



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

	MOTORBIKE	BICYCLE RESIDENTIAL	BICYCLE VISITOR
BASEMENT 1	3	29	14
BASEMENT 2	3	-	-
BASEMENT 3	-	-	-
BASEMENT 4	-	-	-
TOTAL	6	29	14

PROPOSED WASTE AREAS

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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
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NOMINATED ARCHITECT

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-096

ISSUE

B

JOB NO.

OMA2107

SCALE

As

indicated@

DATE

07.04.22

DRAWING TITLE

FLOOR PLAN - BASEMENT LEVEL 4

DRAWN BY
JP

CHECKED BY
AA





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

	MOTORBIKE	BICYCLE RESIDENTIAL	BICYCLE VISITOR
BASEMENT 1	3	29	14
BASEMENT 2	3	-	-
BASEMENT 3	-	-	-
BASEMENT 4	-	-	-
TOTAL	6	29	14

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

PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. ISSUE
DA-097 B

JOB NO. SCALE DATE
OMA2107 As indicated@ 07.04.22

DRAWING TITLE
FLOOR PLAN - BASEMENT LEVEL 3

DRAWN BY CHECKED BY
JP AA





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

	MOTORBIKE	BICYCLE RESIDENTIAL	BICYCLE VISITOR
BASEMENT 1	3	29	14
BASEMENT 2	3	-	-
BASEMENT 3	-	-	-
BASEMENT 4	-	-	-
TOTAL	6	29	14

PROPOSED WASTE AREAS

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-098

ISSUE

B

JOB NO.

OMA2107

SCALE

As indicated@

DATE

07.04.22

DRAWING TITLE

FLOOR PLAN - BASEMENT LEVEL 2

DRAWN BY
JP

CHECKED BY
AA



	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

	MOTORBIKE	BICYCLE RESIDENTIAL	BICYCLE VISITOR
BASEMENT 1	3	29	14
BASEMENT 2	3	-	-
BASEMENT 3	-	-	-
BASEMENT 4	-	-	-
TOTAL	6	29	14

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DEVELOPMENT APPLICATION

1:400 @ A3 0 5m 10m
1:200 @ A1

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. _____ ISSUE _____

DA-099 B

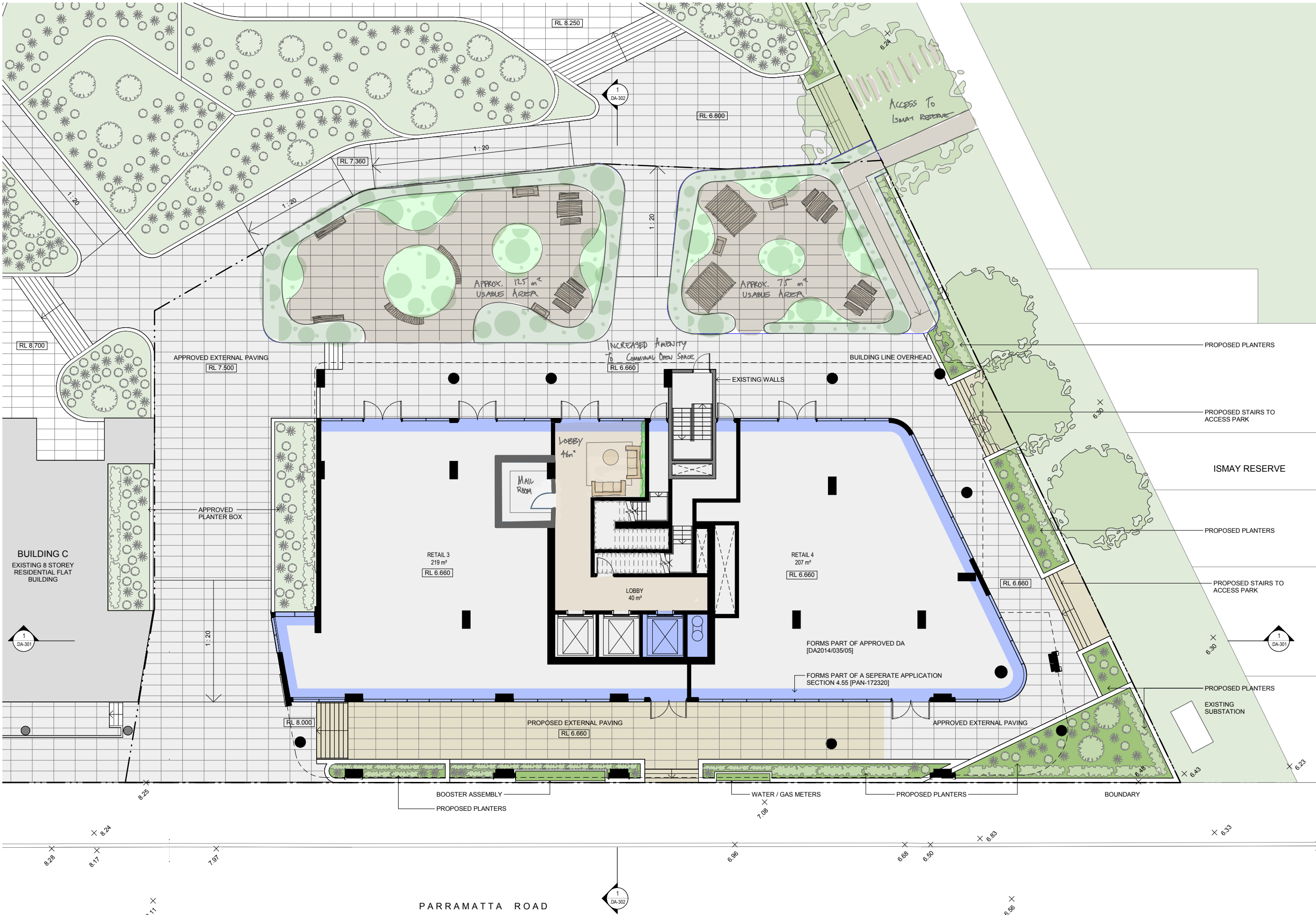
JOB NO. OMA2107 SCALE As indicated@ DATE 07.04.22

DRAWING TITLE **A1**
FLOOR PLAN - BASEMENT LEVEL 1

DRAWN BY JP CHECKED BY AA



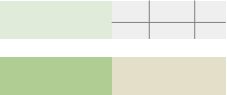
1 BASEMENT LEVEL 1
1 : 200 @ A1



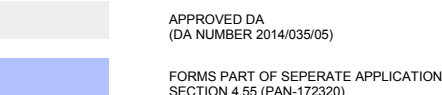
1 FLOOR PLAN - GROUND LEVEL
1:100 @ A1

NOTE: INDICATIVE LANDSCAPE DESIGN, REFER TO LANDSCAPE DRAWINGS.

