

# Homebush Tower

21 Parramatta Road, Homebush

## Development Application




PROPOSED SITE



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STATUS

**DEVELOPMENT APPLICATION**

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

- SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE TO WALKWAYS AS PER APPROVED DA.
- SOUTHERN GROUND FLOOR STAIRS REVERTED TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
- RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
- COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE
- ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT.
- LARGER LOBBY ADDED TO LEVELS 9 - 24.
- REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY.
- INCREASED SIZE OF BASEMENT WASTE ROOM.
- CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS.
- AMENDED APARTMENT MIX TO INCLUDE MORE 3 BED UNITS. ON LEVELS 21 - 24, REDUCED 3 UNITS (2X 2 BED, 1X 1 BED) TO 2 UNITS (2X 3 BED). TOTAL UNIT COUNT REDUCED FROM 214 UNITS TO 211 UNITS.
- REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

SHEET LIST - DA PLANS			
NUMBER	NAME	CURRENT REVISION	ISSUED
DA-001	COVER SHEET, DRAWING LIST, SITE LOCATION PLAN	B	28.06.22
DA-005	3D VIEWS	B	28.06.22
DA-006	3D VIEWS	B	28.06.22
DA-011	SITE PLAN	B	28.06.22
DA-012	SITE ANALYSIS PLAN	B	28.06.22
DA-096	FLOOR PLAN - BASEMENT LEVEL 4	C	28.06.22
DA-097	FLOOR PLAN - BASEMENT LEVEL 3	C	28.06.22
DA-098	FLOOR PLAN - BASEMENT LEVEL 2	C	28.06.22
DA-099	FLOOR PLAN - BASEMENT LEVEL 1	C	28.06.22
DA-100	FLOOR PLAN - GROUND LEVEL	B	28.06.22
DA-101	TYPICAL PLAN - LEVEL 1-7	B	28.06.22
DA-102	FLOOR PLAN - LEVEL 8	C	28.06.22
DA-103	TYPICAL PLAN - LEVEL 9-21	C	28.06.22
DA-104	TYPICAL PLAN - LEVEL 22-24	B	28.06.22
DA-105	FLOOR PLAN - ROOF LEVEL	B	28.06.22
DA-201	SOUTH ELEVATION	B	28.06.22
DA-202	WEST ELEVATION	B	28.06.22
DA-203	NORTH ELEVATION	B	28.06.22
DA-204	EAST ELEVATION	B	28.06.22
DA-301	SECTIONS SHEET 1	B	28.06.22
DA-302	SECTIONS SHEET 2	B	28.06.22
DA-401	SHADOW STUDY PLAN WINTER SOLSTICE	B	28.06.22
DA-431	SUN'S EYE VIEW SHEET 1	B	28.06.22
DA-501	GROSS FLOOR AREA CALCULATIONS	B	28.06.22
DA-541	ADAPTABLE UNIT LAYOUT	A	03.12.21
DA-551	BUILDING HEIGHT PLANE DIAGRAM	B	28.06.22
DA-601	SOLAR ACCESS PLANS	B	28.06.22
DA-602	CROSS VENTILATION PLANS	B	28.06.22
DA-700	DETAIL 3D VIEW 1	B	28.06.22
DA-701	DETAIL 3D VIEW 2	B	28.06.22
DA-702	DETAIL 3D VIEW 3	B	28.06.22
DA-703	GENERAL 3D VIEWS	B	28.06.22
DA-800	LOBBY ANALYSIS - PODIUM	B	28.06.22
DA-801	LOBBY ANALYSIS - TOWER	B	28.06.22
DA-802	BUILDING SETBACK - PODIUM	B	28.06.22
DA-803	BUILDING SETBACK - TOWER	B	28.06.22
DA-804	MASSING COMPARISON - SHEET 1	B	14.06.22
DA-805	MASSING COMPARISON - SHEET 2	B	14.06.22
DA-806	CEILING HEIGHT DIAGRAM	A	07.04.22
DA-850	FACADE COMPARISON - SHEET 1	B	14.06.22
DA-851	FACADE COMPARISON - SHEET 2	B	14.06.22
DA-853	FACADE COMPARISON - SHEET 4	B	14.06.22


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DA2021/327  
28 June 2022

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ABN: 24 132 554 753

NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
12216 (VIC), 26373 (QLD), AR1173 (NT)

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-001

ISSUE

B

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

28.06.22

DRAWING TITLE


COVER SHEET, DRAWING LIST, SITE  
LOCATION PLAN

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STATUS

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2. SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA.
3. REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
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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-005

JOB NO.  
OMA2107

SCALE  
N.T.S.

DRAWING TITLE  
3D VIEWS

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ISSUE  
B

DATE  
28.06.22





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28 June 2022

DRAWING NO. DA-006 B  
JOB NO. OMA2107 SCALE N.T.S. DATE 28.06.22  
DRAWING TITLE 3D VIEWS  
DRAWN BY JP/DC CHECKED BY AA

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NOMINATED ARCHITECT

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-006

ISSUE

B

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

28.06.22

DRAWING TITLE

3D VIEWS

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1 SITE PLAN.  
1: 400 @ A1

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HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. ISSUE  
**DA-011 B**

JOB NO. SCALE DATE  
OMA2107 1: 400@ A1 28.06.22

DRAWING TITLE  
SITE PLAN

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**DA2021/327  
28 June 2022**



**LEGEND**

- NO STOPPING/ CLEARWAY ZONE
- ON STREET PARKING
- PEDESTRIAN LINK



1 SITE ANALYSIS PLAN.  
1: 400 @ A1

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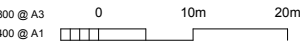


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17219 (VIC), 3677 (QLD), AR1173 (NT)

**PROJECT**  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. **DA-012** ISSUE **B**  
JOB NO. OMA2107 SCALE 1: 400@ A1 DATE 28.06.22

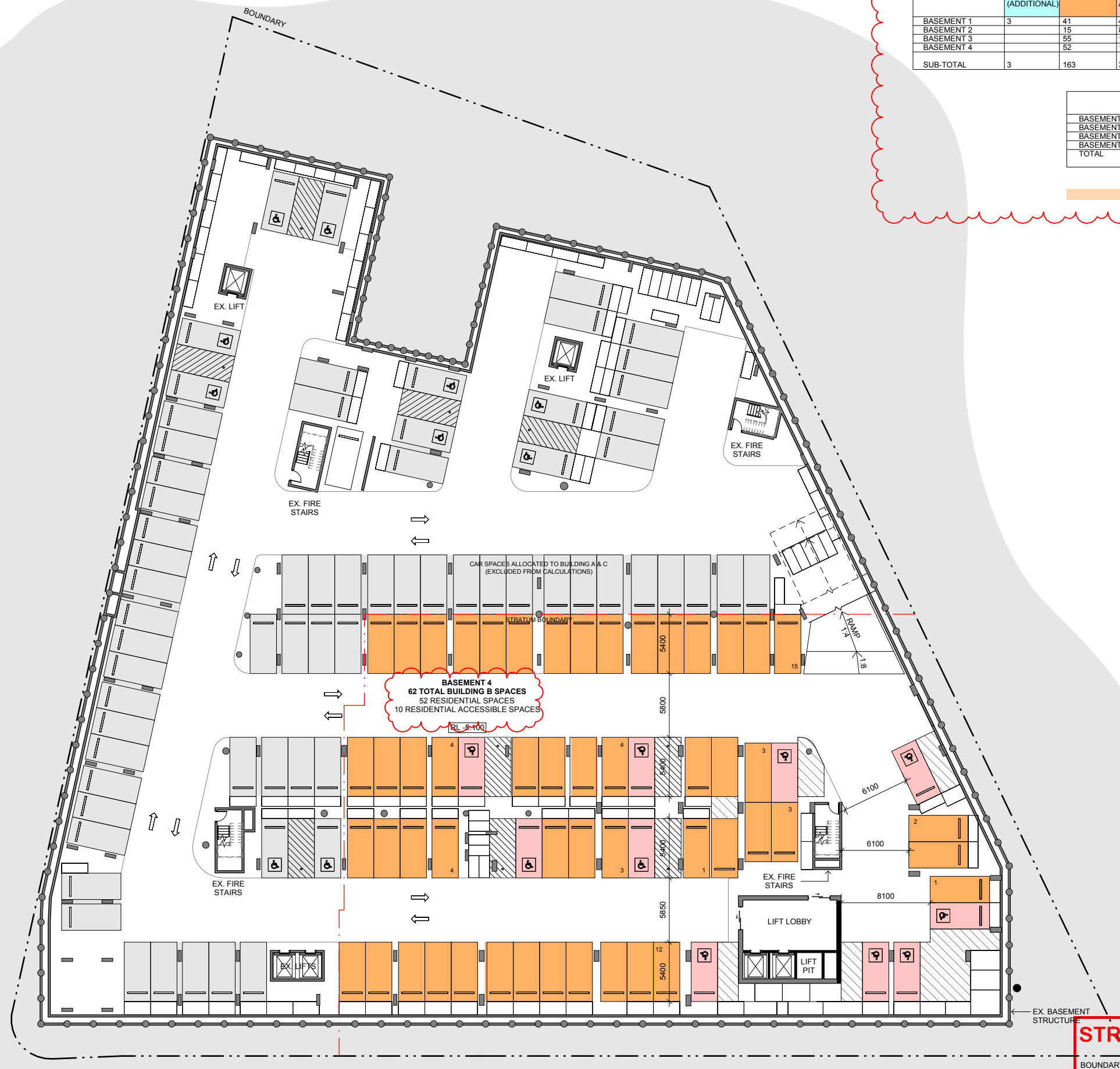
DRAWING TITLE  
SITE ANALYSIS PLAN

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**DA2021/327  
28 June 2022**





### 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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HOMEBUSH

DRAWING NO. **DA-096** ISSUE **C**  
JOB NO. SCALE DATE  
OMA2107 As indicated@ 28.06.22  
DRAWING TITLE **FLOOR PLAN - BASEMENT LEVEL 4**

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HOMEBUSH TOWER

21 PARRAMATTA ROAD  
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DRAWING NO.

DA-097

ISSUE

C

JOB NO.

OMA2107

SCALE

As indicated@

DATE

28.06.22

DRAWING TITLE

FLOOR PLAN - BASEMENT LEVEL 3

DRAWN BY

JP/DC

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STRATHFIELD COUNCIL  
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AMENDED PLANS

DA2021/327  
28 June 2022





## 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

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

- SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
- SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA
- REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
- RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY
- COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE
- ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT
- LARGER LOBBY ADDED TO LEVELS 9 - 24
- REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY
- INCREASED SIZE OF BASEMENT WASTE ROOM
- CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
- AMENDED APARTMENT MIX TO INCLUDE MORE 3 BED UNITS, ON LEVELS 21 - 24, REDUCED 3 UNITS (2X 2 BED, 1X 1 BED) TO 2 UNITS (2X 3 BED). TOTAL UNIT COUNT REDUCED FROM 214 UNITS TO 211 UNITS
- REDUCTION IN GFA (REFER TO DA-501)

C	28.06.22	NEGOTIATIONS IN COUNCIL
B	07.04.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
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. DA-098 ISSUE C  
JOB NO. OMA2107 SCALE As indicated@ DATE 28.06.22  
DRAWING TITLE A1 FLOOR PLAN - BASEMENT LEVEL 2

DRAWN BY JP/DC CHECKED BY AA



STRATHFIELD COUNCIL  
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AMENDED PLANS  
DA2021/327  
28 June 2022

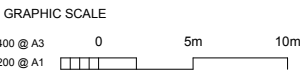




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### DRAWING NOTES

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ISMAV RESERVE TO PROVIDE BETTER  
ACCESSIBILITY  
RELOCATE MAIL ROOM BASED ON FEEDBACK, TO  
ACCOMMODATE BIGGER LOBBY.  
COMMUNAL OPEN SPACE EXPANDED AT GROUND  
FLOOR PLANE  
ADDITION OF 45' WALLS TO WESTERN PLANTERS,  
TO ADDRESS CONDITIONS OF CONSENT  
LARGER LOBBY ADDED TO LEVELS 9 - 24,  
REINSTATED CIRCULAR COLUMNS AT GROUND  
PLANE ALONG SOUTHERN BOUNDARY.  
INCREASED SIZE OF BASEMENT WASTE ROOM,  
CLARIFIED CAR PARKING ALLOCATIONS,  
INCLUDING ADDITION OF MOTORCYCLE & BICYCLE  
PARKING ON BASEMENT LEVELS.  
ADJUSTED APARTMENT MIX TO INCLUDE MORE 3  
BED UNITS, ON LEVELS 21 - 24. REDUCED 3  
BED UNITS (2X 2 BED, 1X 1 BED) TO 2 UNITS (2X 3 BED), TOTAL  
UNIT COUNT REDUCED FROM 214 UNITS TO 211  
UNITS.  
REDUCTION IN GFA (REFER TO DA-501).

