



ARCADIA

Crescent Parklands 1 Crescent Street, Holroyd

RTS Package

Prepared for Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)
March 2026

This Report has been prepared on behalf of Tiberius (Holroyd) Pty Ltd in association with a State Significant Development Application (SSDA) for a proposed mixed use development at 1 Crescent Street, Holroyd (the site).

The report responds to matters raised by the Department of Planning, Housing and Infrastructure (DPHI), Cumberland City Council, other State government authorities /agencies, utility service providers and the community during public exhibition of SSD-70283710.

The report also assesses the proposed amendments to the original proposal, including changes to the following:

- Stage A – Mixed use podium, Buildings 1 to 3 and supporting infrastructure
- Stage B – Buildings 4 and 5 and supporting infrastructure
- Stage C – Buildings 6 and 7 and supporting infrastructure

The proposed changes extend beyond minor refinements which can be accommodated via a Submissions Report. As a result, a combined Submissions and Amendment Report has been prepared and consent sought from DPHI to amend the SSDA as per section 37 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).

To understand the cumulative impact of the above design refinements, the project description has been updated to reflect the proposed amendments to the scheme as originally lodged with DPHI for assessment.

The amended description is provided as follows:

- Site establishment works, tree removal, site preparation, earthworks and excavation, services augmentation, and remediation works.
- Development of seven residential buildings comprising four shop top housing buildings and three residential flat buildings as outlined below:
 - o Buildings 1-3 are integrated with an eastern mixed-use podium building, while Building 4 is situated above mixed residential / commercial space, offering shop-top housing.
 - o Buildings 5-7 consist of residential flat buildings.
- Delivery of 15% of the total floor space as affordable housing to be distributed across each of the 7 residential buildings, or within a consolidated building proposed proportionately as buildings are developed.
- Approximately 134,208 m2 total floor space comprising:
 - o A total of 2,496 m2 retail GFA and approximately 2,710 m2 commercial GFA.
 - o 1,374 residential apartments
 - o Communal amenity facilities for residents.
 - o Building services areas.
- Activation of Crescent Street through a mix of amenity areas and pockets of open space.
- Shared car parking for Buildings 1 to 3 and the commercial and retail tenancies within the podium.
- Shared car parking for Buildings 4 to 7 on the lower ground levels and within the above ground parking structures adjoining Buildings 4-5 and 6-7.
- Landscaping and accompanying place making works including:
 - o Public open space, hard and soft landscape works.
 - o Ground and rooftop communal open space.
 - o Publicly accessible through-site links.
 - o At grade car parking for the park, forecourt and retail areas.
 - o Vehicle access via a new internal publicly accessible road and vehicle accessway.
 - o New pedestrian footpaths and access arrangements to the site.
 - o Café tenancy within park-side structure.
- Staged completion of a public park.
- Associated works involving the widening of Crescent Street and road upgrades to Crescent Street.

RTS Comments

SDRP-1:

The development ensures that the Aboriginal community is welcomed, focusing on their arrival, journey through the site and their use of the space

Arcadia Comments: First Nations discussions are continuing with the working group. With the changes in layout to the parkland, there are updates to the location of Design with Country opportunities. With the relocation of the play, there is an opportunity to expand the interpretive / educational walkway into an indigenous planting display and bush tucker walk. The play structure will provide district lookout incorporating elements of Country into material and surfaces. The bridge access from the north, across A'Becketts Creek, provides an excellent opportunity to acknowledge Country and welcome First Nations visitors to the site.

SDRP-3

An understanding of Country is being realised in the open space areas and along Crescent Street

Arcadia Comments: An understanding of Country is integrated into the new access way from Crescent St up to the new retail precinct. Levels improvements have made this experience more physically and visually accessible with integrated Connecting with Country acknowledgement along the walk.

SDRP-4

Opportunities to heal Country through improvements to A'Becketts creek could be realised, noting the coordination required with other landowners.

Arcadia Comments: A'Becketts Creek is a Council-managed asset. While direct improvements are outside the scope of this development, we are committed to engaging with Council to explore opportunities for complementary initiatives. Through this process, we aim to support Connecting with Country principles by aligning any adjacent works on our site with broader creek restoration.

SDRP-5

Public art will be incorporated through collaboration with the local indigenous community, noting that the Connecting with Country report's design recommendations identify the need for this to be more than murals.

Arcadia Comments: Indigenous public art opportunities are focused on proposed structures such as the bridge, BBQ shelter, and play structure. These will be developed further in collaboration with the local Indigenous community to ensure outcomes extend beyond murals and reflect Connecting with Country design principles.

SDRP-6-A

a. The shared zones are less defined by vehicle use, noting that beyond the carpark entrances these areas are described as prioritising pedestrians

Arcadia Comments: The shared zones have been strengthened to prioritise pedestrian movement beyond. This is achieved through pavement material changes, kerb removal, and legible shared zone design, supported by appropriate signage (to be confirmed with TTPP). Private courtyards now address these spaces directly, reinforcing activation and passive surveillance.

SDRP-6-B

b. The hierarchy of uses (eg. pedestrian, vehicles, active transport) is clearly communicated through the materiality and the relationship between roads, footpaths and landscape buffers

Arcadia Comments: The hierarchy of uses is clearly communicated through the revised design. Pavement changes and kerb removal define shared zones, while dedicated pedestrian and shared paths connect directly to open space areas, ensuring clarity between pedestrian, vehicle, and active transport movement.

SDRP-6-C

c. There is a clearer relationship between the fluid landscape elements and the geometry of the road

Arcadia Comments: The geometry of the road and surrounding landscape elements have been reviewed and updated to create a clearer, more integrated relationship. This provides a fluid and legible connection between the road alignment and adjoining landscape buffers.

Also refer sheet 1100 in Landscape Documentation Package for details.

SDRP-6-D

d. The character of the lane is clearly defined as a road within a park setting.

Arcadia Comments: The laneway is designed as a low-speed shared space, framed by garden beds and canopy tree planting on both sides. This treatment softens its character, enhances amenity, and strengthens its connection to the surrounding parkland.

Refer sheet 5002 in Landscape documentation

SDRP-9

Ensure that the proposed location of canopy cover is considered with respect to the proposed uses. eg. providing shade to the seniors gym

Arcadia Comments: Tree placements adjacent to key outdoor uses, including the seniors gym, have been reviewed and updated to ensure appropriate canopy coverage for the proposed use.

SDRP-11

Provide a strong landscape response between a series of well-designed entries and 'amenity nodes'.

Arcadia Comments: A revised levels strategy has been adopted across the site, which delivers a stronger and more coherent landscape framework. This strategy enhances the entry experience and legibility by ensuring that all street access points connect directly to a series of amenity nodes. These nodes act as focal points for activity and wayfinding, creating a clear sequence of well-designed entries, gathering spaces and connections through the precinct.

RTS Comments

SDRP-14 Improve the clarity, hierarchy and wayfinding for the external stairs, by: This approach simplifies circulation, enhances wayfinding, and delivers more accessible and legible communal connections. (Refer to Plan 1100)	
SDRP-14-A a. testing different orientations, scales and locations so that they are clearly defined Stairs have been omitted with the new architectural strategy and relocation of communal open space onto the car park roof. (Refer to Page 14)	
SDRP-14-B b. ensuring secure access points This approach simplifies circulation, enhances wayfinding, and delivers more accessible and legible communal connections. (Refer to Page 14)	
SDRP-14-C c. positively managing the interface between public and private spaces. The amenity nodes are designed as flexible spaces that can adapt to future community and retail needs. Their configuration considers the interface between public and private domains, ensuring activation of Crescent Street and Crescent Lane while maintaining suitable levels of passive surveillance. (Refer to Page 14)	
SDRP-18 Provide a response to the SDRP (Meeting 3) comments 2, 3, 4, 5 and 9. See below for each comment required for response. 2. Connecting with Country: the Designing with Country elements will be resolved and identify where there are opportunities for co-design during later stages . The Connecting with Country report establishes a comprehensive framework for ongoing co-design opportunities throughout the project’s development stages. The report identifies specific “Designing with Country” elements that require further resolution through collaborative processes with Aboriginal knowledge holders. The previously submitted report nominated specific recommendations from consultation workshops, including collaborative eel designs on A’Becketts Creek bridge, integration of seasonal calendars and cultural narratives into interpretive elements, and incorporation of traditional plant knowledge into landscape design. Aboriginal stakeholders emphasised authentic storytelling that moves beyond generic motifs to reflect genuine connections to Burramattagal Country. Key co-design opportunities identified include development of a Heritage Interpretation and Public Art Strategy requiring stakeholder consultation, integration of meaningful co-designed interpretation and artwork elements, and facilitation of ongoing design workshops with Aboriginal stakeholders during subsequent development stages. Moving forward, the proponent has committed to implementing the report’s recommendations for ongoing stakeholder engagement and ensuring all cultural integration follows Indigenous Cultural Intellectual Property protocols established through extensive community engagement. 3. Connecting with Country: an understanding of Country is being realise in the open space areas and along Crescent St. The Connecting with Country report provides specific guidance for embedding cultural understanding into landscape design, emphasising the importance of pathways as traditional “maroo” that connected communities across Country for visiting family, collecting food, and conducting ceremonies. Aboriginal stakeholders highlighted during consultation the significance of creating welcoming spaces that acknowledge Burramattagal Country and tell the stories of place. With consideration of the	

Connecting with Country report and engagement, Connecting with Country principles have been integrated into the design through the following:

- 1) Interpretive Pathway Integration: An understanding of Country is integrated into the new access way from Crescent Street up to the retail precinct, with Connecting with Country acknowledgement along the walk. This creates an interpretive journey that acknowledges cultural significance as people move through the site.
- 2) Public Circulation Path Interpretation: Public circulation paths are specifically designed to integrate interpretation, connecting Crescent Street to the communal lawn and A’Becketts Creek. These paths serve as platforms for cultural storytelling and education as visitors enter the precinct.
- 3) Indigenous Public Art Opportunities: The design identifies specific opportunities for Indigenous public art along key structures including signage and interpretive elements that will be developed in collaboration with local Indigenous communities, ensuring outcomes extend beyond surface-level artwork to embed cultural narratives throughout the design.
- 4) Native Planting Strategy: The streetscape incorporates native Cumberland Plain vegetation as “healing country initiatives,” using local vegetation community types across the site. Street-facing planting buffers use indigenous species that reference the area’s original ecology while providing shade and reducing urban heat island effects.
- 5) Material and Form References: The design proposes that elements such as sandstone seating and paving can reference the sandstone escarpments of the sedimentary plateau, while embedded pavement elements create tactile overlays for storytelling experiences directly accessible from Crescent Street.
- 6) Bridge Connection: The new bridge access across A’Becketts Creek provides an excellent opportunity to acknowledge Country and welcome First Nations visitors, creating a symbolic and physical connection point that strengthens the cultural narrative from street level.

Through this approach, the open space areas and Crescent Street frontage will reflect an authentic understanding of Country that honours the cultural significance of this place while creating accessible and meaningful experiences for all visitors.

4. Connecting with Country: opportunities to heal Country through improvements to A’Becketts creek could be realised, noting the coordiantion required with other landowners.

As nominated in our previous response. A’Becketts Creek is a Council-managed asset, and while direct improvements are outside the scope of this development, we are committed to engaging with Council to explore opportunities for complementary initiatives.

The Connecting with Country report provides strong foundation for this approach, identifying A’Becketts Creek as culturally significant and noting its historical use as a campsite for Aboriginal clan groups. Aboriginal stakeholders consistently emphasised the creek’s importance during consultation, highlighting its role as a tributary with abundant food resources.

The report documents specific opportunities identified through co-design workshops, including stakeholder suggestions for collaborative eel designs on the creek bridge and recommendations that the development explore how it can improve A’Becketts Creek’s current condition. The Connecting with Country framework establishes clear design principles for “healing the landscape” and “caring for Country” that could inform collaborative approaches, recommending consultation with Aboriginal knowledge holders when developing environmental management recommendations to encourage the maintenance of this knowledge and improve ecosystem health.

Through this process, the project aims to support Connecting with Country principles by aligning any adjacent works on our site with broader creek restoration and implementing the report’s recommendations for ongoing consultation to ensure that any site works align with the identified cultural values and ecological restoration principles outlined through extensive Aboriginal community engagement.

5. Connecting with Country: public art will be incorporated through collaboration with the local indigenous community, noting the Connecting with Country report’s design recommendations identify the need for this to be more than murals

Building on the previous response, Indigenous public art opportunities are focused on proposed structures such as the bridge, BBQ shelter, and play structure, and will be developed further in collaboration with the local Indigenous community to ensure outcomes extend beyond murals and reflect Connecting with Country design principles.

The Connecting with Country report provides comprehensive guidance for this approach, emphasising that meaningful integration requires moving beyond surface-level artwork to embed cultural narratives throughout the design. Aboriginal stakeholders consistently highlighted during consultation workshops the importance of authentic representation that tells the stories of Country rather than generic Aboriginal motifs.

RTS Comments

The framework establishes design principles for “reawakening memories” and creating “indirect connections” to Country through thoughtful integration of cultural elements into functional infrastructure. This approach aligns with stakeholder feedback emphasising that public art should serve both aesthetic and cultural purposes while respecting Indigenous Cultural Intellectual Property protocols.

Through ongoing collaboration with Aboriginal knowledge holders and the engagement of Public Art consultant to facilitate, the project is committed to implementing authentic cultural expression integrated into the development’s key gathering spaces and wayfinding elements.

9. Ensure the proposed location of canopy cover is considered with respect to the proposed uses. E.g. providing shade to the seniors gym

The landscape design strategically positions canopy trees to provide essential shade for active outdoor areas. Large canopy trees are located adjacent to the seniors gym and outdoor fitness equipment to create comfortable microclimates during use, particularly important for older adults who may be more sensitive to heat exposure.

The planting strategy incorporates native species that will mature to provide substantial overhead coverage, with trees positioned to maximise shade during peak usage hours. This includes consideration of seasonal sun angles to ensure year-round comfort for outdoor activities.

Additionally, the design extends this canopy coverage approach across other key outdoor uses including the children’s play area, BBQ shelter, and communal lawn spaces. Street tree plantings along Crescent Street also contribute to overall site comfort while providing urban heat island reduction benefits.

The tree placement strategy balances functional shade requirements with maintenance access, sight lines for safety, and integration with underground services. Species selection prioritises fast-growing native trees that will establish effective canopy coverage within the early years of the development while contributing to the site’s ecological restoration objectives.

CC-15-2

Proposed public spaces

While the concept plans provided (Appendix P : Landscape Plan_1, Landscape Plan_2) provide a further level of detail from the initial application, further detail is required to assess the design offering for proposed public open space areas including parkland, plaza and street scape areas. This includes a play equipment plan and schedule, furniture and fixtures palette and schedule, further cross sections, renders and construction details. This level of detail is needed to assess compliance and alignment with Council’s public space standards, service offerings, strategies and maintenance requirements.

Progress with Play equipment plan and schedule, develop furniture and fixtures material palette along with indicative material schedule. Renders by others based off Landscape Concept.

CC-15-3

Proposed public spaces

The design treatment of the central boulevard where it meets the public space offering doesn’t provide a strong connection or entry threshold. There is no direct visual or pedestrian link from the boulevard to the open turf area. Currently the main pedestrian entrance into this space is obscured from the street behind Building 5. A stronger connection and arrival threshold to the public space offering would make it discoverable and accessible to both residents and the public.

While the communal lawn is not directly seen from Crescent St, the boulevard of trees and continous footpath connects the shared road to the communal turf area, the direct view from the boulevard offers an inviting glimpse of the communal play area - views to the communal lawn opens up as the shareway becomes the pedestrian corridor. The new levels of the plaza and park allow for a transparent interaction between the street front and the open turf areas.

CC-15-4

“Proposed public spaces

Landscape details adjacent to the A’Becketts Creek channel must demonstrate compliance with current Sydney Water fencing policy and guidelines for new and replacement fencing in public areas around open stormwater channels and SQUIDS.”

The fencing requirements adjacent to the A’Becketts Creek channel have been reviewed. While the channel is a Council asset, the Sydney Water fencing policy and guidelines for new and replacement fencing around open stormwater channels will be adopted as the benchmark. Final design and documentation will incorporate these guidelines during the detailed design stage. (Refer to Plan 1100)

CC-15-6

Proposed public spaces Should the proposal progress, detailed design of proposed public open space areas should be further developed for approval in consultation with Council. It is recommended that this requirement is included in the conditions of consent should the development be recommended for approval.”

In the event that Council does not accept dedication, the open space will remain in private ownership with public access rights. In this scenario, the detailed design will be developed and implemented by the proponent in accordance with the approved SSDA plans and any applicable conditions, without the need for further Council approval of design.