LANDSCAPE KEY



ARCHITECTURE KEY



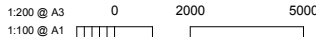
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GRAPHIC SCALE



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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

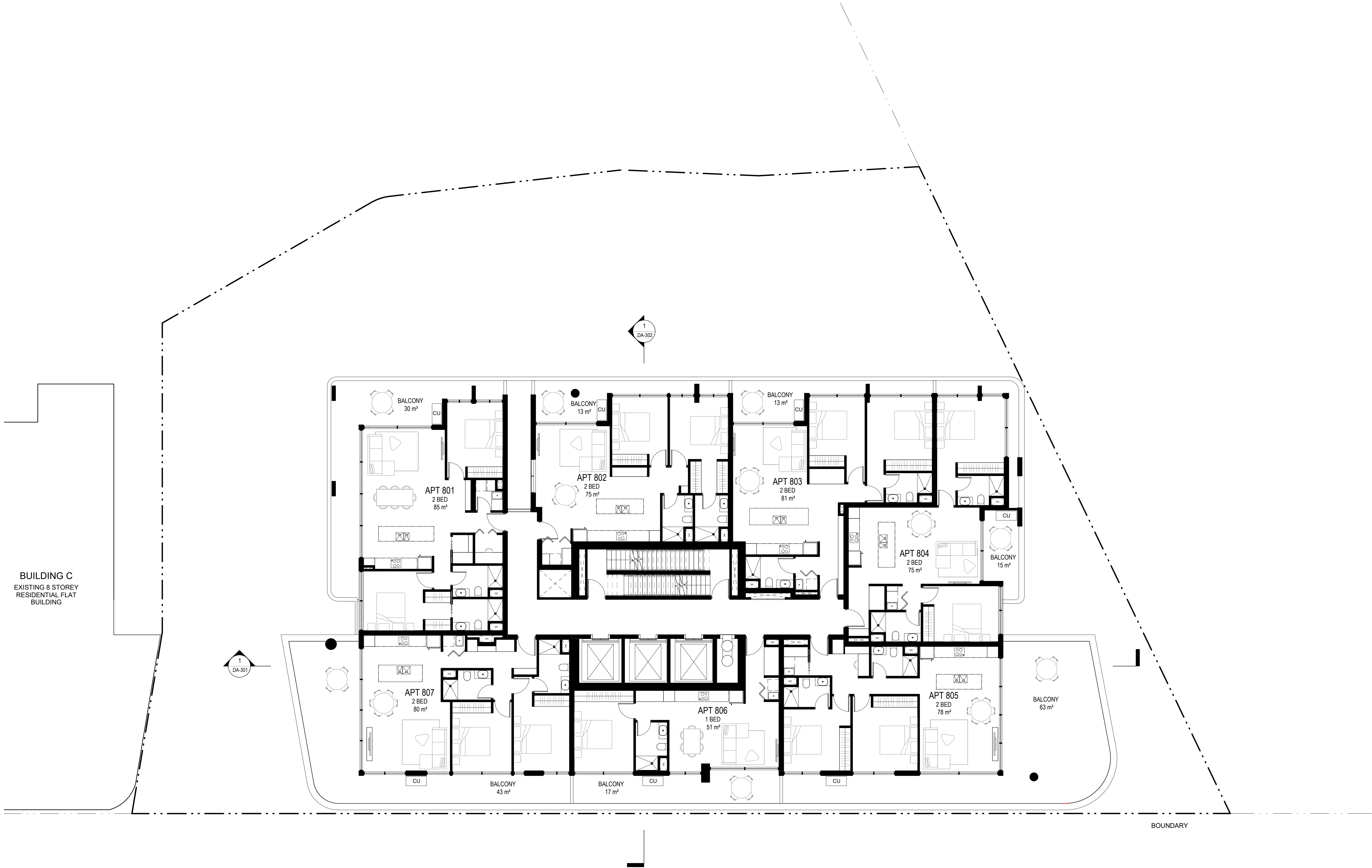
DRAWING NO. ISSUE
DA-100 A

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

DRAWING TITLE
FLOOR PLAN - GROUND LEVEL

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

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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-102

JOB NO.

OMA2107

SCALE

1 : 100@ A1

ISSUE

A

DATE

03.12.21

DRAWING TITLE

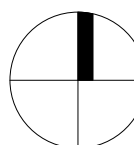
FLOOR PLAN - LEVEL 8

DRAWN BY

JP

CHECKED BY

AA





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DEVELOPMENT APPLICATION

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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-103

ISSUE

B

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

07.04.22

DRAWING TITLE

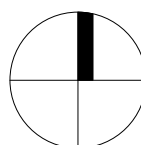
TYPICAL PLAN - LEVEL 9-21

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



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GRAPHIC SCALE



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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

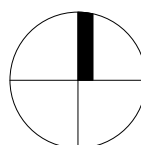
TYPICAL PLAN - LEVEL 22-24

DRAWN BY

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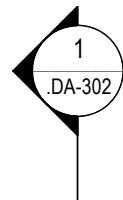
CHECKED BY

