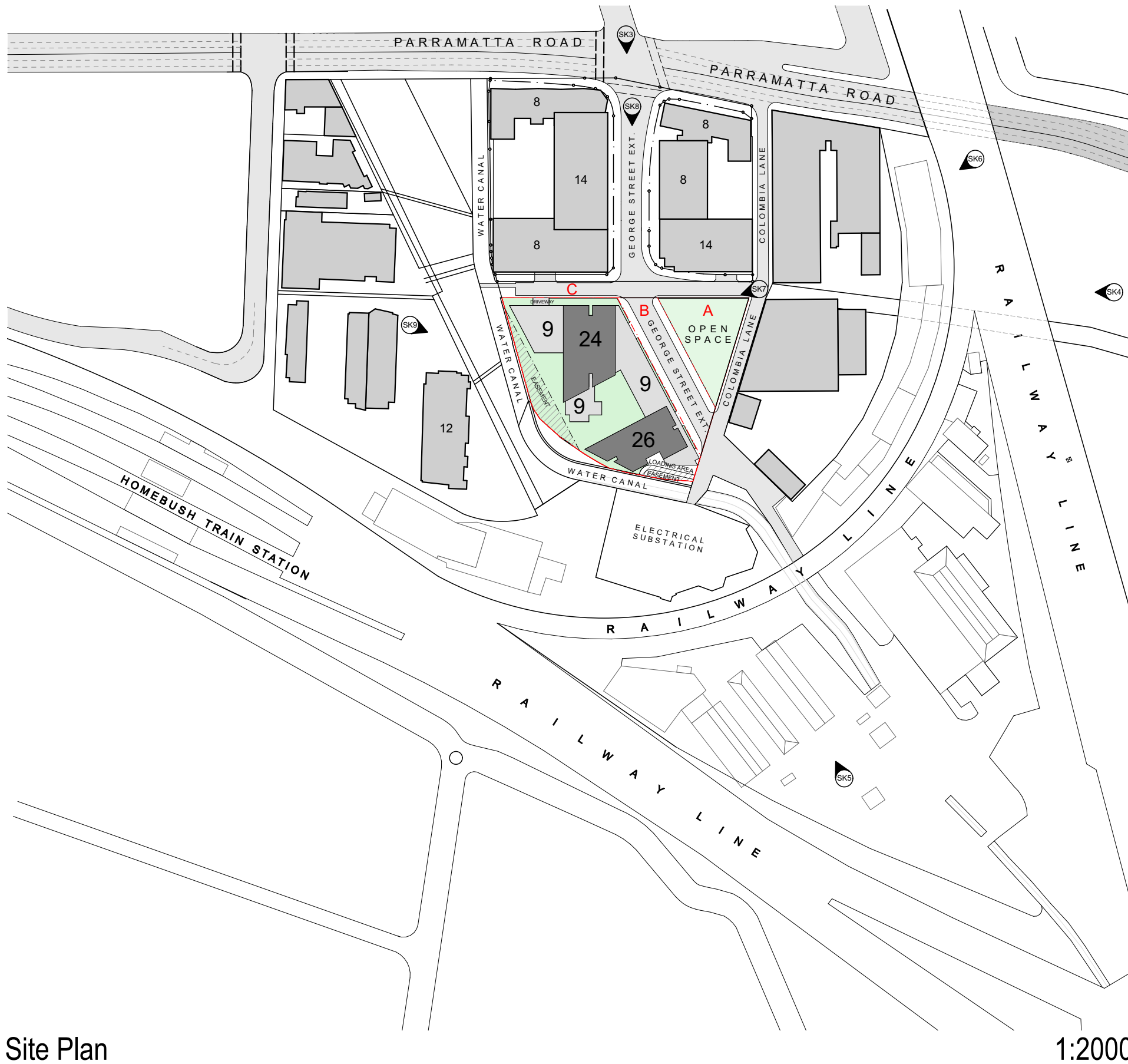




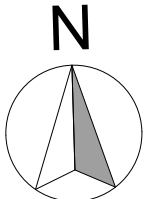
Site Plan

1:2000

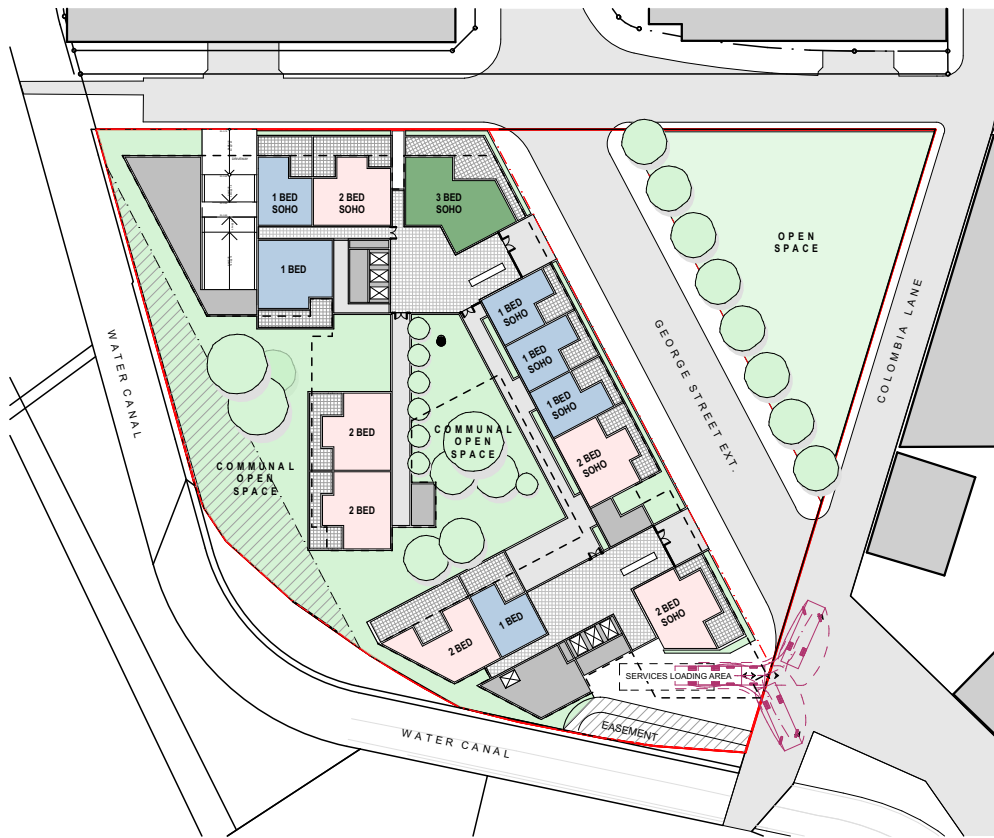
PROPOSED FSR 5:1
CONCEPT

SK1

concept design

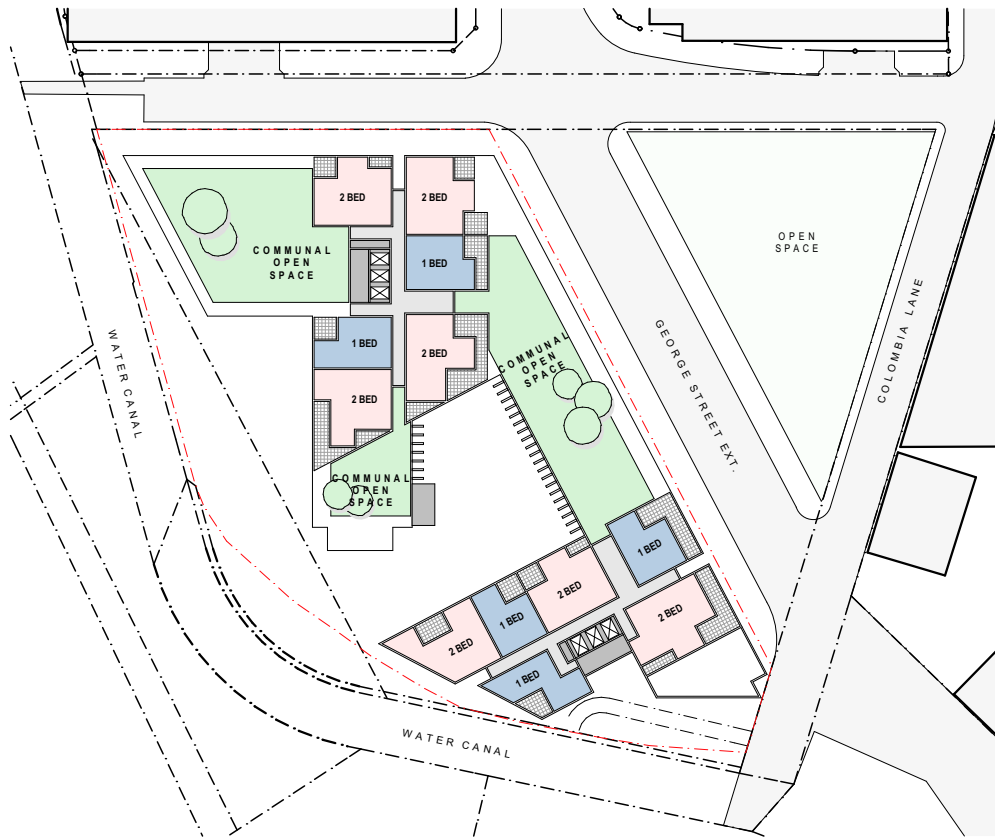


project **PLANNING PROPOSAL**
RESIDENTIAL DEVELOPMENT
location **Stage 2, 11-17 Columbia**
Lane HOMEBUSH
date **FEBRUARY 2017**