C	28.06.22	NEGOTIATIONS IN COUNCIL
B	07.04.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
<b>ISS</b>	<b>DATE</b>	<b>PURPOSE OF ISSUE</b>

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PROJECT  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. **DA-099** ISSUE **C**

JOB NO. OMA2107 SCALE As indicated@ DATE 28.06.22  
DRAWING TITLE A1  
FLOOR PLAN - BASEMENT LEVEL 1

DRAWN BY JP/DC CHECKED BY AA



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TOTAL	6	29	14

 PROPOSED WASTE AREAS

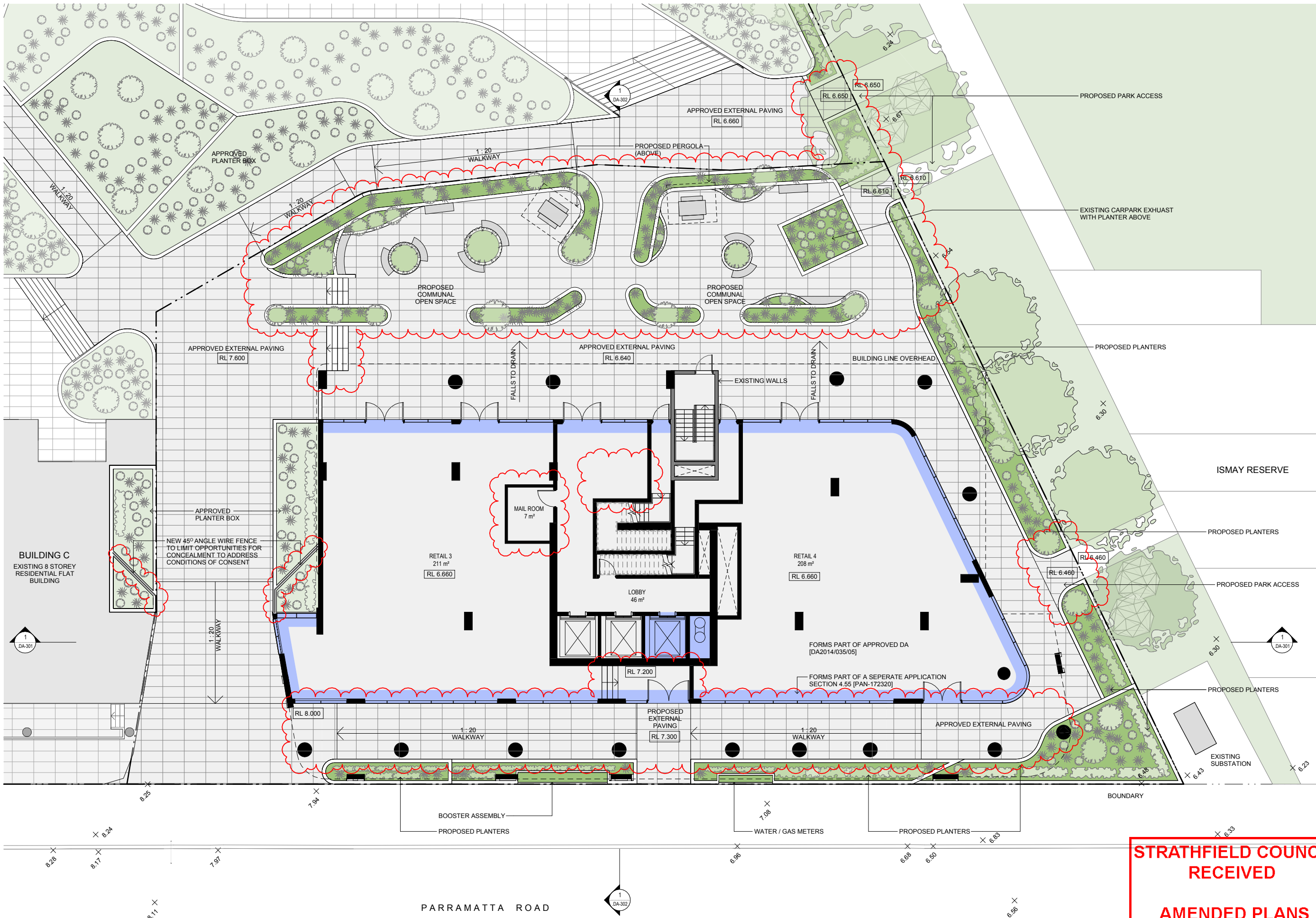
**1 BASEMENT LEVEL 1**  
1 : 200 @ A1

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## AMENDED PLANS

DA2021/327  
28 June 2022

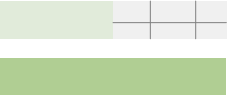




1 FLOOR PLAN - GROUND LEVEL  
1 : 100 @ A1

NOTE: INDICATIVE LANDSCAPE DESIGN, REFER TO LANDSCAPE DRAWINGS.

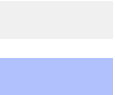
LANDSCAPE KEY



APPROVED DA  
(DA NUMBER 2014/035/05)

FORMS PART OF PROPOSED  
DA AMENDMENTS

ARCHITECTURE KEY



APPROVED DA  
(DA NUMBER 2014/035/05)

FORMS PART OF SEPARATE APPLICATION  
SECTION 4.55 (PAN-172320)

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DA2021/327  
28 June 2022

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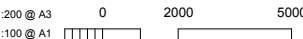


STATUS

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GRAPHIC SCALE



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B	28.06.22	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-100  
ISSUE B

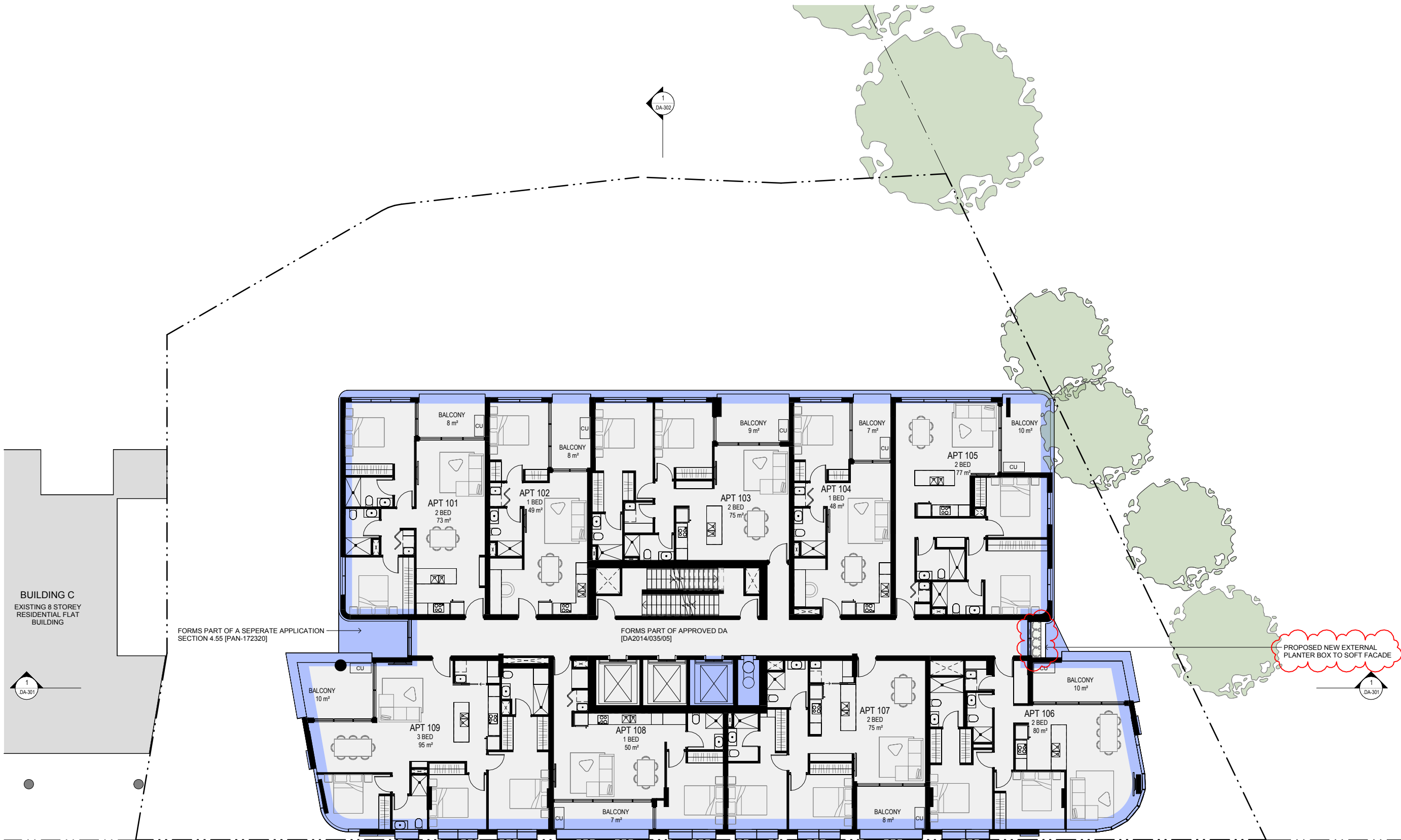
JOB NO. OMA2107  
SCALE 1 : 100 @ A1  
DATE 28.06.22

DRAWING TITLE  
FLOOR PLAN - GROUND LEVEL

DRAWN BY JP/DC  
CHECKED BY AA







1 TYPICAL PLAN - LEVEL 1-7  
1: 100 @ A1

APPROVED DA  
(DA NUMBER 2014/035/05)

FORMS PART OF SEPARATE APPLICATION  
SECTION 4.55 (PAN-172320)

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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

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12. REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

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PROJECT  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. ISSUE  
**DA-101 B**

JOB NO. SCALE DATE  
OMA2107 1: 100@ A1 28.06.22

DRAWING TITLE  
TYPICAL PLAN - LEVEL 1-7

DRAWN BY CHECKED BY  
JP/DC AA



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DA2021/327  
28 June 2022





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

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-102

ISSUE

C

JOB NO.