AA



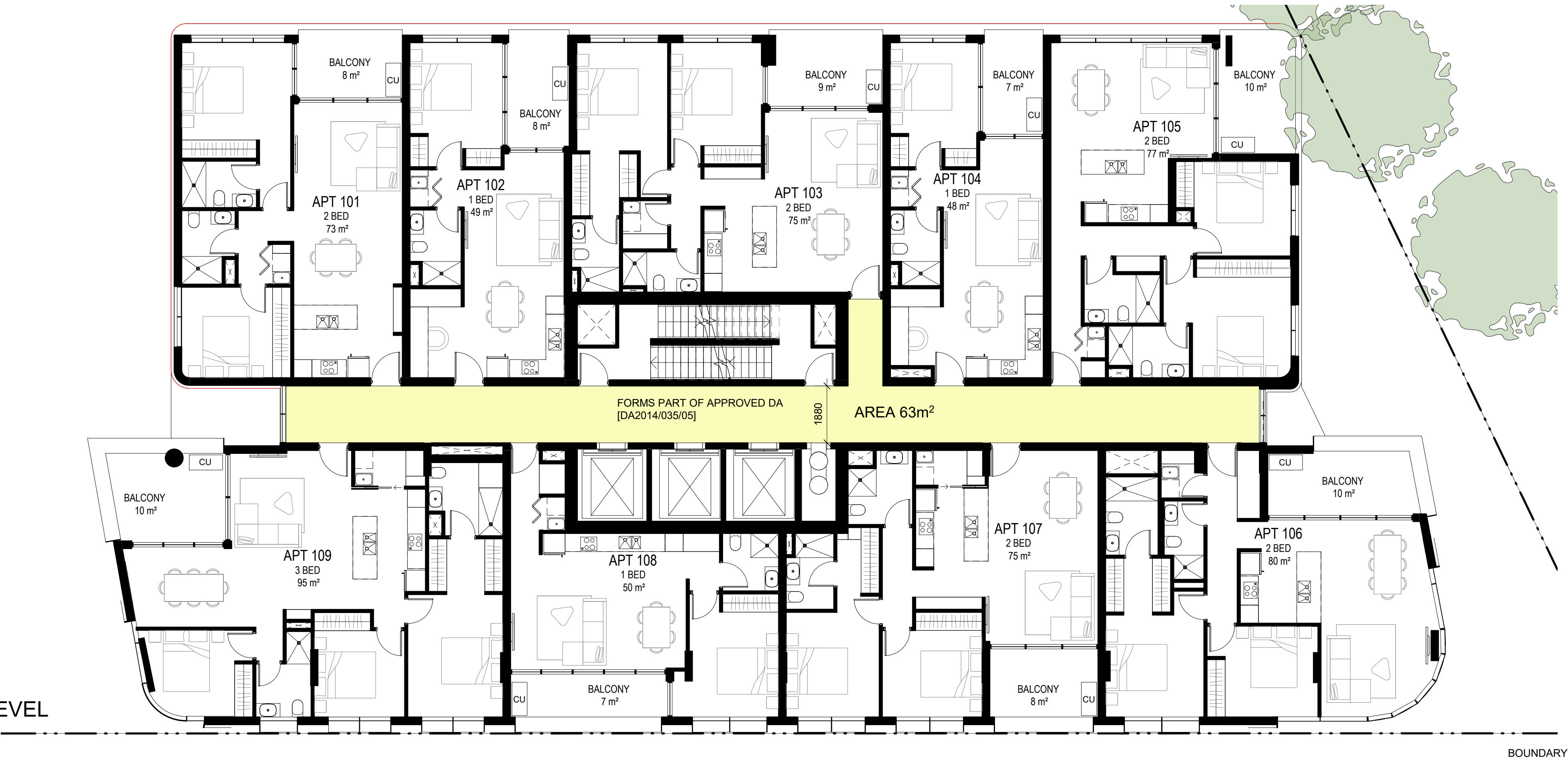
1 TYPICAL PLAN - LEVEL 22-24

1 : 100 @ A1



BOUNDARY

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

DRAWING NOTES

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

PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.

DA-800

JOB NO.
OMA2107

SCALE
1 : 100@ A1

ISSUE

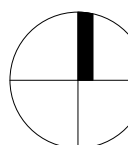
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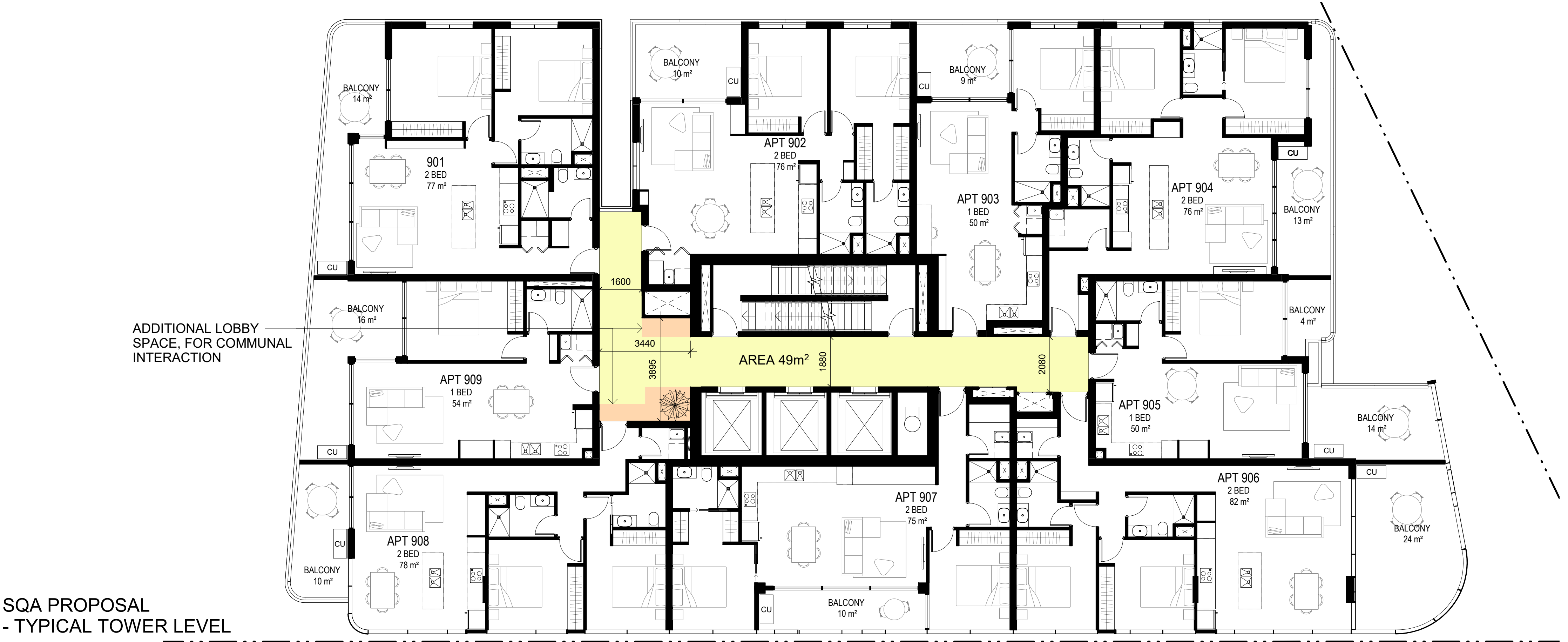
DATE
07.04.22

