

BUILDING B BASEMENT CAR PARKING NUMBERS

	RETAIL (ADDITIONAL)	RESIDENTIAL	RESIDENTIAL ACCESSIBLE	RESIDENTIAL VISITOR	TOTAL
BASEMENT 1	3	41	4		48
BASEMENT 2		15	8	43	66
BASEMENT 3		55	10		65
BASEMENT 4		52	10		62
SUB-TOTAL	3	163	32	43	241 CAR SPACES

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STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE



DRAWING NOTES

B	07.04.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

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ABN: 24 132 554 753

NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-099

ISSUE

B

JOB NO.

OMA2107

SCALE

As

DATE

07.04.22

indicated@

DRAWING TITLE

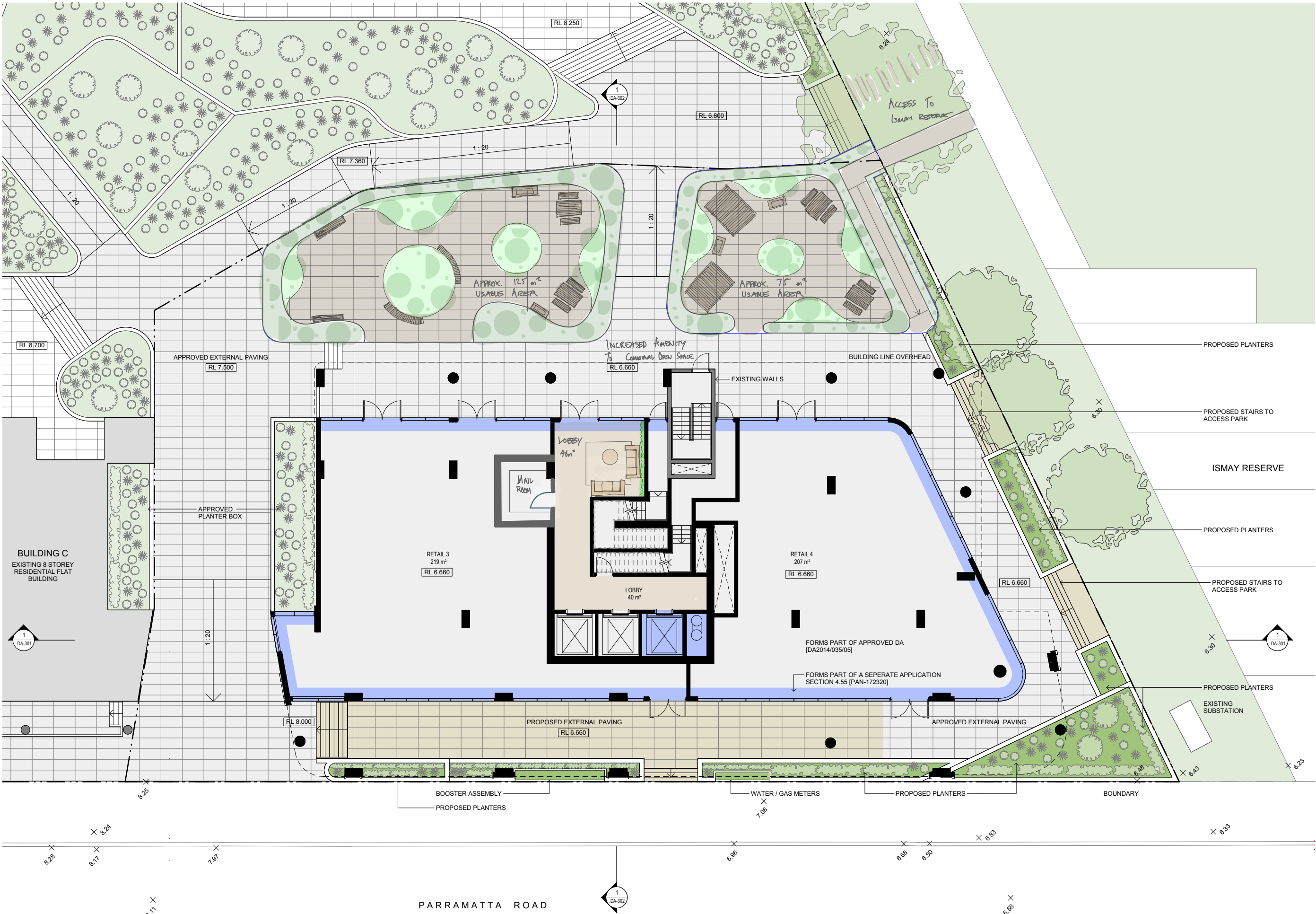
FLOOR PLAN - BASEMENT LEVEL 1

DRAWN BY
JP

CHECKED BY
AA



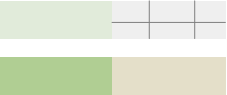
1 BASEMENT LEVEL 1
1:200 @ A1



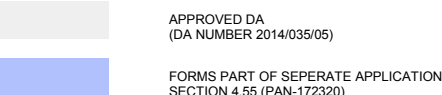
1 FLOOR PLAN - GROUND LEVEL
1:100 @ A1

NOTE: INDICATIVE LANDSCAPE DESIGN, REFER TO LANDSCAPE DRAWINGS.

LANDSCAPE KEY



ARCHITECTURE KEY



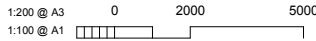
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DRAWING NOTES

PROPOSED PLANTERS

PROPOSED STAIRS TO ACCESS PARK

ISMAY RESERVE

PROPOSED PLANTERS

PROPOSED STAIRS TO ACCESS PARK

PROPOSED PLANTERS

EXISTING SUBSTATION

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PROJECT
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21 PARRAMATTA ROAD
HOMEBUSH