OMA2107

SCALE

1 : 100 @ A1

DATE

28.06.22

DRAWING TITLE

FLOOR PLAN - LEVEL 8

DRAWN BY

JP/DC

CHECKED BY

AA



BUILDING C  
EXISTING 8 STOREY  
RESIDENTIAL FLAT  
BUILDING

1.2m BALUSTRADE

1.5m BALUSTRADE

1.2m BALUSTRADE

BOUNDARY

1 FLOOR PLAN - LEVEL 8  
1 : 100 @ A1

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AMENDED PLANS

DA2021/327  
28 June 2022





STATUS

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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  
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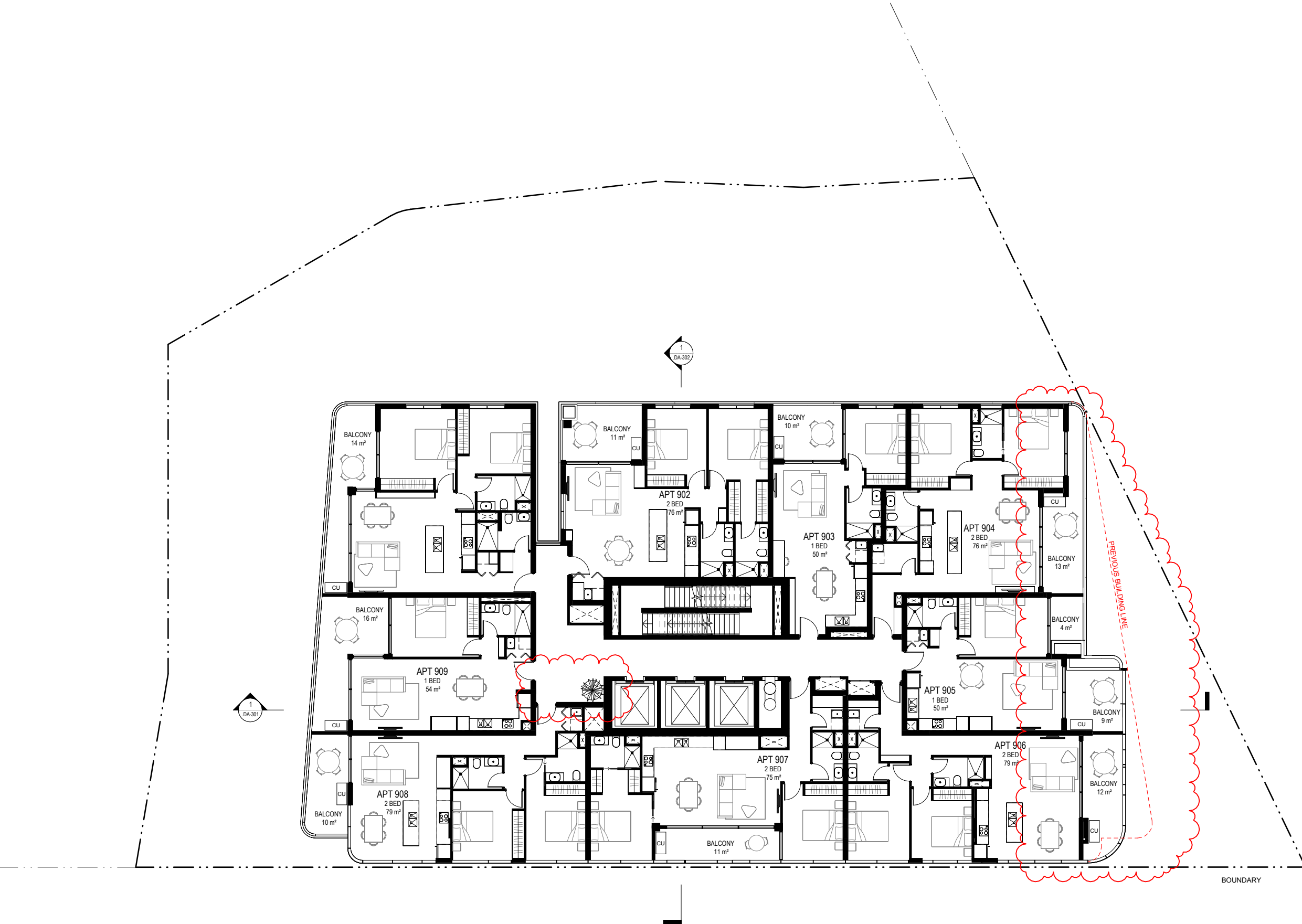
DRAWING NO. ISSUE

DA-103 C

JOB NO. SCALE DATE  
OMA2107 1 : 100 @ A1 28.06.22

DRAWING TITLE  
TYPICAL PLAN - LEVEL 9-21

DRAWN BY CHECKED BY  
JP/DC AA



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

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DA2021/327  
28 June 2022



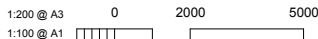


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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

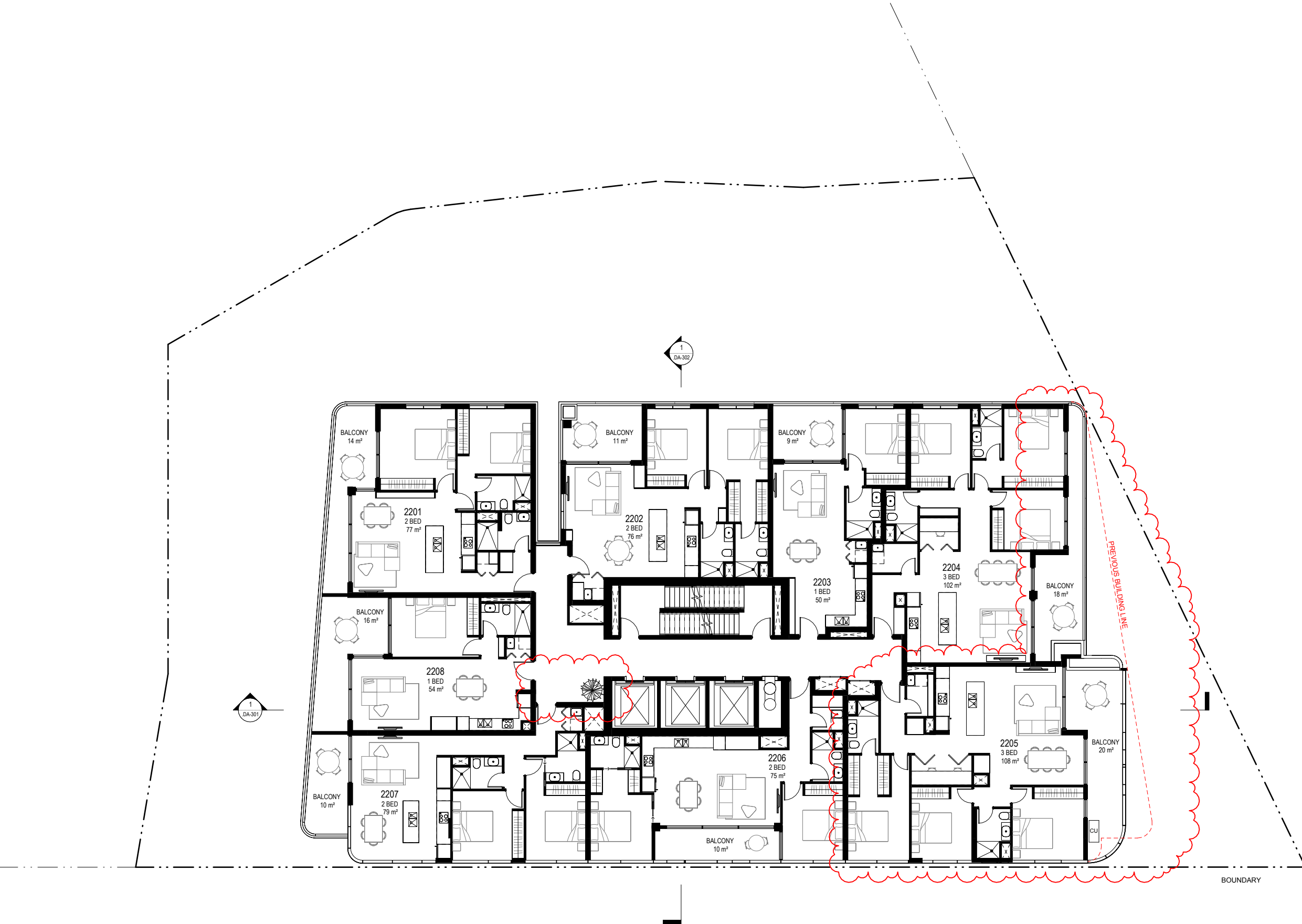
DRAWING NO. ISSUE

DA-104 B

JOB NO. SCALE DATE  
OMA2107 1 : 100 @ A1 28.06.22

DRAWING TITLE  
TYPICAL PLAN - LEVEL 22-24

DRAWN BY CHECKED BY  
JP/DC AA



1 TYPICAL PLAN - LEVEL 22-24  
1 : 100 @ A1

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DA2021/327  
28 June 2022



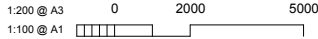


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1/80 Albion Street, Surry Hills, NSW 2010  
Ph: +61 2 8354 1300  
ABN: 24 132 554 753

NOMINATED ARCHITECT

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

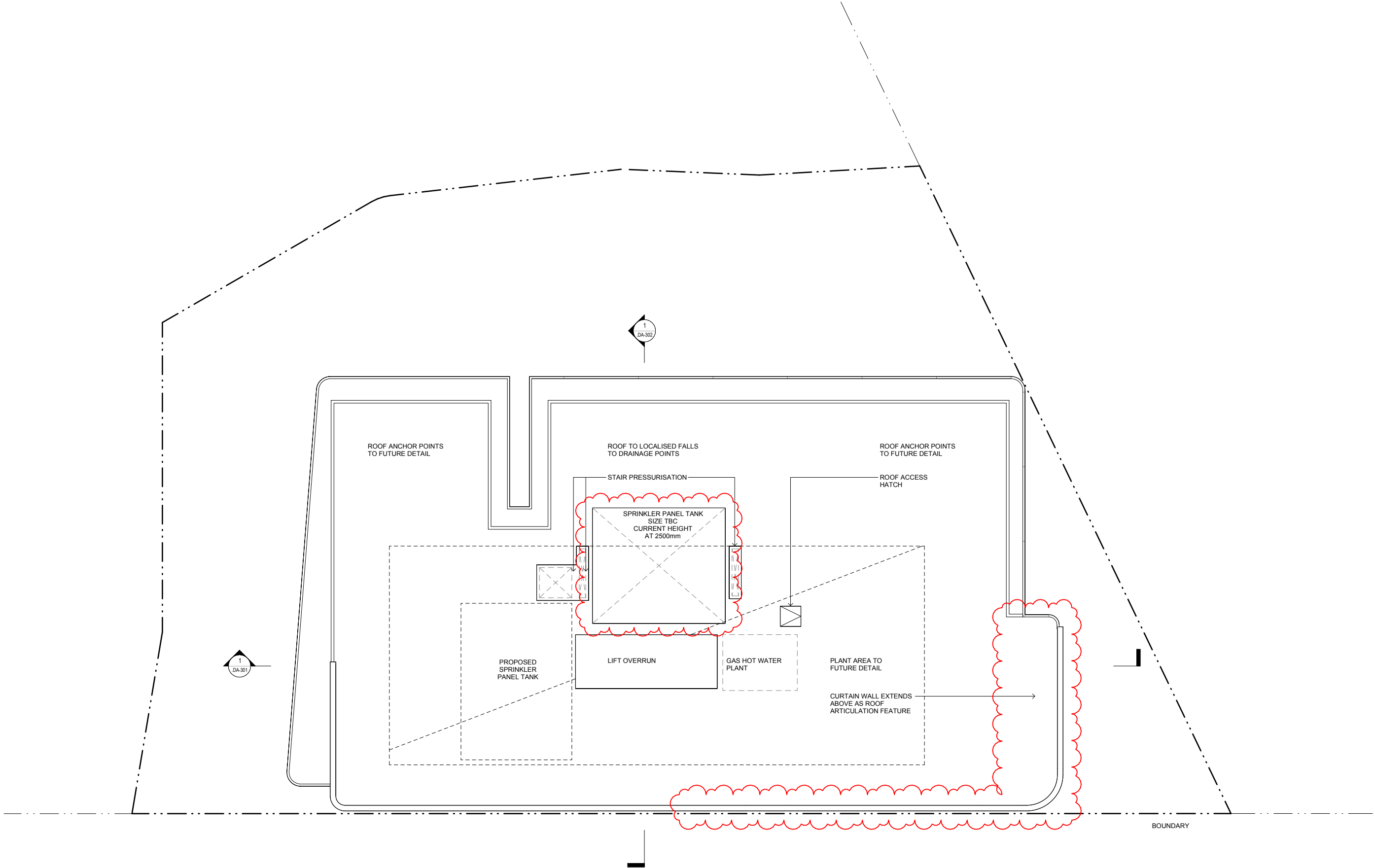
DRAWING NO. ISSUE

DA-105 B

JOB NO. SCALE DATE  
OMA2107 1 : 100@ A1 28.06.22

DRAWING TITLE  
FLOOR PLAN - ROOF LEVEL

DRAWN BY CHECKED BY  
JP/DC AA



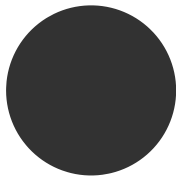
1 FLOOR PLAN - ROOF LEVEL  
1 : 100 @ A1

STRATHFIELD COUNCIL  
RECEIVED

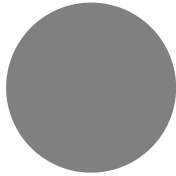
AMENDED PLANS

DA2021/327  
28 June 2022





1. EXTERNAL WINDOWS / DOORS /  
FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.



2. MEDIUM-DARK GREY PAINT FINISH  
TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



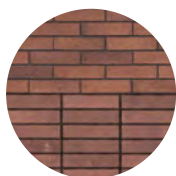
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE

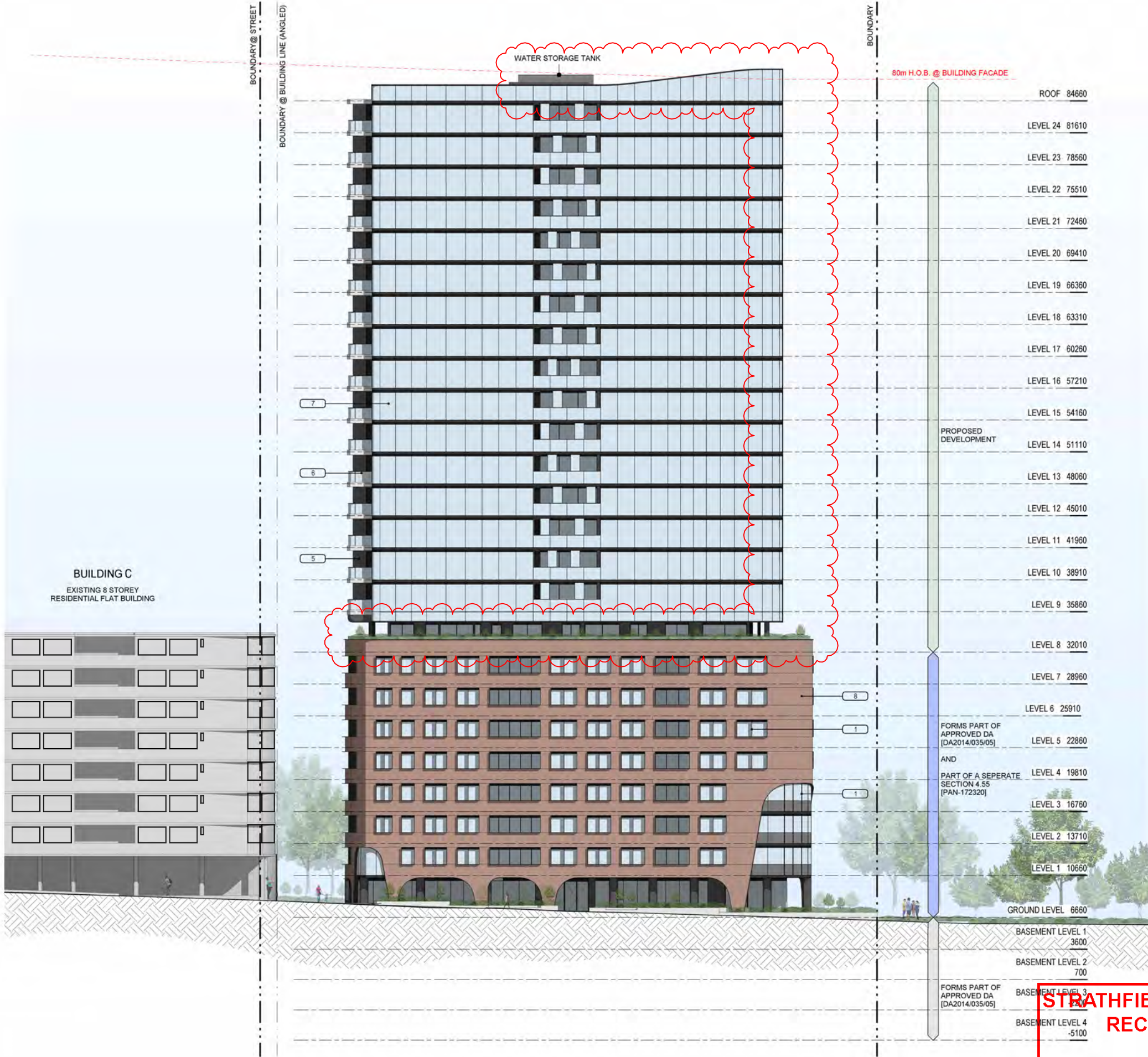


7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)

1 **SOUTH ELEVATION**  
1:200 @ A1



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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

1. SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA.
3. REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
4. RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
5. COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE.
6. ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT.
7. LARGER LOBBY ADDED TO LEVELS 9 - 24.
8. REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY.
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10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS.
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12. REDUCTION IN GFA (REFER TO DA-501).

ISS	DATE	PURPOSE OF ISSUE
B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA

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Owner

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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-201** ISSUE **B**

JOB NO. OMA2107 SCALE 1:200@A1 DATE 28.06.22

DRAWING TITLE  
SOUTH ELEVATION

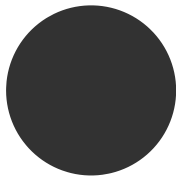
DRAWN BY JP/DC CHECKED BY AA

**STRATHFIELD COUNCIL  
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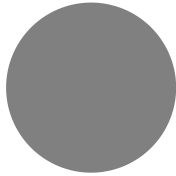
**AMENDED PLANS**

**DA2021/327  
28 June 2022**





1. EXTERNAL WINDOWS / DOORS /  
FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.



2. MEDIUM-DARK GREY PAINT FINISH  
TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



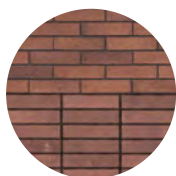
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE



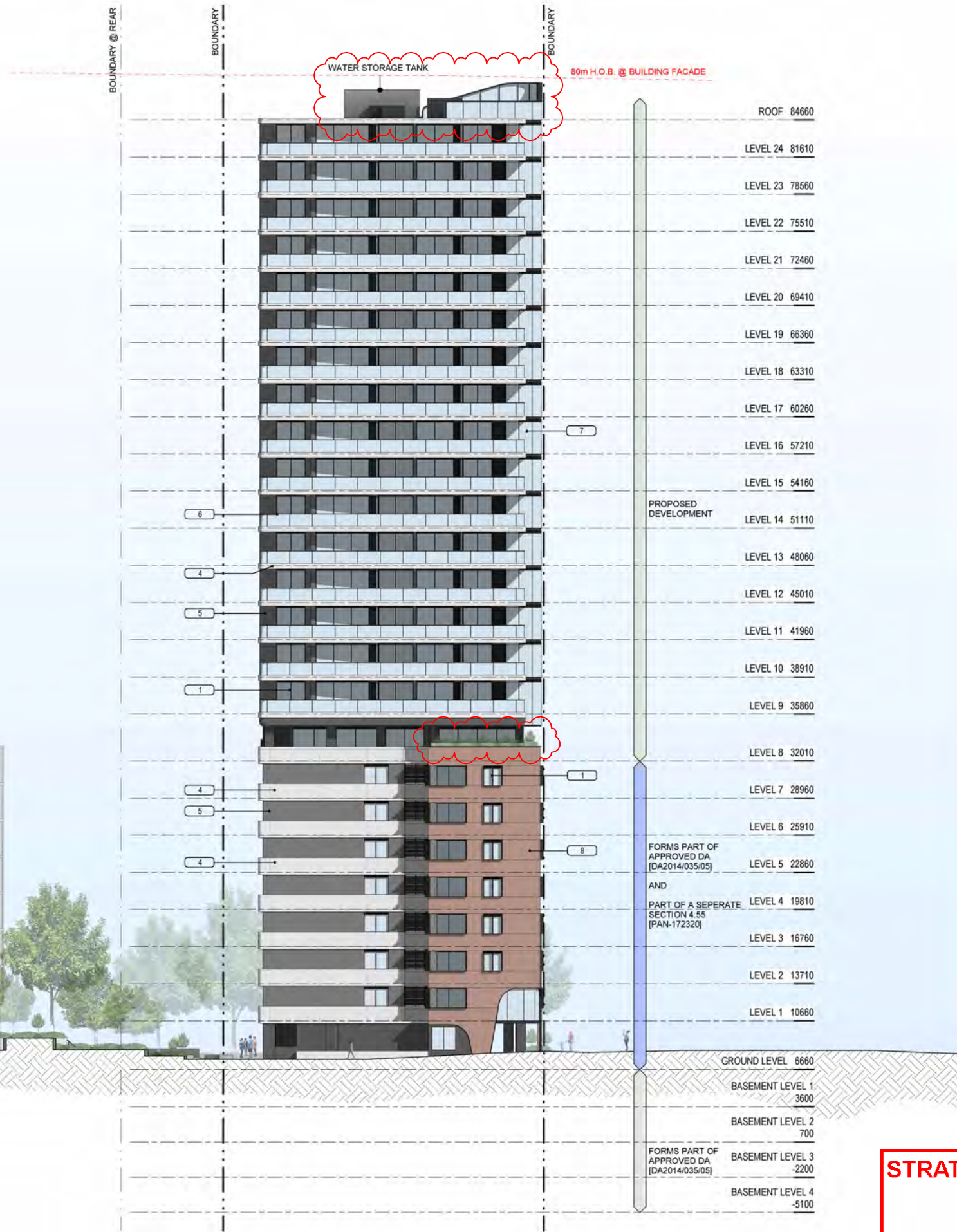
7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)

1 **WEST ELEVATION**  
1:200 @ A1

**BUILDING C**  
EXISTING 8 STOREY  
RESIDENTIAL FLAT BUILDING



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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

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2. SOUTHERN GROUND FLOOR STAIRS REVERTED TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
3. RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
4. COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE.
5. ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT.
6. LARGER LOBBY ADDED TO LEVELS 9 - 24.
7. REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY.
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12. REDUCTION IN GFA (REFER TO DA-501).

ISS	DATE	PURPOSE OF ISSUE
B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA

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Owner

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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-202** ISSUE **B**

JOB NO. **OMA2107** SCALE **1:200 @ A1** DATE **28.06.22**

DRAWING TITLE  
WEST ELEVATION

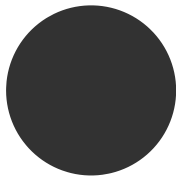
DRAWN BY **JP/DC** CHECKED BY **AA**

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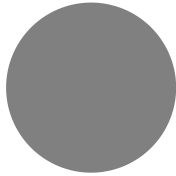
**AMENDED PLANS**

**DA2021/327  
28 June 2022**





1. EXTERNAL WINDOWS / DOORS /  
FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.



2. MEDIUM-DARK GREY PAINT FINISH  
TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



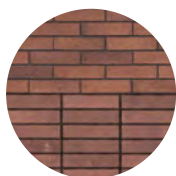
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE



7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)

1 **NORTH ELEVATION**  
1 : 200 @ A1



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STATUS

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

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10. CLARIFIED CAR PARKING ALLOCATIONS.
11. REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	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-203** ISSUE **B**

JOB NO. OMA2107 SCALE 1 : 200 @ A1 DATE 28.06.22

DRAWING TITLE  
NORTH ELEVATION

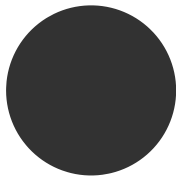
DRAWN BY JP/DC CHECKED BY AA

**STRATHFIELD COUNCIL  
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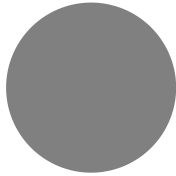
**AMENDED PLANS**

**DA2021/327  
28 June 2022**





1. EXTERNAL WINDOWS / DOORS /  
FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.



2. MEDIUM-DARK GREY PAINT FINISH  
TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



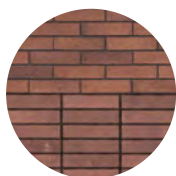
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE

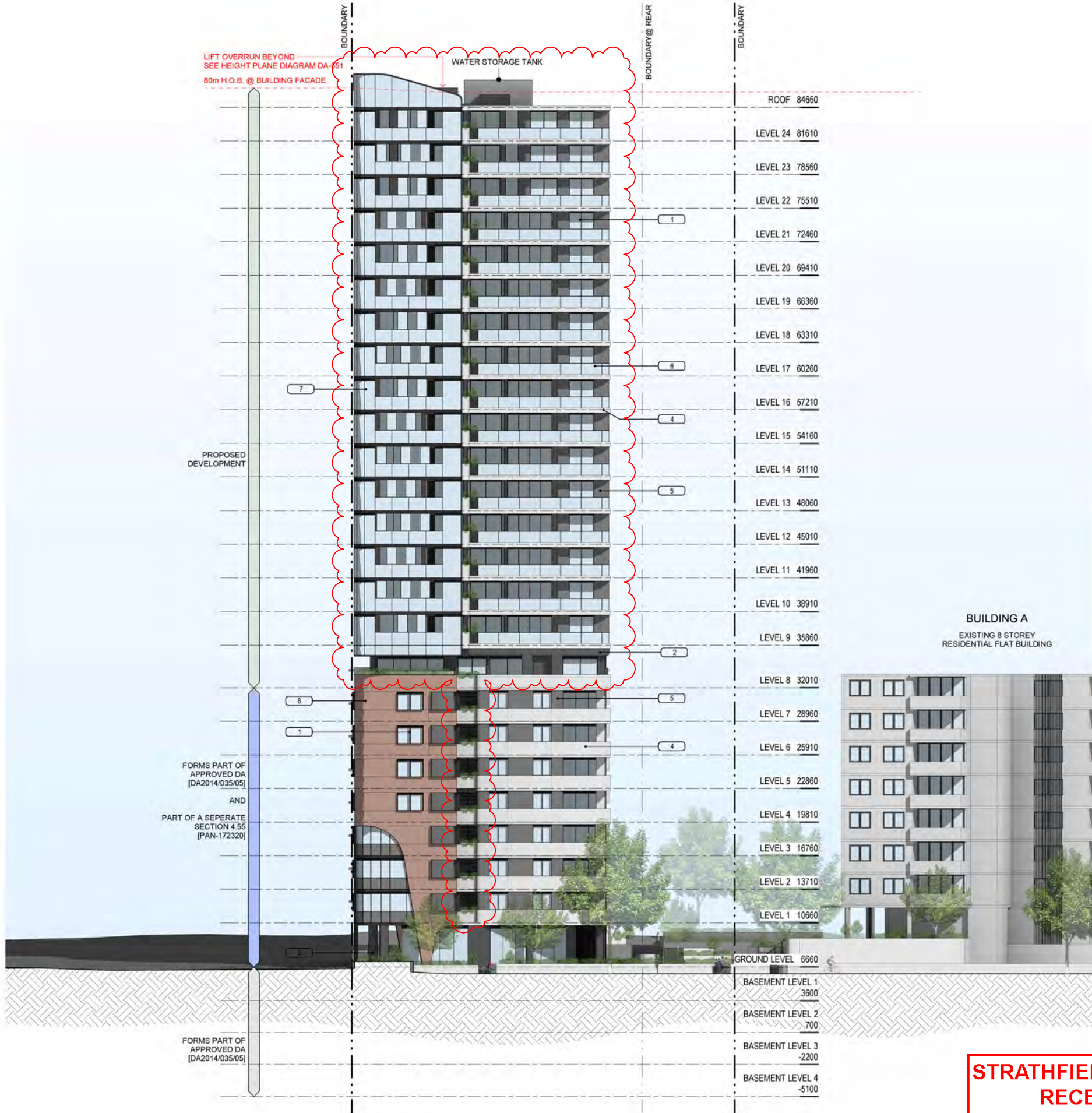


7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)

1 **EAST ELEVATION**  
1:200 @ A1



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**AMENDED PLANS**

**DA2021/327  
28 June 2022**

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STATUS

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

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12. REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	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-204 B**

JOB NO.

OMA2107

SCALE

1:200 @ A1

ISSUE

**B**

DATE

28.06.22

DRAWING TITLE

EAST ELEVATION

DRAWN BY

JP/DC

CHECKED BY

AA





STATUS

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GRAPHIC SCALE



DRAWING NOTES

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A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

CLIENT

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NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),  
7219 (VIC), 3677 (QLD), A11173 (NT)

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD

HOMEBUSH

DRAWING NO.

DA-301

ISSUE

B

JOB NO.

DMA2107

SCALE

1 : 200 @ A1

DATE

28.06.22

DRAWING TITLE

SECTIONS SHEET 1

APPROVED DA  
(DA NUMBER 2014/035/05)

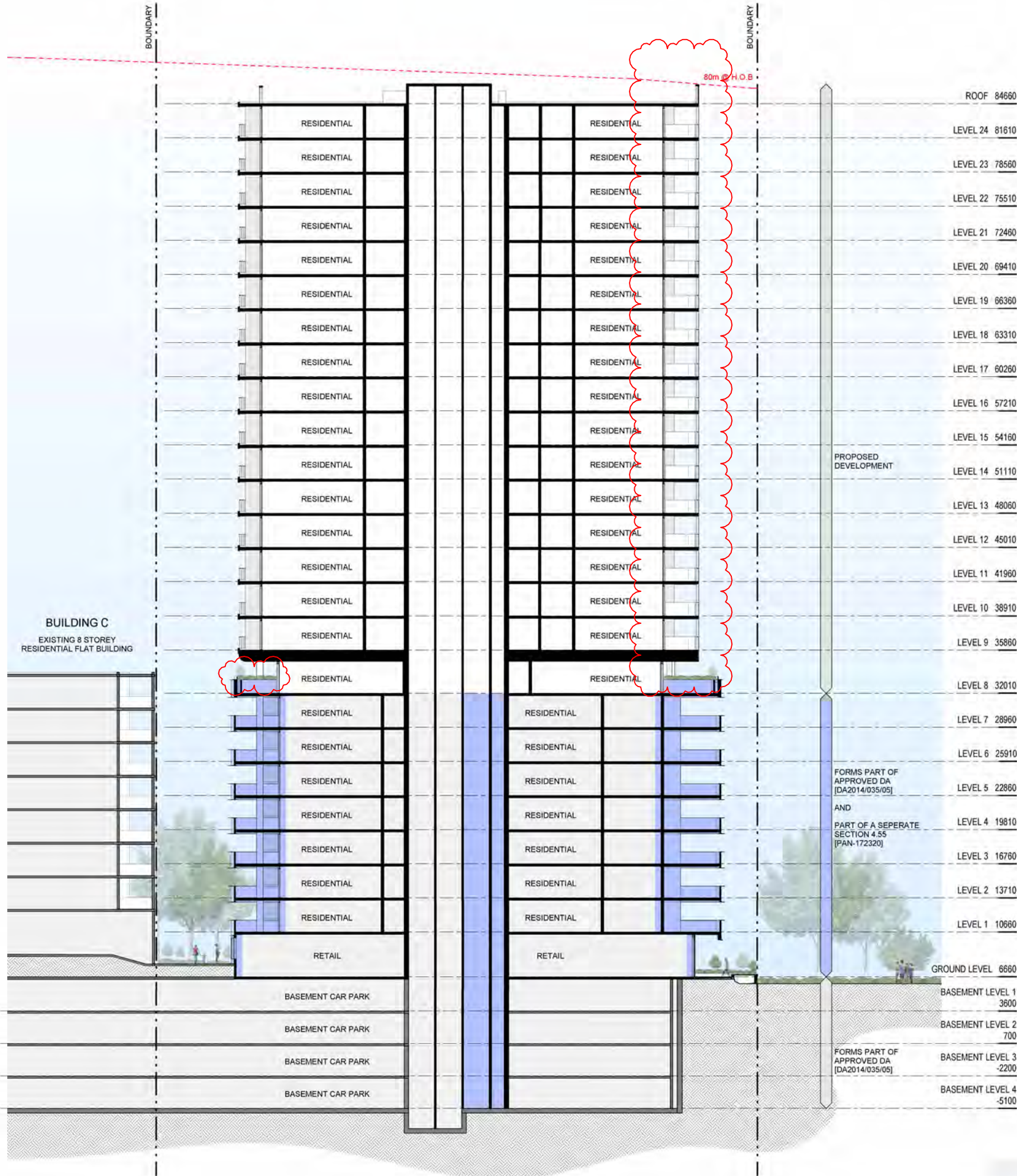
FORMS PART OF SEPERATE APPLICATION  
SECTION 4.55 (PAN-172320)

DRAWN BY

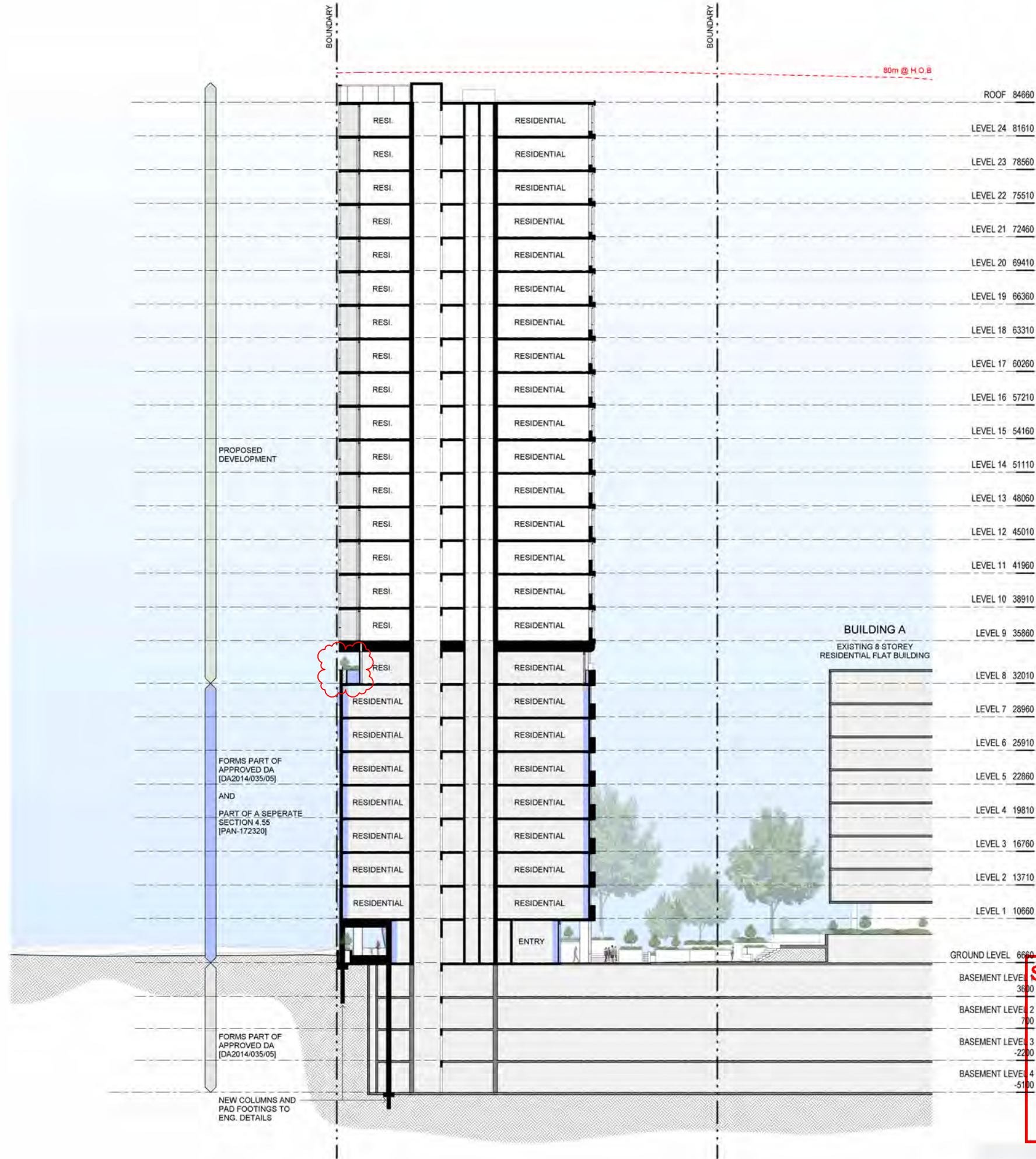
JP/DC

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AA







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AMENDED PLANS

DA2021/327  
28 June 2022

APPROVED DA  
(DA NUMBER 2014/035/05)

FORMS PART OF SEPERATE APPLICATION  
SECTION 4.55 (PAN-172320)

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## STATUS

### DEVELOPMENT APPLICATION

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- DRAWING NOTES
- KEY AMENDMENTS (ISSUE 24.06.22)
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A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

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Owner

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NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD), A1173 (NT)

PROJECT  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

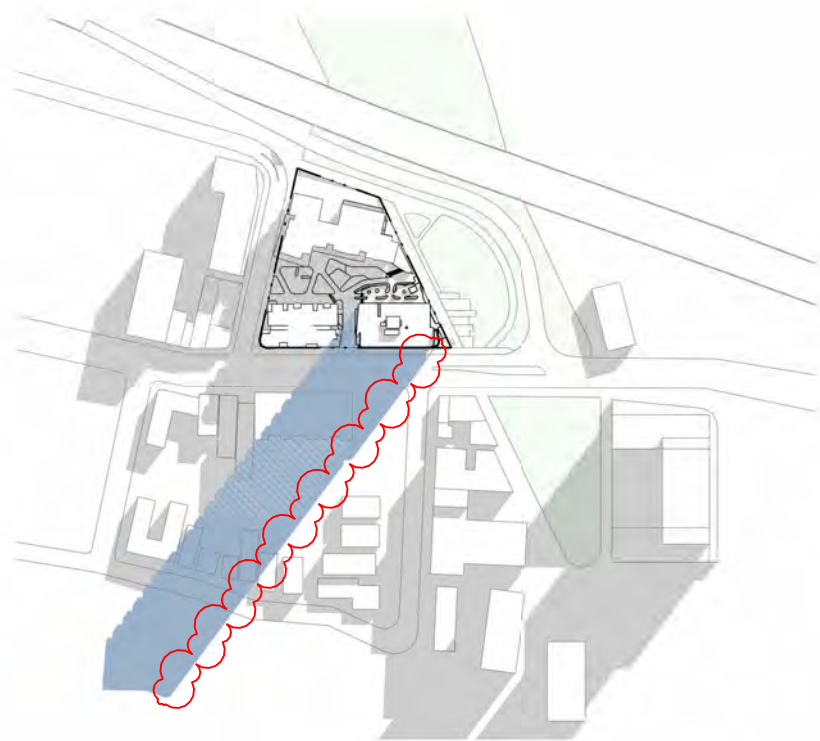
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DA-302 B