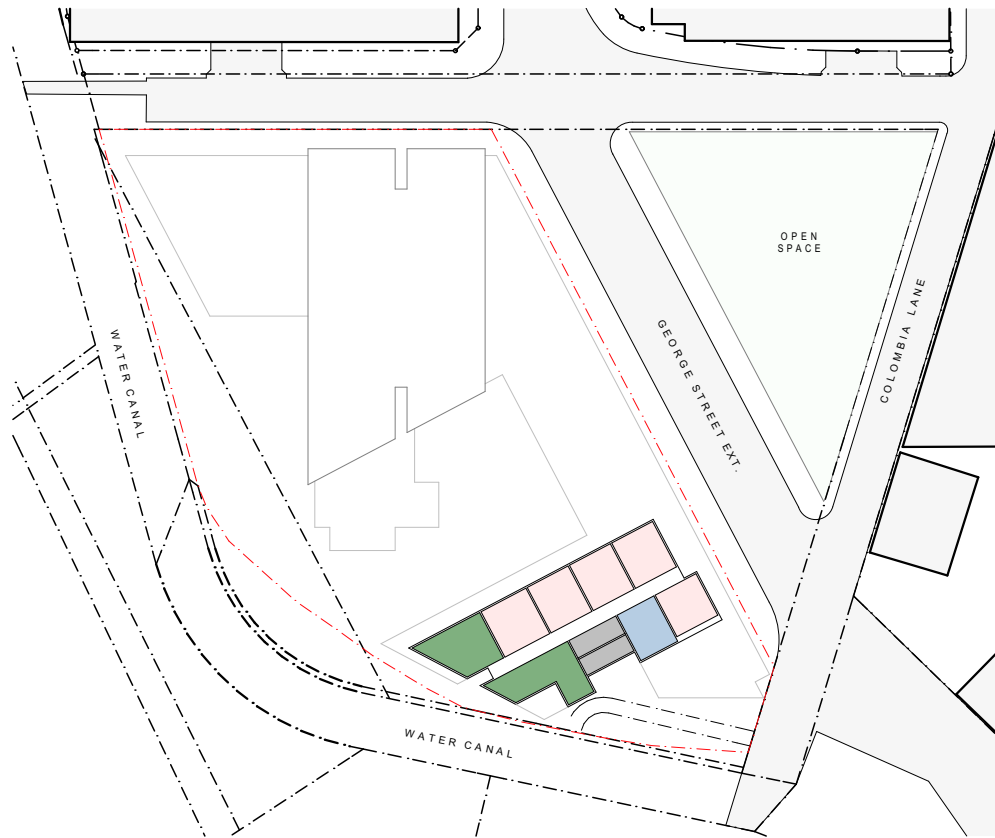
Ground floor

1:1000



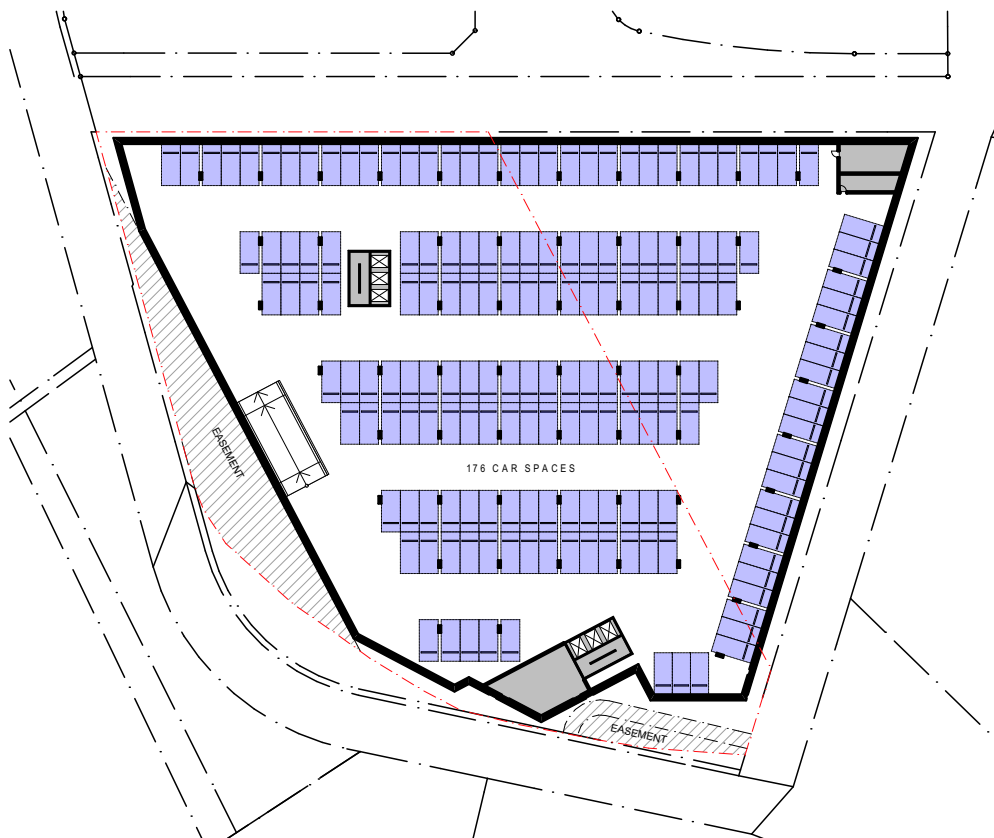
Level 9

1:1000



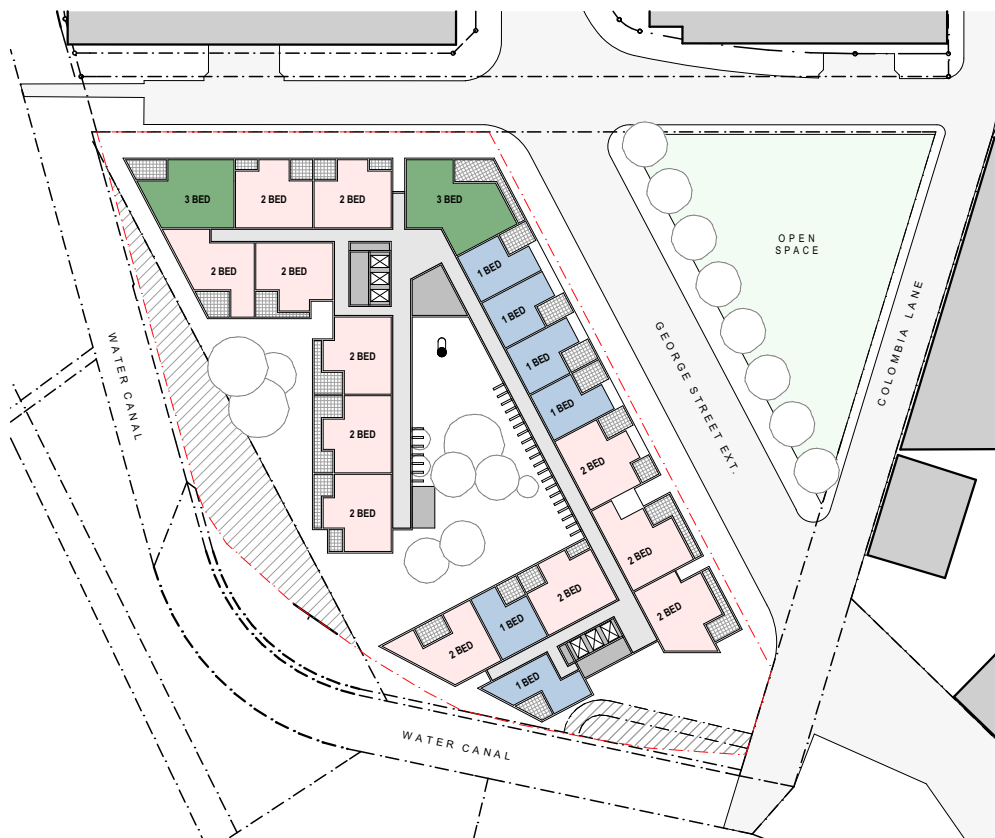
Levels 24-25

1:1000



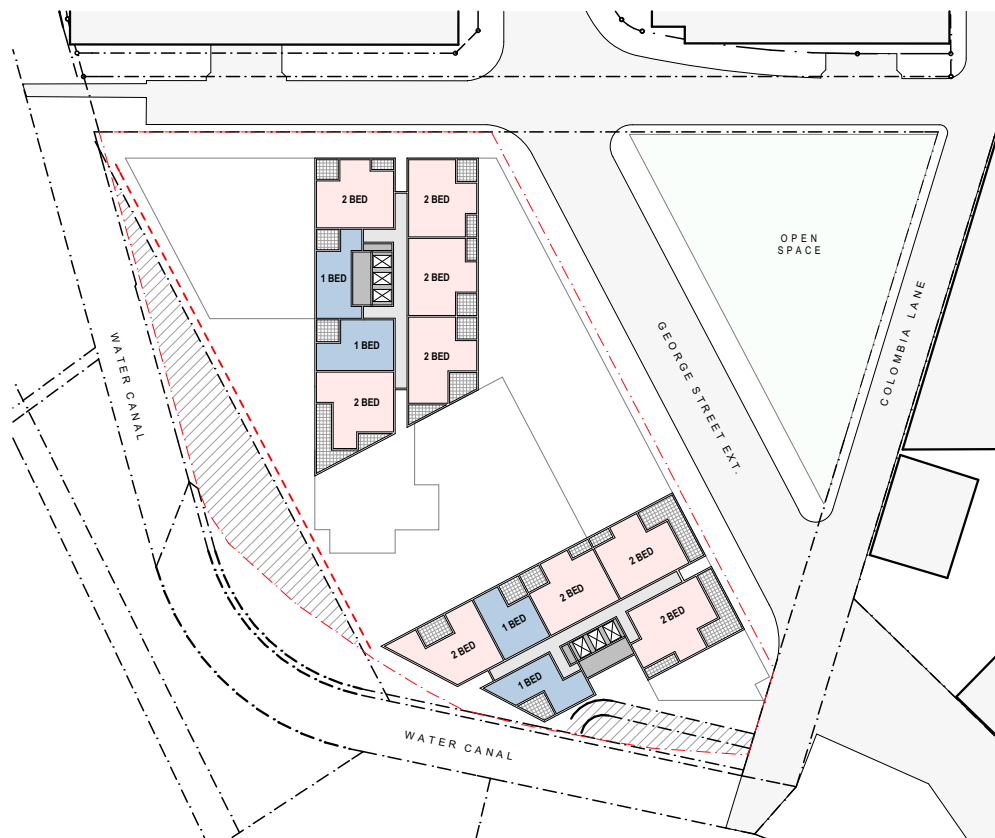
Basement 2

1:1000



Levels 1-8

1:1000



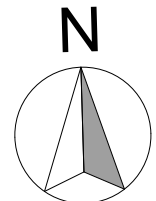
Levels 10-23

1:1000

**PROPOSED FSR 5:1
CONCEPT**

SK2

plan layouts



project
location
date

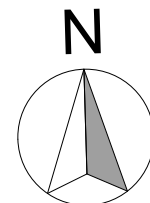
**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
Stage 2, 11-17 Columbia
Lane HOMEBUSH
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK3