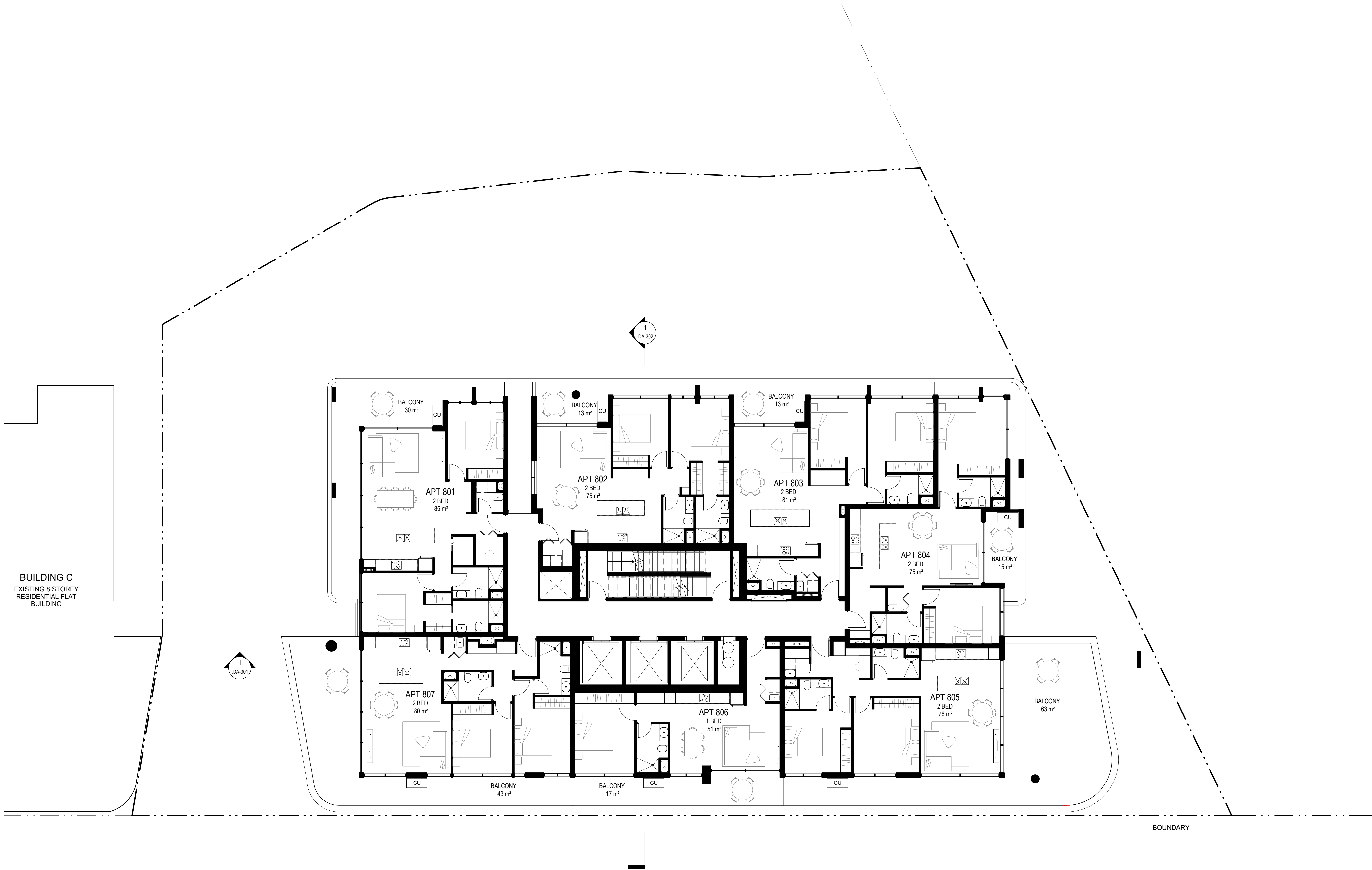
DRAWING NO. ISSUE
DA-100 A

JOB NO. SCALE DATE
OMA2107 1:100@A1 07.04.22

DRAWING TITLE
FLOOR PLAN - GROUND LEVEL

DRAWN BY CHECKED BY
JP AA





1 **FLOOR PLAN - LEVEL 8**
1 : 100 @ A1

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-102

JOB NO.

OMA2107

SCALE

1 : 100@ A1

ISSUE

A

DATE

03.12.21

DRAWING TITLE

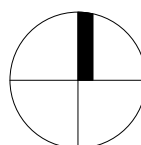
FLOOR PLAN - LEVEL 8

DRAWN BY

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

DRAWING NOTES

B	07.04.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
HOMEBUSH TOWER

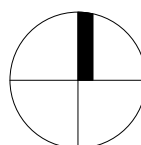
21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-103	B