JOB NO. SCALE DATE  
OMA2107 1:200@A1 28.06.22

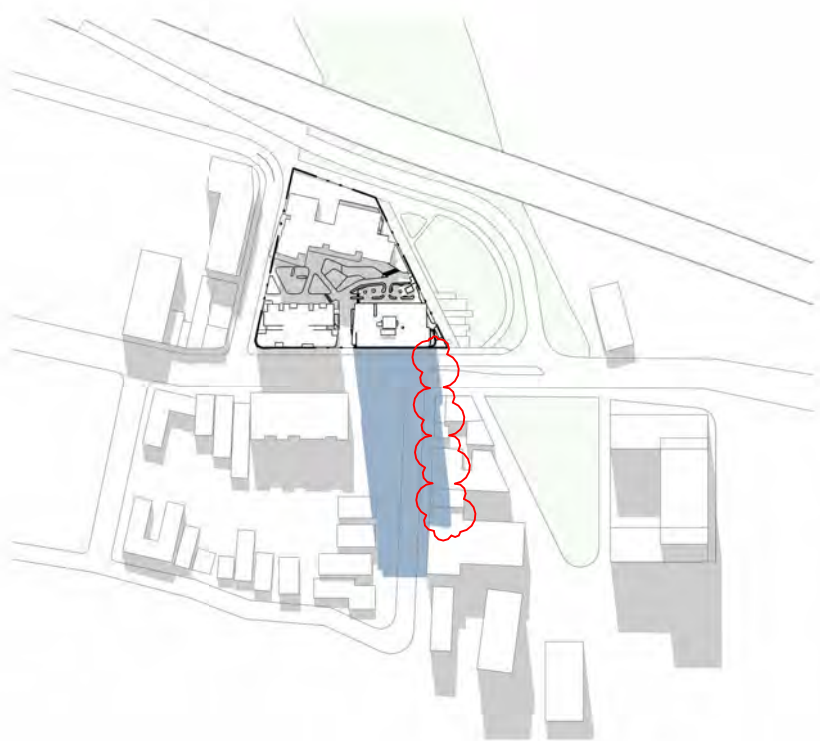
DRAWING TITLE  
SECTIONS SHEET 2

DRAWN BY CHECKED BY  
JP/DC AA

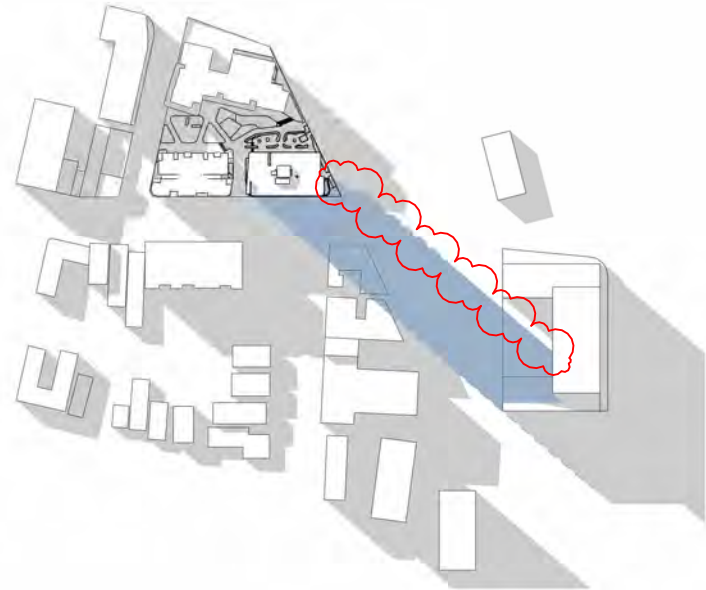




1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM**  
1 : 2000 @ A1



2 **SHADOW STUDY PLAN - WINTER SOLSTICE - NOON**  
1 : 2000 @ A1



3 **SHADOW STUDY PLAN - WINTER SOLSTICE - 3PM**  
1 : 2000 @ A1

#### SHADOW STUDY LEGEND

- PROPOSED SHADOW
- EXISTING SHADOW

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#### STATUS

### DEVELOPMENT APPLICATION

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#### GRAPHIC SCALE

1:4000 @ A3 0 50m 100m  
1:2000 @ A1

#### DRAWING NOTES

##### KEY AMENDMENTS (ISSUE 24.06.22)

- SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
- SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA.
- REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
- RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
- COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE
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- REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY.
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- REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	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-401

#### JOB NO.

OMA2107

#### DRAWING TITLE

SHADOW STUDY PLAN WINTER  
SOLSTICE

#### DRAWN BY

JP/DC

#### CHECKED BY

AA



STRATHFIELD COUNCIL  
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DA2021/327  
28 June 2022

#### ISSUE

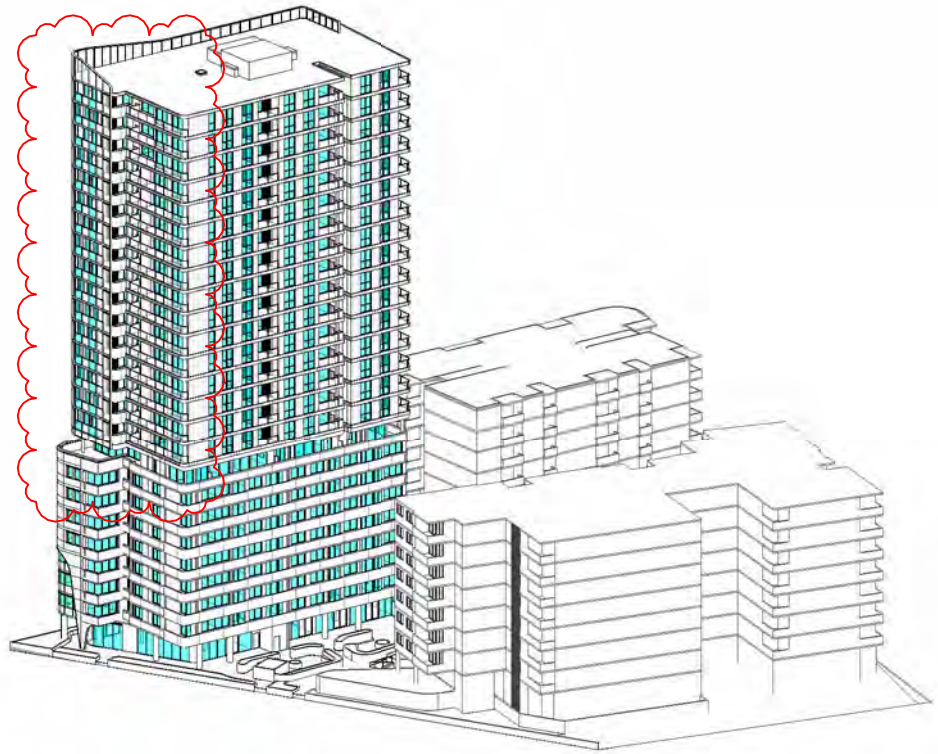
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#### SCALE

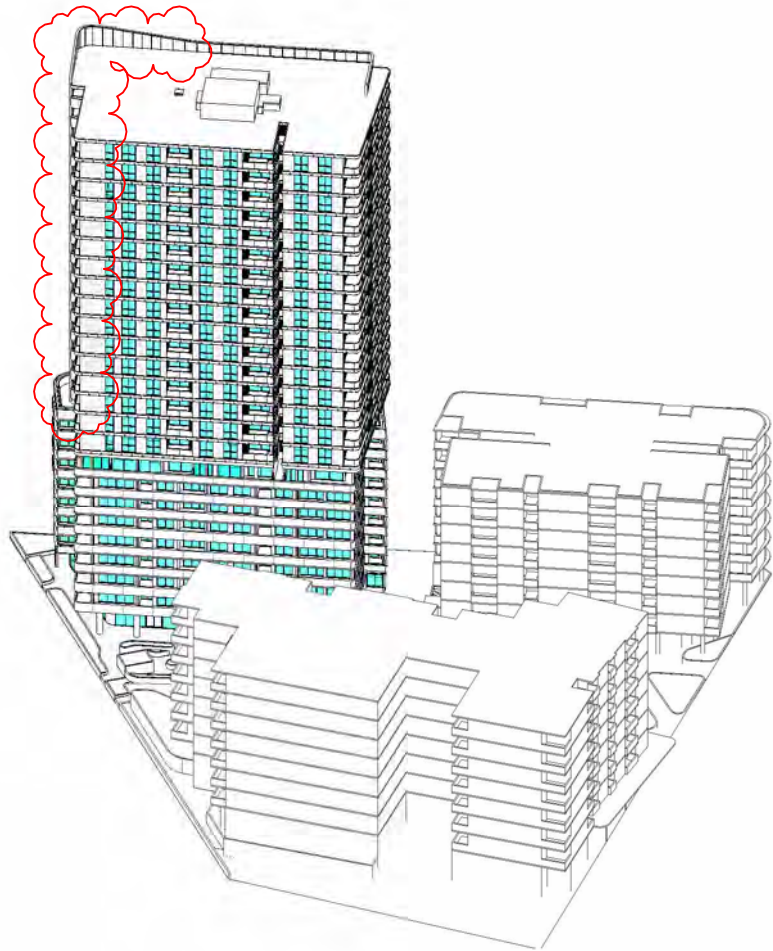
AS SHOWN

#### DATE

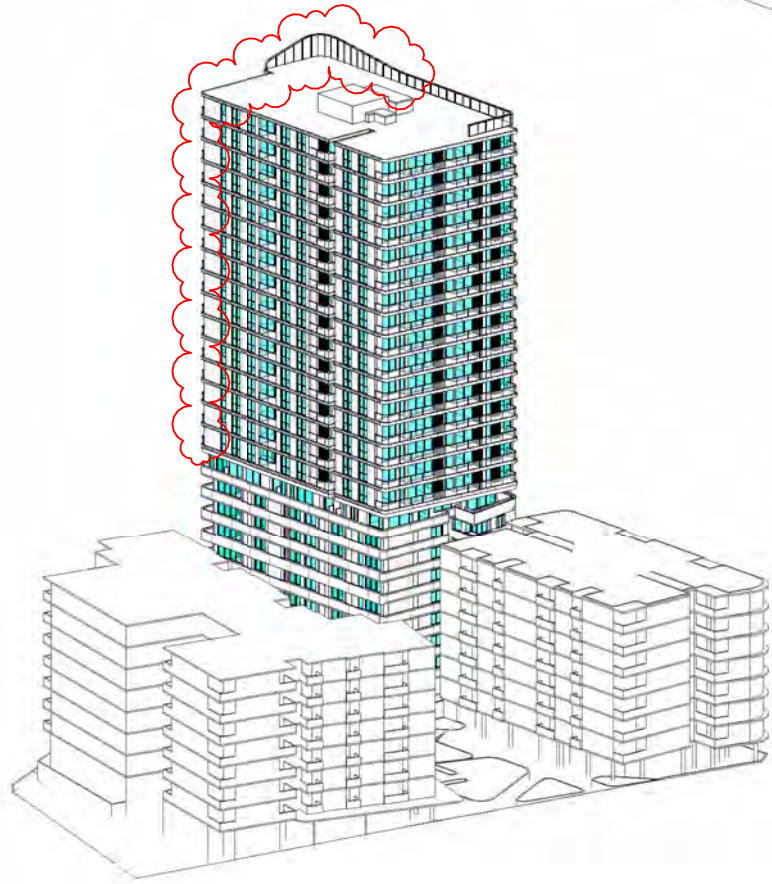
28.06.22



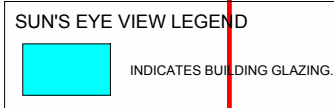
1 **SUN'S EYE VIEW WINTER SOLSTICE 9AM**  
@ A1



2 **SUN'S EYE VIEW WINTER SOLSTICE 12PM**  
@ A1



3 **SUN'S EYE VIEW WINTER SOLSTICE 3PM**  
@ A1



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**28 June 2022**

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STATUS

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

### KEY AMENDMENTS (ISSUE 24.06.22)

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12. REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

CLIENT

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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-431** **ISSUE** **B**