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

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

PROJECT
HOMEBUSH TOWER

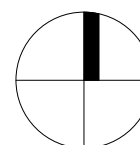
21 PARRAMATTA ROAD
HOMEBUSH

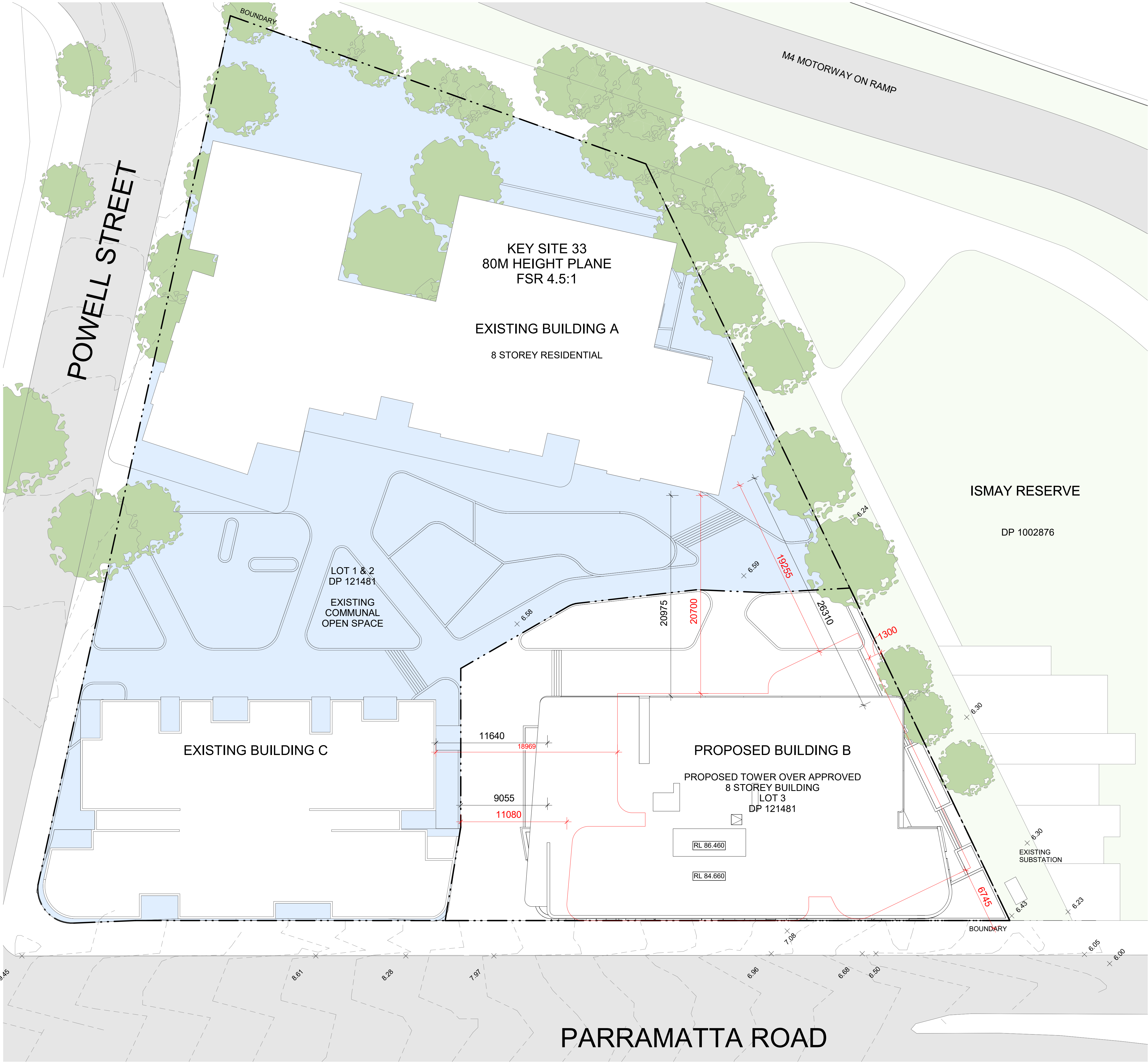
DRAWING NO. ISSUE
DA-801 A

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

DRAWING TITLE
LOBBY ANALYSIS - TOWER

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SETBACK ANALYSIS TOWER

LEGEND:

- SQA PROPOSAL
- SJB PROPOSAL

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

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

PROJECT
HOMEBUSH TOWER

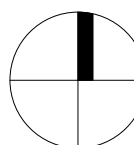
21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. DA-803 A

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

DRAWING TITLE
BUILDING SETBACK - TOWER

DRAWN BY JP CHECKED BY AA



COMMENTS:

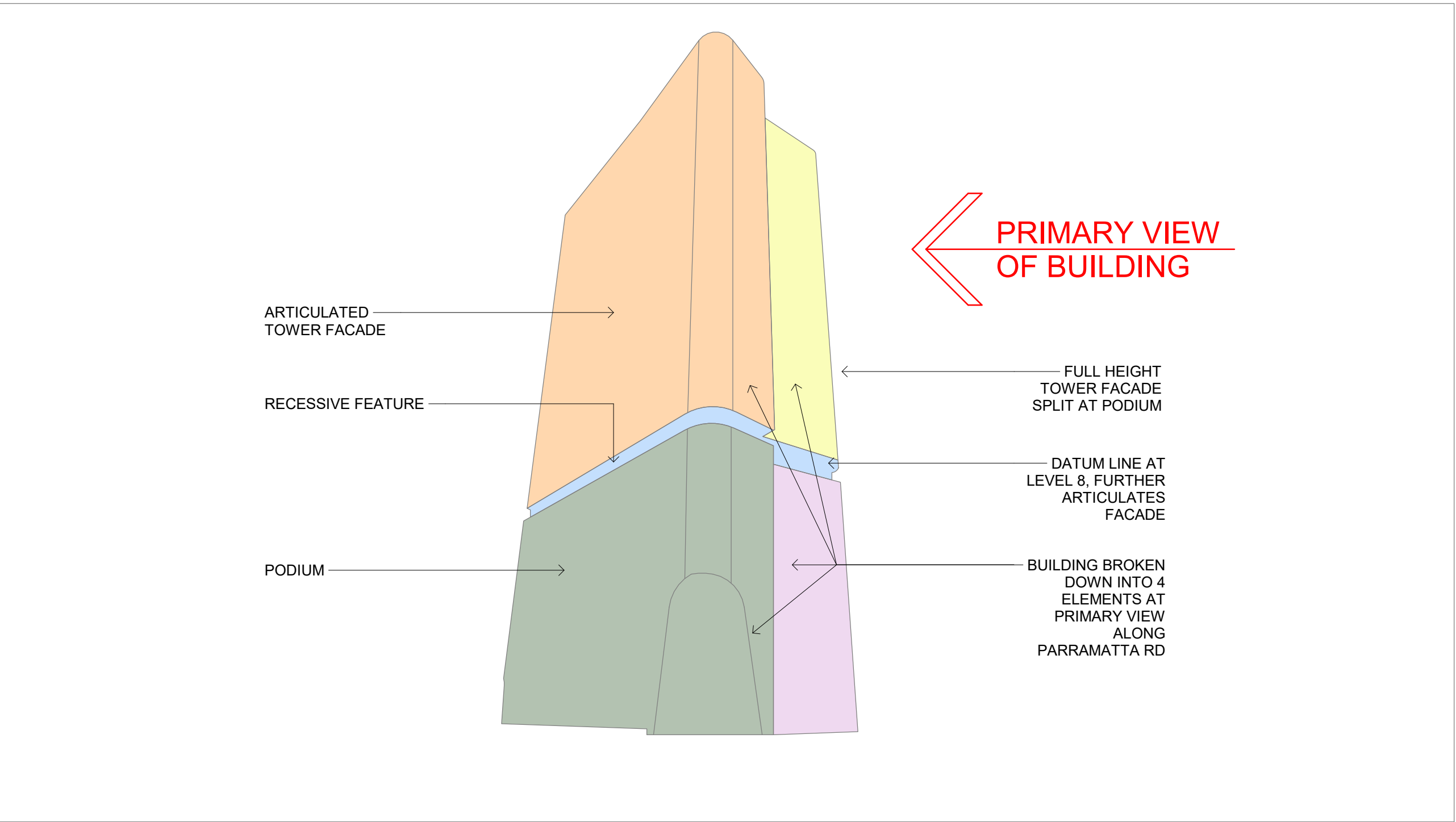
- SJB PROPOSAL PRESENTS A SCHEME WHICH IS CLOSER TO THE EXISTING NEIGHBOURING BUILDINGS, IN PARTICULAR AT THE NORTH-EAST CORNER