JOB NO.	SCALE	DATE
OMA2107	1 : 100@ A1	07.04.22

DRAWING TITLE
TYPICAL PLAN - LEVEL 9-21

DRAWN BY	CHECKED BY
JP	AA



1 **TYPICAL PLAN - LEVEL 9-21**
1 : 100 @ A1



STATUS

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GRAPHIC SCALE



DRAWING NOTES

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-104

ISSUE

A

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

07.04.22

DRAWING TITLE

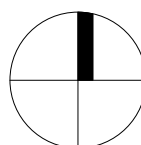
TYPICAL PLAN - LEVEL 22-24

DRAWN BY

JP

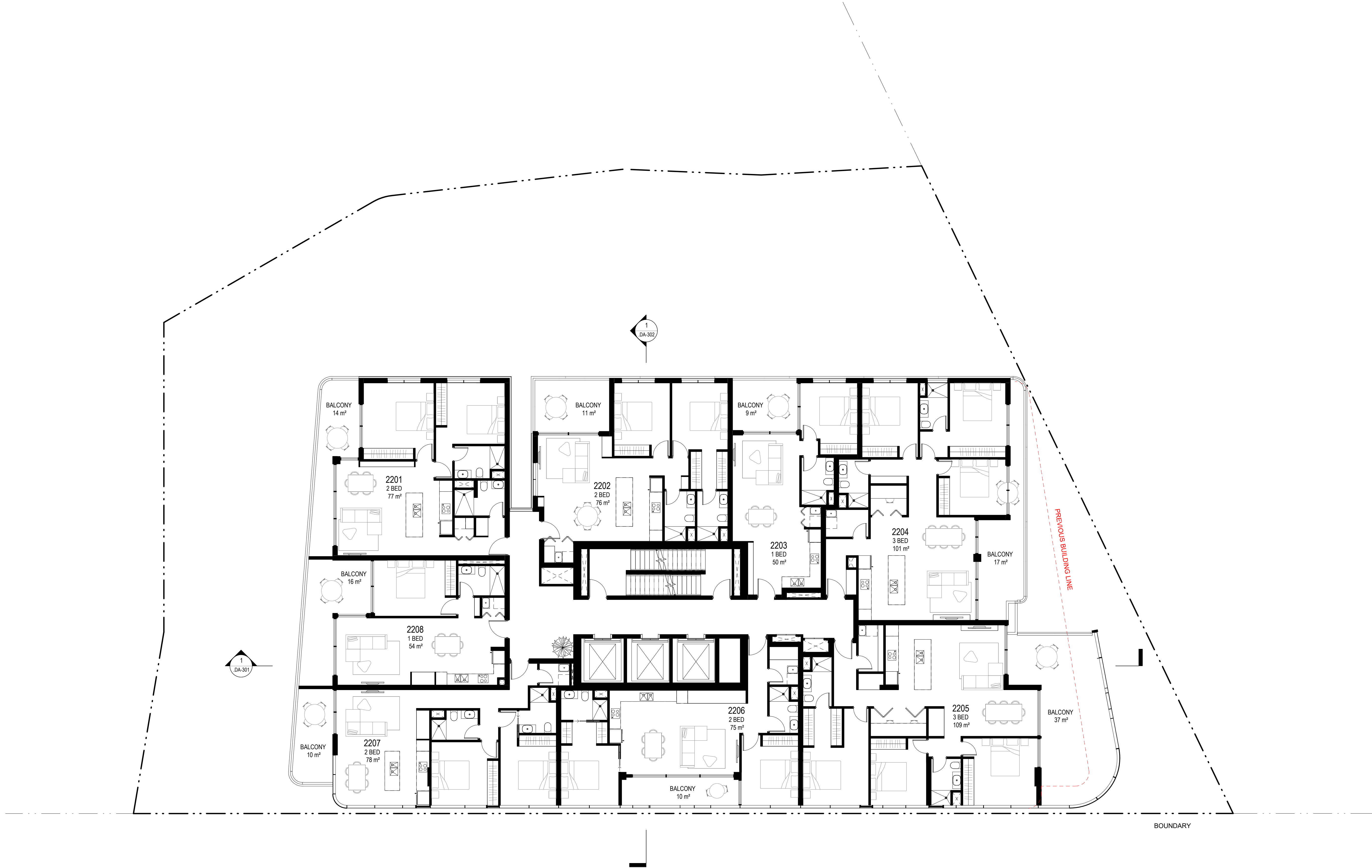
CHECKED BY

AA

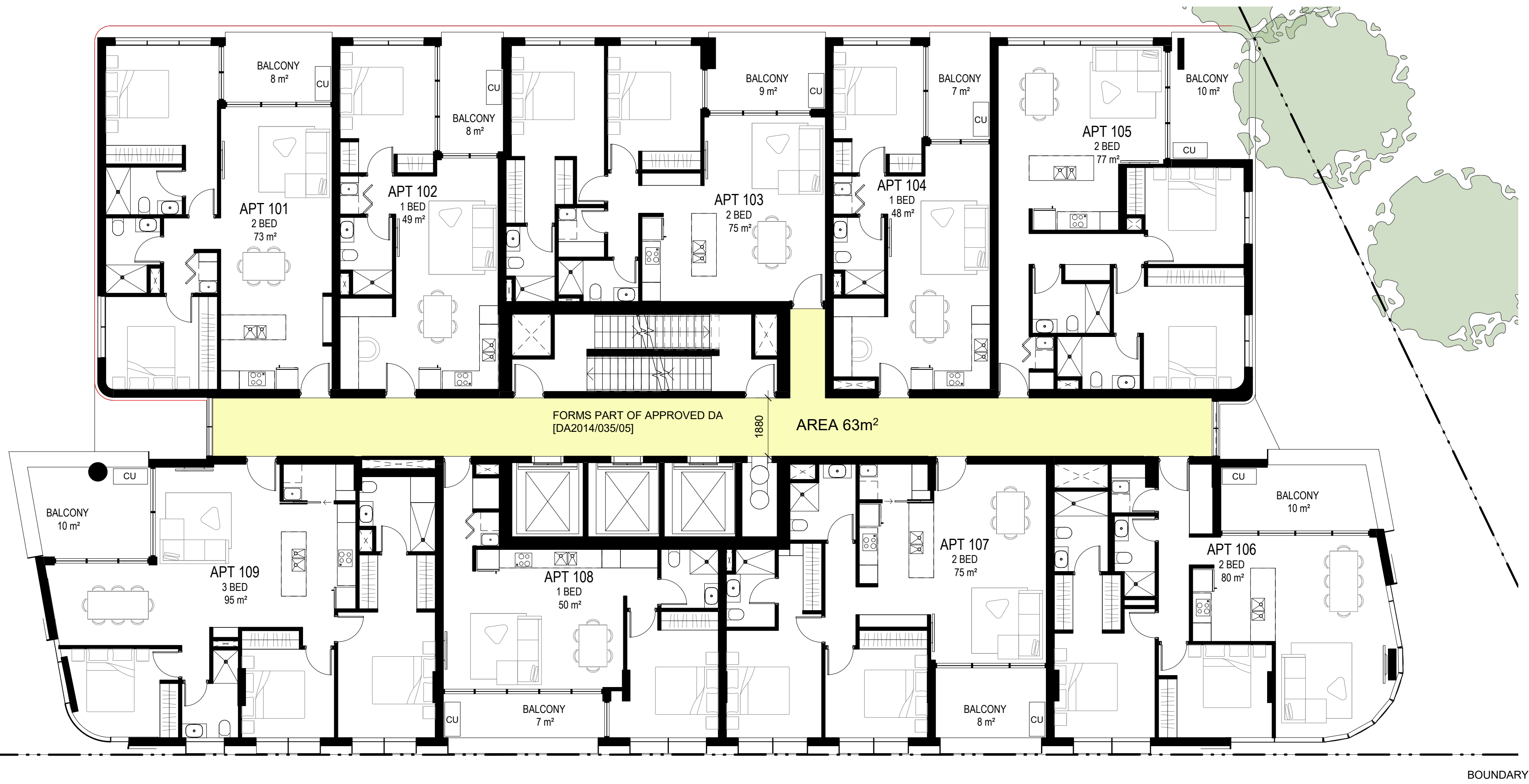


1 TYPICAL PLAN - LEVEL 22-24

1 : 100 @ A1



SQA PROPOSAL
- TYPICAL PODIUM LEVEL



SJB PROPOSAL
- TYPICAL PODIUM LEVEL



LOBBY ANALYSIS

SQA PROPOSAL:

PRIMARY LOBBY SPACE
1880mm WIDE

AREA 63m2

- 2 SOURCES OF NATURAL
LIGHT & VENTILATION

SJB PROPOSAL:

PRIMARY LOBBY SPACE
1830mm WIDE

AREA 68m2

- 1 SOURCES OF NATURAL
LIGHT & VENTILATION

COMMENTS:

- SIMILAR CORRIDOR WIDTHS
PROPOSED BETWEEN SCHEMES

- SIMILAR AREAS PROVIDED
ACROSS BOTH SCHEMES

- BOTH SCHEMES PROVIDE
ONLY 1 SOURCE OF NATURAL
LIGHT & VENTILATION

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-800

JOB NO.
OMA2107

SCALE
1 : 100@ A1

ISSUE

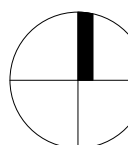
A

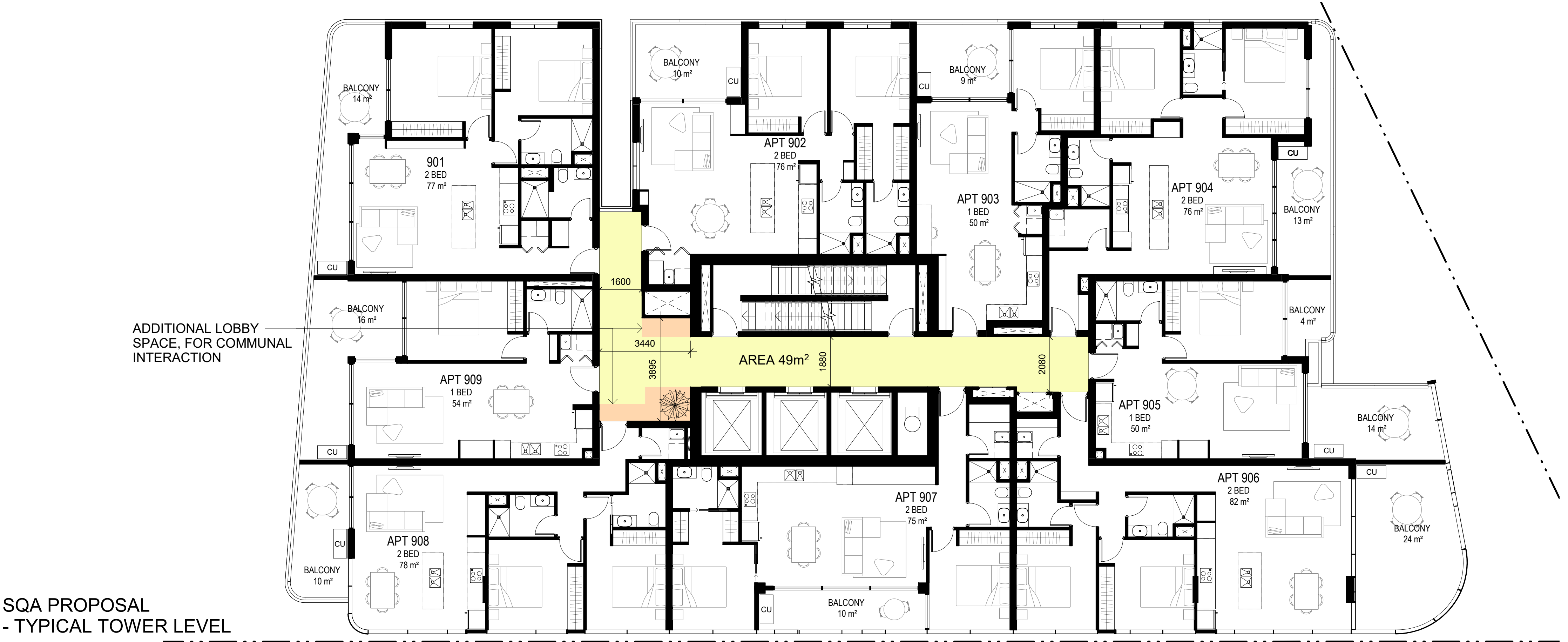
DATE
07.04.22

DRAWING TITLE
LOBBY ANALYSIS - PODIUM

DRAWN BY
JP

CHECKED BY
AA





SQA PROPOSAL
- TYPICAL TOWER LEVEL

LOBBY ANALYSIS

SQA PROPOSAL:

PRIMARY LOBBY SPACE
1880 mm WIDE

AREA 44m2

- 1 SOURCES OF NATURAL
LIGHT & VENTILATION



SJB PROPOSAL
- TYPICAL TOWER LEVEL

SJB PROPOSAL:

PRIMARY LOBBY SPACE
1830 mm WIDE

AREA 47m2

- 1 SOURCES OF NATURAL
LIGHT & VENTILATION

COMMENTS:

- SIMILAR CORRIDOR WIDTHS
PROPOSED BETWEEN SCHEMES

- SIMILAR AREAS PROVIDED
ACROSS BOTH SCHEMES

- BOTH SCHEMES PROVIDE
ONLY 1 SOURCE OF NATURAL
LIGHT & VENTILATION

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GRAPHIC SCALE

1:200 @ A3 0 2000 5000
1:100 @ A1

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
HOMEBUSH TOWER

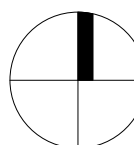
21 PARRAMATTA ROAD
HOMEBUSH

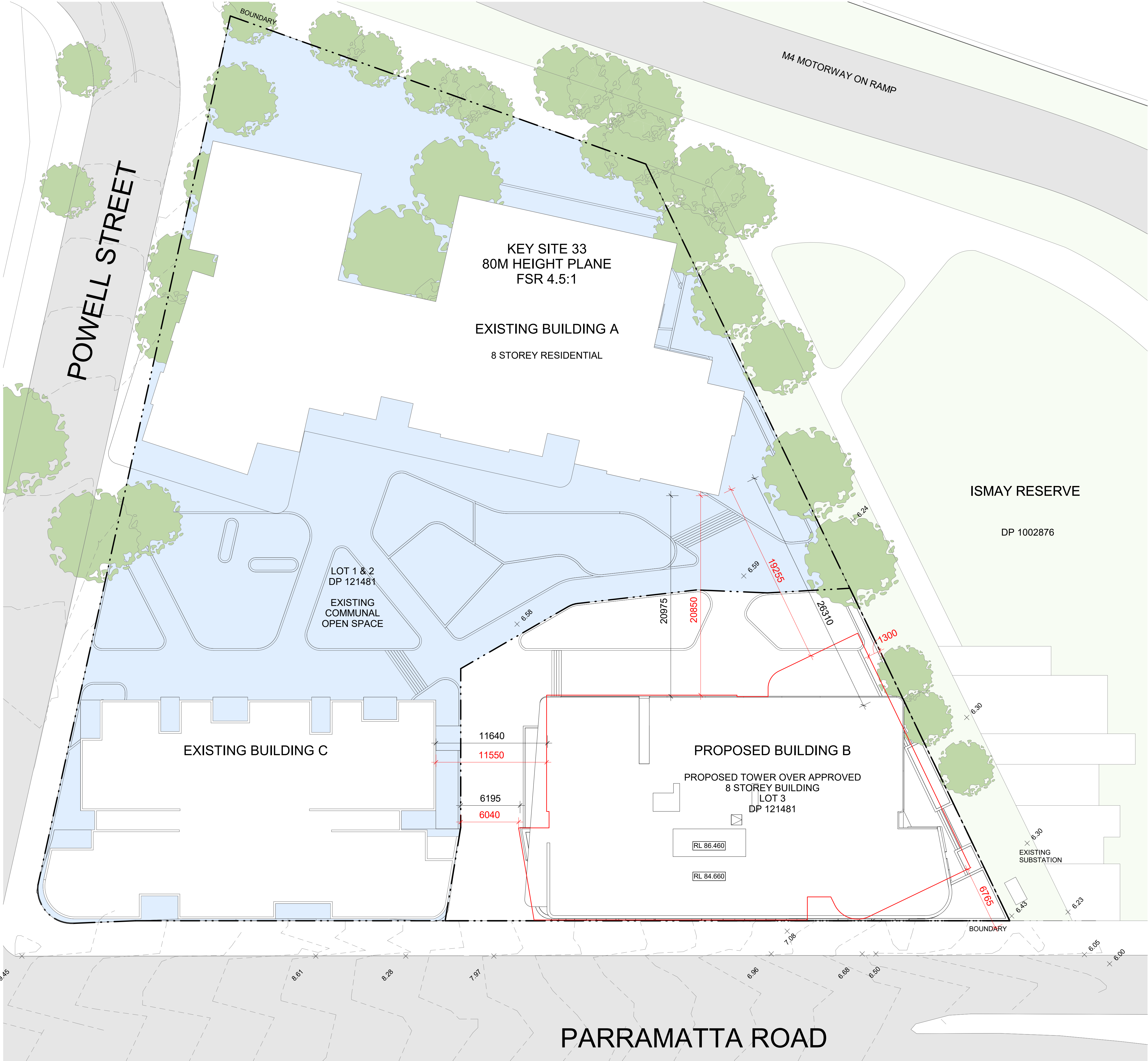
DRAWING NO. ISSUE
DA-801 A

JOB NO. SCALE DATE
OMA2107 1 : 100@ A1 07.04.22

DRAWING TITLE
LOBBY ANALYSIS - TOWER

DRAWN BY CHECKED BY
JP AA





SETBACK ANALYSIS TOWER

LEGEND:

- SQA PROPOSAL
- SJB PROPOSAL

COMMENTS:

- SJB PROPOSAL PRESENTS A SCHEME WHICH IS CLOSER TO THE EXISTING NEIGHBOURING BUILDINGS, IN PARTICULAR AT THE NORTH-EAST CORNER