DPHI-A-3-C

c) reconsider the proposed location of the proposed pedestrian footpath and staircase connecting the Building 1/2/3 podium to Woodville Road, noting this staircase would be located hard against the likely TfNSW road-widened Woodville Road and is therefore likely to present as a sheer wall to the roadway.

The Woodville Road interface has been redesigned with a new pedestrian access strategy, which avoids the sheer wall condition. Refer to the updated landscape plan for the revised arrangement.

DPHI-A-6-A

a) the need for such a large undercover space, noting it does not serve a clear, defined use or purpose and may attract antisocial behaviour

The landscape and building interface have been revised to avoid creating an undefined, inactive undercover space. The design now incorporates a clear pedestrian thoroughfare aligned to the building edge, supported by a building access point in this location. This ensures the space is actively used, increases pedestrian surveillance, and mitigates risks of antisocial behaviour. (Refer to Page 26)

DPHI-A-6-B

b) the viability of proposed soft landscaping within the undercroft noting the likely lack of adequate sunlight
A tailored shade-tolerant planting mix has been selected for undercroft and low-sunlight areas. Species have been chosen and located using updated shade diagrams prepared in response to the revised architectural geometries, ensuring planting viability and long-term resilience. (Refer to Lanscape Documentation Softworks Pack)

DPHI-A-10-A

RTS Comments

a) removing or amending Crescent Lane adjacent to the retail units

Crescent Lane adjacent to the retail units is essential to the viability of the retail offer. The supermarket and supporting tenancies require proximate, convenient parking and vehicle access to attract and retain customers. Removing or amending Crescent Lane would materially reduce short-stay parking and diminish visibility and accessibility, directly undermining the commercial feasibility of the retail.

The retail consultant’s advice confirms that without convenient access and on-grade parking, the tenancies risk long-term vacancy. This would compromise activation of the precinct, contrary to the objectives of the SSDA. The current design therefore balances the need for an activated parkland interface with the critical requirement to provide viable, serviceable retail frontage.”

DPHI-A-10-B

b) improving the layout and design of Park Lane in response to the SDRP’s comments relating to shared zone, hierarchy of uses and relationship to the open space and character.

The layout and design of Park Lane has been revised in direct response to the SDRP’s comments. The street has been rationalised and reconfigured to clearly establish a hierarchy of uses and strengthen the relationship between the retail precinct and the parkland. The revised design improves legibility, enhances the shared zone character, and provides a more seamless connection to the adjoining open space.

DPHI-A-11

Confirm whether the landscaped area located between the Building 7 podium and the western boundary is proposed as communal open space or an inaccessible landscaped area.

The landscaped area between Building 7 podium and the western boundary has been redesigned as private open space for the adjoining ground-level residences. This approach provides a high-amenity outlook and usable landscape directly accessible to those dwellings, while avoiding the creation of inaccessible residual space. The area will therefore not function as communal open space but as dedicated private residential open space along the western edge. (Refer to Page 14)

DPHI-A-12

Review the functionality, use and design of the open space north of Building 7 podium to improve its amenity, safety, access, usability and its relationship to Building 7.

The northern open space adjoining Building 7 has been redesigned to improve amenity and safety. The area now provides direct use for adjoining private residences, while a generous landscaped buffer with canopy planting has been retained along the site boundary to maintain separation and visual amenity. (Refer to Drawings 4001, 4002)

DPHI-A-13

The northern podium level resident access from Building 7 down to the northern surface level communal open space appears understated and may lack sufficient visual and physical connection. This podium also presents a large blank northern wall to the northern communal open space in this location. Consider either:

Levels have been adjusted. The podium levels have been adjusted to strengthen the visual and physical connection between Building 7 and the northern communal open space. These changes reduce the extent of

blank walling and improve accessibility and integration between the podium and the adjoining open space. (Refer to Page 14)

DPHI-A-14

Confirm the location of the boundary between the public open space adjacent to Building 6 and the communal open space adjacent to Building 7 and confirm how these two spaces would be physically separated.

The boundary between the public open space at Building 6 and the communal open space at Building 7 will be defined by a fence and gate system. Access to the communal areas, including the community garden, will be controlled via resident swipe to ensure security while maintaining clear separation between public and private domains. (Refer to Page 14)

DPHI-A-15-A

a) addressing the SDRP’s comments relating to providing a development interface design (entries, amenity nodes and wayfinding) that is safe and welcoming to the community

The interface has been revisited to provide clearer and more direct pedestrian paths, along with improved sightlines to amenity zones. These changes enhance safety, legibility, and create a more welcoming arrival experience for the community.

Refer sheet 1100 in Landscape Documentation Package for details.

DPHI-A-15-C

c) reducing the number and extent of proposed footpaths connecting Buildings 6 and 7 to Crescent Street. In particular:

Interface has been revisited with more direct paths and clear sightlines of amenity zones.

(Refer to Page 14)

DPHI-A-15-C-II

ii. rationalise the footpath accesses from Crescent Street to the Building 7 FPB, FPR and Cold Meter rooms and substations

The Crescent Street interface has been revisited and access points rationalised to simplify footpath connections to Building 7 services, improving legibility and reducing unnecessary crossings. (Refer to Drawings 4002, 4004)

DPHI-A-15-C-III

iii. redesign the footpath entrances to the Building 7 lobby and staircase up to podium level and bike store to provide a single unified footpath connection

The Crescent Street interface has been revisited, with the number of footpath connections reduced and circulation simplified. The revised layout provides more direct routes with improved sightlines to amenity zones, ensuring both clarity and safety in pedestrian movement.

(Refer to Page 14)

DPHI-A-15-C-IV

iv. provide for a more direct footpath connection between Crescent Street and the Building 7 Amenity room.

The Crescent Street interface has been revisited and rationalised. The stairs have been removed and the footpath realigned to follow the dominant pedestrian movement, providing a more direct and legible connection to the Building 7 Amenity room.

(Refer to Page 14 in landscape page)

RTS Comments

DPHI-A-16-A

a) provide a section showing how the site interfaces with the shared northern site and A'becketts Creek boundary (including earthworks and any retaining structures). In addition, provide an image showing the interface as seen from the part of the adjoining Holroyd Sports Ground field opposite the site

A section has been prepared illustrating the site interface with the northern boundary and A'Becketts Creek. Refer to Page 36 in Landscape design package

DPHI-A-16-B-I

i. provide sections through the ground floor public and communal open space deep soil areas to confirm soil depths and volumes
Soil depths and volumes have been matched to the requirements of the proposed tree species to ensure viability and long-term vitality. This is demonstrated in the soil depth diagram (refer to Page 20).

SDRP-13

Define possible future uses of the 'amenity nodes' to ensure there is suitable passive surveillance and activation of Crescent Street and Crescent Lane.
The interface between Crescent Street and Crescent Lane has been revisited to provide clearer and more direct sight lines, along with improved visabilty to amenity zones. These changes enhance safety, legibility, and create a more welcoming arrival experience for the community.

DPHI-A-16-B

b) demonstrate sufficient soil depth and volume is provided to ensure viability and vitality of proposed trees
Appropriate soil depths have been carefully considered and incorporated at all proposed tree planting locations across the site. These depths have been designed to align with the mature size, species selection, and functional role of each tree—whether for shade, screening, or visual amenity.
Refer to Sections 5001-5003 in landscape documentation set

DPHI-A-16-B-II

ii. confirm the planting medium(s) for on-structure planting at podium levels (e.g. mounding, planters etc) and provide sections
The planting on the podium rooftop spaces will be mounded up to the required soil depths for the species. This equates to a combined height with the plants themselves to provide privacy for the private residences around the COS. The planting mediums for on-structure podium planting are detailed in the podium sections and levels drawings (refer Pages 30-34). These confirm soil depths and construction methods to support healthy long-term planting.

DPHI-A-16-B-III

iii. relate the proposed soil depths to proposed tree species to demonstrate sufficient soil depth and volume is provided to ensure viability and vitality of proposed planting
Proposed soil depths and volumes have been matched to the requirements of the selected tree species to ensure their long-term viability and vitality. This is demonstrated in the soil diagram (refer Page 20).

DPHI-A-16-C

c) provide a plan (drawn to scale and including date and reference), specifying the trees for retention and removal. The plan should also annotate each tree with the Arboricultural Impact Assessment tree references
A detailed plan identifying trees for retention and removal has been prepared. Refer to the retained and removed trees plan Refer to Page 14 in the design package and the 4000 series in the Landscape documentation set.

DPHI-A-16-D

d) update drawings L-4001 to L-4009 to include proposed spot RLs levels within public and communal open spaces, roads, footpaths and at building interfaces. In addition, include existing RL levels adjacent to the site boundaries to clarify how the site interacts with existing adjoining levels
Updated levels and gradients have been incorporated across all accessible paths and key circulation routes. These revisions are now fully documented in the updated landscape drawing set, which reflects the most current grading and accessibility strategy.
Refer Landscape Documentation set

DPHI-A-16-E

e) update drawing L-4006 to include a complete ramp footpath access from the public domain to the Building 4 commercial unit (150 m²) and a fence/gate separating the unit and residential communal open space (as shown in the architectural drawings)
Due to project amendments this ramp is no longer necessary.

DPHI-A-16-F

f) clarify what point 5 of the Ground Floor Masterplan key (p23) ('retain existing trees in raised up walls informing the location of surrounding paths') is referring to, noting the application (as submitted) proposes the removal of almost all trees
As proposed by the Arborsit and Ecologist concultants the existing trees in planters are proposed for removal. Refer plans and tree diagram (page 18) and softworks plans in the landscape documentation.

DPHI-A-16-G

g) clarify what the six rectangular shapes along the northern boundary represent
Existing concrete retaining walls around the trees. (Refer to Plan 1100)



DPHI-A-16-H

h) update the ‘Ground Floor Public and Private Space’ diagram and calculations (p26) to take account of any landscaping amendments made in response to this letter.
(Refer to Page 22)

DPHI-B-13-A

a) Part 3D: provide a breakdown of the communal open space calculations (m² and site percentage) with associated plan
The new scheme has a proposed coverage of 12,708m² of public open space, and 9,343m² in private open space.
(Refer to Page 22)

DPHI-B-14

Clarify how the privacy of residential apartments with windows facing directly onto communal open space and without intervening terraces (e.g. drawing DA-2207) would be protected.
The new scheme shows a privacy fencing strategy that accompanies the soil mounding and planting strategy to provide privacy between the private residences and the communal open space. See detail on page 6001 of landscape documentation set.

DPHI-B-22-C

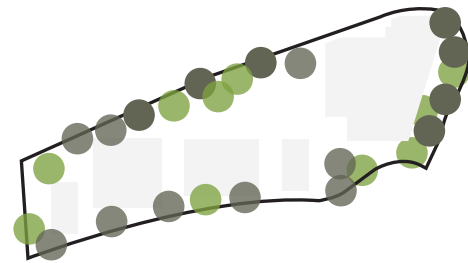
c) if the site includes the SP2 zone, confirm the proposed footpaths within the road reserve would be constructed in accordance with Council's design standards and then dedicated to Council.
Confirmed: Tiberius is committed to ongoing engagement with Cumberland City Council as well as other relevant agencies. The proposed footpath along Crescent St meets all minimum requirements and footpath widths to encourage active transport opportunities.



03 LANDSCAPE CONCEPT

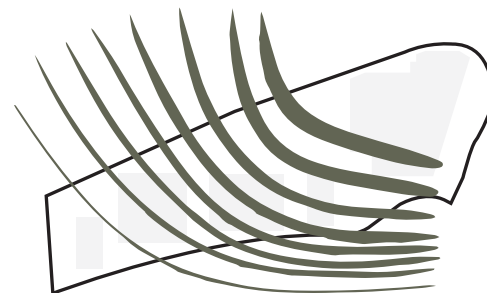
Design Moves

Re-establish a Native Palette



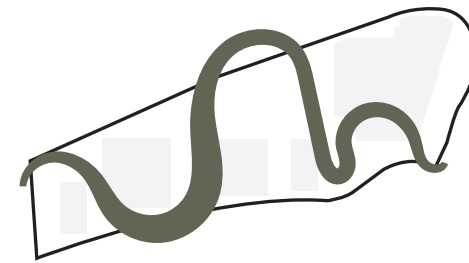
- / Ensuring new proposed trees provide connection to site and proposing a diverse range of native trees to establish the past ecology.

Topography



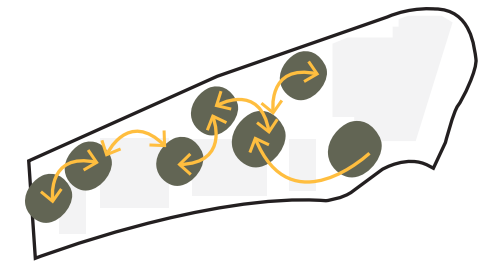
- / Working with existing levels and interrogate accessible pathways through the site.

Flowing Circulation



- / Provide a series of meandering connection paths to embrace the flowing rivers circulating around the site to flow within. Connectivity through ecology, social and community links as outlined in Greener Places.

Amenity Clusters



- / Delivering amenities in pockets that work with the levels, sight lines and planting character provided.

Landscape Principles

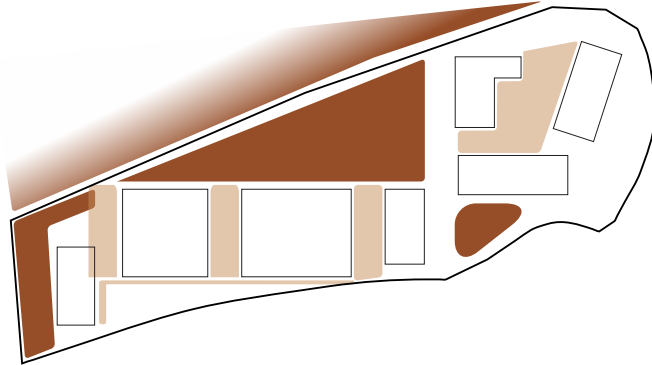


Connect with Cumberland Plain Vegetation

Connect with the local endemic vegetation groups as a means to reinstate lost tree canopy from the area, and enhance biodiversity on site. Proposed large planted and turfed areas reduce the urban Heat Island Effect and ensure shading canopy tree's enhance the comfort levels in the parklands.

We aim to achieve this by:

- / Working with existing landscape levels where possible to reduce cut/fill
- / Increasing tree canopy cover by planting new proposed trees replacing the existing
- / Enhancing the ecological value of site through plant diversity
- / Selecting species which enhance existing fauna habitats
- / Utilising local vegetation community types as planting across the site as a healing country initiative
- / Promoting co-operation and partnerships between local councils, the community and government agencies for the future management of A'Becketts Creek.

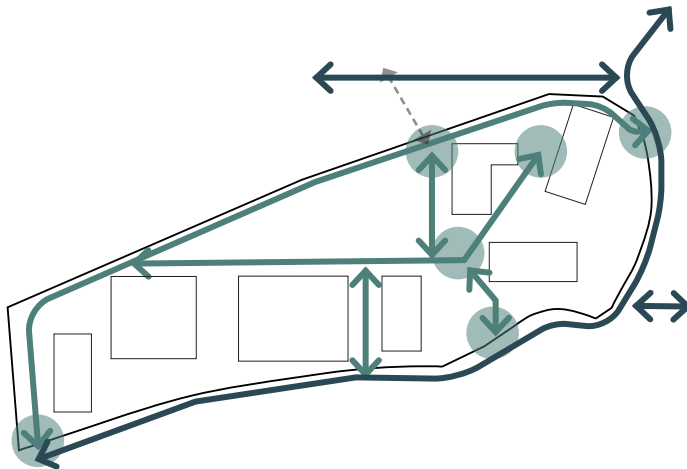


Public and Private Offerings

Create public amenity that serves the needs of the community and improves the appeal of the site to residents and local users, while establishing a clear distinction between public and private domains.