- BOTH SCHEMES COMPLY WITH ADG SEPARATION & PRIVACY REQUIREMENTS

BUILT FORM ANALYSIS



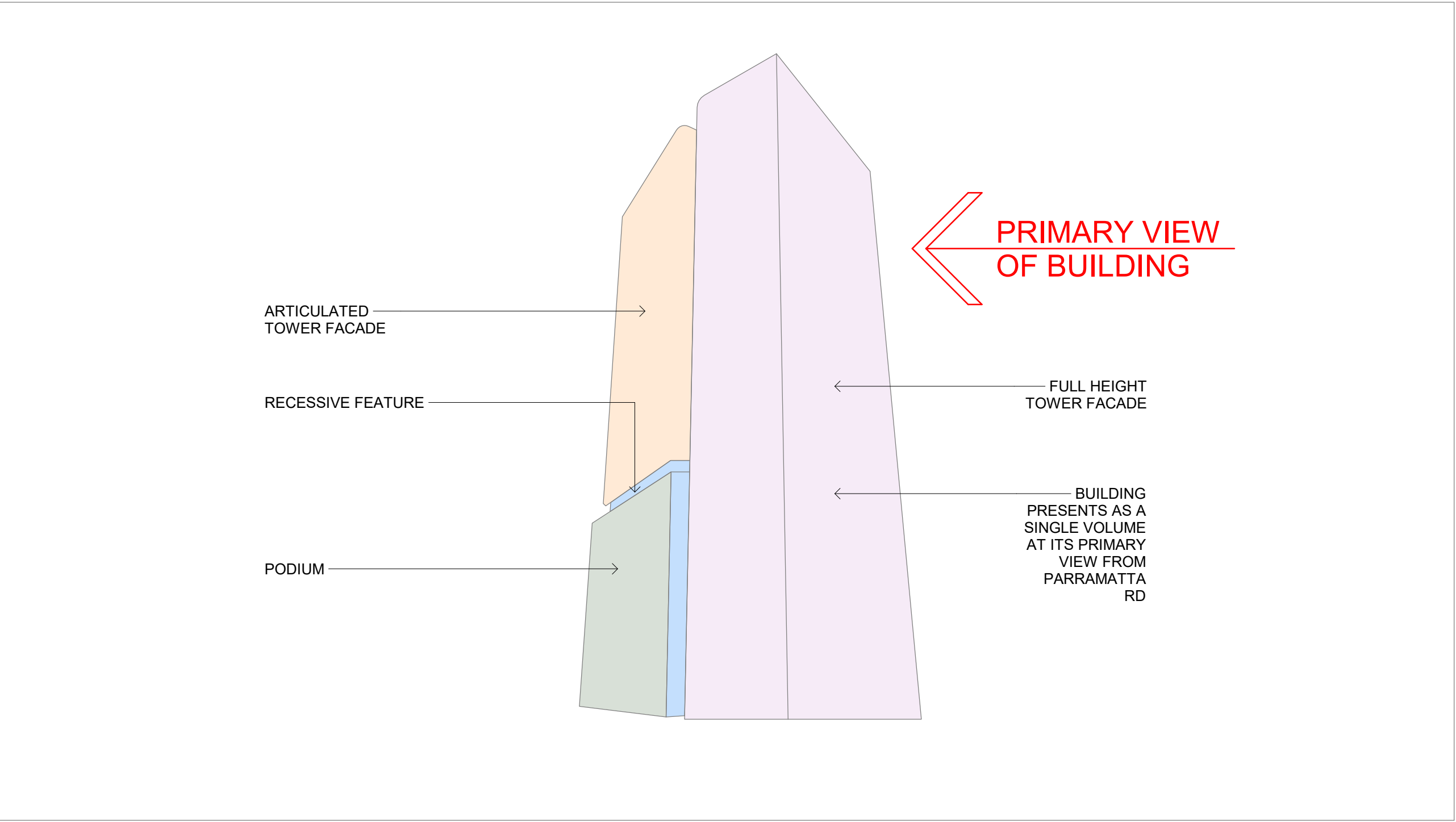
SQA PROPOSAL - VIEW FROM PARRAMATA ROAD



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM PARRAMATA ROAD



SJB DIAGRAM



STATUS

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. DA-804
ISSUE A

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

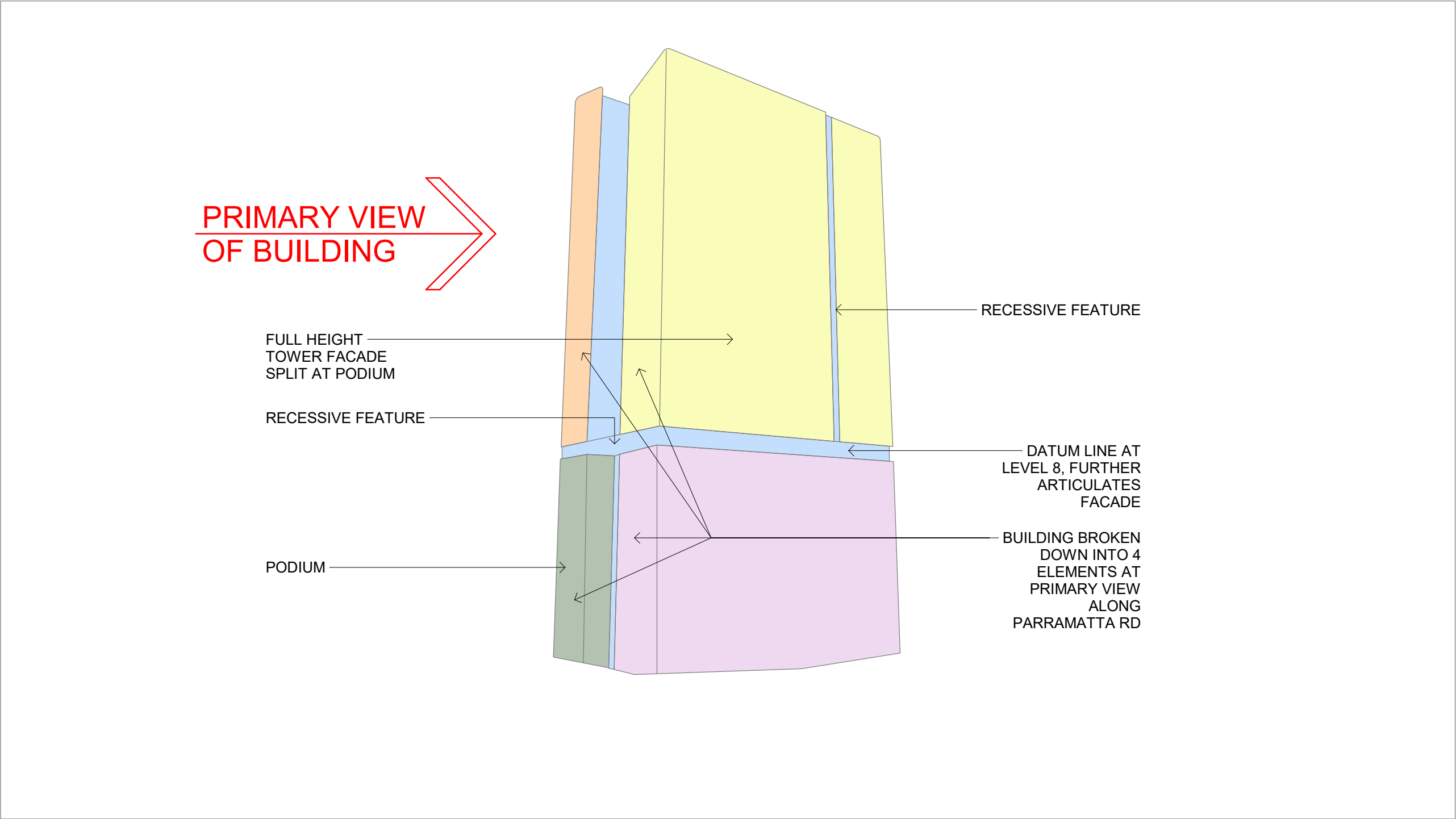
DRAWING TITLE
MASSING COMPARISON - SHEEET 1

