



Project
Crescent Parklands

Address
1 Crescent Street Holroyd

Client
**Tiberius (Holroyd) Pty Ltd (as trustee for the
Holroyd Unit Trust)**
Project number
121784

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

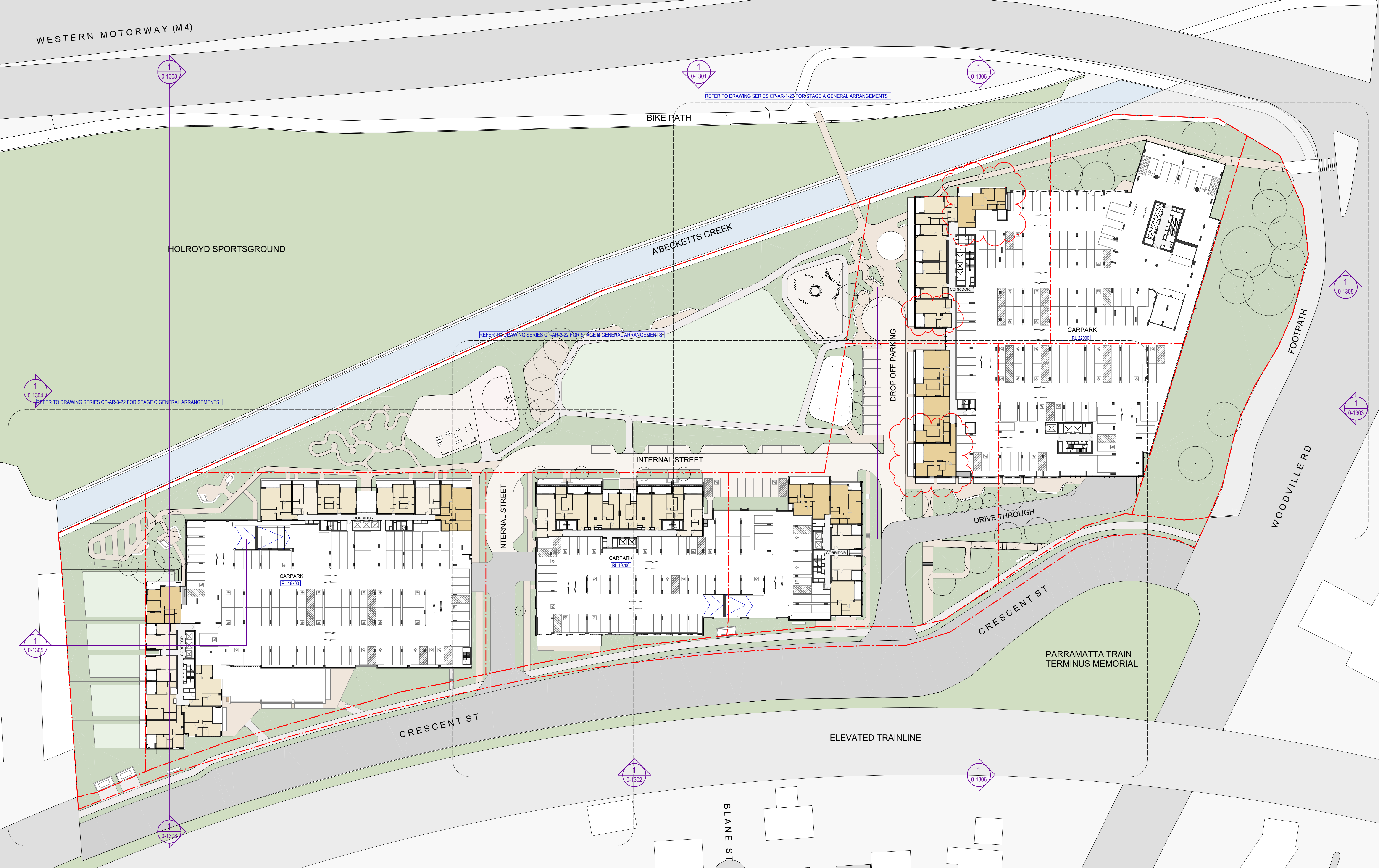
1 Crescent Street Holroyd

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Project number

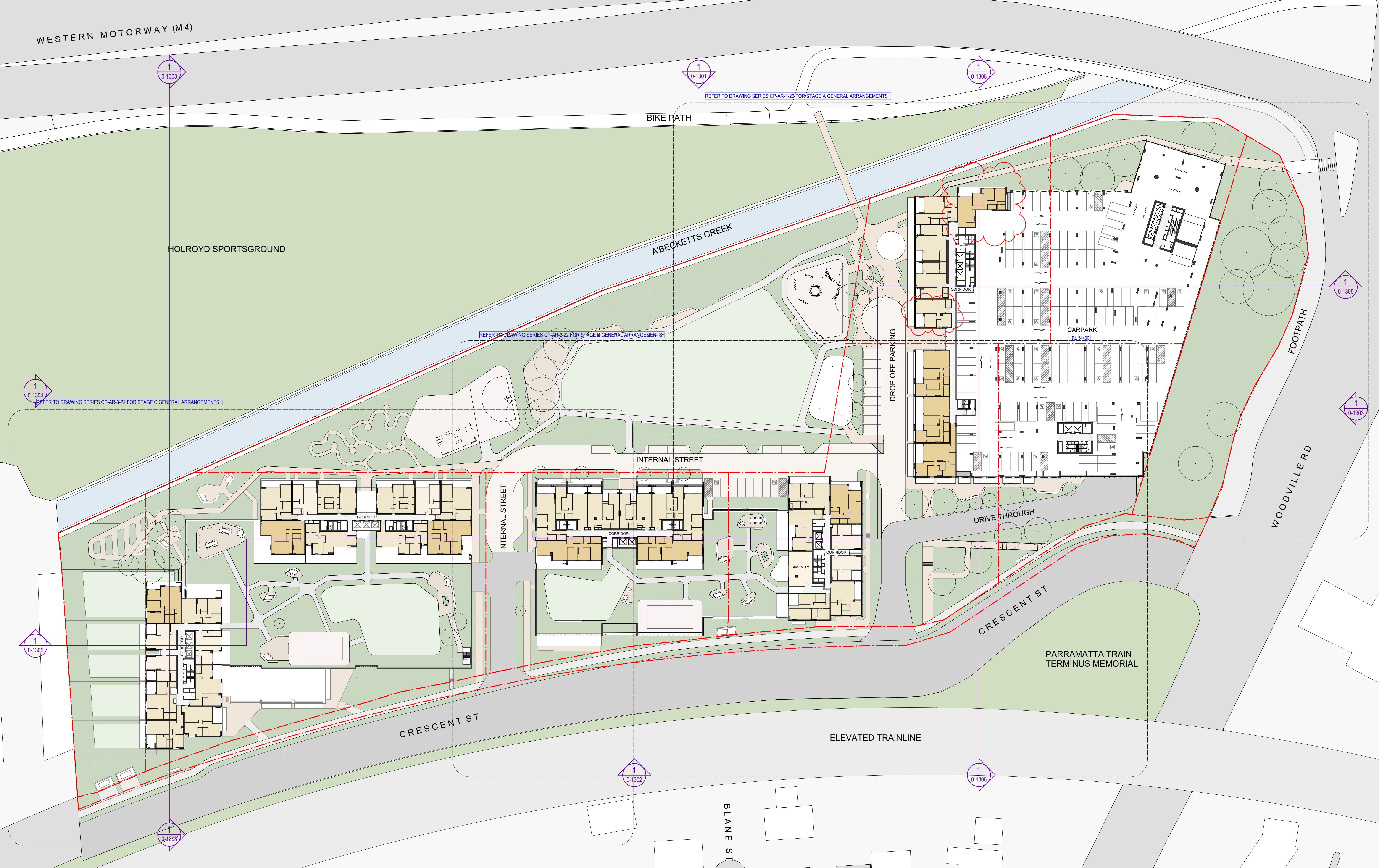
121784



Recent revision history			Notes
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	12/09/25
E		SSDA RTS Submission	19/09/25
F		SSDA S4.55 Modification	13/07/26
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Checked OR		Approved DS		Size check 25mm	
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				Revision F	
				Status For information	



Recent revision history			Notes
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A		SSDA Submission	
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E		SSDA RTS Submission	
F		SSDA S4.55 Modification	
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Project
Crescent Parklands

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

Project number
121784

Checked
OR

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DS

Size check
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Sheet size
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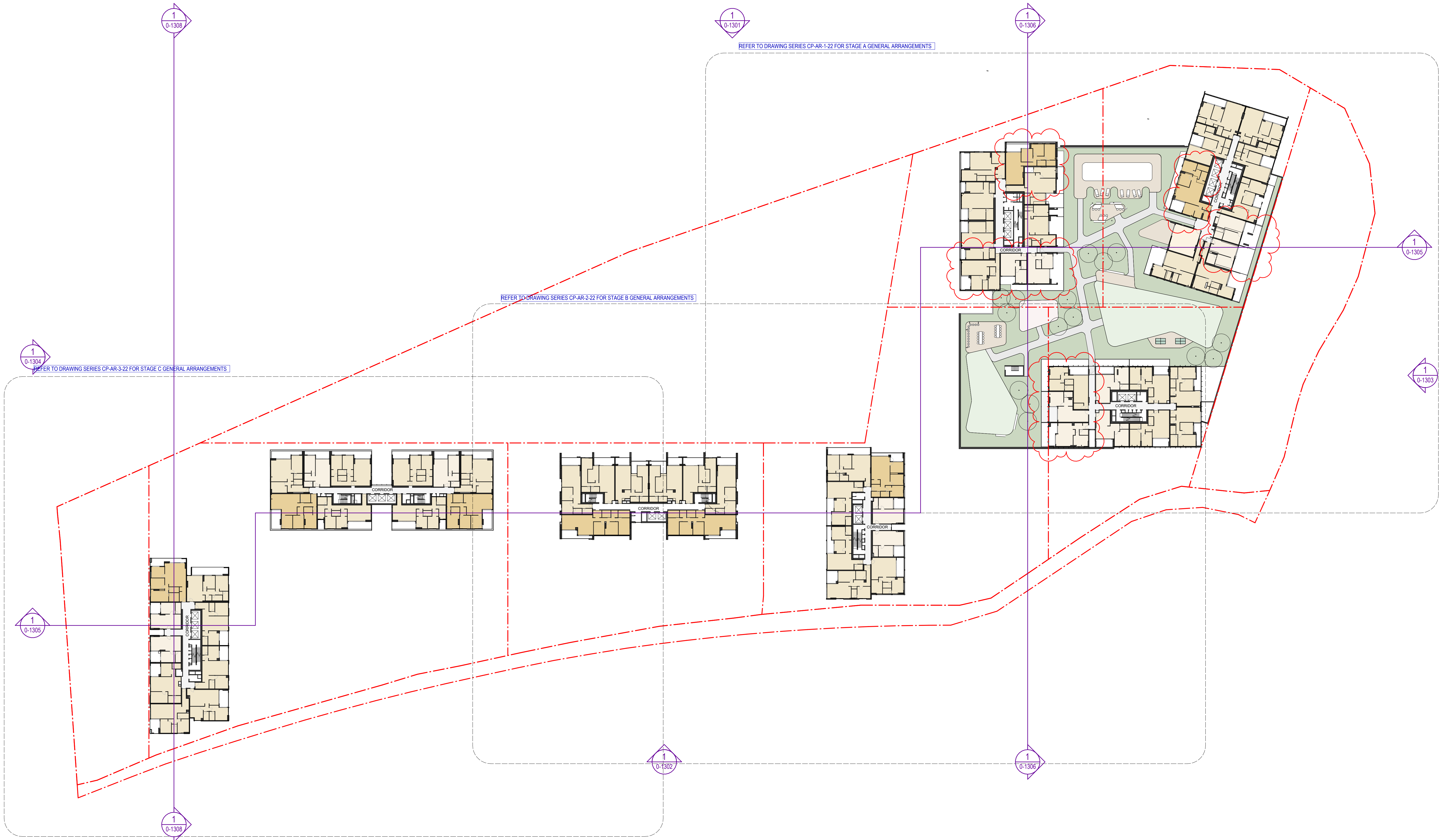
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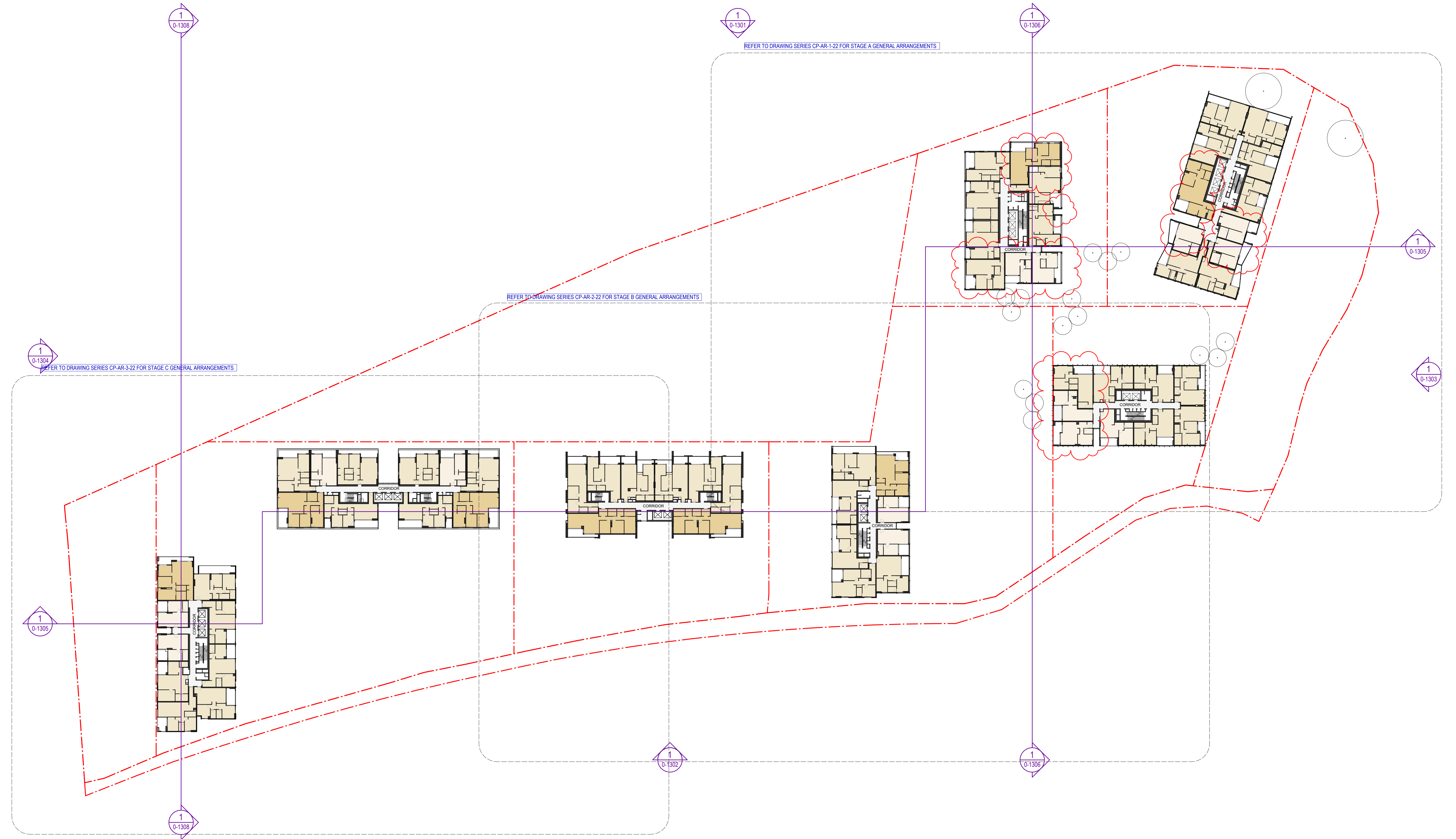
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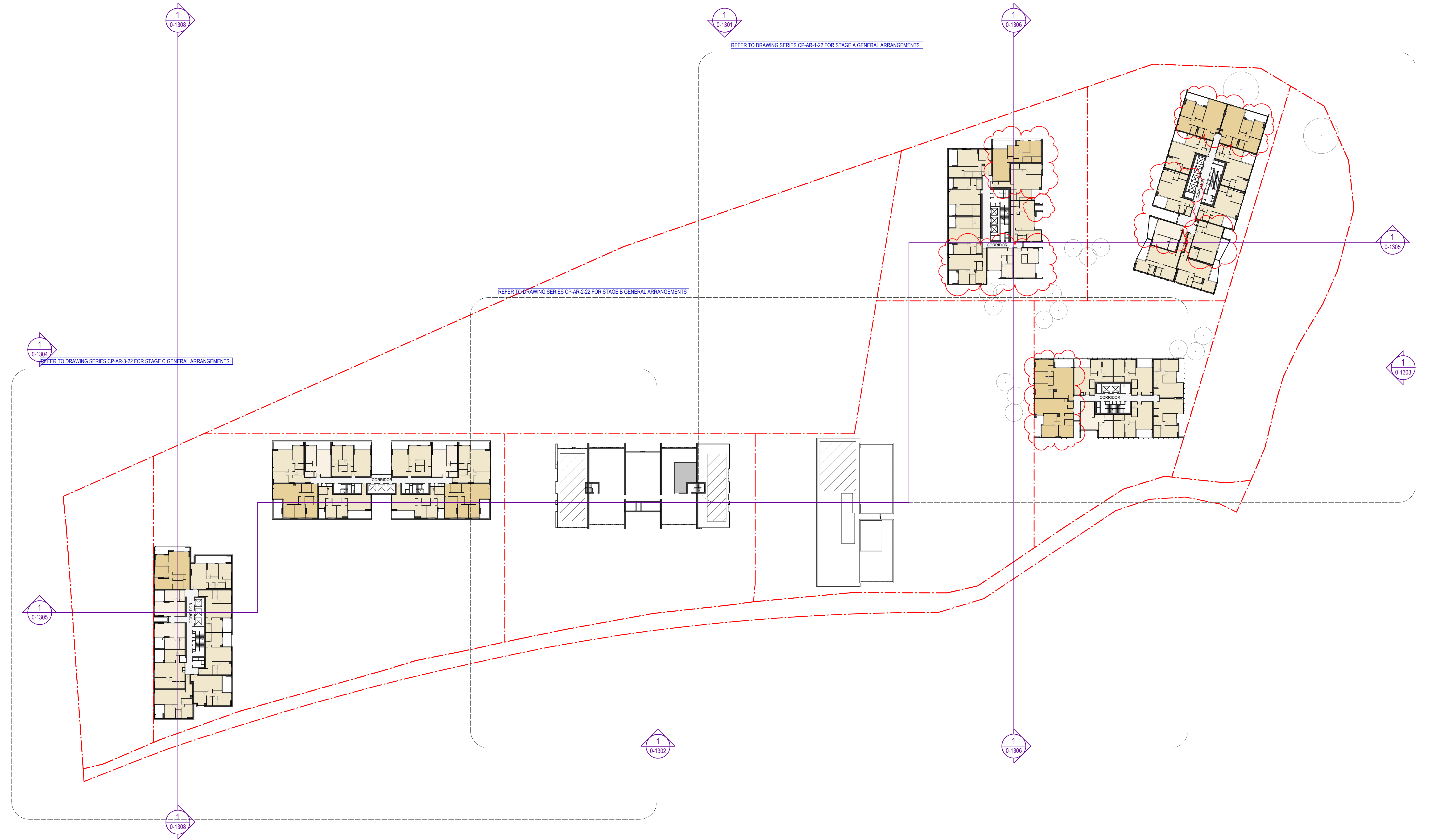
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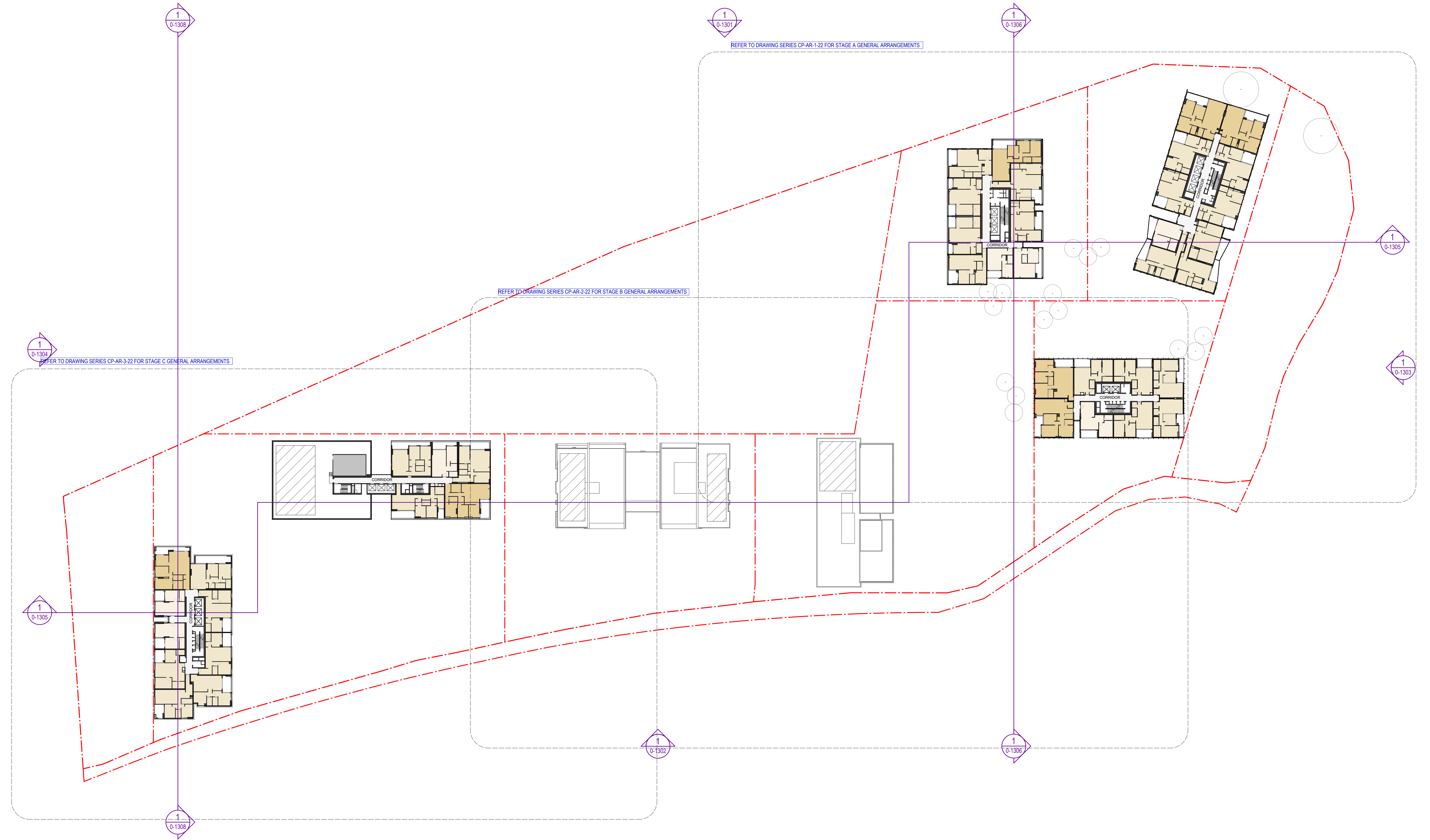
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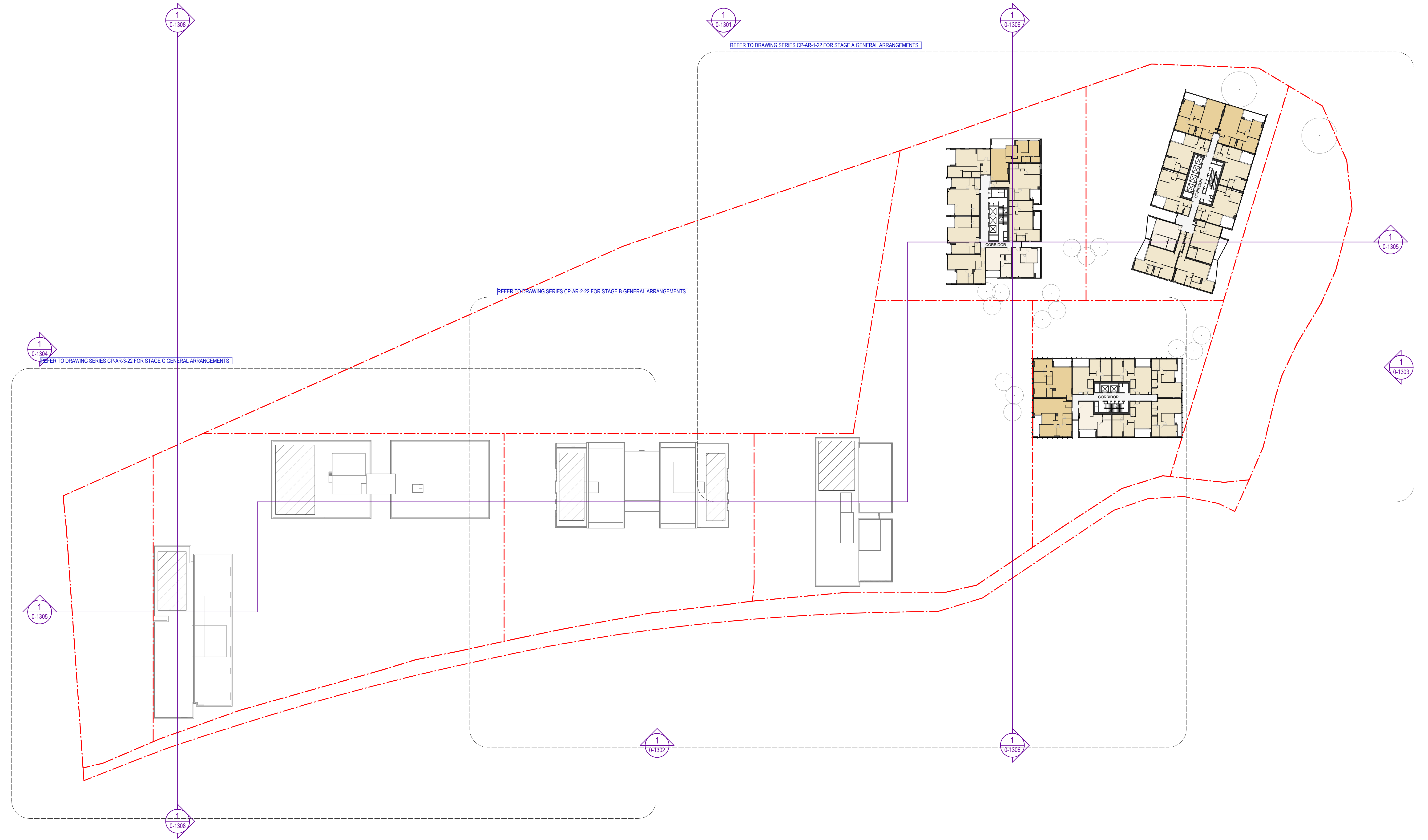
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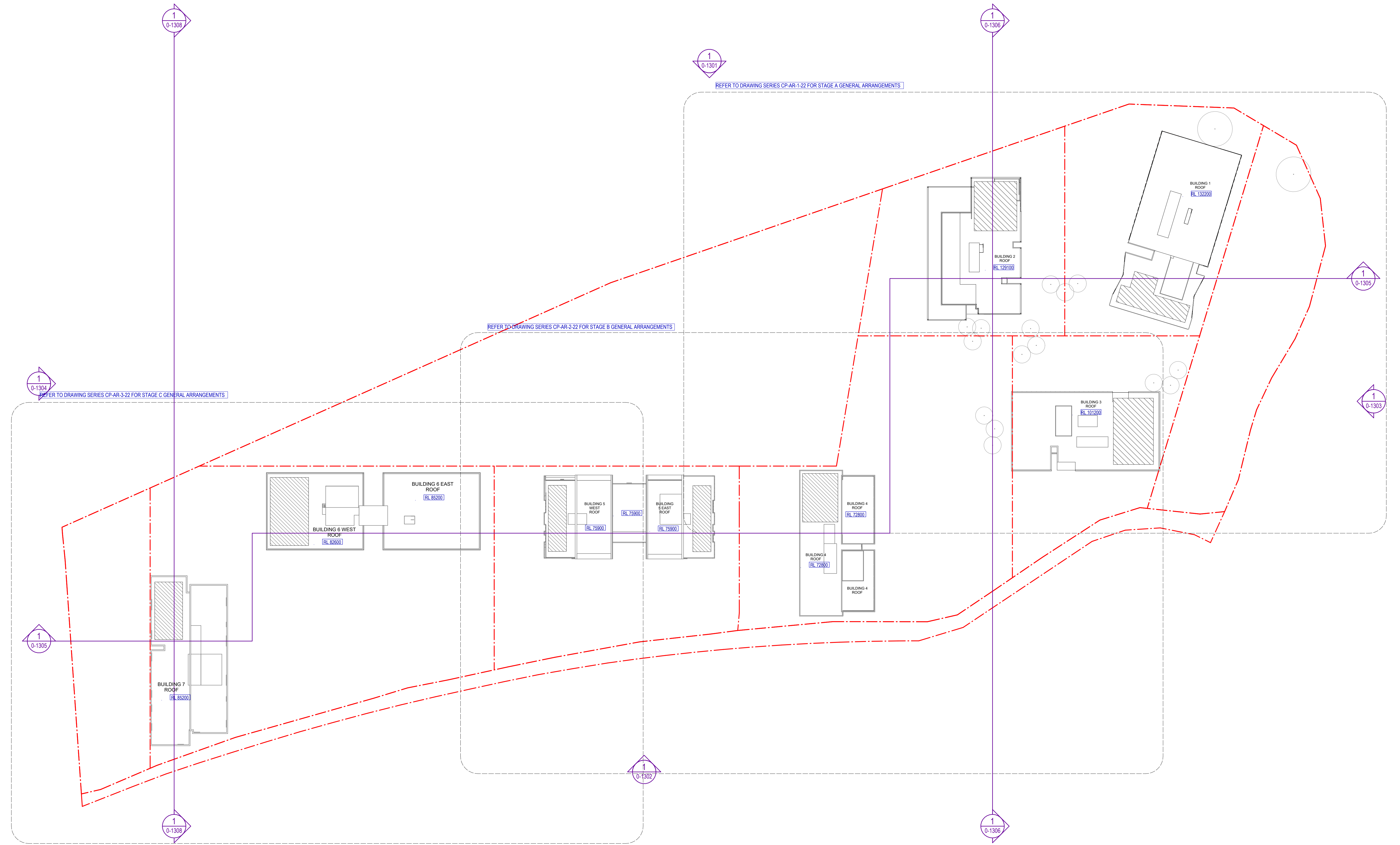


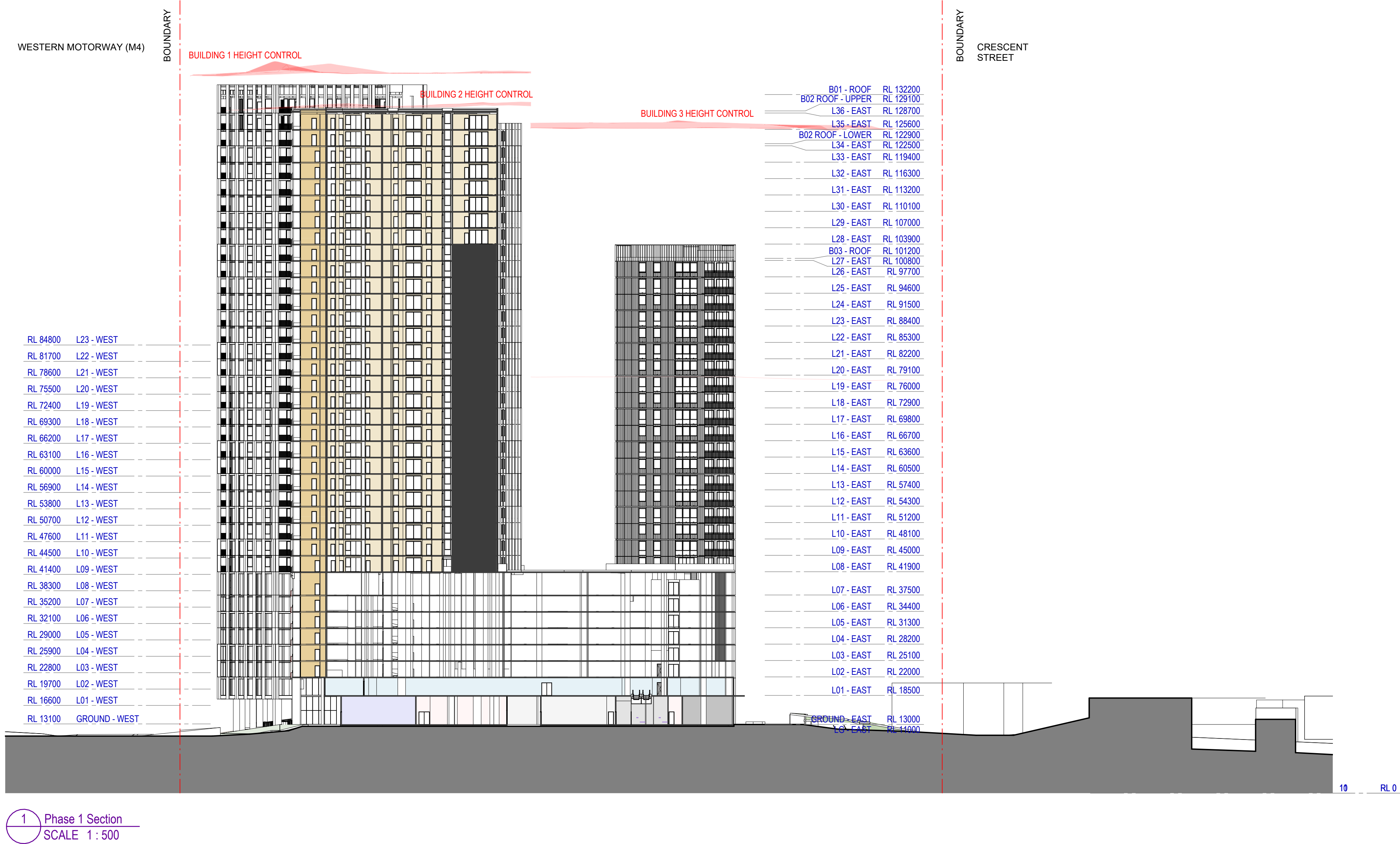












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DS

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Scale
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Sheet title
Stage A Section