We aim to achieve this by:

- Using the public domain to:
 - / Create public domain offerings that are unique in their value to the community
 - / Encourage healthy outdoor lifestyles
 - / Support local cultural communities
- Using private landscape podiums to:
 - / Encourage flexible and effective work space
 - / Utilise key landscape vistas to create impactful moments
 - / Provide a combination of small and large group zones, allowing privacy needs for the elderly, singles, families, and groups

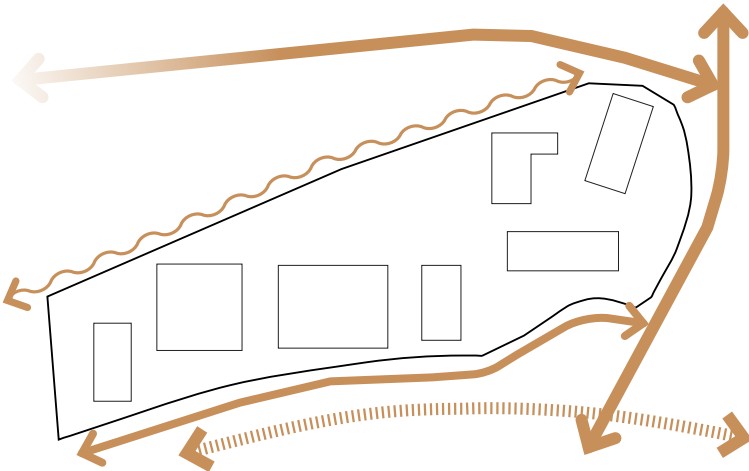


Through Site Experience

Use planting and view corridors as a means to draw people through the landscape. Offer clear connections across the site that make navigation easy and safe.

We aim to achieve this by:

- / Utilising the key views across the site created by the built form
- / Selecting tree species will high canopies that enable clear site lines underneath them
- / Using topography to channel key views across site and screen against unwanted views
- / Working with existing landscape levels where possible to reduce cut/fill
- / Improving overland flow by manipulating the existing street topography
- / Utilising the Crescent future road extension to introduce key vegetation community groups.
- / Proposing key future pedestrian networks to the north in accordance with enhancing green streets and consistent with the principles of the Greener Places report.



Softening Infrastructure

The site character is heavily defined by road, rail and water services infrastructure. This constraint will need to be softened to enhance the usability of the development.

We aim to achieve this by:

- / Using a variety of scale within spaces to mitigate impact of proposed building mass
- / Introducing canopy coverage and a layering of planting and topography

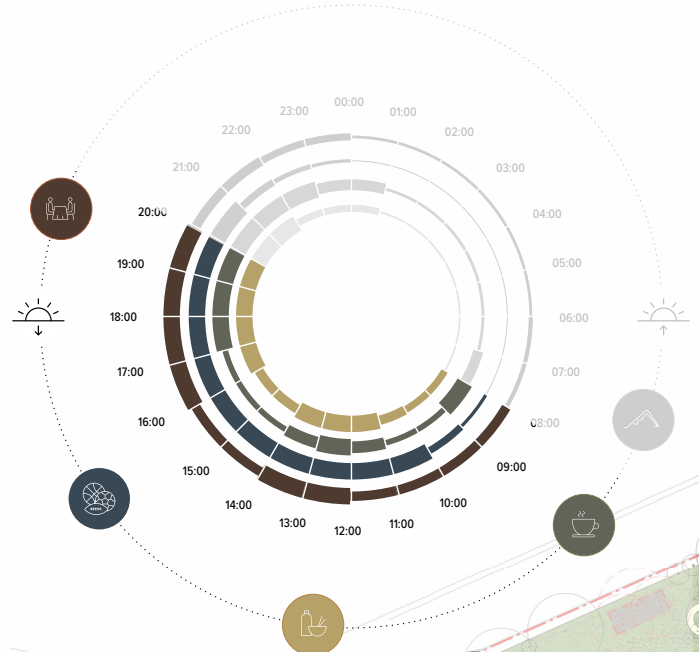
Ground Floor Typologies

The diagram illustrates the revised ground floor typologies across the development, demonstrating a clear, legible distribution of built form and public domain functions. Communicating how the ground-level uses and open space interfaces have been strategically configured to optimise connectivity, accessibility, amenity, and ecological value.



Day Activation

- RESIDENTS AND VISITORS ACCESS ONLY
- INVITING THE PUBLIC, RESIDENTS AND VISITORS
- RESTORED BUSHLAND PLANTING INTERFACE



Day Activation Comparison

The revised landscape layout has been designed to strengthen day-time activation across the precinct by consolidating complementary uses in more strategic locations. In response to feedback regarding visibility and safety, the children's play space has been relocated closer to retail frontages and aligned with key sight lines to improve accessibility, amenity, and passive surveillance.

The adult and senior fitness area has been repositioned within the former play space to better integrate with active open space and adjacent shaded rest zones, improving usability for all age groups. In addition, the provision of larger rooftop communal gardens delivered in Stages B and C enhances the overall outdoor amenity offer and supports a greater diversity of passive and active recreation opportunities throughout the day. These design adjustments reflect a considered response to stakeholder concerns and reinforce the precinct's role as an inclusive, high-quality public domain.

NEW SCHEME



SSDA SCHEME



Ground Floor Masterplan

- KEY
- 1 COMMUNAL LAWN
 - 2 SEATING ALONG THE
 - 3 SHAREWAY
 - 4 THEMATIC PLAY SPACE WITH MIXED AGE RANGE FROM JUNIOR TO TEEN-AGE ATTRACTION
 - 5 ADULT AND SENIOR FRIENDLY GYM
 - 6 STREET SCAPE FLUSH PLANTING TO PROVIDE SHADE AND REDUCE URBAN HEAT ISLAND EFFECTS
 - 7 LARGE TREE CANOPY TO CREATE COMFORTABLE STREET SCAPE TO CRESCENT PARKLANDS IN ACCORDANCE WITH GREENER PLACES



SSDA SCHEME



Ground Floor Masterplan Comparison

The revised masterplan adopts a consistent RL 13 datum across the precinct, with only minor localised grade adjustments to enable drainage and smooth, DDA-compliant pedestrian access. This approach significantly enhances permeability, enabling clear and legible movement between Crescent Street, the central communal lawn, and adjoining building entries.

The open space framework actively supports daytime activation through the integration of key programmed elements, including:

- A generous communal lawn,
- A thematic play space catering to all age groups,
- An adult and senior gym,
- Shaded seating areas, and
- A central shareway spine that links these spaces and promotes walkability.

Together, these elements form a cohesive and inclusive public domain, enabling diverse recreational opportunities and supporting all-day, all-ages use.

NEW SCHEME



SSDA SCHEME



Podium Masterplan

- KEY
- 1 COMMUNAL LAWN
 - 2 SHARED DECK AREA
 - 3 MULTI USE SURFACE
 - 4 PLANTING
 - 5 POOL



Podium Masterplan Comparison

The amended design enhances rooftop communal landscapes in Stages B and C by expanding podium areas made available through reduced car parking. These larger spaces now accommodate communal lawns, deck areas, multi-use surfaces, increased planting, and the retained pool offering improved shared amenity.

Stage A podium has been refined with more direct path network between the buildings and amenity spaces, reducing hard paving extents and increasing the planted extent improving the health and welbing metrics of the spaces. Planting has been increased across all rooftops to enhance microclimatic comfort and year-round use. These refinements improve the quality and resilience of outdoor spaces while maintaining the original design intent.

NEW SCHEME



SSDA SCHEME



Ground Floor Masterplan

Tree Canopy Coverage

- KEY
- TREES TO BE RETAINED
 - TREES TO BE REMOVED
 - TREES TO BE PROPOSED

Proposed

PROPOSED TREE CANOPY CALCULATION - 10,952 M2
REMOVED TREE CANOPY CALCULATION - 4,197 M2
PRO
PROPOSED AND RETAIN EXISTING TREE TOTAL AREA - 10,952 M2



INCREASING TREE CANOPY IN THE PARKLANDS INCREASES THE OVERALL CUMBERLAND CITY COUNCIL URBAN TREE CANOPY COVERAGE AND INCREASES TARGETS OUTLINED IN THE URBAN TREE STRATEGY 2020 REPORT.

Ground Floor Masterplan Comparison

Tree Canopy Coverage

- KEY
- TREES TO BE RETAINED
 - TREES TO BE REMOVED
 - TREES TO BE PROPOSED

Proposed

PROPOSED TREE CANOPY CALCULATION - 10,952 M2
REMOVED TREE CANOPY CALCULATION - 4,197 M2
PRO
PROPOSED AND RETAIN EXISTING TREE TOTAL AREA - 10,952 M2

Previous

PROPOSED TREE CANOPY CALCULATION - 8,459.5 M2
REMOVED TREE CANOPY CALCULATION - 4,184 M2
PROPOSED AND RETAIN EXISTING TREE TOTAL AREA - 8,513 M2

NEW SCHEME



SSDA SCHEME



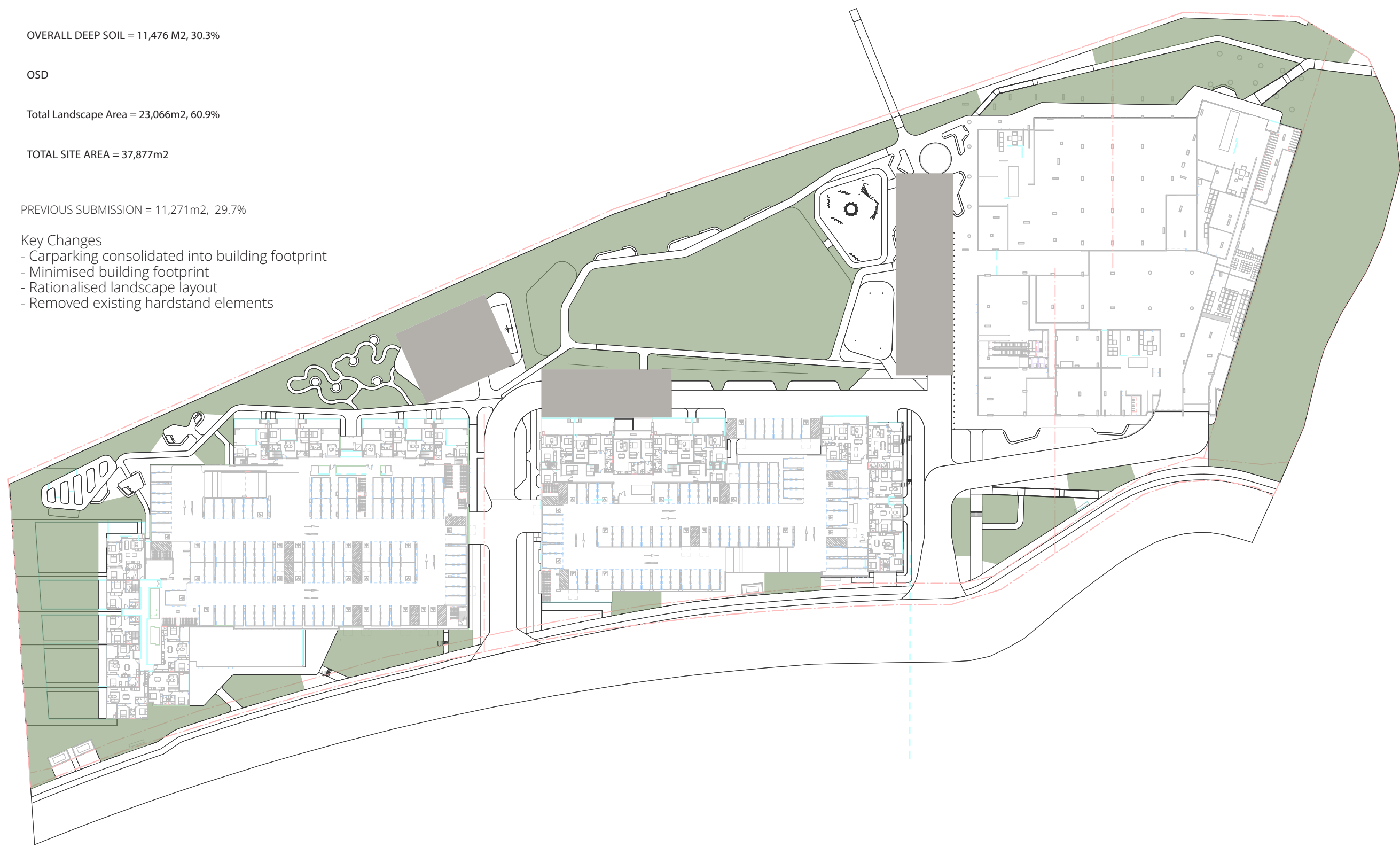
Proposed Open Space

KEY

- OVERALL DEEP SOIL = 11,476 M2, 30.3%
- OSD
- Total Landscape Area = 23,066m2, 60.9%
- TOTAL SITE AREA = 37,877m2

PREVIOUS SUBMISSION = 11,271m2, 29.7%

- Key Changes
- Carparking consolidated into building footprint
 - Minimised building footprint
 - Rationalised landscape layout
 - Removed existing hardstand elements



Proposed Open Space Comparison

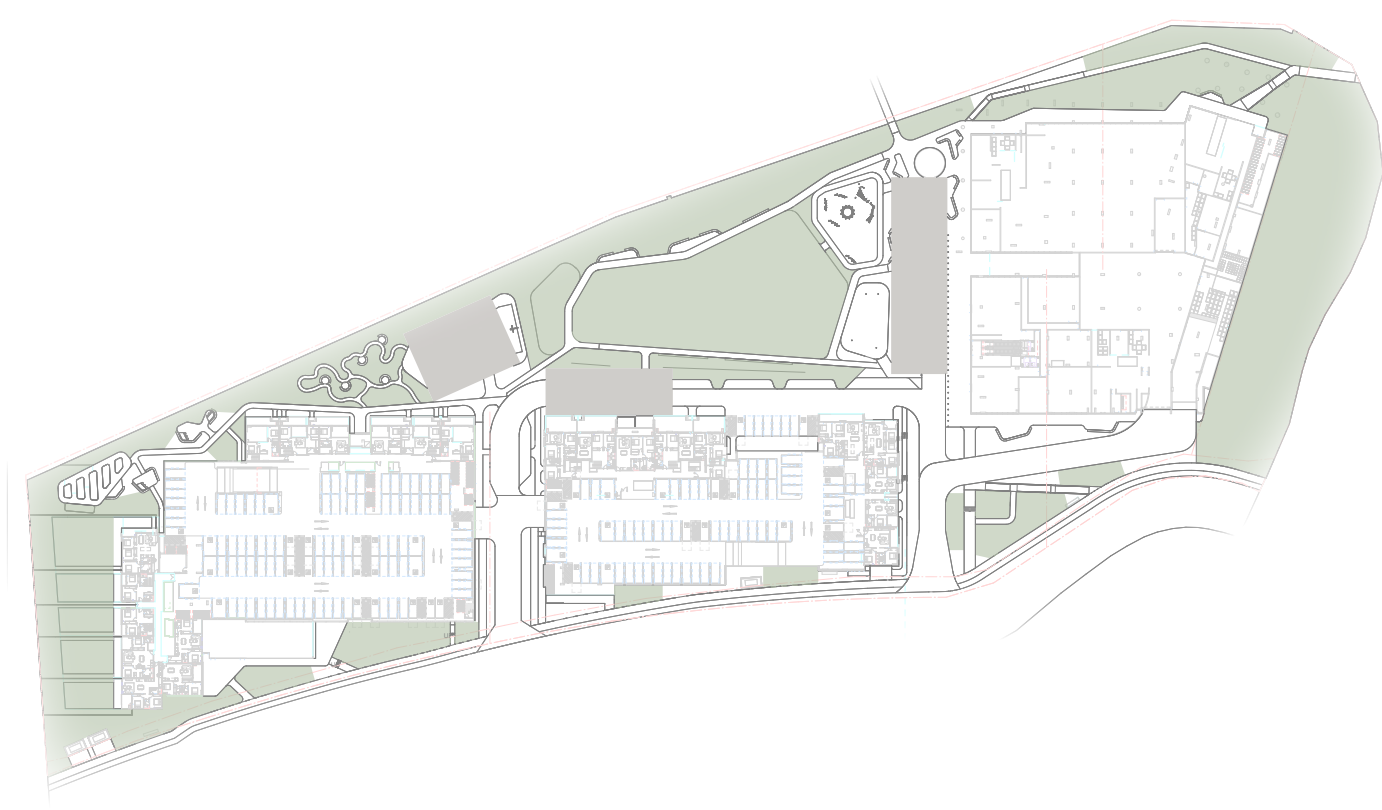
The amended design significantly increases the provision of deep soil zones and overall landscaped area across the site compared to the previous submission. Deep soil provision has increased from 11,271 m² (29.7 %) in the earlier scheme to 11,476 m² (30.3%) in the revised scheme. Similarly, total landscaped area has increased to 23,066 m² (60.9%), representing a substantial uplift in green coverage across the site.

These outcomes have been achieved through a series of key design refinements, including:

- Consolidation of car parking within building footprints, reducing the extent of exposed podium and hardstand.
- Minimisation of building footprints, allowing greater ground plane permeability.
- Rationalisation of the landscape layout to ensure more contiguous deep soil zones that support viable canopy tree growth.
- Removal of existing hardstand elements, replaced with soft landscape and functional open space.