- BOTH SCHEMES COMPLY WITH ADG SEPARATION & PRIVACY REQUIREMENTS

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GRAPHIC SCALE



DRAWING NOTES

A	07.04.22	NEGOTIATIONS IN COUNCIL
ISS	DATE	PURPOSE OF ISSUE

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
HOMEBUSH TOWER

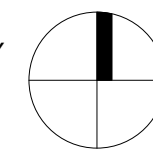
21 PARRAMATTA ROAD
HOMEBUSH

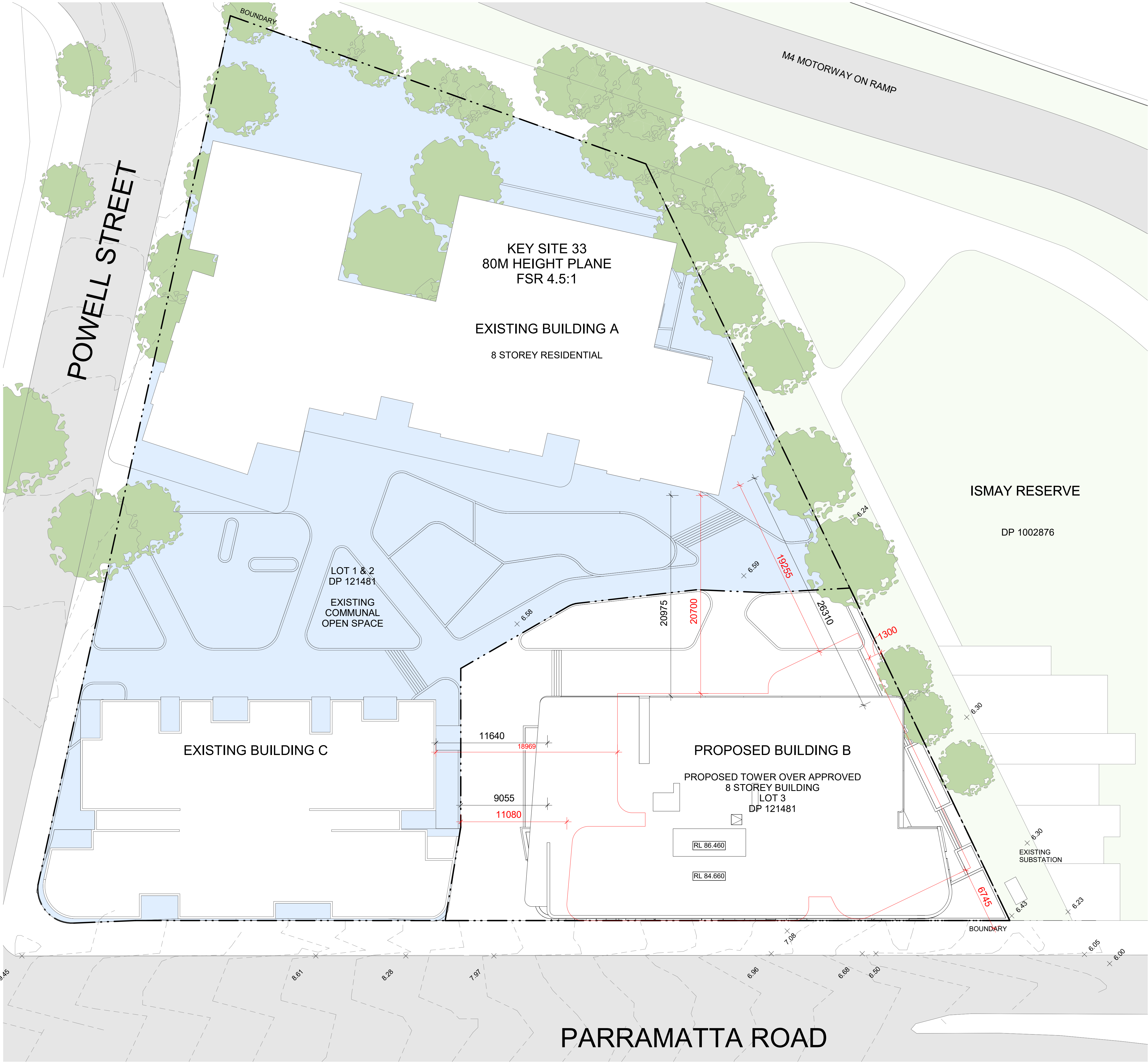
DRAWING NO. **DA-802** ISSUE **A**

JOB NO. OMA2107 SCALE 1 : 200@ A1 DATE 07.04.22

DRAWING TITLE
BUILDING SETBACK - PODIUM

DRAWN BY JP CHECKED BY AA





SETBACK ANALYSIS TOWER

LEGEND:

- SQA PROPOSAL
- SJB PROPOSAL

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
HOMEBUSH TOWER

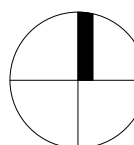
21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. **DA-803** ISSUE **A**

JOB NO. OMA2107 SCALE 1 : 200@ A1 DATE 07.04.22

DRAWING TITLE
BUILDING SETBACK - TOWER

DRAWN BY JP CHECKED BY AA



COMMENTS:

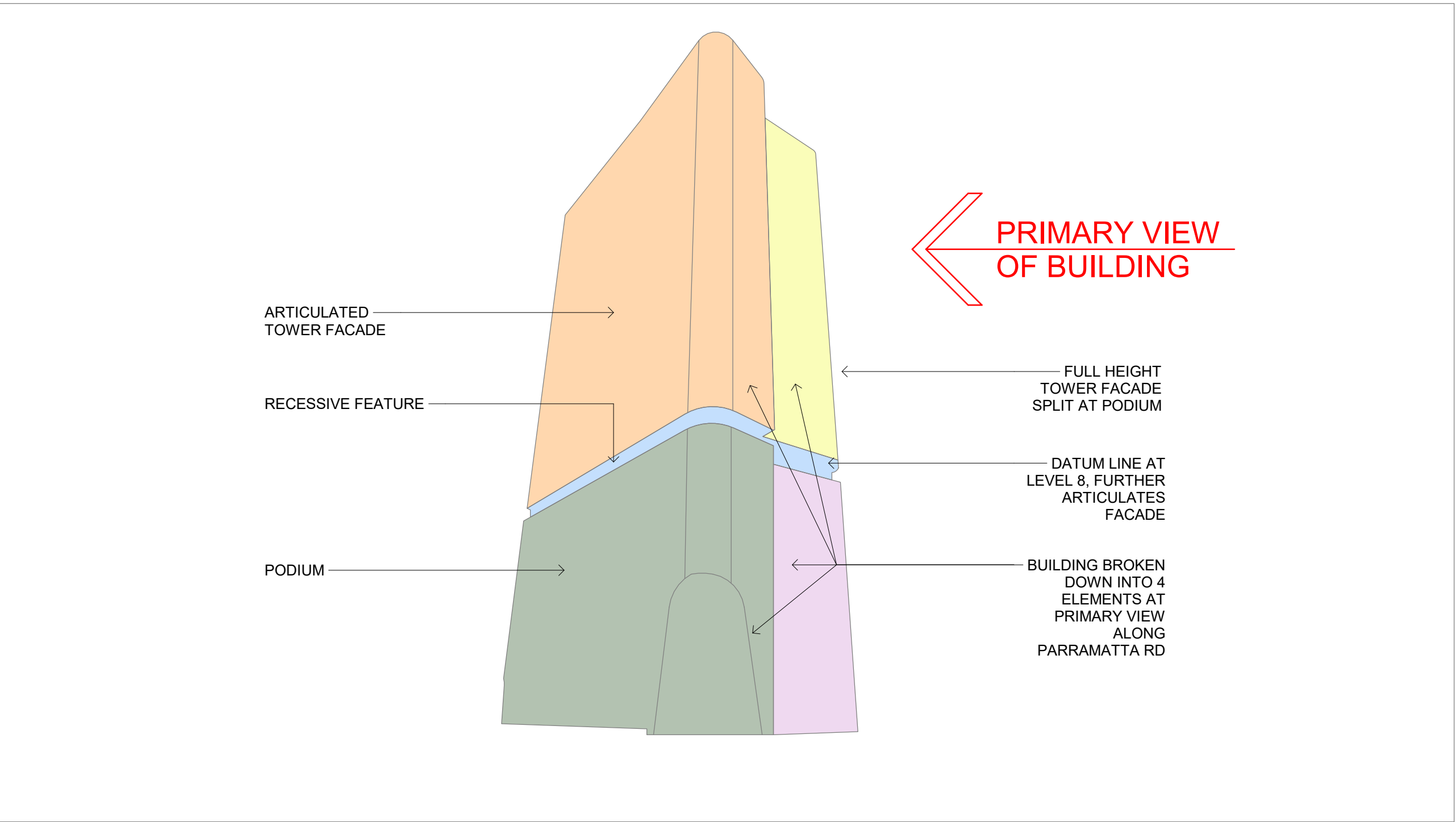
- SJB PROPOSAL PRESENTS A SCHEME WHICH IS CLOSER TO THE EXISTING NEIGHBOURING BUILDINGS, IN PARTICULAR AT THE NORTH-EAST CORNER