Sheet number
CP-AR -0-1306

Revision
E

Status
For information



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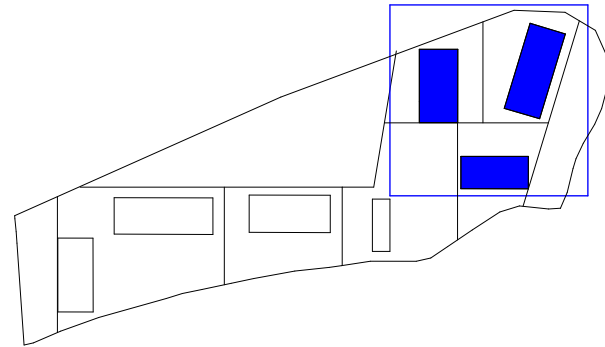
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W-B
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Project number
121784

Size check
25mm

Checked OR Approved DS Sheet size A1 Scale 1 : 250

Sheet title
Level 3

Sheet number
CP-AR-1-2203
Status
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Revision
F









Sheet title
Levels 09 - 17

Sheet number
CP-AR -1-2209

Revision
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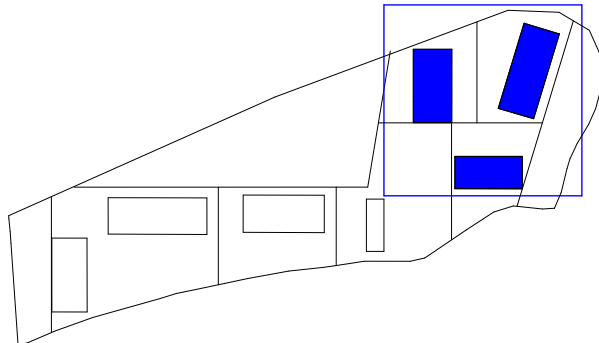
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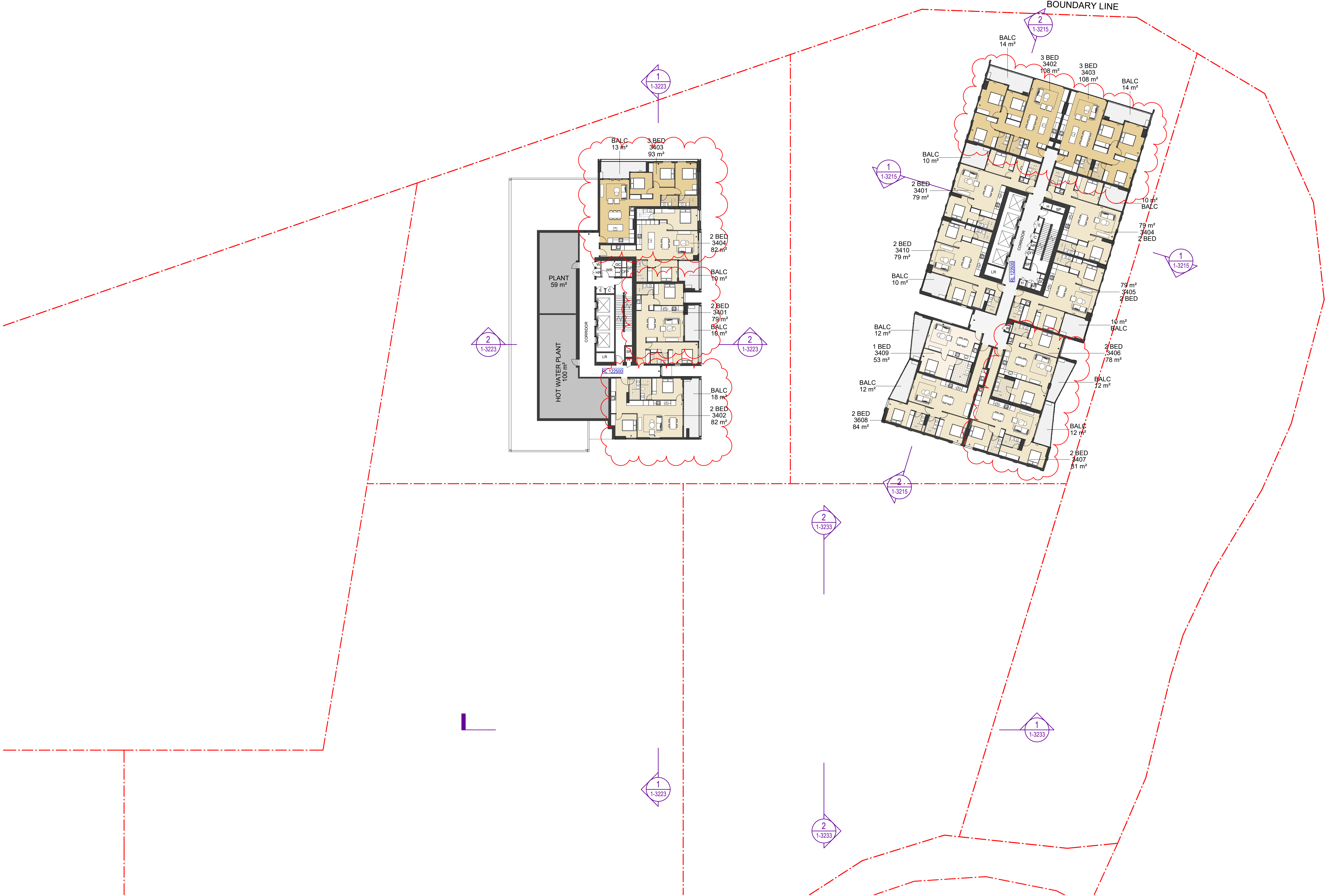


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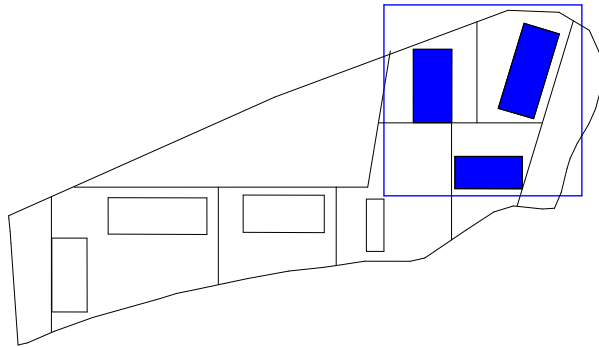


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BOUNDARY LINE

2
1-3215

BALC
14 m²

3 BED
3402
108 m²

3 BED
3403
108 m²

BALC
14 m²

1
1-3215

BALC
10 m²

2 BED
3401
79 m²

2 BED
3410
79 m²

BALC
10 m²

BALC
12 m²

1 BED
3409
53 m²

BALC
12 m²

2 BED
3608
84 m²

2
1-3215

2
1-3233

1
1-3233

2
1-3233

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Project number
121784

Size check
25mm

1

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OR

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DS

Sheet size
A1

Scale
1 : 250

Sheet title
Level 34

Sheet number
CP-AR-1-2234

Revision
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Status
For information



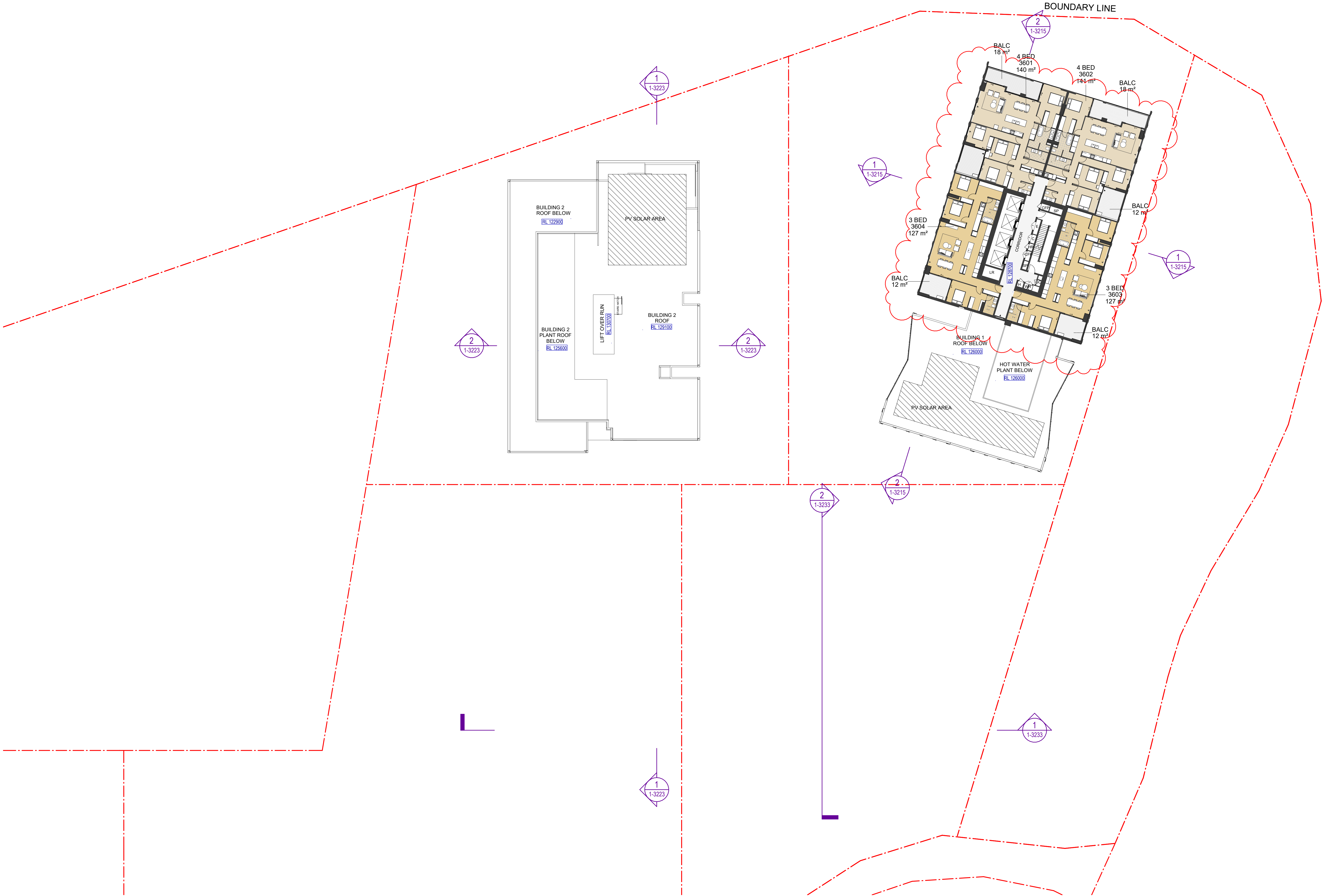
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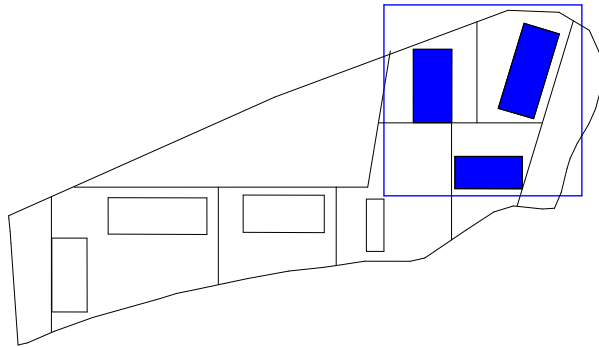
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Scale



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D		SSDA RTS Submission	12/09/25	
E		SSDA RTS Submission	19/09/25	Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
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BOUNDARY LINE

2
1-3215

1
1-3223

1
1-3215

2
1-3223

2
1-3223

1
1-3215

2
1-3233

2
1-3215

1
1-3233

1
1-3223

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Size check
25mm



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Sheet size A1
Scale 1 : 250

Sheet title
Level 36

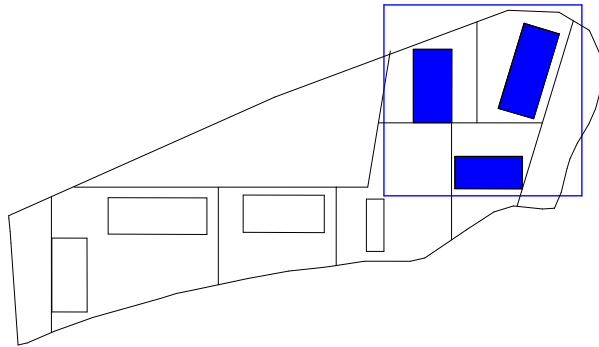
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Status
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Revision
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#	Status	Description	Date
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B		SSDA Submission Update	20/11/24
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Project number
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Size check
25mm



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Sheet size A1
Scale 1 : 250

Sheet title
Level 37

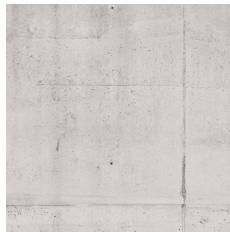
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Status
For information

Revision
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EXTERNAL FINISHES LEGEND
BUILDING 1



CD01
METALLIC CLADDING



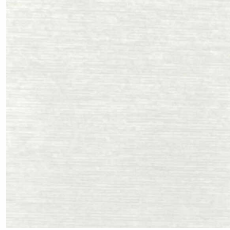
CO01
CONCRETE WITH LIGHT
TRANSPARENT FINISH



GL01
GLASS



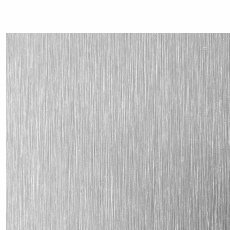
FM01
CAPTURED GLASS
BALUSTRADE WITH
PRIVACY FILM



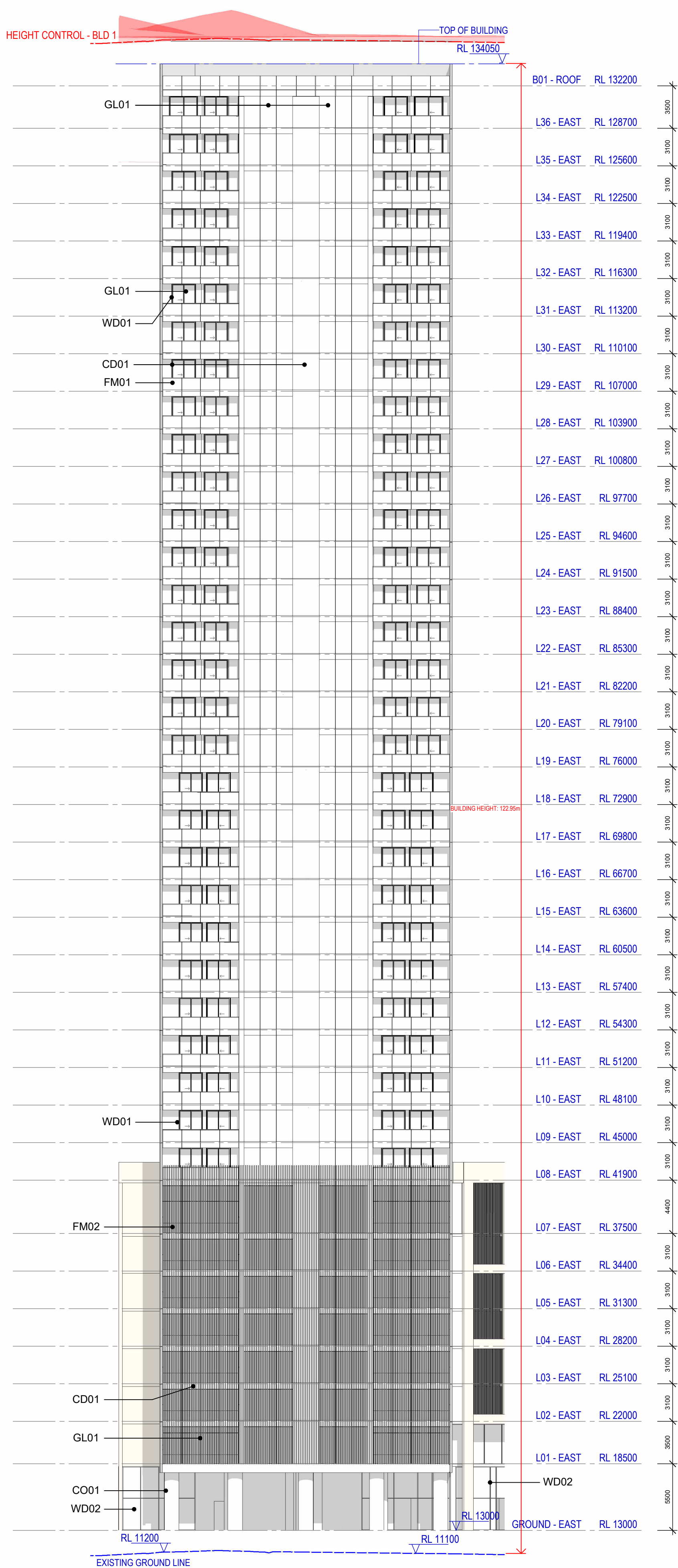
FM02
METALLIC VERTICAL PANEL
TO MATCH CD01 FINISH



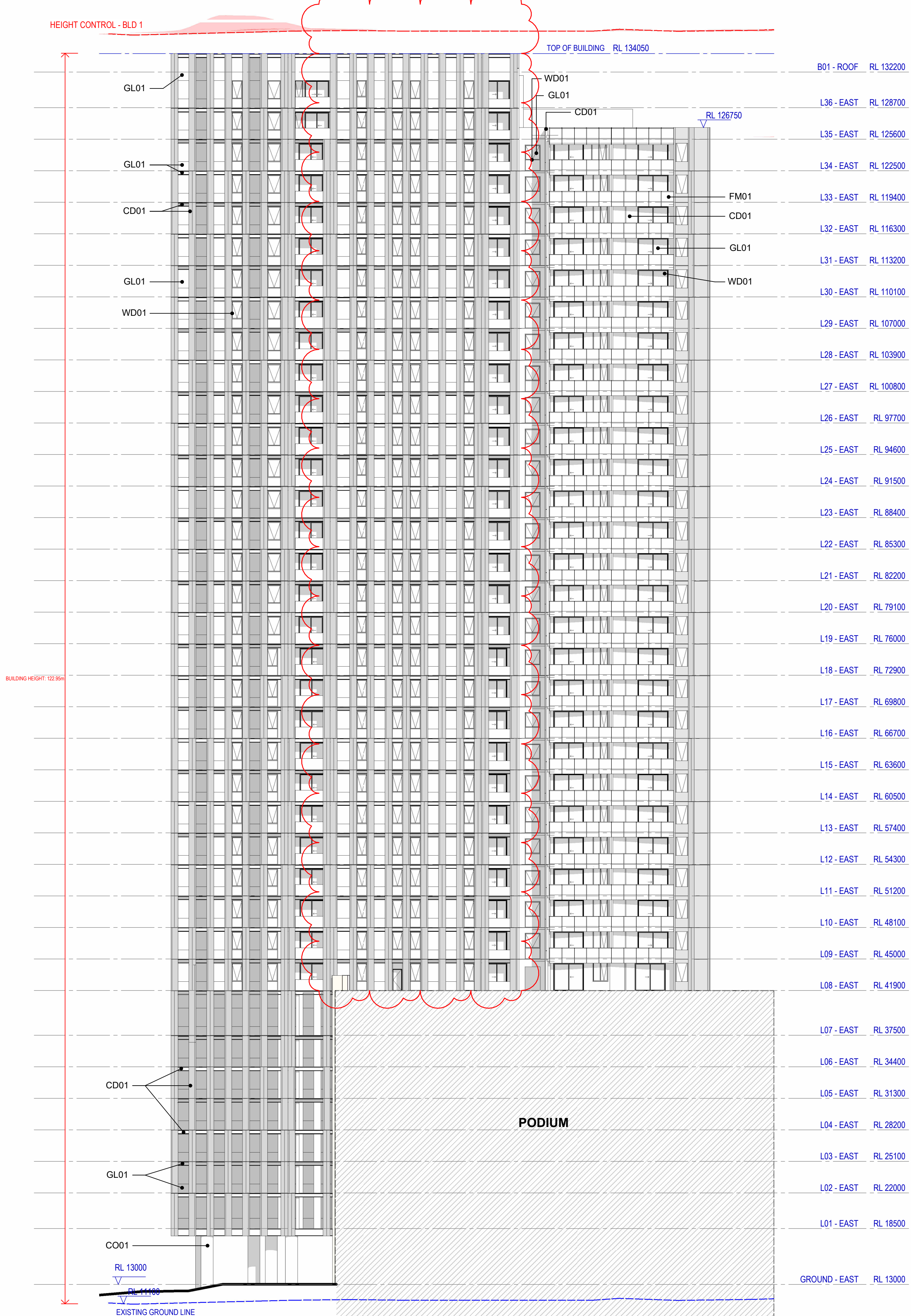
WD01
WINDOW METALLIC FRAME
TO MATCH CD01 FINISH



WD02
WINDOW METALLIC FRAME -
SILVER GREY



1 Building 1 North Elevation
SCALE 1 : 250



2 Building 1 West Elevation
SCALE 1 : 250

Recent revision history		
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A	SSDA Submission	08/11/24
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Sheet size
A1

Scale
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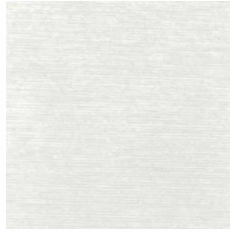
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Building 1 - Elevations - North & West

Sheet number
CP-AR - 1-3211

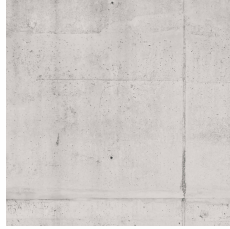
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Status
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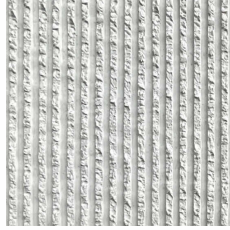
EXTERNAL FINISHES LEGEND
BUILDING 1



CD01
METALLIC APPEARANCE
CLADDING



CO01
CONCRETE WITH LIGHT
TRANSPARENT FINISH



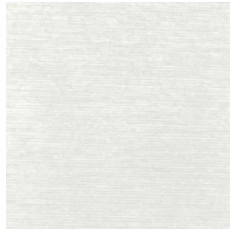
CO02
PROFILED PRECAST
CONCRETE WITH LIGHT
TRANSPARENT FINISH



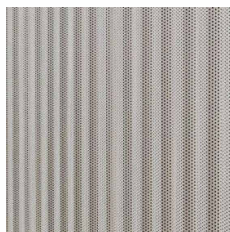
GL01
GLASS



FM01
CAPTURED GLASS
BALUSTRADE WITH
PRIVACY FILM



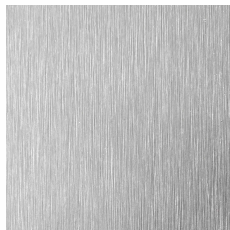
FM02
METALLIC VERTICAL PANEL
TO MATCH CD01 FINISH



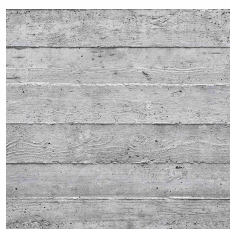
FM06
PROFILED
PERFORATED SCREEN



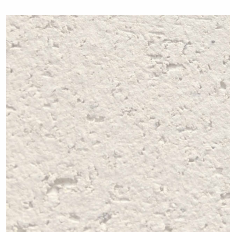
WD01
WINDOW METALLIC FRAME
TO MATCH CD01 FINISH



