	1006		779		668																						
Level 22	1006		779		668													30% Height Limit		30% Height Limit							
Level 21	1006		779		668													475		711							
Level 20	1006		779		668										30% Height Limit			950		711							
Level 19	1006		779		668										318			950		711							
Level 18	1006		779		668										832			950		711							
Level 17	1006		779		668										832			974		707							
Level 16	1006		779		668										615			974		707							
Level 15	1006		779		668										615			974		707							
Level 14	1006		779		668										615			974		707							
Level 13	1006		779		668	668									615			974		707							
Level 12	1006		779		668	668									615			974		707							
Level 11	1006	1006	779	779	668	668									615			974		707							
Level 10	1006	1006	779	779	668	668									615			974		707							
Level 09	1006	1006	779	779	668	668									615	832		974	978	707							
Level 08	1006	1006	779	779	668	668									615	832		974	974	707							
Level 07	899		784		640		88	30							615	832	832	974	974	707							
Level 06	24		936		19										616			974		707							
Level 05	24		936		19										616			700		707							
Level 04	24		932		19										616			700		707							
Level 03	24		932		19										616			700		707	707						
Level 02	26		932		19										616	616		700		707	707						
Level 01	28														616	616		700		707	707						
Ground	115		50		507				2500						440	20	153	610		711							
Lower Ground	46	20	65	20	15	10									50		76	670	20	119	20	954	20	150	20	171	30
1m² deduction per unit (Services)	281		252		118										105			137		186			148				
Sub Total Area	28369	4044	25200	3136	11827	4018	88	30	2500	4771				10846	1252	229		14630	2516	119	20	19891	2946	15576	2141	171	30

TOTAL Retail Area	2500
TOTAL Commercial Area	5000
TOTAL GFA	134217
TOTAL Affordable H. (15%)	20133

Note: Proposed Total GFA inclusive of 1m² deduction per residential unit (1227 units) for services.

Date generated

1/30/2025 9:58:58 AM



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#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
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Project		Issuer		Sheet title	
Crescent Parklands		W-B WOODS BAGOT		Photomontages	
Client		Project number	Size check	Sheet number	Revision
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		121784	25mm	DA -0-9111	B
Checked	Approved	Sheet size	Scale	Status	
Checker	Approver	A1	Not to Scale	For information	



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Project		Issuer	
Crescent Parklands		W-B WOODS BAGOT	
Client		Project number	Size check
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		121784	25mm
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Checker	Approver	A1	Not to Scale

Sheet title		Revision	
Photomontages		B	
Sheet number	Status	For information	
DA -0-9112			



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A		SSDA Submission	08/11/24	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.	Client		Project number		Sheet number	
B		SSDA Submission Update	20/11/24		Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		121784		DA -0-9114	
							Size check		Revision	
							25mm		B	
							Checked		Status	
							Checker		For information	
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							Scale			
							Not to Scale			



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A		SSDA Submission Update	13/12/24		Client		Project number		Sheet number	
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A		SSDA Submission Update	13/12/24		Client		Project number		Sheet number	
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							Checked		Status	
							Approved		For information	
							Checker			
							Approver			
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						Scale				
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A		SSDA Submission Update	13/12/24		Client		Project number		Sheet number	
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							Checked		Status	
							Checker		For information	
							Approved			
							Approver			
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