Collectively, these measures strengthen the ecological and amenity performance of the precinct, aligning with Greener Places objectives and delivering cooler, greener, and more resilient public domain outcomes.

NEW SCHEME



SSDA SCHEME

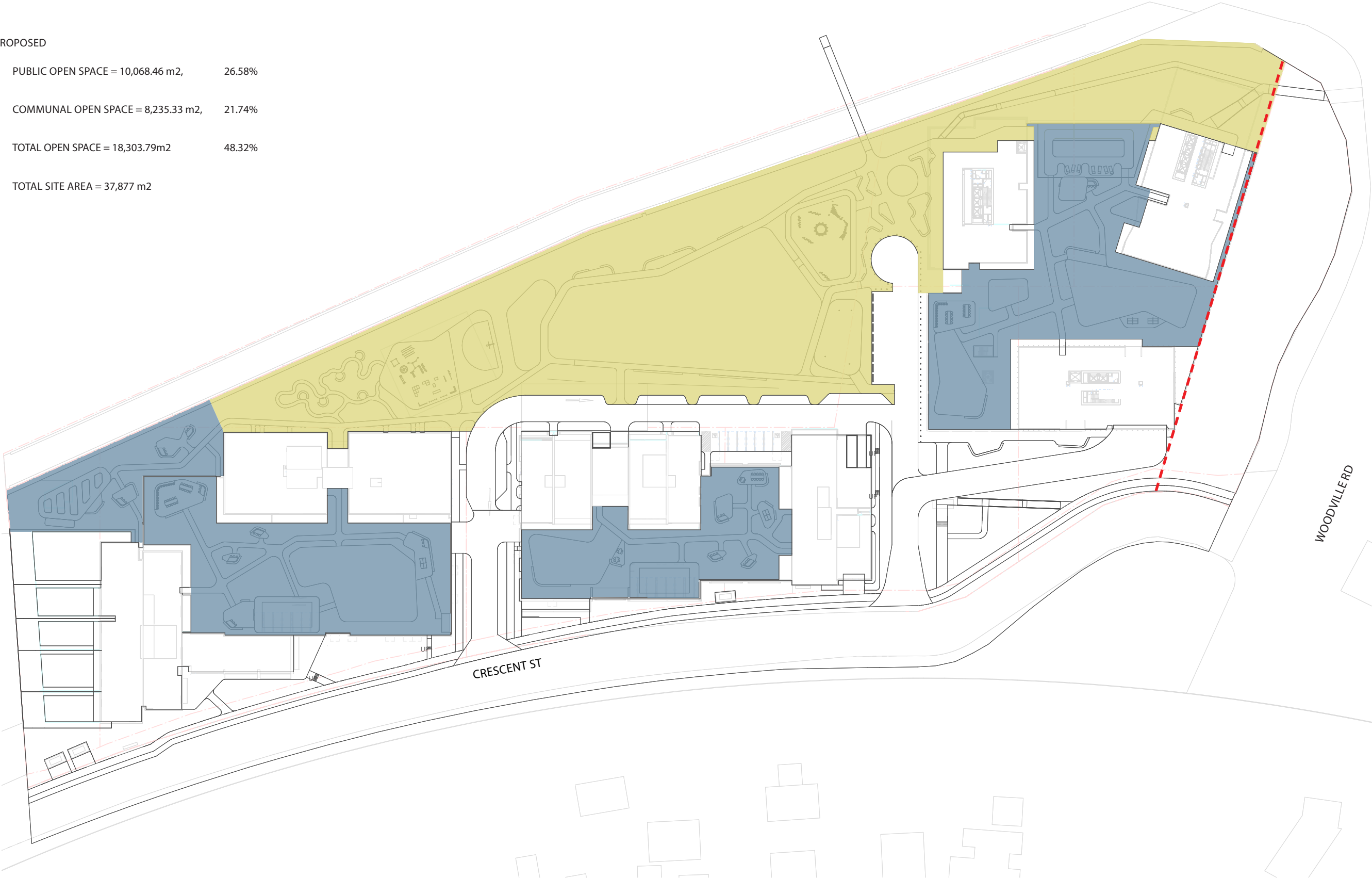


C.03 On sites over 1,500m² in size, a minimum dimension of 6 metres will be required for part of the deep soil zone, equal to at least 7% of the total site area in accordance with the Apartment Design Guide. The remaining 23% of the deep soil zone may be provided with a minimum dimension of 4 metres x 4 metres.

Public & Private Space

KEY - NEW PROPOSED

-  PUBLIC OPEN SPACE = 10,068.46 m2, 26.58%
-  COMMUNAL OPEN SPACE = 8,235.33 m2, 21.74%
-  TOTAL OPEN SPACE = 18,303.79m2 48.32%
- TOTAL SITE AREA = 37,877 m2



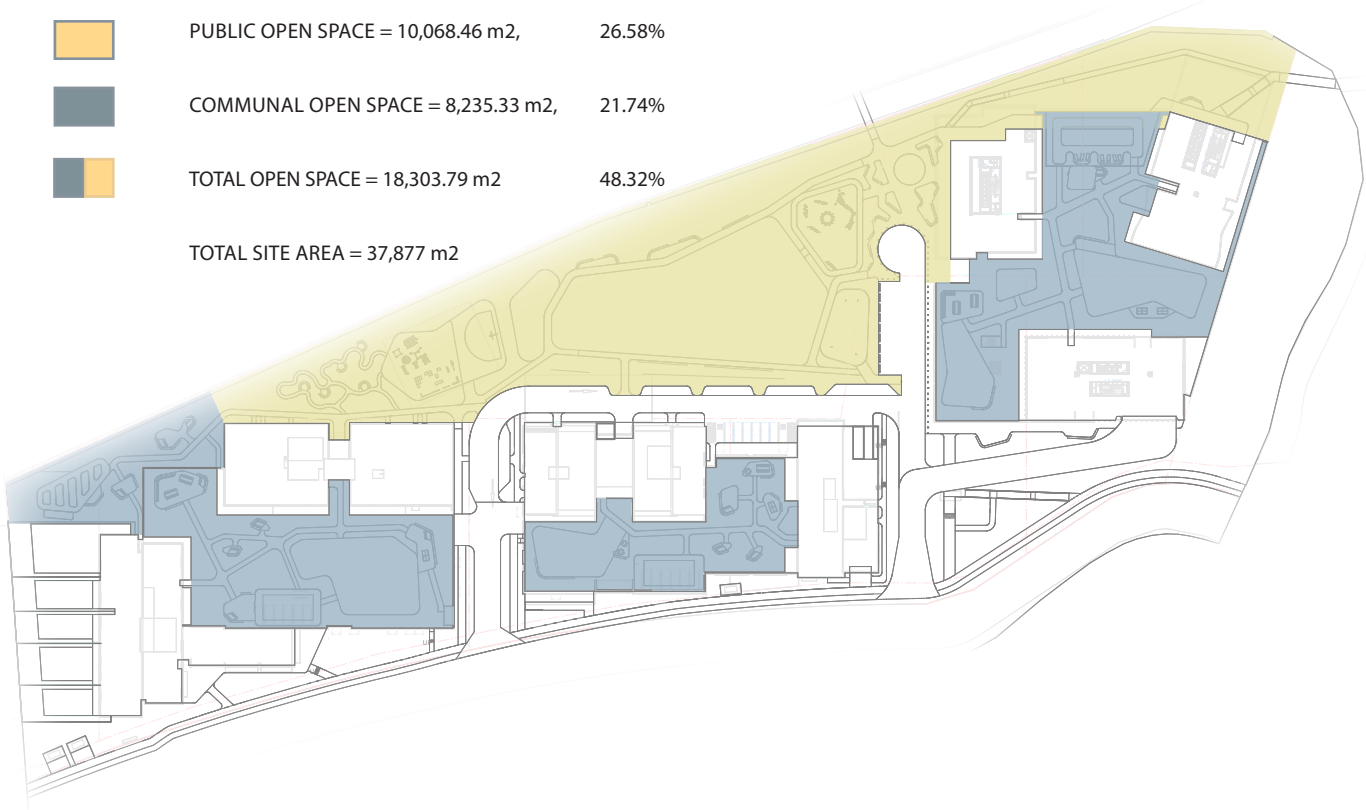
Public & Private Space Comparison

The updated landscape design delivers a significant improvement in both the quantity and quality of communal open space at ground level compared to the previous scheme. This has been achieved through a more efficient site layout, realignment of pedestrian pathways, and strategic clustering of complementary uses. The reconfiguration of the public domain strengthens activation and usability by grouping together key program elements such as the communal lawn, all-ages play space, adult and senior fitness zone, shaded seating, and central shareway. These spaces are now more legible and accessible, encouraging all-day use and enhancing passive surveillance across the precinct. The SSDA calculations only included the ground floor spaces so they have been amended to include the communal open space definition to include private spaces.

NEW SCHEME

KEY - NEW PROPOSED

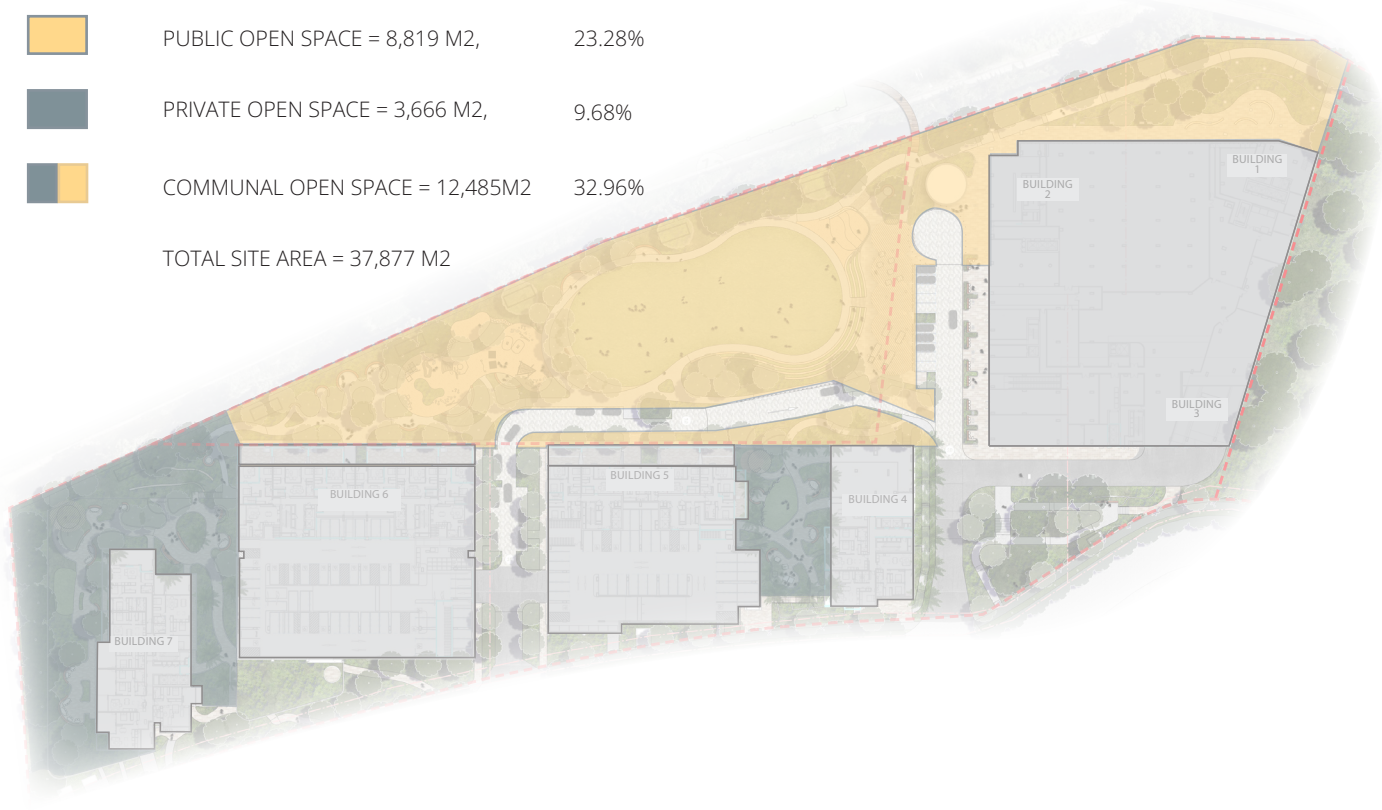
	PUBLIC OPEN SPACE = 10,068.46 m2,	26.58%
	COMMUNAL OPEN SPACE = 8,235.33 m2,	21.74%
	TOTAL OPEN SPACE = 18,303.79 m2	48.32%
TOTAL SITE AREA = 37,877 m2		



SSDA SCHEME - GROUND FLOOR

KEY - PREVIOUS SUBMISSION

	PUBLIC OPEN SPACE = 8,819 M2,	23.28%
	PRIVATE OPEN SPACE = 3,666 M2,	9.68%
	COMMUNAL OPEN SPACE = 12,485M2	32.96%
TOTAL SITE AREA = 37,877 M2		



Vehicle Circulation

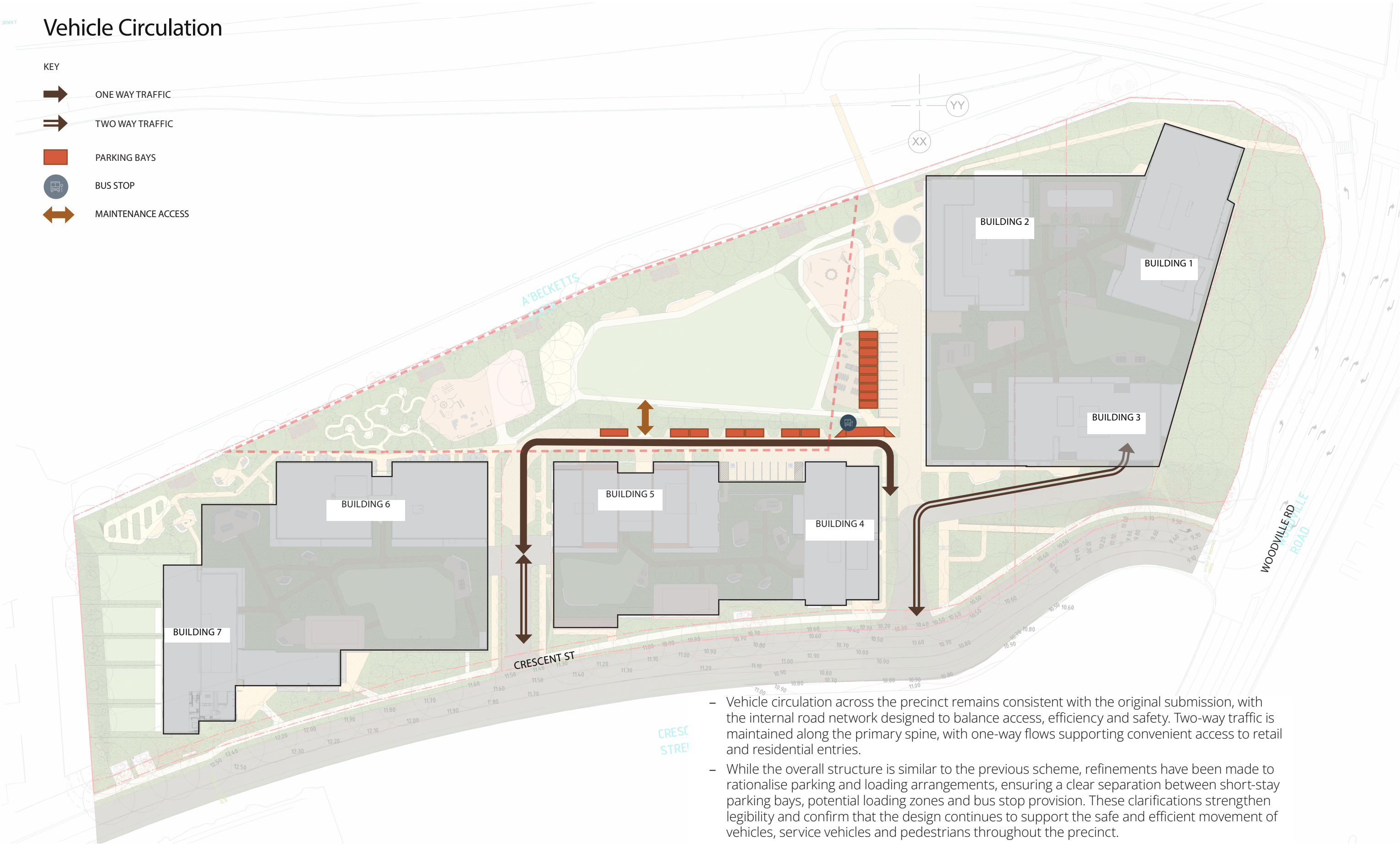
- KEY
- ➡

ONE WAY TRAFFIC
- ⇔

TWO WAY TRAFFIC
- PARKING BAYS
- 🚌

BUS STOP
- ↔

MAINTENANCE ACCESS



- Vehicle circulation across the precinct remains consistent with the original submission, with the internal road network designed to balance access, efficiency and safety. Two-way traffic is maintained along the primary spine, with one-way flows supporting convenient access to retail and residential entries.
- While the overall structure is similar to the previous scheme, refinements have been made to rationalise parking and loading arrangements, ensuring a clear separation between short-stay parking bays, potential loading zones and bus stop provision. These clarifications strengthen legibility and confirm that the design continues to support the safe and efficient movement of vehicles, service vehicles and pedestrians throughout the precinct.

