

1 CRESCENT STREET – DEVELOPMENT STAGING STRATEGY

7 November 2025

Revision 2

2 Introduction

This staging strategy has been developed to support a request that conditions of the future development consent for the 1 Crescent Street, Holroyd development (SSD-7083710) recognise the need for sequencing flexibility including the payment of applicable development contributions. The strategy outlines and reinforces the proponent's commitment to a safe, compliant, and well-serviced staged development.

The project is a large scale and complex proposal involving seven (7) residential buildings and a total of approximately 1,374 apartments. Given the scale and complexity of the development, it is essential that the proposed development consent provides sufficient flexibility to accommodate staged construction and variable delivery timing across the site. Therefore, flexibility built into the drafting of development consent conditions is essential to support a viable and coordinated delivery of the development.

In addition, to ensure the development remains feasible and deliverable, it is proposed that development contributions be paid on a staged, pro-rata basis aligned to the delivery of individual buildings and/or stages of the development. This approach ensures that:

- The cost burden at early stages is proportionate and minimised, supporting early delivery;
- Contributions remain proportionate to the scale and impact of each development stage;
- Payment obligations are logically linked to construction sequencing and the amount of GFA delivered.

This strategy outlines the following:

1. **The overall development staging** – identifying the 4 key Stages (A, B, C and D) of the project delivery across the site and the ability to sequence this in any order at the proponent's discretion.
2. **The key construction certificate milestones** applicable to each development substage, which enables consent conditions to be tied to particular construction certificate milestones.
3. Similarly, **the key occupation certificate milestones** applicable to each development substage, which provides clarity as to consent condition satisfaction and completion of relevant works to obtain the applicable occupation certificate.
4. Proposed staging for the **payment of infrastructure contributions**.

This staging strategy has been prepared in consultation with both DPHI and also Cumberland Council (in respect to development contributions).

3 Development Staging

The project is divided into three primary Stages based on logical development clusters and associated infrastructure needs. The indicative staging is as follows:

Stage A0: Early Enabling Works

Prior to the first stage of development as identified below, early establishment works will be required to be undertaken for the first stage of development.

As part of the site preparation works, as relevant:

- Demolish and process existing hardstand concrete
- Break up and crush the concrete
- Remove and dispose of reinforcement
- Prepare the exposed ground surface to facilitate piling works

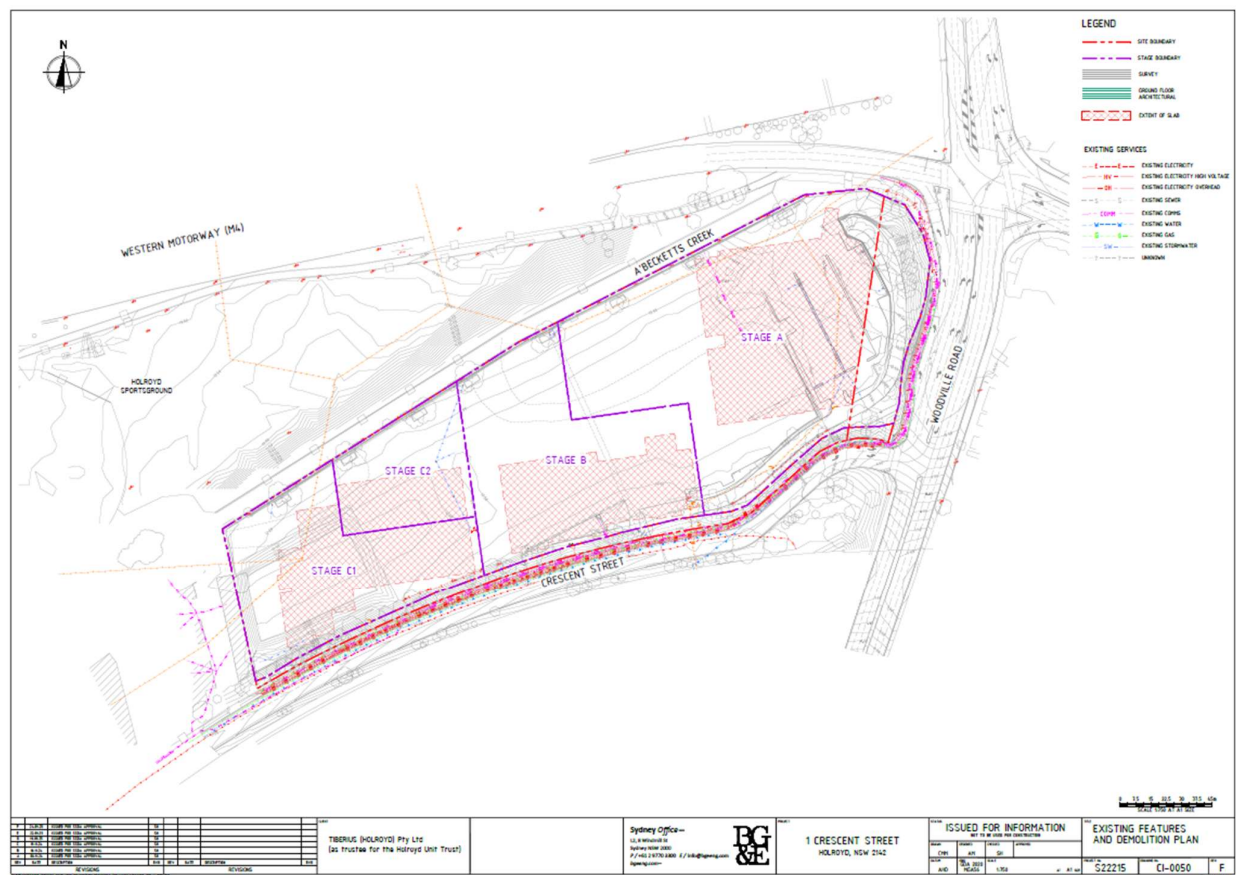


Figure 1: Early Enabling Works (All Stages): Existing Features and Demolition Plan

Stage A: (Eastern precinct)

- Podium
- Building 1
- Building 2
- Building 3
- Open Space (part) and Road Access including Internal Street (part)
- TfNSW easement
- Crescent Street road widening

