

4 March 2026

Mr Nathan Stringer
Principal Planning Officer
Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
Via NSW Planning Portal

Dear Nathan,

RFI Response | Mixed –use precinct with affordable housing – Crescent Parklands, Holroyd (SSD –70283710)

This letter relates to State Significant Development Application SSD–70283710 for the proposed mixed-use precinct development, including seven residential tower buildings, an eastern mixed-use podium and associated car parking at 1 Cresnet Street, Holroyd (the site).

On behalf of Tiberius (Holroyd) Pty Ltd (the Applicant) this letter has been prepared in response to the Request for Additional Information letter (RFI) dated 2 March 2026, prepared by the Department of Planning Housing and Infrastructure, (The Department) received on the Crescent Parklands, Holroyd (SSD –70283710) application. The letter addresses the matters raised by the Department during their assessment of the SSD.

This letter has provided a table format response to each of the comments provided by the Department. It is to be read in conjunction with the accompanying technical documents outlined below:

- Appendix A –Updated Open space analysis prepared by Woods Bagot
- Appendix B Updated Master schedule to demonstrate storage prepared by Woods Bagot
- Appendix C Updated Area Schedule showing 15% affordable housing, prepared by Woods Bagot
- Appendix D – Landscape Plans

1.1 Response to Request for Additional Information Letter

Table 1 provides a detailed summary of the Applicant's response to the issues raised by the Department in the RFI.

Table 1 Response to RFI

Issue	Response
Open Space	

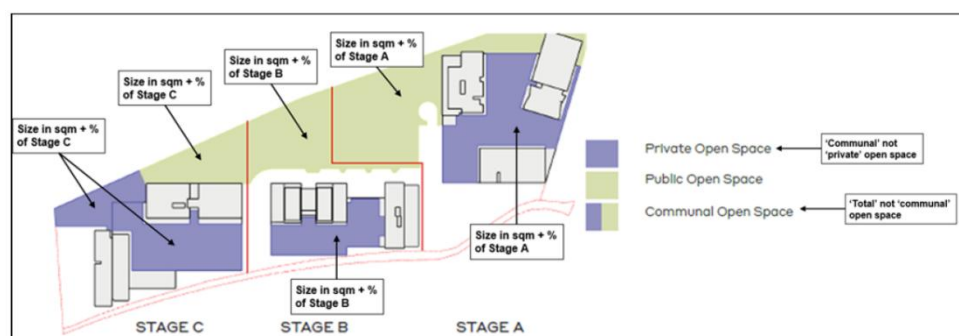
Issue	Response
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1. The site-wide open space calculation at pages 23–24 of Appendix D (Landscape Report) (18,303 m²) is inconsistent with the site-wide open space calculation at page 2 of Appendix A(3) (18,157.73 m²). Update and clarify.

Arcadia note there was an area discrepancy created by CAD.

2. The response did not provide a clarified breakdown of the open space calculations as requested. See annotated image below.

A clear break down of the open space calculations has been provided by Woods Bagot, refer to Appendix A.



Residential Storage

Issue	Response
3. The residential storage area summary ranges (below, highlighted in yellow) appear to be significantly below ADG recommended criteria (1bed 6 m3, 2bed 8 m3 and 3bed 10 m3). Clarify and provide justification for any shortfalls.	- The Master Schedule has been updated to clarify residential storage provisions. The Summary page now includes the storage provision for each building and is clearly set out within the relevant Apartment Mix tables (refer to Appendix B). - The updated schedules demonstrate that residential storage areas are provided in accordance with the ADG recommendations. The revised documentation ensures transparency and consistency across all stages and buildings.

Matrix Schedule

4. The Matrix Schedule provided includes errors in the Building 2 apartment list. Specifically, numerous 2 bedroom apartments have been listed with the 3 bedroom apartment type 3B_2_04 (example in screenshot below). The Department requires you undertake a detailed review of the accuracy of the Schedule to address this (and any other matters).	Updated Matrix Schedule has been prepared by Woods Bagot – it is accurate.
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Affordable Housing

5. Total GFA provision per stage (A, B and C) Total affordable housing provision per stage (A, B and C), demonstrating that each individual stage would provide for a minimum 15% affordable housing GFA.	The Area Schedule has been updated to clearly identify the total Gross Floor Area (GFA) and the affordable housing GFA for each stage (Stages A, B and C). The updated schedule demonstrates that each individual stage provides a minimum of 15% affordable housing GFA , in accordance with the relevant requirements.
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1.2 Conclusion

We trust that the information provided in the table above addresses the additional comments provided by the Department allowing the planning assessment to be finalised and development consent issued.

Having considered all relevant matters, there will be no additional adverse environmental impacts as a result of the proposed refinements, clarifications and recommended conditions. The proposed refinements continue to ensure any previously known and assessed impacts will be appropriately managed and mitigated where relevant. On this basis, the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

Kind regards,

A handwritten signature in blue ink, appearing to read "Belinda Thomas", is positioned above the printed name.

Belinda Thomas
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