aerial view from north

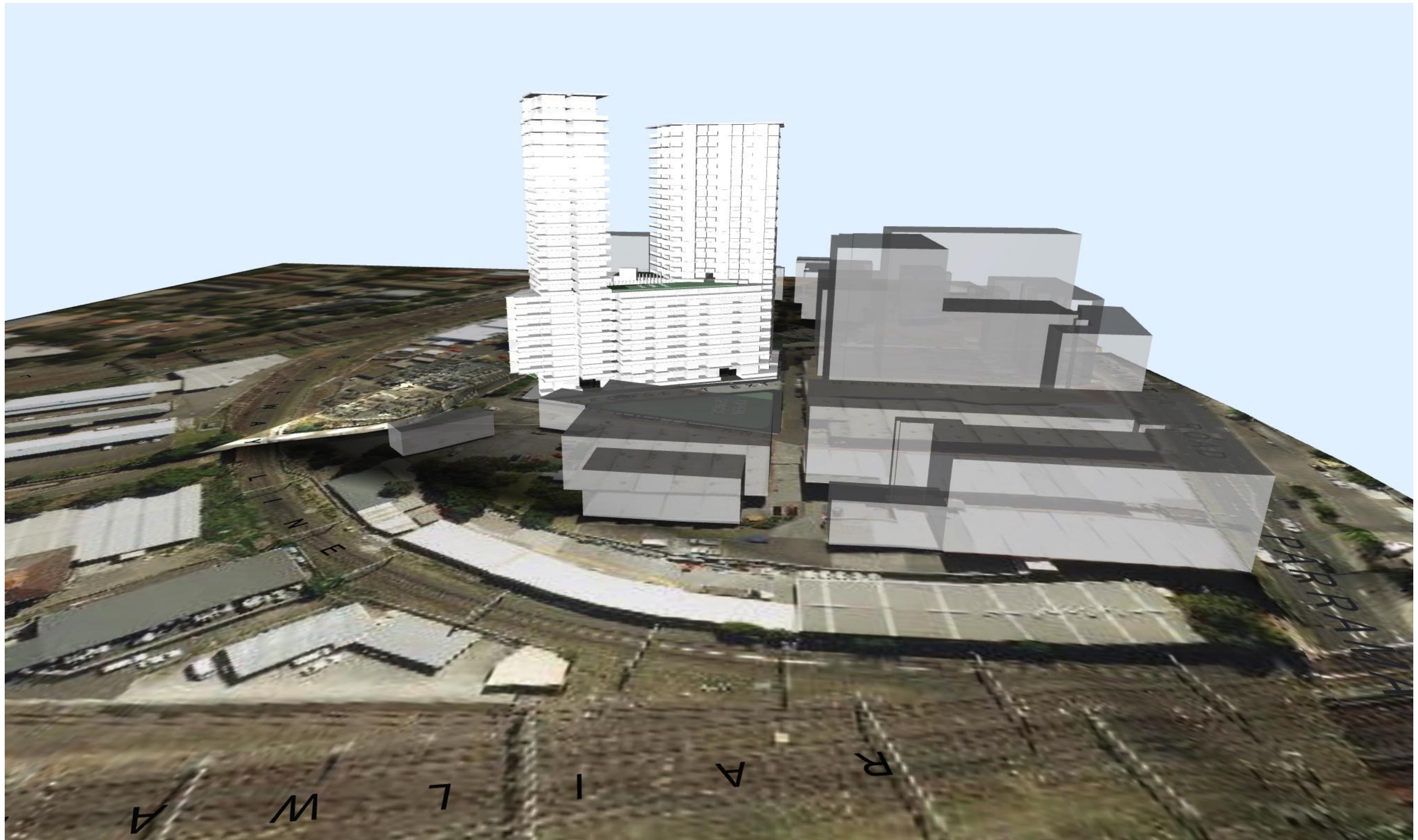


project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

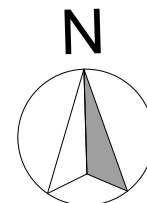
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK4

aerial view from east



project

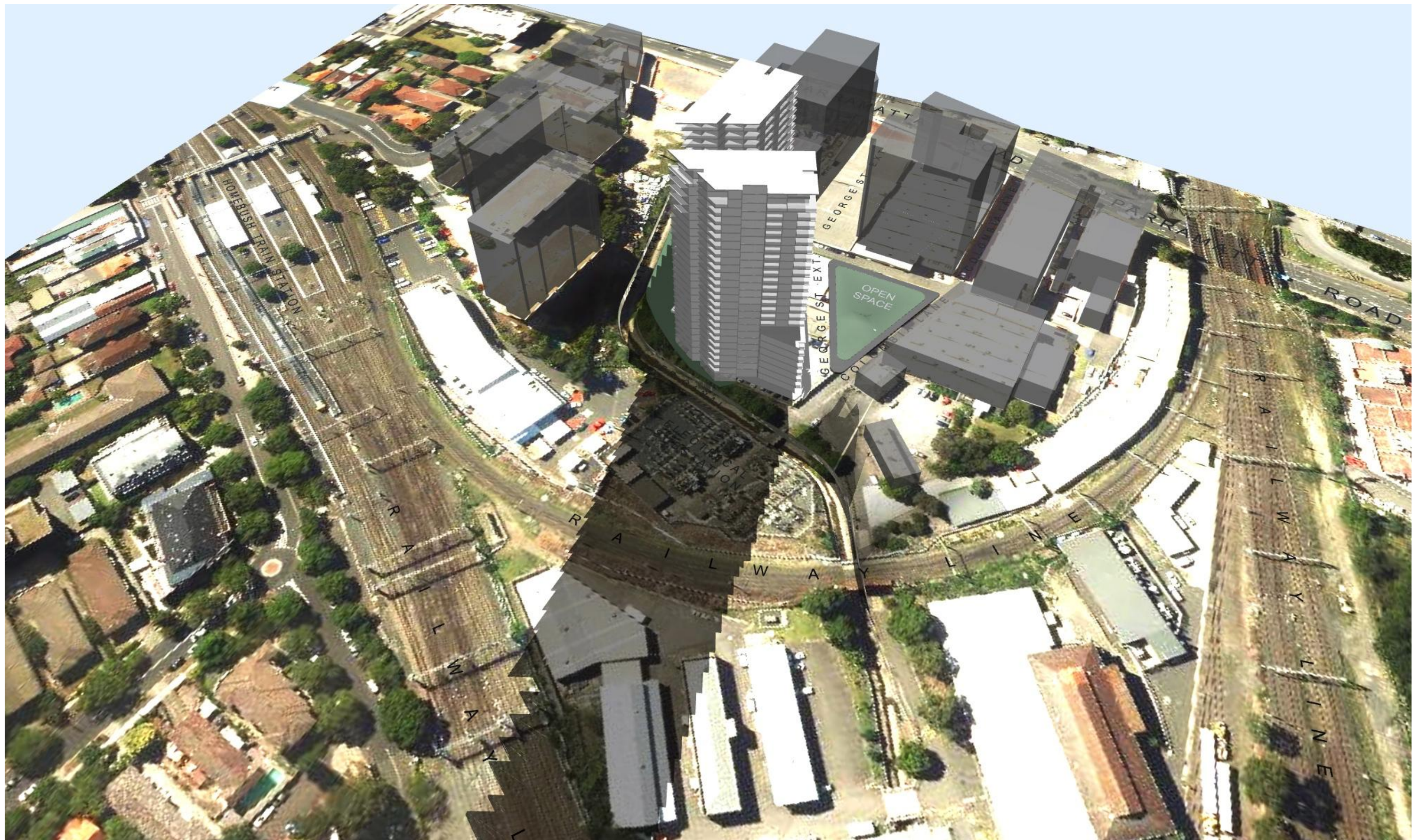
location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

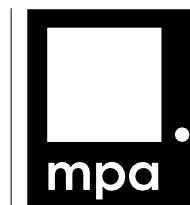
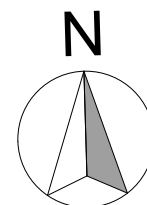
FEBRUARY 2017



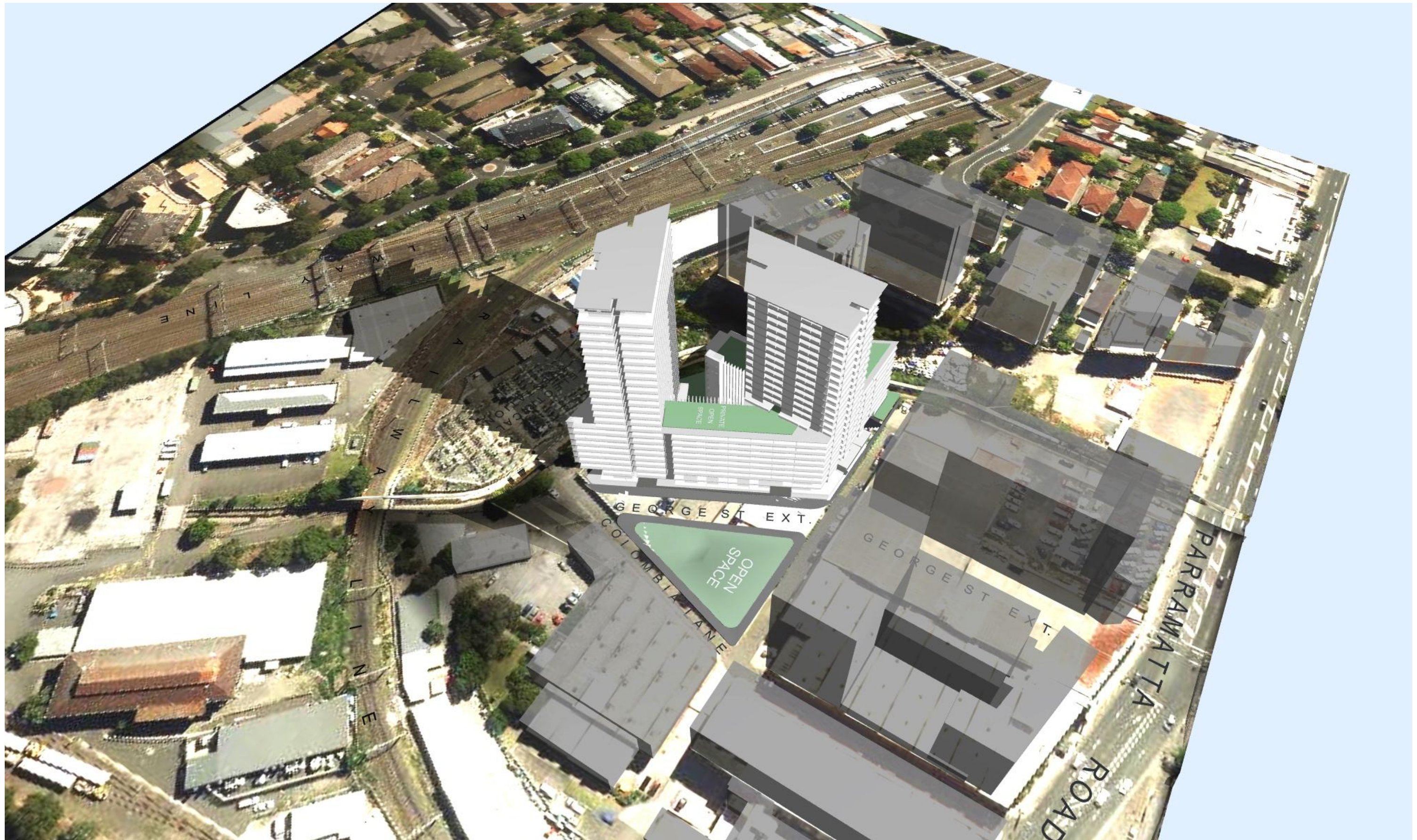
**PROPOSED FSR 5:1
CONCEPT**

SK5

aerial view from south



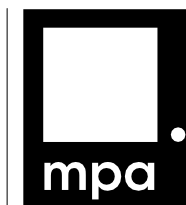
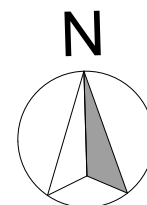
project **PLANNING PROPOSAL**
RESIDENTIAL DEVELOPMENT
location **Stage 2, 11-17 Columbia
Lane HOMEBUSH**
date **FEBRUARY 2017**