WD02
WINDOW METALLIC FRAME -
SILVER GREY

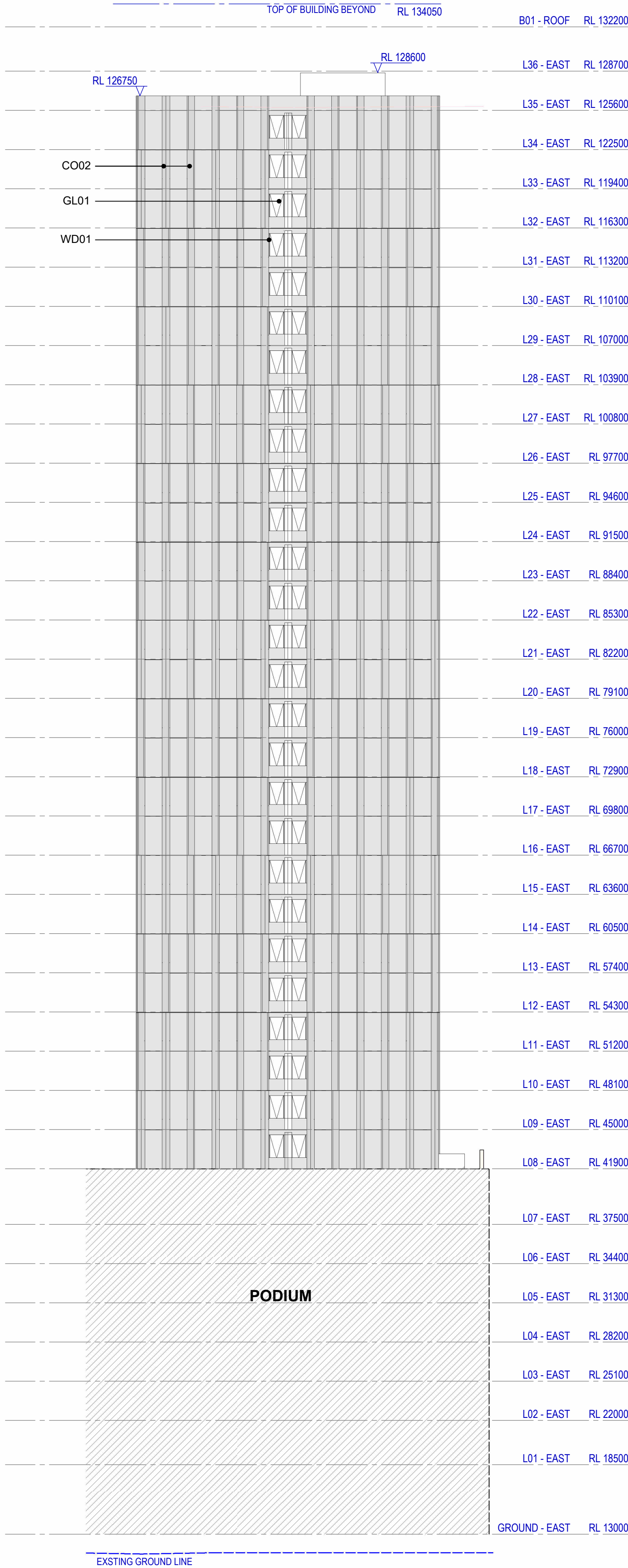


CO04
PROFILED PRECAST
CONCRETE WITH
NATURAL FINISH



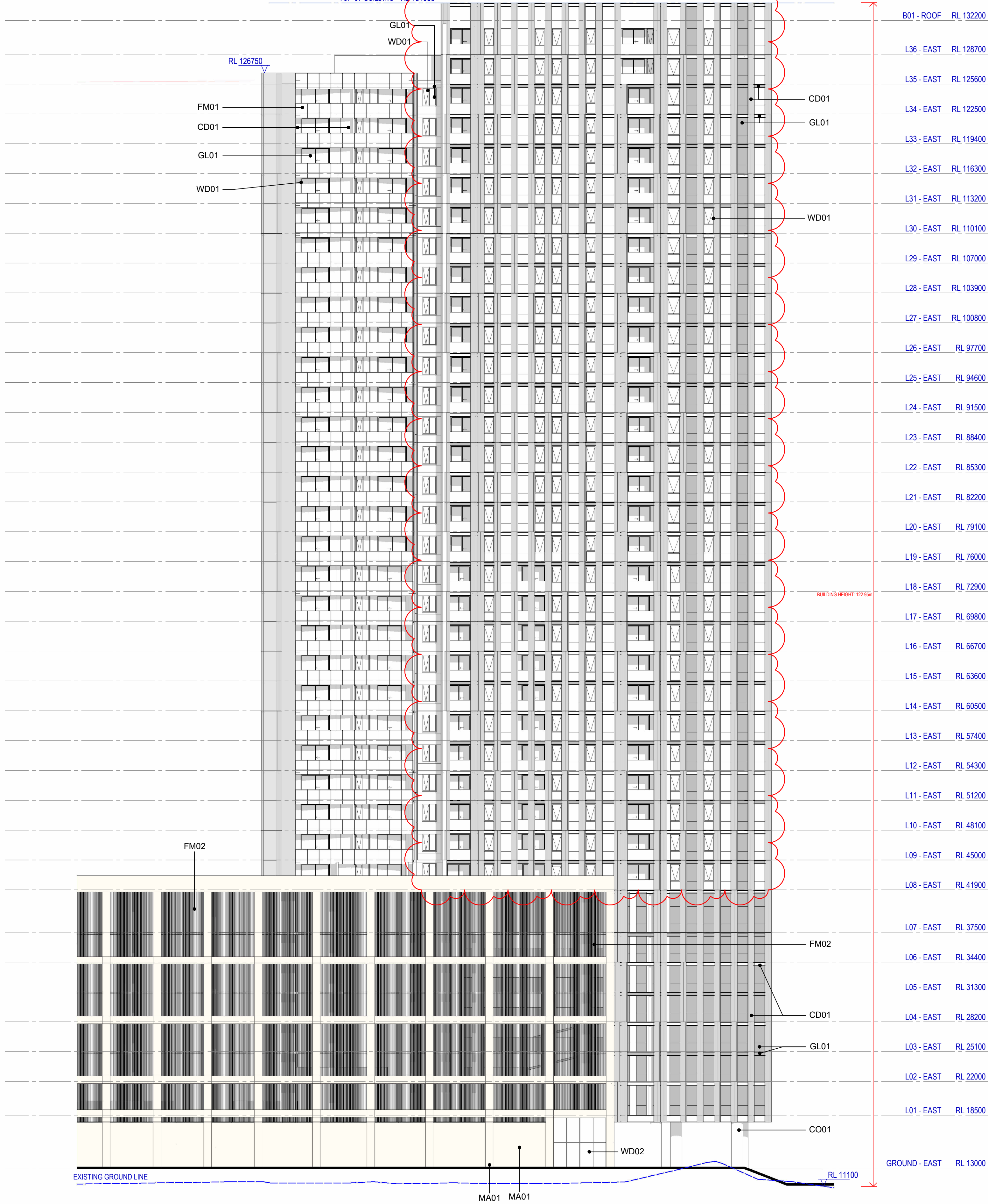
MA01
BRICK - LIGHT
BEIGE COLOUR

HEIGHT CONTROL - BLD 1



1 Building 1 South Elevation
SCALE 1 : 250

HEIGHT CONTROL - BLD 1



2 Building 1 East Elevation
SCALE 1 : 250

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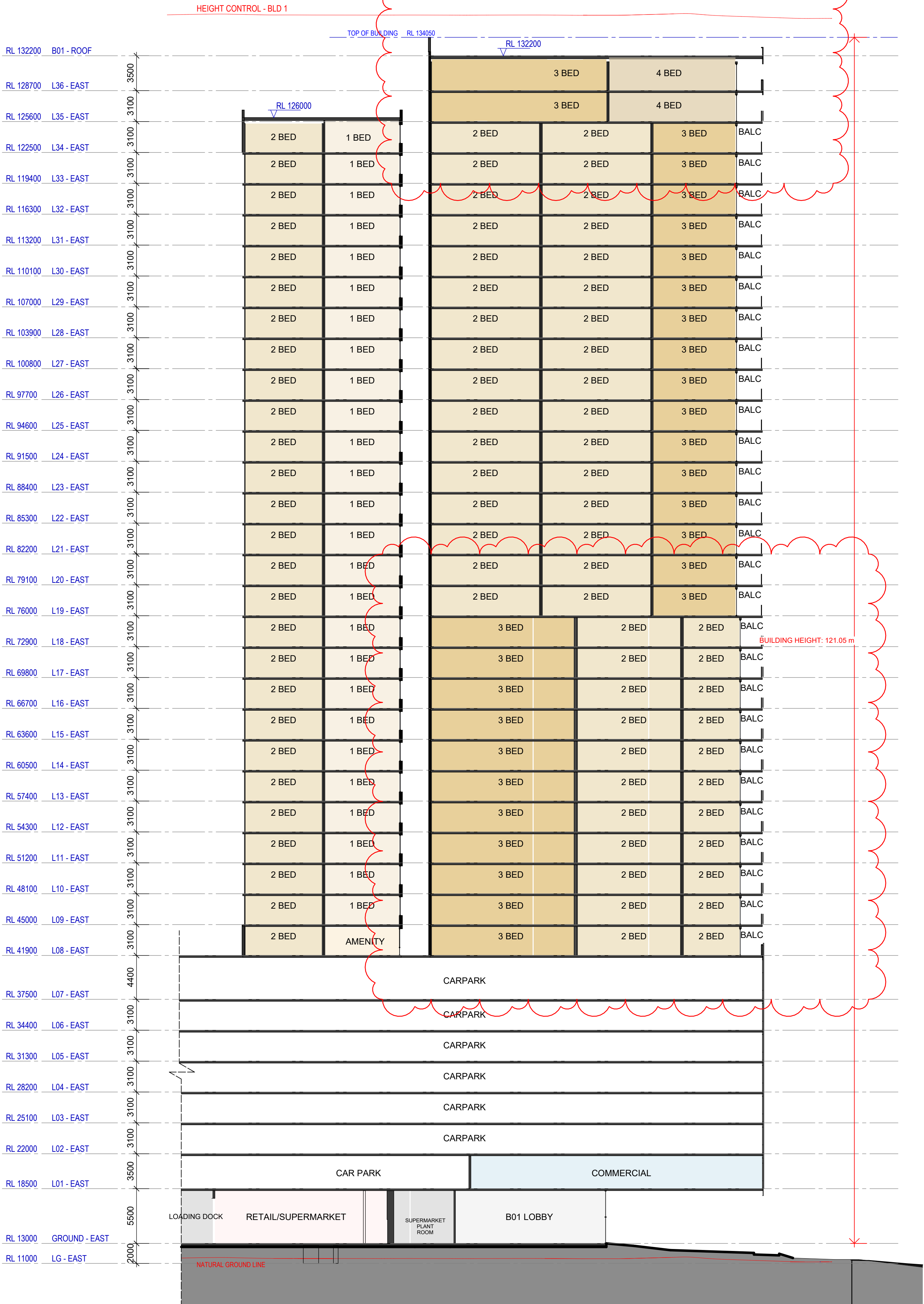
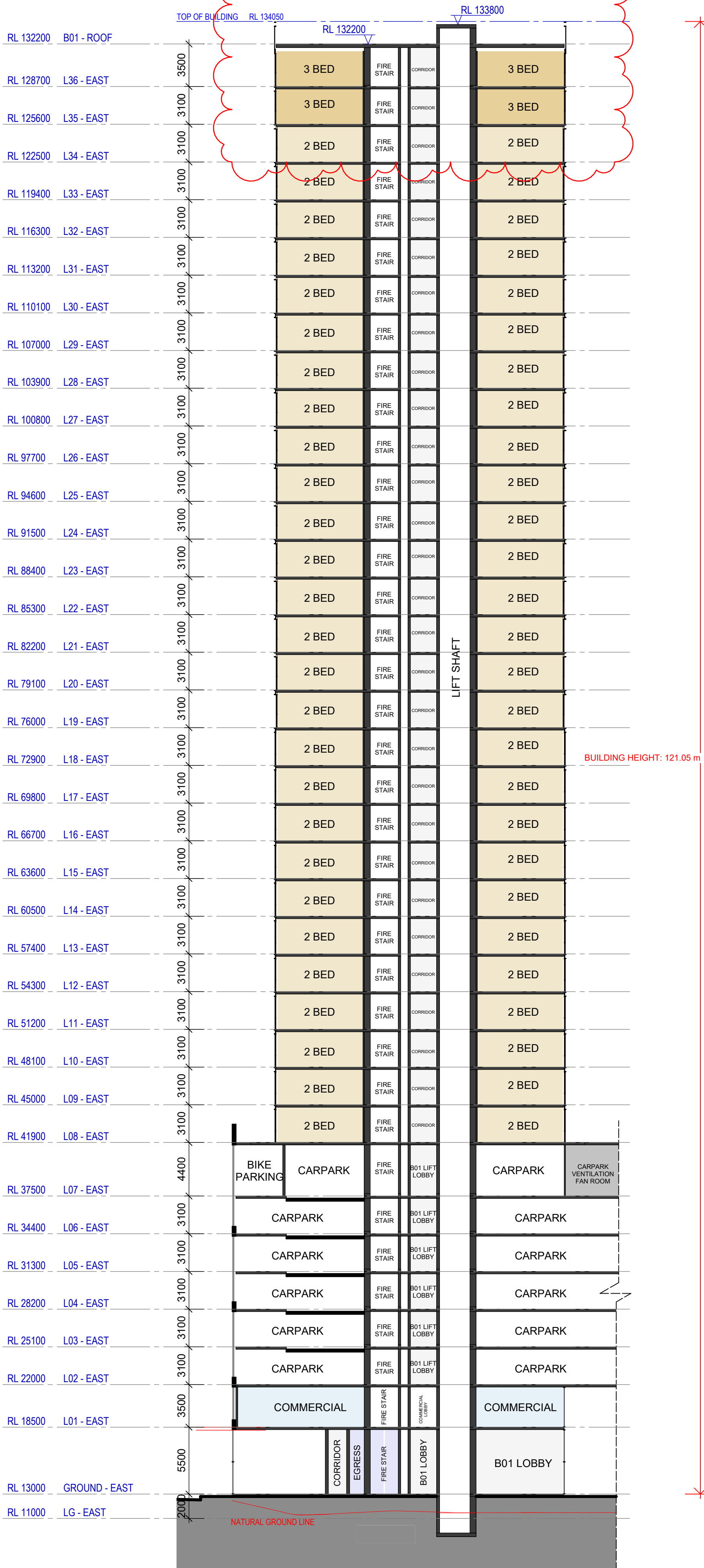
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Crescent Parklands
Client
Tiberius (Holroyd) Pty Ltd (as trustee for the Holroyd Unit Trust)

Issuer
W-B
WOODS BAGOT

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

Sheet title
Building 1 - Elevations - South & East

Sheet number
CP-AR - 1-3212
Revision
H
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

Notes
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1 BED	SHAFT
2 BED	STORE
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	

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

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

Sheet title
Building 1 - Sections

Sheet number
CP-AR-1-3215 H
Status
For information

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WD03
METAL WINDOW FRAME -
DARK GREY

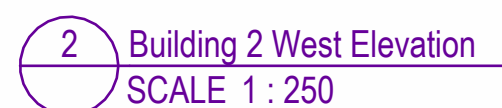
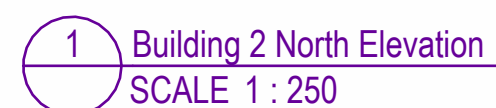


FM06
PROFILED
PERFORATED SCREEN

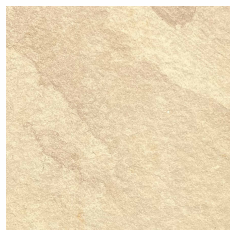
Client
Tiberius (Holroyd) Pty Ltd (as trustee
for the Holroyd Unit Trust)

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

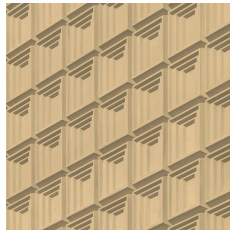
Sheet number **CP-AR - 1-3221** Revision **H**
Status
For information



EXTERNAL FINISHES LEGEND
BUILDING 2



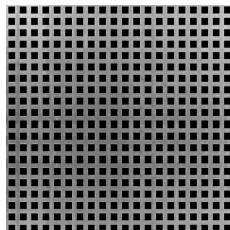
CD02
STONE APPEARANCE
CLADDING



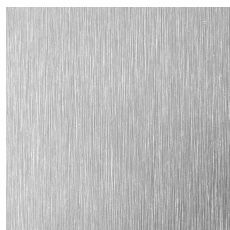
CO03
PROFILED PRECAST
CONCRETE WITH STONE-
COLOURED
TRANSPARENT FINISH



GL01
GLASS



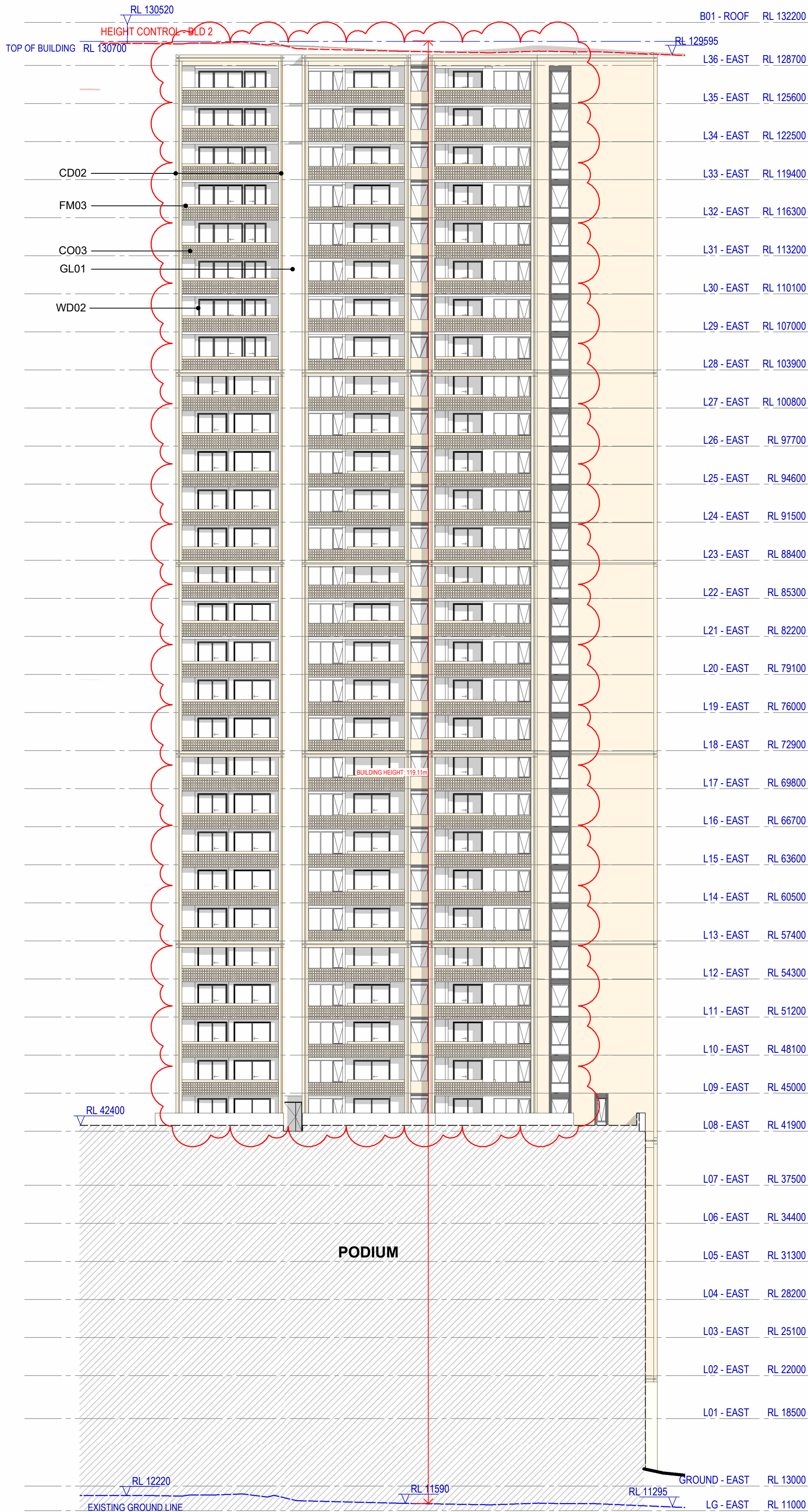
FM03
METAL BALUSTRADE
GREY FINISH



WD02
METAL WINDOW
FRAME - SILVER
GREY



1 Building 2 South Elevation
SCALE 1 : 250



2 Building 2 East Elevation
SCALE 1 : 250

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

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

Sheet title
Building 2 - Elevations - South & East

Sheet number	Revision
CP-AR - 1-3222	H
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		SHAFT
	2 BED		STORE
	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		

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

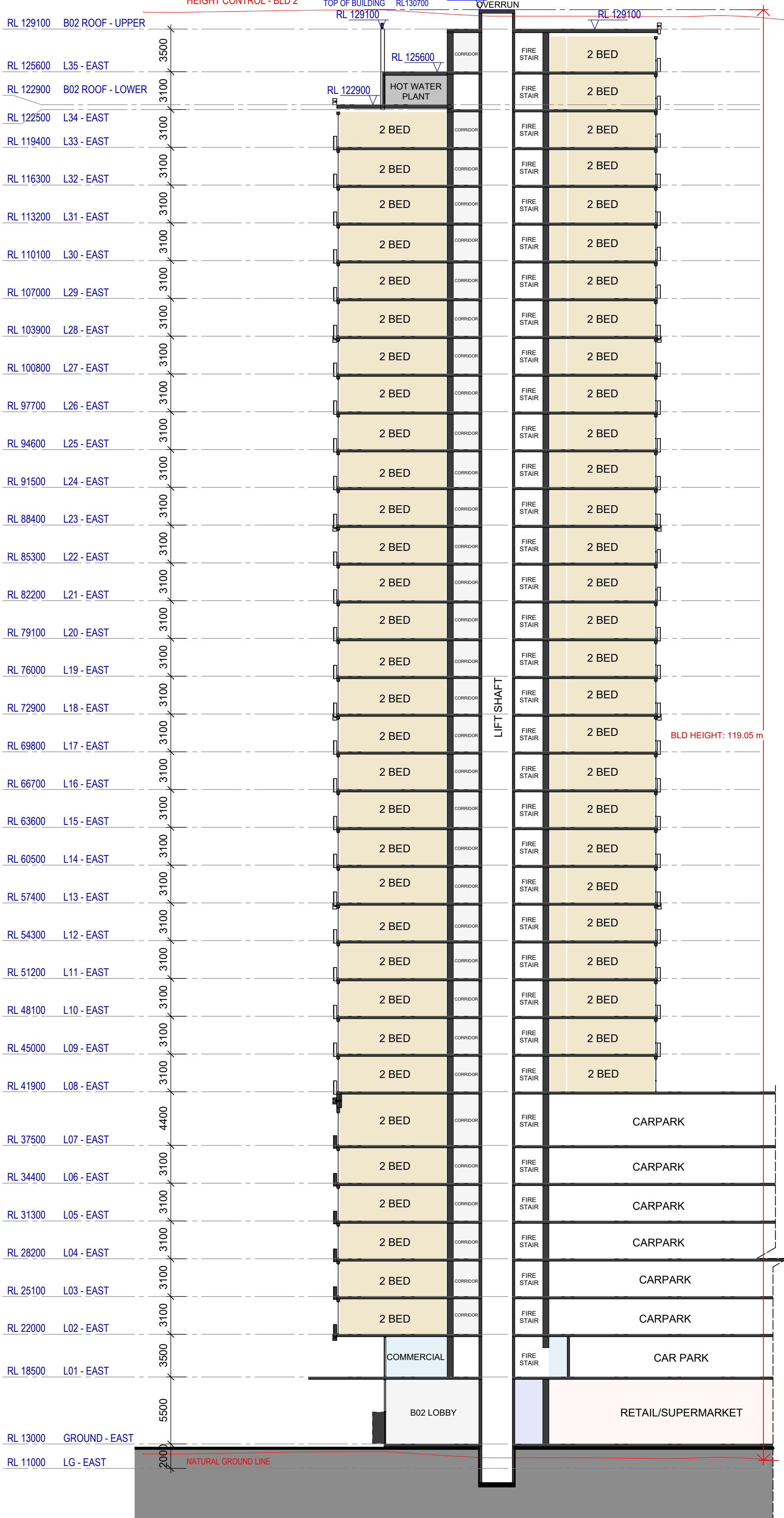
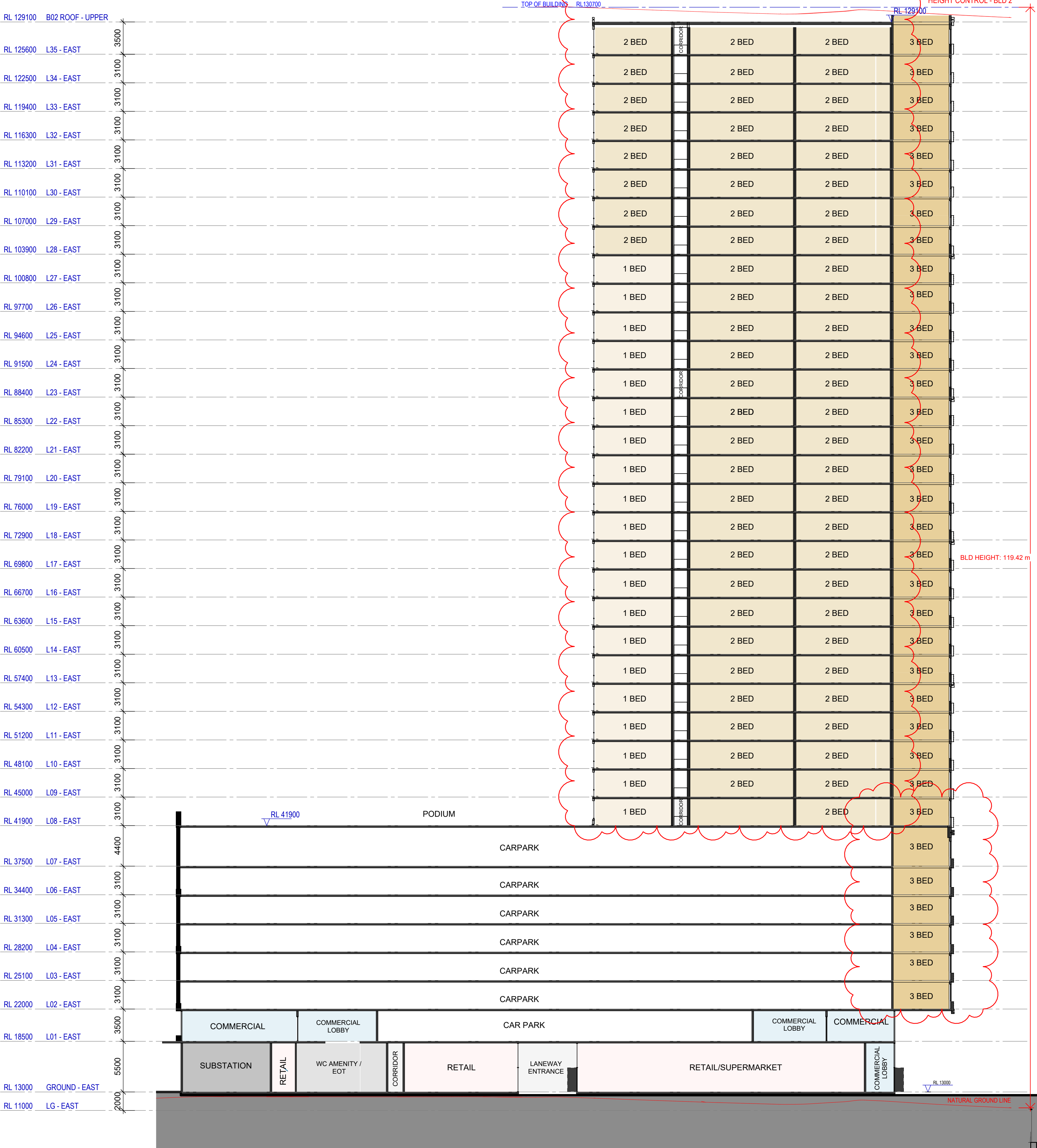
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Checked	Approved
OR	DS
Sheet size	Scale
A1	1 : 250

Sheet title
Building 2 - Sections

Sheet number
CP-AR-1-3223

Revision
H

Status
For information



EXTERNAL FINISHES LEGEND
BUILDING 3



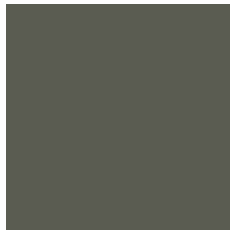
CD03
METALLIC APPEARANCE
GREY FINISH



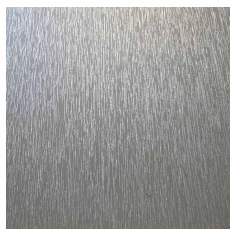
GL0
GLASS



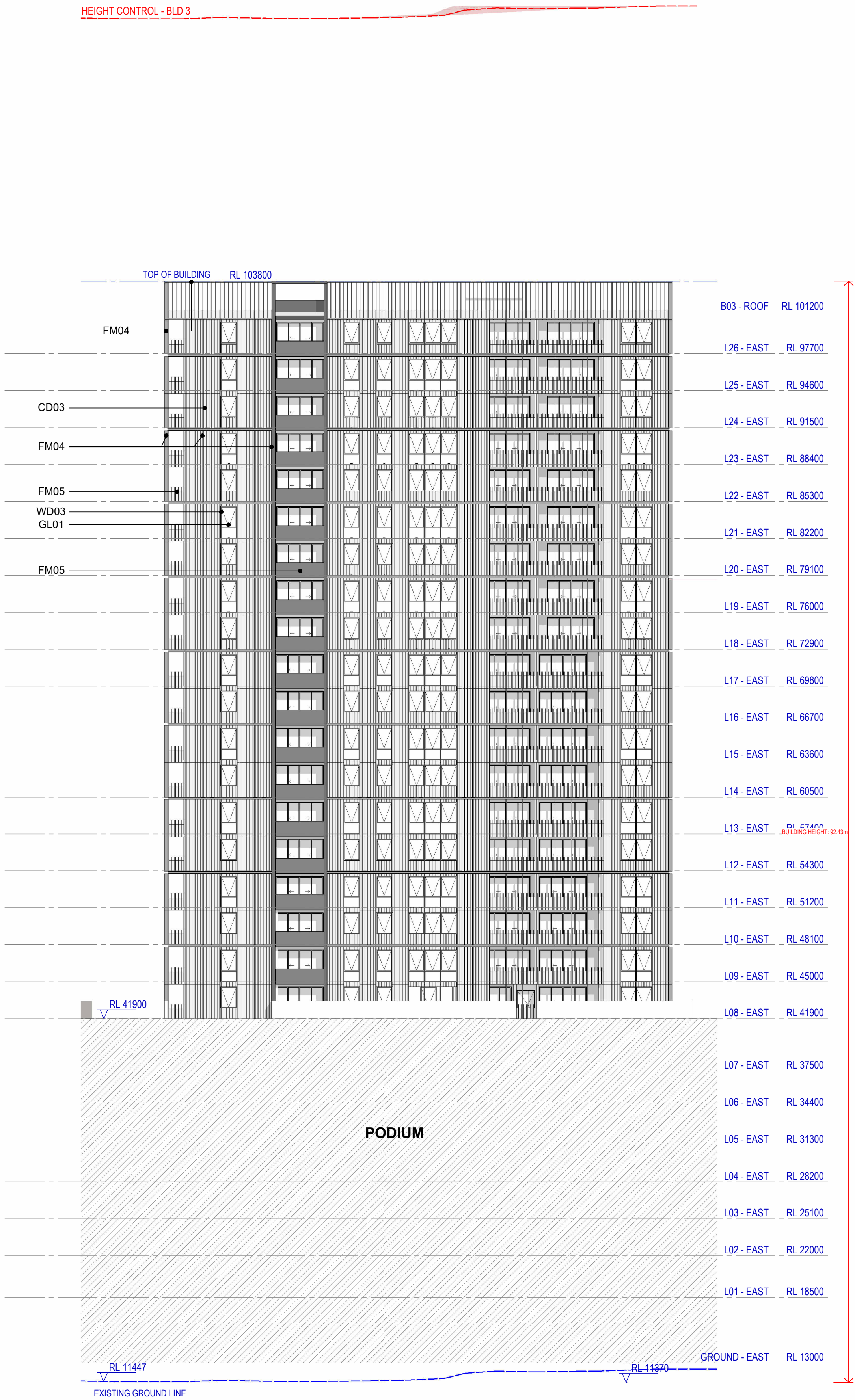
FM04
METALLIC APPEARANCE
FIN GREY FINISH



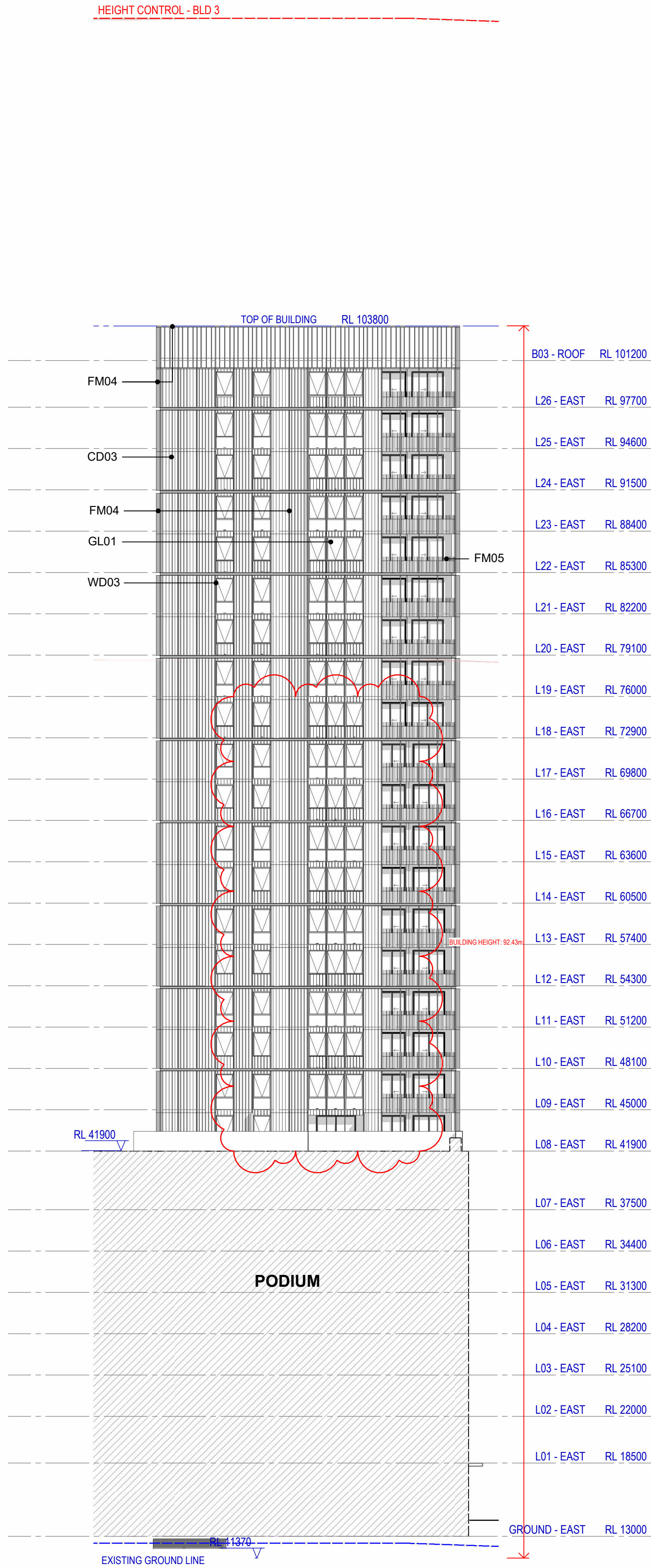
FM05
METAL BALUSTRADE
GREY FINISH



WD03
METAL WINDOW
FRAME - DARK GREY



1 Building 3 North Elevation
SCALE 1 : 250



2 Building 3 West Elevation
SCALE 1 : 250

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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Project
Crescent Parklands

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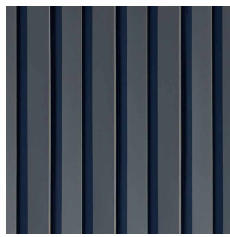
Issuer
W-B
WOODS BAGOT

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

Sheet title
Building 3 - Elevations - North & West

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

EXTERNAL FINISHES LEGEND
BUILDING 3



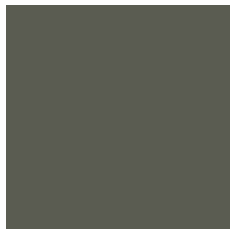
CD03
METALLIC APPEARANCE
GREY FINISH



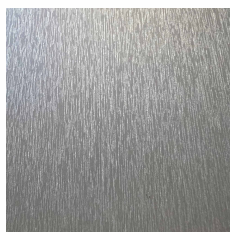
GL0
GLASS



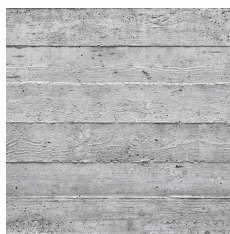
FM04
METALLIC APPEARANCE
FIN GREY FINISH



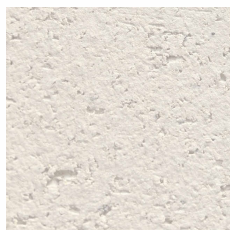
FM05
METAL BALUSTRADE
GREY FINISH



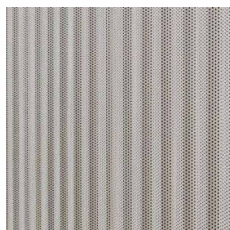
WD03
METAL WINDOW
FRAME - DARK GREY



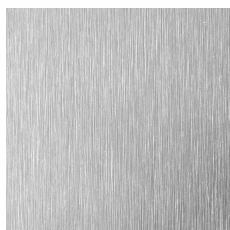
CO04
PROFILED PRECAST
CONCRETE WITH
NATURAL FINISH



MA01
BRICK - LIGHT
BEIGE COLOUR



FM06
PROFILED
PERFORATED SCREEN



WD02
METAL WINDOW
FRAME - SILVER
GREY

HEIGHT CONTROL - BLD 3

TOP OF BUILDING RL 103800

CD03
FM04
FM05
GL01
WD03

B03 - ROOF RL 101200
L26 - EAST RL 97700
L25 - EAST RL 94600
L24 - EAST RL 91500
L23 - EAST RL 88400
L22 - EAST RL 85300
L21 - EAST RL 82200
L20 - EAST RL 79100
L19 - EAST RL 76000
L18 - EAST RL 72900
L17 - EAST RL 69800
L16 - EAST RL 66700
L15 - EAST RL 63600
L14 - EAST RL 60500
L13 - EAST RL 57400
L12 - EAST RL 54300
L11 - EAST RL 51200
L10 - EAST RL 48100
L09 - EAST RL 45000
L08 - EAST RL 41900
L07 - EAST RL 37500
L06 - EAST RL 34400
L05 - EAST RL 31300
L04 - EAST RL 28200
L03 - EAST RL 25100
L02 - EAST RL 22000
L01 - EAST RL 18500
GROUND - EAST RL 13000

BUILDING HEIGHT: 92.43m

RL 42900

FM06

RL 12219

EXISTING GROUND LINE

GL01

WD02

RL 12219

RL 13000

RL 11370

1 Building 3 South Elevation
SCALE 1 : 250

RL 125752

HEIGHT CONTROL - BLD 3

RL 125851

TOP OF BUILDING RL 103800

MW04
MW04
FM05
GL01
WD03

B03 - ROOF RL 101200
L26 - EAST RL 97700
L25 - EAST RL 94600
L24 - EAST RL 91500
L23 - EAST RL 88400
L22 - EAST RL 85300
L21 - EAST RL 82200
L20 - EAST RL 79100
L19 - EAST RL 76000
L18 - EAST RL 72900
L17 - EAST RL 69800
L16 - EAST RL 66700
L15 - EAST RL 63600
L14 - EAST RL 60500
L13 - EAST RL 57400
L12 - EAST RL 54300
L11 - EAST RL 51200
L10 - EAST RL 48100
L09 - EAST RL 45000
L08 - EAST RL 41900
L07 - EAST RL 37500
L06 - EAST RL 34400
L05 - EAST RL 31300
L04 - EAST RL 28200
L03 - EAST RL 25100
L02 - EAST RL 22000
L01 - EAST RL 18500
GROUND - EAST RL 13000

BUILDING HEIGHT: 92.43m

RL 42350

RL 11370

EXISTING GROUND LINE

2 Building 3 East Elevation
SCALE 1 : 250

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

Notes
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Project
Crescent Parklands

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

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

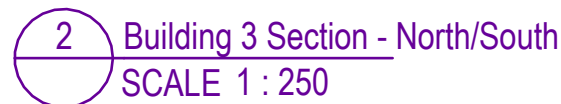
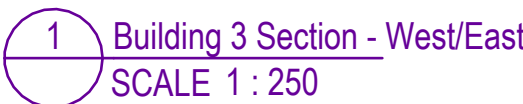
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Building 3 - Elevations - South & East

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

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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