Programme Diagram

KEY

- ONE WAY TRAFFIC
- BRIDGE ACCESS
- PARKING BAYS
- SHUTTLE BUS PARKING

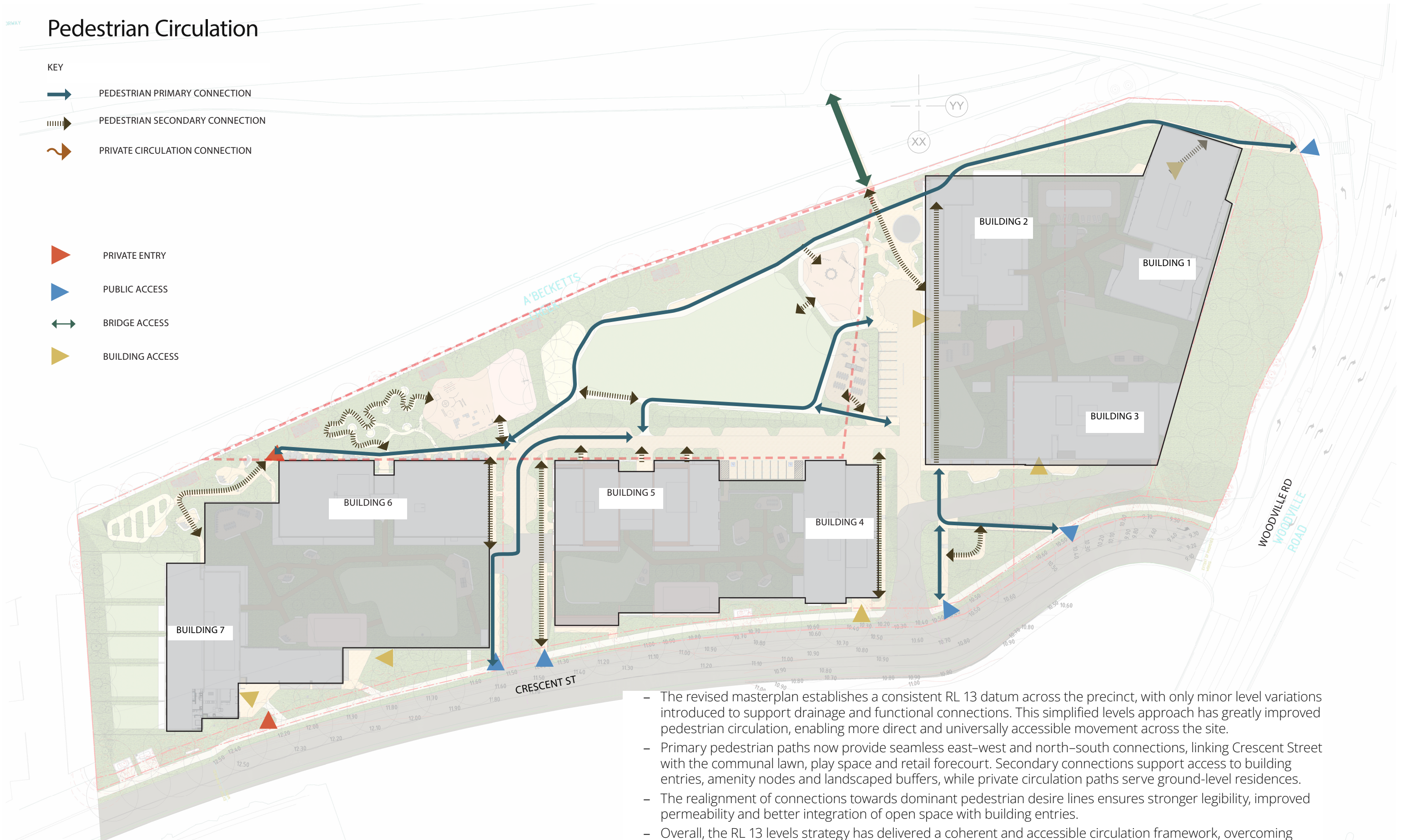


Pedestrian Circulation

KEY

- PEDESTRIAN PRIMARY CONNECTION
- PEDESTRIAN SECONDARY CONNECTION
- PRIVATE CIRCULATION CONNECTION

- PRIVATE ENTRY
- PUBLIC ACCESS
- BRIDGE ACCESS
- BUILDING ACCESS



- The revised masterplan establishes a consistent RL 13 datum across the precinct, with only minor level variations introduced to support drainage and functional connections. This simplified levels approach has greatly improved pedestrian circulation, enabling more direct and universally accessible movement across the site.
- Primary pedestrian paths now provide seamless east-west and north-south connections, linking Crescent Street with the communal lawn, play space and retail forecourt. Secondary connections support access to building entries, amenity nodes and landscaped buffers, while private circulation paths serve ground-level residences.
- The realignment of connections towards dominant pedestrian desire lines ensures stronger legibility, improved permeability and better integration of open space with building entries.
- Overall, the RL 13 levels strategy has delivered a coherent and accessible circulation framework, overcoming the fragmented connections of the earlier scheme while retaining flexibility through carefully managed local gradients.



Lighting Plan

- KEY
- BOLLARD LIGHTING
 - POLL TOP LIGHTING
 - FEATURE UP LIGHTING

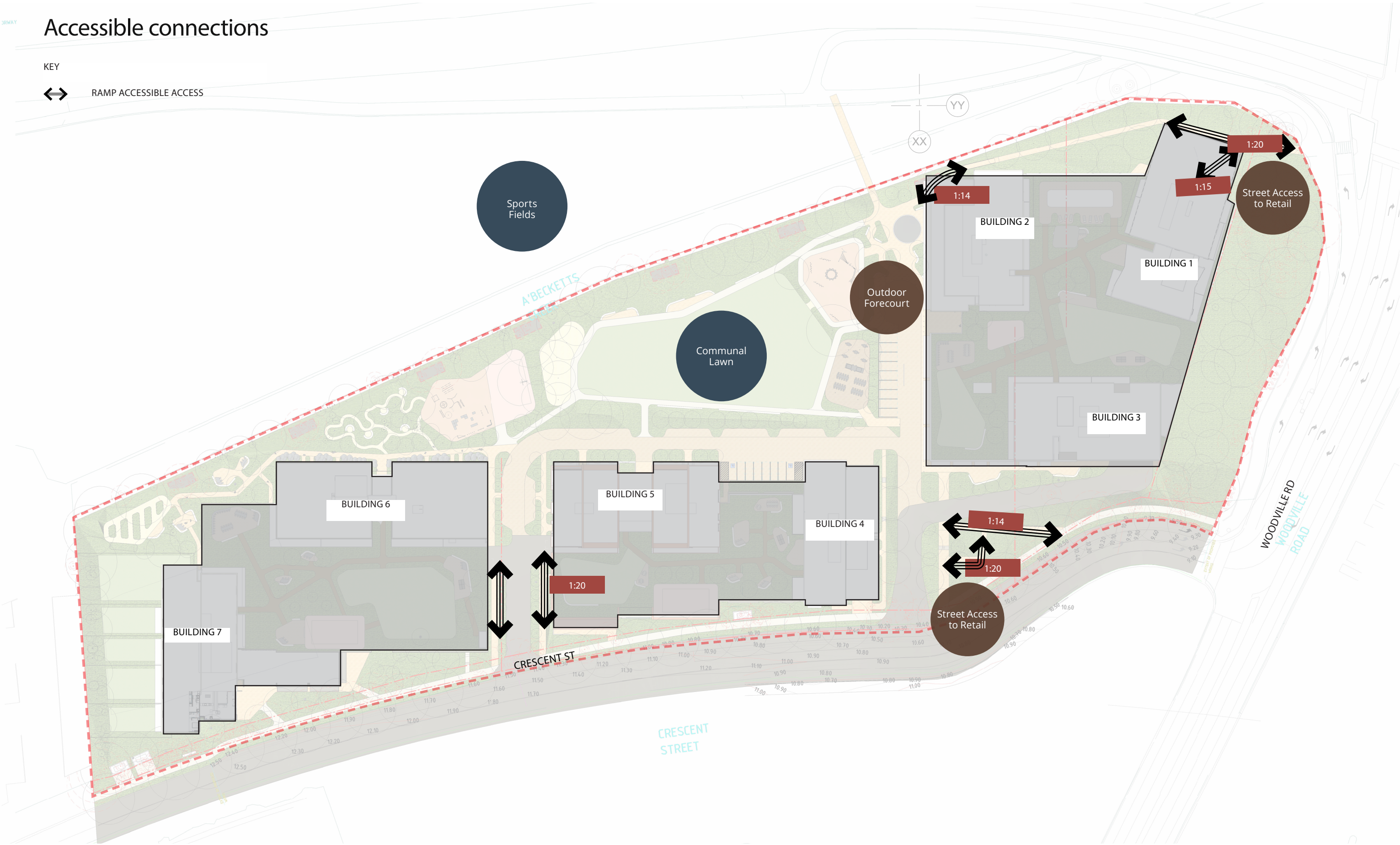


30WAY

Accessible connections

KEY

↔ RAMP ACCESSIBLE ACCESS



Connection to Country Opportunities

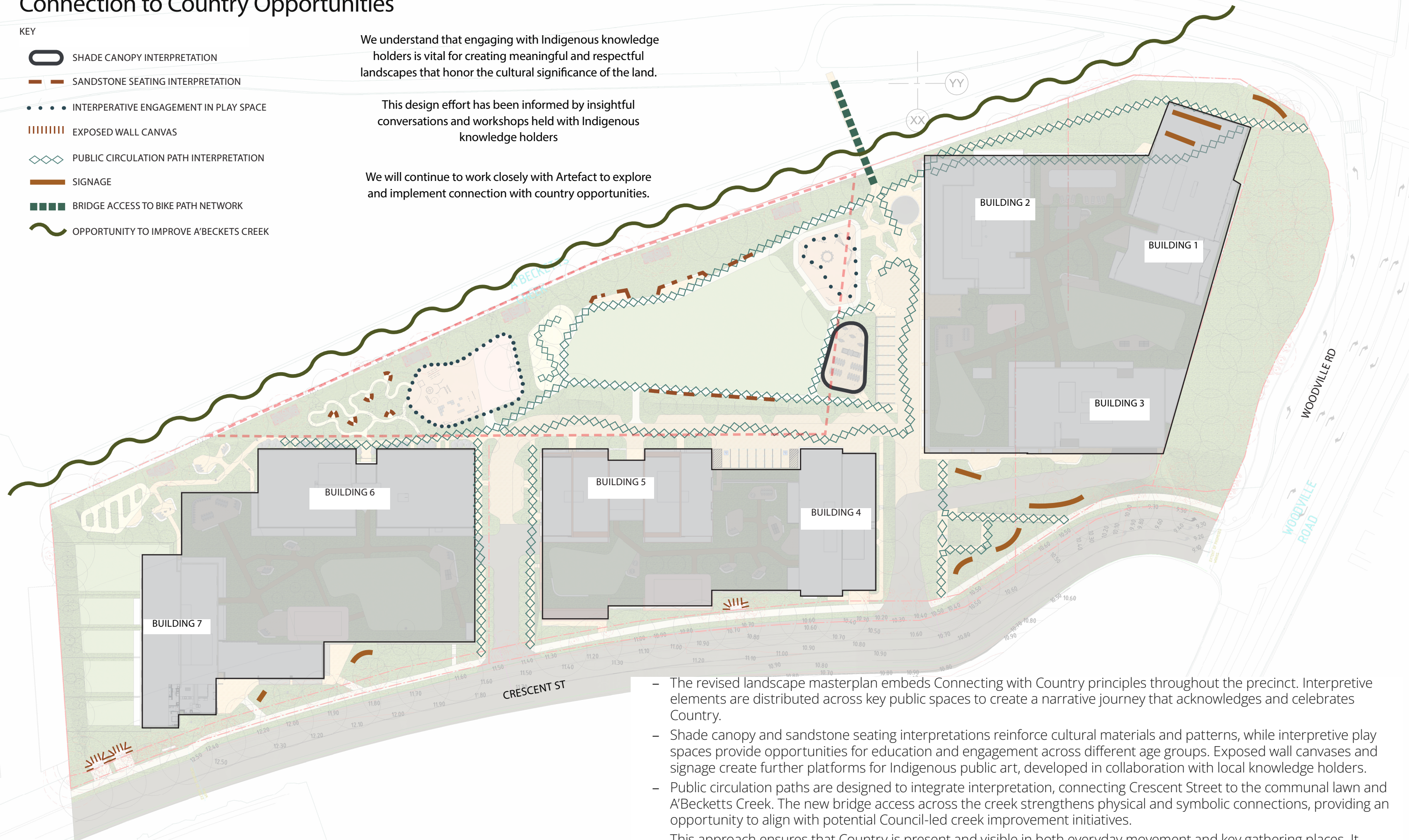
KEY

-  SHADE CANOPY INTERPRETATION
-  SANDSTONE SEATING INTERPRETATION
-  INTERPERATIVE ENGAGEMENT IN PLAY SPACE
-  EXPOSED WALL CANVAS
-  PUBLIC CIRCULATION PATH INTERPRETATION
-  SIGNAGE
-  BRIDGE ACCESS TO BIKE PATH NETWORK
-  OPPORTUNITY TO IMPROVE A'BECKETTS CREEK

We understand that engaging with Indigenous knowledge holders is vital for creating meaningful and respectful landscapes that honor the cultural significance of the land.

This design effort has been informed by insightful conversations and workshops held with Indigenous knowledge holders

We will continue to work closely with Artefact to explore and implement connection with country opportunities.



- The revised landscape masterplan embeds Connecting with Country principles throughout the precinct. Interpretive elements are distributed across key public spaces to create a narrative journey that acknowledges and celebrates Country.
- Shade canopy and sandstone seating interpretations reinforce cultural materials and patterns, while interperative play spaces provide opportunities for education and engagement across different age groups. Exposed wall canvases and signage create further platforms for Indigenous public art, developed in collaboration with local knowledge holders.
- Public circulation paths are designed to integrate interpretation, connecting Crescent Street to the communal lawn and A'Becketts Creek. The new bridge access across the creek strengthens physical and symbolic connections, providing an opportunity to align with potential Council-led creek improvement initiatives.
- This approach ensures that Country is present and visible in both everyday movement and key gathering places. It reflects ongoing consultation with Indigenous stakeholders and lays the foundation for future collaboration to deliver meaningful cultural expression in the detailed design phase.

