

Glazing doors and windows

Base specification
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±5%)
Group B – sliding doors/windows + fixed glazing + louvred windows
U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±5%)
Glazing upgrades applied as per the results table
Glazing upgrade 1
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 3.20 (equal to or lower than) SHGC: 0.46 (±5%)
Group B – sliding doors/windows + fixed glazing + louvred windows
U-value: 3.20 (equal to or lower than) SHGC: 0.49 (±5%)
Glazing upgrade 2
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 2.20 (equal to or lower than) SHGC: 0.32 (±5%)
Group B – sliding doors/windows + fixed glazing + louvred windows
U-value: 2.20 (equal to or lower than) SHGC: 0.39 (±5%)
Given values are AFRC total window system values (glass and frame)
Window frame colour
Default colour modelled

Roof and ceiling

200mm Concrete plasterboard ceiling with R2.0 insulation (insulation only value) to the concrete soffit where balconies are above
200mm Concrete plasterboard ceiling with R3.5 insulation (insulation only value) to the concrete soffit where the roof is over
200mm Concrete plasterboard ceiling, no insulation where neighboring units are above
Ceiling insulation upgrade: R4.5 ceiling insulation as per the results table
Ceiling insulation upgrade: R5.0 ceiling insulation to units 62101 and 62205 only
External Colour
Light (SA < 0.475)

Ceiling penetrations

Sealed LED downlights at a maximum of one every 2.5m2

Ceiling fans

900mm ceiling fans in all bedrooms and living area
Upgrade: 1200mm ceiling fan as per the results table

External wall

Spandrel panel on metal frame with R2.0 insulation and plasterboard lined (insulation only value)
Framed structure with lightweight cladding including terracotta, aluminium and brick click on metal frame with R2.0 insulation and plasterboard lined (insulation only value)
150mm concrete metal frame with R2.0 insulation and plasterboard lined (insulation only value)
External wall insulation upgrade: R2.5 insulation as per the results table
External wall insulation upgrade: R2.7 insulation to units 62101 and 62205 only
Any concrete columns within the external wall envelope are assumed to have insulation
Note: NatHERS default steel frames have been applied
External Colour
Default colour modelled

Inter-tenancy walls

75mm Hebel Power Panel party wall, with R1.5 insulation to one side and plasterboard lined to common halls and neighbours.
Minimum 150mm concrete metal frame with R1.5 insulation to one side and plasterboard lined to carpark and service rooms
Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings

Plasterboard on studs – no insulation required

Floors

200mm concrete slab on ground
200mm Concrete with a minimum R2.0 insulation (insulation only value) is required where the carpark is below
200mm Concrete with a minimum R2.0 insulation where part open subfloor
200mm Concrete between levels, no insulation required
External floor insulation upgrade: R3.5 floor insulation as per the results table

Floor coverings

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

External shading

Shading as per stamped documentation

Indigenous and low water use species

70% of common area planting to be indigenous or low water use species

Common area swimming pools and spas

Pool volume: 135 kL
Pool shaded: no

BASIX Energy Inclusions

Hot water system
Central gas-fired boiler R0.6 (~25mm) insulation to ring main and supply risers

Alternative Energy

Phase 1: Photovoltaic system: rated electrical output (min.) 150 peak kW (Building 1 & 2), no BASIX requirements for Building 3 (refer to note regarding splitting BASIX for phase 1)
Phase 2: Photovoltaic system: rated electrical output (min.) 15 peak kW
Phase 3: Photovoltaic system: rated electrical output (min.) 30 peak kW

Common area swimming pools and spas

Pool heating source: Gas
Pool pump: controlled by timer



Project

Crescent Parklands

Address

1 Crescent Street Holroyd

Client

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

Project number

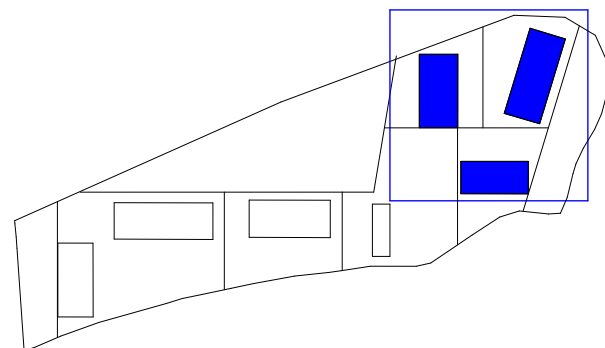
121784





Recent revision history			
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA Submission Update	13/12/24
D		SSDA Submission Update	23/01/25
E		SSDA RTS Submission	04/09/25
F		SSDA RTS Submission	19/09/25
G		SSDA RTS Submission	25/02/26

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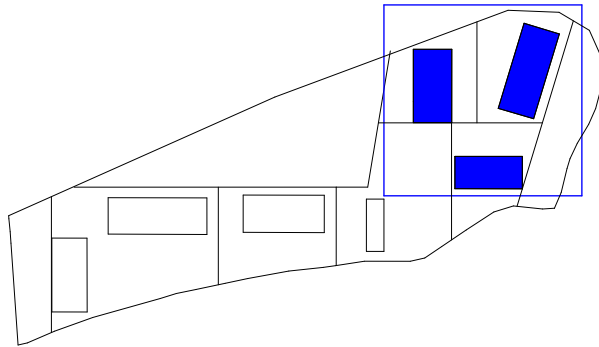
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WOODS BAGOT
Project number
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Scale
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Sheet title
Ground Floor Plan
Sheet number
CP-AR-1-2200
Revision
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Status
For information



#	Status	Description	Date
A		SSDA Submission	08/11/24
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C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	12/09/25
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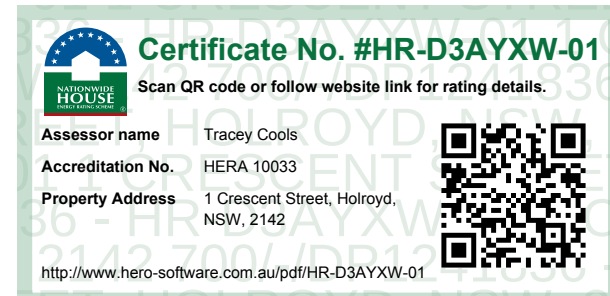
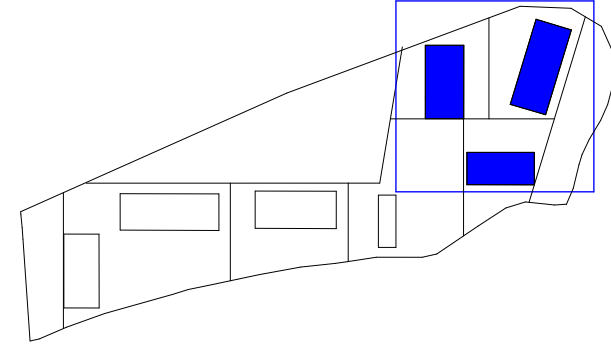
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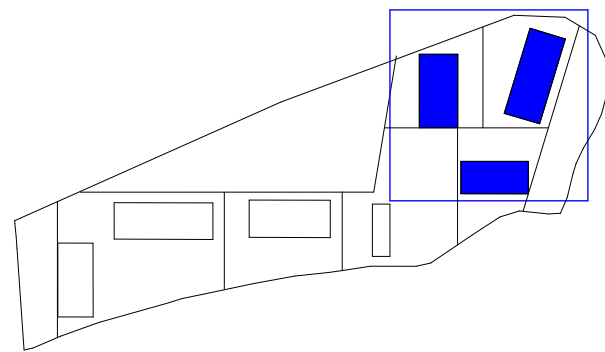
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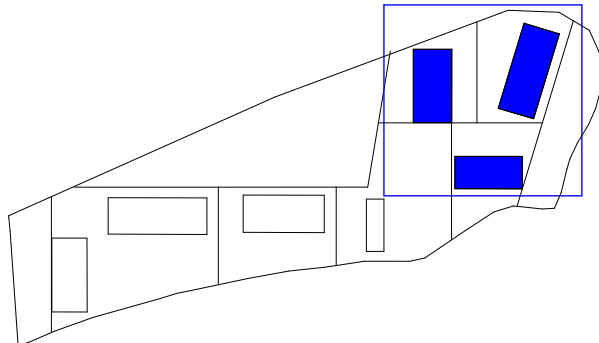
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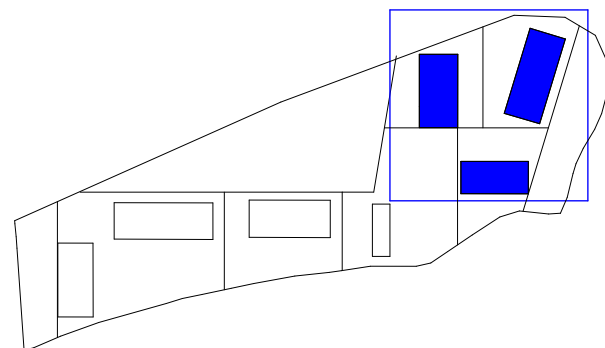
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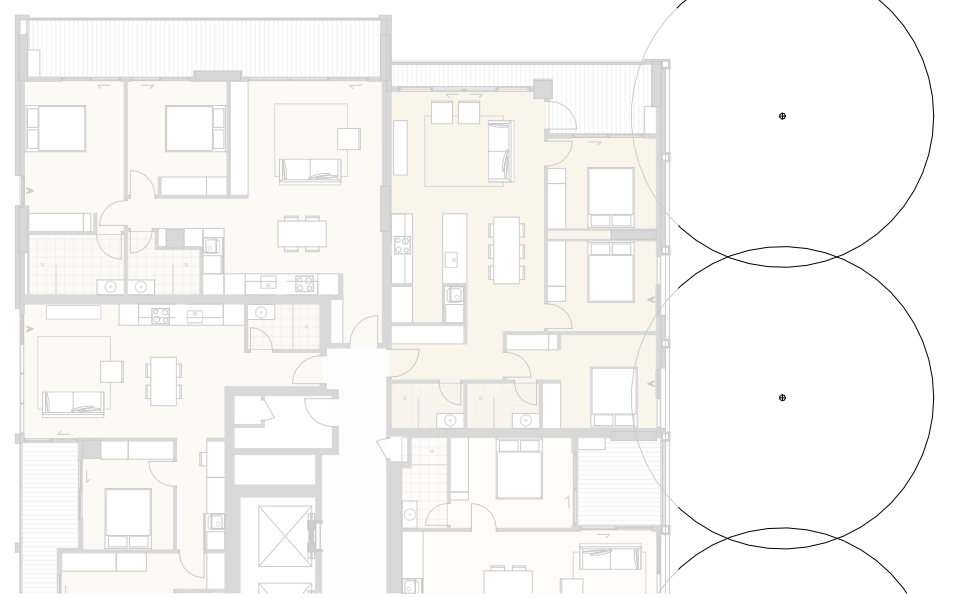
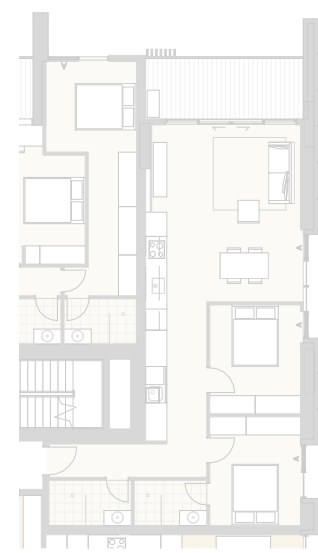
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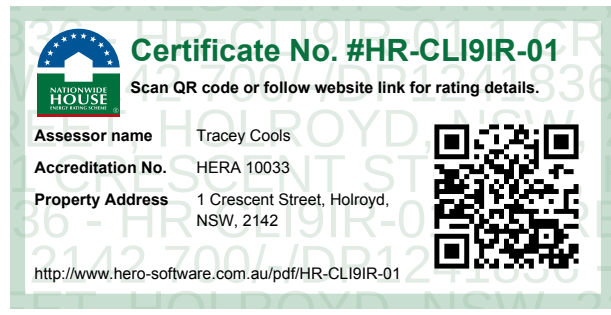
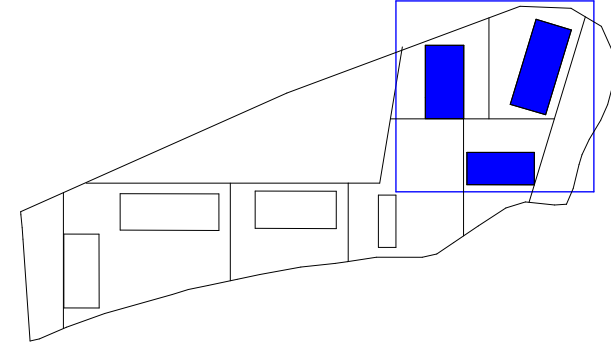
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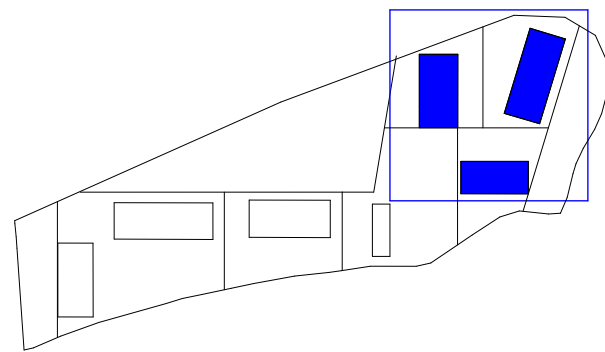
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A		SSDA S4.55 Modification	13/07/26