**PROPOSED FSR 5:1
CONCEPT**

SK6

aerial view from northeast



project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
Stage 2, 11-17 Columbia
Lane HOMEBUSH
FEBRUARY 2017

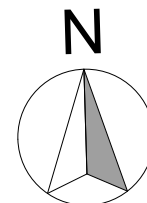


**PROPOSED FSR 5:1
CONCEPT**

SK7

perspective view from columbia lane

• job no. 14028 • drawing no. SK7 • issue • project architect GK • drawn GH/CT • scale not to scale



project

location

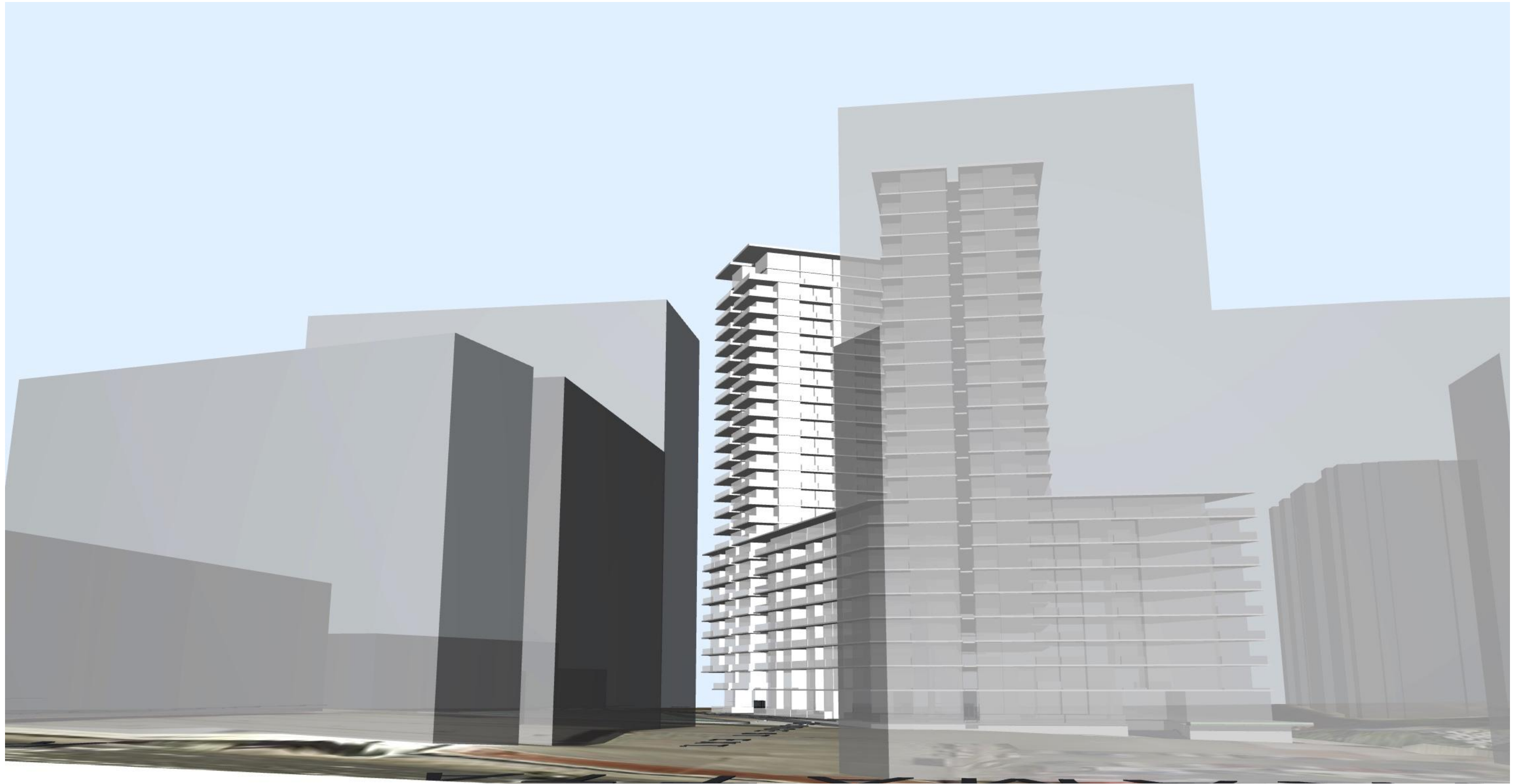
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

FEBRUARY 2017

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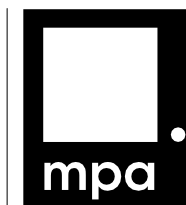
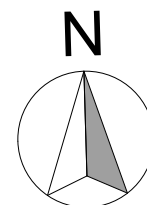


**PROPOSED FSR 5:1
CONCEPT**

SK8

perspective view from george street

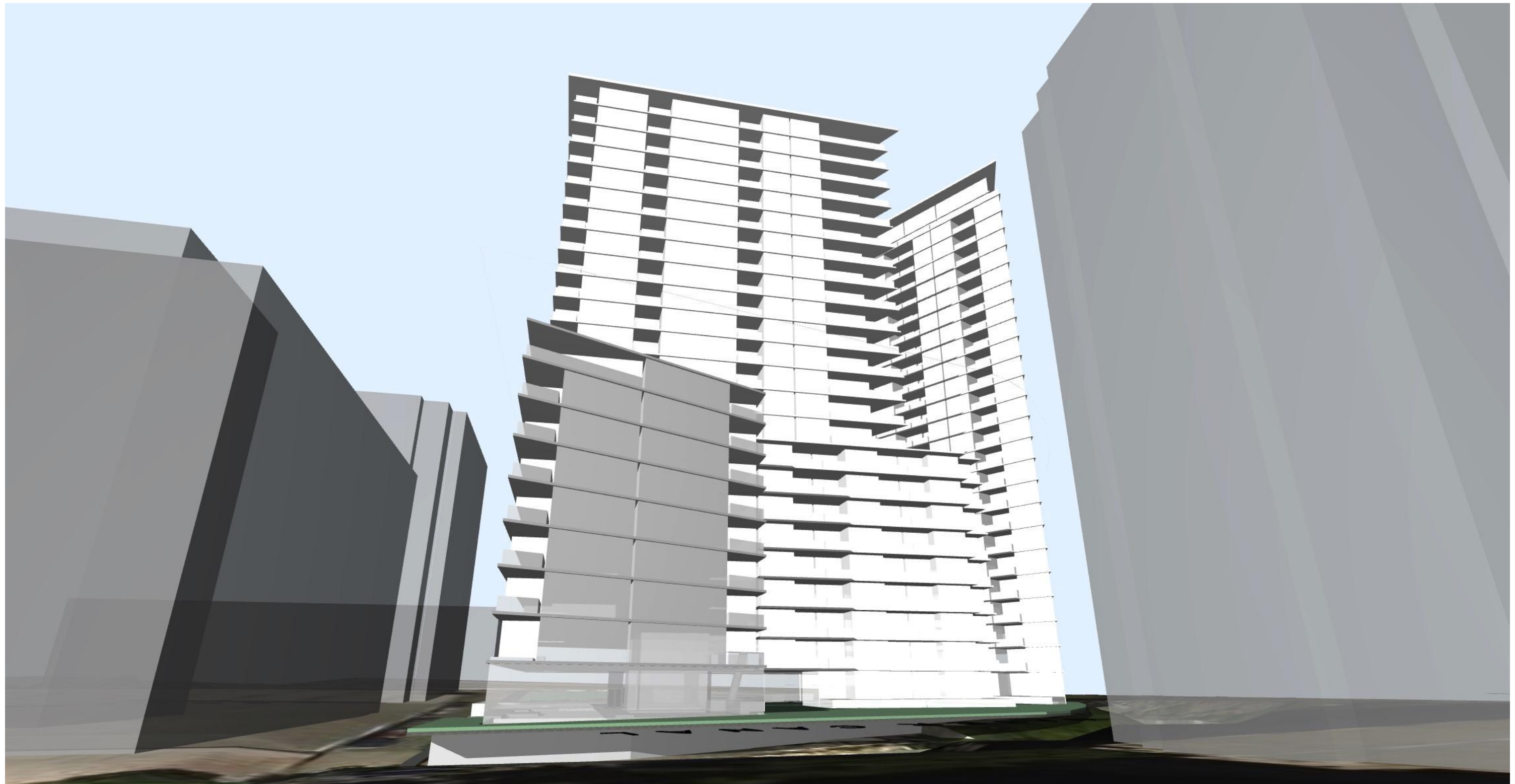
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project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
**Stage 2, 11-17 Columbia
Lane HOMEBUSH**
FEBRUARY 2017

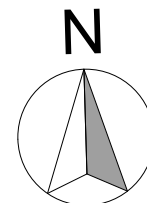
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**PROPOSED FSR 5:1
CONCEPT**

