



Project Name: Modification 1 1 Crescent St - Mod. 1
Case ID: SSD-70283710-Mod-1

Applicant Details

Project Owner Info

Title	Miss
First Name	Belinda
Last name	Thomas
Role/Position	Associate Director
Phone	0449829488
Email	bthomas@urbis.com.au
Address	123 PITT STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	TIBERIUS (HOLROYD) PTY LTD
ABN	61061131959

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

lucas.flecha@acequity.com.au

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Modification 1 1 Crescent St - Mod. 1
Additional Estimated Development Cost (excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	37
Additional In-fill Affordable Dwellings	13
Additional % of In-fill Affordable Dwellings	0

Modification Description

Reconfigure the internal floor layouts of Buildings 1, 2 & 3 to provide for an updated unit mix which will result in an additional 37 units on site. Alterations to the elevations of Buildings 1, 2, & 3 to provide an updated fenestration and balconies to additional units. Amend Condition A13 relating to Developer Contributions
Update development description to reflect updated unit mix
Refer to Section 2 of the Mod. Report for further details

How is the modification substantially the same as the original development?

The addition of 37 units only results in a 2.62% increase across the entire development. The unit remains largely the same with a minor decrease in 3-bed units and increase in 1-bed units.
There is no change in building height or FSR
No change in car or bicycle parking numbers
Development continues to deliver public benefits
Please refer to Section 2.6 of the Mod. Report for further details

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Site Details

Site Information

Site Name	Crescent Parklands
Site Address (Street number and name)	1 Crescent Street, Holroyd

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	

State Significant Development - Identified Site

Is your proposal on an Identified Site?
No
Identified Site Name

Landowner’s Consent

Is the applicant the sole owner of the land?
Yes
Does the modification application relate to land owned by a Local Aboriginal Land Council?
No

Statutory Context

Modification Type
Modification involving minimal environmental impact, where the development as originally approved remains substantially the same - Section 4.55(1A)

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes
Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?
No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?
No
Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?
Yes
Is the current BASIX certificate consistent with the proposed development?
Yes
Is this modification application accompanied by the current BASIX certificate?
Yes

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?
No
An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?
No
An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?
No
A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?
No
A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?
No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the *Fisheries Management Act 1994*?*

No

An approval under [Section 15](#) of the *Mine Subsidence Compensation Act 1961*?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report and Attachments

Attachments

File Name	Architectural Plans - 1 Cresent Street (4.55(1A) Mod.)
File Name	BASIX Plans - 1 Cresent Street (4.55(1A) Mod.)
File Name	BASIX Assessment - 1 Cresent Street (4.55(1A) Mod.)
File Name	ESD Report - 1 Cresent Street (4.55(1A) Mod.)
File Name	Contributions Report - 1 Cresent Street (4.55(1A) Mod.)
File Name	Section 4.55(1A) Mod. Report - 1 Cresent Parklands
File Name	Updated Clause 4.6 (FSR) - 1 Cresent Street Mod.
File Name	Net Zero Statement - 1 Cresent Street (4.55(1A) Mod.)
File Name	Waste Letter - 1 Crescent Street (4.55(1A) Mod.)
File Name	Access Statement - 1 Crescent Street (4.55(1A) Mod)
File Name	Master Schedule - 1 Cresent Street (4.55(1A) Mod.)
File Name	CHP Letter - 1 Cresent Street (4.55(1A) Mod.)
File Name	Acoustic Letter - 1 Cresent Street (4.55(1A) Mod.)
File Name	BCA Letter - 1 Cresent Street (4.55(1A) Mod.)
File Name	Area Schedule - 1 Cresent Street (4.55(1A) Mod.)
File Name	Owners Consent - 1 Cresent Street (4.55(1A) Mod.)