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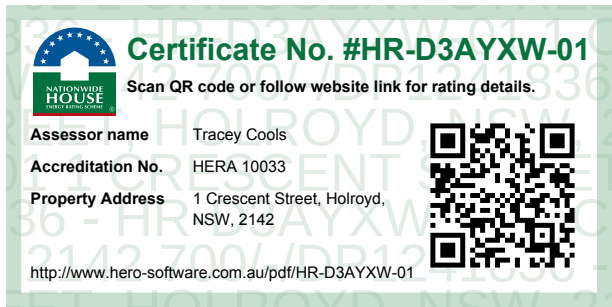
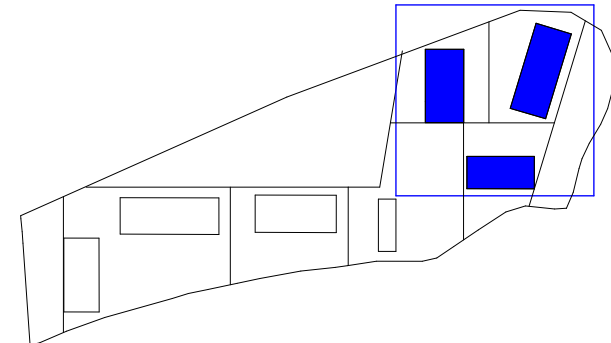
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Revision
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A		SSDA S4.55 Modification	13/07/26

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Levels 19-26

Sheet number
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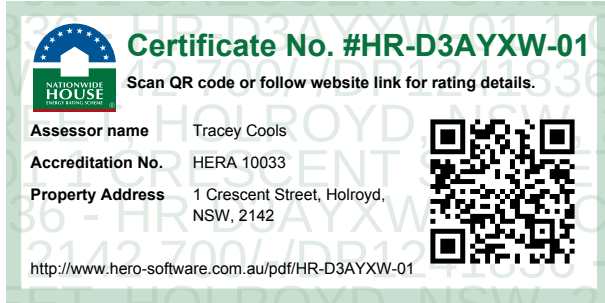
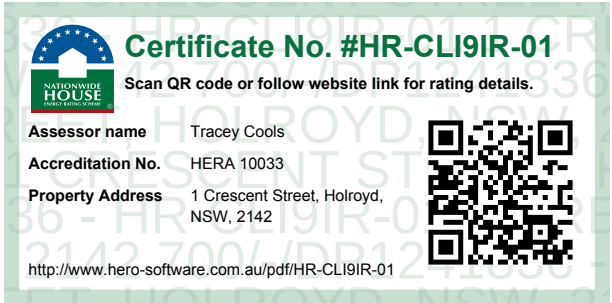
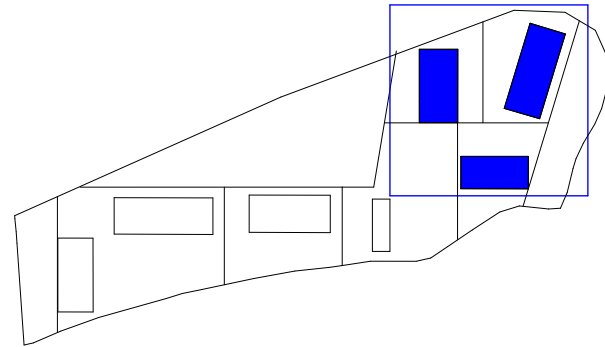
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Revision
A



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#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
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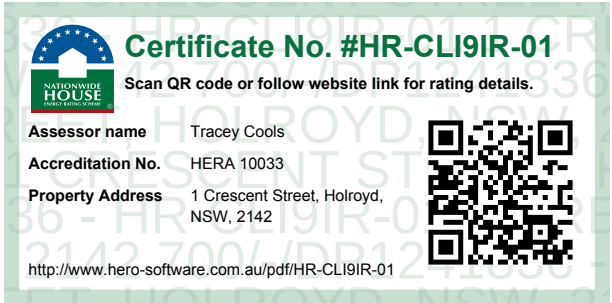
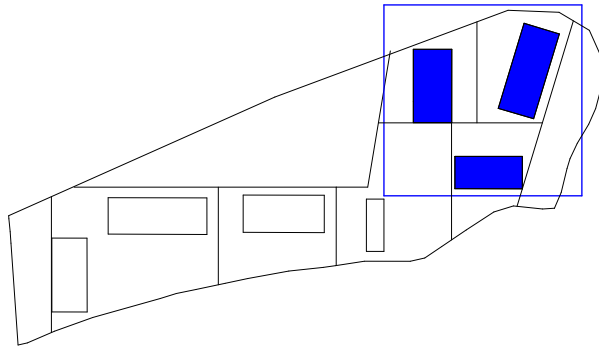


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Client Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)		Project number 121784		Sheet number CP-AR-1-2227	
Status For information		Size check 25mm		Revision F	
Checked OR		Approved DS		Sheet size A1	
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A		SSDA RTS Submission	19/09/25
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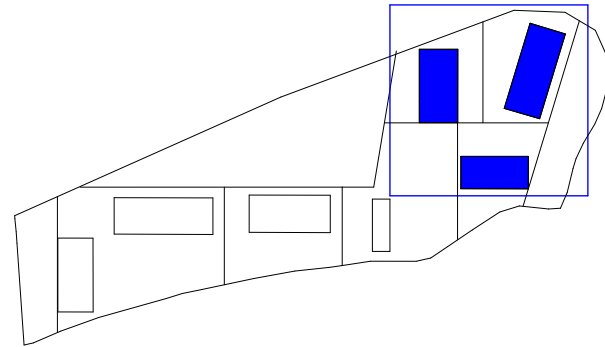
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A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
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Level 34