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

Issue
W-B
WOODS BAGOT

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

Sheet title
Building 3 - Sections

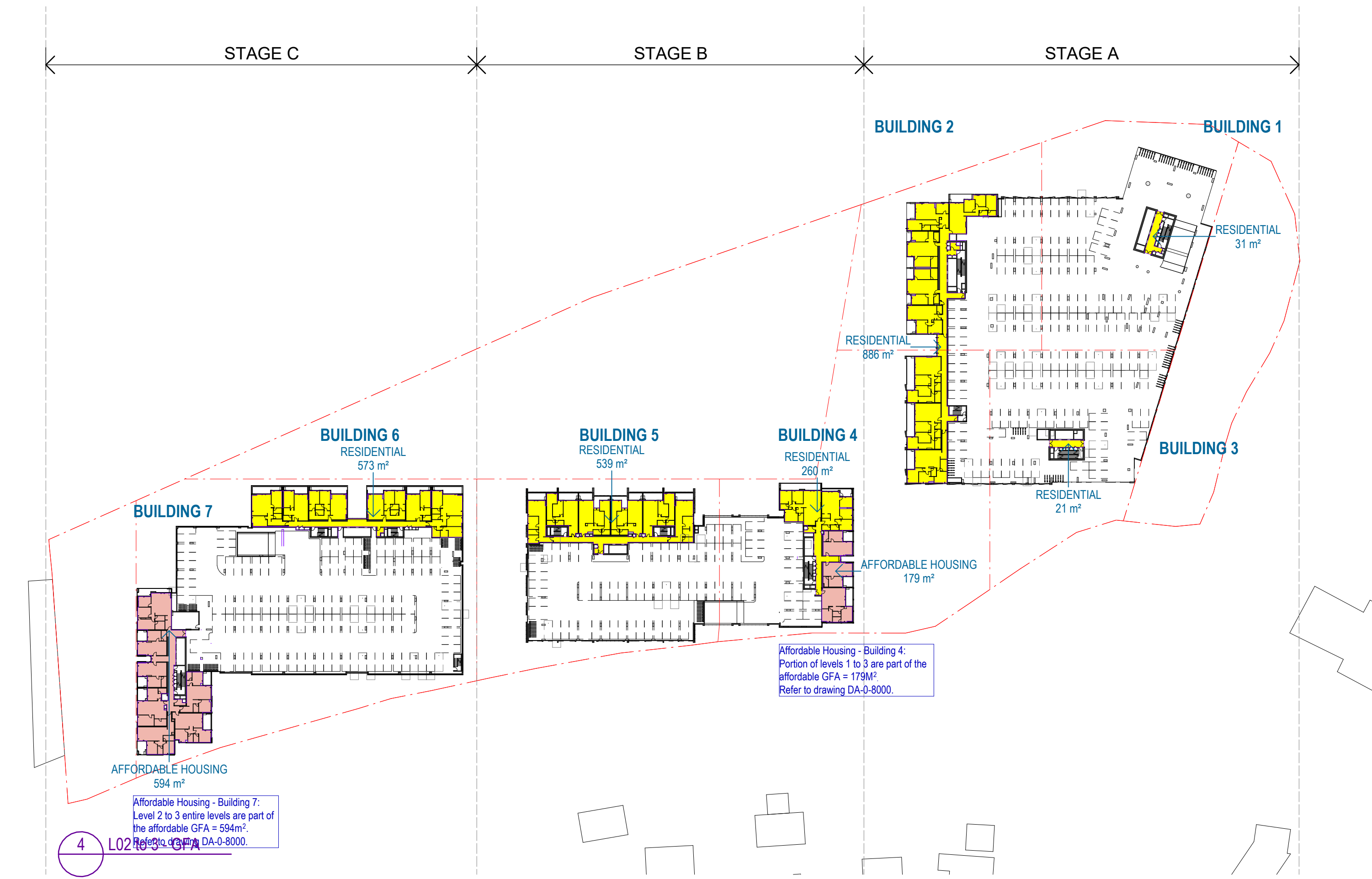
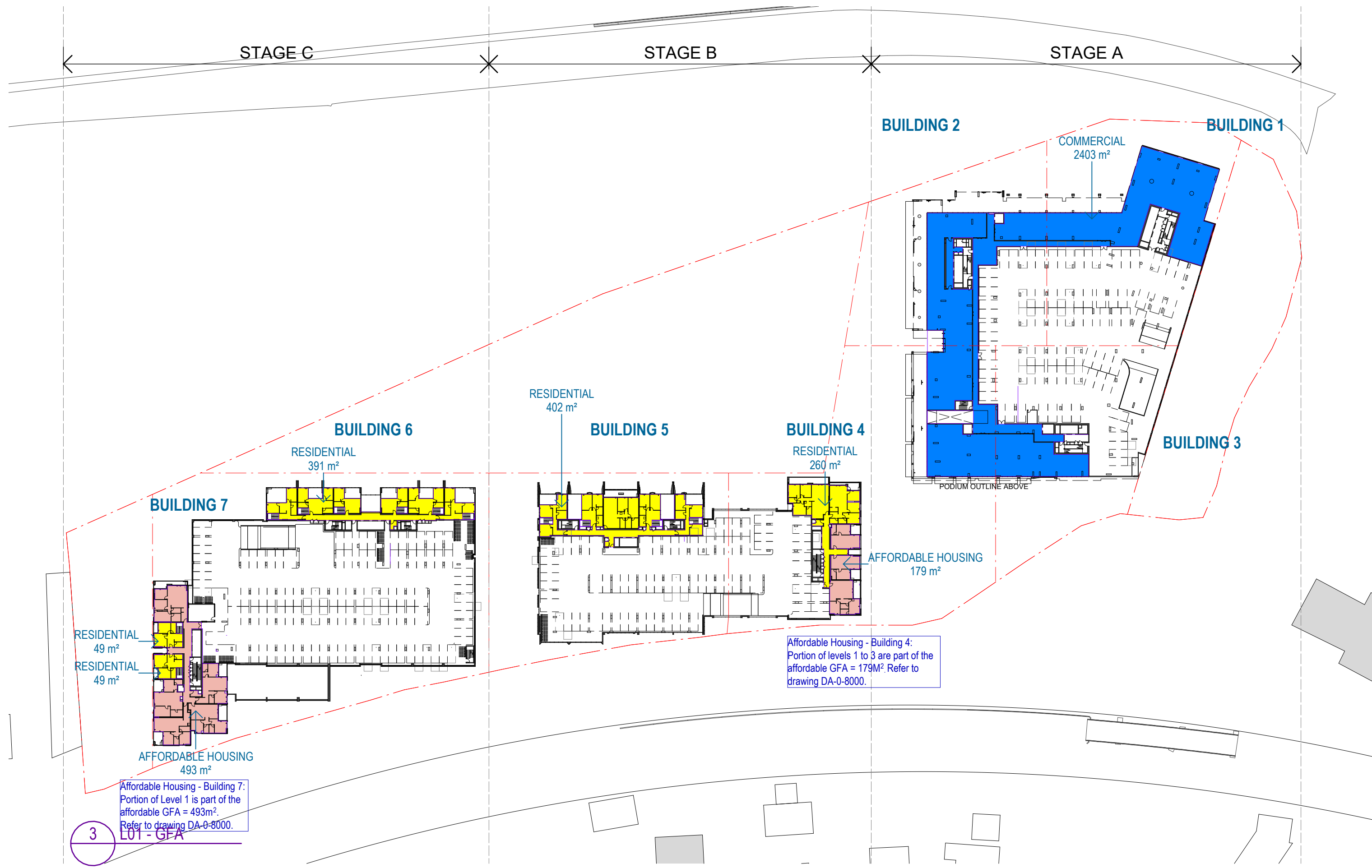
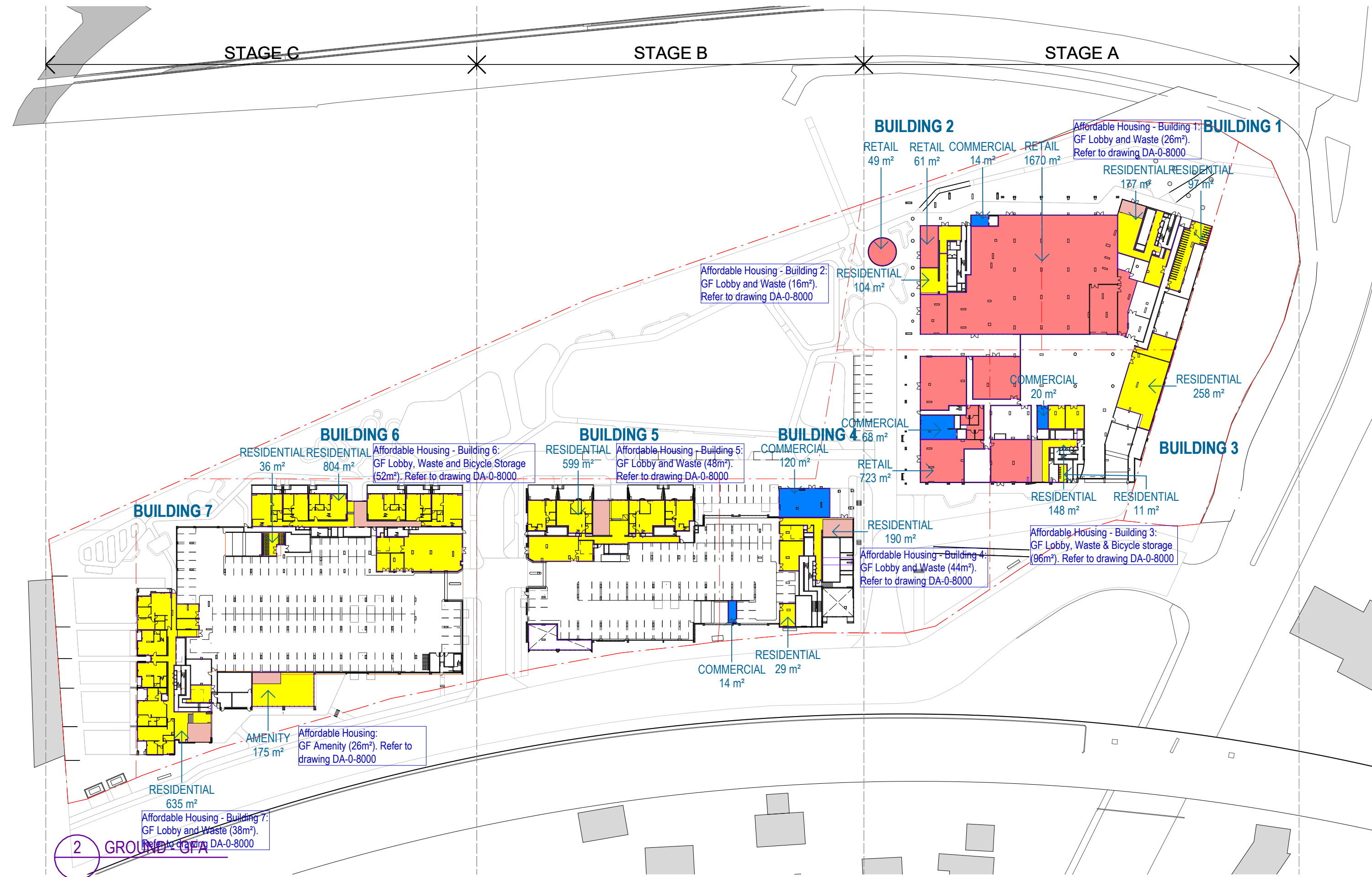
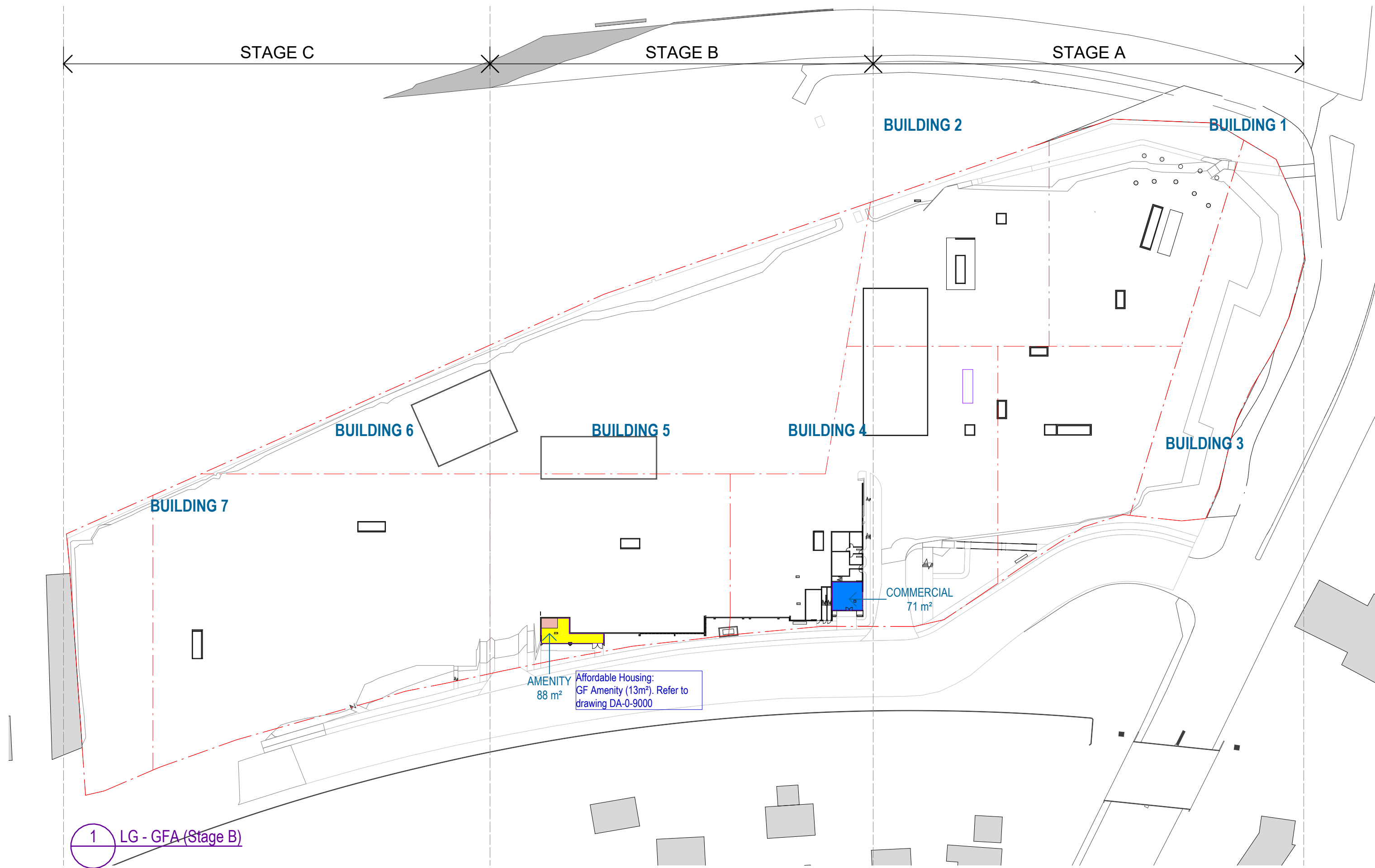
Sheet number **CP-AR - 1-3233** Revision **H**
Status
For information

Area Schedule
Revision V: 23/07/2026

Proposed GFA + FSR with 30% Uplift			
B4 Zone Proposed (MU1)	79383	R4 Zone Proposed	54835
Total Proposed GFA	83365	Total Proposed GFA	50830
Difference (Over)	-3982	Difference (Under)	4005
FSR	5.12	FSR	4.10
			134195
Affordable Housing (15% of proposed site totals)		20133	15%
Difference		83	
Proposed		20216	15.06%
Proposed Unit Count		1407	
SSDA Unit Count		1227	
Difference (Over)		180	

[illegible]

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



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

Notes

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LEGEND

- RESIDENTIAL (MARKET)
- AFFORDABLE HOUSING
- COMMERCIAL
- RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

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

Scale

1:1000

Checked

OR

Approved

DS

Sheet size

A1

Scale

1:1000

Sheet title

GFA Plans

Sheet number

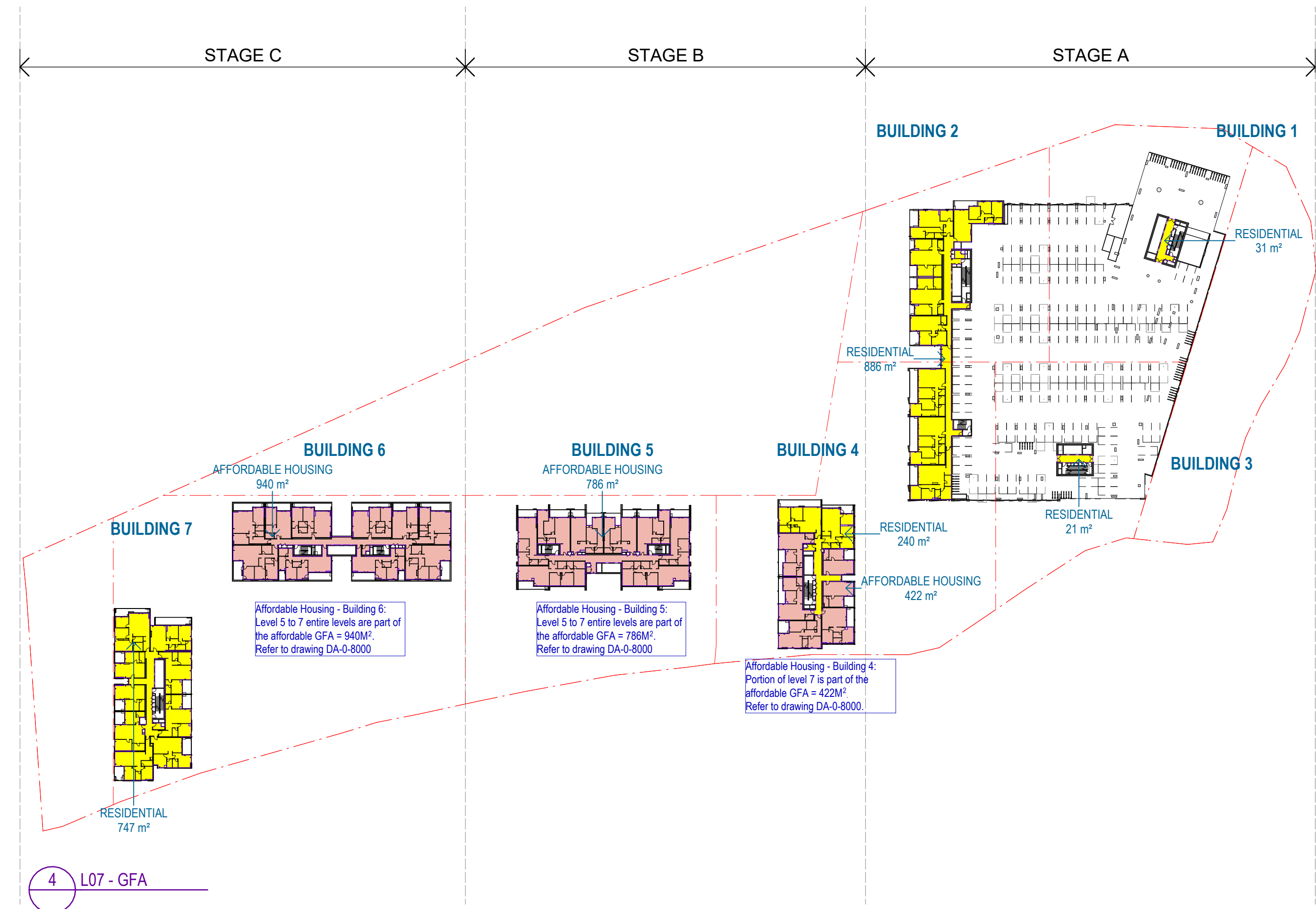
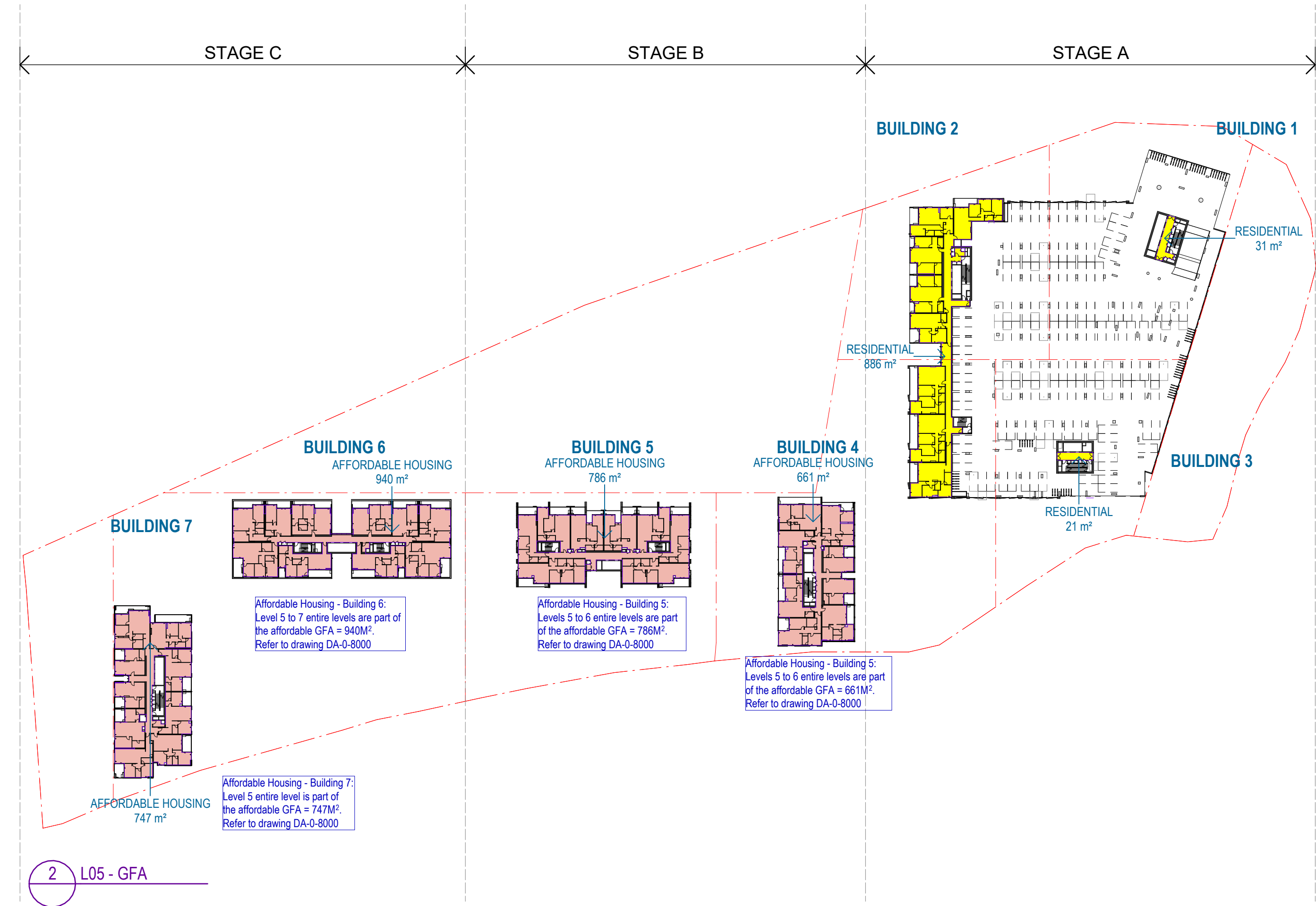
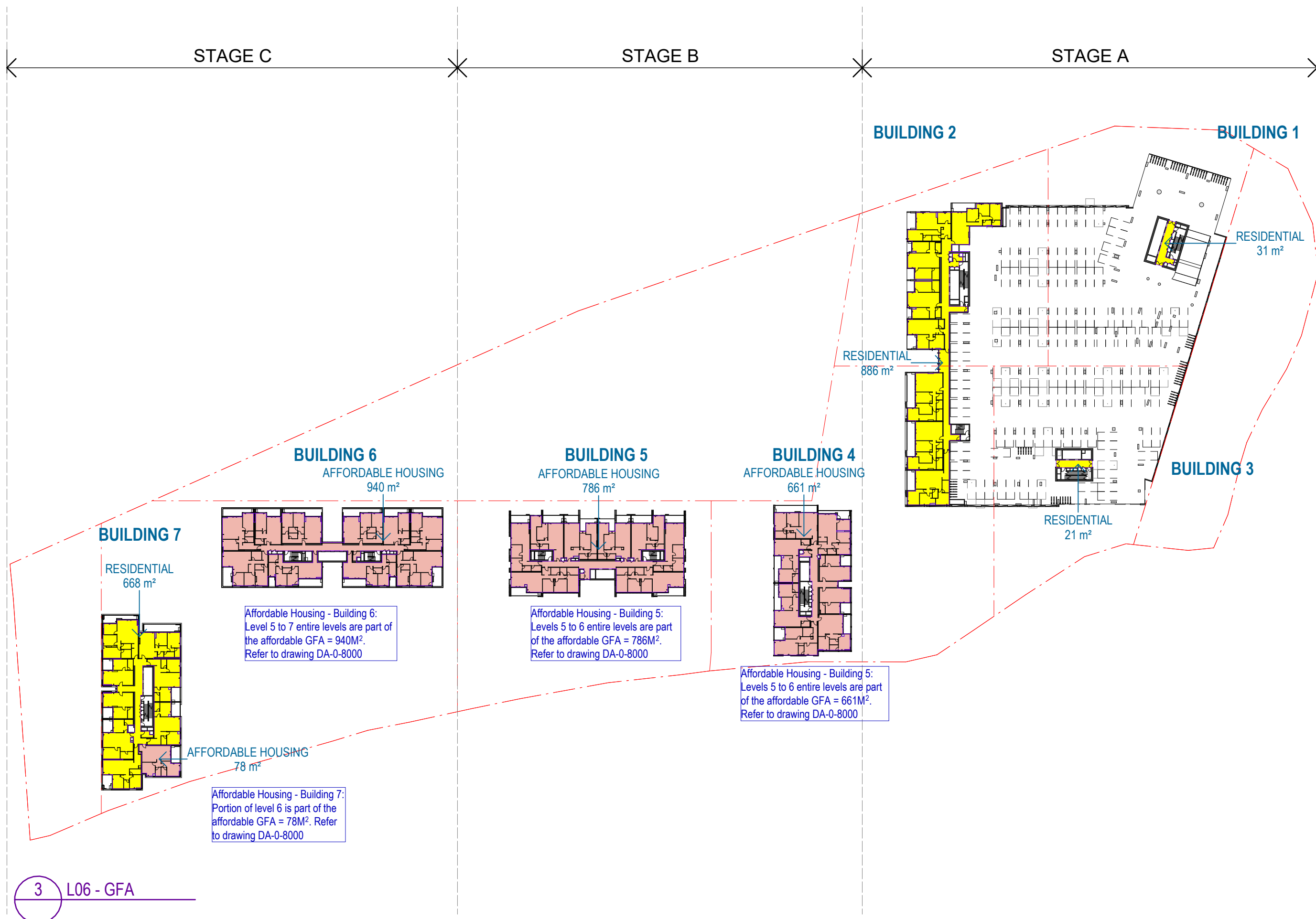
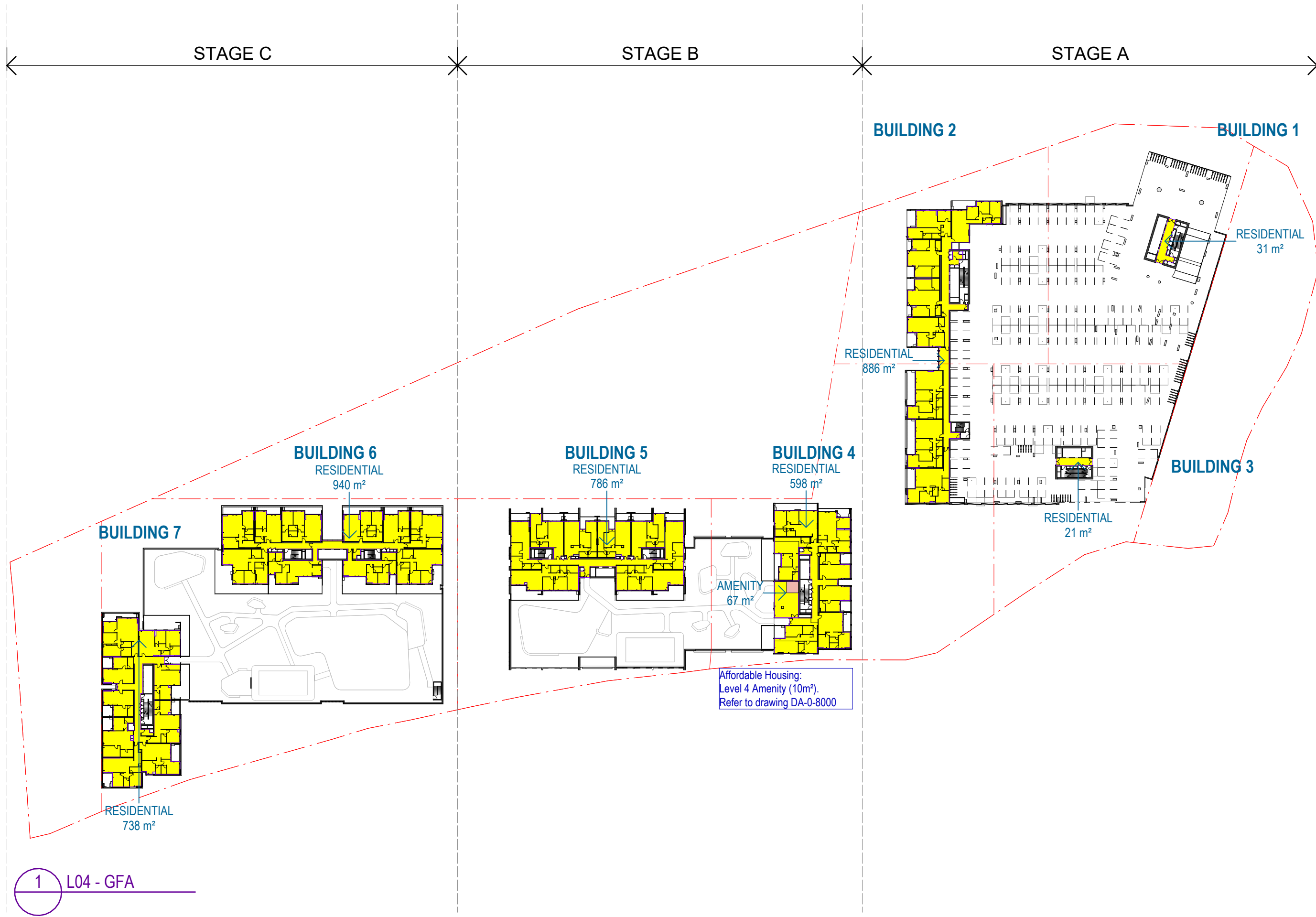
CP-AR-0-8001

Status

For information

Revision

H



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
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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LEGEND	
	RESIDENTIAL (MARKET)
	AFFORDABLE HOUSING
	COMMERCIAL
	RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

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Crescent Parklands

Client
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Issuer
W-B
WOODS BAGOT