DRAWN BY JP
CHECKED BY AA

BUILT FORM ANALYSIS



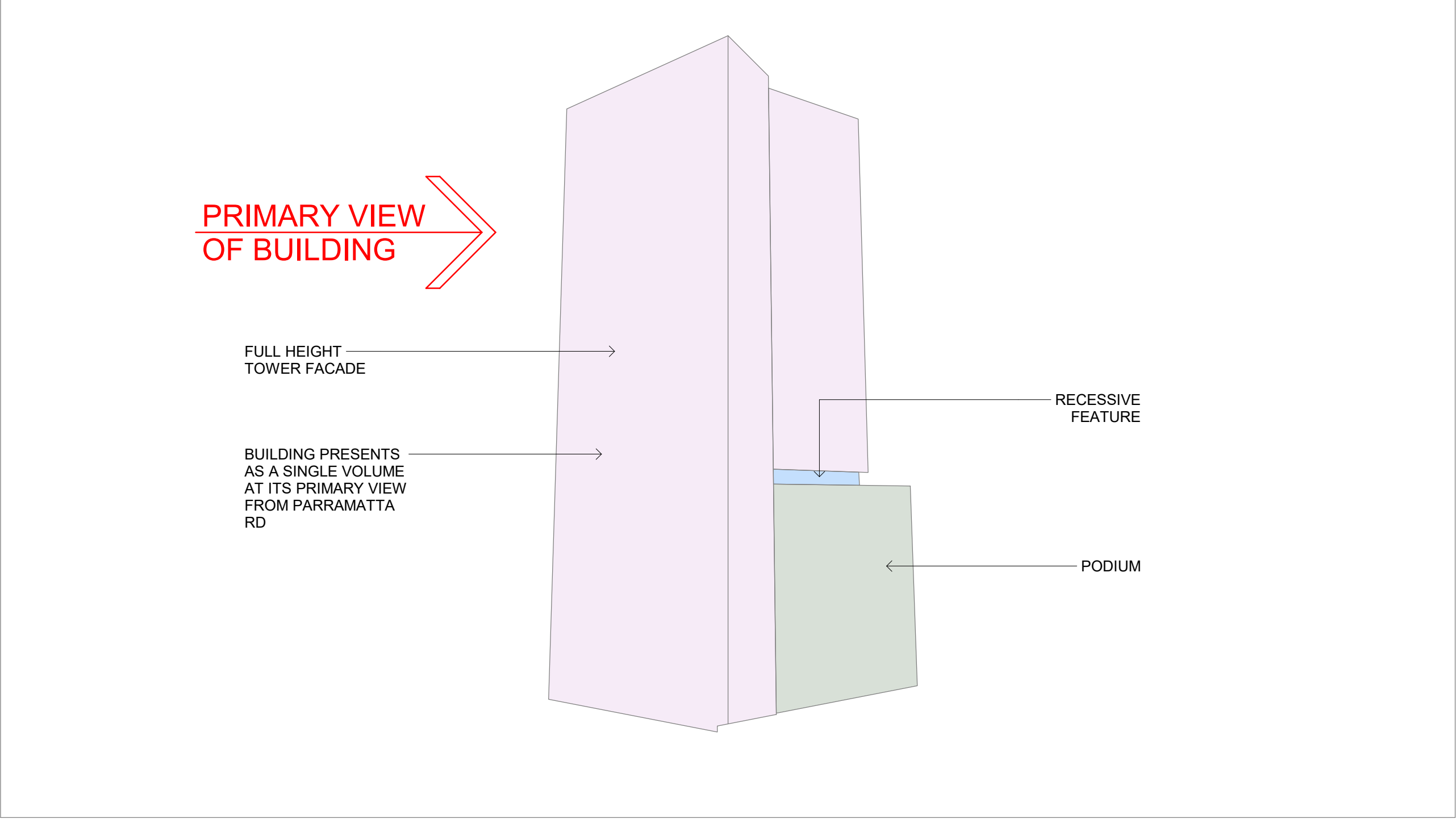
SQA PROPOSAL - VIEW FROM NORTH EAST / M4



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM NORTH EAST / M4



SJB DIAGRAM



STATUS
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PROJECT
HOMEBUSH TOWER

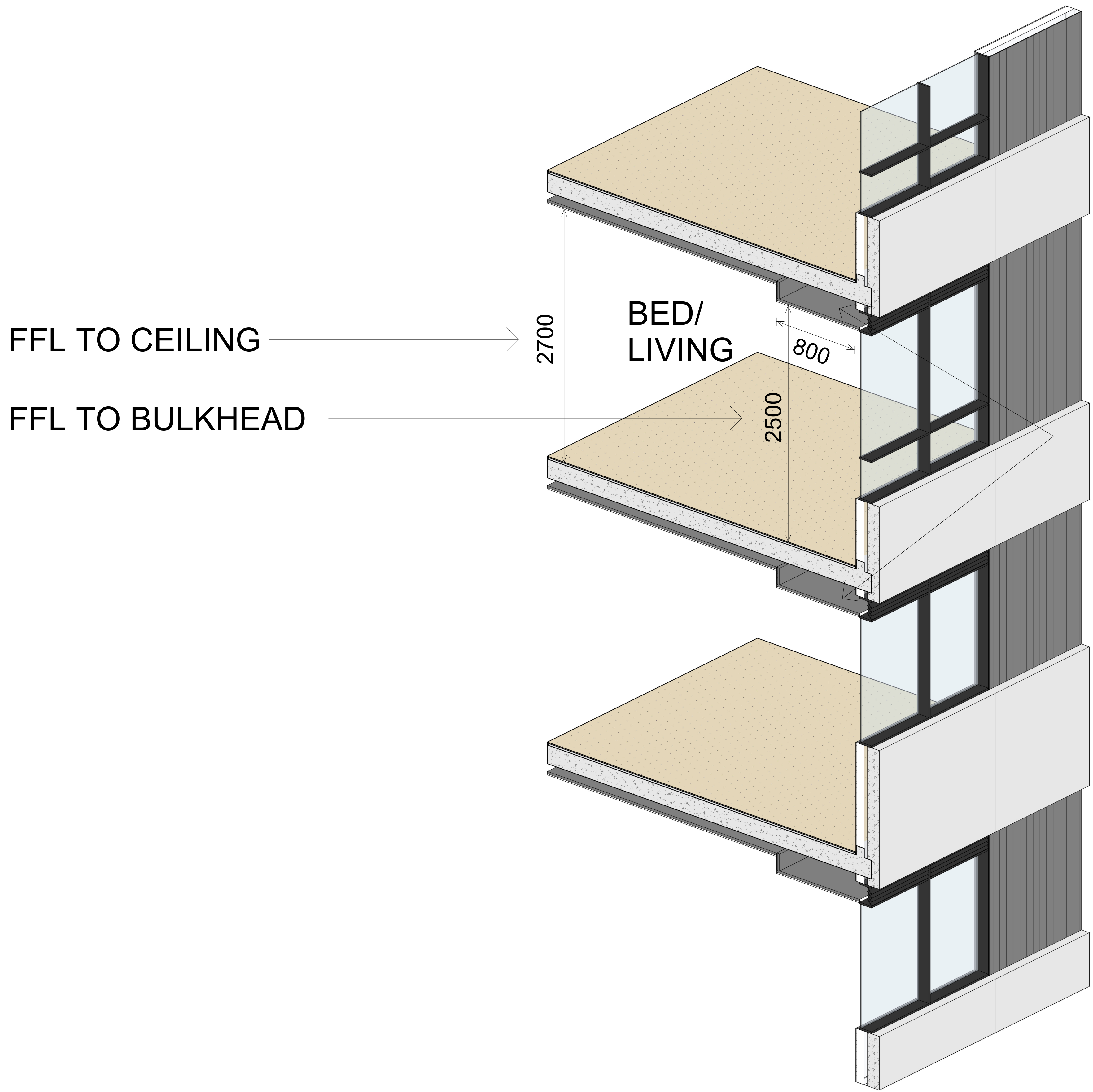
21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-805	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