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CP-AR-1-2234

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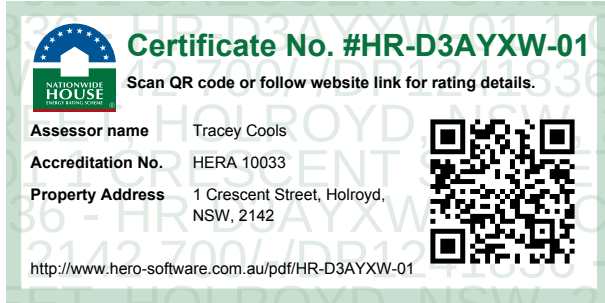
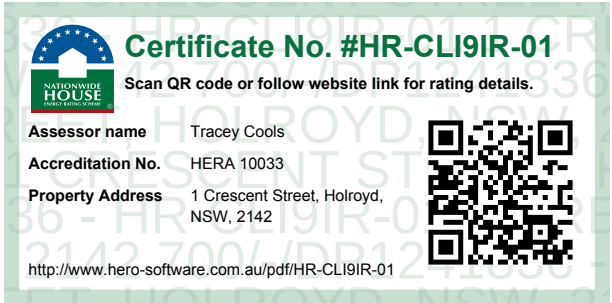
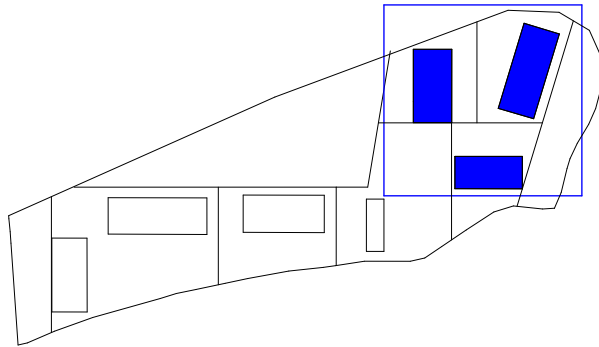
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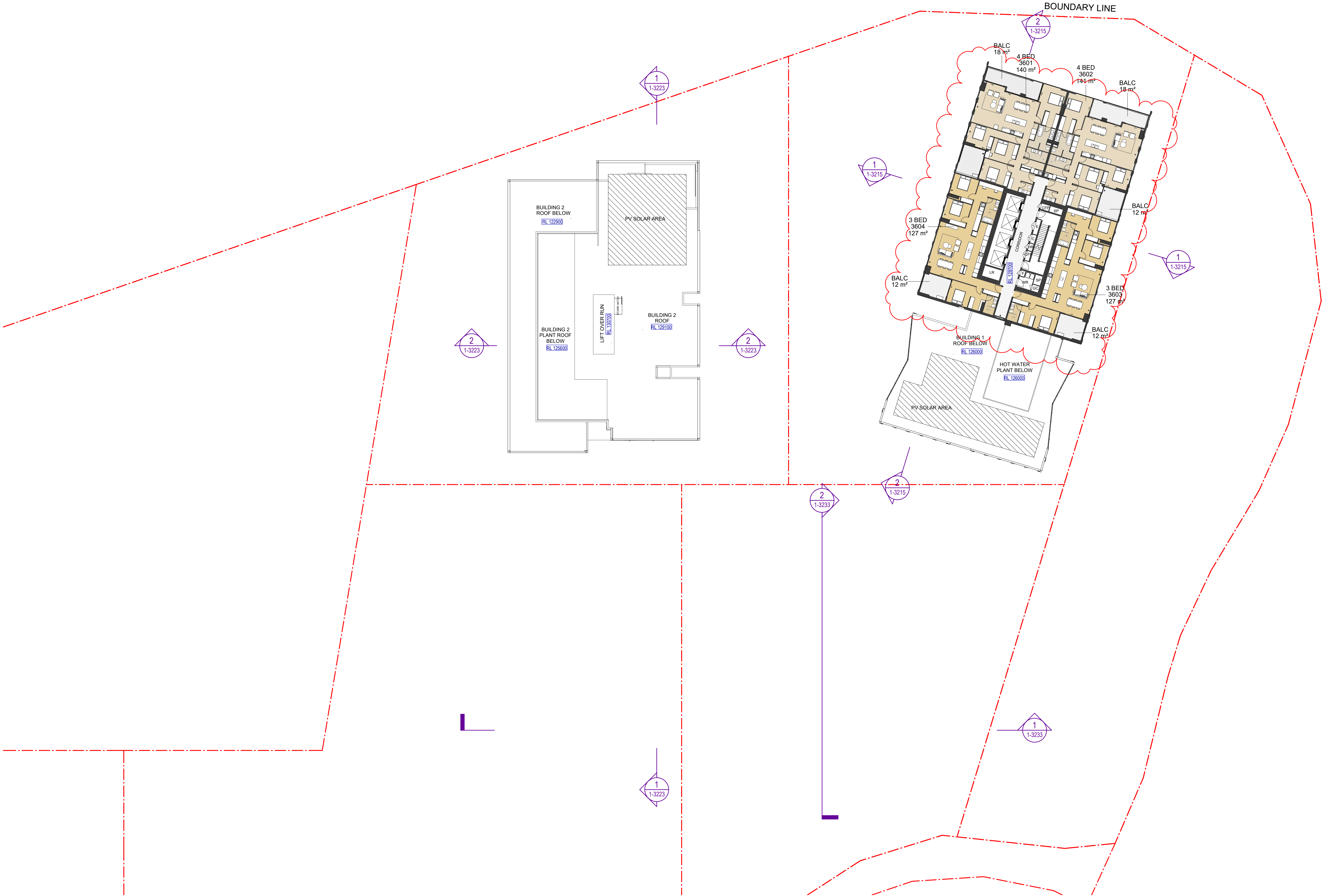
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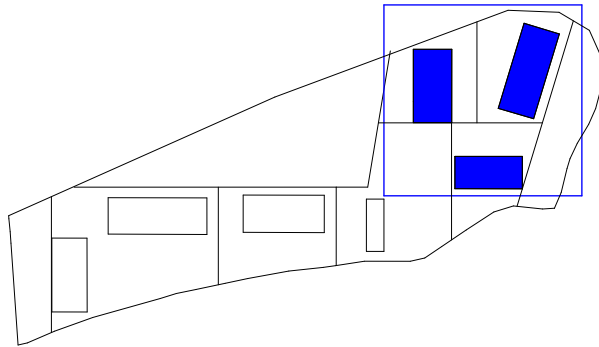
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Sheet number
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Revision
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Status
For information

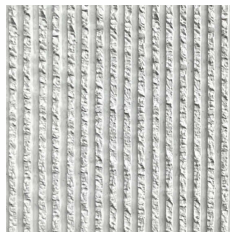
EXTERNAL FINISHES LEGEND
BUILDING 1



CD01
METALLIC APPEARANCE
CLADDING



CO01
CONCRETE WITH LIGHT
TRANSPARENT FINISH



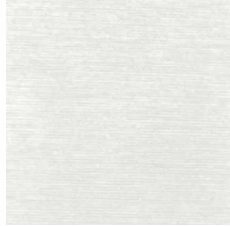
CO02
PROFILED PRECAST
CONCRETE WITH LIGHT
TRANSPARENT FINISH



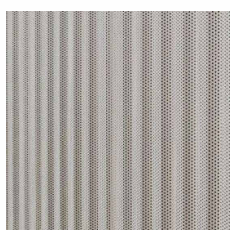
GL01
GLASS



FM01
CAPTURED GLASS
BALUSTRADE WITH
PRIVACY FILM



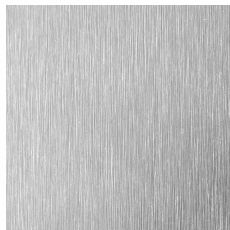
FM02
METALLIC VERTICAL PANEL
TO MATCH CD01 FINISH



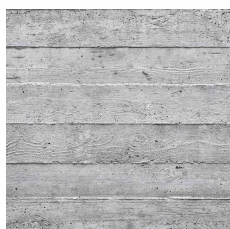
FM06
PROFILED
PERFORATED SCREEN



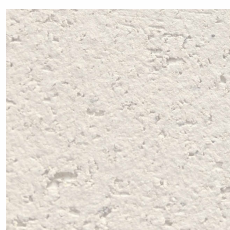
WD01
WINDOW METALLIC FRAME
TO MATCH CD01 FINISH