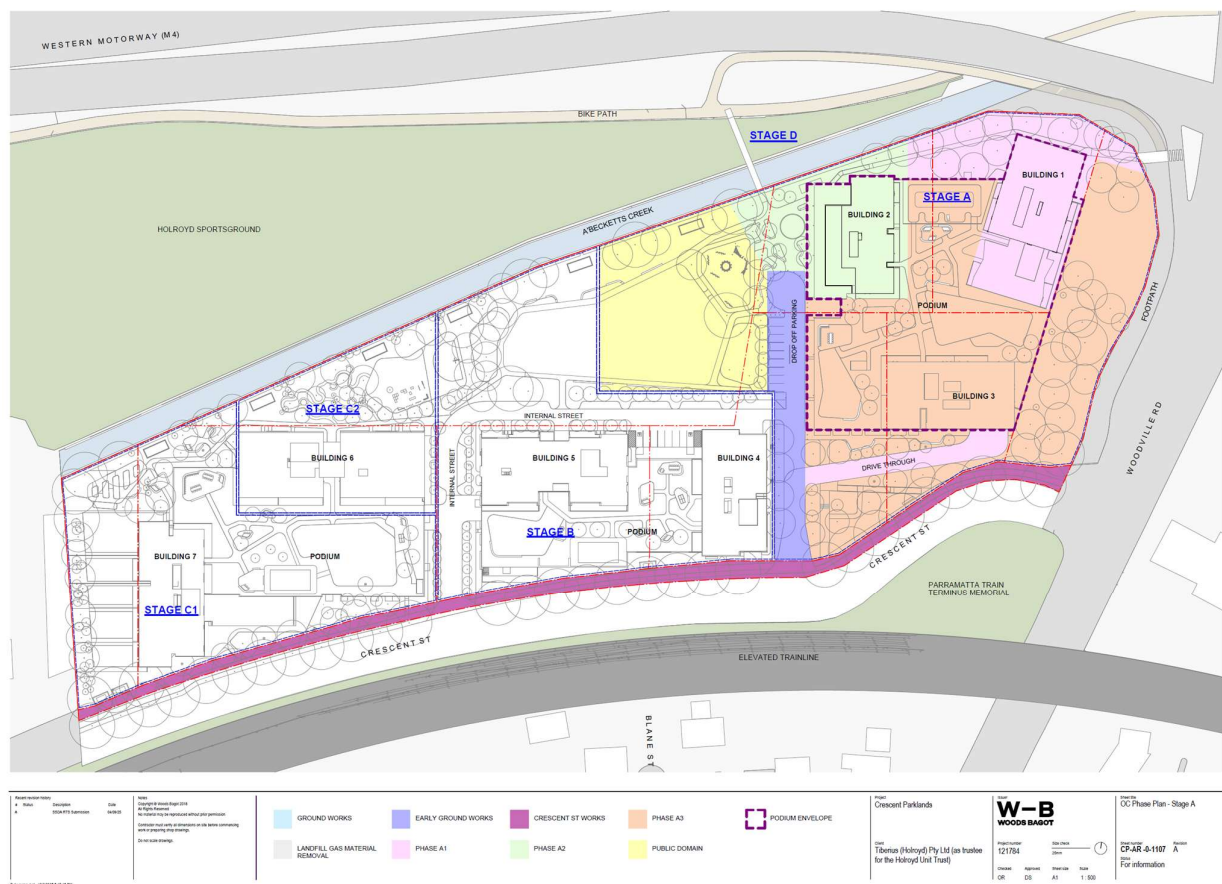


Figure 2 – Stage A Plan

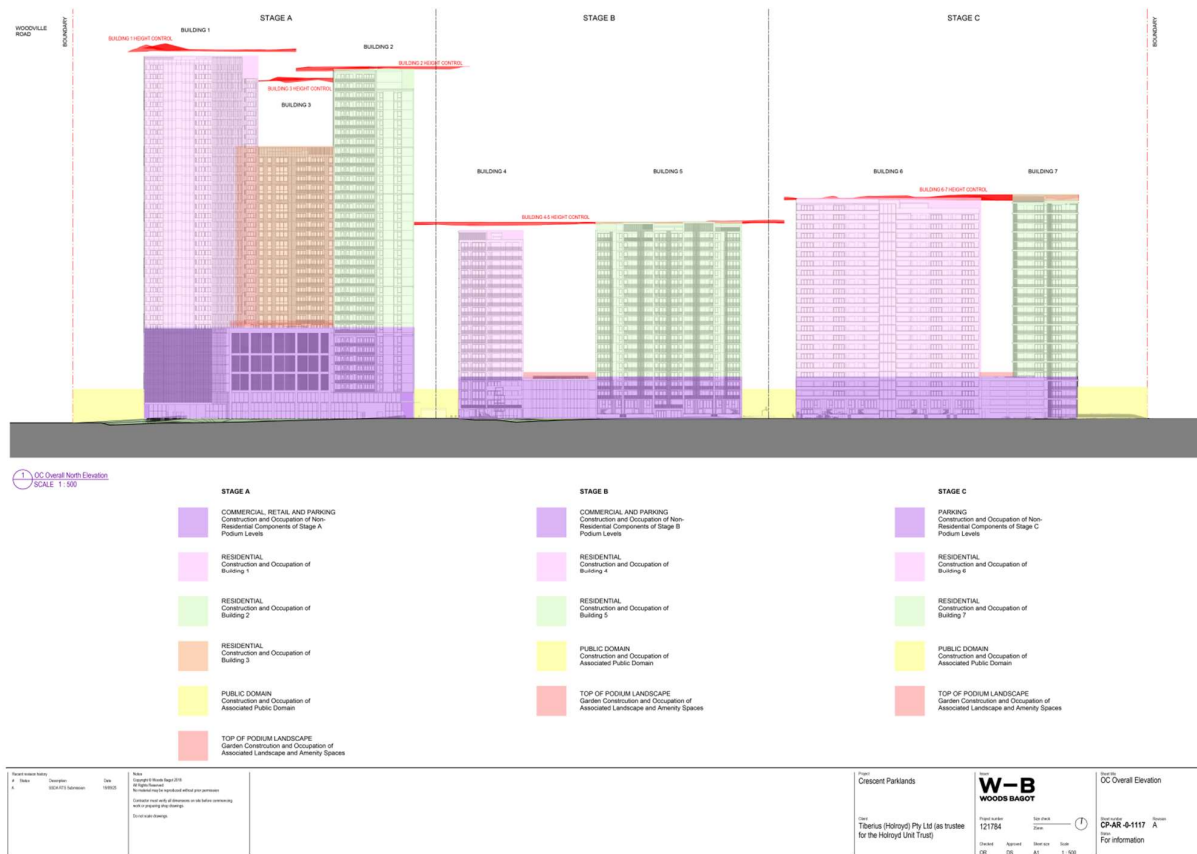


Figure 3 – All Stages Elevation

Stage B: (central precinct)

- Building 4
- Building 5
- Open Space part of the park,
- Internal Street (part)