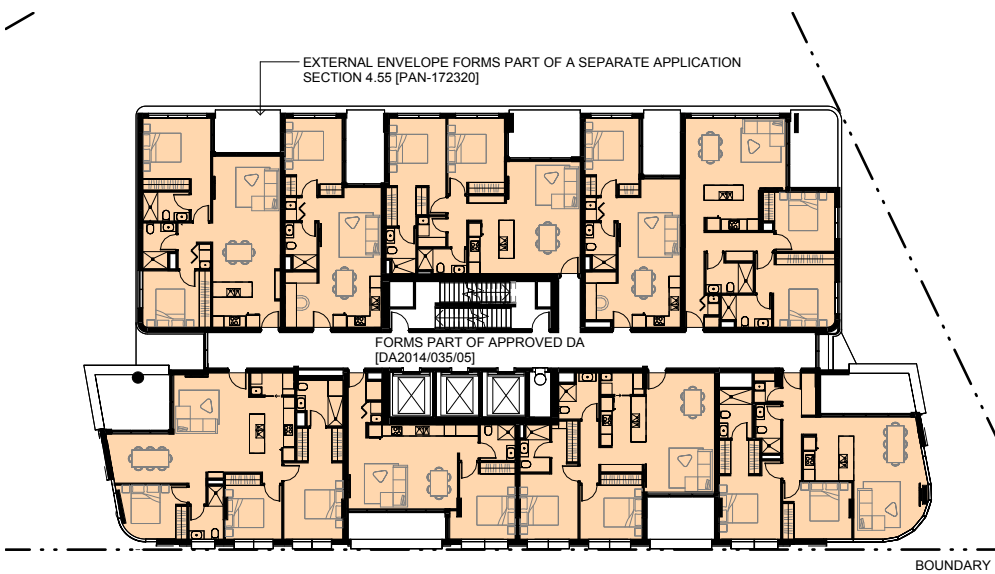
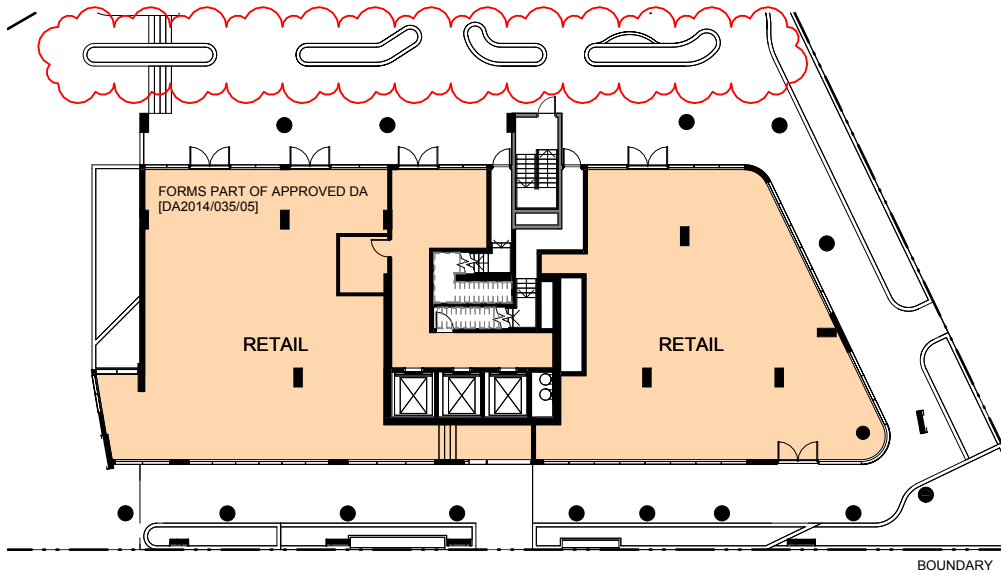
**JOB NO.** OMA2107 **SCALE** N.T.S. **DATE** 28.06.22

**DRAWING TITLE**  
SUN'S EYE VIEW SHEET 1

**DRAWN BY** JP/DC **CHECKED BY** AA







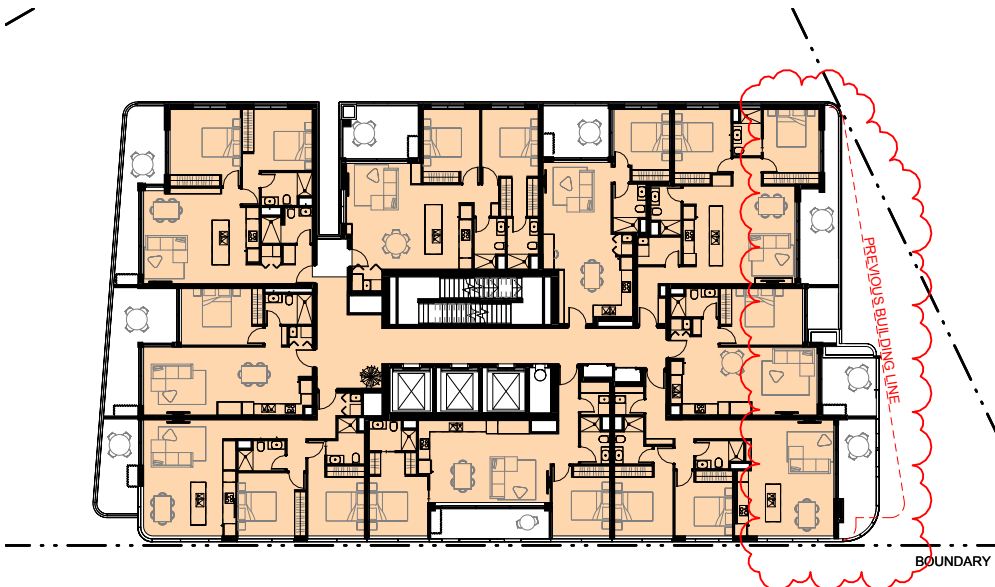
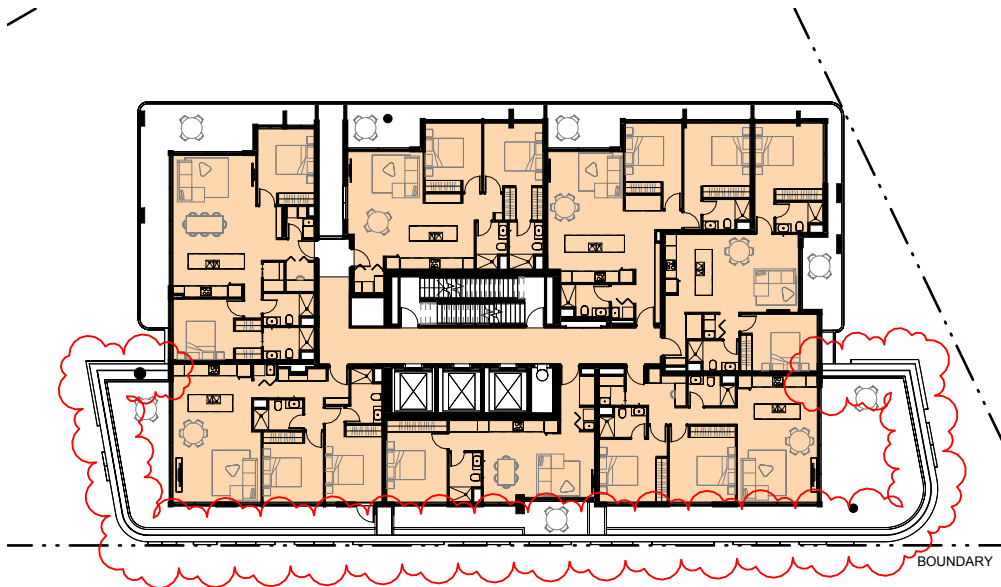
	GFA
EXISTING SITE	= 11,892.5m <sup>2</sup>
GROUND FLOOR	= 444m <sup>2</sup>
LEVEL 1 - 7	(653.9m <sup>2</sup> x 7 LEVELS) = 4,577.3m <sup>2</sup>
LEVEL 8	= 568.2m <sup>2</sup>
LEVEL 9 - 21	(658.2 x 13 LEVELS) = 8,556.6m <sup>2</sup>
LEVEL 22 - 24	(659.2 x 3 LEVELS) = 1,977.6m <sup>2</sup>
TOTAL	= 28,016.2m <sup>2</sup>

SITE AREA	= 6,256.7m <sup>2</sup>
ALLOWABLE FSR	4.5:1
ALLOWABLE GFA	= 28,156m <sup>2</sup>

PROPOSED FSR	4.477:1
--------------	---------

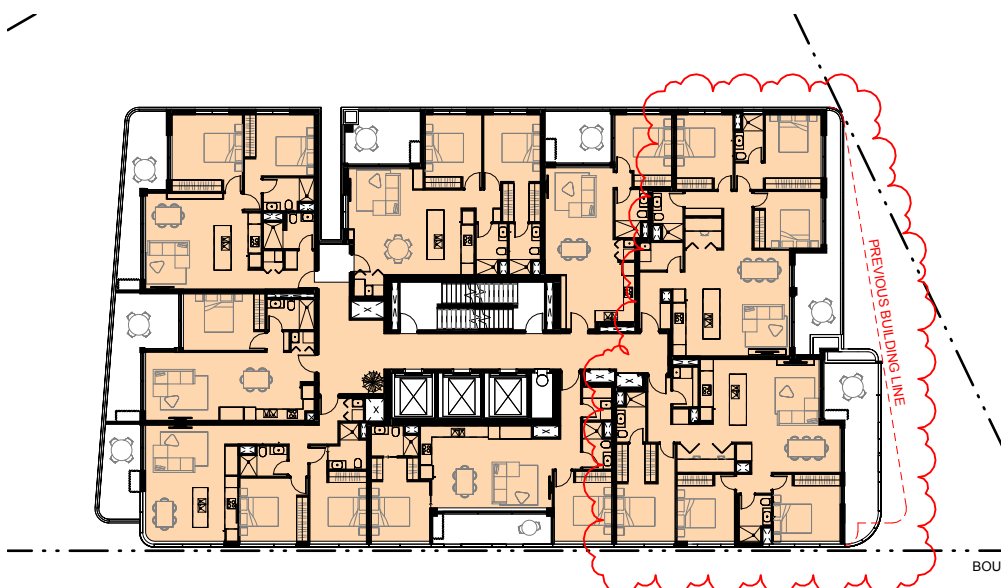
1 **GFA PLAN - GROUND LEVEL**  
1: 200 @ A1

2 **GFA PLAN - LEVEL 1 - 7**  
1: 200 @ A1



3 **GFA PLAN - LEVEL 8**  
1: 200 @ A1

4 **GFA PLAN - LEVEL 9 - 21**  
1: 200 @ A1



5 **GFA PLAN - LEVEL 22-24**  
1: 200 @ A1

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STATUS

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GRAPHIC SCALE



DRAWING NOTES

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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-501

ISSUE

B

JOB NO.

OMA2107

SCALE

AS SHOWN

DATE

28.06.22

DRAWING TITLE

GROSS FLOOR AREA CALCULATIONS

DRAWN BY  
JP/DC

CHECKED BY  
AA



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**DA2021/327  
28 June 2022**





STATUS

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### GRAPHIC SCALE

1:100 @ A3 0 1000 2000  
1:50 @ A1

### DRAWING NOTES

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

**PROJECT**  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA 541

ISSUE

A

JOB NO.