WD02
WINDOW METALLIC FRAME -
SILVER GREY

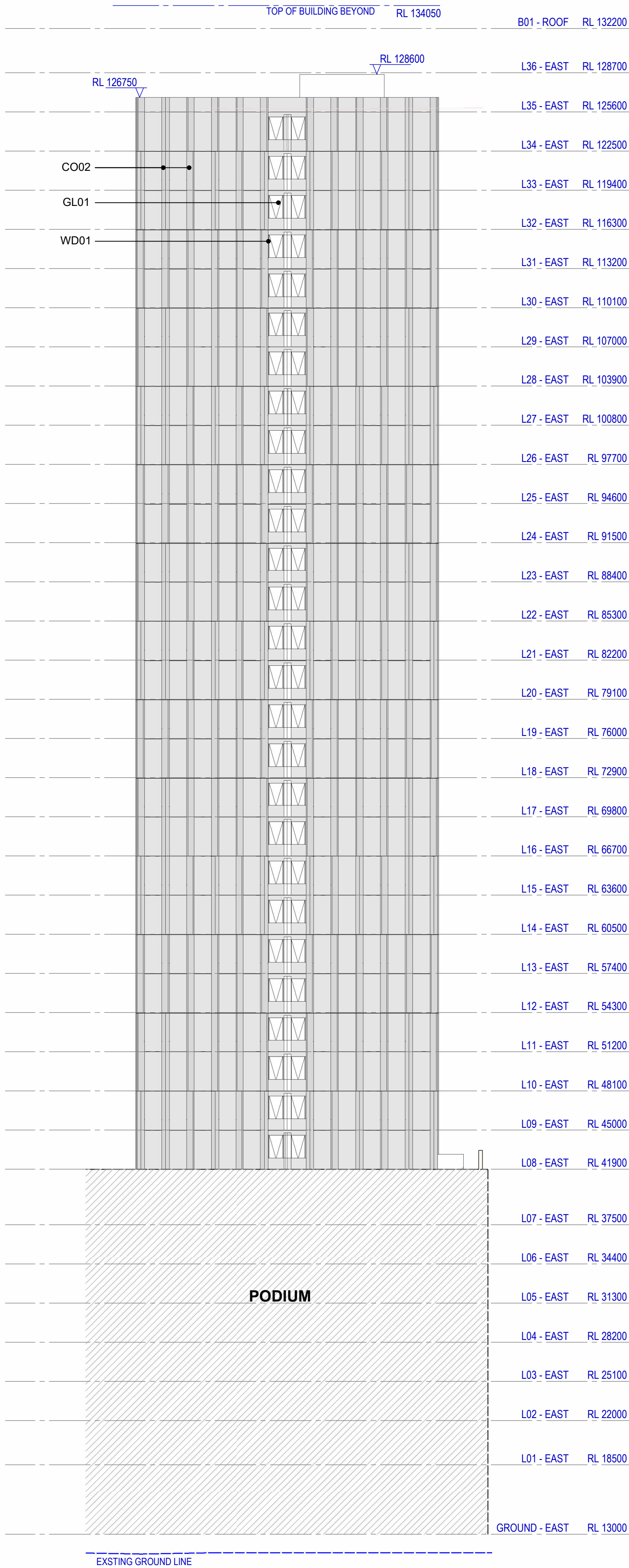


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PROFILED PRECAST
CONCRETE WITH
NATURAL FINISH



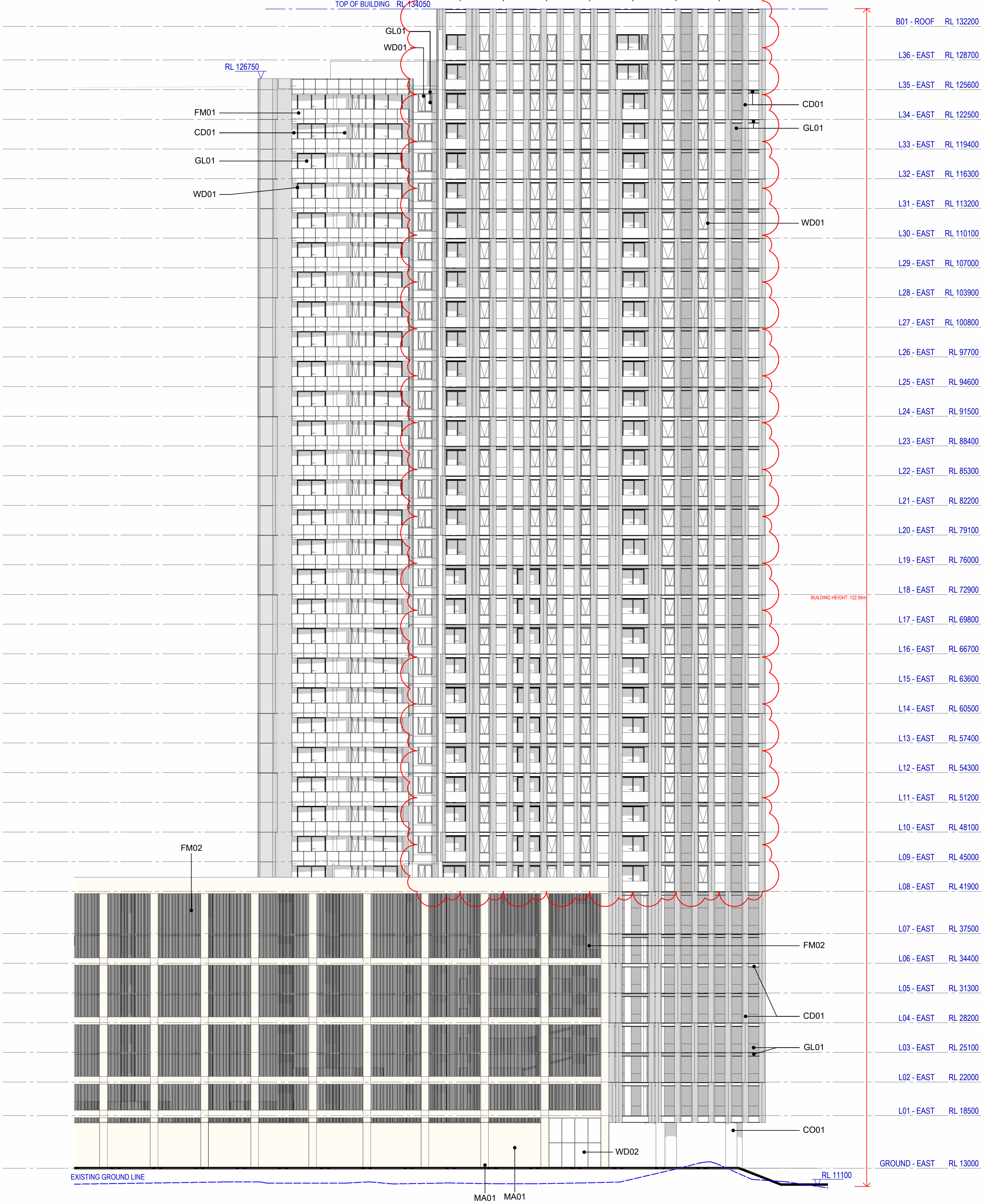
MA01
BRICK - LIGHT
BEIGE COLOUR

HEIGHT CONTROL - BLD 1



1 Building 1 South Elevation
SCALE 1 : 250

HEIGHT CONTROL - BLD 1



2 Building 1 East Elevation
SCALE 1 : 250

#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA Submission Update	13/12/24
D		SSDA Submission Update	23/01/25
E		SSDA RTS Submission	04/09/25
F		SSDA RTS Submission	12/09/25
G		SSDA RTS Submission	19/09/25
H		SSDA S4.55 Modification	13/07/26

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Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784
Size check
25mm
Checked
DS
Approved
A1
Sheet size
1 : 250
Scale

Sheet title
Building 1 - Elevations - South & East

Sheet number
CP-AR-1-3212
Revision
H
Status
For information

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Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee
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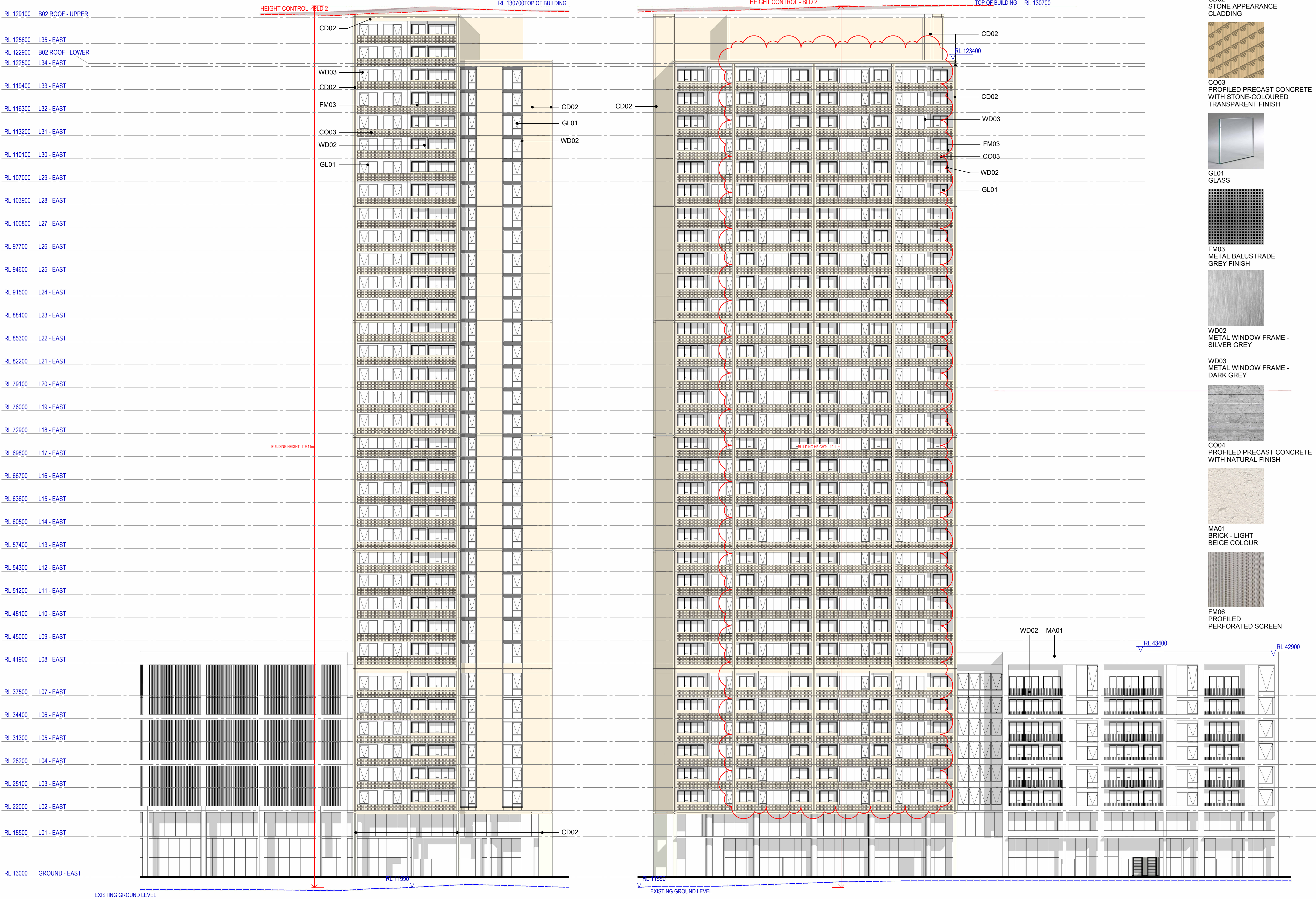
Sheet title
Building 1 - Sections

Sheet number
CP-AR - 1-3215

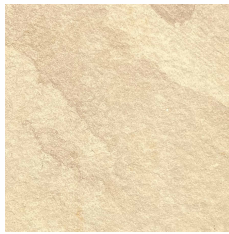
Revision
H

Status
For information

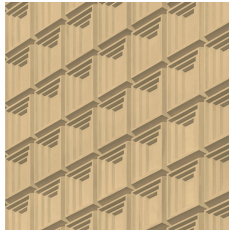




EXTERNAL FINISHES LEGEND
BUILDING 2



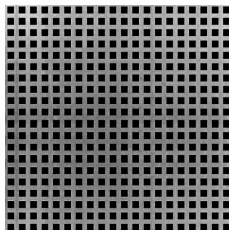
CD02
STONE APPEARANCE
CLADDING



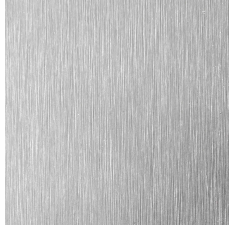
CO03
PROFILED PRECAST CONCRETE
WITH STONE-COLOURED
TRANSPARENT FINISH



GL01
GLASS



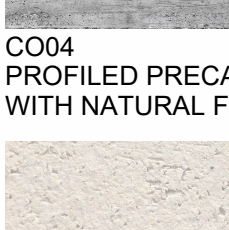
FM03
METAL BALUSTRADE
GREY FINISH



WD02
METAL WINDOW FRAME -
SILVER GREY



WD03
METAL WINDOW FRAME -
DARK GREY



CO04
PROFILED PRECAST CONCRETE
WITH NATURAL FINISH



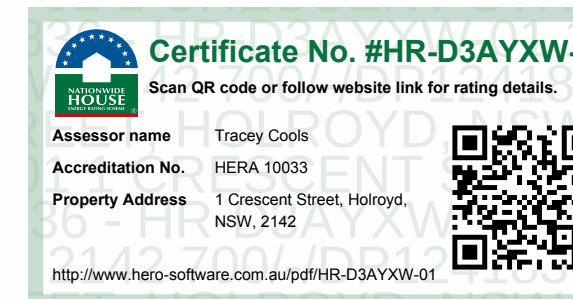
MA01
BRICK - LIGHT
BEIGE COLOUR



FM06
PROFILED
PERFORATED SCREEN

#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA Submission Update	13/12/24
D		SSDA Submission Update	23/01/25
E		SSDA RTS Submission	04/09/25
F		SSDA RTS Submission	12/09/25
G		SSDA RTS Submission	19/09/25
H		SSDA S4.55 Modification	13/07/26

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Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784

Size check
25mm

Checked
OR

Approved
DS

Sheet size
A1

Scale
1 : 250

Sheet title
Building 2 - Elevations - North & West

Sheet number
CP-AR - 1-3221

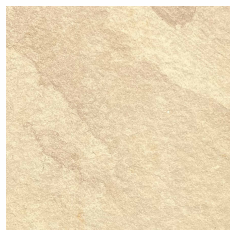
Revision
H

Status
For information

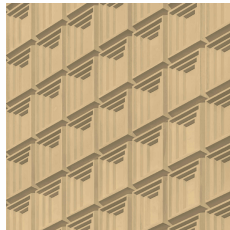
1 Building 2 North Elevation
SCALE 1 : 250