- BOTH SCHEMES COMPLY WITH ADG SEPARATION & PRIVACY REQUIREMENTS

BUILT FORM ANALYSIS



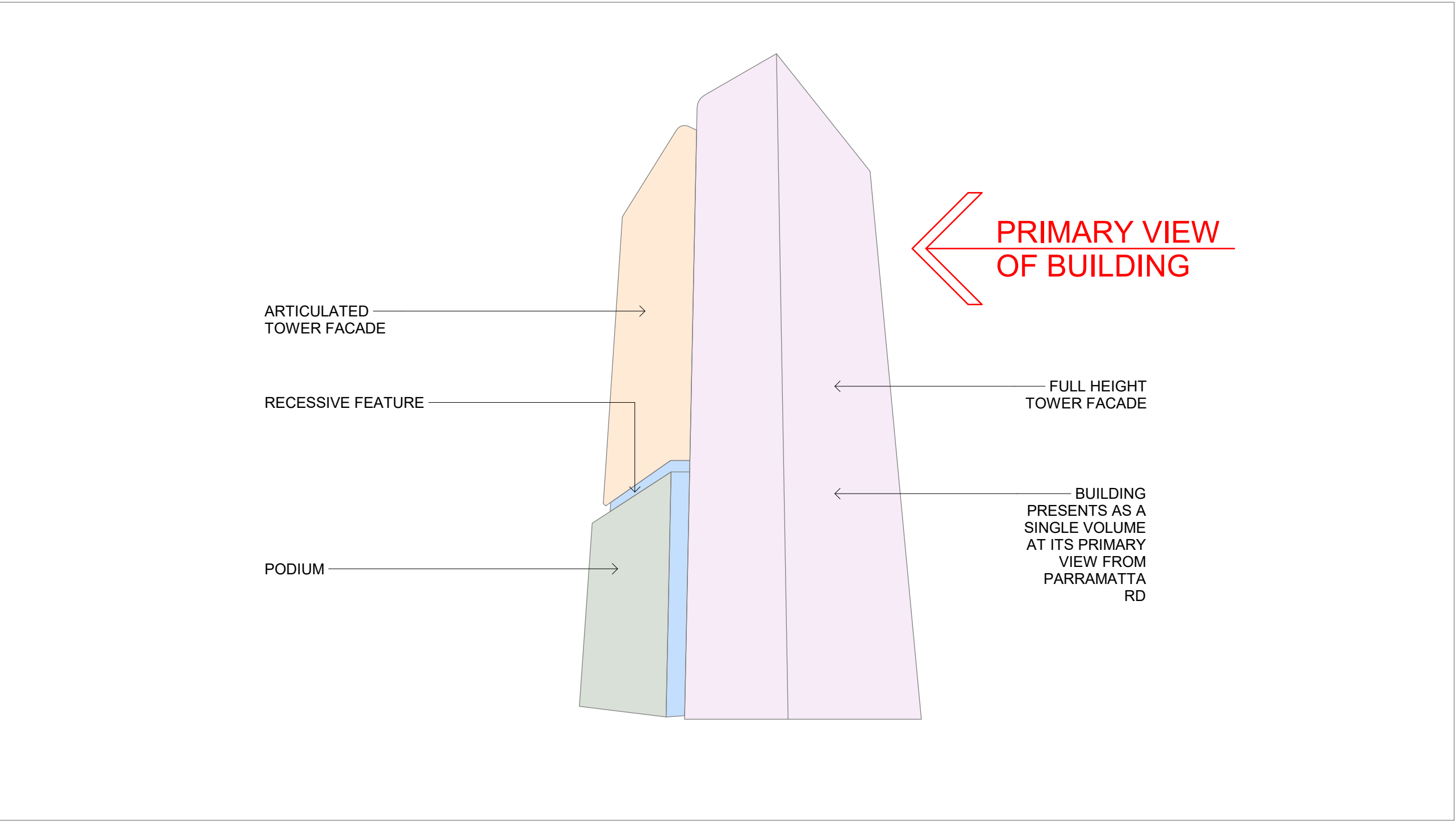
SQA PROPOSAL - VIEW FROM PARRAMATA ROAD



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM PARRAMATA ROAD



SJB DIAGRAM



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GRAPHIC SCALE

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DRAWING NOTES

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. ISSUE

DA-804 A

JOB NO. SCALE DATE
OMA2107 N.T.S. 07.04.22

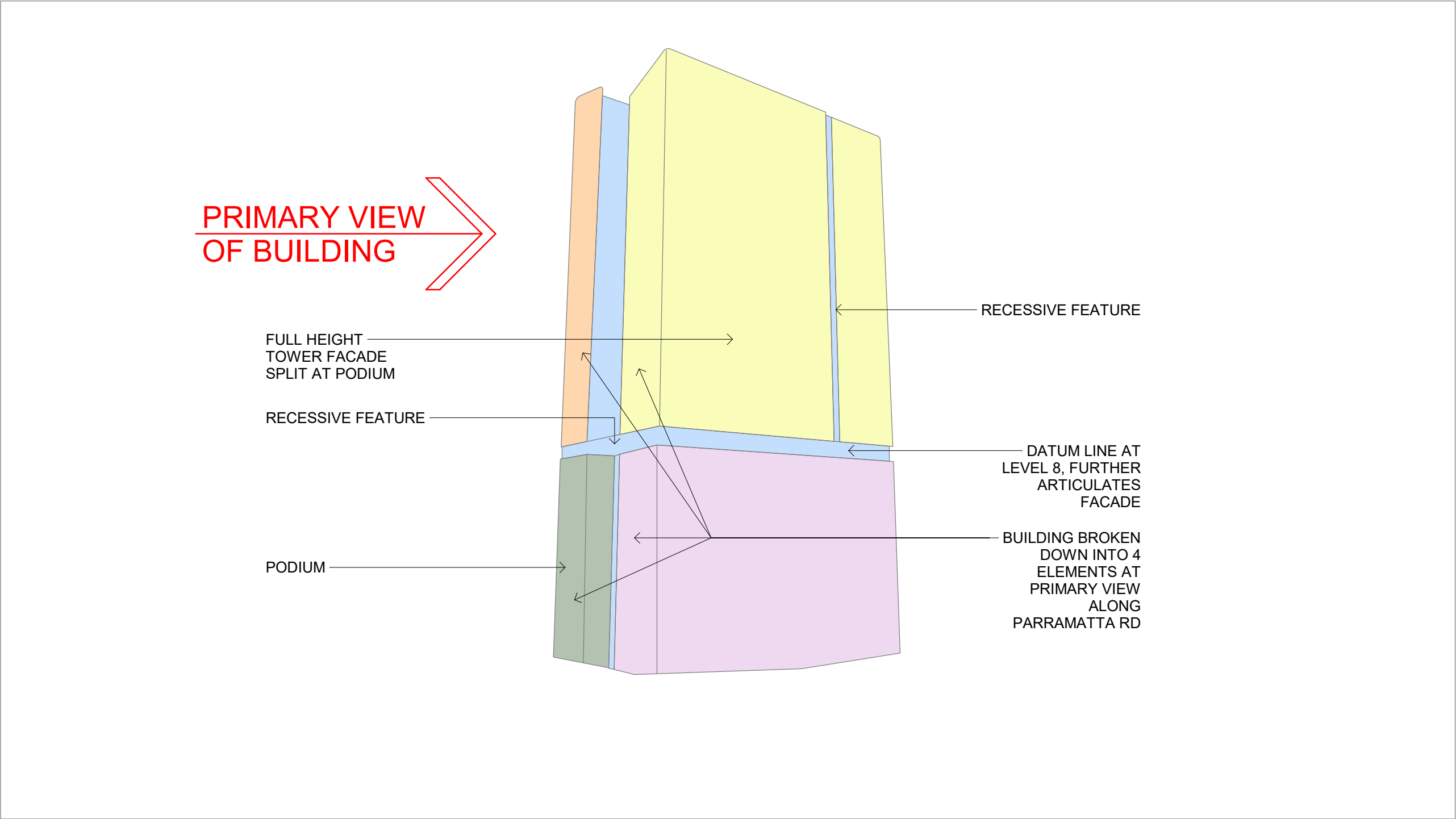
DRAWING TITLE
MASSING COMPARISON - SHEEET 1