BULKHEAD FOR
SERVICES

CEILING HEIGHTS SECTION

**SQA PROPOSAL
TYPICAL BEDROOM/
LIVING DETAIL**

ACHIEVES 2.7m IN ALL
HABITABLE AREAS

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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

A	07.04.22	NEGOTIATIONS IN COUNCIL
ISS	DATE	PURPOSE OF ISSUE

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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-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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DRAWING NOTES

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO.	ISSUE
DA-850	A
JOB NO.	SCALE
OMA2107	N.T.S.
DATE	07.04.22

DRAWING TITLE
FACADE COMPARISON - SHEET 1

DRAWN BY	CHECKED BY
JP	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

GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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ISS	DATE	PURPOSE OF ISSUE

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

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

DRAWING TITLE
FACADE COMPARISON - SHEET 2

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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.

DA-852

ISSUE

A

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

07.04.22

DRAWING TITLE

FACADE COMPARISON - SHEET 3

DRAWN BY
JP

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AA

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



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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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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

DRAWN BY
JP

CHECKED BY
AA

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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GRAPHIC SCALE

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DRAWING NOTES

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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

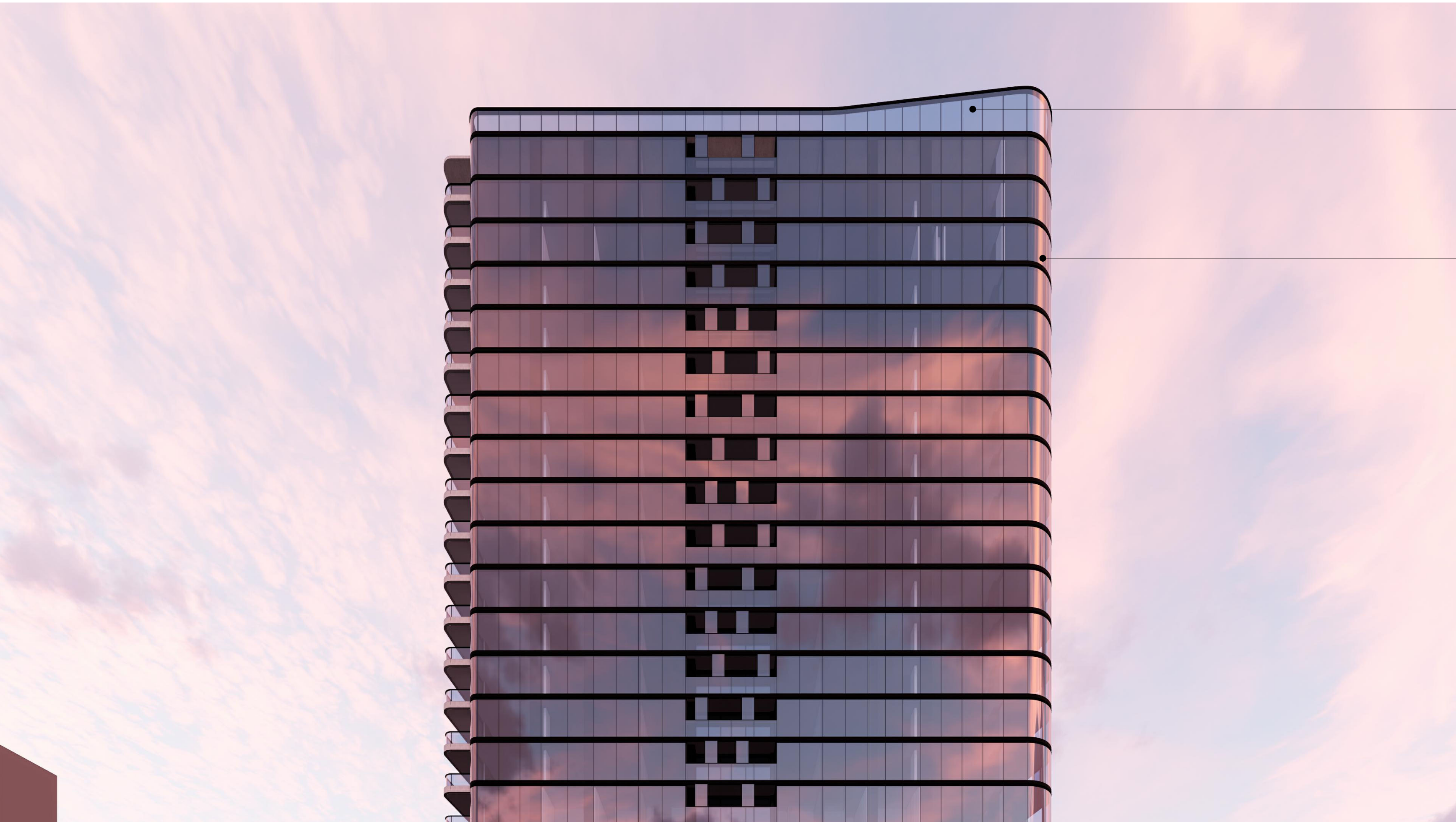
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BEFORE



AFTER



ADDED CROWN

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

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PROJECT
HOMEBUSH TOWER

21 PARRAMATTA ROAD
HOMEBUSH

DRAWING NO. ISSUE

DA-856 A

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

DRAWING TITLE
FACADE COMPARISON - SHEET 7

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