2 Building 2 West Elevation
SCALE 1 : 250

EXTERNAL FINISHES LEGEND
BUILDING 2



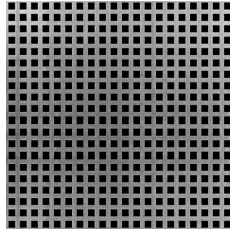
CD02
STONE APPEARANCE
CLADDING



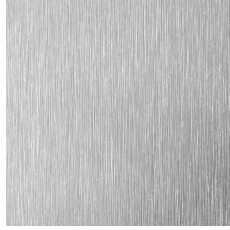
CO03
PROFILED PRECAST
CONCRETE WITH STONE-
COLOURED
TRANSPARENT FINISH



GL01
GLASS



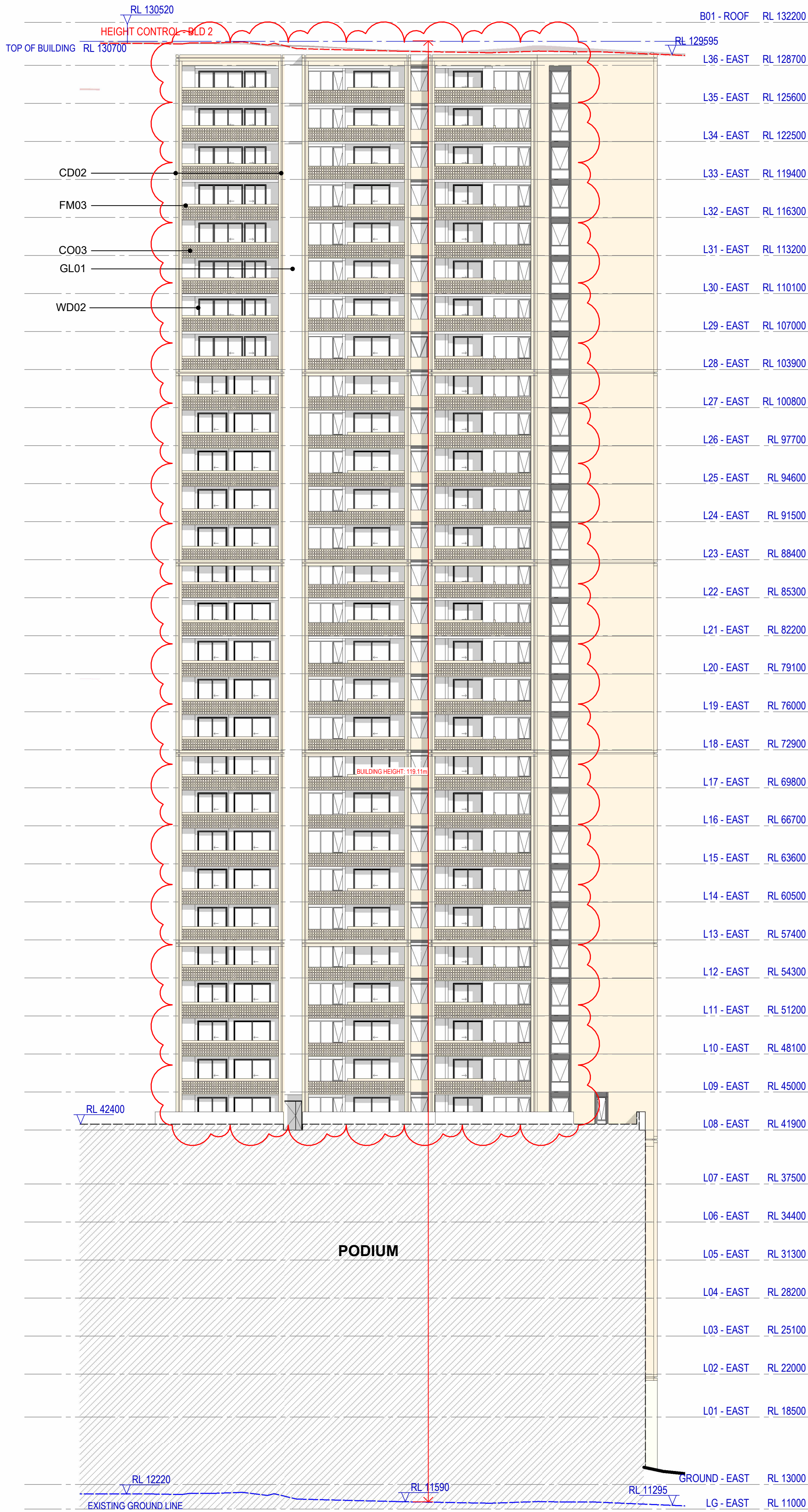
FM03
METAL BALUSTRADE
GREY FINISH



WD02
METAL WINDOW
FRAME - SILVER
GREY



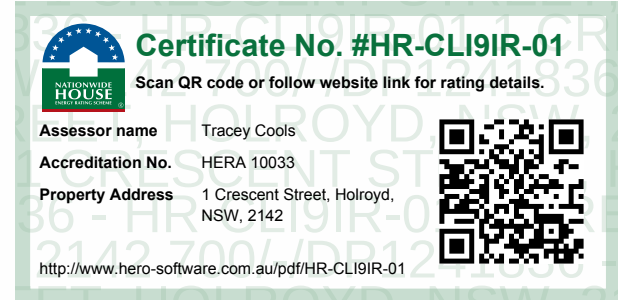
1 Building 2 South Elevation
SCALE 1 : 250



2 Building 2 East Elevation
SCALE 1 : 250

#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA Submission Update	13/12/24
D		SSDA Submission Update	23/01/25
E		SSDA RTS Submission	04/09/25
F		SSDA RTS Submission	12/09/25
G		SSDA RTS Submission	19/09/25
H		SSDA S4.55 Modification	13/07/26

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Project
Crescent Parklands

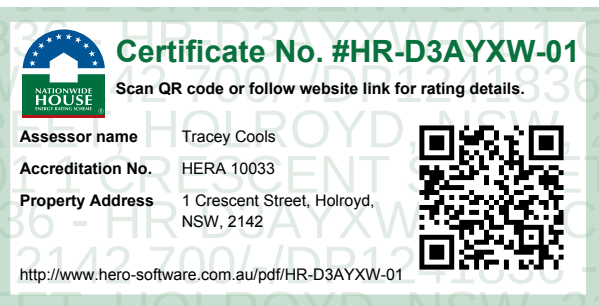
Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784
Size check
25mm
Checked
OR
Approved
DS
Sheet size
A1
Scale
1 : 250

Sheet title
Building 2 - Elevations - South & East

Sheet number
CP-AR - 1-3222
Status
For information
Revision
H



Recent revision history		
#	Status	Description
A		SSDA Submission
B		SSDA Submission Update
C		SSDA Submission Update
D		SSDA Submission Update
E		SSDA RTS Submission
F		SSDA RTS Submission
G		SSDA RTS Submission
H		SSDA S4.55 Modification

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- 1 BED

2 BED

3 BED

4 BED

AMENITY

BALC

BIKES

BOH

CAR PARK

CHILDCARE

commer

COMMERCIAL

CORRIDOR

EGRESS

ELECTRICAL

FIRE PROTECTION

GREENERY

HYDRAULIC

LIFT SHAFT

LOBBY

MECHANICAL

PLANT

RETAIL

RISER
- SHAFT

STORE

Project
Crescent Parklands

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

Issuer

W-B
WOODS BAGOT

Project number

121784

Size check

25mm

Checked

Approved

Sheet size

Scale

OR

DS

A1

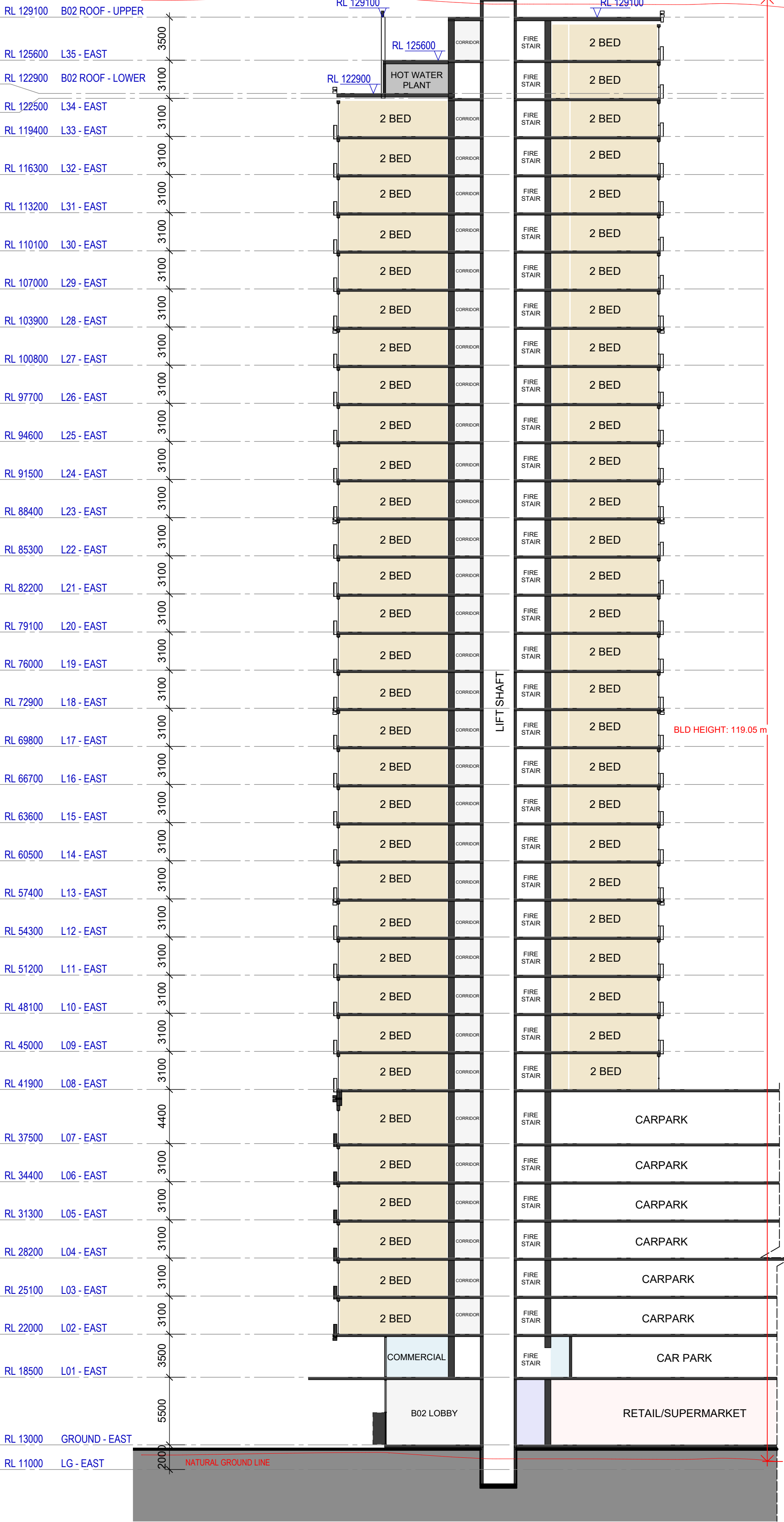
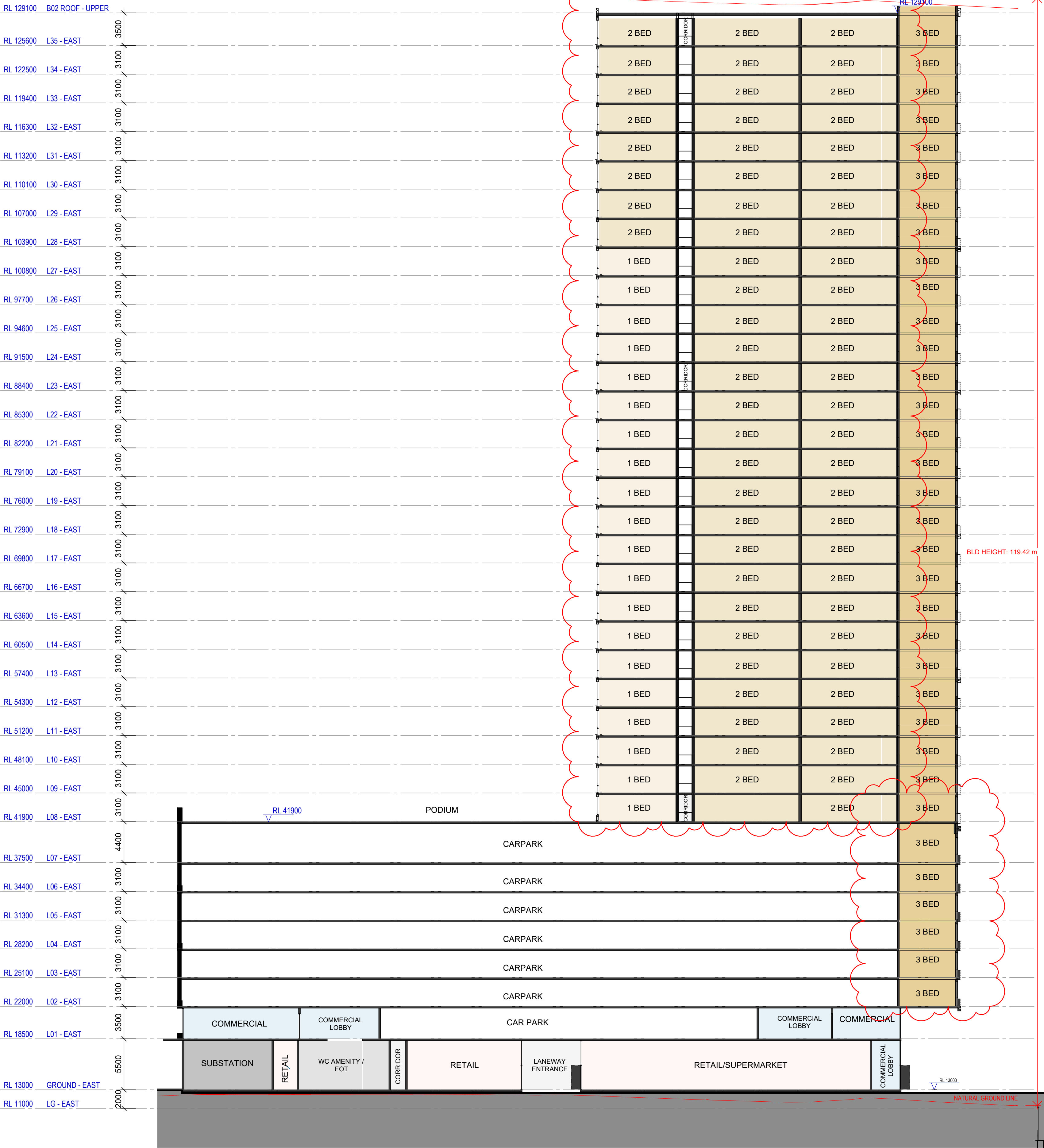
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Sheet title
Building 2 - Sections