Project number
121784

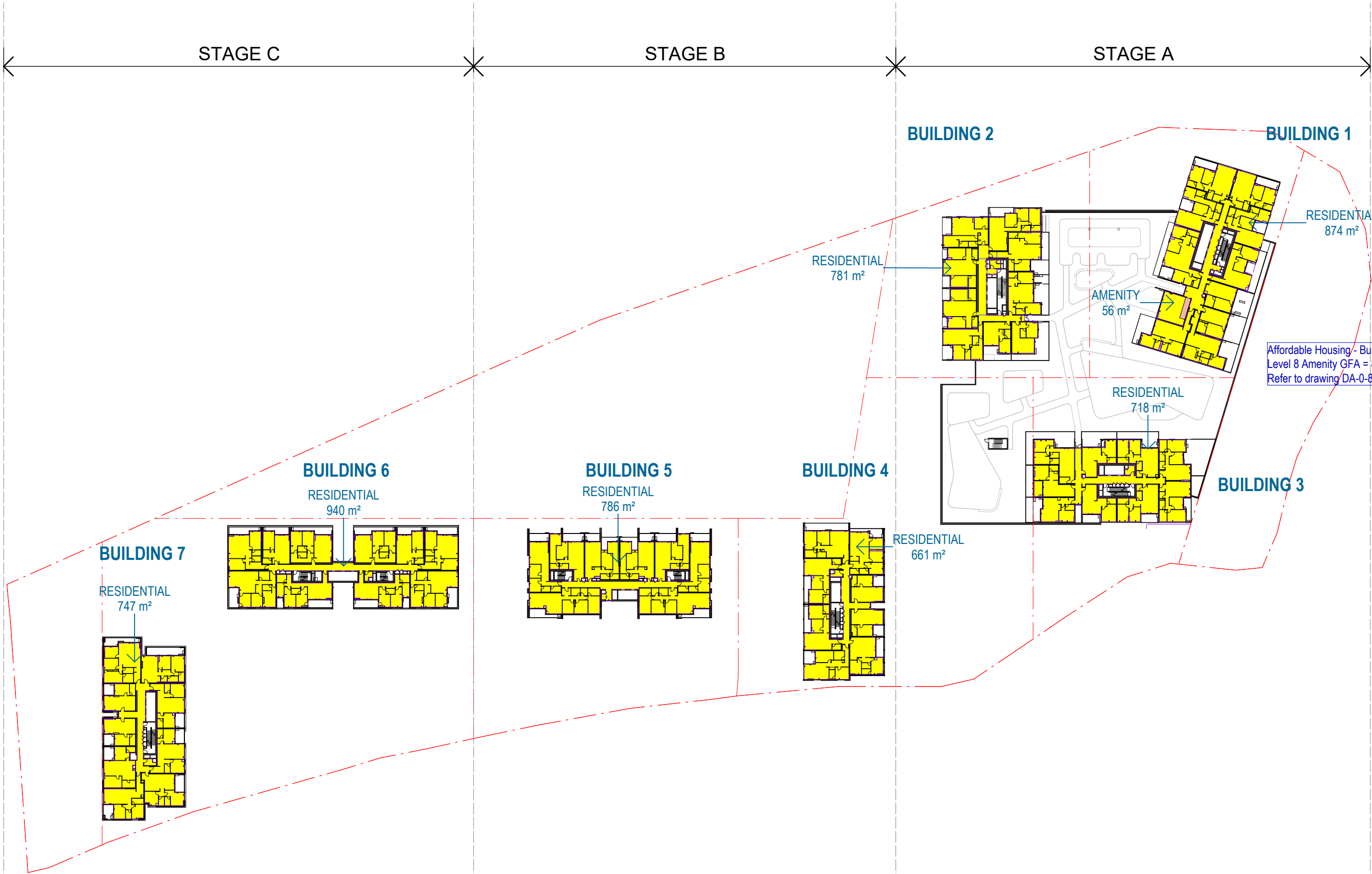
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Checked OR
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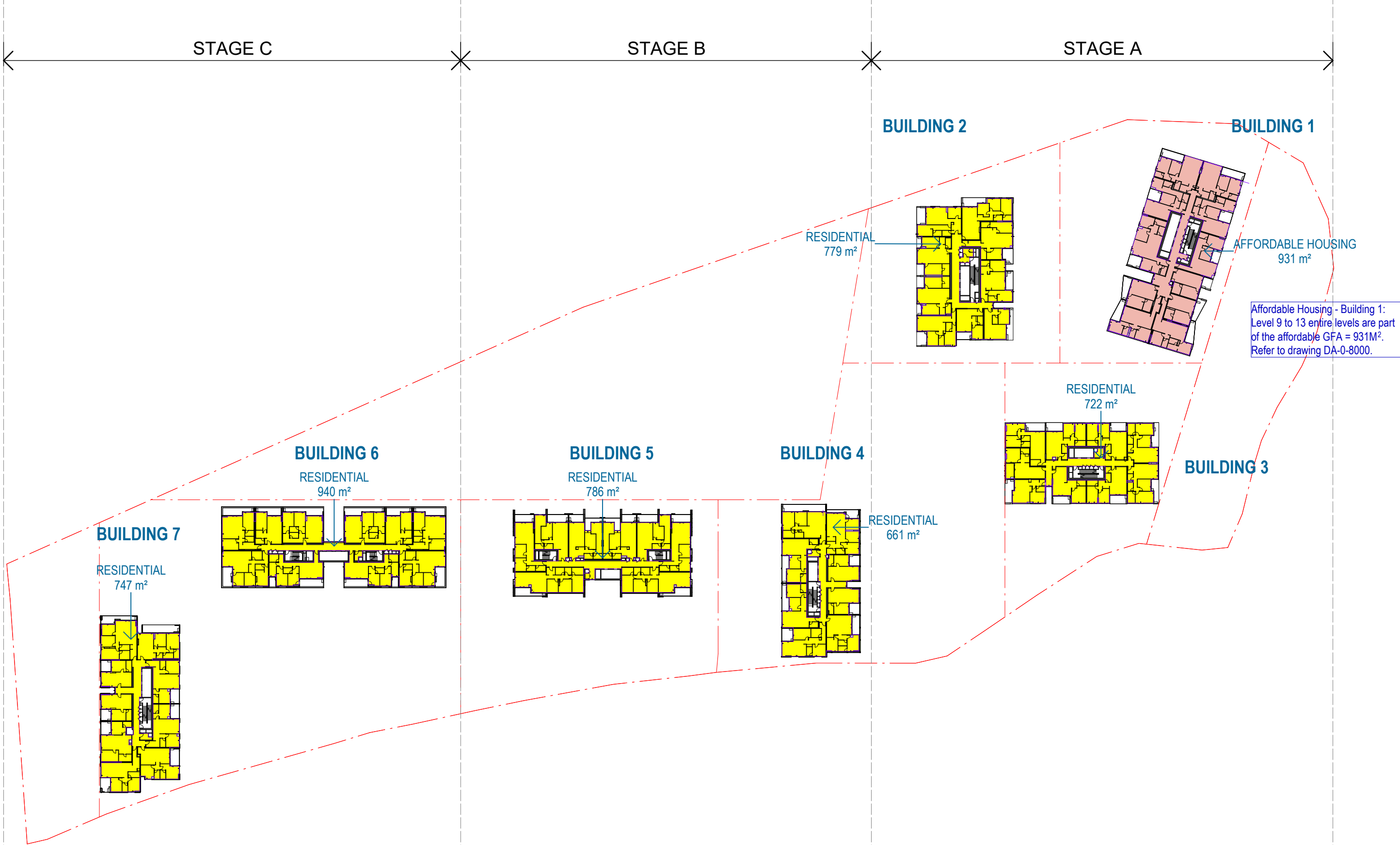
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GFA Plans

Sheet number
CP-AR-0-8002
Status
For information

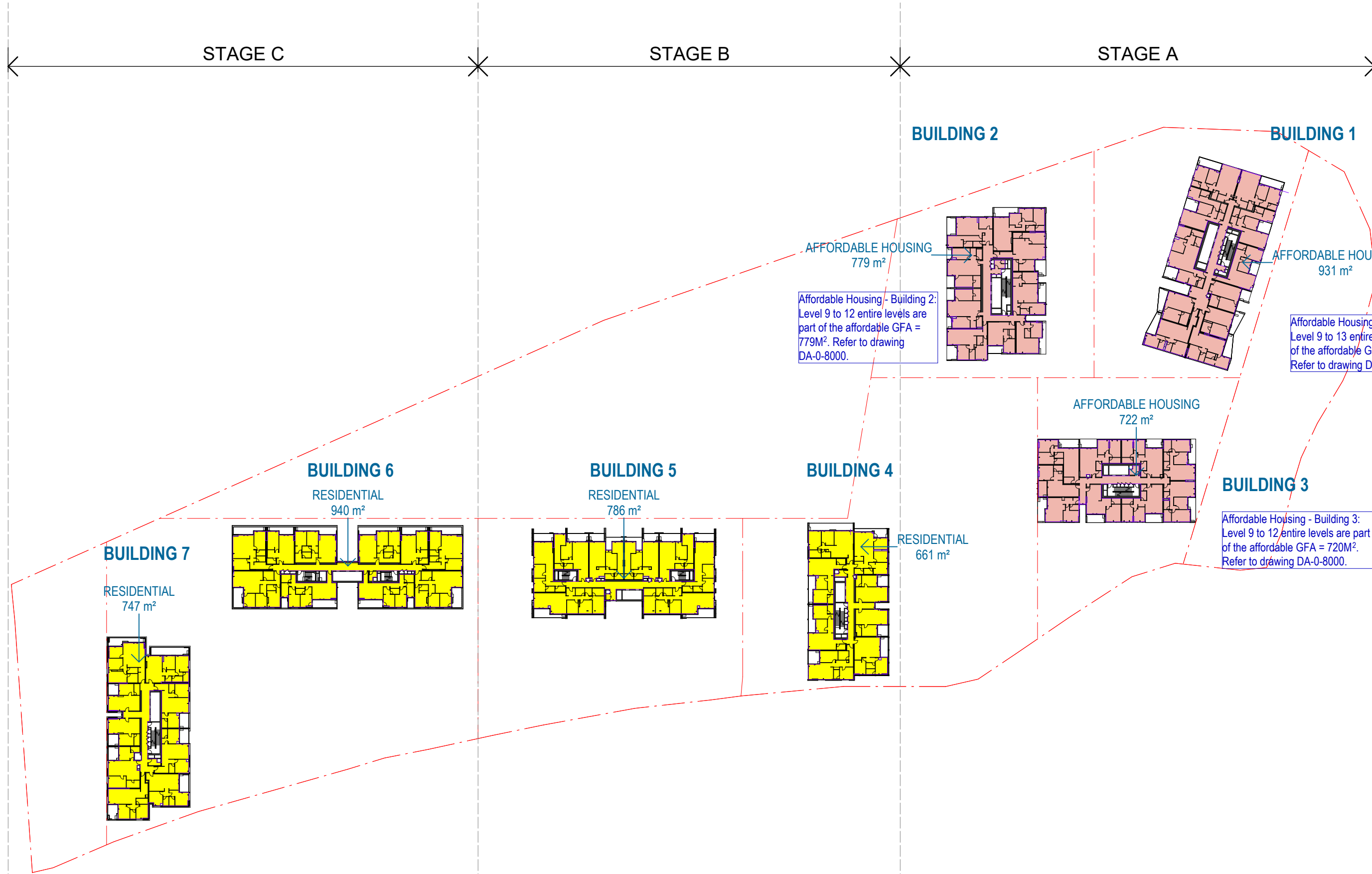
Revision
H



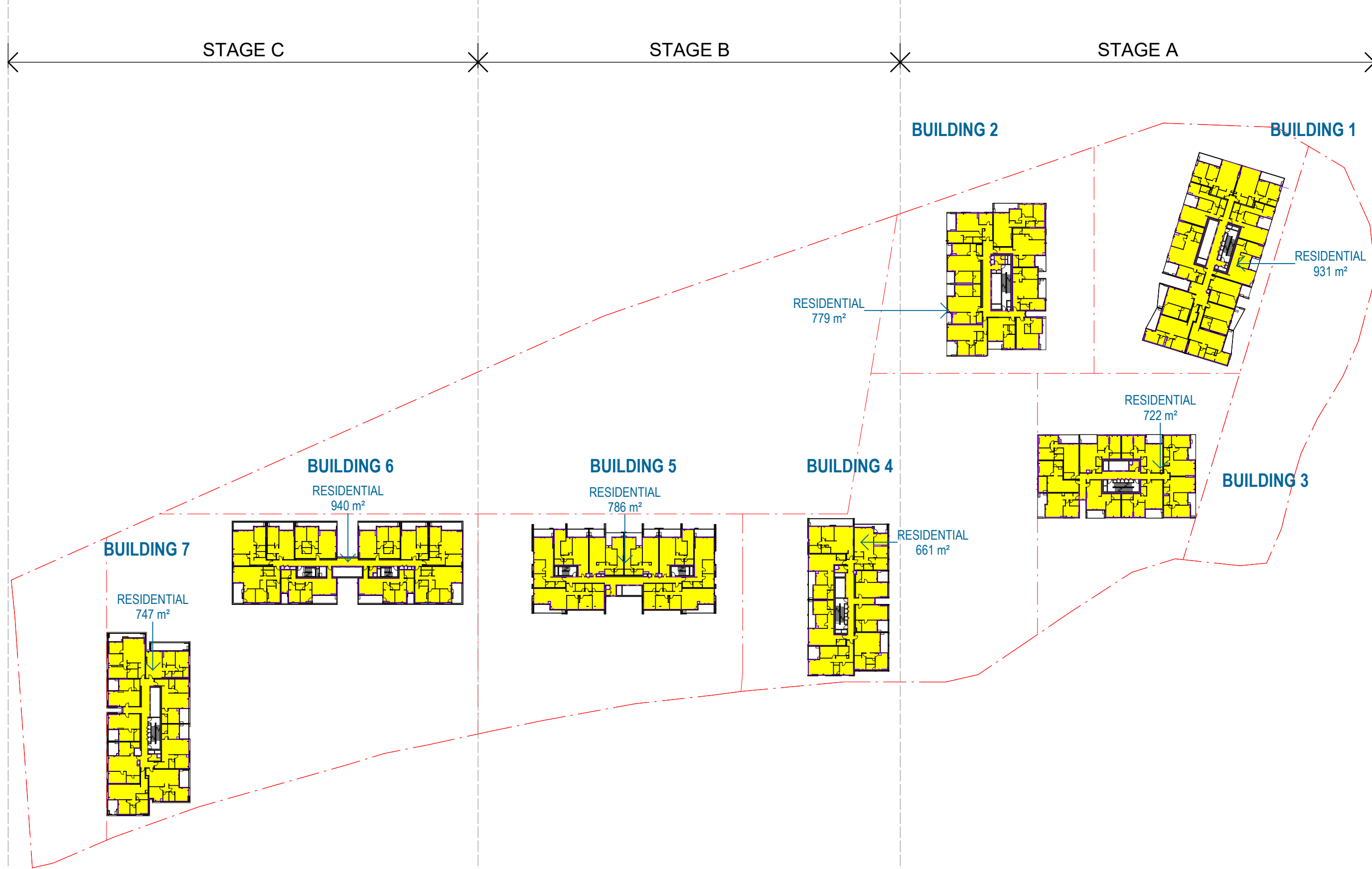
1 L08 - GFA



3 L13 - GFA



2 L09 to 12 - GFA



4 L14 - GFA

#	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

Notes

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LEGEND

- RESIDENTIAL (MARKET)
- AFFORDABLE HOUSING
- COMMERCIAL
- RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

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Crescent Parklands

Client
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Issuer
W-B
WOODS BAGOT

Project number
121784

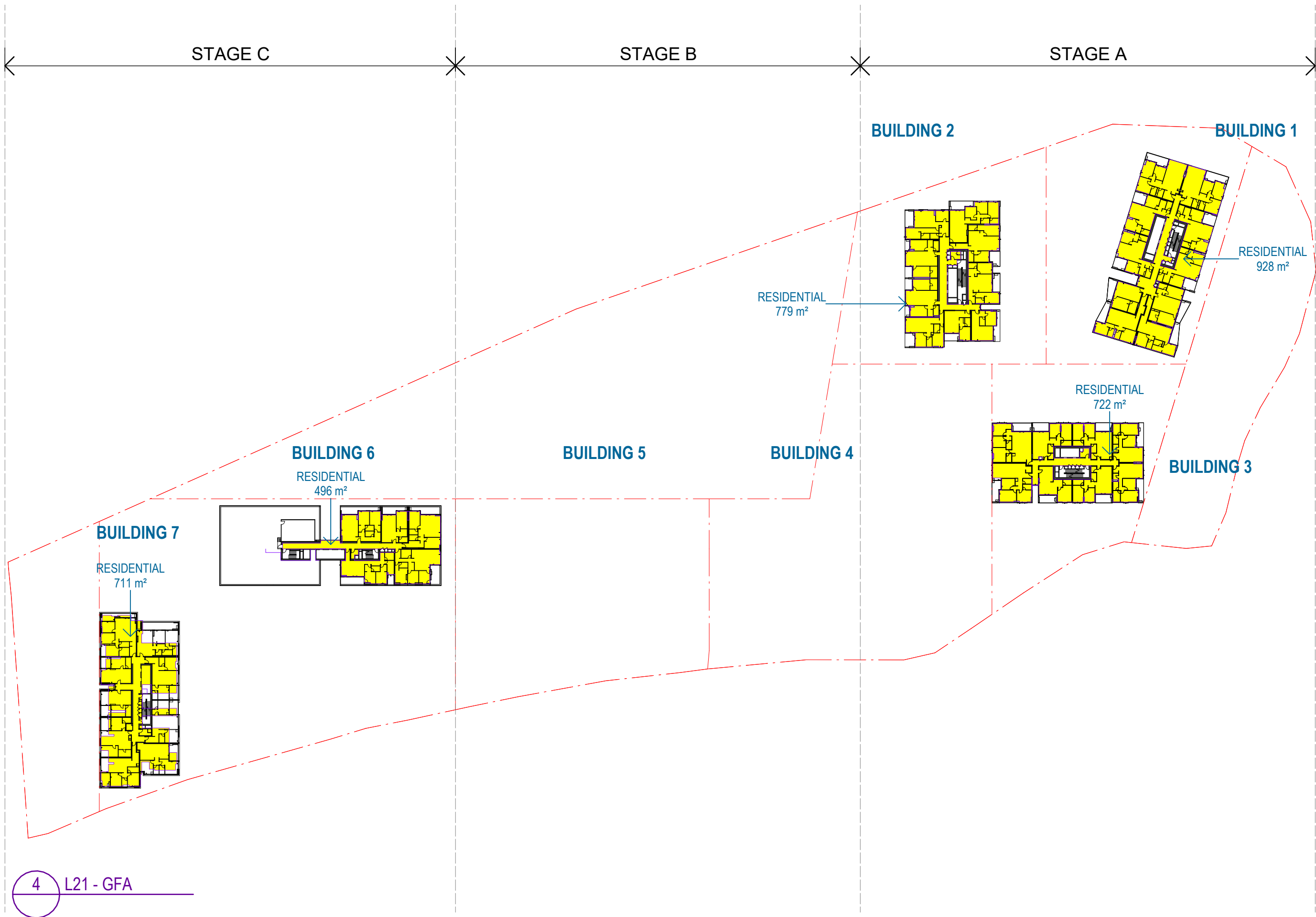
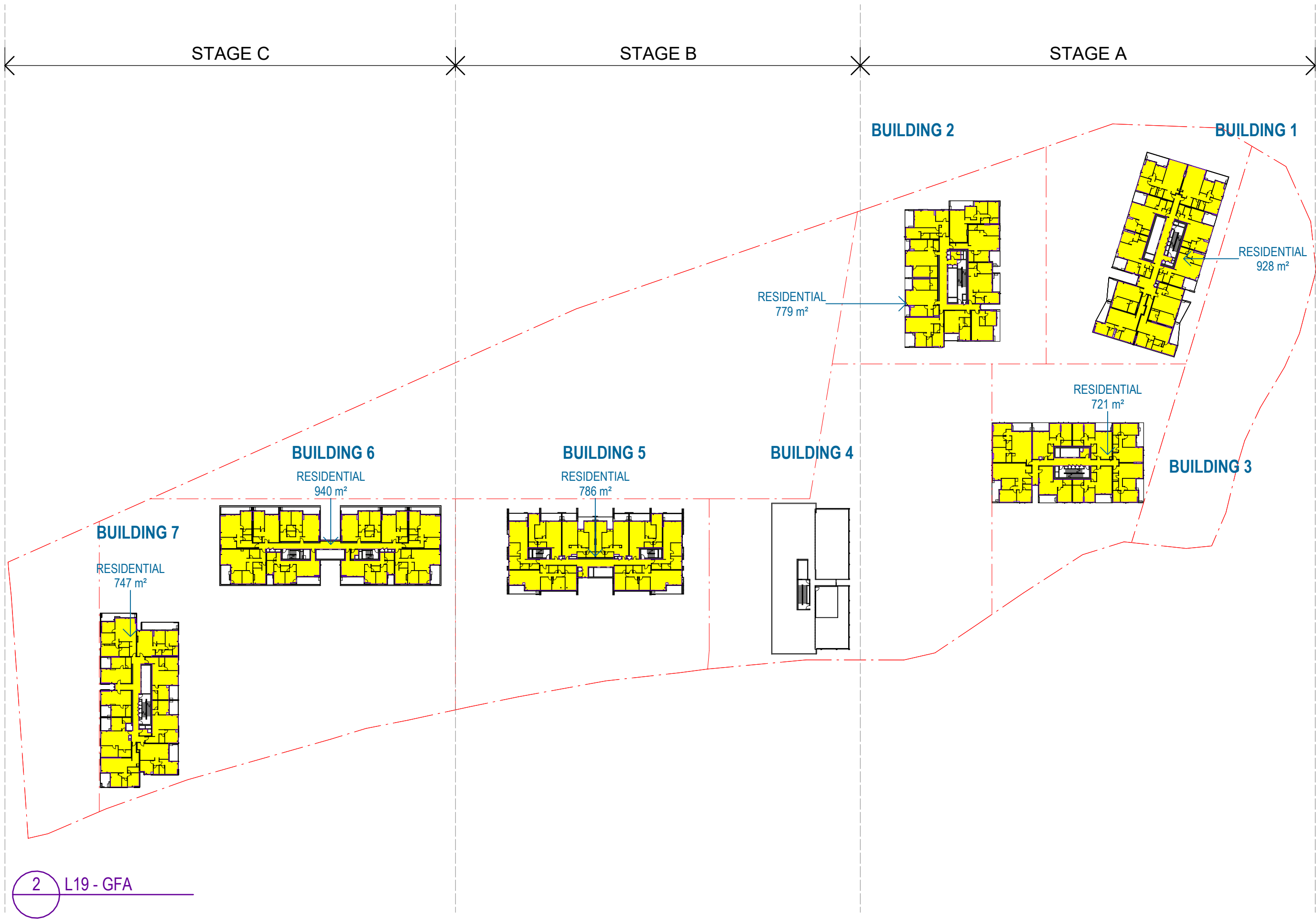
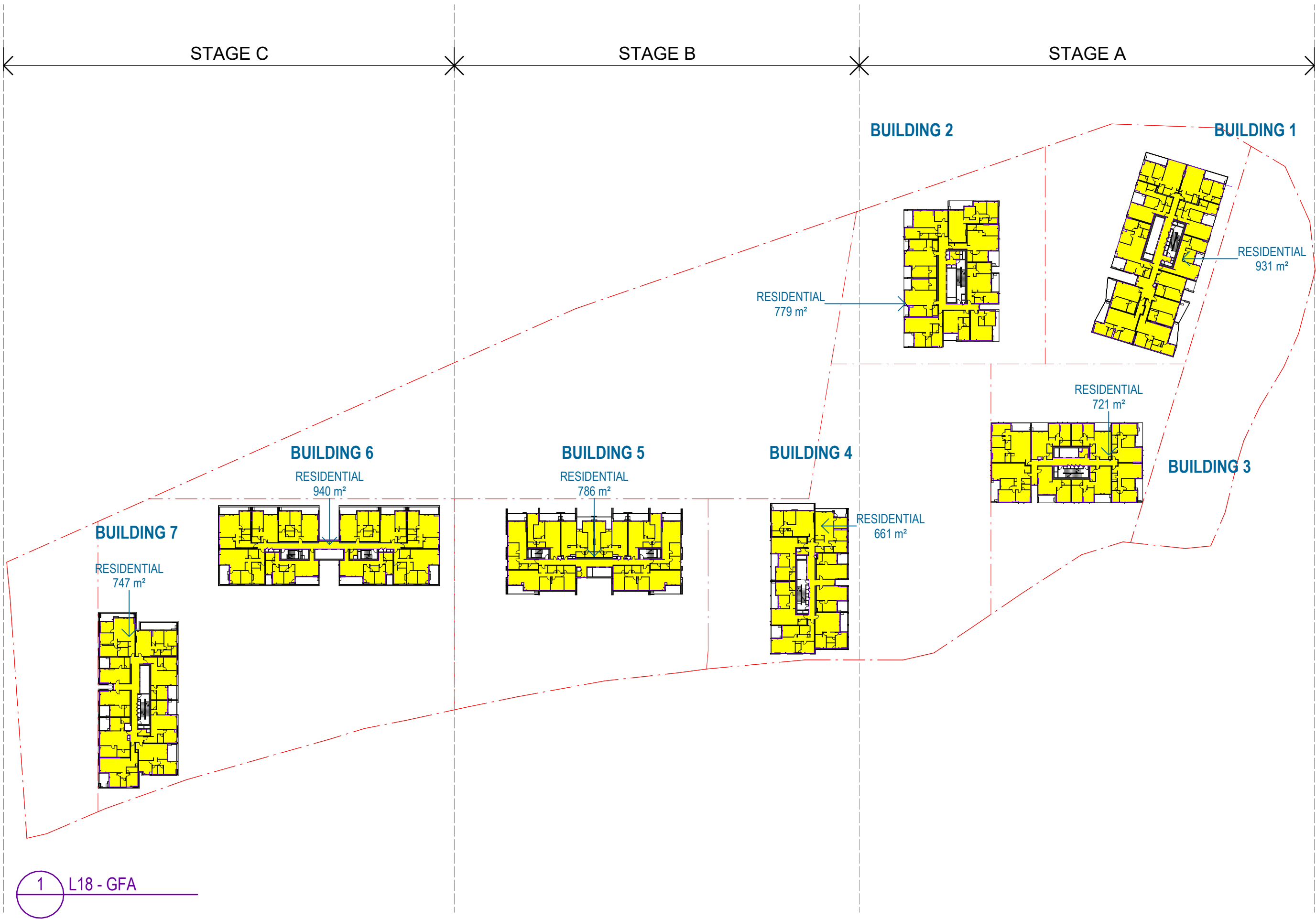
Size check
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Checked OR Approved DS Sheet size A1 Scale 1:1000

Sheet title
GFA Plans

Sheet number
CP-AR-0-8003
Status
For information

Revision
H



Recent revision history			
#	Status	Description	Date
A		SSDA Submission Update	23/01/25
B		SSDA RTS Submission	04/09/25
C		SSDA RTS Submission	12/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA S4 S5 Modification	13/07/26

Notes

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LEGEND

- RESIDENTIAL (MARKET)
- AFFORDABLE HOUSING
- COMMERCIAL
- RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

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

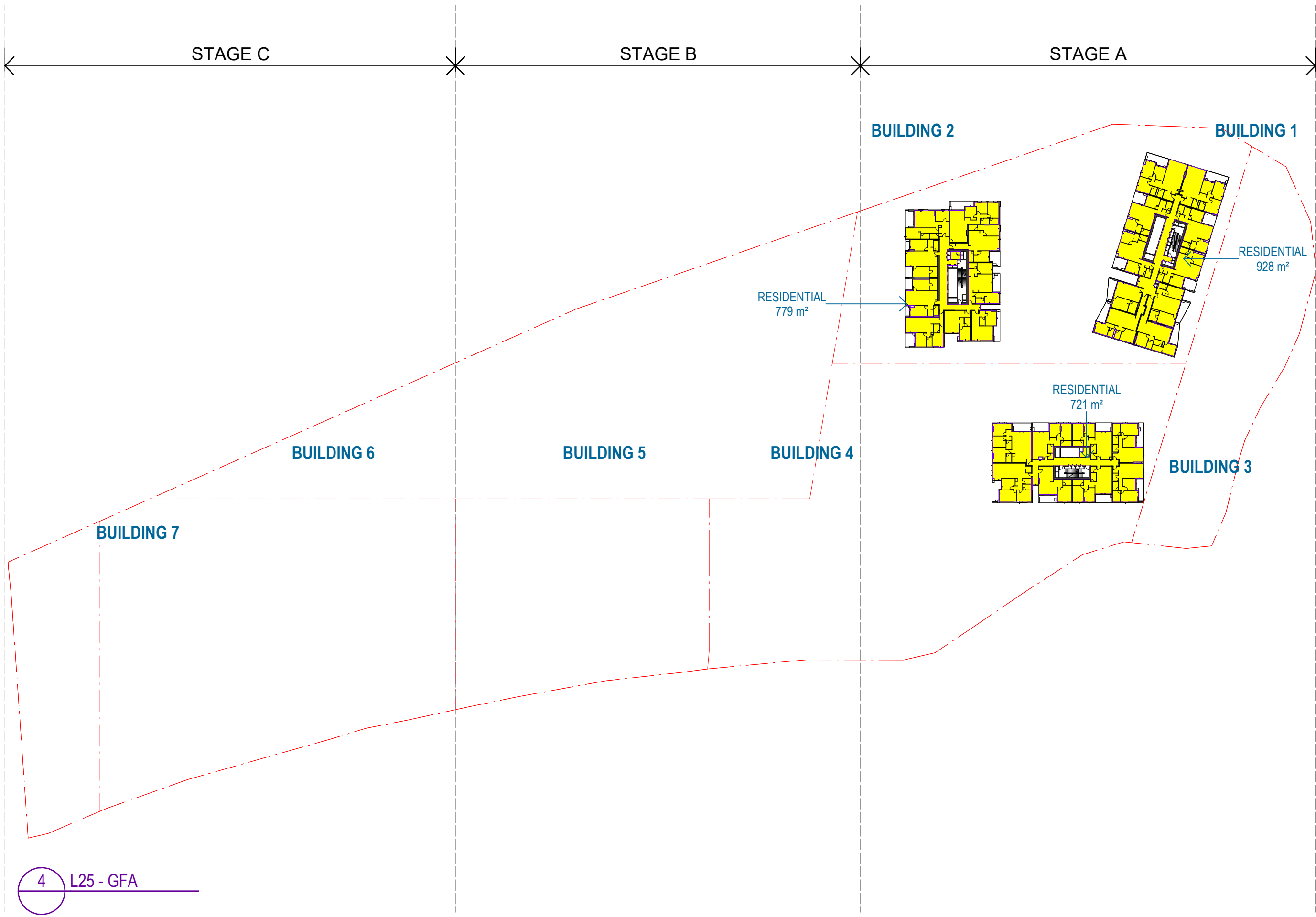
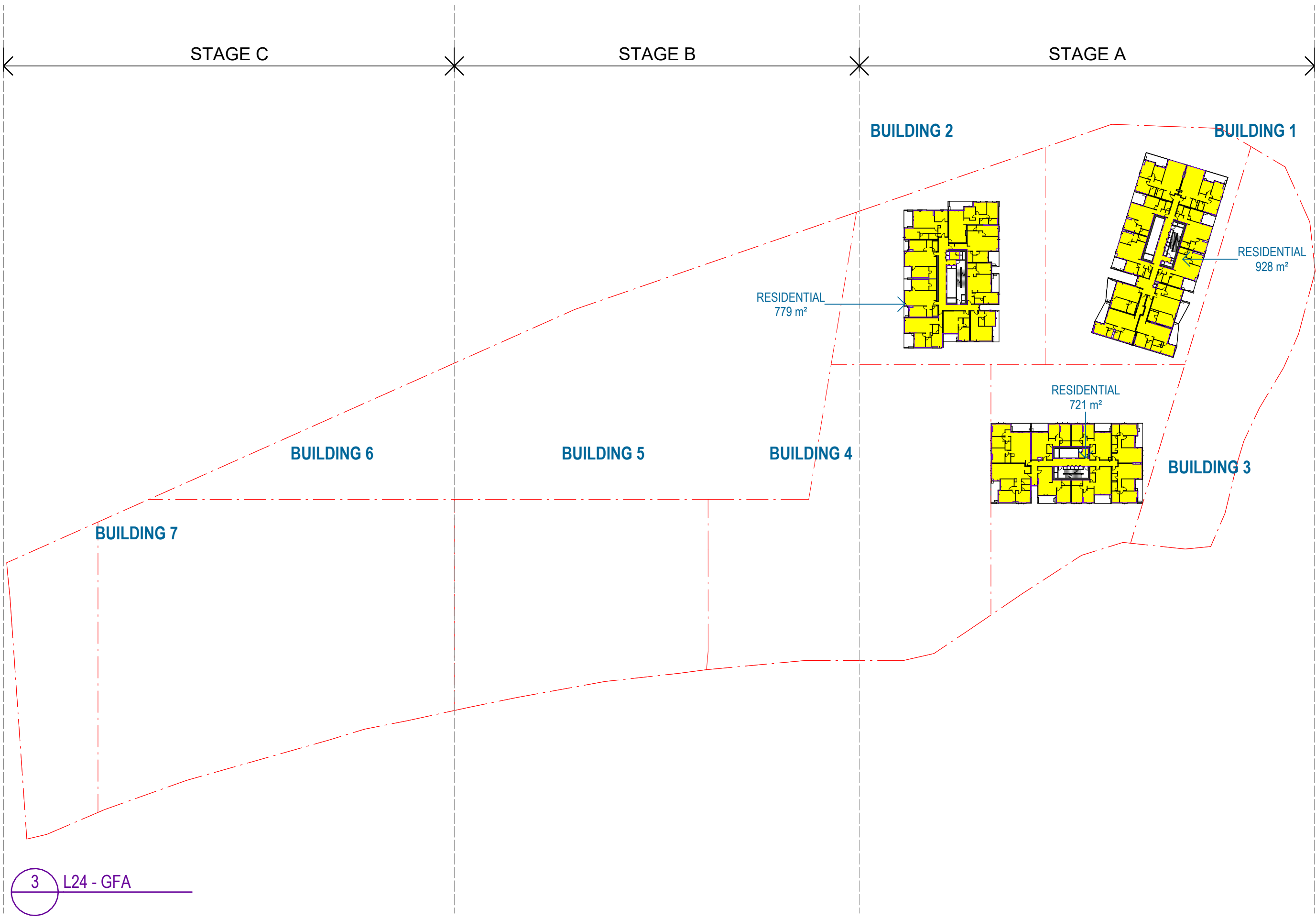
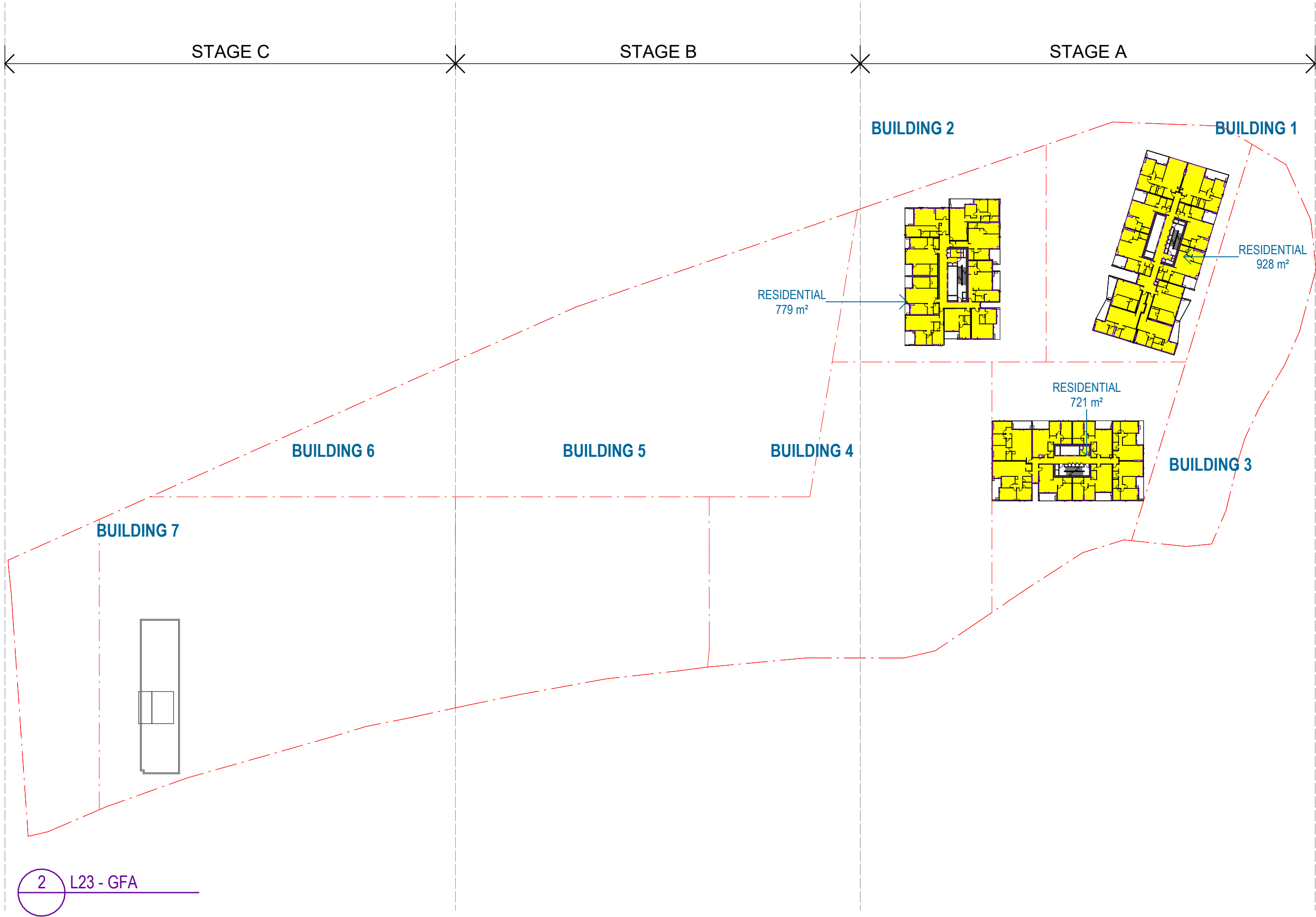
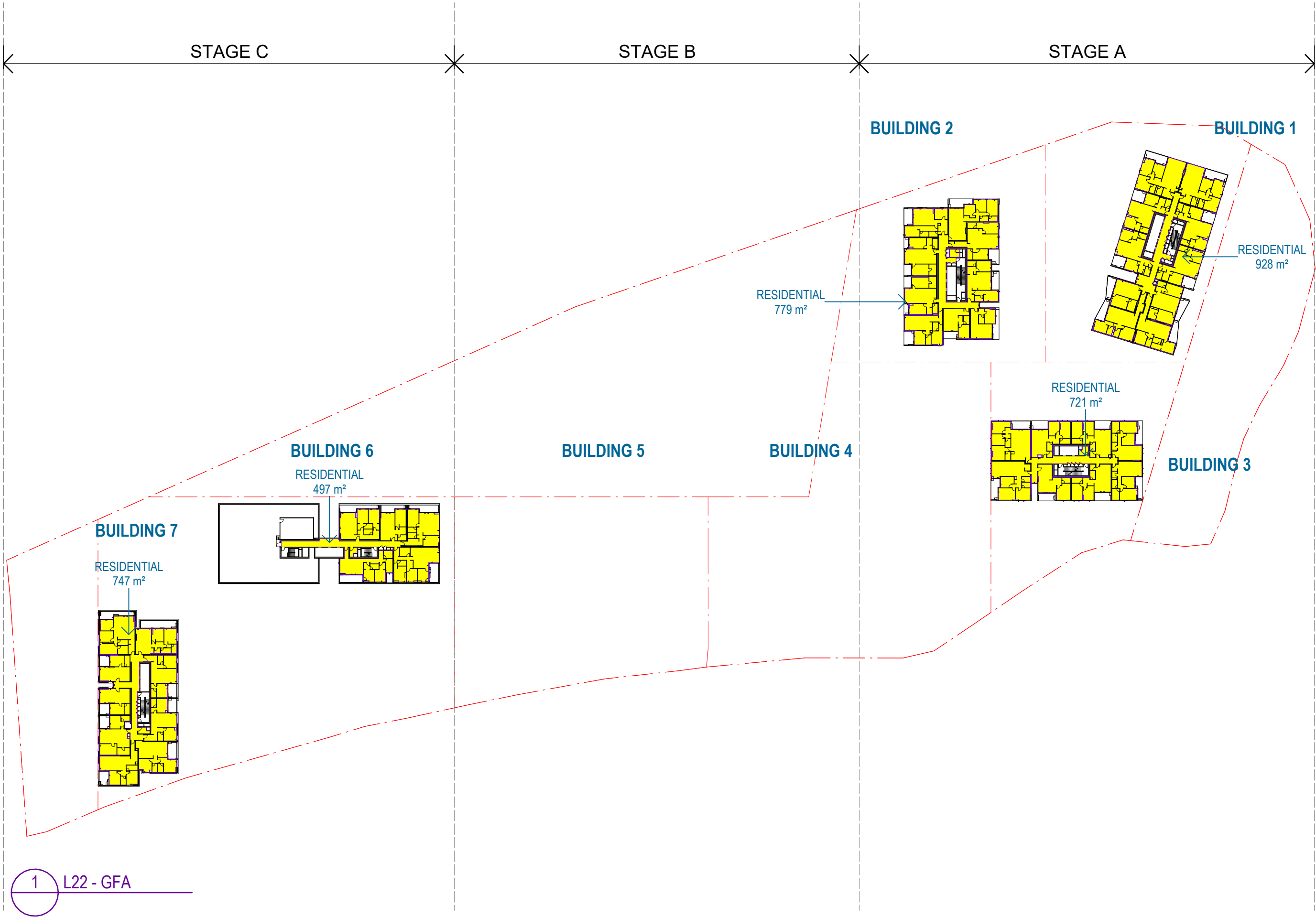
Approved
DS