SK9

perspective view from west



project

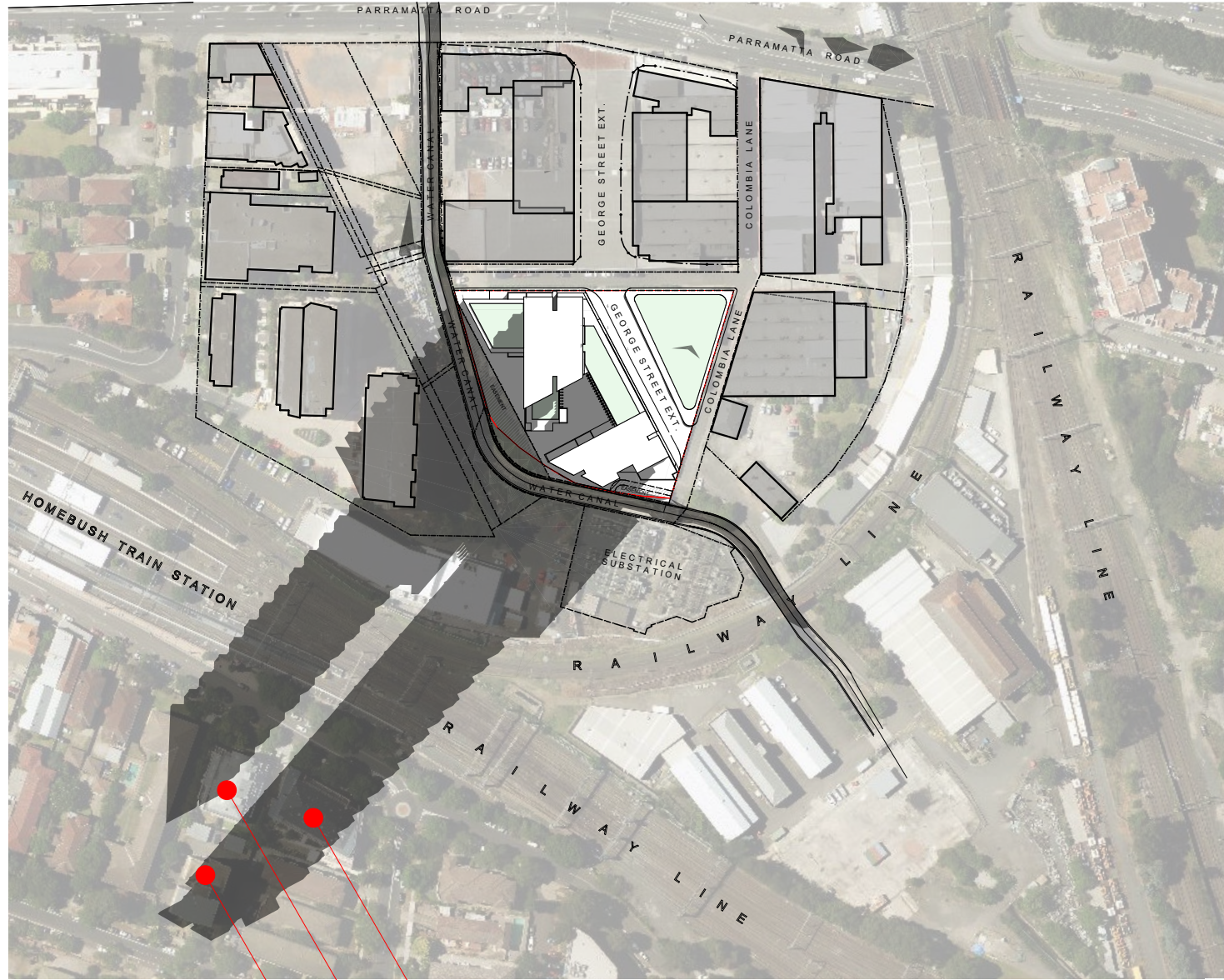
location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