Sheet number
CP-AR - 1-3223

Revision
H

Status
For information



EXTERNAL FINISHES LEGEND
BUILDING 3



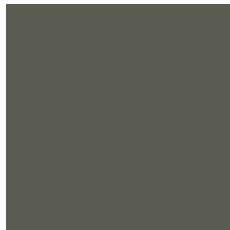
CD03
METALLIC APPEARANCE
GREY FINISH



GL0
GLASS



FM04
METALLIC APPEARANCE
FIN GREY FINISH

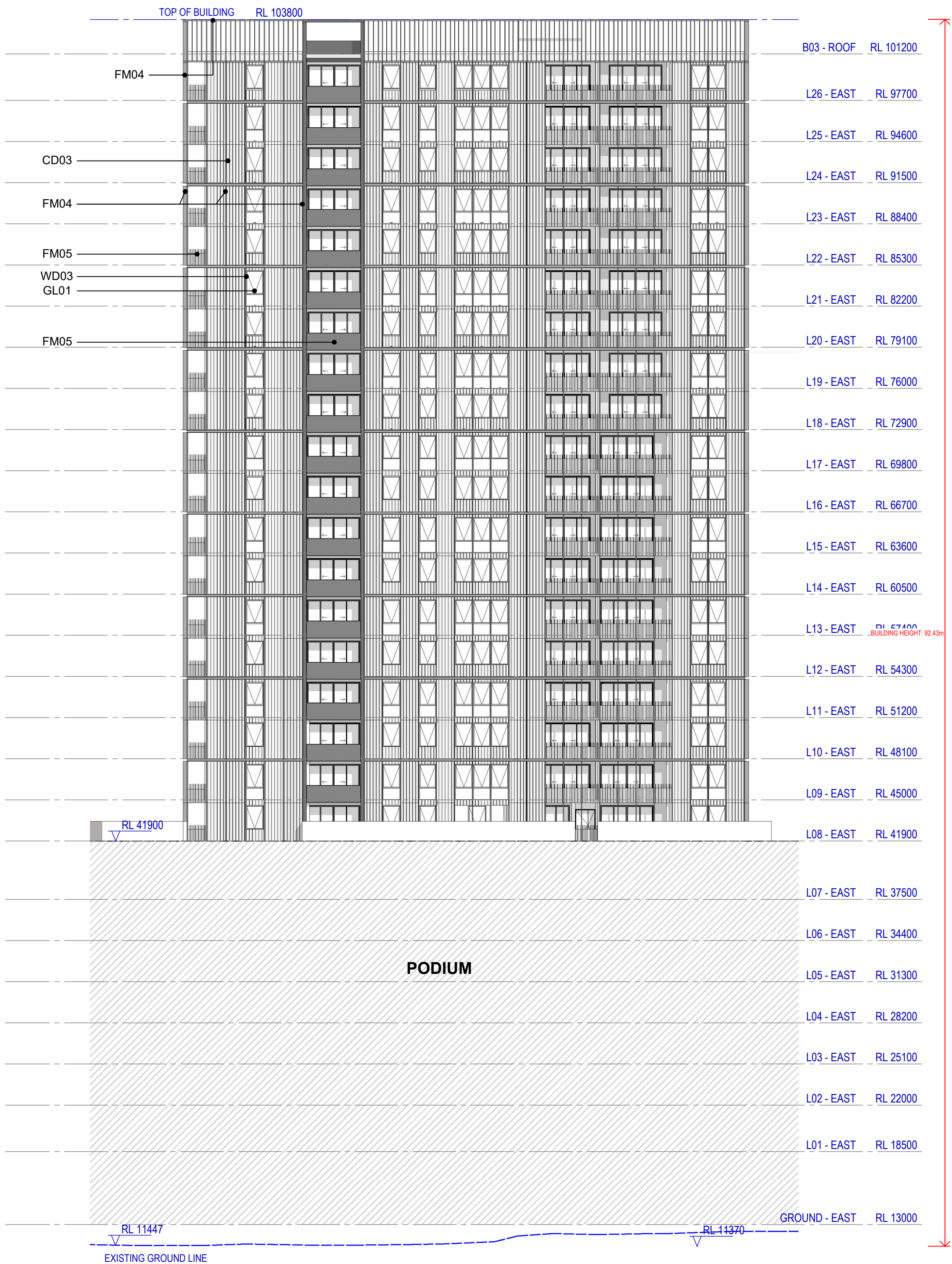


FM05
METAL BALUSTRADE
GREY FINISH



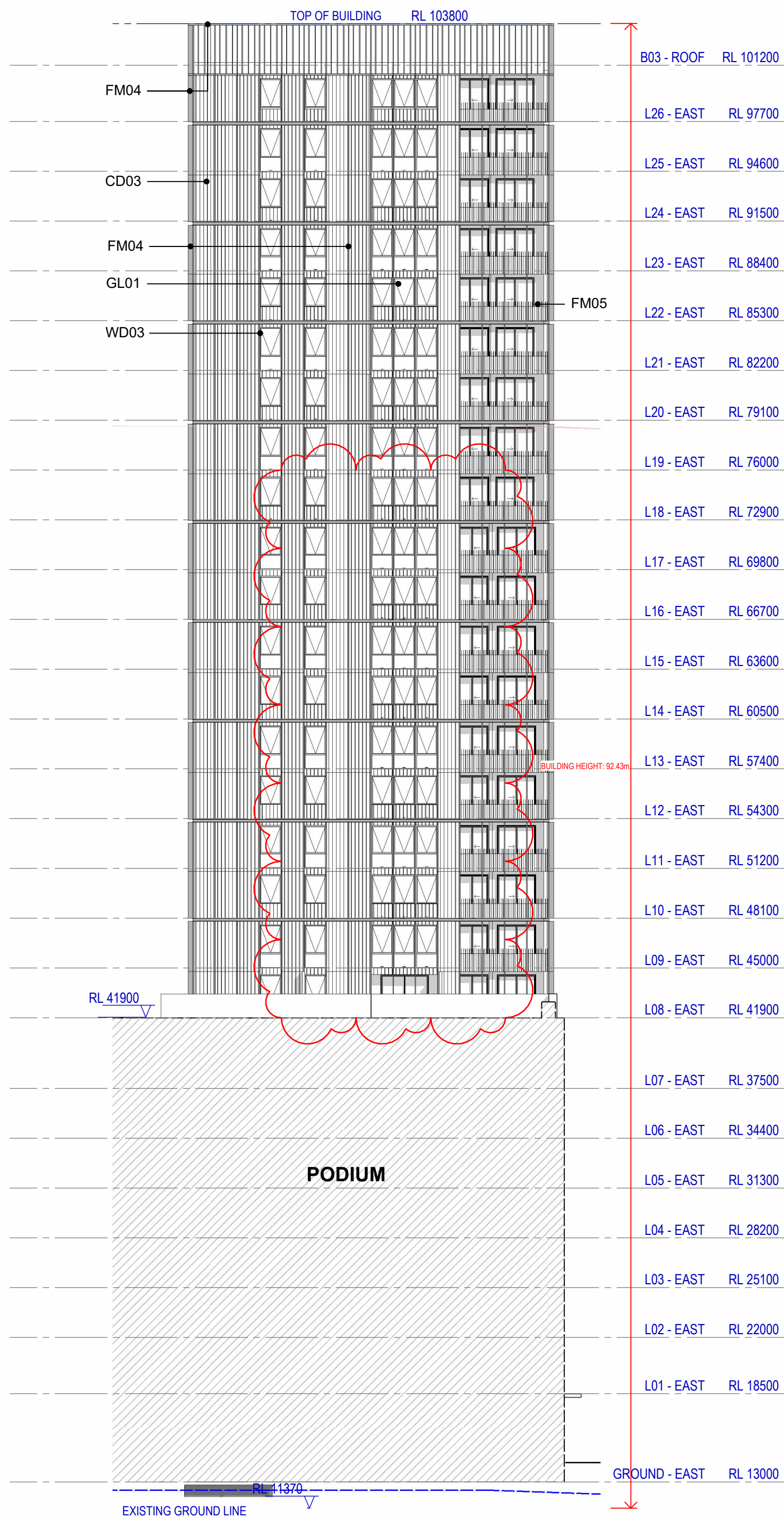
WD03
METAL WINDOW
FRAME - DARK GREY

HEIGHT CONTROL - BLD 3



1 Building 3 North Elevation
SCALE 1 : 250

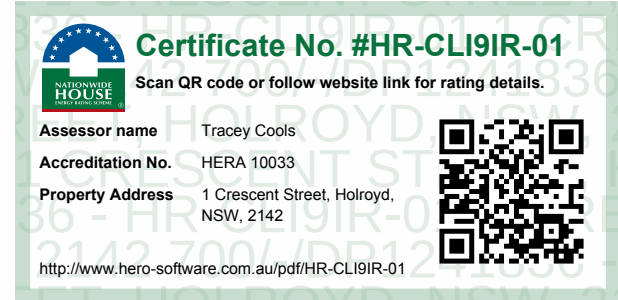
HEIGHT CONTROL - BLD 3



2 Building 3 West Elevation
SCALE 1 : 250

#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA Submission Update	13/12/24
D		SSDA Submission Update	23/01/25
E		SSDA RTS Submission	04/09/25
F		SSDA RTS Submission	12/09/25
G		SSDA RTS Submission	19/09/25
H		SSDA S4.55 Modification	13/07/26