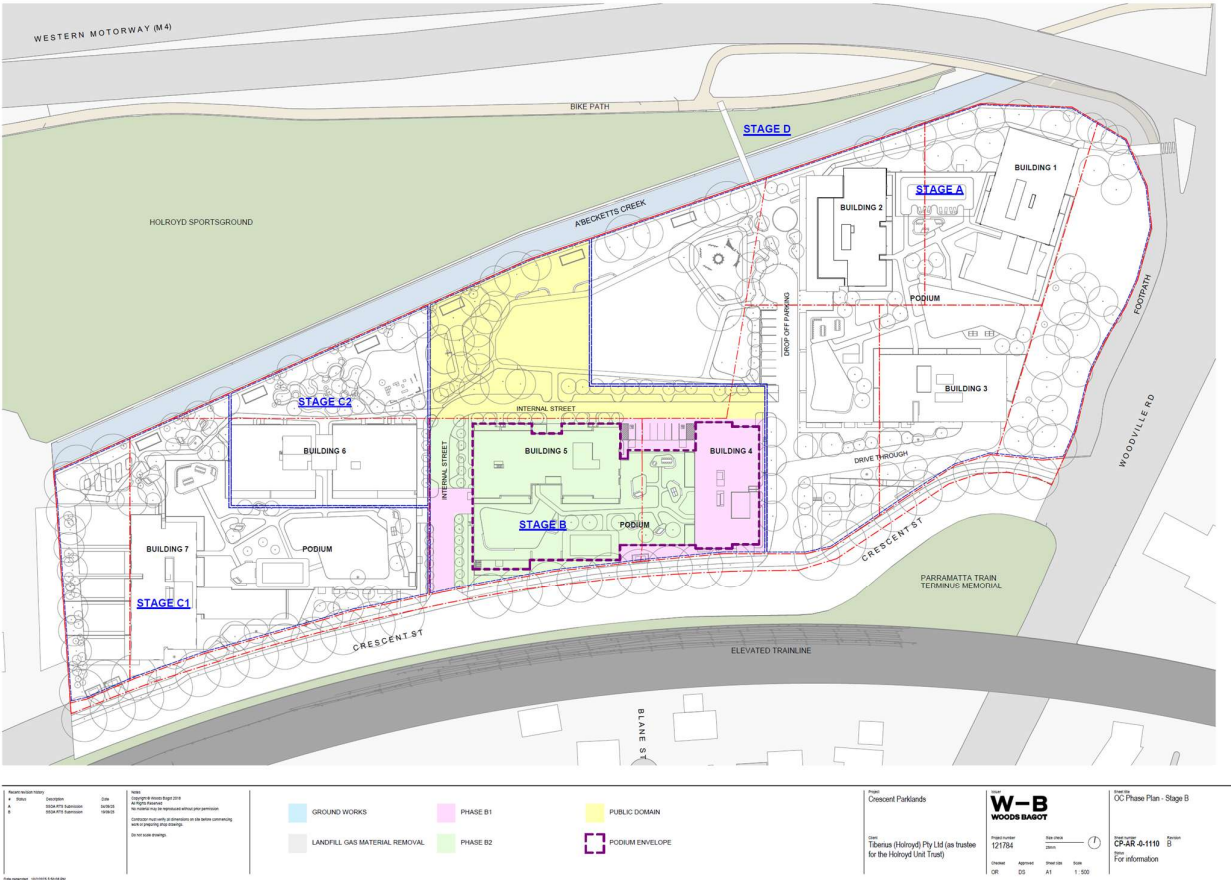


Figure 4 – Stage B Plan

Stage C:

Western (C1):

- Building 7
- Car park
- Internal Street (part)
- Landscaping

Western (C2):

- Building 6
- Part of Open Space
- Internal Street (part)

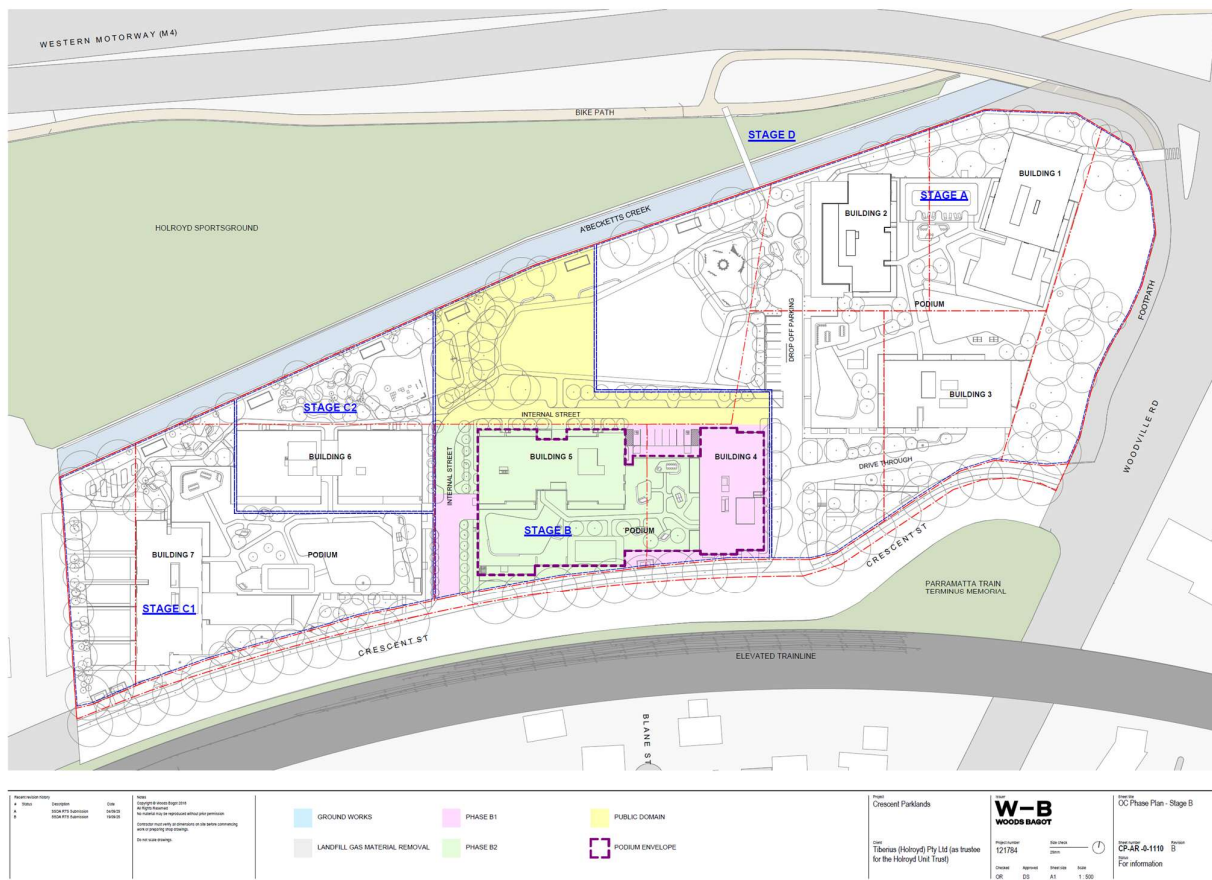
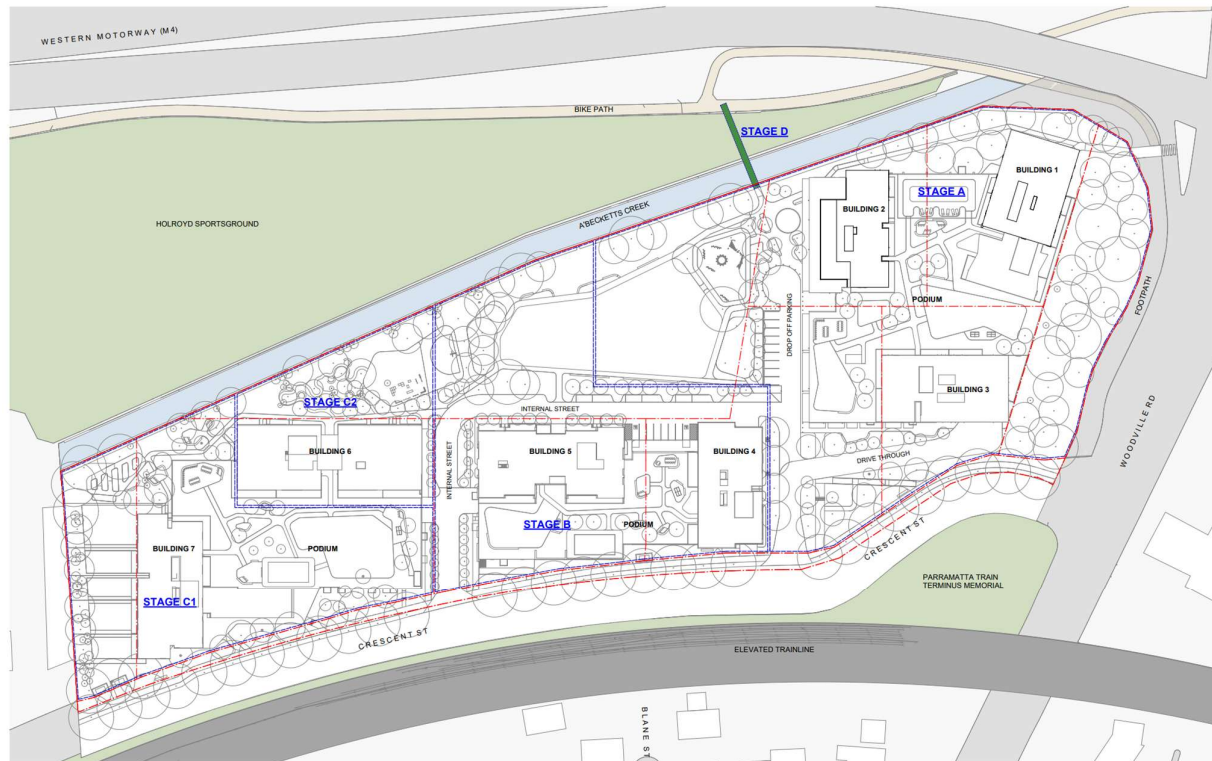