FEBRUARY 2017

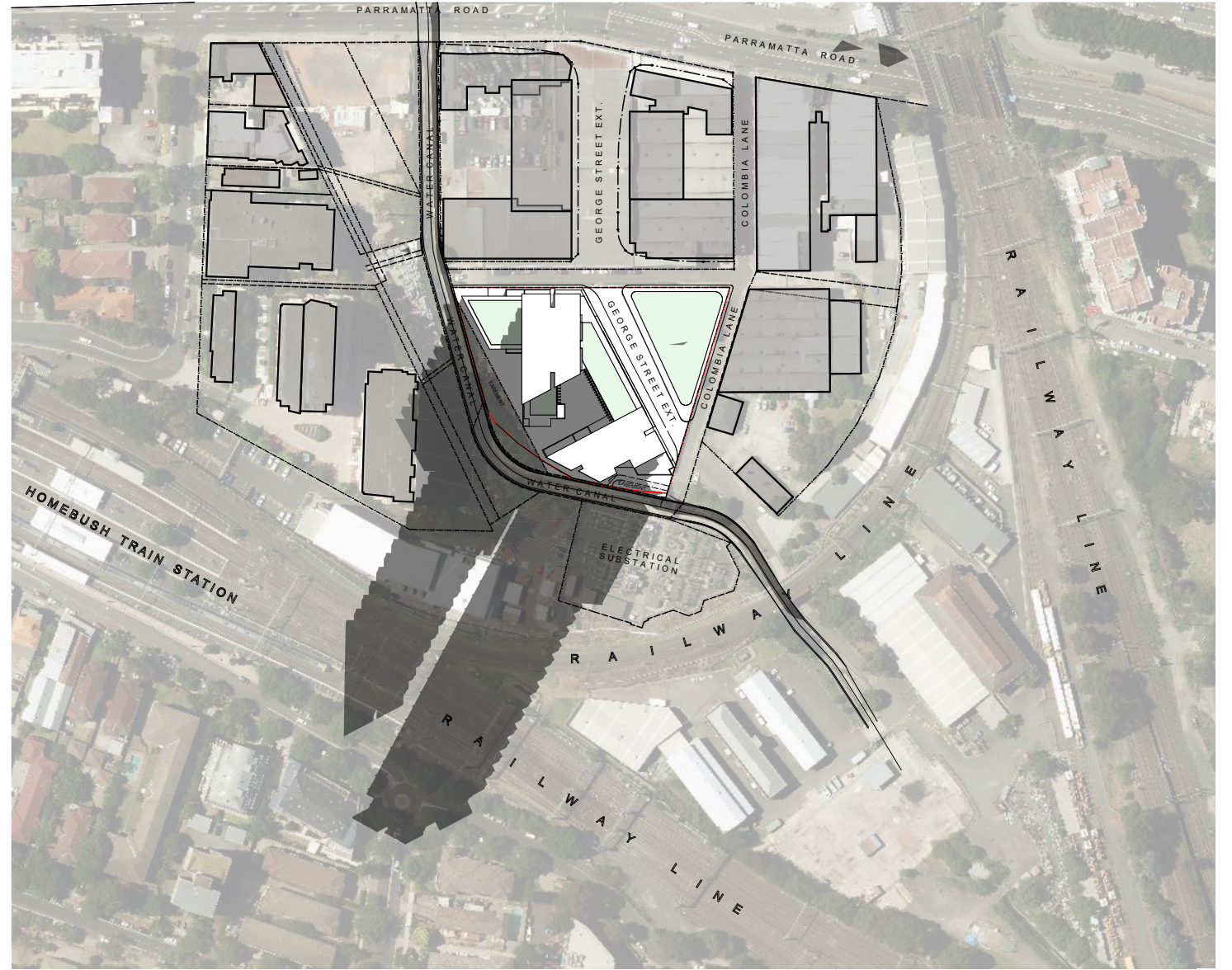


June 21- 9am

6-8 The Crescent, HOME BUSH

9-10 The Crescent, HOME BUSH

3 Burlington Rd, HOME BUSH

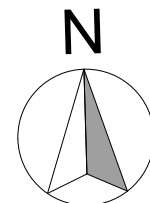


June 21 - 10am

**PROPOSED FSR 5:1
CONCEPT**

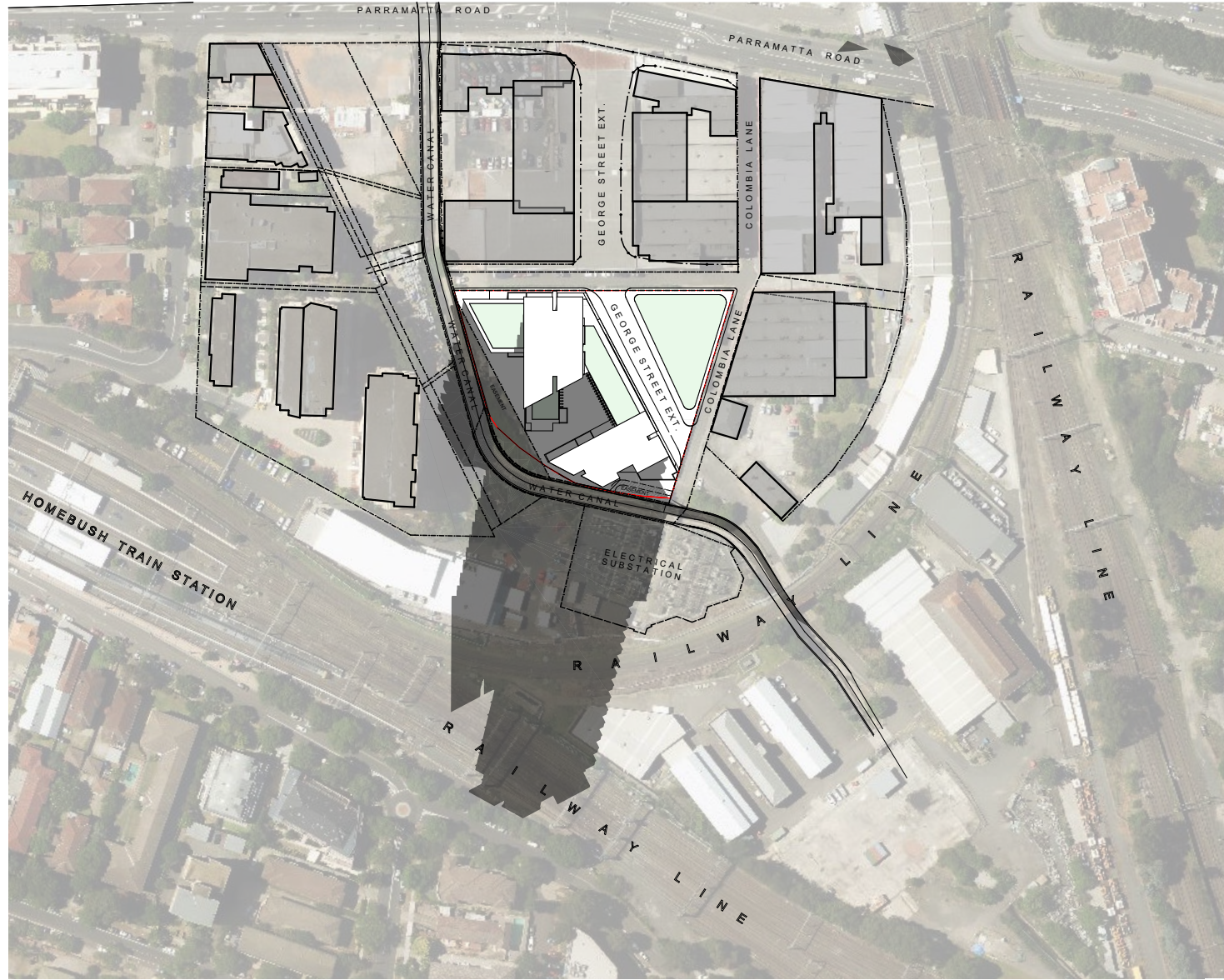
SK10

shadow diagram

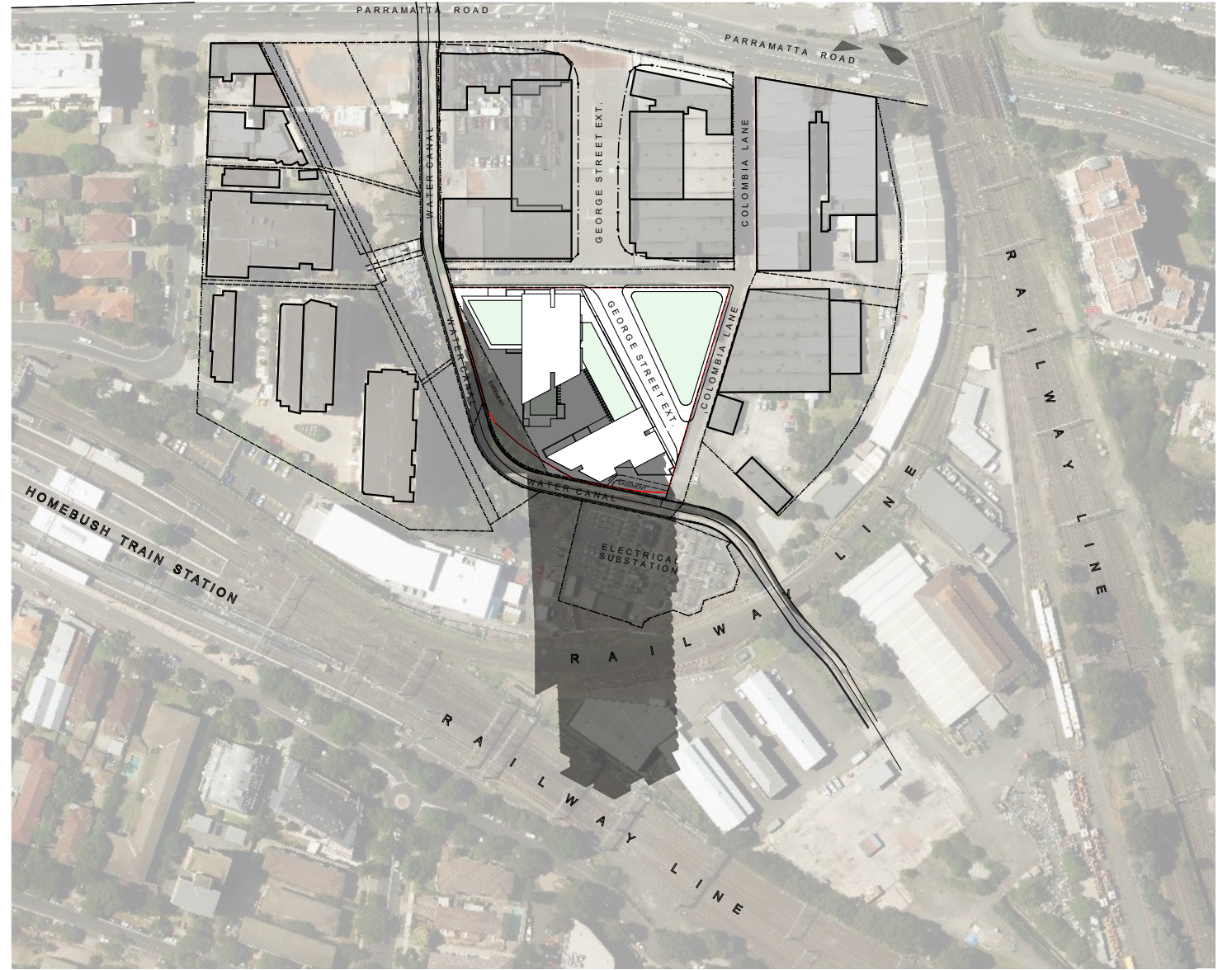


project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
Stage 2, 11-17 Columbia
Lane HOME BUSH
FEBRUARY 2017



June 21 - 11am

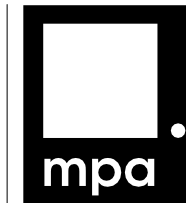
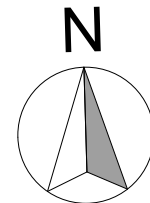


June 21 - 12noon

**PROPOSED FSR 5:1
CONCEPT**

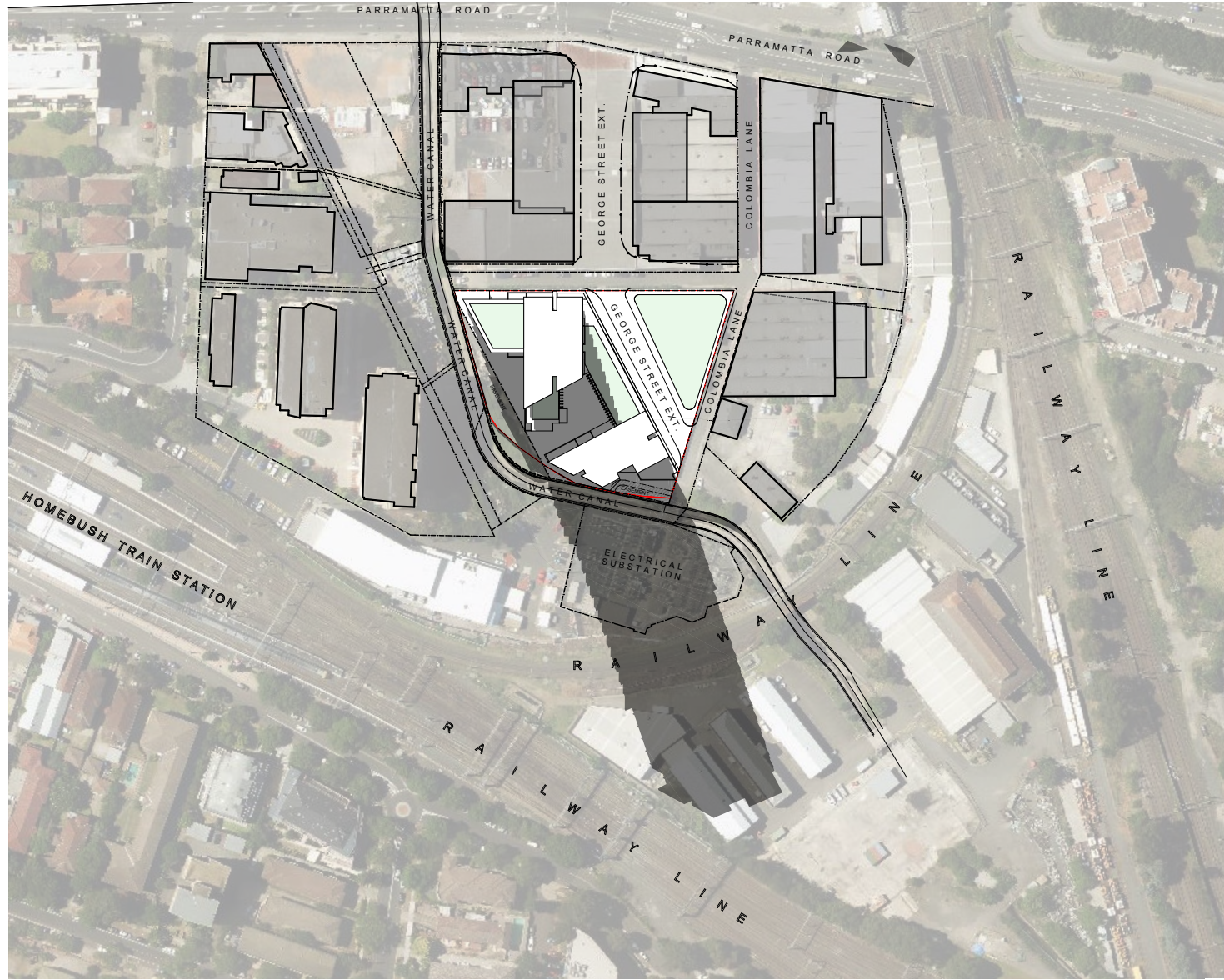
SK11

shadow diagram

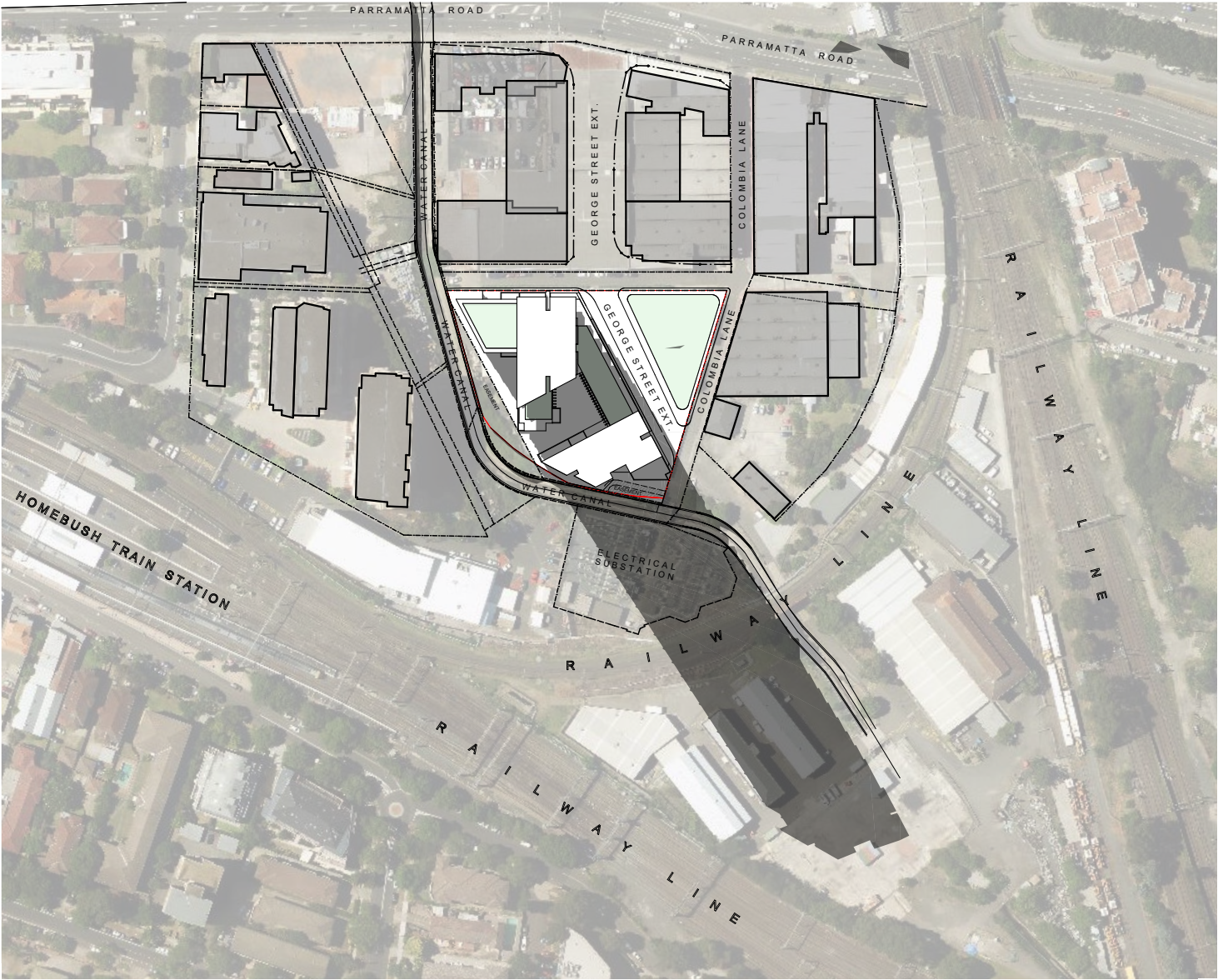


project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
Stage 2, 11-17 Columbia
Lane HOMEBUSH
FEBRUARY 2017