DRAWN BY CHECKED BY
JP AA

BUILT FORM ANALYSIS



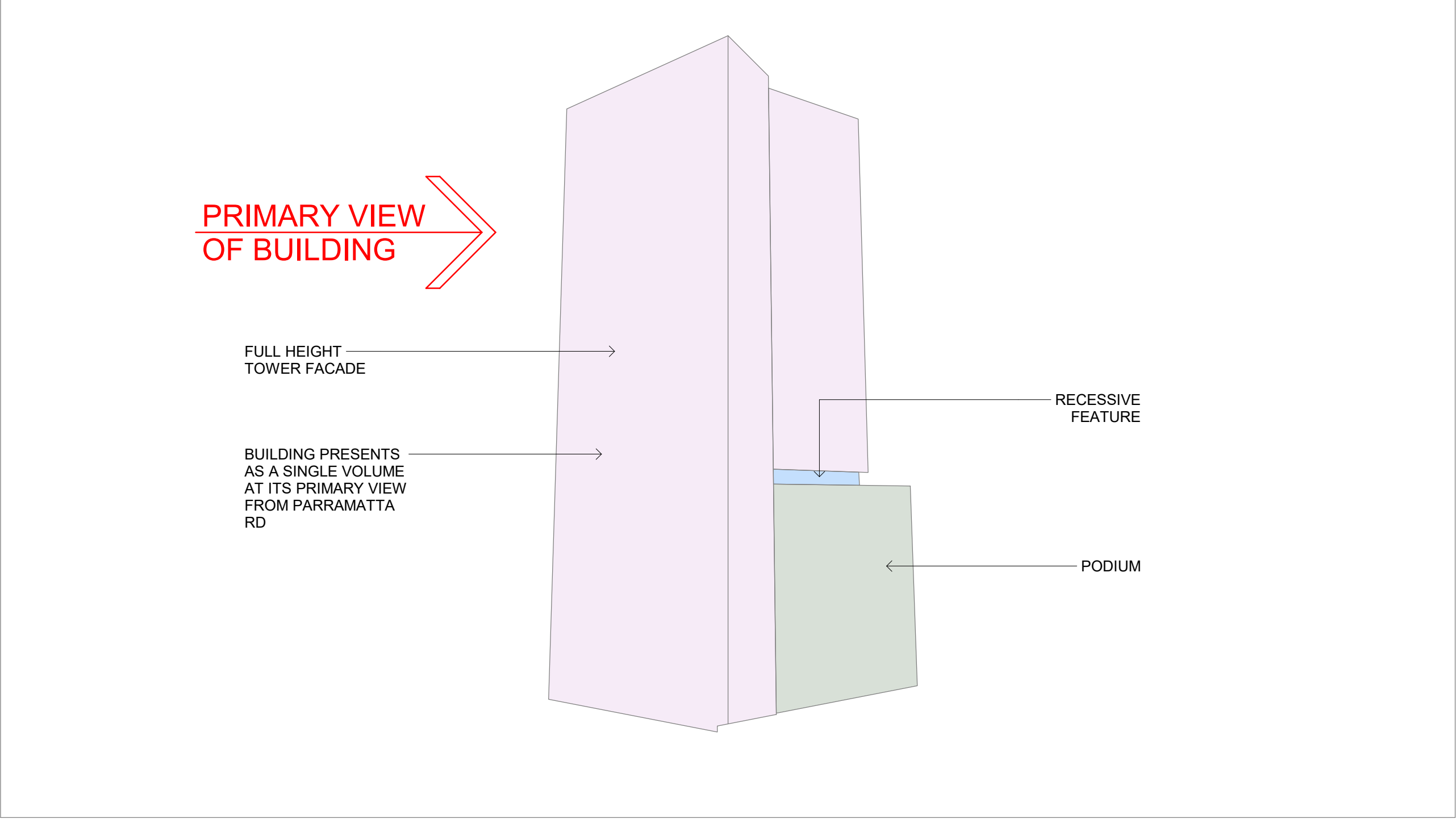
SQA PROPOSAL - VIEW FROM NORTH EAST / M4



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM NORTH EAST / M4



SJB DIAGRAM



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GRAPHIC SCALE

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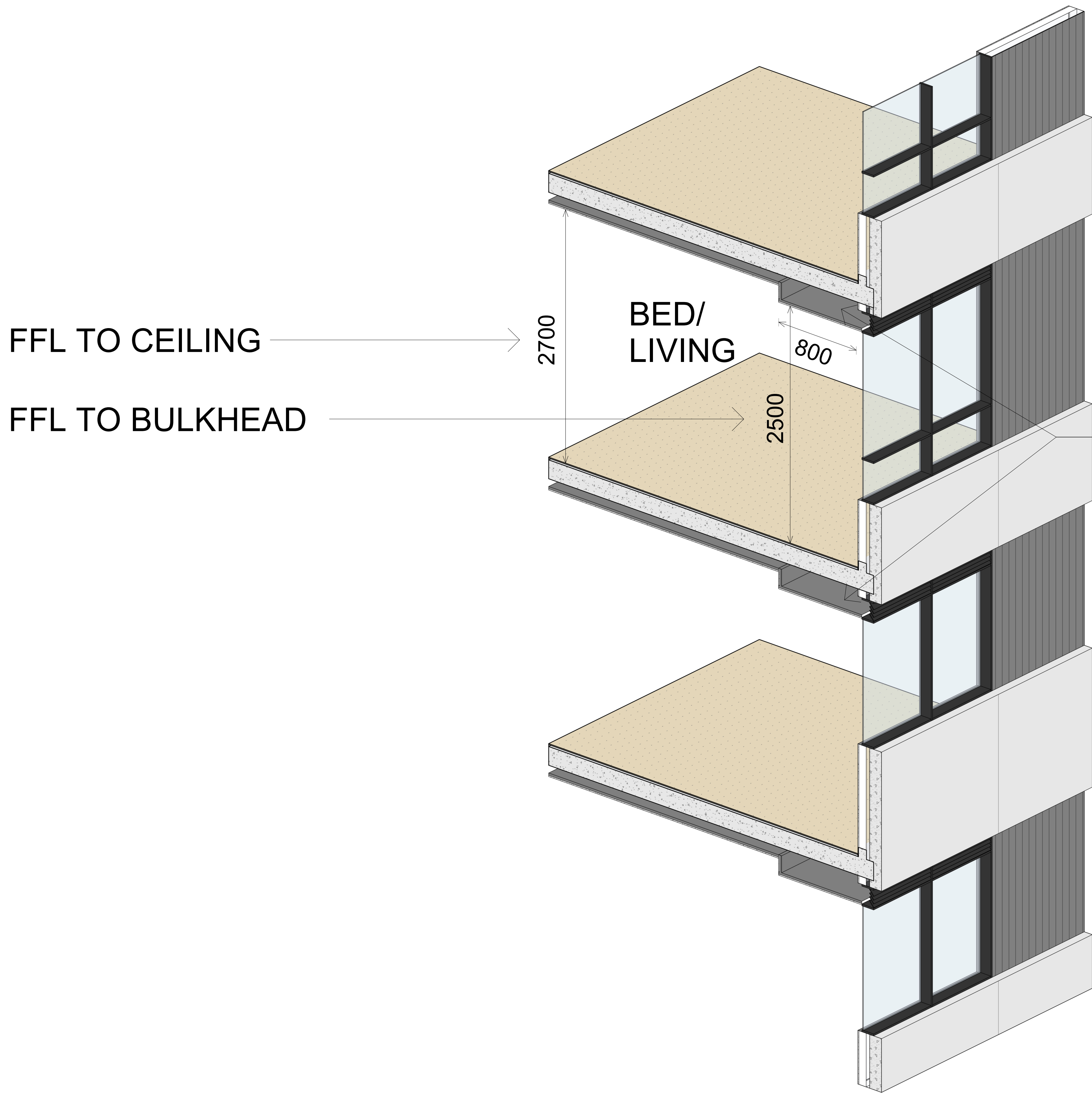
PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. **DA-805** ISSUE **A**
JOB NO. OMA2107 SCALE **N.T.S.** DATE 07.04.22