Figure 5 – Stage C Plan

Stage D:

Bridge Works



Project Information Project Name: Crescent Parklands Project Number: 121784 Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Notes 1. This plan shows the layout of the development and is not to be used for construction purposes. 2. All dimensions are in metres unless otherwise stated. 3. The site is shown in its existing state and does not include any proposed development. 4. The site is shown in its existing state and does not include any proposed development. 5. The site is shown in its existing state and does not include any proposed development.	PHASE D1	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information	Project: Crescent Parklands Client: Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust) Design: W-B Woods Bayot Scale: 1:100 Date: 12/12/24 Drawn by: [Name] Checked by: [Name] Approved by: [Name] For information
---	--	-----------------	---	---	---	---	---	---	---

3.1 Remediation Works

A Remediation Action Plan (RAP) has been prepared by Douglas Partners to address contamination risks identified through historical and recent investigations at 1 Crescent Street, Holroyd. The investigations confirmed risks associated with former landfilling in the north, landfill burial cells in the south, a raised fill mound in the west, possible underground chemical storage, and widespread uncontrolled fill across the site.

The RAP establishes objectives to mitigate unacceptable risks to human health and the environment and ensure the site is suitable for the proposed mixed-use development. The recommended remediation strategy includes targeted excavation of high methane-generating soils, bulk excavation and preparation of surfaces to provide consistent capping, capping of asbestos-impacted soils, and installation of landfill gas mitigation systems to protect future buildings.

Given the staged delivery of the project, remediation works will be implemented progressively with each stage of development and aligned to the RAP requirements for that part of the site. Each stage will address contamination conditions relevant to its footprint, which may involve the removal, relocation or capping of asbestos-containing soils, management of landfill gas, installation of sub-slab gas mitigation systems, and

any other required measures. While some works will occur during early site preparation, others, such as gas protection systems or removal of asbestos spoil, will be delivered during construction.

To support this approach, stage-specific Remediation Work Plans (RWPs) will be prepared, including contingency procedures for unexpected finds. Boundaries between completed and future stages will be sealed with temporary capping to manage potential asbestos exposure, and landfill gas mitigation systems will generally be delivered per stage. Validation testing, reporting and independent audit will be undertaken.

3.2 Key Principles associated with Staging Approach

Principle 1 – Each of the Stages can be implemented independently, thereby allowing the proponent to determine the staging of Stages A, B, C and D.

Each Stage has been designed to allow independent development and completion via sub stages, acknowledging that the development will be constructed over a number of years, the pace of this being subject to satisfying commercial thresholds.

This flexibility is necessary to respond to:

- Changing market demand;
- Construction programming efficiencies;
- Infrastructure delivery timing;
- Stakeholder consultation outcomes; and
- Financing and partnership structuring.

The design ensures that no matter the staging of development Stages, each sub stage is self-contained, compliant, and delivers all necessary infrastructure to function independently, including the delivery of the required 15% of residential GFA as affordable housing required per relevant sub stage.

Principle 2: Each Stage will deliver essential infrastructure

Each Stage will independently deliver essential public domain and servicing infrastructure required to support the occupation and functioning of that portion of the development.

In addition to the items listed below, each Stage will deliver all other works, infrastructure and compliance measures necessary to ensure that it is independently safe, functional, and capable of being lawfully occupied without reliance on the completion of other Stages.

These include:

Infrastructure Services: Each Stage will connect independently to power, water, sewer, stormwater, and NBN infrastructure networks.

Traffic and Transport Accessibility: Construction of internal roads, footpaths, and vehicle access points (including drop-offs and servicing) necessary for that Stage.

Parking : Completion of required car parking for each Stage.

Road Widening: The Crescent Street road widening and verge works will be delivered in consultation with TfNSW and Council. The road widening is required to support the development from a traffic capacity perspective once greater than 50% of the approved dwellings are to be occupied. Therefore it is proposed that this staging requirement be included as part of the consent conditions to require the completion of the road widening works by no later than the achievement of this milestone.