Ground Floor Look and Feel

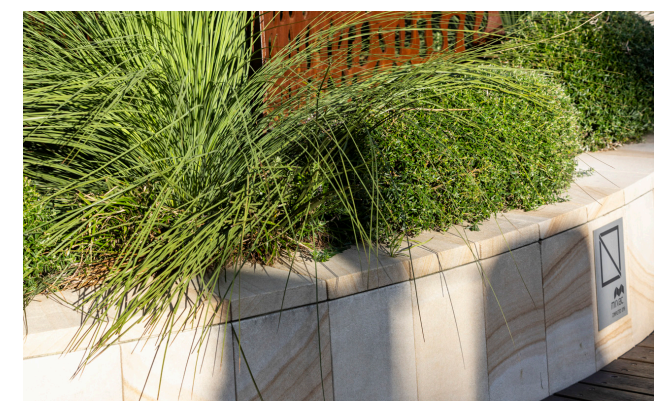
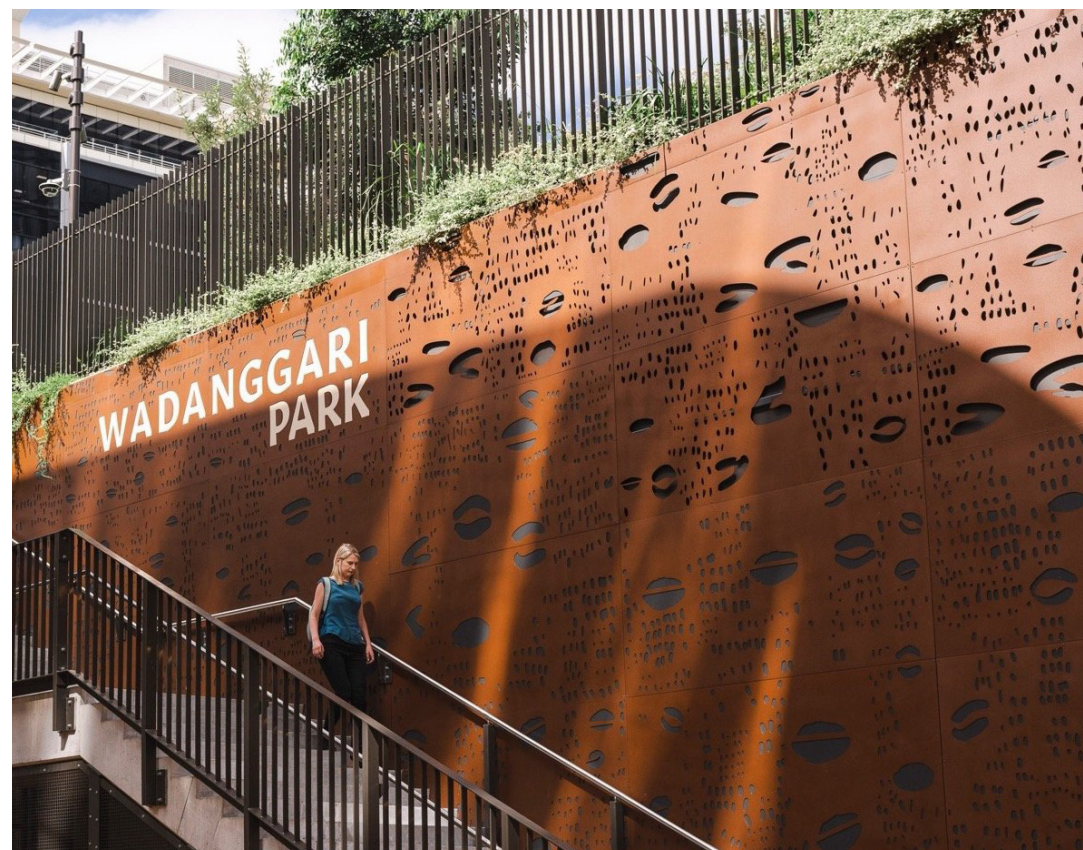
The form of the ground floor forecourt should be drawn from Country, in shape, texture, materiality and colour.

Natural elements such as sandstone boulders and paving can reference the sandstone escarpments of the sedimentary sandstone plateau.

Shallow water pools and cascades will tell the story of initiation ceremonies in the areas and the harbour.

Embedded within paving or furniture elements can be imprints or engraving creating a tactile overlay, and additional storytelling and learning experience.

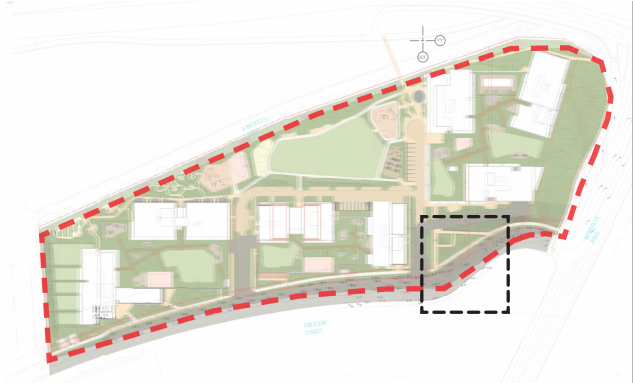
To contribute to the long-term landscape setting of Crescent Parklands, our design strengthens the Crescent St Streetscape with urban forecourts, native planter buffers, and safer pedestrian corridors. These features activate the public realm, offering inviting social spaces, passive surveillance, enhancing biodiversity, and promoting walk ability. The forecourts create a seamless transition between the street scape and parklands, while the native buffers provide ecological green links. Together, these elements ensure Crescent Parklands evolves sustainably, enhancing both the site and street scape over time.



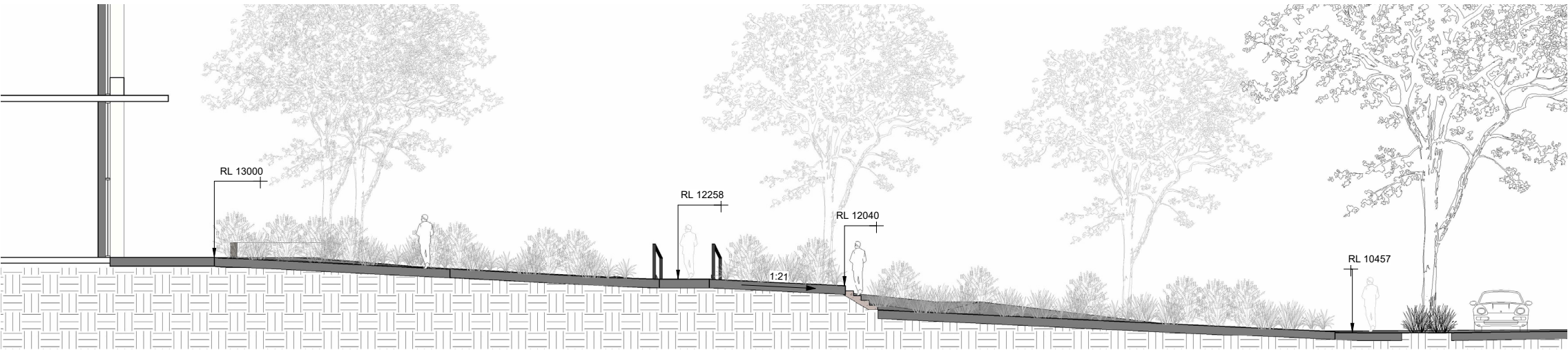
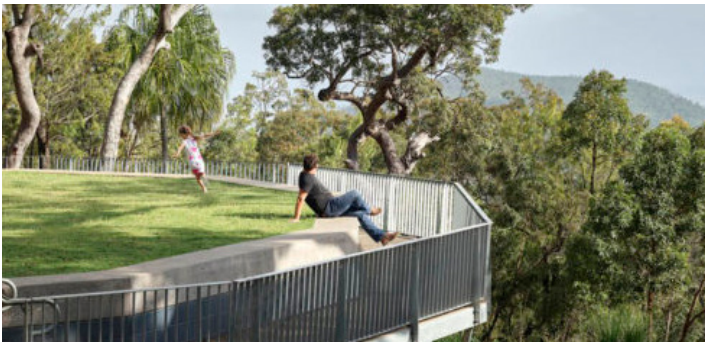
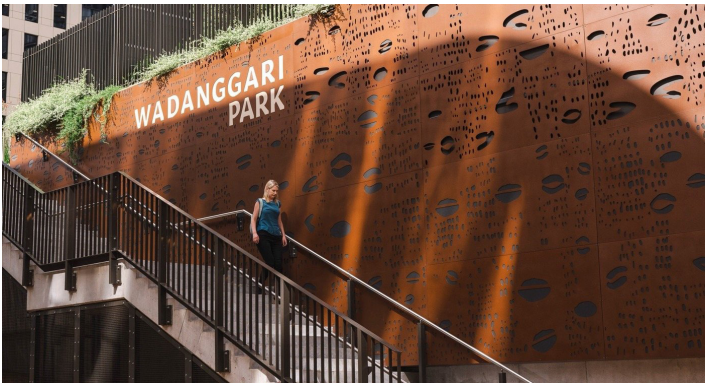
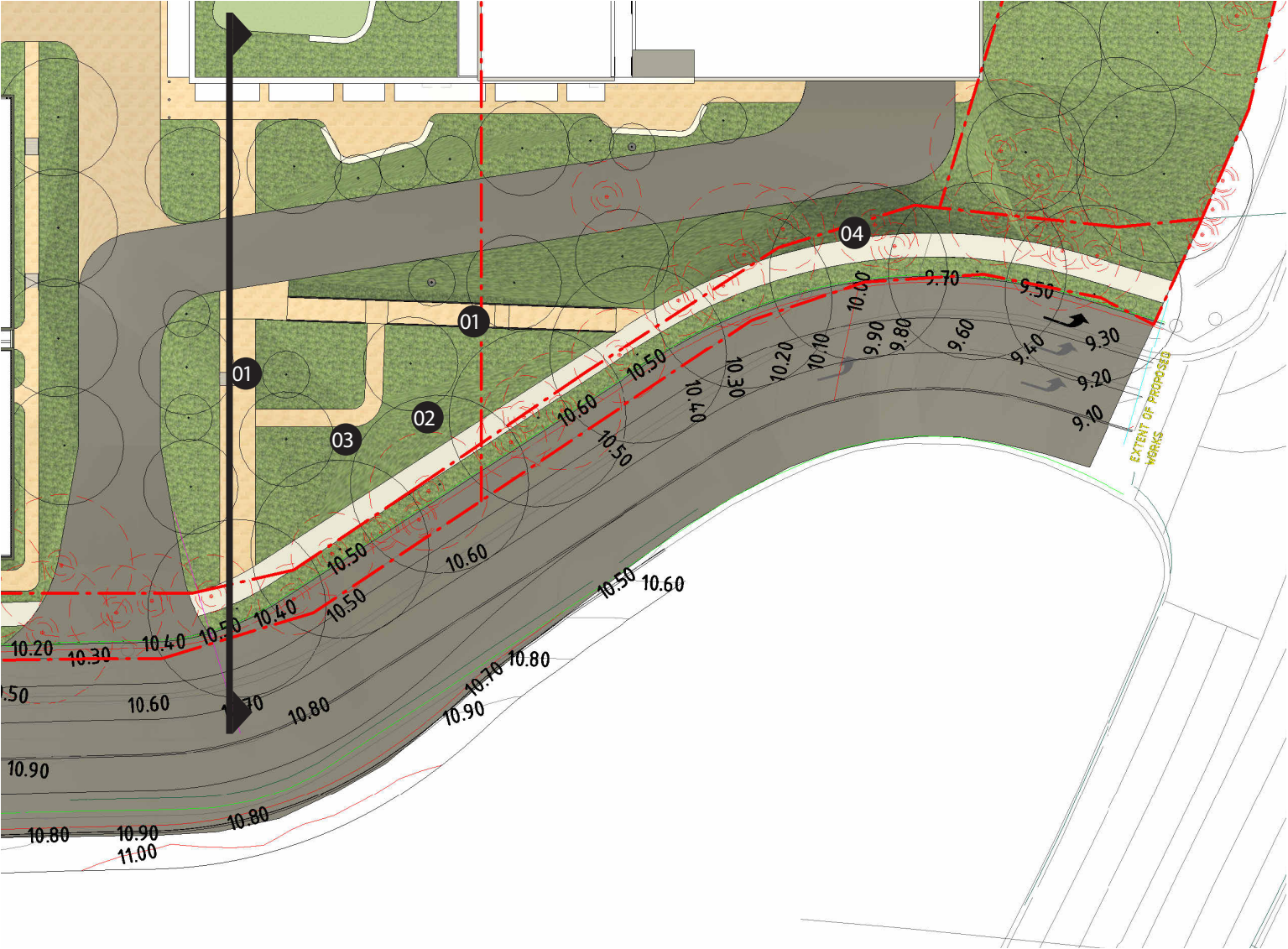
Ground Floor Zones

Civic Entry Forecourt

Key Plan

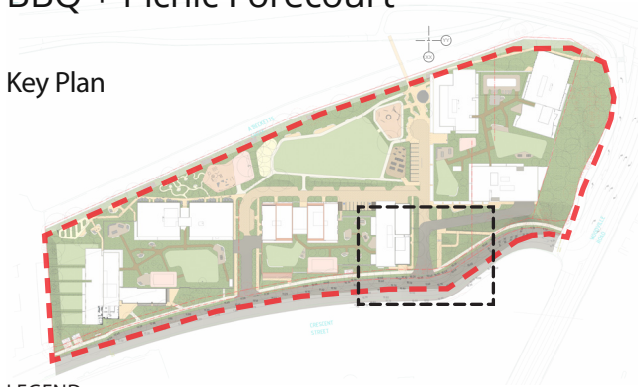


- LEGEND
- 01 STAIR AND RAMPED PEDESTRIAN ACCESS
 - 02 PROPOSED NATIVE CUMBERLAND TREES
 - 03 SECONDARY ACCESSIBLE PATH
 - 04 SIGNAGE OPPORTUNITIES



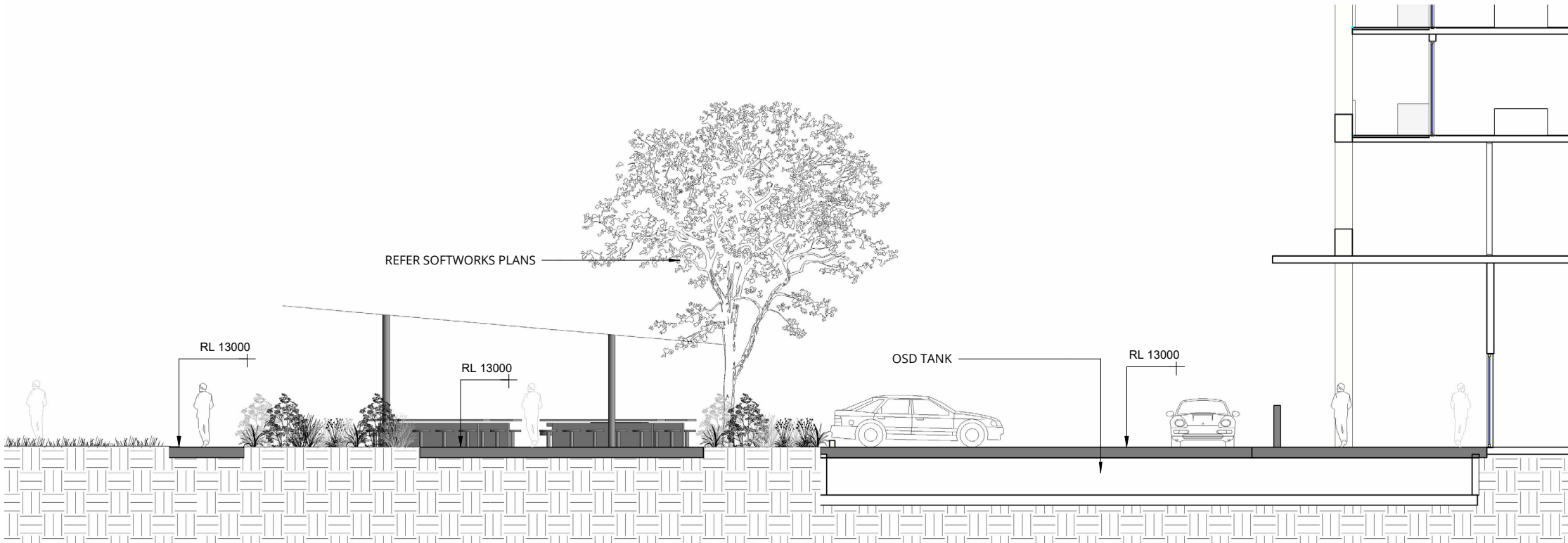
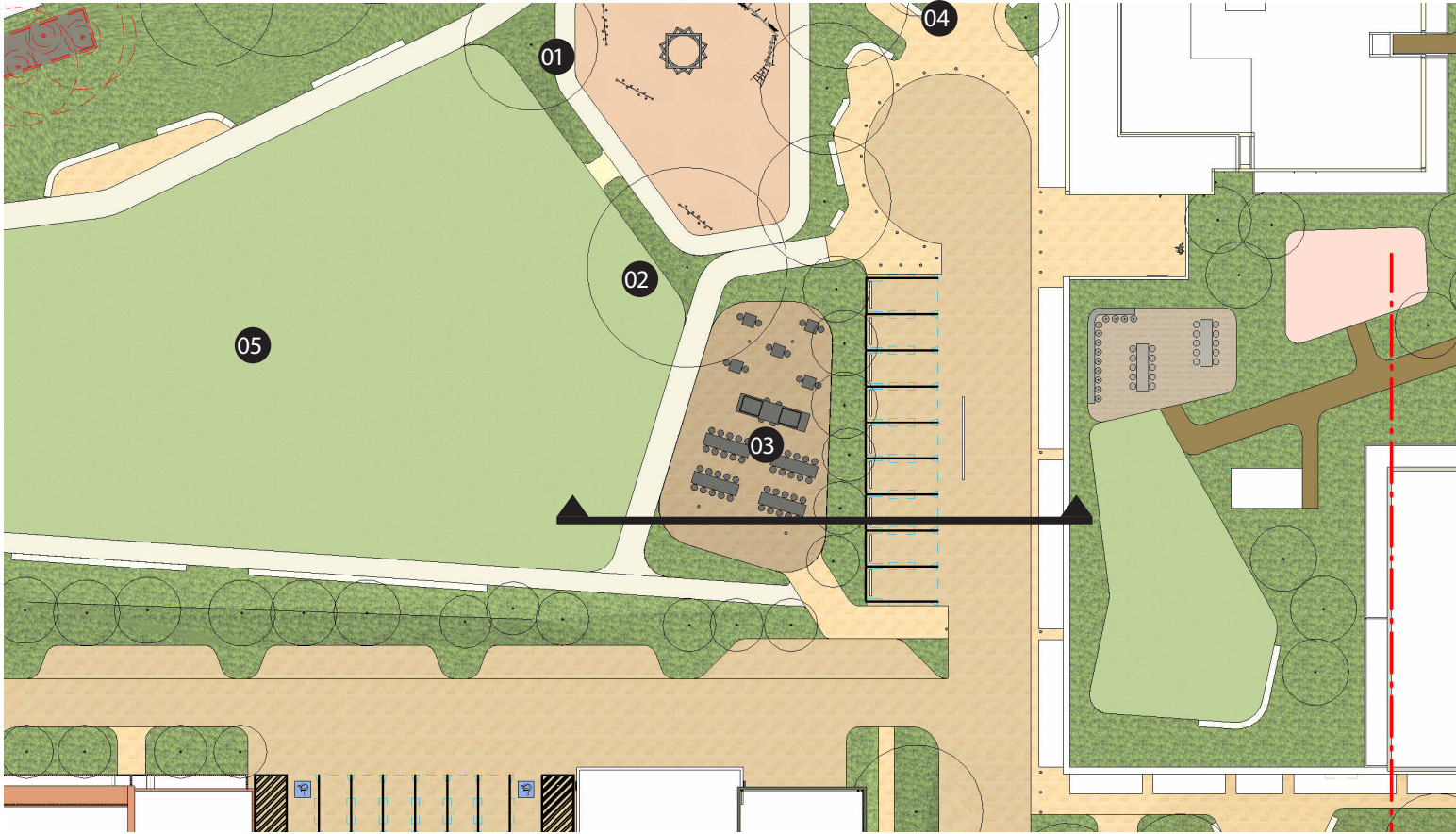
Ground Floor Zones
BBQ + Picnic Forecourt