Sheet size
A1

Scale
1:1000

Sheet title
GFA Plans

Sheet number
CP-AR -0-8004
Revision
E
Status
For information



Recent revision history			
#	Status	Description	Date
A		SSDA Submission Update	23/01/25
B		SSDA RTS Submission	04/09/25
C		SSDA RTS Submission	12/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA S4 S5 Modification	13/07/26

Notes

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LEGEND

- RESIDENTIAL (MARKET)
- AFFORDABLE HOUSING
- COMMERCIAL
- RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784

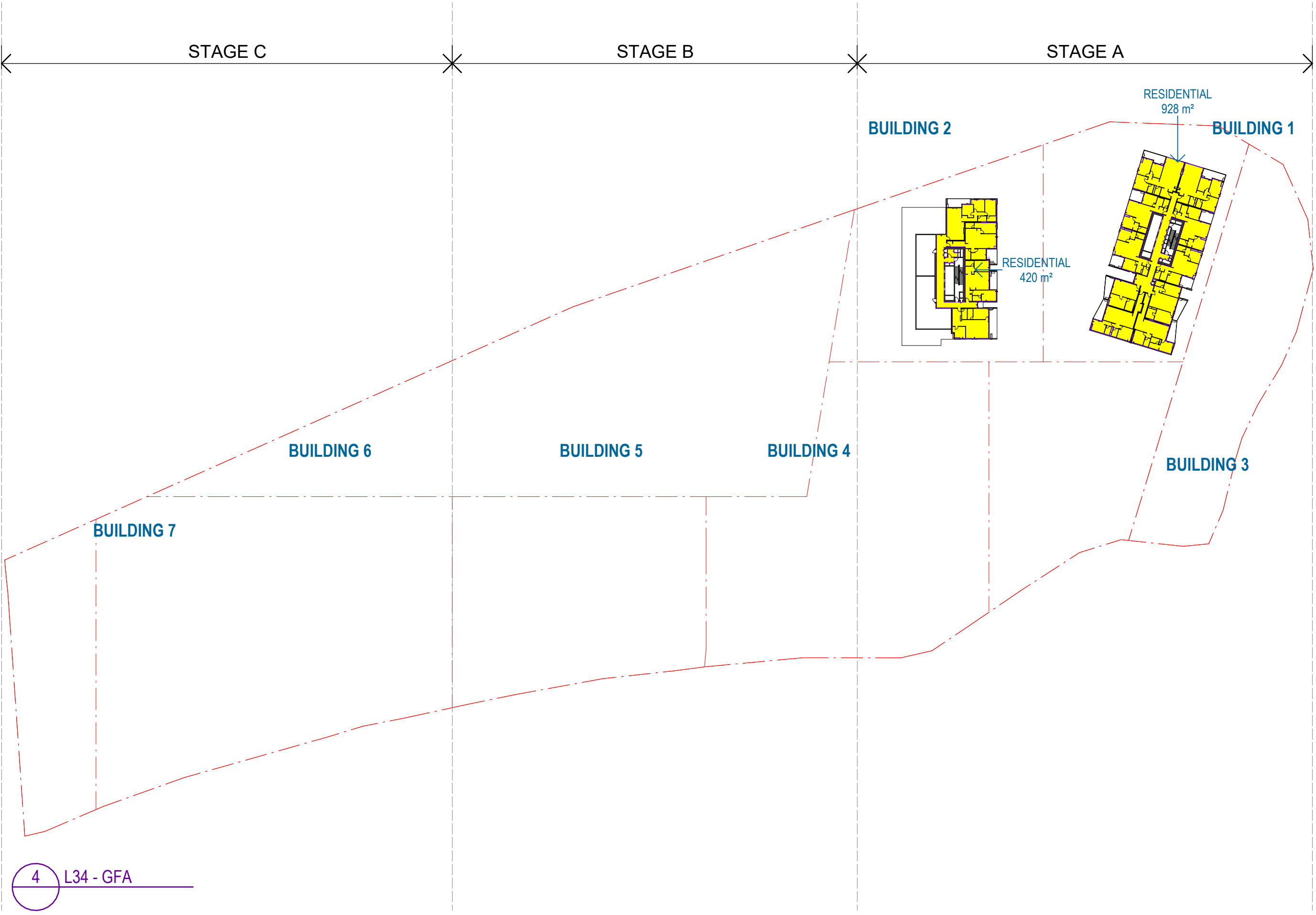
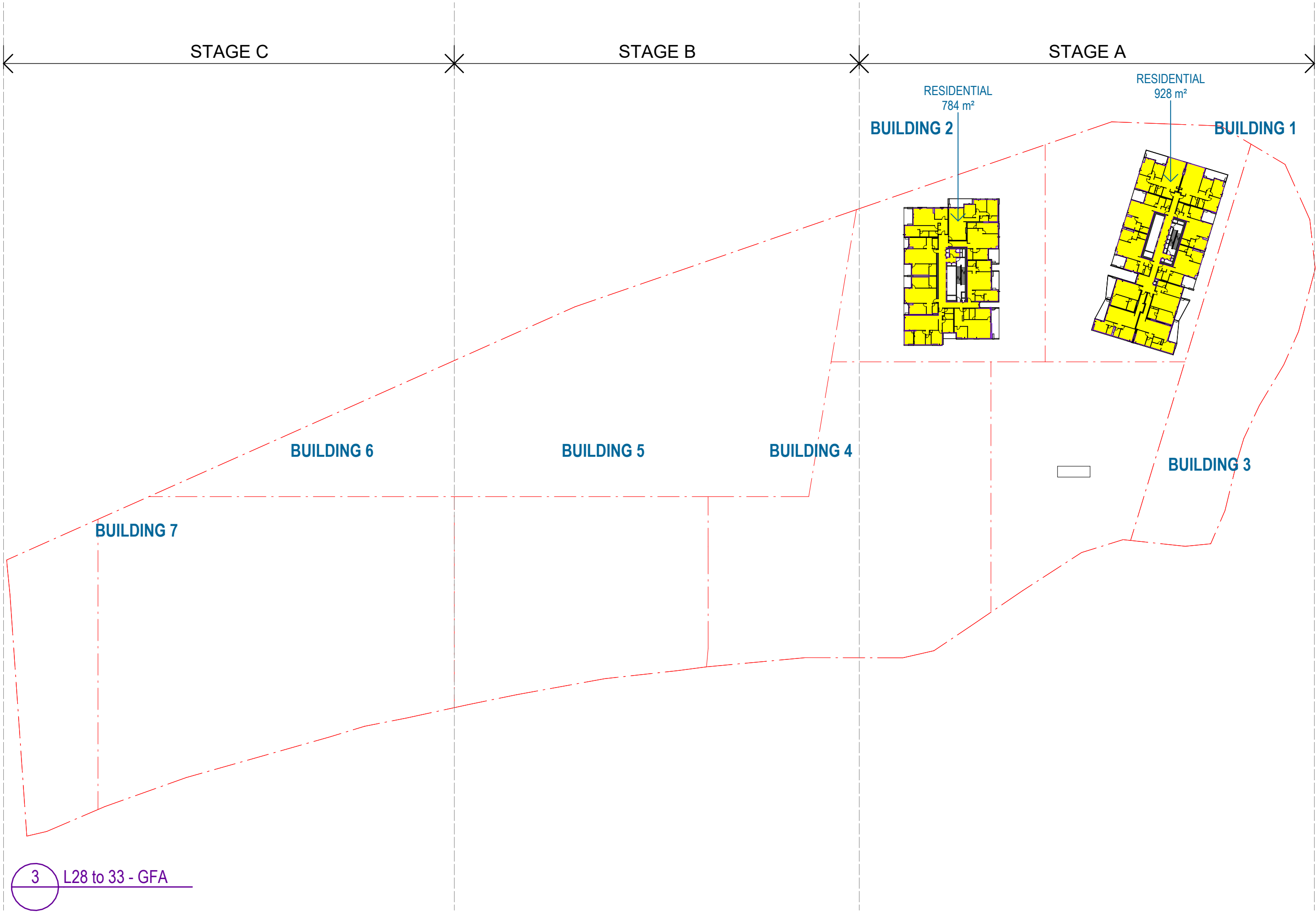
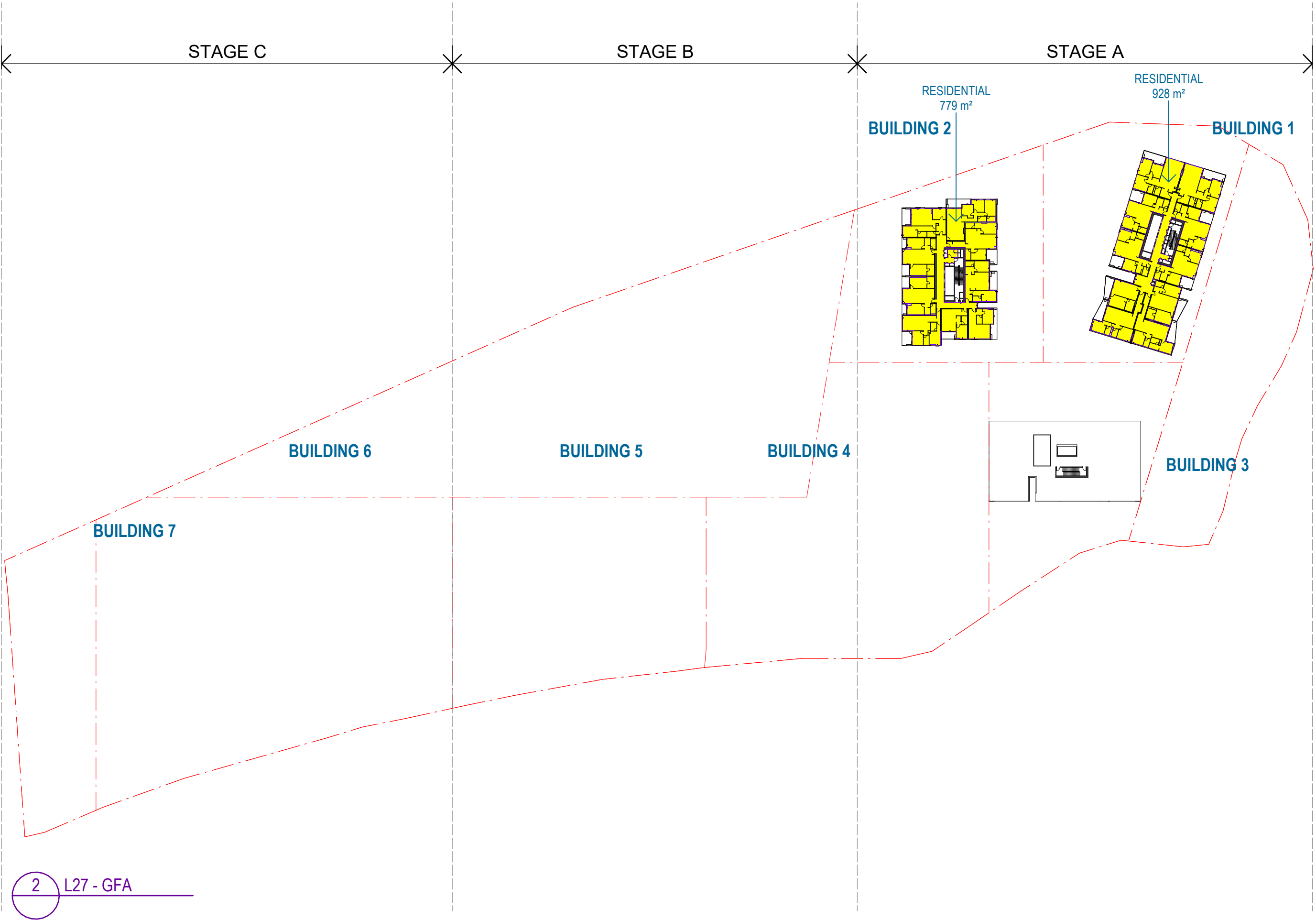
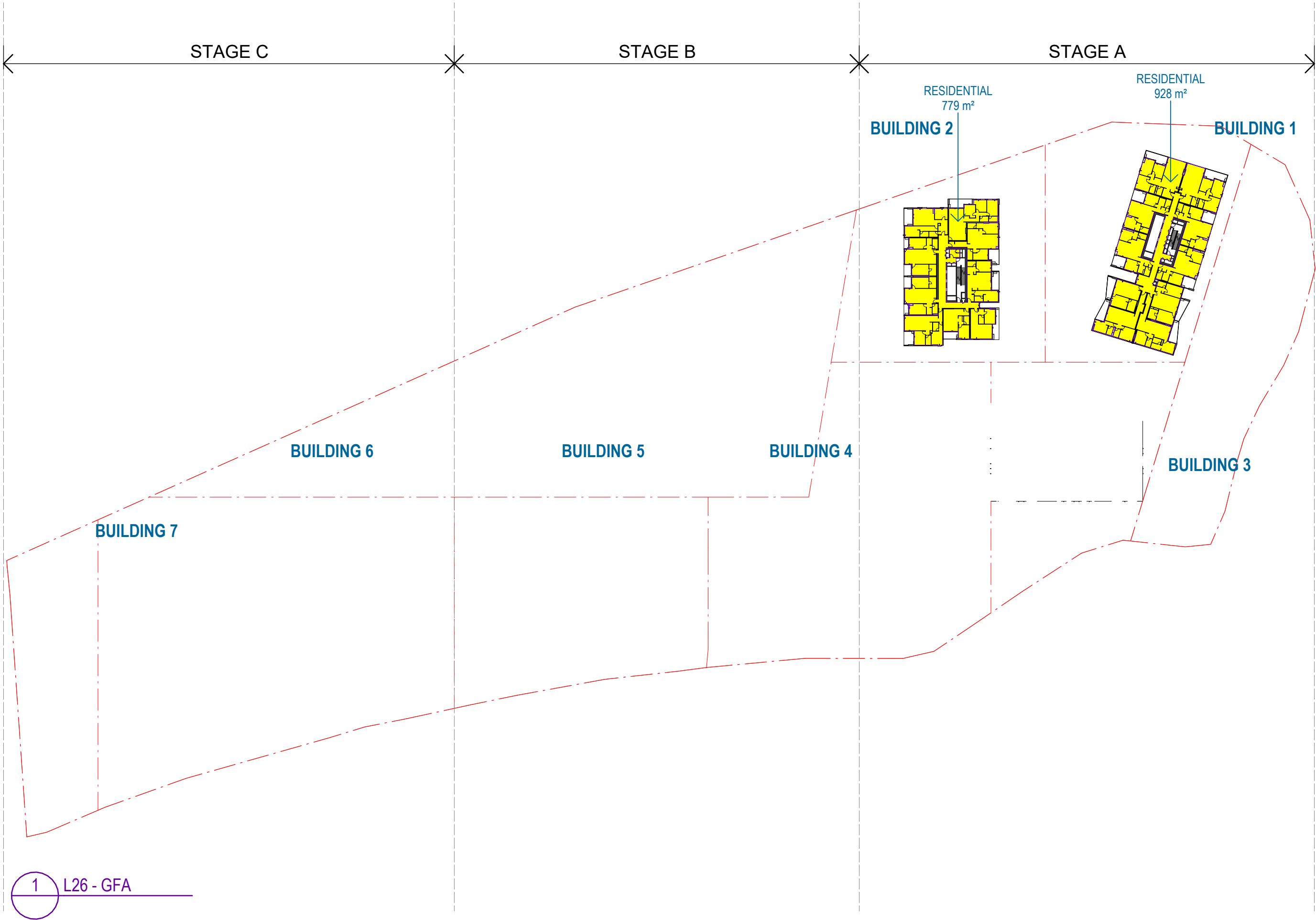
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Checked OR Approved DS Sheet size A1 Scale 1:1000

Sheet title
GFA Plans

Sheet number
CP-AR -0-8005
Status
For information

Revision
E



Recent revision history			
#	Status	Description	Date
A		SSDA S4.55 Modification	13/07/26

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LEGEND
RESIDENTIAL (MARKET)
AFFORDABLE HOUSING
COMMERCIAL
RETAIL
Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784

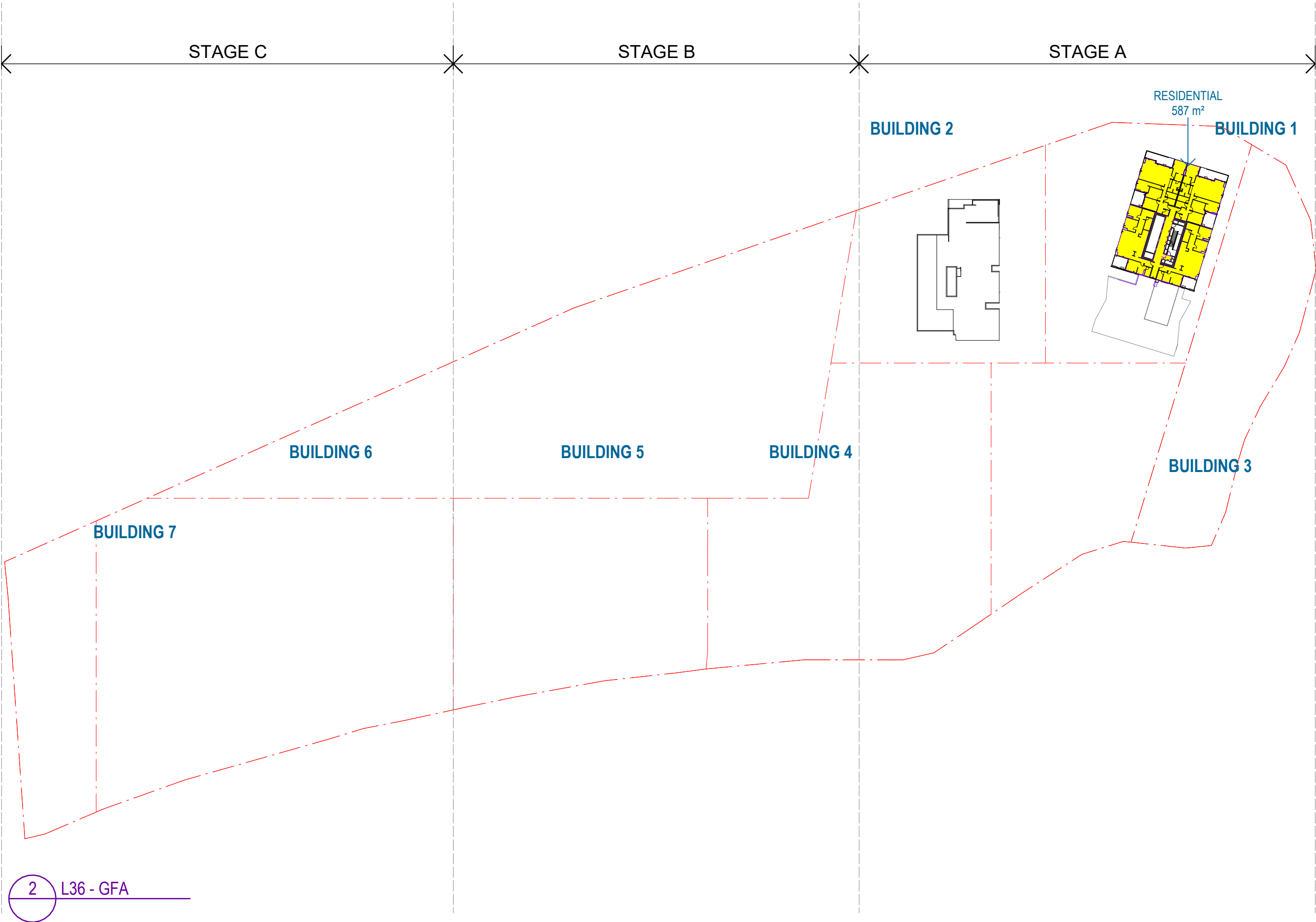
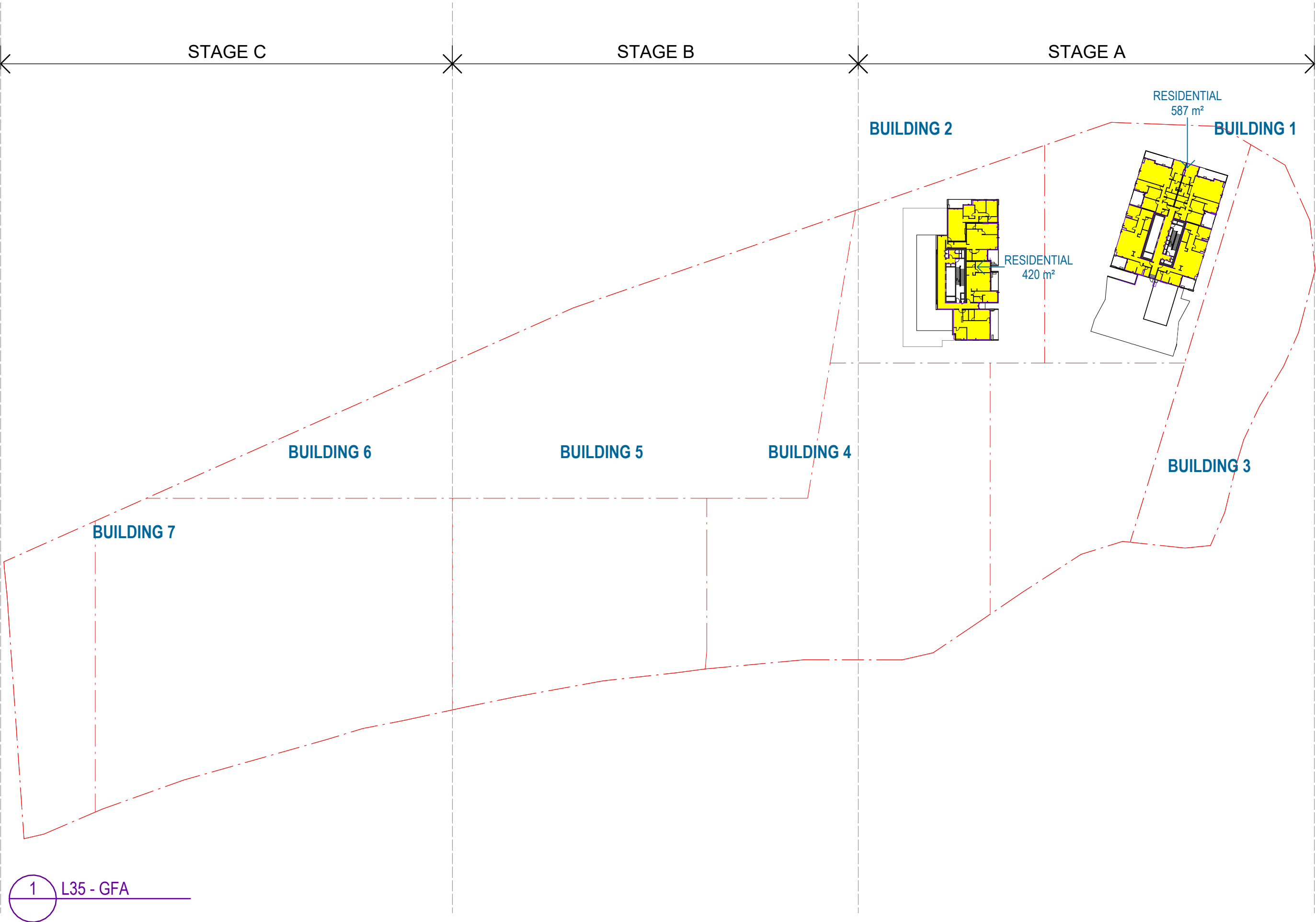
Size check
25mm

Scale
1:1000

Checked OR
Approved DS
Sheet size A1

Sheet title
GFA Plans

Sheet number
CP-AR -0-8006
Revision
A
Status
For information



Recent revision history			
#	Status	Description	Date
A		SSDA S4.55 Modification	13/07/26

Notes

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Do not scale drawings.

- LEGEND
- RESIDENTIAL (MARKET)
 - AFFORDABLE HOUSING
 - COMMERCIAL
 - RETAIL

Note: Refer to notes in GFA drawings for description of levels assigned to affordable housing. GFA drawings to be read in conjunction with drawing DA-0-8000.