Pedestrian Accessibility: Provision of direct and accessible pedestrian links to the surrounding street network, internal circulation paths, and connections to communal areas.

Waste Collection: Waste Collection: Dedicated loading and bin storage areas will be provided within each stage, with compliant access, turning areas, and clearances to accommodate waste collection vehicles in accordance with relevant Waste Management Guidelines. Each Stage will be capable of supporting independent, ongoing waste servicing without reliance on other Stages.

DDA Accessibility: Each Stage of the development will be designed and delivered to achieve overall compliance with DDA and BCA accessibility requirements, ensuring accessible paths of travel to dwellings and public domain elements within that Stage.

Fire and Emergency Access Compliance: Each Stage will include provision of all necessary fire safety infrastructure to enable independent compliance and occupancy, including operational hydrant and booster systems, emergency egress paths, and fire truck access to all relevant façades and entry points. These services will be connected, tested, and certified prior to occupation of each stage, in accordance with Fire & Rescue NSW and BCA requirements.

Landscape and Public Open Space Commitments: Each portion of parkland or landscaped public domain delivered within a Stage will be completed at that time, including all associated lighting, paving, planting, drainage, furnishings, and access paths. All sections of the park will be safe, usable, and self-contained without relying on infrastructure or connections from other Stages.

Podium landscape areas are considered distinct from the parkland and public domain and will be completed separately, at the conclusion of the Stage in which they are located.

Environmental Remediation and Site Safety Measures: Each Stage will include the completion of all required remediation and validation activities (including asbestos and landfill gas management, as outlined in the RAP and LTEMP), as well as any ground preparation, capping, or containment measures necessary to ensure

the portion of the site is suitable for its intended use and complies with the relevant statutory guidelines and site auditor signoff.

Stormwater Management: Each Stage will deliver interim or final drainage and on-site detention (OSD) systems to manage runoff from new impervious surfaces, with appropriate sediment and erosion control measures applied during construction and staging transitions.

Interim Edge Treatments and Public Safety: Where future Stages interface with a completed Stage, temporary edge treatments, hoarding, fencing, or landscaped buffers will be installed to ensure public safety, accessibility, and visual amenity.

Principle 3 – Each Stage will deliver the required 15% Affordable Housing (as a Minimum)

In line with the project's obligations under the Infill Affordable Housing provisions of the Housing SEPP, a minimum of 15% of the total site-wide GFA will be provided as affordable housing.

To support efficient delivery and align with construction sequencing affordable housing is intended to be delivered proportionally across each development stage, in line with the GFA delivered in each Stage, however, this may be adjusted by agreement with the Secretary of DPHI, where the proponent elects to deliver all or a greater majority of the required affordable housing within an earlier timeframe relative to the total housing delivered at the relevant Stage.

Principle 4 – Delivery of Pedestrian/Cycle Bridge is subject to Final Council Approval

While in-principle support is provided by Council for the bridge across A'Becketts Creek, further approvals are required from Council for the construction and acceptance of the bridge, which would only be forthcoming following the issue of development consent for the project.

Given that such approvals (and the acceptability of terms of such approvals) from Council are not assured at the time of approval of the SSDA, it is proposed that the bridge be defined as a separate phase of development, subject to such approvals being granted.

4 Staging of Construction Certificates

A preliminary Construction Certificate (CC) strategy has been developed for each of the development stages. No CC is required for Stage A0, which will be undertaken consistent with the Project Approval. For subsequent stages, the CC strategy will generally adopt the following structure:

- In-Ground Works (civil earthworks, in-ground services)
- Substructure (piling, footings, ground slab)
- Podium construction (Superstructure)
- Tower/Building construction (Superstructure)
- Perimeter Façade (including services, warm shell fit out)
- Landscape and Public Domain including road works

Stage A

The proposed construction sequencing for Stage A is the most complex, reflecting the podium and three building/tower arrangement for this Stage.

The key staging of works for Stage A will be as follows:

Stage A1

- In-Ground Works (in-ground services, earthworks)
- Associated internal road works (construction access road in location of final internal road)
- Associated Crescent Street widening road works
- Podium Substructure (piling, footings and ground level slab)
- Podium Construction (Superstructure)

Stage A2

- Building #1 Construction (Superstructure)
- Building #1 Perimeter Façade
- Building #1 Landscape, Public Domain and associated internal road works

Stage A3

- Building #2 Construction (Superstructure)
- Building #2 Perimeter Façade
- Building #2 Landscape, Public Domain

Stage A4

- Building #3 Construction (Superstructure)
- Building #3 Perimeter Façade
- Building #3 Landscape, Public Domain and associated final internal and Crescent Street widening road works

The associated landscaping, public domain and road works associated with each of the principal stages within Stage A of the project are shown in the Figure 4 below.