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Project
Crescent Parklands

Client
Tiberius (Holroyd) Pty Ltd (as trustee
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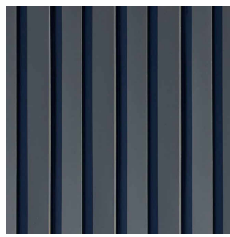
Issuer
W-B
WOODS BAGOT

Project number
121784
Size check
25mm
Checked
OR
Approved
DS
Sheet size
A1
Scale
1 : 250

Sheet title
Building 3 - Elevations - North & West

Sheet number
CP-AR - 1-3231
Revision
H
Status
For information

EXTERNAL FINISHES LEGEND
BUILDING 3



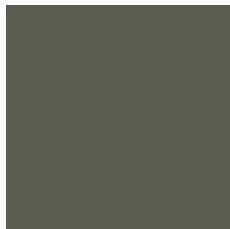
CD03
METALLIC APPEARANCE
GREY FINISH



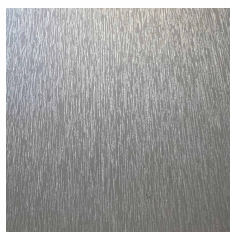
GL0
GLASS



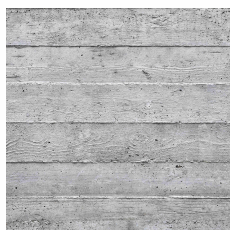
FM04
METALLIC APPEARANCE
FIN GREY FINISH



FM05
METAL BALUSTRADE
GREY FINISH



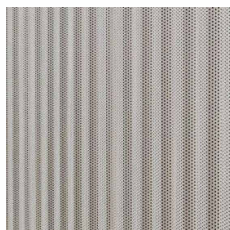
WD03
METAL WINDOW
FRAME - DARK GREY



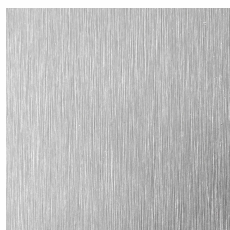
CO04
PROFILED PRECAST
CONCRETE WITH
NATURAL FINISH



MA01
BRICK - LIGHT
BEIGE COLOUR



FM06
PROFILED
PERFORATED SCREEN



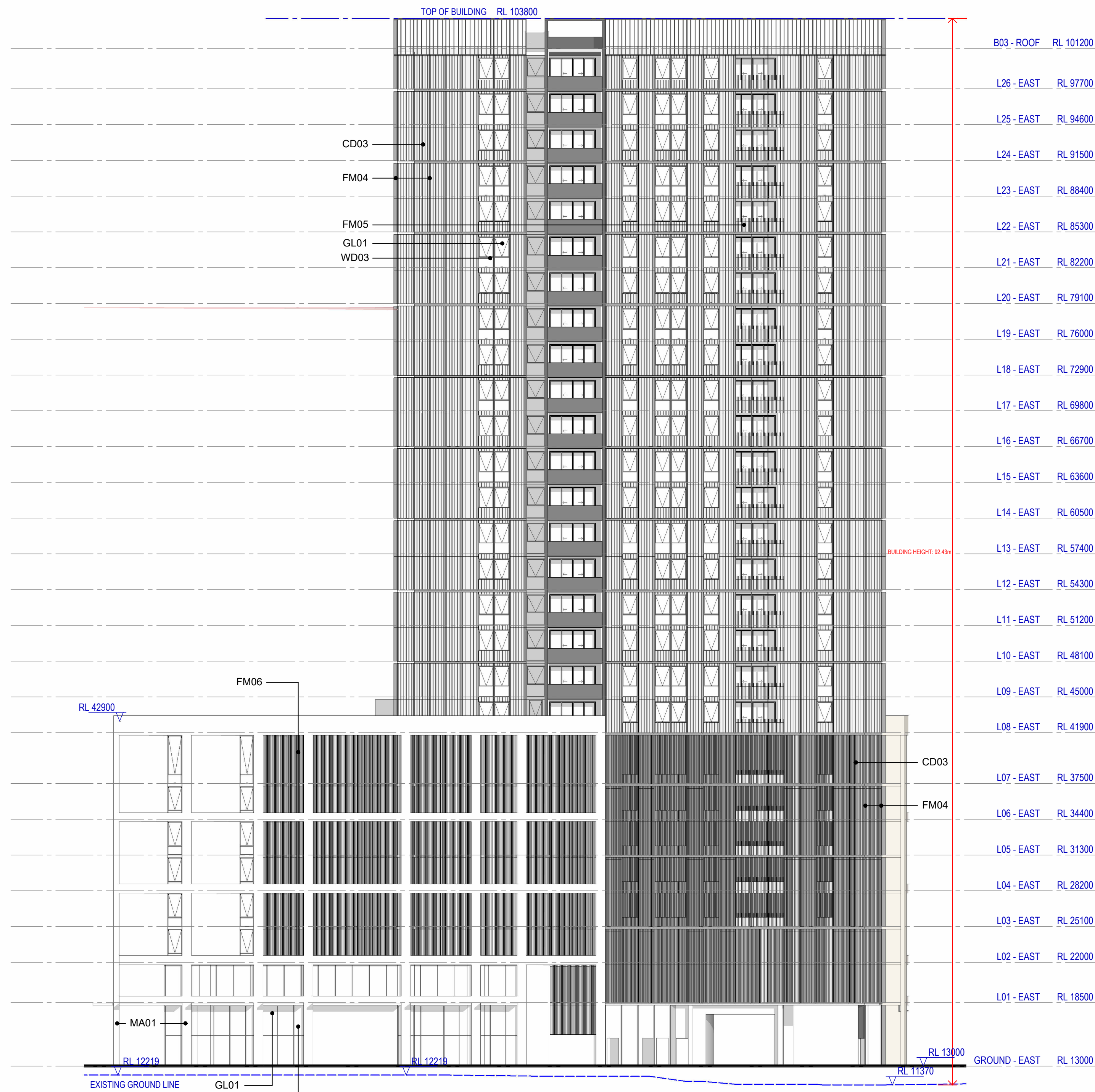
WD02
METAL WINDOW
FRAME - SILVER
GREY

HEIGHT CONTROL - BLD 3

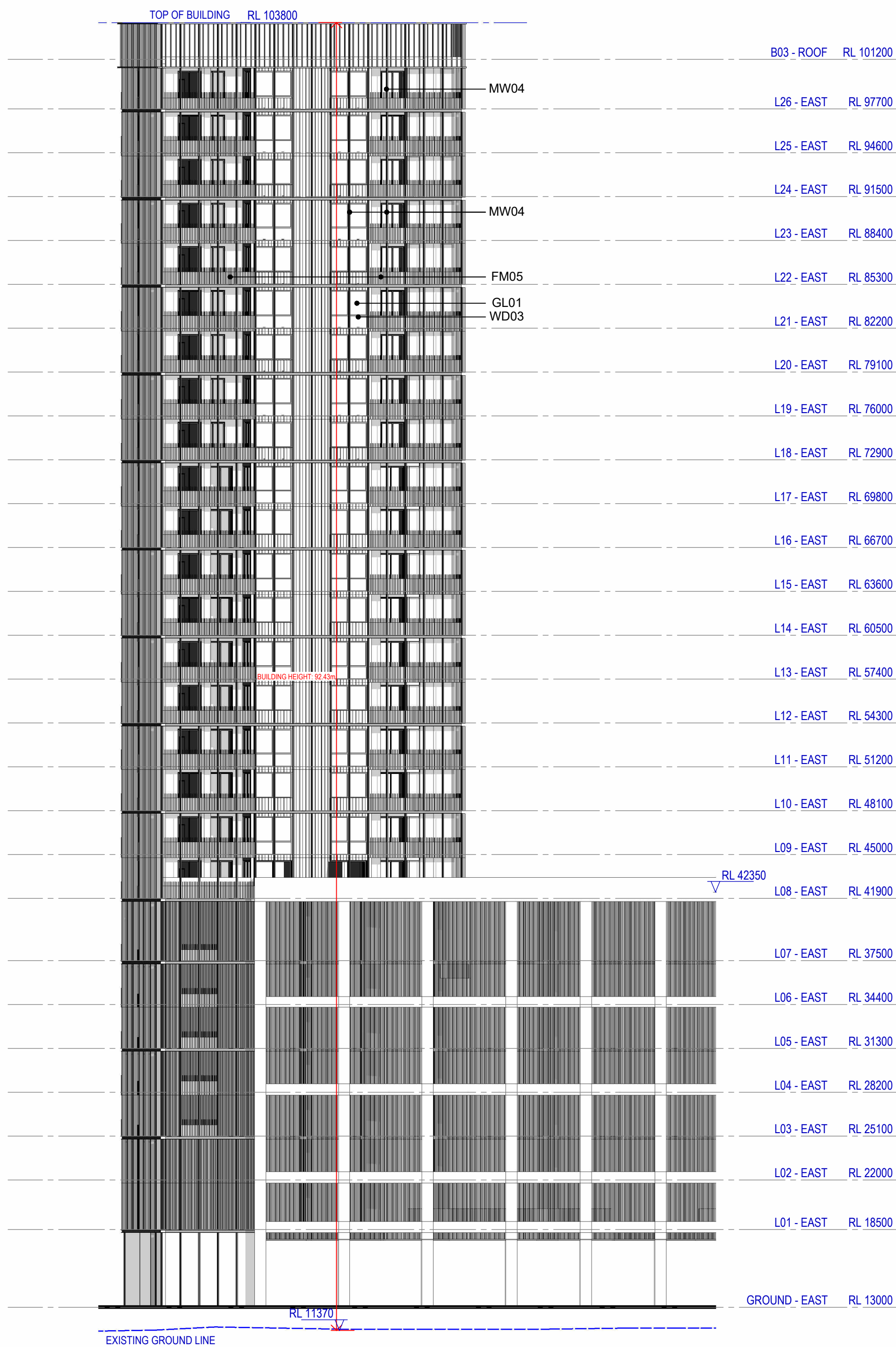
RL 125752

HEIGHT CONTROL - BLD 3

RL 125851



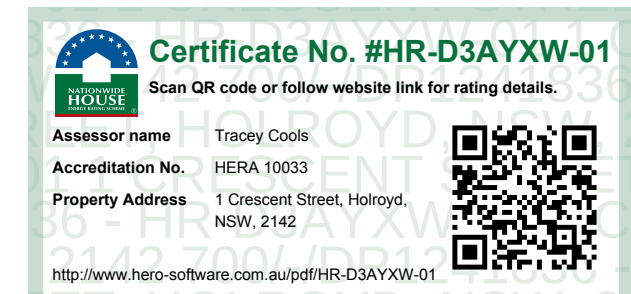
1 Building 3 South Elevation
SCALE 1 : 250