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

Sheet number

CP-AR -0-8007

Revision

A

Checked

OR

Approved

DS

Sheet size

A1

Scale

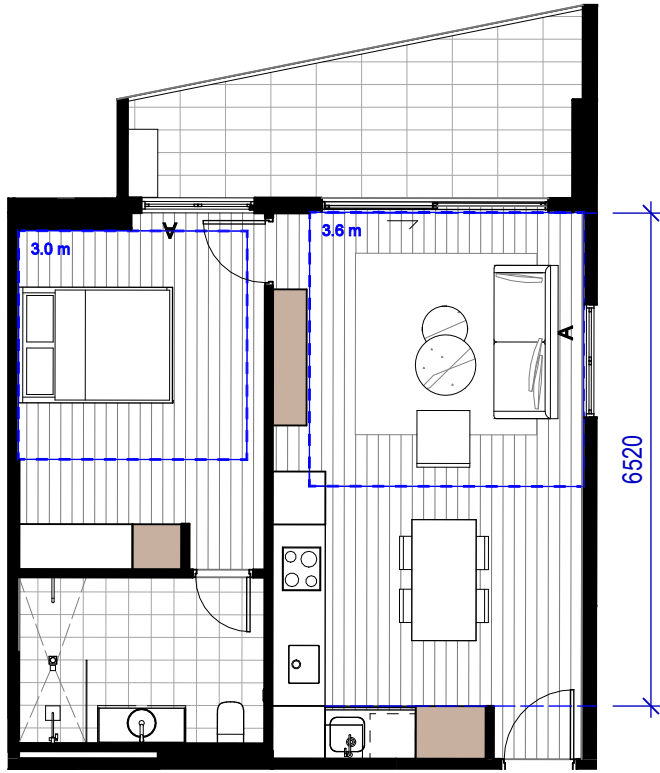
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Sheet title

GFA Plans

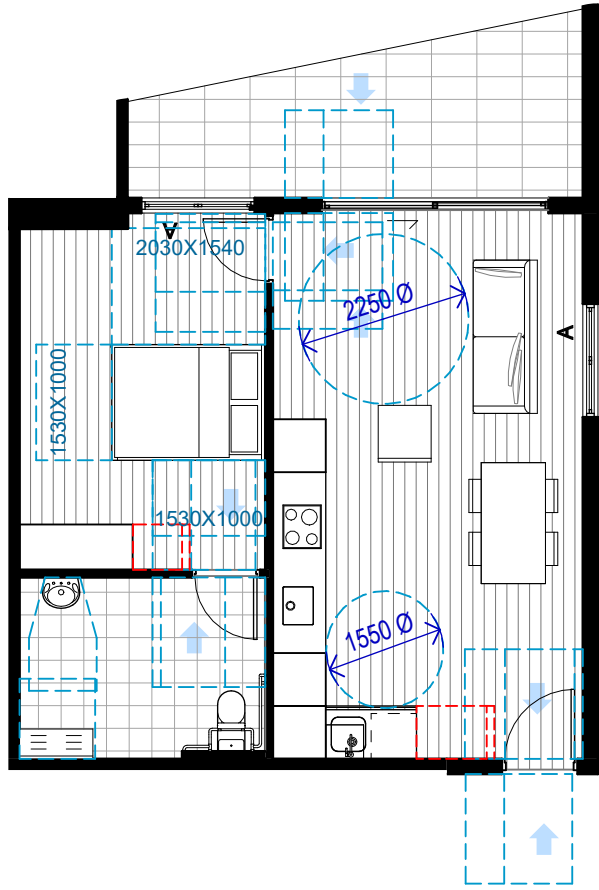
Status

For information



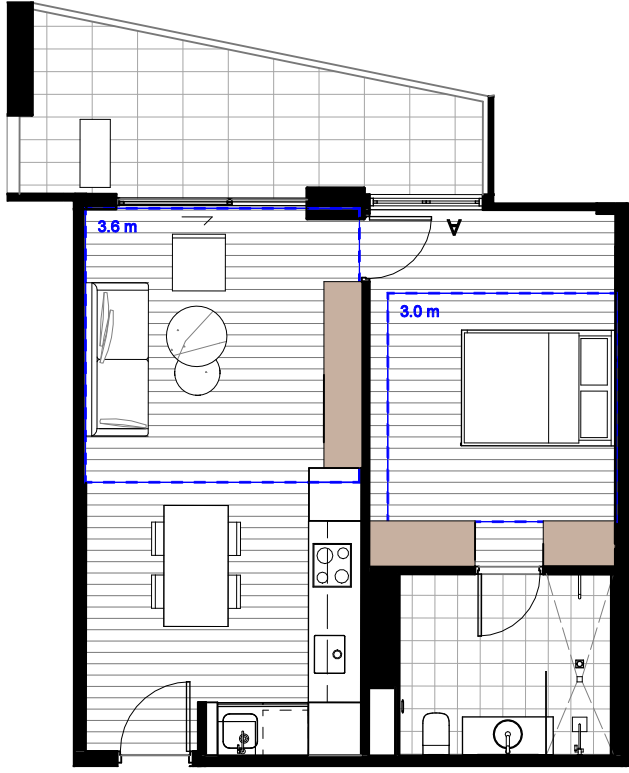
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SCALE 1 : 100

1B_1_01_VM			
Name	Area	Storage Volume	Access
1 BED	52 m²	6.7m³	Yes



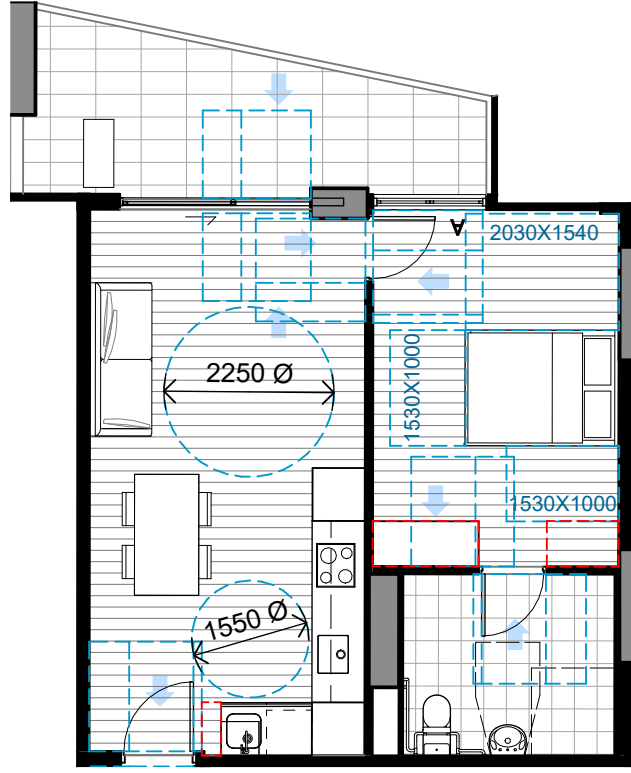
2 1B_1_01_VM_POST ADAPTATION
SCALE 1 : 100

Adaptable Apartment count
Total: 19
From levels 9-27



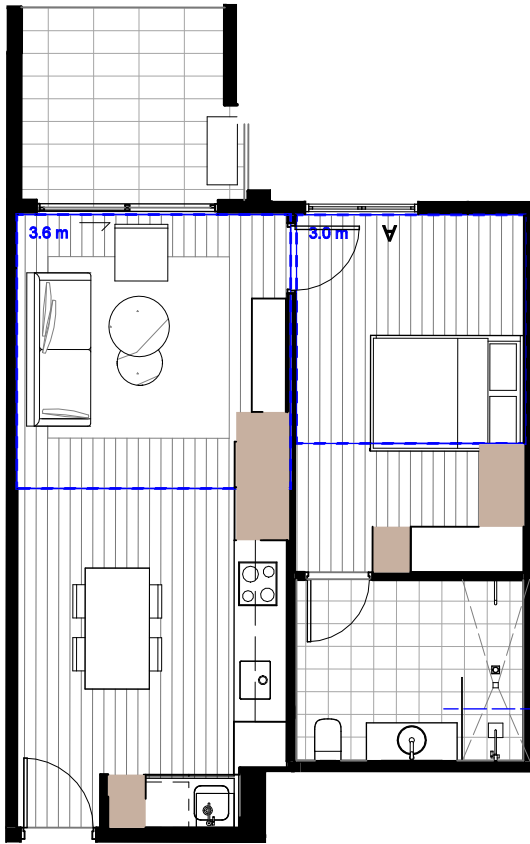
3 1B_1_03_VM
SCALE 1 : 100

1B_1_03_VM			
Name	Area	Storage Volume	Access
1 BED	50 m²	6.2m³	Yes



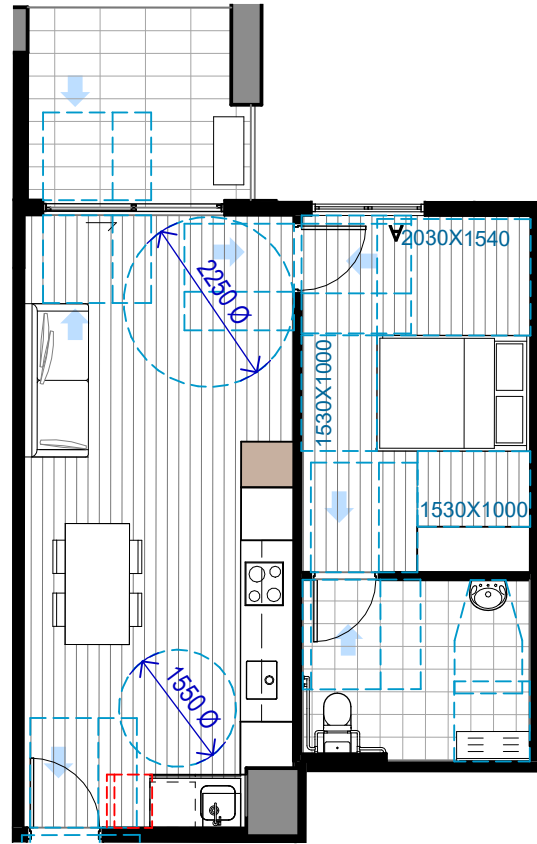
4 1B_1_03_VM POST ADAPTATION
SCALE 1 : 100

Adaptable Apartment count
Total: 11
From levels 8-18



5 1B_1_02_VM
SCALE 1 : 100

1B_1_02_VM			
Name	Area	Storage Volume	Access
1 BED	51 m²	6m³	



6 1B_1_02_VM_POST ADAPTATION
SCALE 1 : 100

Adaptable Apartment count
Total: 11
From levels 8-18

Recent revision history			Notes
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA RTS Submission	25/02/26
F		SSDA S4.55 Modification	13/07/26

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LEGEND	
	Storage
	Demolished
	DDA Clearances

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
As indicated

Sheet title
Building 1 Unit Layouts 1 Bedroom

Sheet number
CP-AR-1-8111
Status
For information

Revision
F



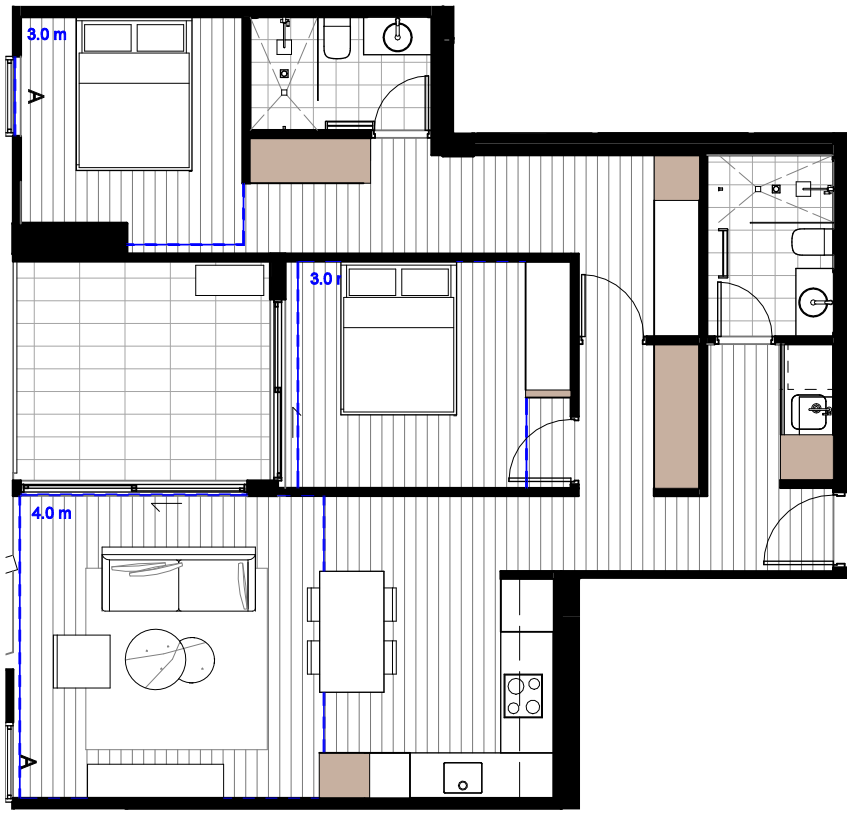
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SCALE 1:100

2B_1_01_VM			
Name	Area	Storage Volume	Access
2 BED	85 m²	8.1m³	



2 2B_1_02_VM
SCALE 1:100

2B_1_02_VM			
Name	Area	Storage Volume	Access
2 BED	85 m²	8.1m³	



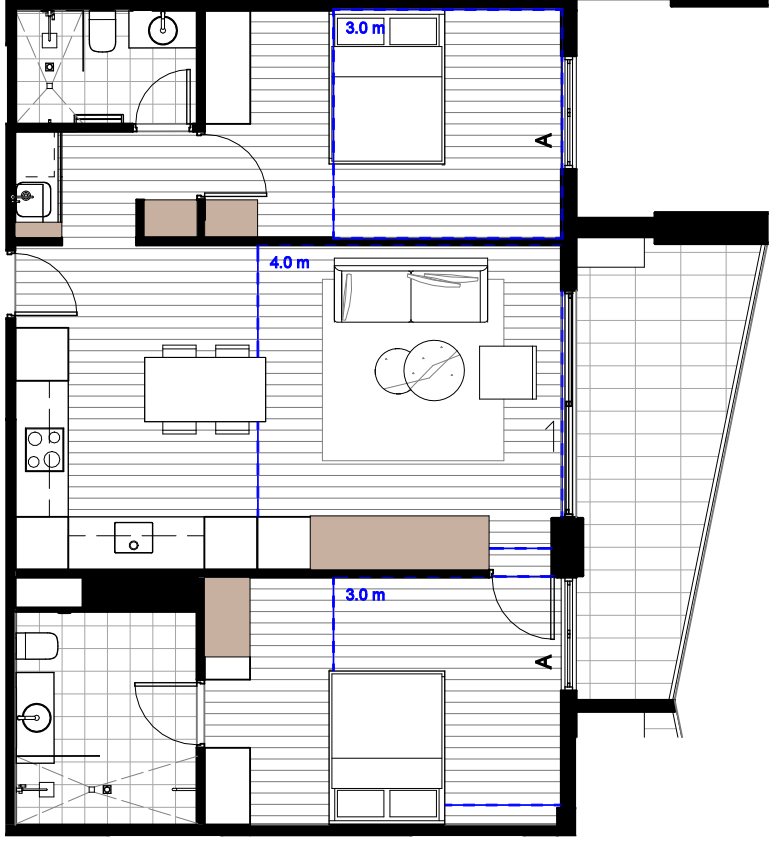
3 2B_1_03_VM
SCALE 1:100

2B_1_03_VM			
Name	Area	Storage Volume	Access
2 BED	78 m²	8m³	



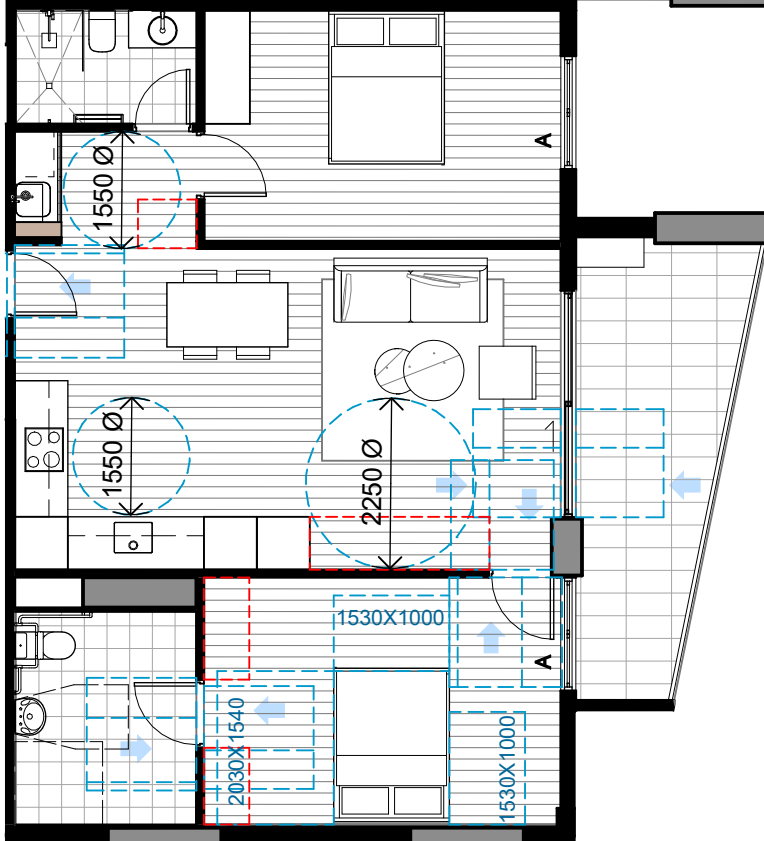
4 2B_1_04_VM
SCALE 1:100

2B_01_04_VM			
Name	Area	Storage Volume	Access
2 BED	74 m²	8m³	



5 2B_1_05_VM
SCALE 1:100

2B_1_05_VM			
Name	Area	Storage Volume	Access
2 BED	77 m²	8m³	Yes



6 2B_1_05_VM POST ADAPTATION
SCALE 1:100

Adaptable Apartment count
Total: 9
From levels 19-27



0 2B_1_06_VM
SCALE 1:100

2B_1_06_VM			
Name	Area	Storage Volume	Access
2 BED	79 m²	8m³	

Recent revision history			
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA RTS Submission	25/02/26
F		SSDA S4.55 Modification	13/07/26

Notes
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LEGEND

- Storage
- Demolished
- DDA Clearances

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 As indicated

Sheet title
Building 1 Unit Layouts 2 Bedrooms

Sheet number
CP-AR-1-8112
Status
For information

Revision
F



1 3B_1_01_VM
SCALE 1 : 100

3B_1_01_VM			
Name	Area	Storage Volume	Access
3 BED	104 m²	10m³	



2 3B_1_02_VM
SCALE 1 : 100

3B_1_02_VM			
Name	Area	Storage Volume	Access
3 BED	108 m²	10m³	



3 3B_1_03_VM
SCALE 1 : 100

3B_1_03_VM			
Name	Area	Storage Volume	Access
3 BED	127 m²	10.5m³	

Recent revision history			Notes
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA RTS Submission	25/02/26
F		SSDA S4.55 Modification	13/07/26

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- LEGEND
- Storage
 - Demolished
 - DDA Clearances

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

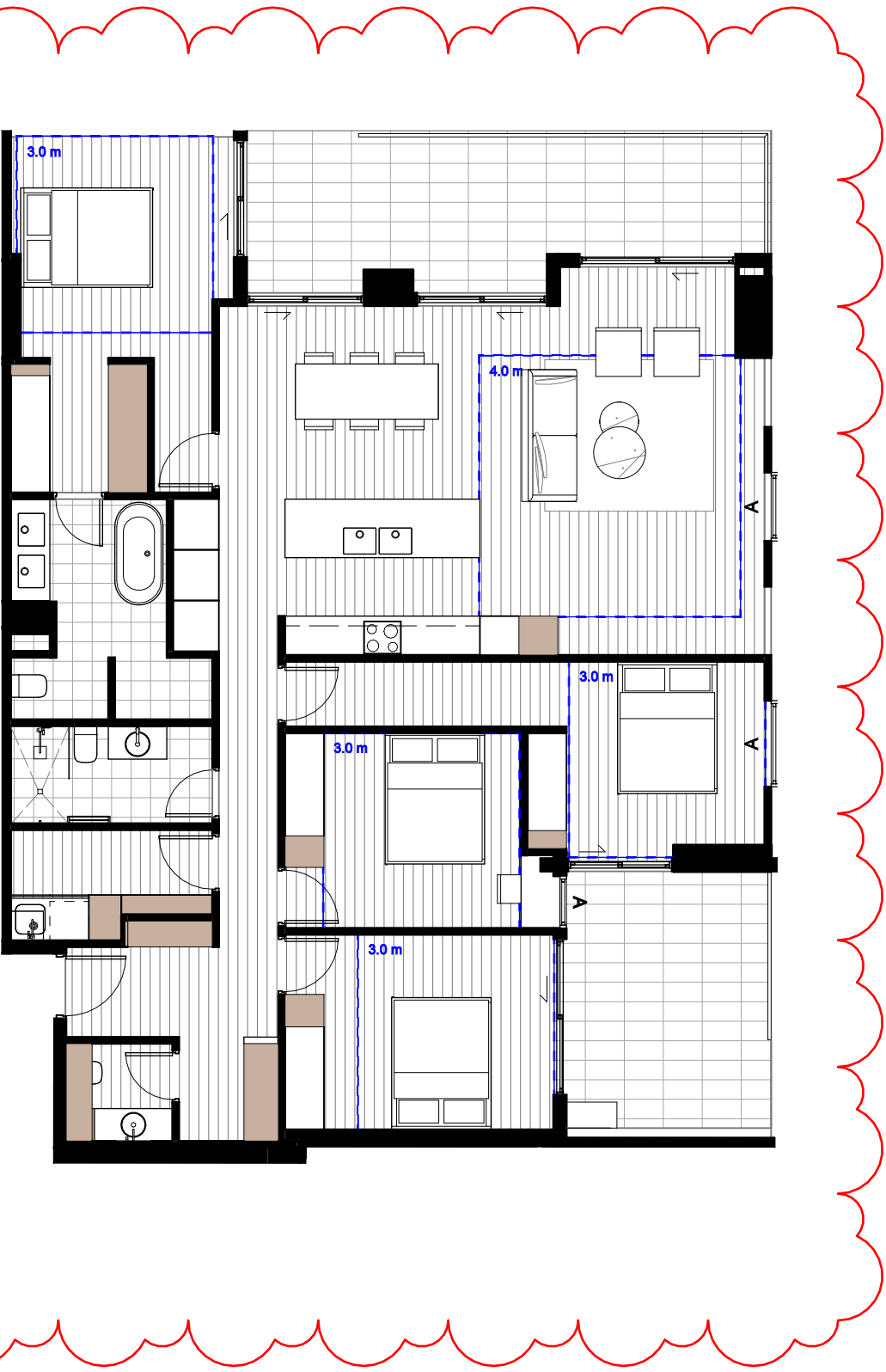
Scale
As indicated

Sheet title
Building 1 Unit Layouts 3 Bedrooms

Sheet number
CP-AR-1-8113

Revision
F

Status
For information



1

4B_1_01_VM

SCALE 1 : 100

4B_1_01_VM			
Name	Area	Storage Volume	Access
		10.1m³	

Recent revision history			Notes
#	Status	Description	Date
A		SSDA S4.55 Modification	13/07/26
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- LEGEND
- Storage
- Demolished
- DDA Clearances

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

As indicated

Sheet title

Building 1 Unit Layouts 4 Bedrooms

Sheet number

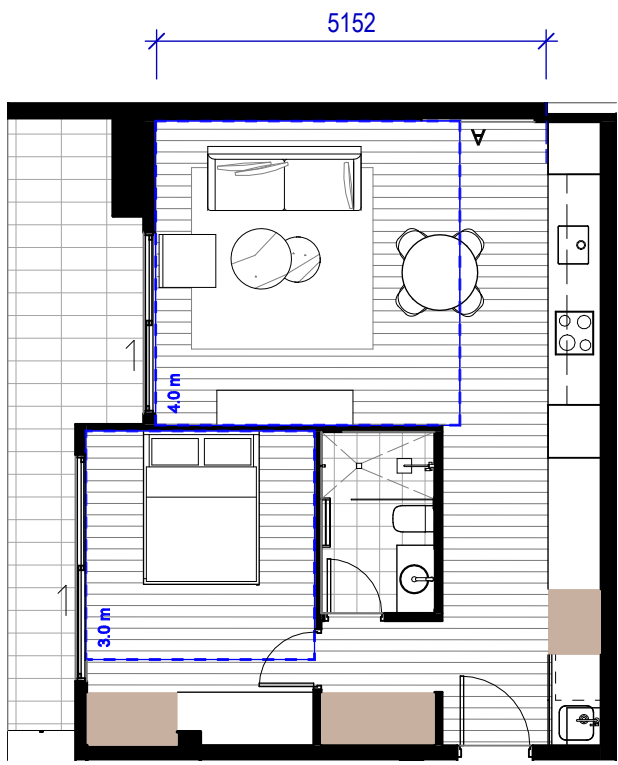
CP-AR-1-8114

Revision

A

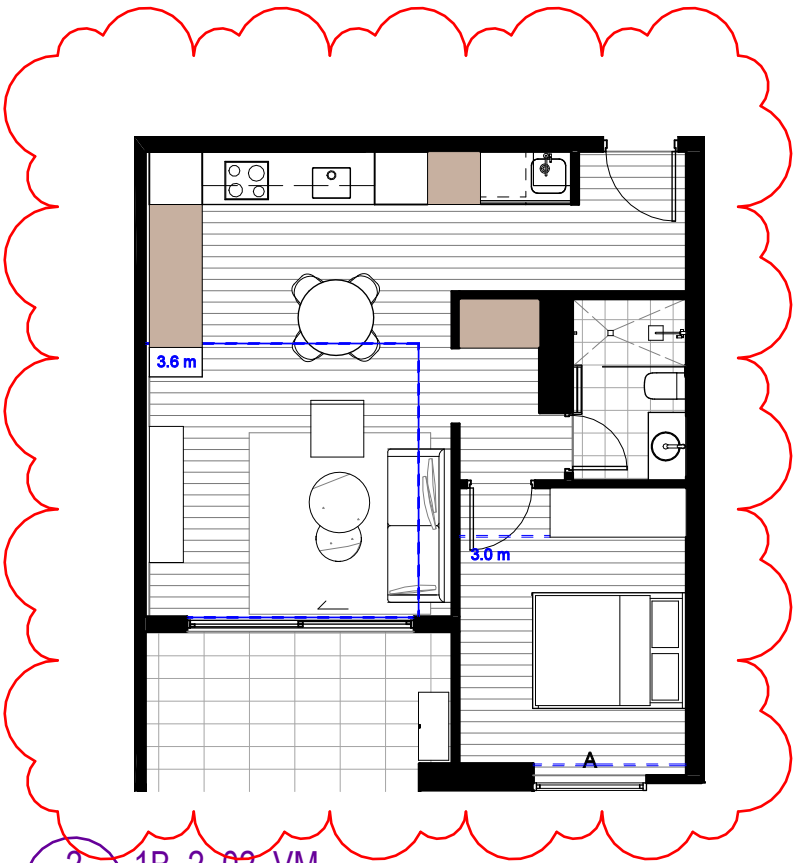
Status

For information



1 1B_2_01_VM
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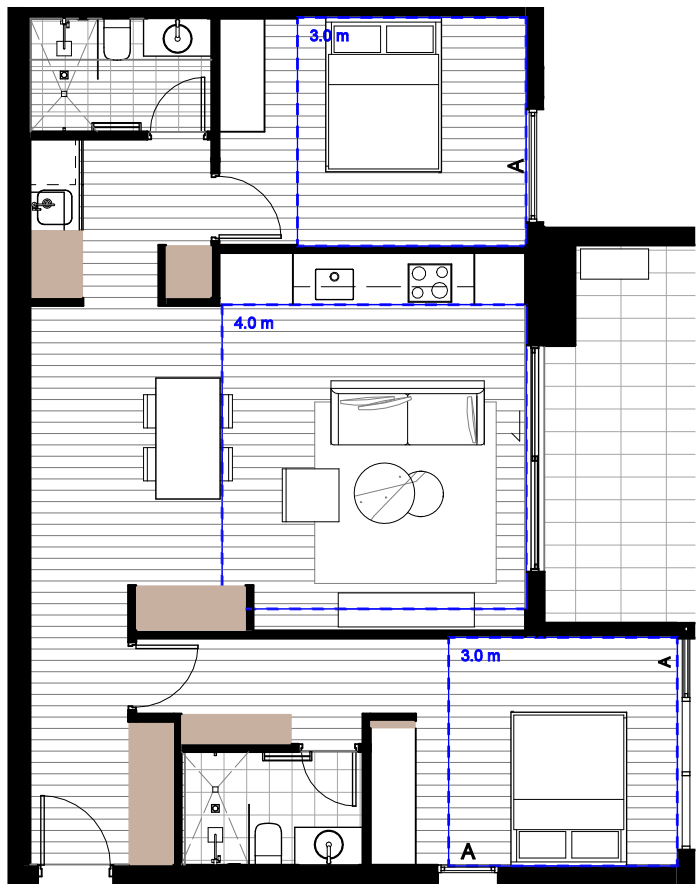
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Name	Area	Storage Volume	Access
1 BED	52 m²	6m³	



2 1B_2_02_VM
SCALE 1:100

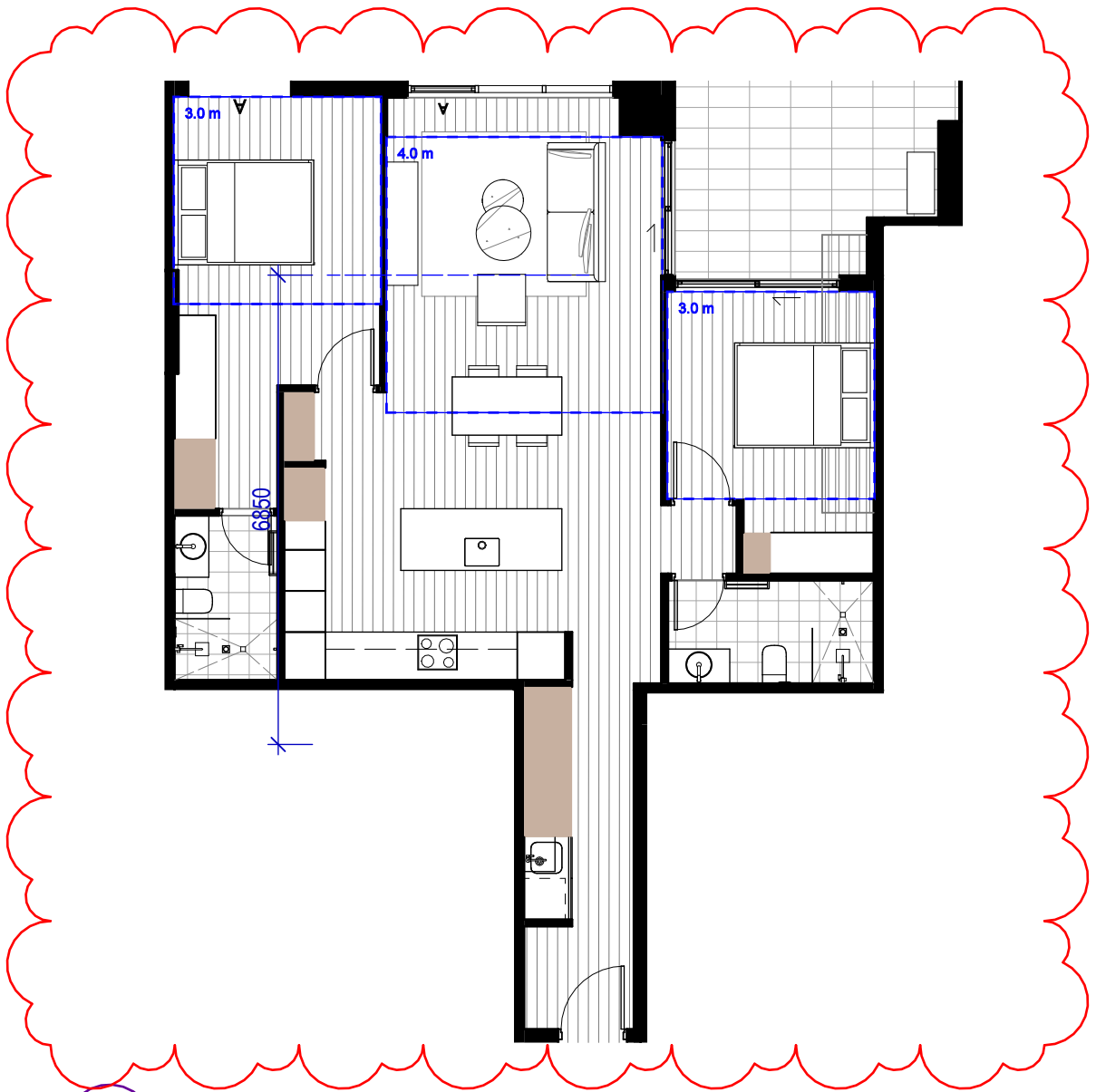
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Name	Area	Storage Volume	Access
1 BED	50 m²	6m³	