Key Plan



LEGEND

- 01 THEMATIC PLAYSPACE
- 02 BUFFER PLANTING
- 03 CENTRAL AMENITY HUB
- 04 CENTRAL FORECOURT
- 05 OPEN TURF

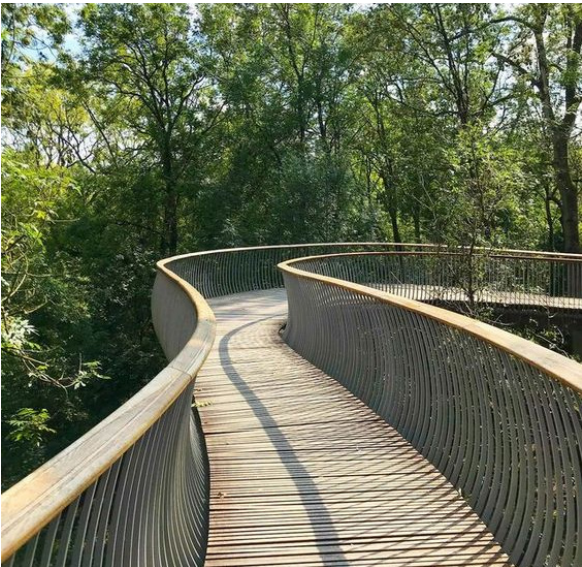


Ground Floor Zones North Bridge Connection



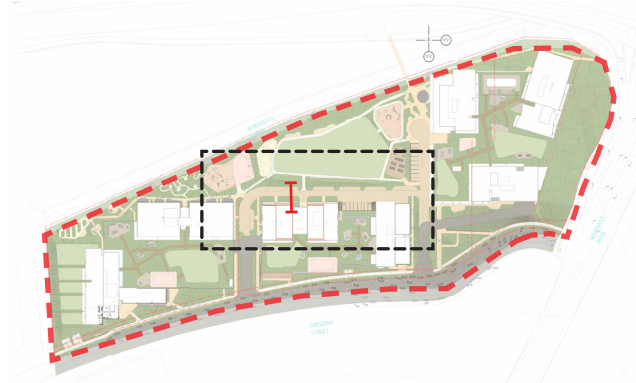
LEGEND

- 01 HOLROYD SPORTS GROUND
- 02 PEDESTRIAN CONNECTOR BRIDGE
- 03 BUFFER PLANTING
- 04 KIOSK
- 05 OPEN TURF
- 06 THEMATIC PLAYSPACE

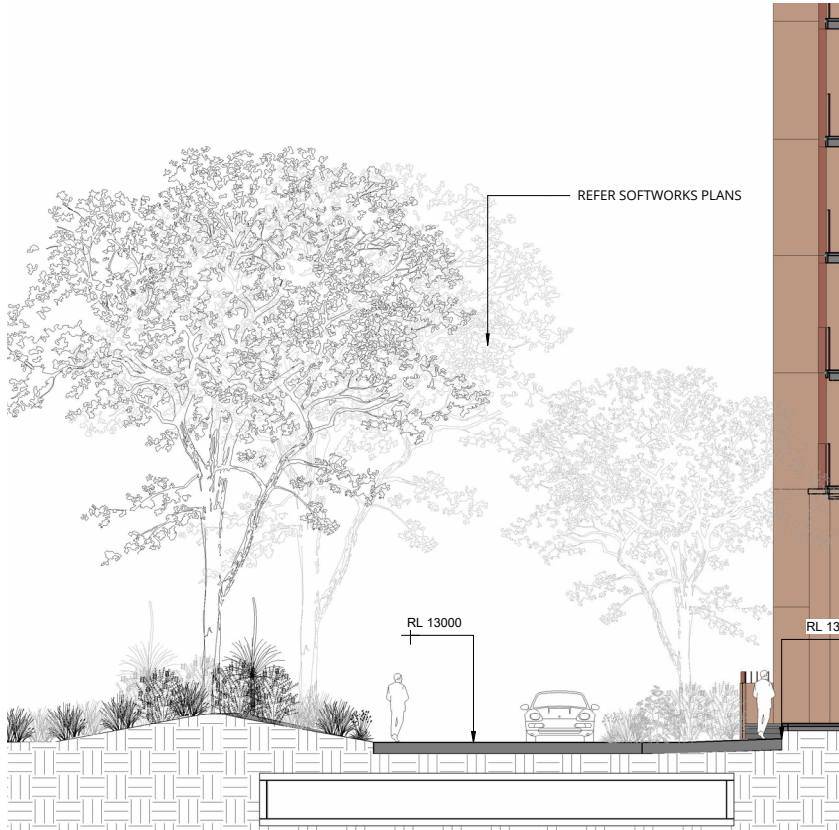
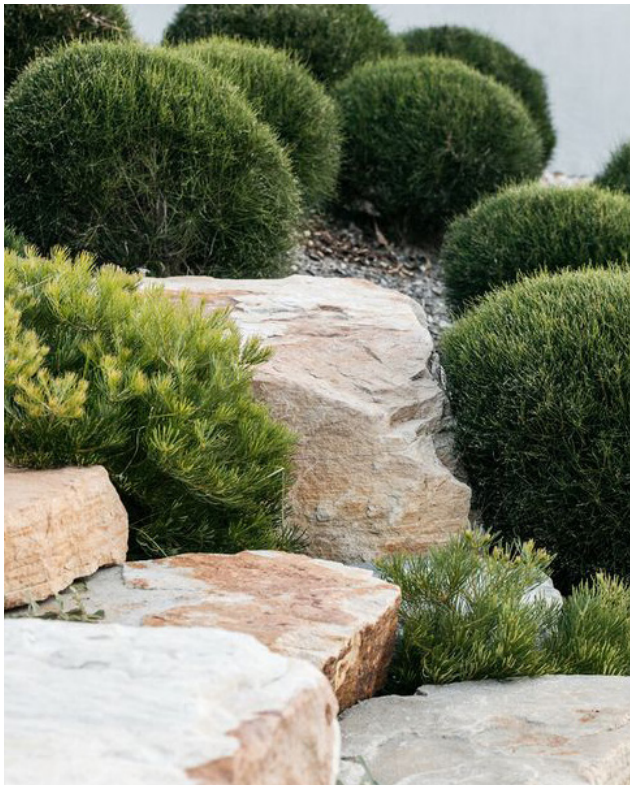
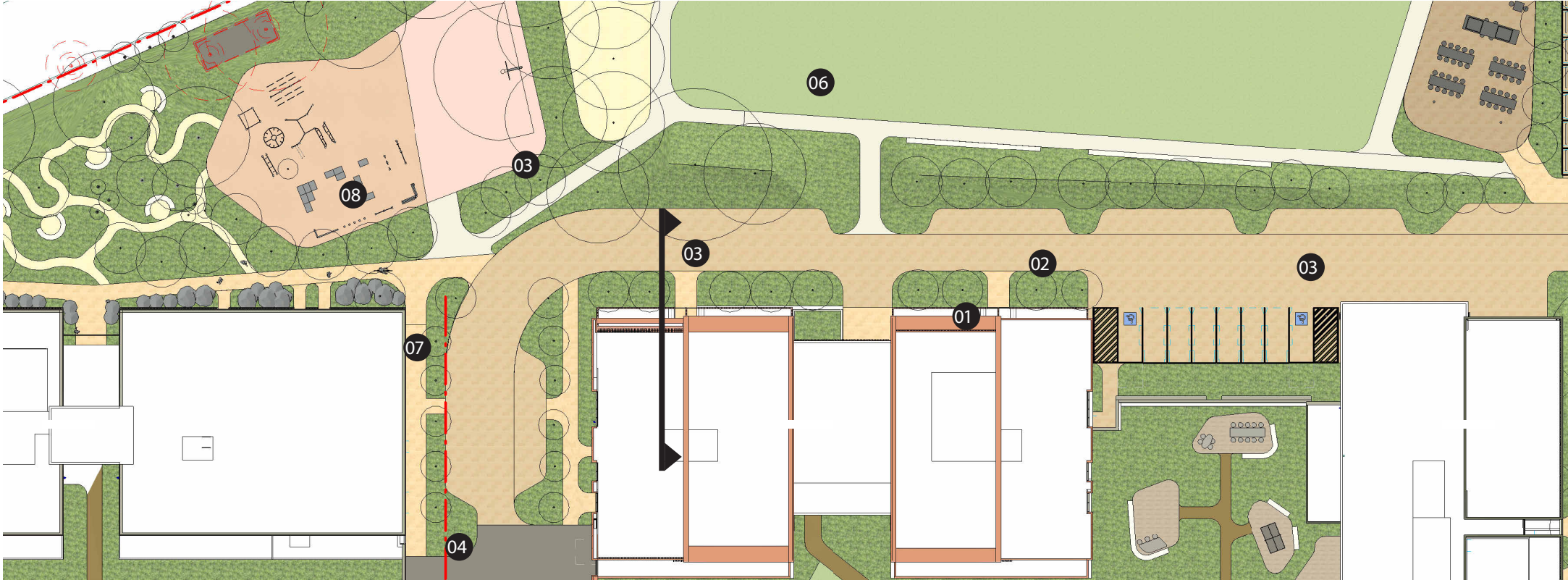


Ground Floor Zones Turfed Open Space

Key Plan



- LEGEND
- 01 SHARE ROAD WITH PERMEABLE PARKING BAYS
 - 02 BUFFER PLANTING
 - 03 PROPOSED SCREENING NATIVE TREES
 - 04 CENTRAL BOULEVARD
 - 06 OPEN TURF
 - 07 INTERPRETIVE CONNECTION TO COUNTRY INTEGRATED INTO PAVEMENT
 - 08 OUTDOOR GYM AND MULTI USE SURFACE