June 21 - 1pm

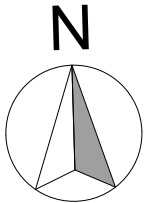


June 21- 2pm

**PROPOSED FSR 5:1
CONCEPT**

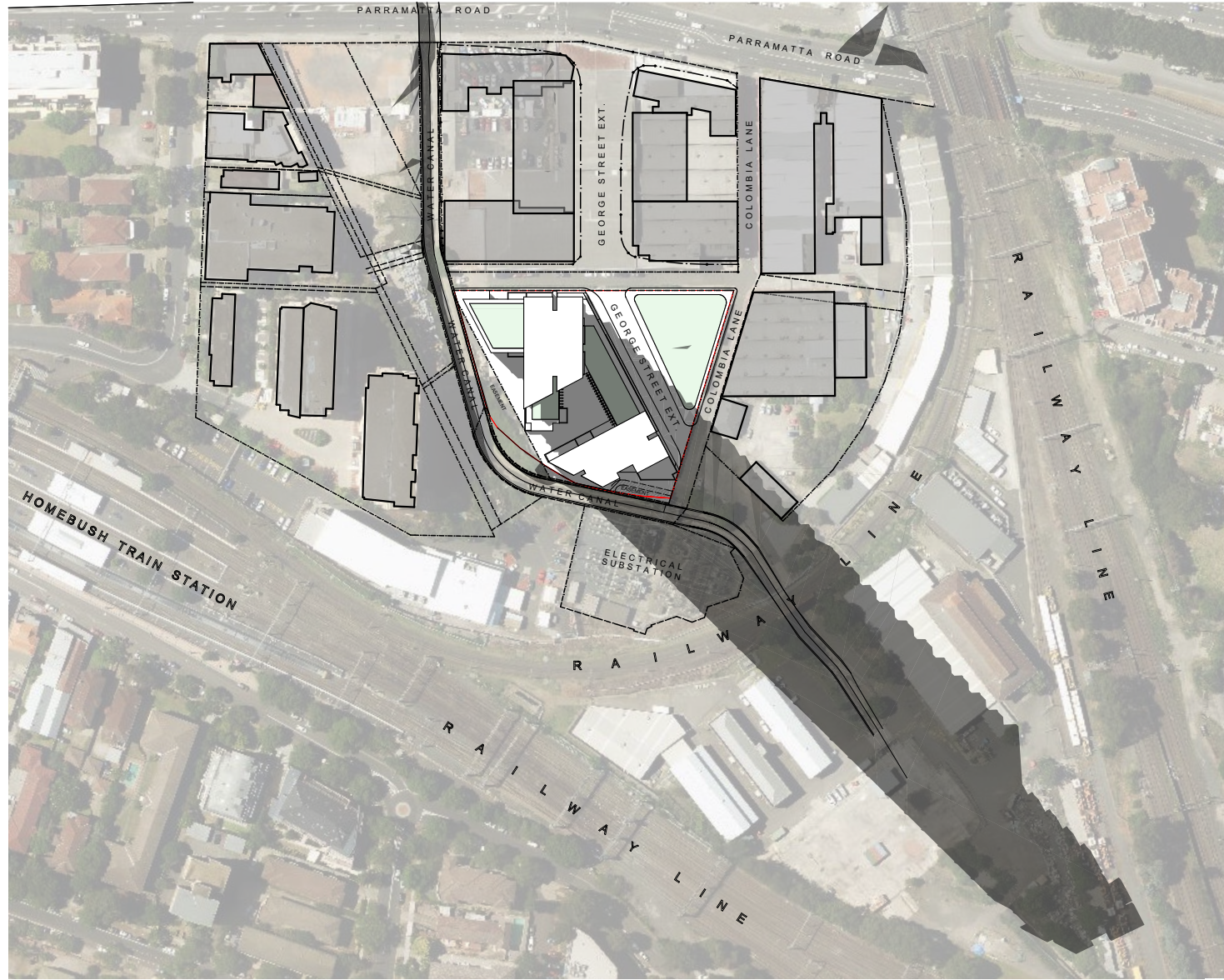
SK12

shadow diagram



project
location
date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
**Stage 2, 11-17 Columbia
Lane HOMEBUSH**
FEBRUARY 2017

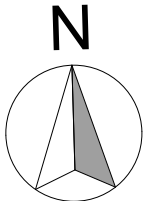


June 21 - 3pm

**PROPOSED FSR 5:1
CONCEPT**

SK13

shadow diagram



project
location
date

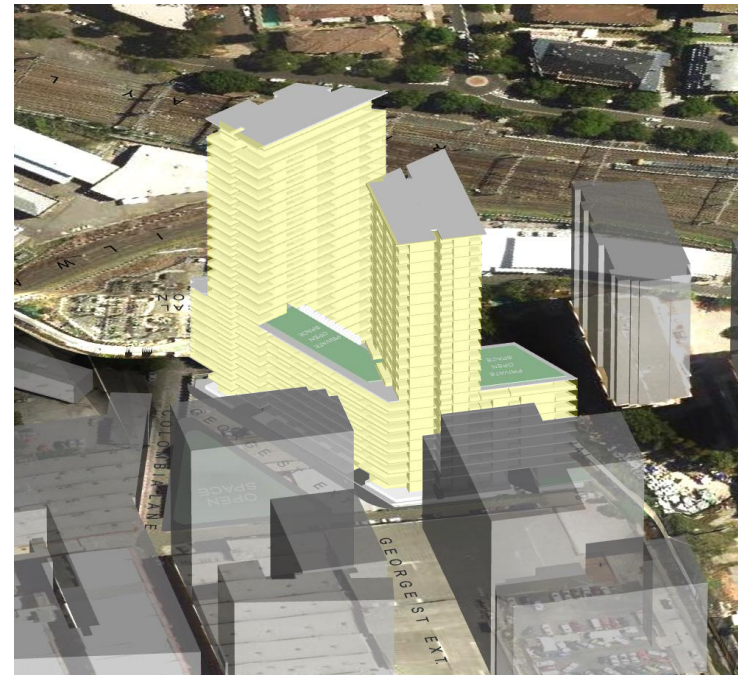
**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**
**Stage 2, 11-17 Columbia
Lane HOMEBUSH**
FEBRUARY 2017



June 21 - 9am



June 21 - 10am



June 21 - 11am



June 21 - 12noon



June 21 - 1pm



June 21 - 2pm



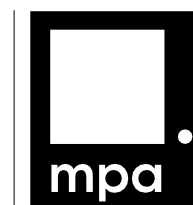
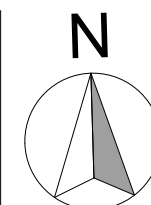
June 21 - 3pm