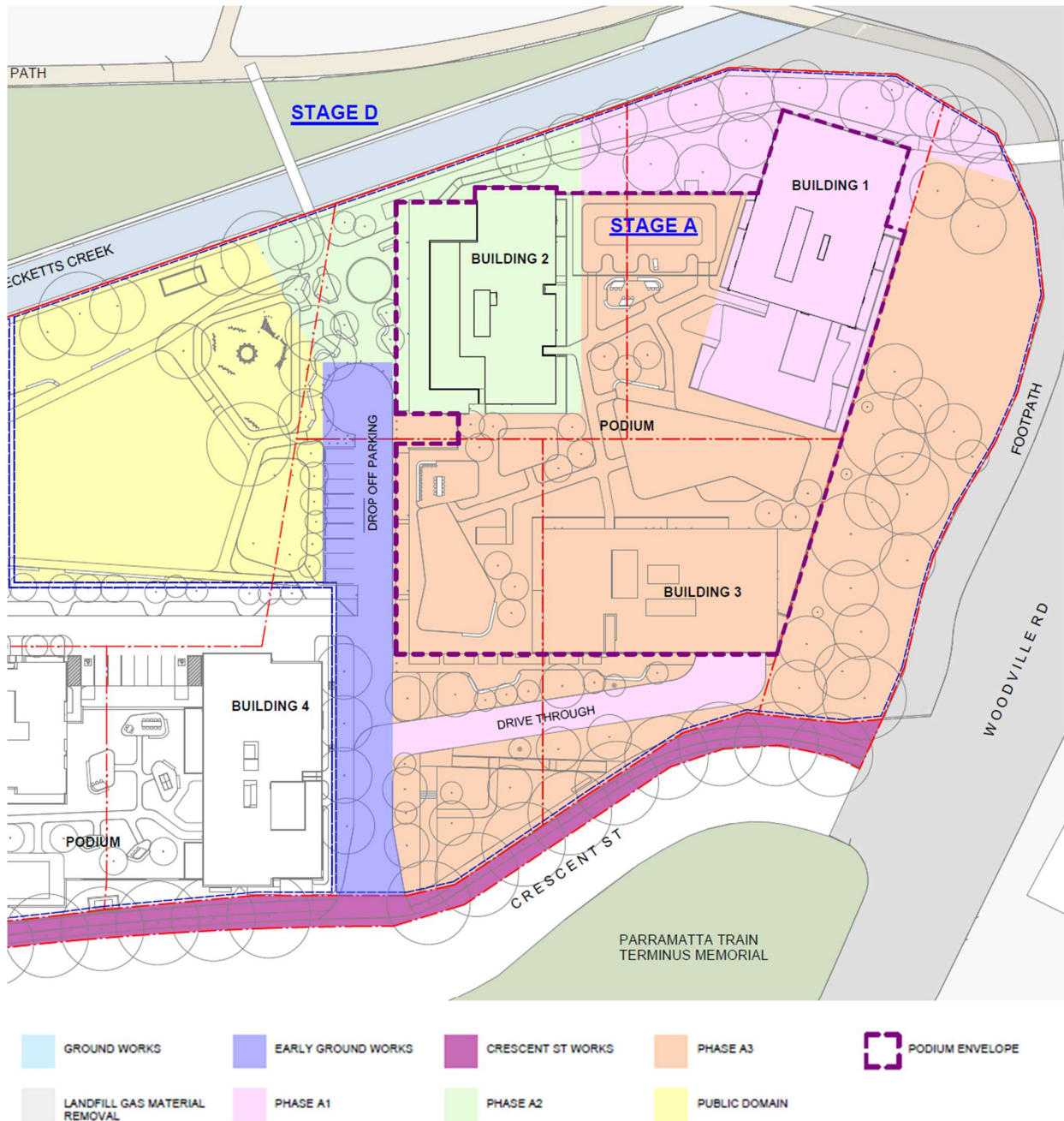


Figure 6 - Stage A Detail

This plan identifies the coloured areas corresponding to staged Construction Certificates (CCs) and Occupation Certificates (OCs) for the development: Building# 1 and associated landscaping and access

roads are shown in pink, Building# 2 and associated landscaping in green, Building# 3 and associated landscaping in orange, and the central parkland in yellow.

These areas reflect the logical construction and occupation sequencing, with boundaries aligning to building footprints, the podium, and their respective landscape works.

More detailed section diagrams are also provided in the staging plans attached to the strategy.

Stage B

The construction sequencing for Stage B involves two towers and associated podium and landscape works. The key staging will be as follows:

Stage B1

- In-Ground Works (in-ground services, earthworks)
- Associated internal road works (construction access road in location of final internal road)
- Podium Substructure (piling, footings and ground level slab)
- Podium + Tower Building #4 Construction (Superstructure)
- Podium + Tower Building #4 Perimeter Façade

Podium + Tower Building #4 Landscape and associated Public Domain **Stage B2**

- Tower Building #5 Construction (Superstructure)
- Tower Building #5 Perimeter Façade
- Tower Building #5 Podium Landscape, Central Park Landscape and associated Public Domain including final internal road works

Owing to the integrated podium supporting Buildings 4 and 5, this would be constructed in Stage B1.

The associated landscaping, public domain and road works associated with each of the principal stages within Stage B of the project are shown in the Figure 5 below:

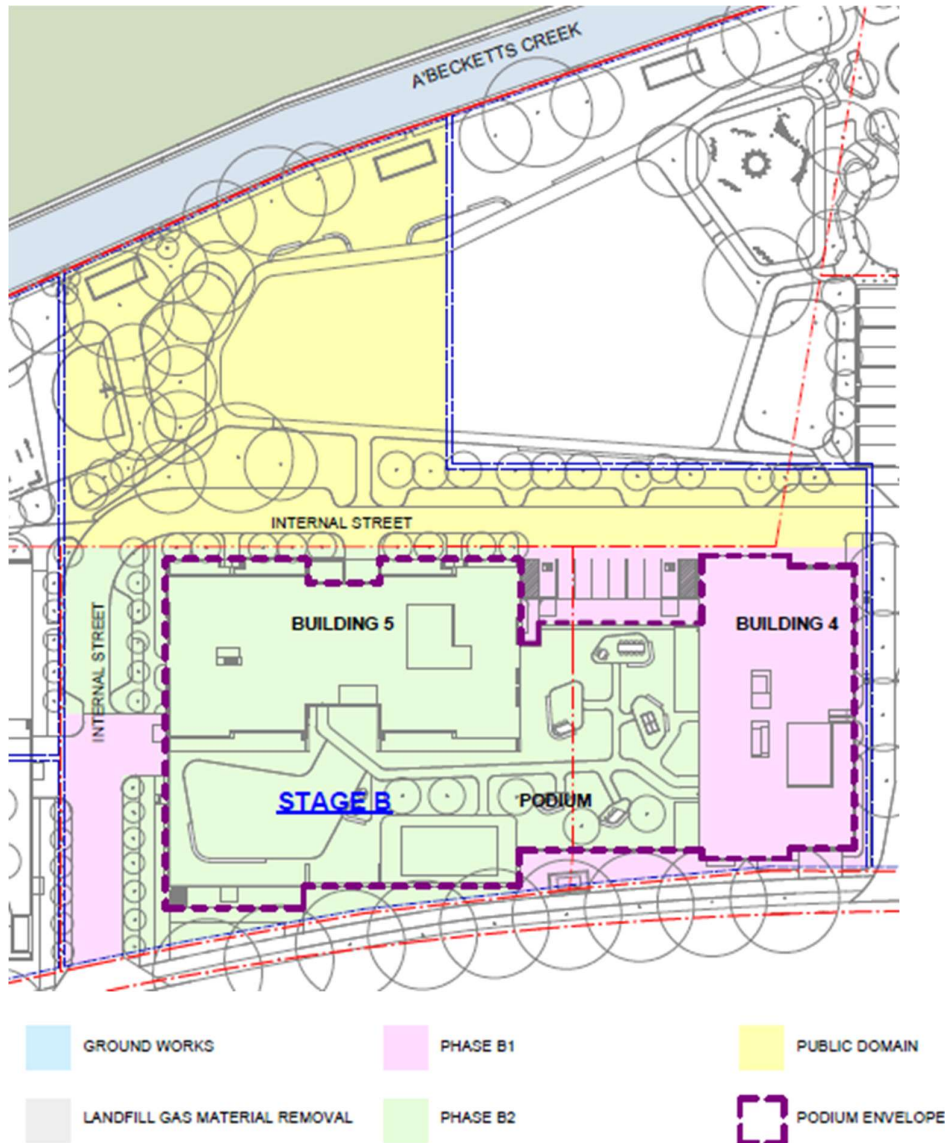


Figure 7 – Stage B Detail

Stage C

The construction sequencing for Stage C follows a similar logic to Stage B, with the western most two towers delivered in sequence. The key staging will be:

Stage C1

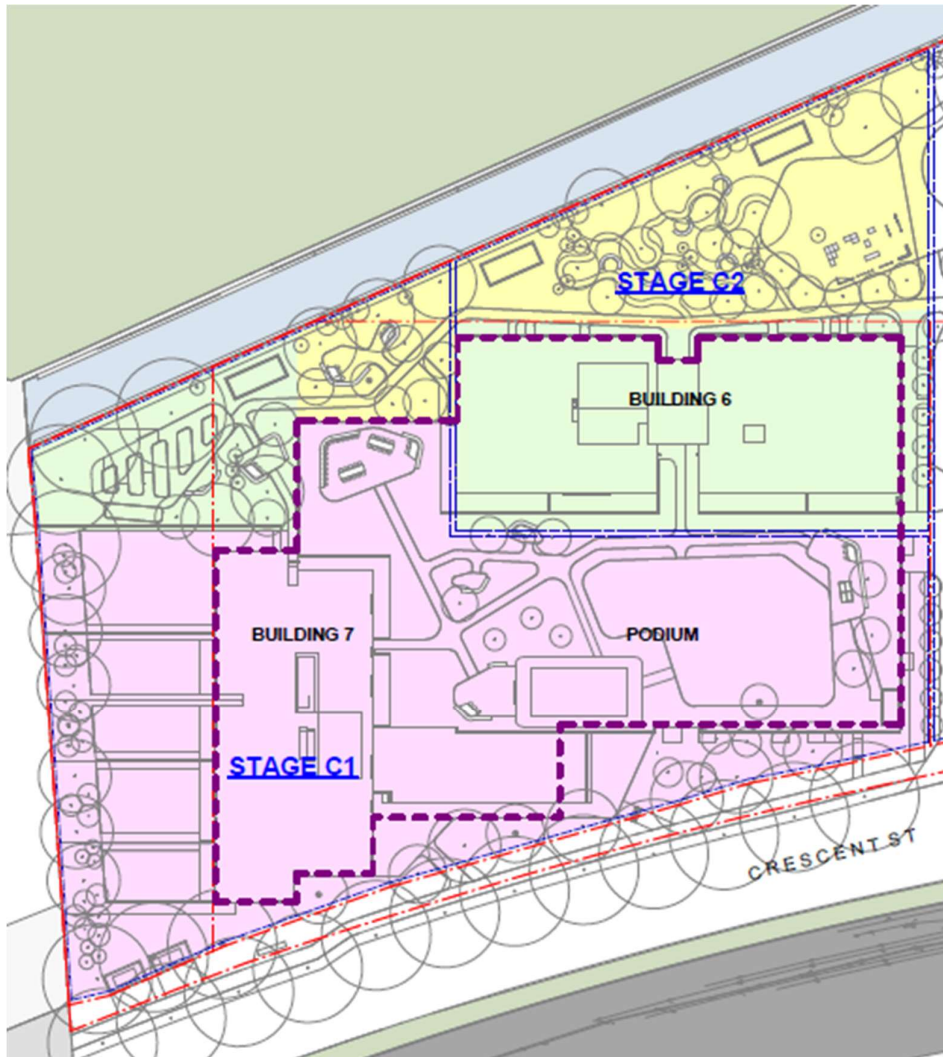
- In-Ground Works (in-ground services, earthworks)
- Podium Substructure – piling, footings and ground level slab
- Podium + Tower Building #7 Construction (Superstructure)

- Podium + Tower Building #7 Perimeter Façade
- Podium + Tower Building #7 Landscape and associated Public Domain

Stage C2

- Tower Building #6 Construction (Superstructure)
- Tower Building #6 Perimeter Façade
- Tower Building #6 Podium Landscape, Central Park Landscape and associated Public Domain

The associated landscaping, public domain and road works associated with each of the principal stages within Stage C of the project are shown in the Figure 6 below:



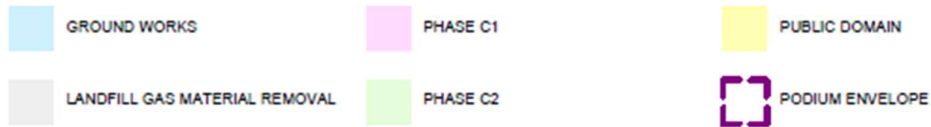


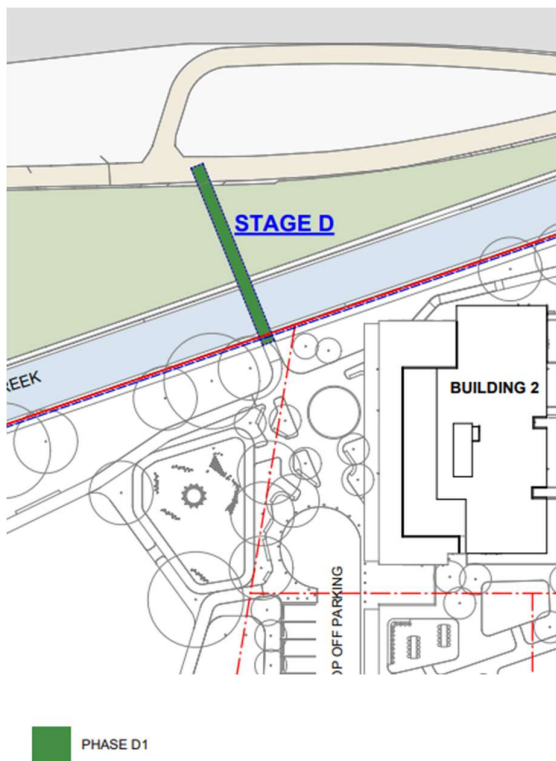
Figure 8 – Stage C Detail

Stage D

The construction sequencing for Stage D is isolated to the bridge works only, providing the pedestrian and cycle connection between the development and Holroyd Sportsground. The key staging will be:

Stage D1

- In-ground services relocations and piling at bridge abutments
- Bridge substructure installation – piles, footings and abutments
- Bridge superstructure installation
- Connection to existing shared bike path network and associated landscaping



4.1 Proposed Consent Condition Structure

In order to give effect to the CC strategy and intended sequencing, it is requested that conditions be drafted in such a manner that will give effect to this as proposed as follows:

The Development may be constructed in stages, as outlined within the Staging plans prepared by Woods Bagot, drawing numbers

CP-AR -o-1107

CP-AR -o-1110

CP-AR -o-1113

CP-AR -o-117

CP-AR -o-118

and this Staging Strategy prepared by Urbis dated 7.11.25, as follows:

1. Stage A:

- 1.1. *Stage A1, including In-Ground Works, + Podium and associated public domain including roadworks.*
- 1.2. *Stage A2, including Building #1 and associated public domain including landscaping.*
- 1.3. *Stage A3, including Building #2 and associated public domain including landscaping.*
- 1.4. *Stage A4, including Building #3 and associated public domain including roadworks, landscaping and part of the public park.*

2. Stage B:

- 2.1. *Stage B1, including In-Ground Works, + Podium and Building #4 and associated public domain including roadworks and landscaping.*
- 2.2. *Stage B2, including Building #5 and associated public domain including roadworks, landscaping and part of the public park.*

3. Stage C:

- 3.1. *Stage C1, including In-Ground Works, + Podium and Building #7, and associated public domain including roadworks and landscaping.*
- 3.2. *Stage C2, including Building #6 and associated public domain including roadworks, landscaping and part of the public park.*

As per the straging strategy, it is proposed that the conditions do not limit the ability for the proponent to undertake the Stages (A, B or C) in any order, subject to detailed (sub-stage) sequencing outlined being met.