Date generated 7/22/2026 4:56:43 PM



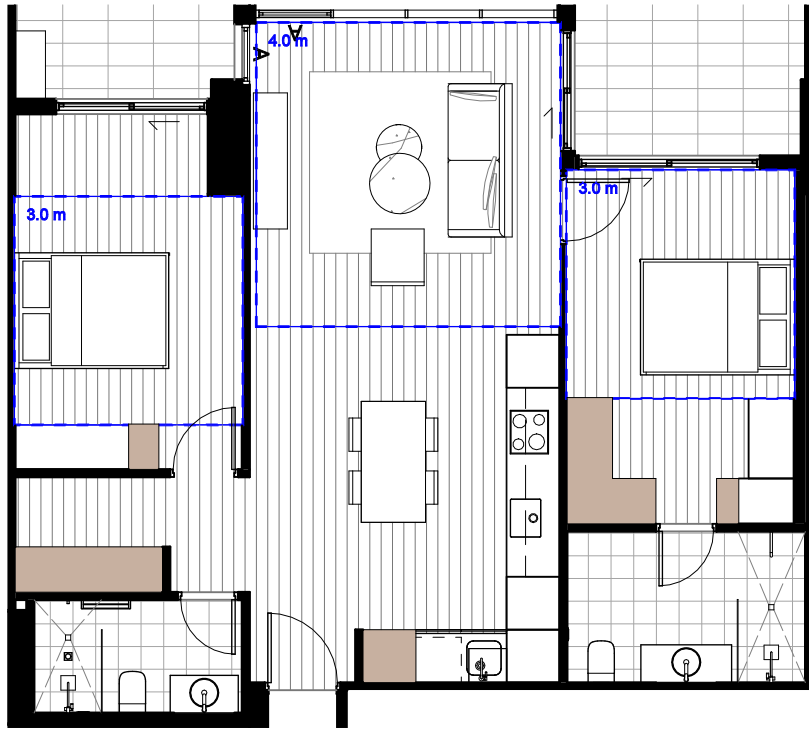
1 2B_2_01_VM
SCALE 1 : 100

2B_2_01_VM			
Name	Area	Storage Volume	Access
2 BED	79 m²	8.88m³	



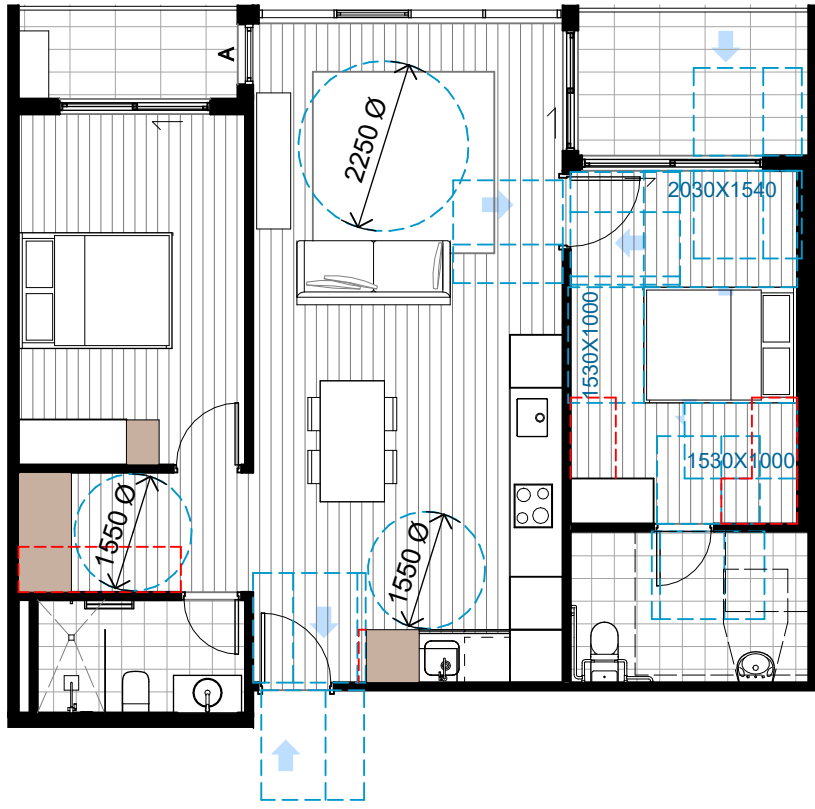
2 2B_2_02_VM
SCALE 1 : 100

2B_2_02_VM			
Name	Area	Storage Volume	Access
2 BED	82 m²	8m³	



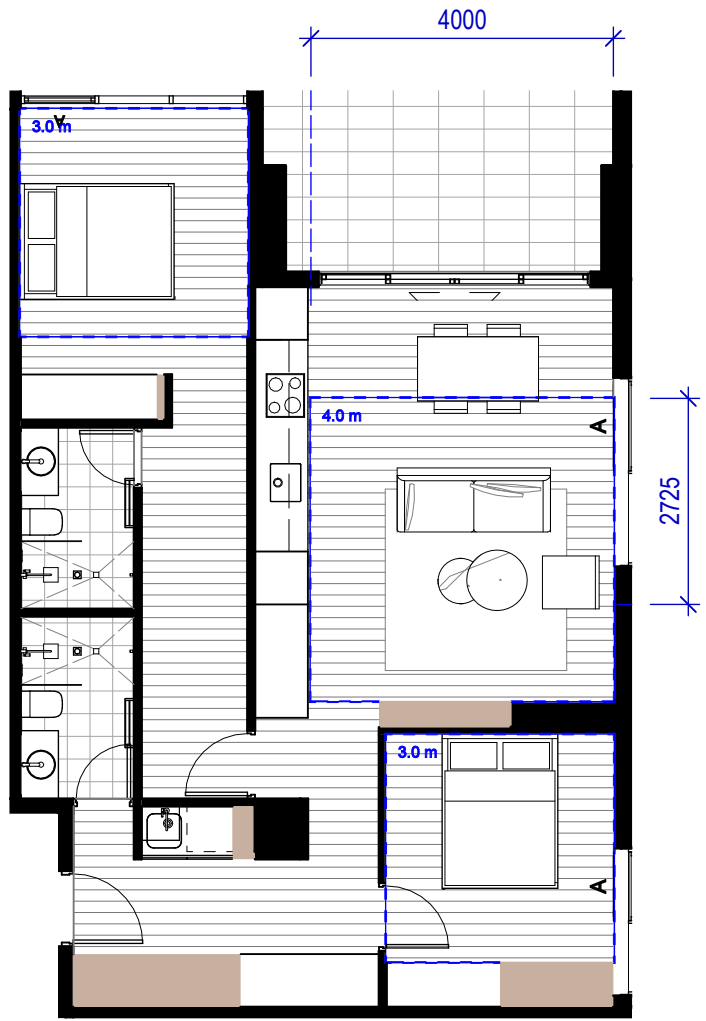
3 2B_2_03_VM
SCALE 1 : 100

2B_2_03_VM			
Name	Area	Storage Volume	Access
2 BED	81 m²	8.2m³	Yes



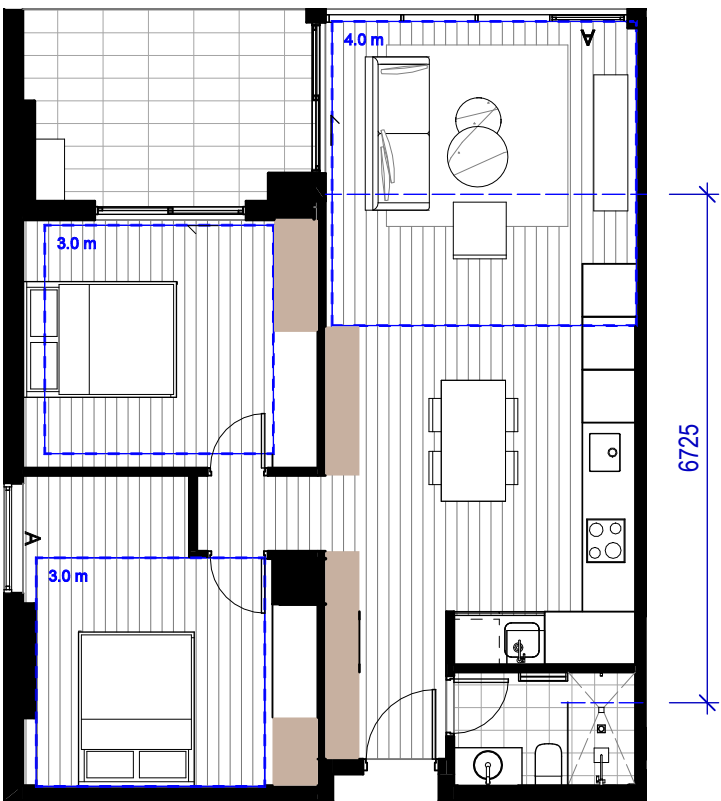
4 2B_2_03_VM_POST ADAPTATION
SCALE 1 : 100

Adaptable Apartment count
Total: 59
From levels 02 - 31



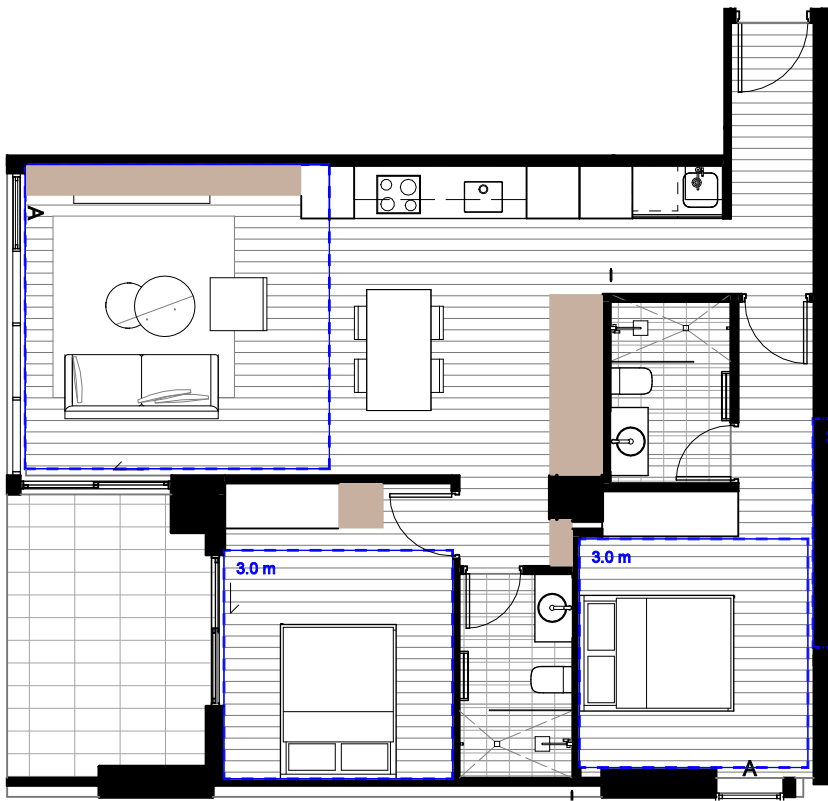
5 2B_2_04_VM
SCALE 1 : 100

2B_2_04_VM			
Name	Area	Storage Volume	Access
2 BED	79 m²	8m³	



6 2B_2_05_VM
SCALE 1 : 100

2B_2_05_VM			
Name	Area	Storage Volume	Access
2 BED	70 m²	8.5m³	



7 2B_2_06_VM
SCALE 1 : 100

2B_2_06_VM			
Name	Area	Storage Volume	Access
2 BED	75 m²	8.9m³	



8 2B_2_07_VM
SCALE 1 : 100

2B_2_07_VM			
Name	Area	Storage Volume	Access
2 BED	82 m²	8m³	

Recent revision history			Notes
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA RTS Submission	25/02/26
F		SSDA S4.55 Modification	13/07/26

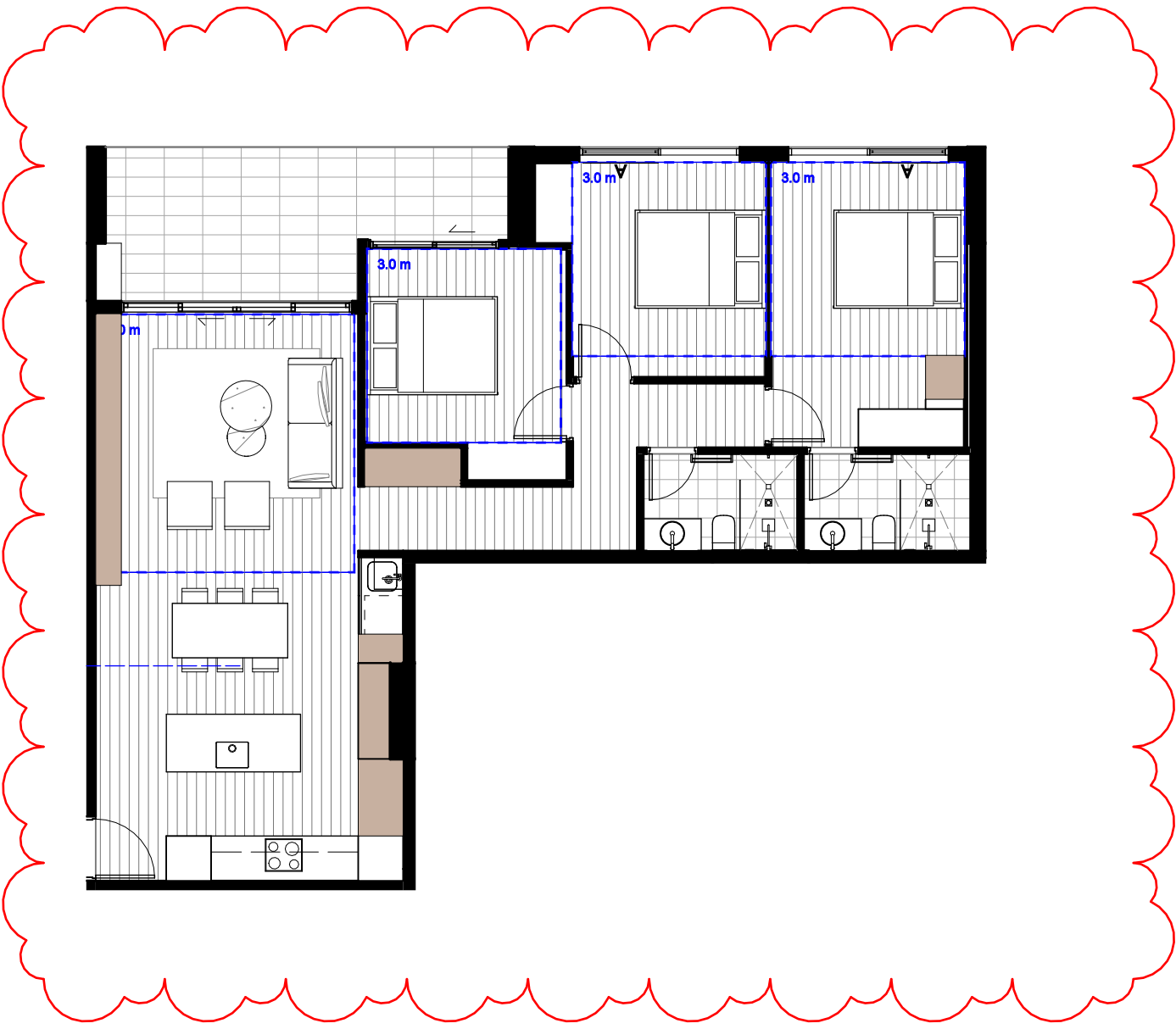
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LEGEND	
	Storage
	Demolished
	DDA Clearances

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

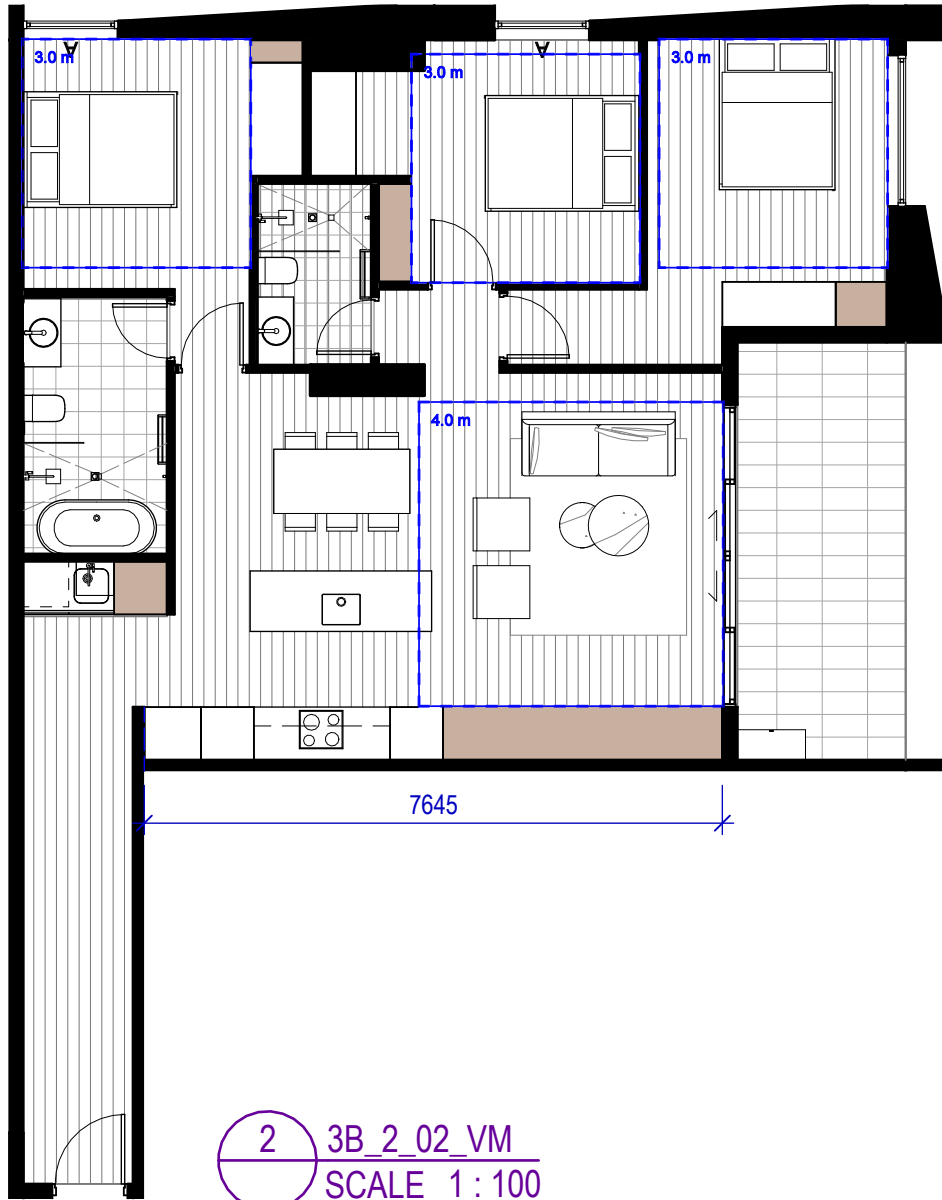
Issuer	
W-B WOODS BAGOT	
Project number 121784	Size check 25mm
Checked OR	Approved DS
Sheet size A1	Scale As indicated

Sheet title	
Building 2 Unit Layouts 2 Bedrooms	
Sheet number CP-AR-1-8122	Revision F
Status For information	



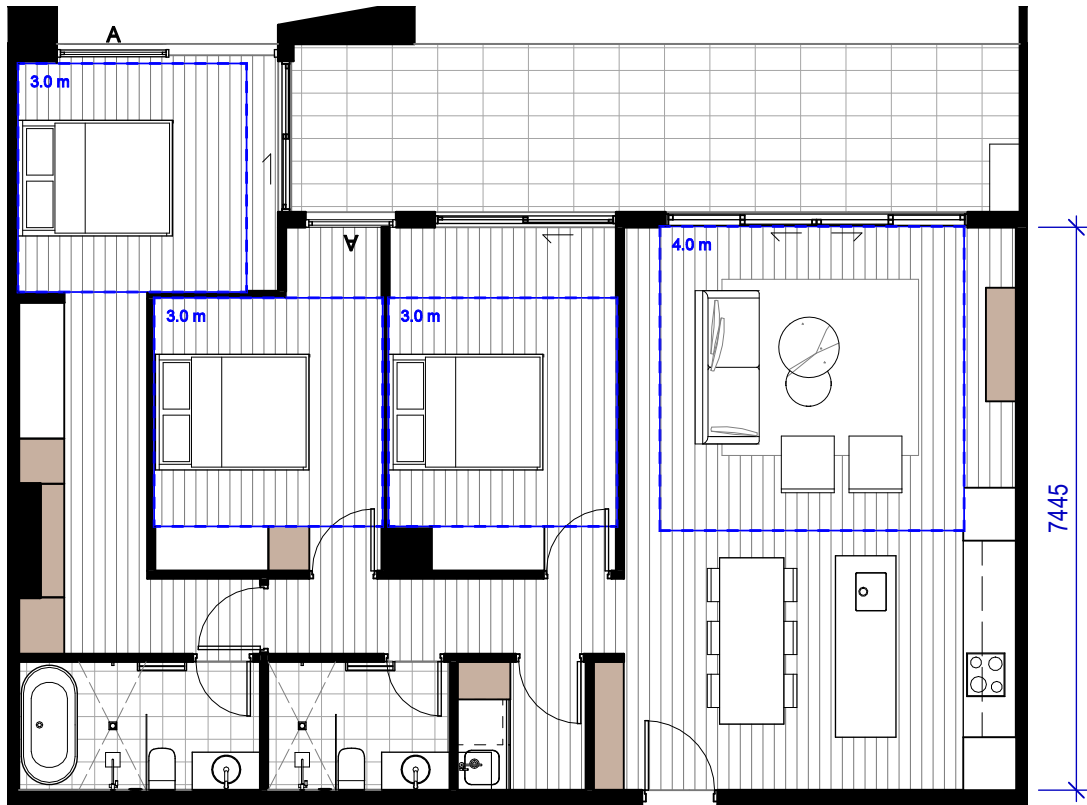
1 3B_2_01_VM
SCALE 1 : 100

3B_2_01_VM			
Name	Area	Storage Volume	Access
3 BED	93 m²	10m³	



2 3B_2_02_VM
SCALE 1 : 100

3B_2_02_VM			
Name	Area	Storage Volume	Access
3 BED	102 m²	10.6 m³	



3 3B_2_03_VM
SCALE 1 : 100

3B_2_03_VM			
Name	Area	Storage Volume	Access
3 BED	105 m²	10.8 m³	

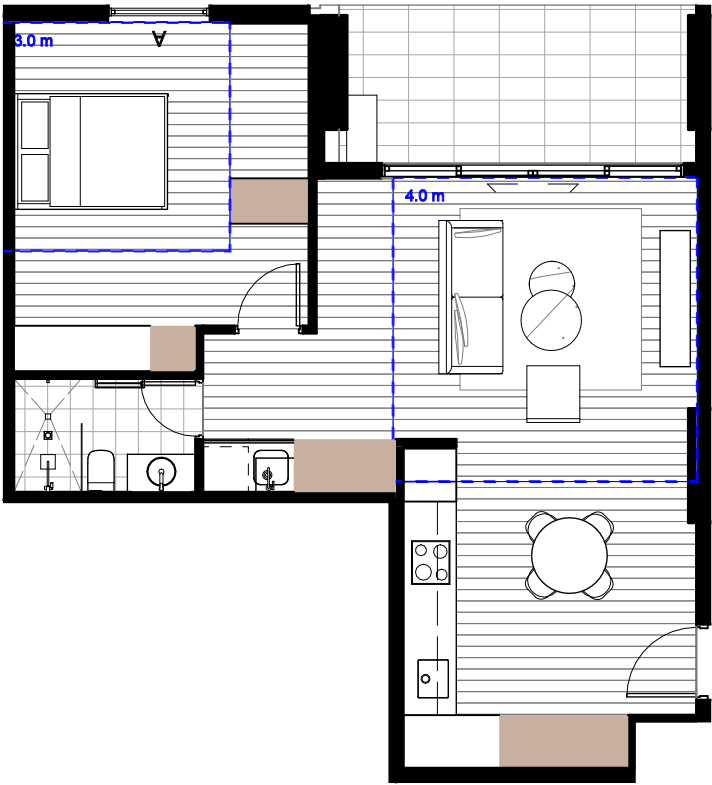


4 3B_2_04_VM
SCALE 1 : 100

3B_2_04_VM			
Name	Area		Access
3 BED	95 m²		

Date generated

7/22/2026 4:56:46 PM



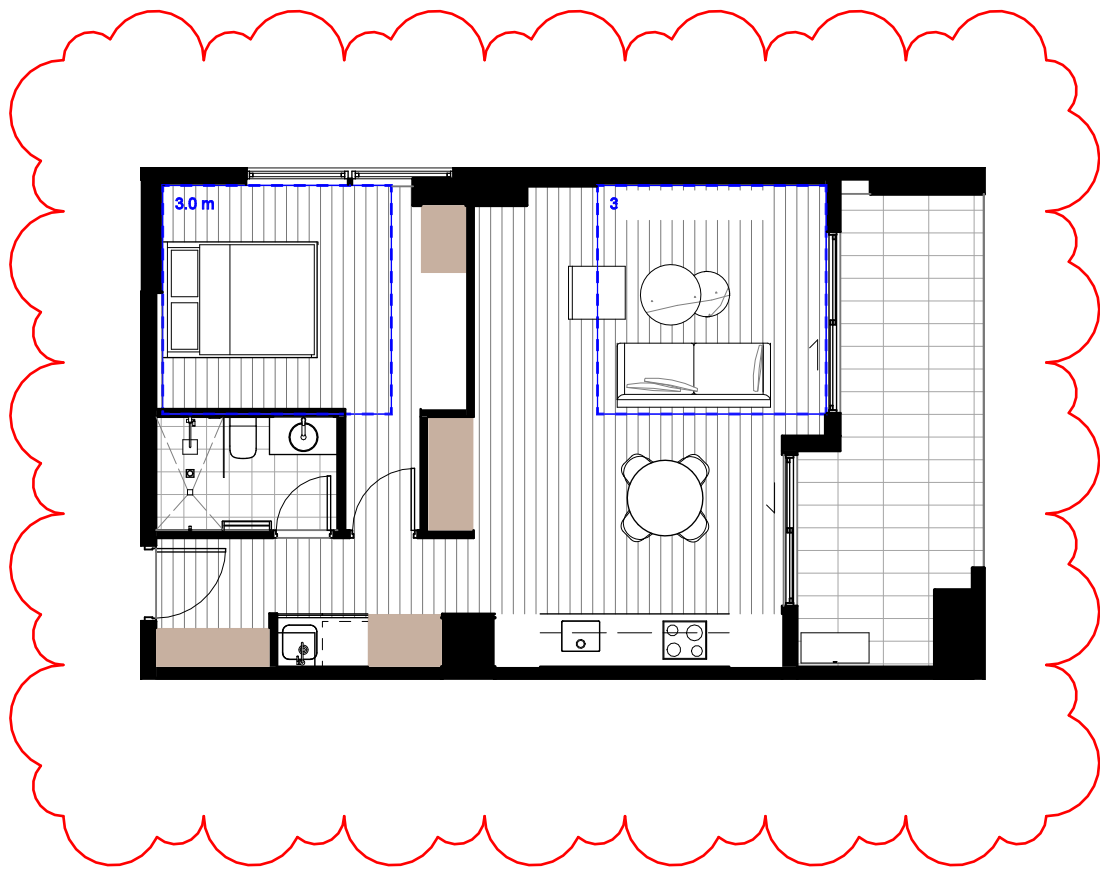
1 1B_3_01_VM
SCALE 1 : 100

1B_3_01_VM			
Name	Area	Storage Volume	Access
1 BED	58 m²	6m³	



2 1B_3_02_VM
SCALE 1 : 100

1B_3_02_VM			
Name	Area	Storage Volume	Access
1 BED	56 m²	6.5m³	



3 1B_3_03_VM
SCALE 1 : 100

1B_3_03_VM			
Name	Area	Storage Volume	Access
1 BED	53 m²	7.0m³	

Recent revision history			Notes
#	Status	Description	Date
A		SSDA Submission	08/11/24
B		SSDA Submission Update	20/11/24
C		SSDA RTS Submission	04/09/25
D		SSDA RTS Submission	19/09/25
E		SSDA RTS Submission	25/02/26
F		SSDA S4.55 Modification	13/07/26

Contractor must verify all dimensions on site before commencing work or preparing shop drawings.

Do not scale drawings.

- LEGEND**
- Storage
 - Demolished
 - DDA Clearances

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

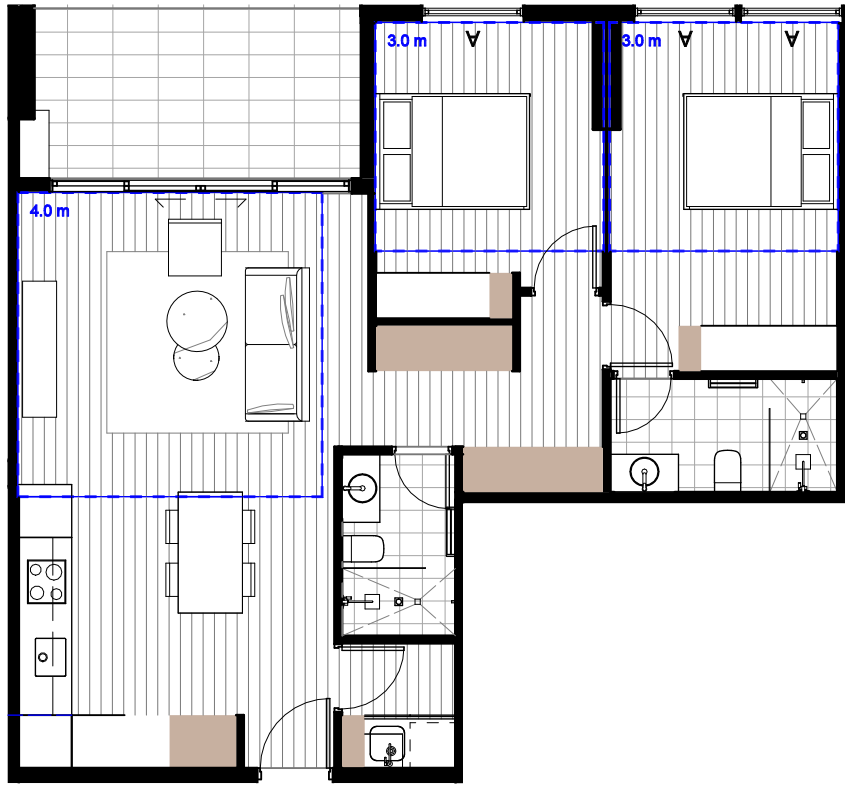
Scale
As indicated

Sheet title
Building 3 Unit Layouts 1 Bedrooms

Sheet number
CP-AR-1-8131

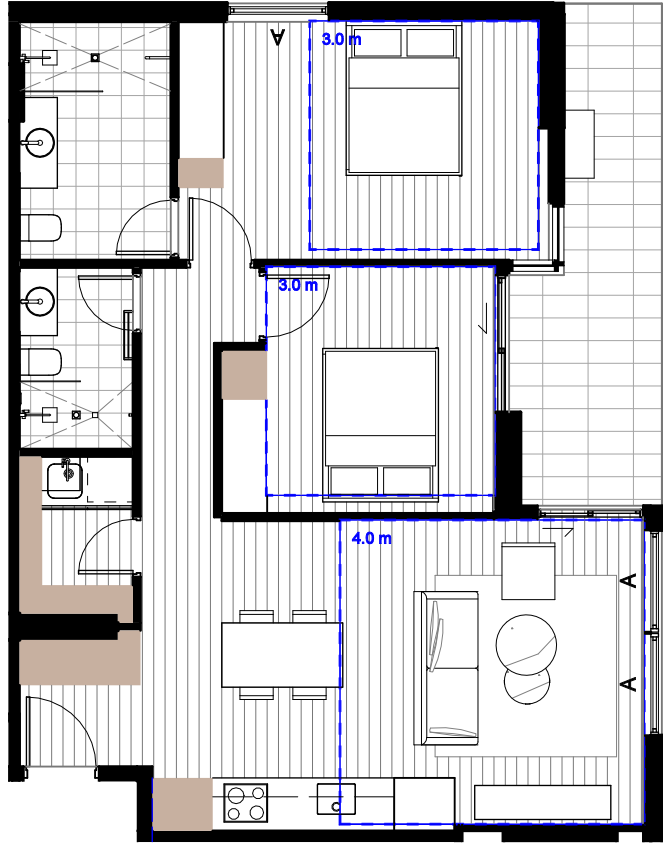
Revision
F

Status
For information



1 2B_3_01_VM
SCALE 1 : 100

2B_3_01_VM			
Name	Area	Storage Volume	Access
		8.1m³	



2 2B_3_02_VM
SCALE 1 : 100

2B_3_02_VM			
Name	Area	Storage Volume	Access
2 BED	75 m²	8m³	Yes



3 2B_3_02_VM_POST ADAPTATION
SCALE 1 : 100

Adaptable Apartment count
Total: 38
From levels 09 - 26



4 2B_3_03_VM
SCALE 1 : 100

2B_3_03_VM			
Name	Area	Storage Volume	Access
2 BED	76 m²	8.2m³	

Date generated 7/22/2026 4:56:49 PM



1 3B_3_01_VM
SCALE 1 : 100

3B_3_01_VM			
Name	Area	Storage Volume	Access
3 BED	102 m²	6m³	



2 3B_3_02_VM
SCALE 1 : 100

3B_3_02_VM			
Name	Area	Storage Volume	Access
3 BED	99 m²	8.5m³	

Sheet title

Building 3 Unit Layouts 3 Bedrooms

Sheet number

CP-AR-1-8133

Revision

E

Status

For information

Date generated

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Recent revision history <table><tr><th>#</th><th>Status</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td></td><td>SSDA Submission</td><td>08/11/24</td></tr><tr><td>B</td><td></td><td>SSDA Submission Update</td><td>20/11/24</td></tr><tr><td>C</td><td></td><td>SSDA RTS Submission</td><td>04/09/25</td></tr><tr><td>D</td><td></td><td>SSDA RTS Submission</td><td>19/09/25</td></tr><tr><td>E</td><td></td><td>SSDA S4 55 Modification</td><td>13/07/26</td></tr></table>	#	Status	Description	Date	A		SSDA Submission	08/11/24	B		SSDA Submission Update	20/11/24	C		SSDA RTS Submission	04/09/25	D		SSDA RTS Submission	19/09/25	E		SSDA S4 55 Modification	13/07/26	Notes Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.	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 Not to Scale	Sheet title ADG - Solar Compliance Stage A Sleeved Sheet number CP-AR-1-8301 Revision E Status For information
#	Status	Description	Date																									
A		SSDA Submission	08/11/24																									
B		SSDA Submission Update	20/11/24																									
C		SSDA RTS Submission	04/09/25																									
D		SSDA RTS Submission	19/09/25																									
E		SSDA S4 55 Modification	13/07/26																									

Date generated 17/07/2026 4:57:37 PM



- Receives at least 2 hours sun between 9am-3pm on June 21
- Receives at least 1 hour sun between 9am-3pm on June 21.
- Receives increased daylight access due to dual aspect. No direct sunlight.

Recent revision history			Notes
#	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 RTS Submission	04/09/25
E		SSDA RTS Submission	19/09/25
F		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	Approved	Sheet size	Scale
OR	DS	A1	Not to Scale

Sheet title
ADG - Solar Compliance Stage A Typical

Sheet number	Revision
CP-AR-1-8302	F
Status	
For information	



Recent revision history			Notes
#	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 RTS Submission	04/09/25
E		SSDA RTS Submission	19/09/25
F		SSDA S4.55 Modification	13/07/26
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Project

Crescent Parklands

Client

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Issuer

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Project number

121784

Size check

25mm

Checked

OR

Approved

DS

Sheet size

A1

Scale

Not to Scale

Sheet title

ADG - Ventilation Compliance Stage A Sleeved

Sheet number

CP-AR-1-8303

Revision

F

Status

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#	Status	Description	Date	Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
A		SSDA Submission	08/11/24	
B		SSDA Submission Update	20/11/24	
C		SSDA Submission Update	13/12/24	
D		SSDA RTS Submission	04/09/25	
E		SSDA RTS Submission	19/09/25	
F		SSDA S4.55 Modification	13/07/26	

Project
Crescent Parklands

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

Issuer
W-B
WOODS BAGOT

Project number
121784

Checked
OR

Approved
DS

Size check
25mm

Sheet size
A1

Scale
Not to Scale

Sheet title
ADG - Ventilation Compliance Stage A
Typical

Sheet number
CP-AR -1-8304

Status
For information

Revision
F