DRAWING TITLE
MASSING COMPARISON - SHEET 2

DRAWN BY JP CHECKED BY AA



FFL TO CEILING

FFL TO BULKHEAD

BED/
LIVING

800

2500

2700

BULKHEAD FOR
SERVICES

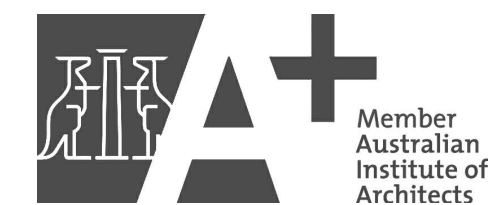
CEILING HEIGHTS SECTION

SQA PROPOSAL TYPICAL BEDROOM/ LIVING DETAIL

ACHIEVES 2.7m IN ALL
HABITABLE AREAS

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HOMEBUSH

DRAWING NO.	ISSUE
DA-806	A

JOB NO.	SCALE	DATE
OMA2107	N.T.S.	07.04.22

DRAWING TITLE
CEILING HEIGHT DIAGRAM

DRAWN BY	CHECKED BY
JP	AA

BEFORE



AFTER



- ADDED CROWN
- CURVED CURTAIN WALL FACADE TO EAST.
- REDUCED BULK
- REDUCED SOLID PORTION OF BALCONIES

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Ph: +61 2 8354 1300

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD

HOMEBUSH

DRAWING NO.

DA-850

JOB NO.

OMA2107

ISSUE

A

SCALE

N.T.S.

DATE

07.04.22

DRAWING TITLE

FACADE COMPARISON - SHEET 1

DRAWN BY

JP

CHECKED BY

AA

BEFORE



AFTER



- ADDED CROWN
- CURVED CURTAIN WALL FACADE TO EAST. TO ACCENTUATE FACADE AT GATEWAY.
- REDUCED BULK
- REDUCED SOLID PORTION OF BALCONIES
- ADDED GREENERY

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STATUS

DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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ISS	DATE	PURPOSE OF ISSUE

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Ph: +61 2 8354 1300
ABN: 24 132 554 753

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-851	A
JOB NO. OMA2107	SCALE N.T.S.
DATE 07.04.22	

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FACADE COMPARISON - SHEET 2

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ABN: 24 132 554 753

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
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21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-852	A

JOB NO.	SCALE	DATE
OMA2107	N.T.S.	07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 3

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CURVED CURTAIN WALL FACADE TO EAST.
TO ACCENTUATE FACADE AT GATEWAY.

ADDED CROWN

REDUCED BULK

REDUCED SOLID
PORTION OF BALCONIES

ADDED GREENERY



BEFORE



AFTER

BEFORE



AFTER



STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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DRAWING NOTES

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-853	A
JOB NO. OMA2107	SCALE N.T.S.
	DATE 07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 4

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BEFORE



AFTER



REDUCED BULK

REDUCED SOLID PORTION OF BALCONIES

ADDED GREENERY

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GRAPHIC SCALE

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DRAWING NOTES

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PROJECT
HOME BUSH TOWER

21 PARRAMATTA ROAD
HOME BUSH

DRAWING NO.	ISSUE
DA-854	A
JOB NO. OMA2107	SCALE N.T.S.
	DATE 07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 5

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BEFORE



AFTER



ADDED CROWN

CURVED CURTAIN WALL FACADE TO EAST. TO
ACCENTUATE FACADE AT GATEWAY.

ADDED GREENERY

REDUCED BULK

REDUCED SOLID PORTION OF BALCONIES

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-855

ISSUE

A

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 6

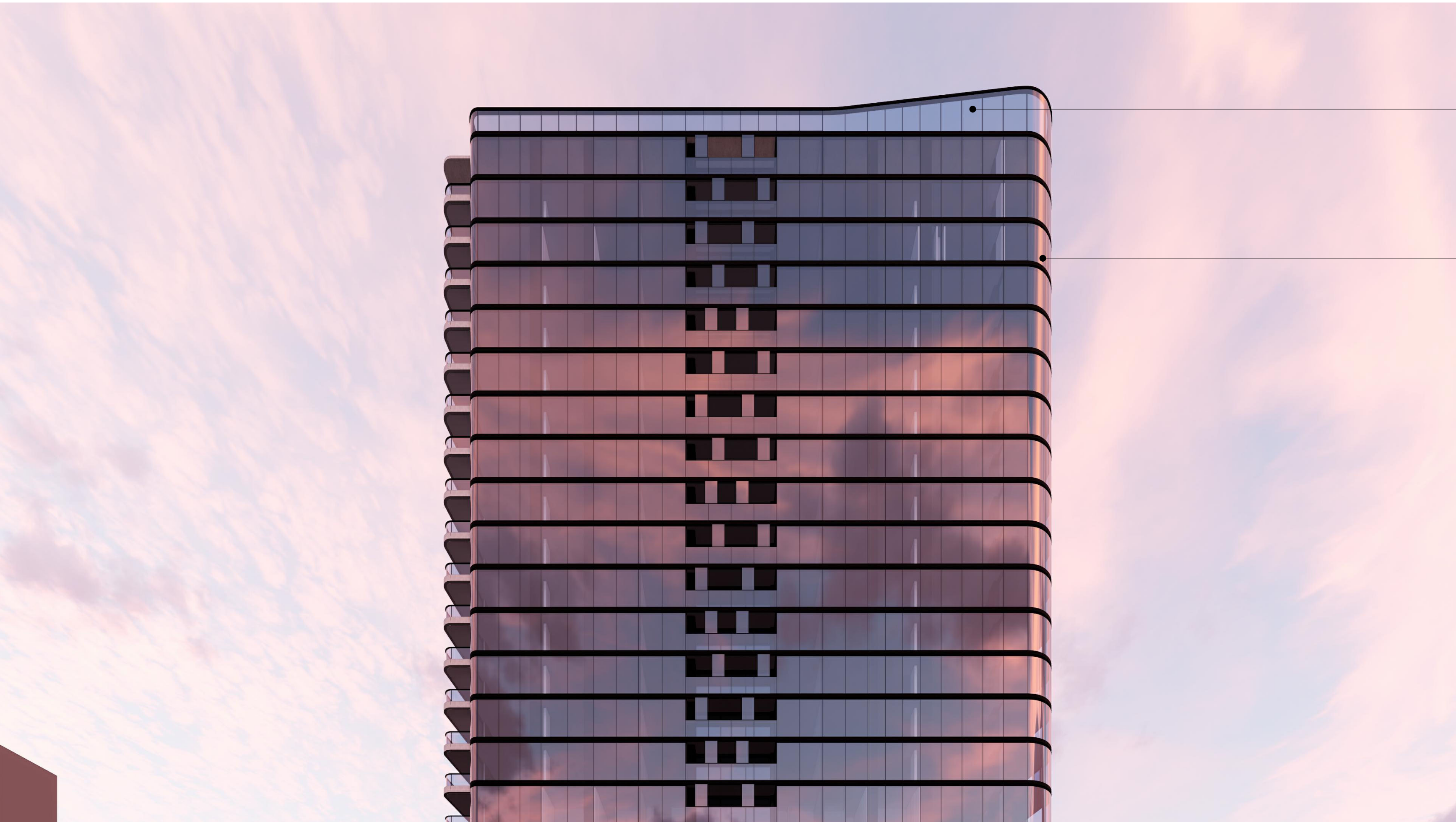
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BEFORE



AFTER



ADDED CROWN

CURVED CURTAIN WALL FACADE TO EAST. TO
ACCENTUATE FACADE AT GATEWAY.



STATUS

DEVELOPMENT
APPLICATION

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GRAPHIC SCALE

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. ISSUE

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JOB NO. SCALE DATE
OMA2107 N.T.S. 07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 7

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