4. Stage D – Bridge Works

4.1. Stage D1, including bridge works comprising the pedestrian and cycle bridge connection to Holroyd Sportsground, including in-ground works, abutments, bridge substructure and superstructure and associated landscaping.

It is proposed that Stage D may be undertaken independently of Stages A, B and C, and shall not be contingent upon the commencement or completion of any other stage. The delivery of Stage D shall also not preclude the commencement or progression of any other stage, provided that all relevant approvals, environmental management measures and access requirements are satisfied for the works being undertaken.

4.1.1 Proposed Timing of Crescent Street Road-Widening

The requirement to widen Crescent Street from a traffic capacity perspective is triggered once more than 50% of the apartments in the project are constructed and occupied. As this threshold will be reached during Stage A, the Crescent Street widening will be delivered as part of Stage A works. To meet this objective, it is proposed that a condition of consent be included to the effect that:

“Prior to the completion and occupation of more than 50% of dwellings approved by this consent, the road widening works along the Crescent Street frontage must be completed and evidence provided to the satisfaction of the Planning Secretary.”

5 Occupation Certificates

In a similar way to the CC strategy, it is proposed that Occupation Certificate (OC) milestones are clearly established to allow staged occupation of the project.

Each of the key Stages of development (A, B, C and D) and the respective defined sub-stages have been designed to operate on a standalone basis meaning that on completion, each tower is capable of being occupied with the required access, services, supporting infrastructure, landscaping and as relevant new public domain.

In respect to Stage A, the retail/commercial podium uses, and the associated public domain will be completed as part of the occupation for Stage A2.

5.1 Proposed Consent Condition Structure

To give effect to the strategy and intended sequencing for occupation, it is requested that conditions be drafted in such a manner that will give effect to this as proposed as follows:

Occupation of the Development may be staged in accordance with the Staging plans prepared by Woods Bagot, drawing numbers:

CP-AR -0-1107 dated 4.09.25

CP-AR -0-1110 dated 19.09.25

CP-AR -0-1113 dated 19.09.25

CP-AR -0-117 dated 19.09.25

and this Staging Strategy prepared by Urbis dated 2.10.25, as follows:

5. Stage A:

- 5.1. Stage A1, including In-Ground Works, part of Car Park Podium and associated public domain including roadworks.*
- 5.2. Stage A2, part of Car Park Podium + Building # 1 and associated public domain including landscaping.*
- 5.3. Stage A3, part of Car Park Podium + Building #2 and associated public domain including landscaping.*
- 5.4. Stage A4, final part of Retail and Commercial Podium + Building #3 and associated public domain including roadworks, landscaping and part of the public park.*

6. Stage B:

- 6.1. Stage B1, including In-Ground Works, + Podium and Building #4 and associated public domain including roadworks and landscaping.*
- 6.2. Stage B2, including Building #5 and associated public domain including roadworks, landscaping and part of the public park.*

7. Stage C:

- 7.1. Stage C1, including In-Ground Works, + Podium and Building #7, and associated public domain including roadworks and landscaping.*
- 7.2. Stage C2, including Building #6 and associated public domain including roadworks, landscaping and part of the public park.*

8. Stage D:

- 8.1. Stage D1, including bridge works and associated landscaping.*

As per the staging strategy, it is proposed that the conditions do not limit the ability for the proponent to undertake the staged occupation of Stages (A, B, C or D) in any order, subject to detailed (sub-stage) sequencing outlined being met.

6 Staged Payments of Infrastructure Contributions

To ensure the development remains feasible and deliverable, it is proposed that development contributions be paid on a staged, pro-rata basis aligned to the delivery of individual buildings and/or stages of the development. This approach ensures that:

- The cost burden at early stages is proportionate and minimised, supporting early delivery;
- Contributions remain proportionate to the scale and impact of each development Stage and sub-stage;
- Payment obligations are logically linked to construction sequencing and the amount of GFA delivered.

The proposed staging of contributions is sought to apply to:

- Section 7.11 contributions payable under the Cumberland Contributions Plan
- Housing and Productivity Contribution (HPC) contributions

The staging plans demonstrate that the project will be sequenced in a manner that provides a clear demarcation between project Stages and sub-stages. For the purposes of contribution payment milestones, it is proposed that this be structured as follows:

HPC and section 7.11 contributions to be payable on the first CC for each of the following sub-stages:

- A1 – Podium
- A2 – Building 1
- A3 – Building 2
- A4 – Building 3
- B1 – Podium and Building 4
- B2 – Building 5
- C1 – Podium and Building 7
- C2 – Building 6

Each milestone stage has a defined number of residential dwellings and commercial premises GFA (as applicable), meaning that the applicable contributions under both the section 7.11 contributions plan and the defined HPC contributions are easily calculated, with relevant indexing to the CC date.

6.1 Proposed Consent Condition Structure

In order to give effect to the strategy, it is requested that relevant conditions on development contributions be drafted in such a manner that will give effect to this as proposed as follows:

DEVELOPER CONTRIBUTIONS

Prior to the issue of the first Construction Certificate for each relevant stage of the Project (A1, A2, A3, A4, B1, B2, C1, C2), the Applicant must provide written evidence to the Certifier that a monetary contribution pursuant to the provisions of the Cumberland City Council Local Infrastructure Contributions Plan has been paid to Council unless otherwise agreed with Council. Council must be contacted for calculation of required contributions.

HOUSING AND PRODUCTIVITY CONTRIBUTIONS

Prior to the issue of the first Construction Certificate for each relevant stage of the Project (A1, A2, A3, A4, B1, B2, C1, C2), the Housing and Productivity Contribution (HPC) set out in the table below is required to be made:

Stage	Housing and Productivity Contribution Amount
A1	
A2	
A3	
A4	
B1	
B2	
C1	
C2	

Note: The contribution amount is subject to indexation in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 at the time of payment. A request for assessment of the adjusted amount and instructions on how to make a payment can be made by contacting hpc.enquiry@planning.nsw.gov.au.