2 Building 3 East Elevation
SCALE 1 : 250

Recent revision history		
#	Status	Description
A	SSDA Submission	08/11/24
B	SSDA Submission Update	20/11/24
C	SSDA Submission Update	13/12/24
D	SSDA Submission Update	23/01/25
E	SSDA RTS Submission	04/09/25
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G	SSDA RTS Submission	19/09/25

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Project
Crescent Parklands

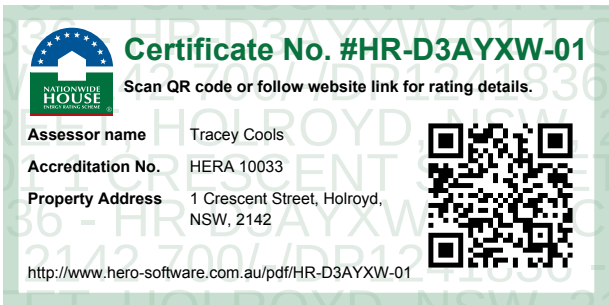
Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

Project number
121784
Size check
25mm
Checked
DS
Approved
A1
Sheet size
Scale
1 : 250

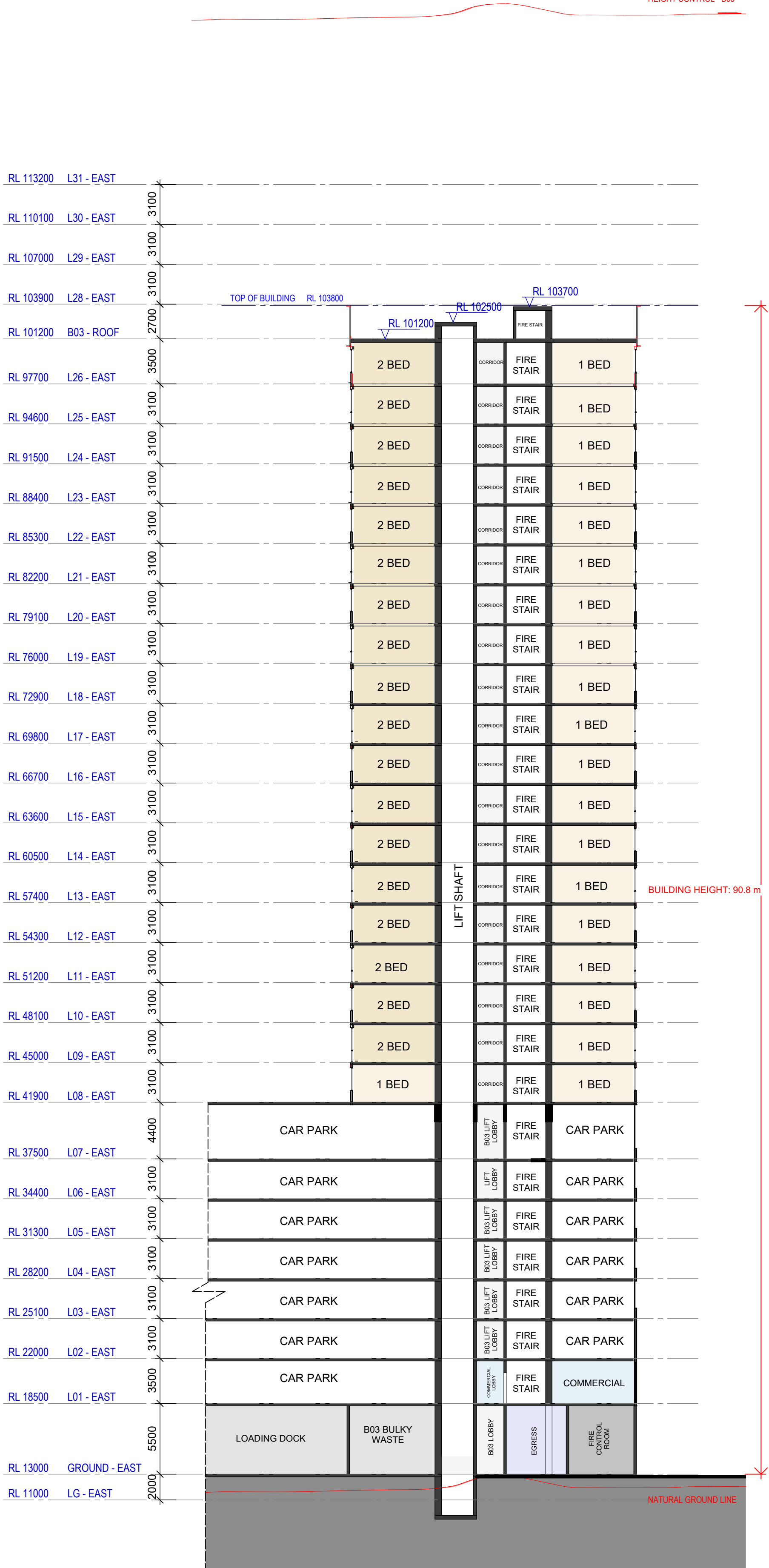
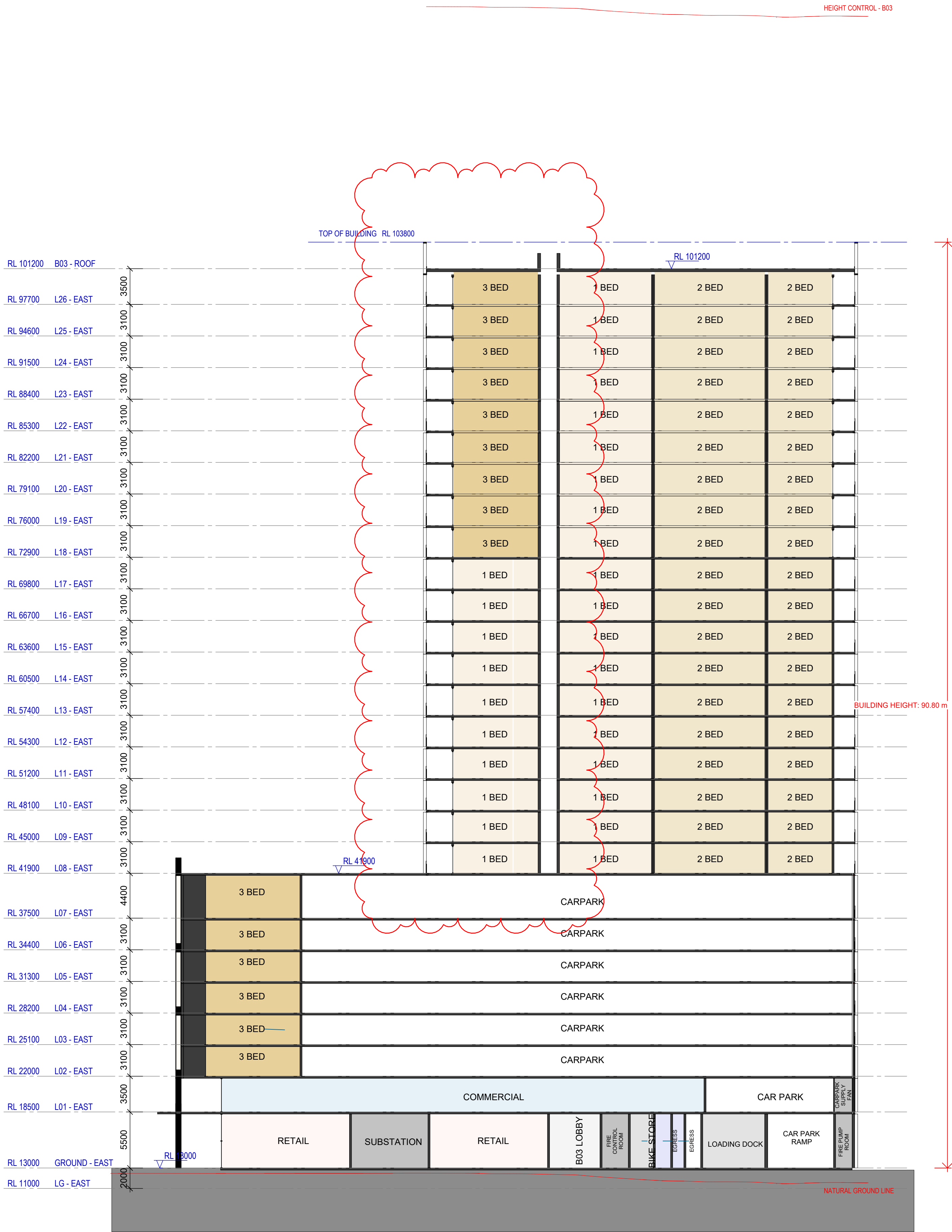
Sheet title
Building 3 - Elevations - South & East

Sheet number
CP-AR - 1-3232
Revision
G
Status
For information



Recent revision history		
#	Status	Description
A		SSDA Submission
B		SSDA Submission Update
C		SSDA Submission Update
D		SSDA Submission Update
E		SSDA RTS Submission
F		SSDA RTS Submission
G		SSDA RTS Submission
H		SSDA S4.55 Modification

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- 1 BED
- 2 BED
- 3 BED
- 4 BED
- AMENITY
- BALC
- BIKES
- BOH
- CAR PARK
- CHILDCARE
- commer
- COMMERCIAL
- CORRIDOR
- EGRESS
- ELECTRICAL
- FIRE PROTECTION
- GREENERY
- HYDRAULIC
- LIFT SHAFT
- LOBBY
- MECHANICAL
- PLANT
- RETAIL
- RISER
- SHAFT
- STORE

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784
Size check
25mm
Checked
DS
Approved
A1
Sheet size
Scale
1 : 250

Sheet title
Building 3 - Sections

Sheet number
CP-AR - 1-3233
Revision
H
Status
For information