Ground Floor Zones

Cumberland Plain Native Buffer

Key Plan



- LEGEND
- 01 NATIVE BUFFER LANDSCAPING
 - 02 EXISTING TREES TO BE RETAINED
 - 03 PROPOSED SCREENING NATIVE TREES



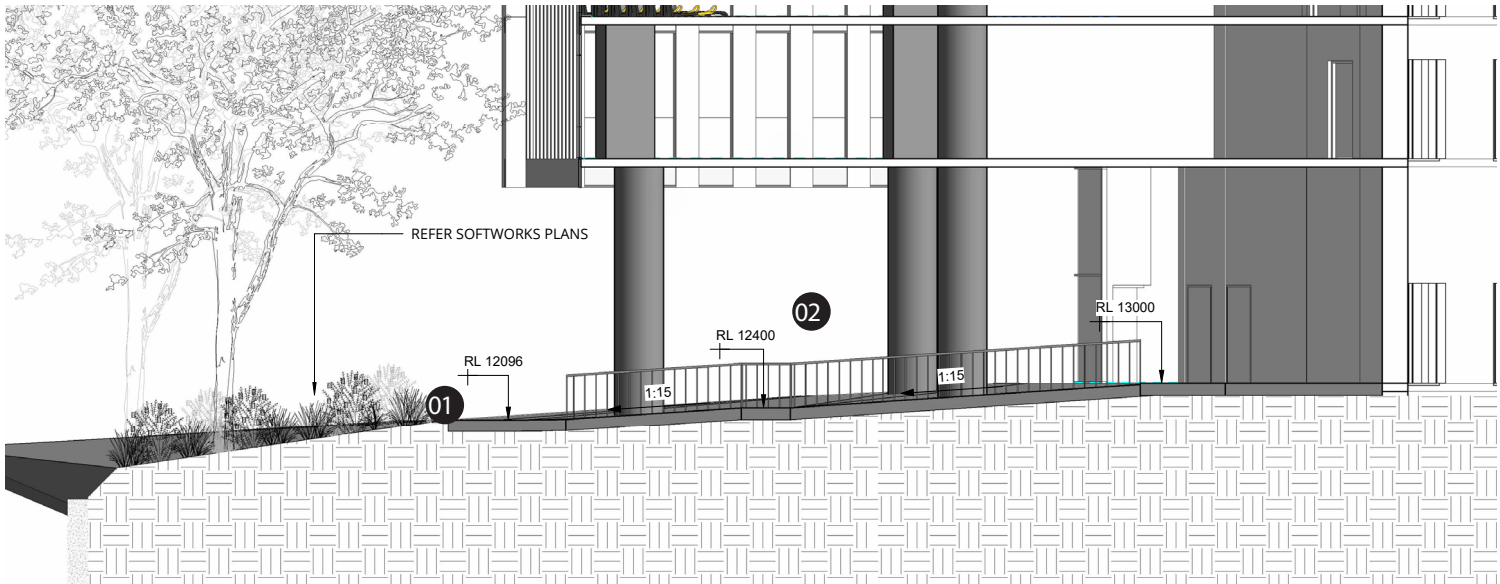
Ground Floor Zones

North East Corner Condition

Key Plan

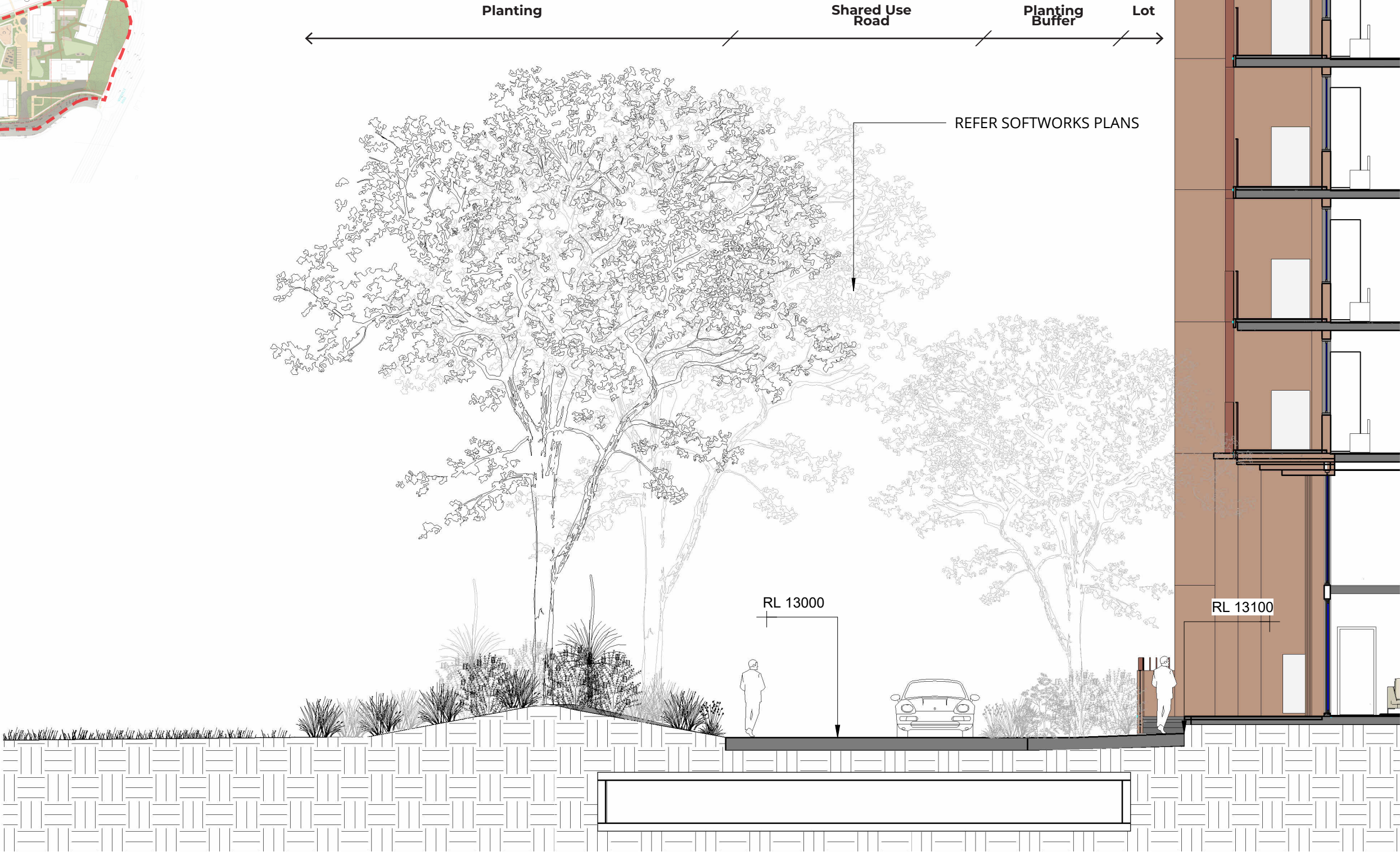
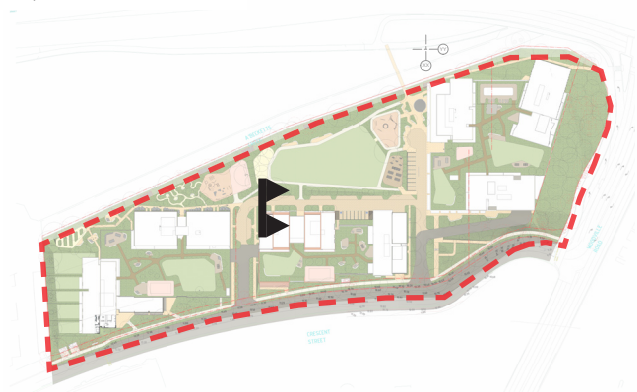


- LEGEND
- 01 GRADED NATIVE BUFFER LANDSCAPING
 - 02 SEATING



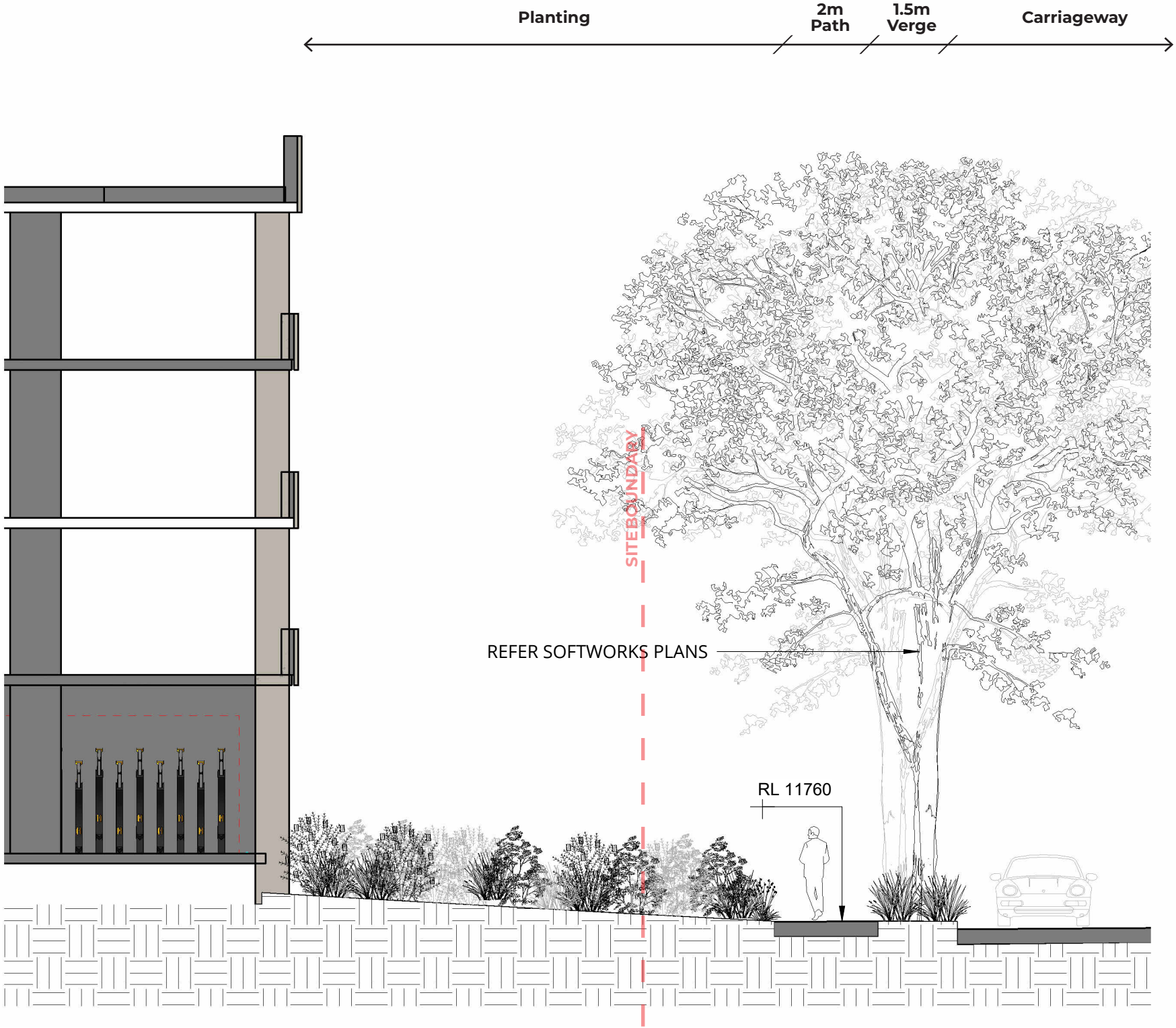
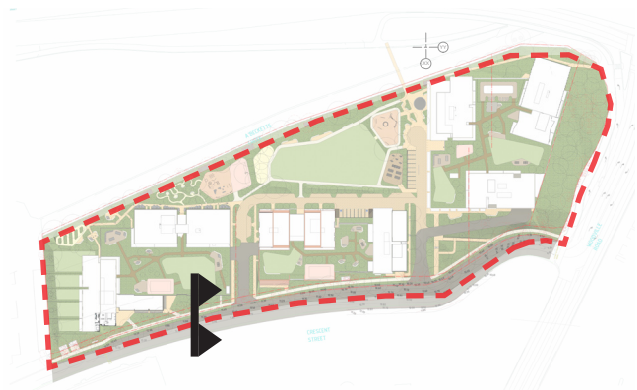
Ground Floor Zones
Laneway Road Conditions

Key Plan



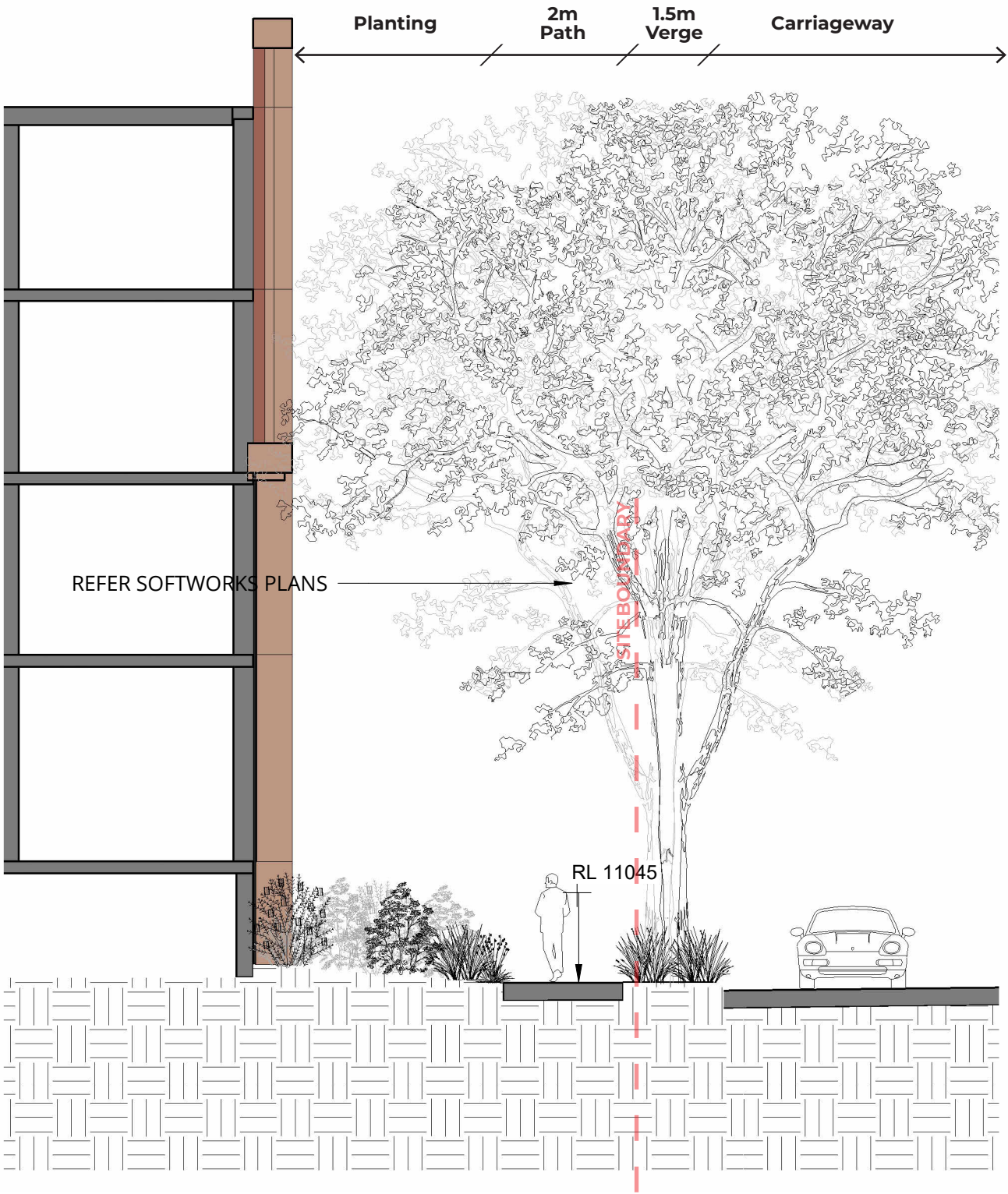
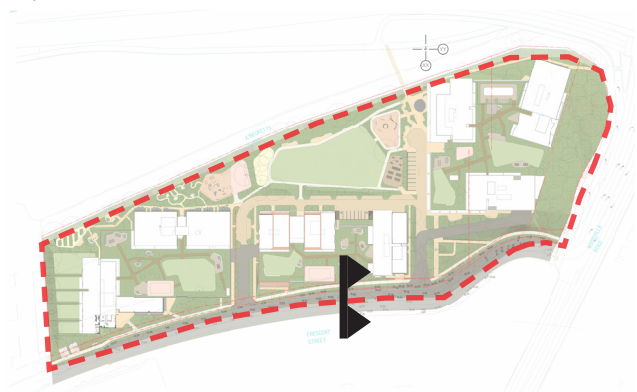
Ground Floor Zones
Crescent St Road Conditions

Key Plan



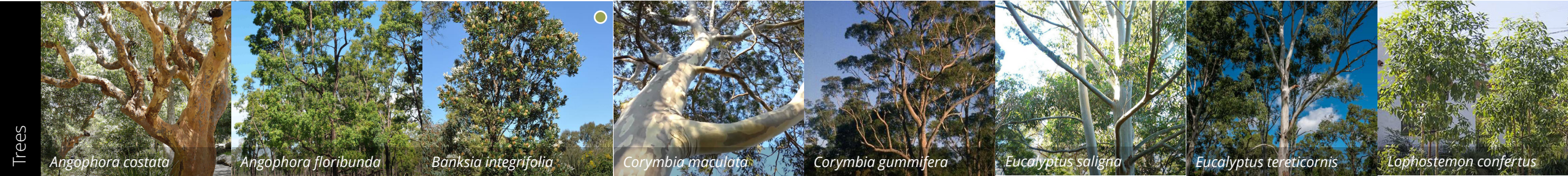
Ground Floor Zones
Crescent St Road - Adjacent to 4 & 5

Key Plan



Planting Palette

A mix of Indigenous and native species forming a distillation of the vegetation communities of Paramatta River. ● Denotes edible species.



SEARS Response Table

8. Trees and Landscaping	Page Reference:
/ Provide a detailed site-wide landscape plan, that: - Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Site Planning - SSDA Illustrative Report - Page 11 and Page 12 Location of Planting - SSDA Addendum Pages L-4001 to L-4103 Softworks Plan Heights of Trees at Maturity - SSDA Addendum Page L-0002 Proposed Canopy Coverage as a Percentage - SSDA Illustrative Report - Page 18
- Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.	Evidence of retain existing trees informing the Landscape Plan - SSDA Illustrative Report - Page 18
- Demonstrates how the proposed development would: • contribute to long term landscape setting in respect of the site and street scape. • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • contribute to the objective of increased urban tree canopy cover. • maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	The Landscape Plan demonstrates how the proposed development contributes to the long term landscape setting, mitigates the urban heat island effect, contribution to the increased urban tree canopy cover and maximum green infrastructure consistent with Greener Places - SSDA Illustrative Report - Page 18, Page 14, Page 19.

SDRP No. 2 Response Table

SDRP No. 2 Feedback	Response:
Provide greater connection to the Holroyd sportsground by; - Visually connecting to the sportsground through the purposeful placement and selection of trees and landscape - Integrating the bridge and park designs to encourage a sense of continuation between the two spaces - Appropriately sizing the bridge so that it allows for the safe separation of pedestrians and cyclists - Allowing for a future landscape/pedestrian connection to the west of the site to encourage future development to connect with the proposed public domain and enabling a future pedestrian loop.	Strategic tree placement and species selection assists in framing views, guide sightlines, and enhance the visual connection to the sportsground. The location of the pedestrian bridge was driven by the existing sportground masterplan levels and maintenance strategy, its location at the northern nexus of the parklands encourages continual connection and a successful wayfinding strategy. The Bridge has a minimum width of 2000mm with the opportunity to expand to allow for wider circulation.
Quantify the amount of public and private open space provided, the proposed canopy coverage and the amount of deep soil, noting that the landscape within the future TfNSW easement should not be counted as contributing to the above.	Ground Floor Public open space area = 12,708m2 Ground Floor Private open space area = 9,343 m2 Total Deep Soil Calculation = 11,476 m2, Total Canopy Coverage = 10,952 m2 m2
Clearly identify the location of removed, retained, and proposed trees.	We have identified this on the Softworks Plans and Tree Canopy Coverage page 18 in this document.
Improve the public pedestrian access to the park, noting that the footpath between Buildings 5 and 6 is bounded by multi-storey carparks and lacks passive surveillance.	The Landscape Plan proposes a comfortable pedestrian link from Crescent St to the Park through a boulevard of shaded trees, separating the vehicle and pedestrian circulation in a safe wayfinding strategy.

ARCADIA