INDICATES BUILDING FACADES RECEIVING SUN AT THE RESPECTIVE TIMES

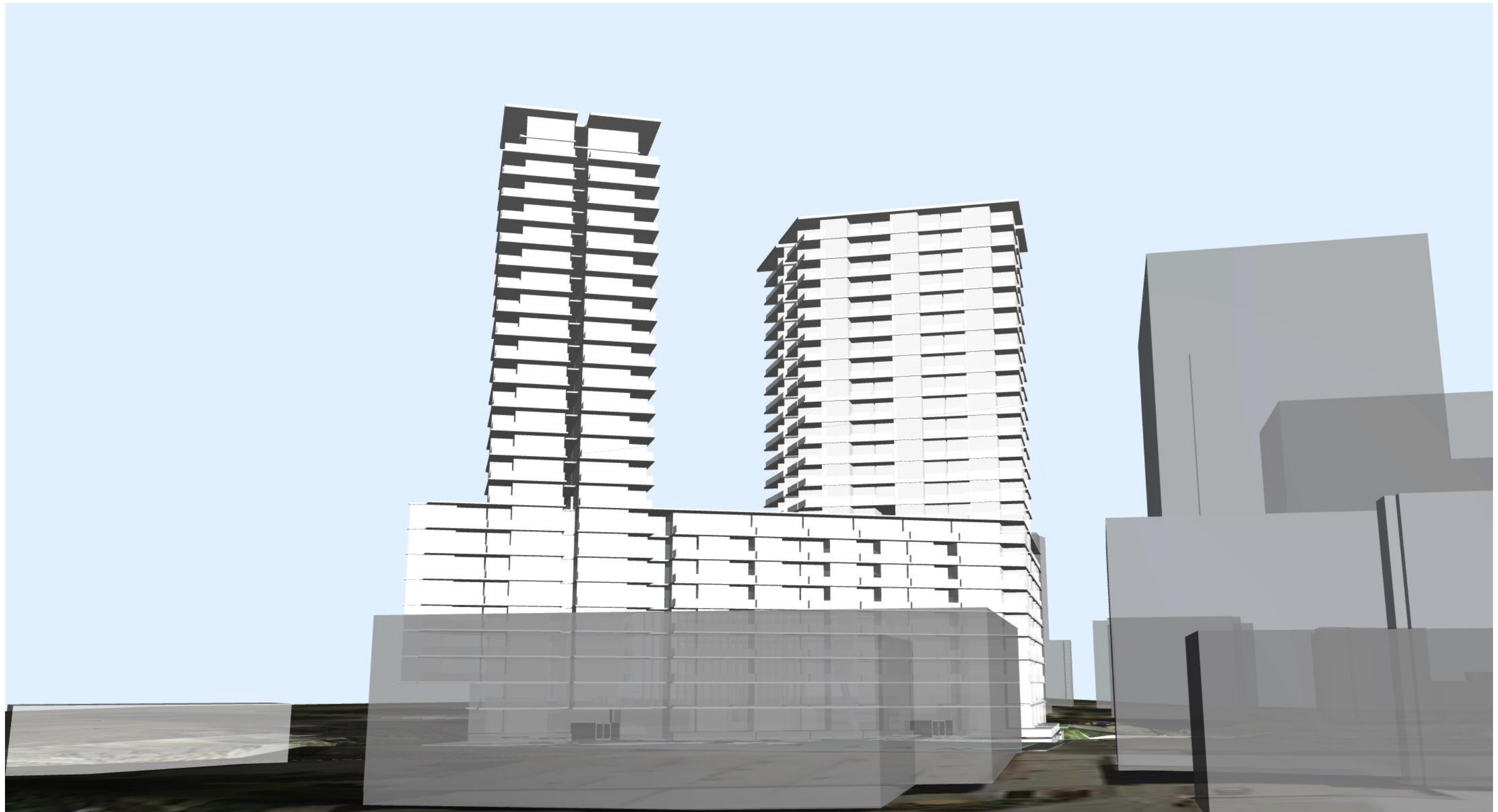
**PROPOSED FSR 5:1
CONCEPT**

SK14

sun study



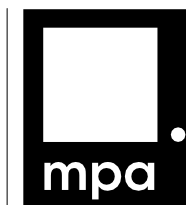
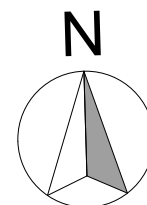
project **PLANNING PROPOSAL
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location **Stage 2, 11-17 Columbia
Lane HOMEBUSH**
date **FEBRUARY 2017**



**PROPOSED FSR 5:1
CONCEPT**

SK15

perspectives



project

location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

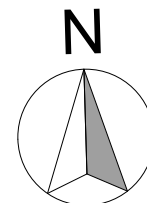
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK16

perspectives



project

location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

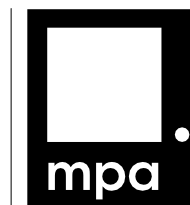
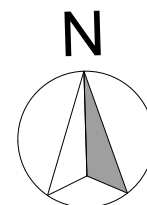
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK17

perspectives



project

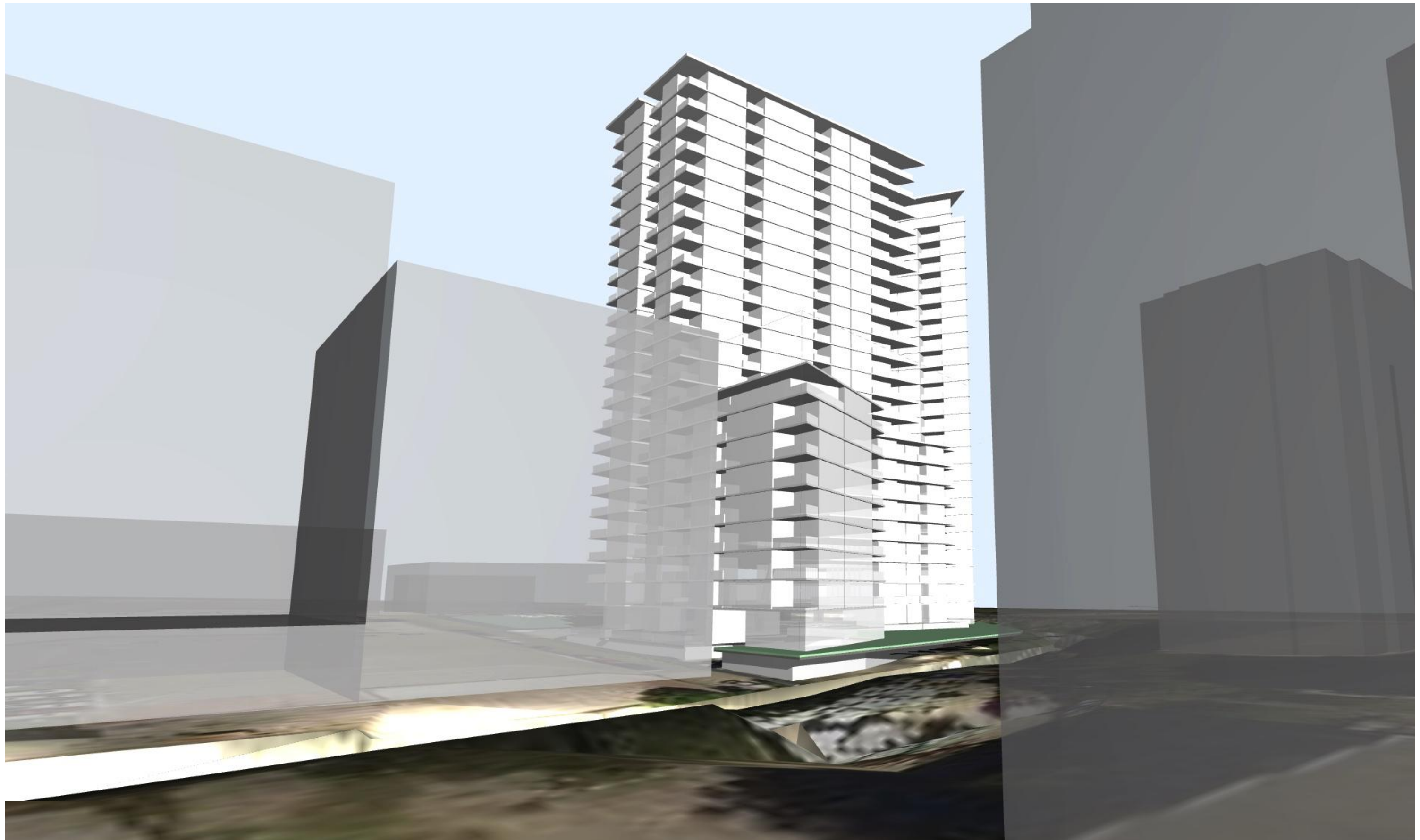
location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

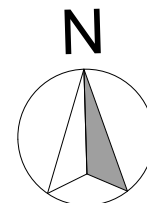
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK18

perspectives



project

location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

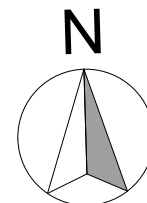
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK19

perspectives



project

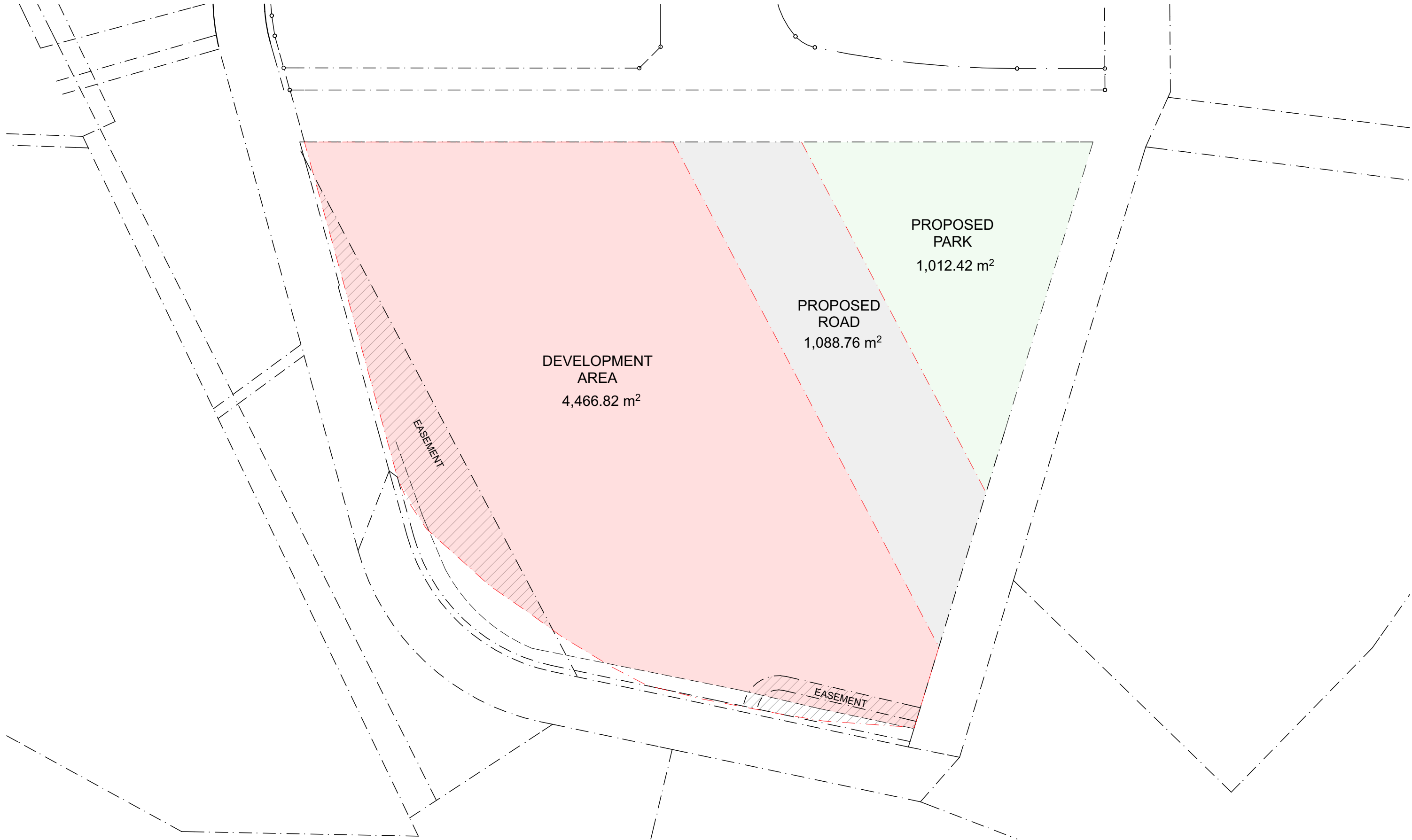
location

date

**PLANNING PROPOSAL
RESIDENTIAL DEVELOPMENT**

**Stage 2, 11-17 Columbia
Lane HOMEBUSH**

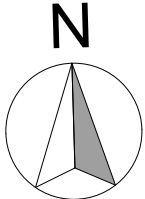
FEBRUARY 2017



**PROPOSED FSR 5:1
CONCEPT**

SK20

land dedication



project
location
date

**PLANNING PROPOSAL
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