OMA2107

SCALE

1 : 50 @ A1

DATE

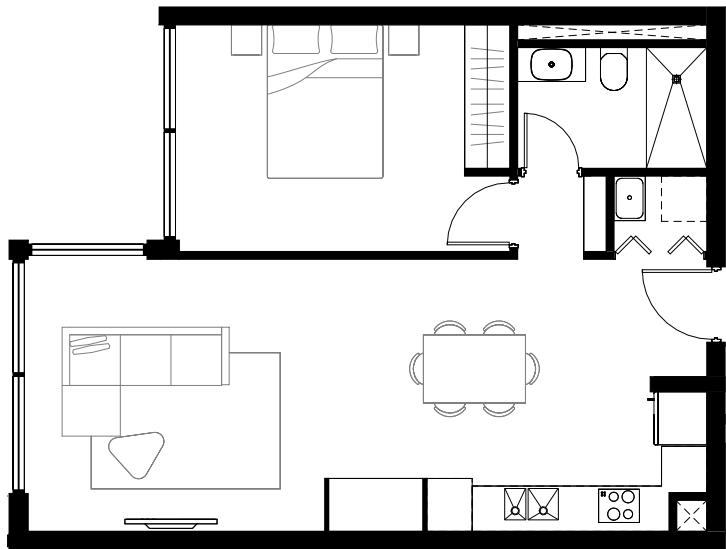
03.12.21

DRAWING TITLE

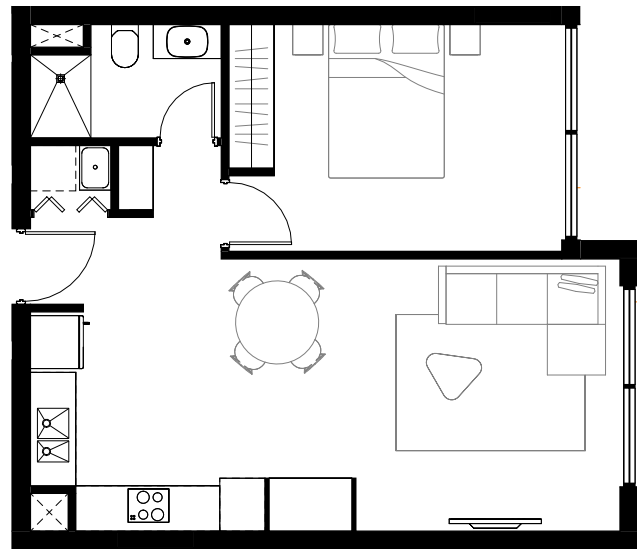
ADAPTABLE UNIT LAYOUT

DRAWN BY  
JP

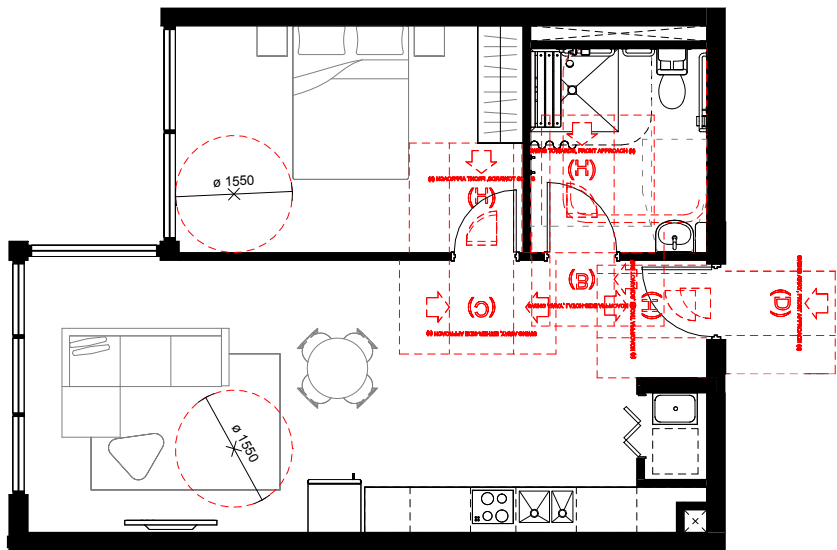
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AA



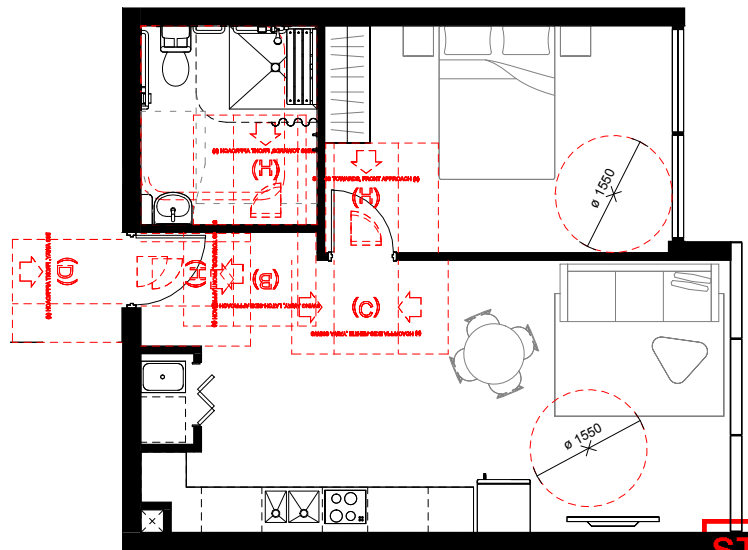
1 **ADAPTABLE 1 BED 1 - PRE-ADAPTED**  
1 : 50 @ A1



3 **ADAPTABLE 1 BED 2 - PRE-ADAPTED**  
1 : 50 @ A1



2 **ADAPTABLE 1 BED 1 - POST-ADAPTED**  
1 : 50 @ A1

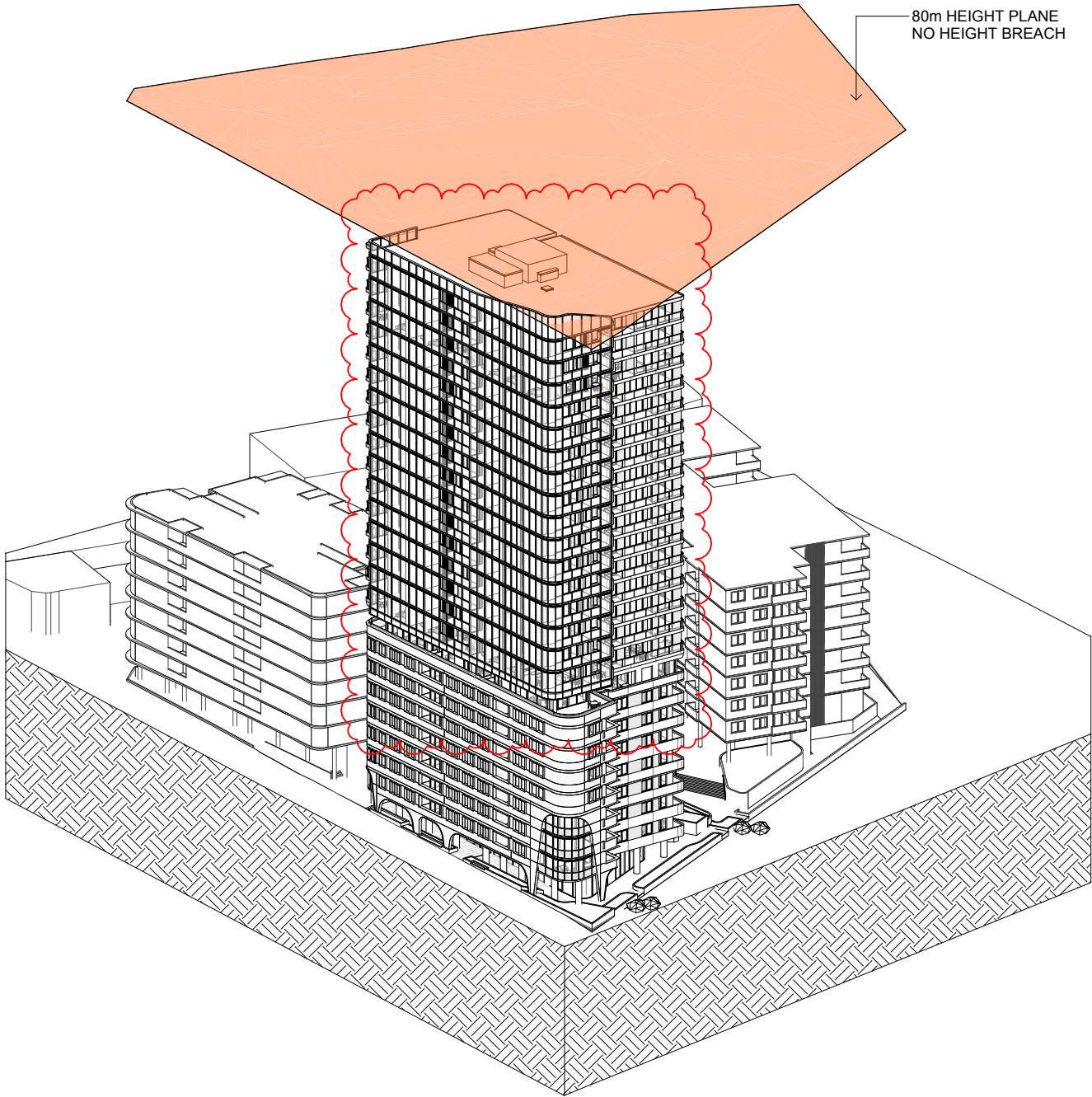


4 **ADAPTABLE 1 BED 2 - POST-ADAPTED**  
1 : 50 @ A1

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**DA2021/327  
28 June 2022**



1 3D HEIGHT PLANE  
@ A1

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STATUS

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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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-551

ISSUE

B

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

28.06.22

DRAWING TITLE

BUILDING HEIGHT PLANE DIAGRAM

DRAWN BY

JP/DC

CHECKED BY

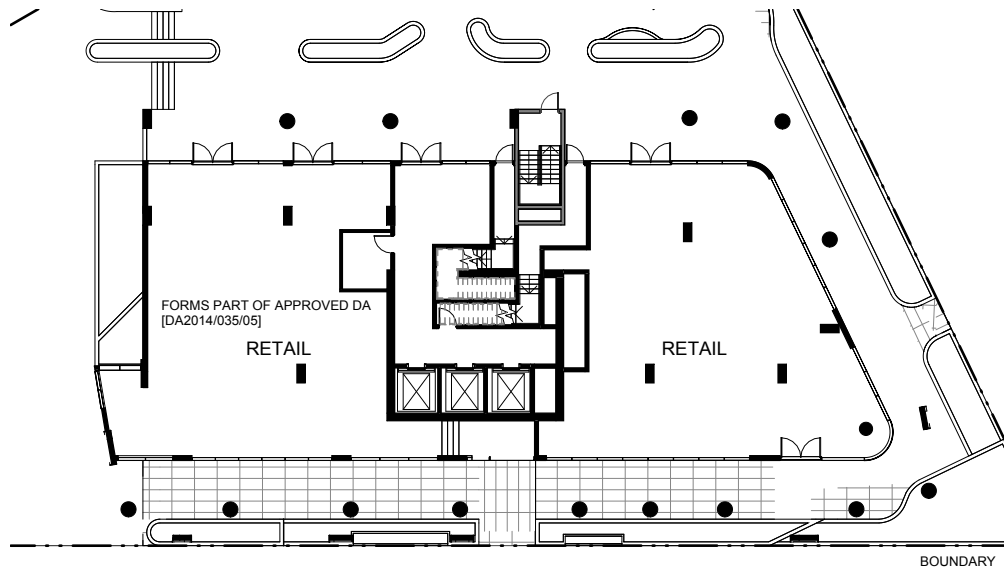
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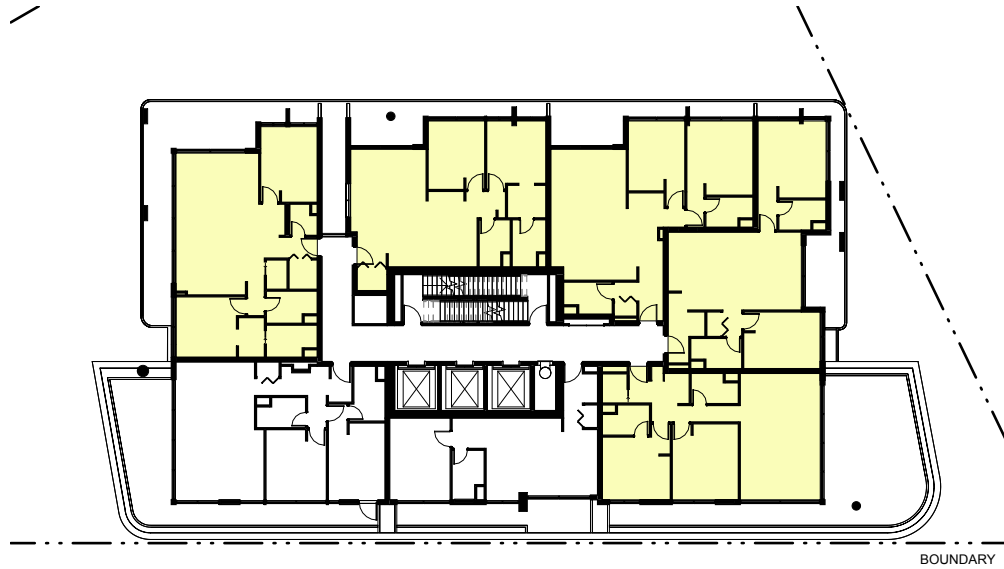
AMENDED PLANS

DA2021/327  
28 June 2022

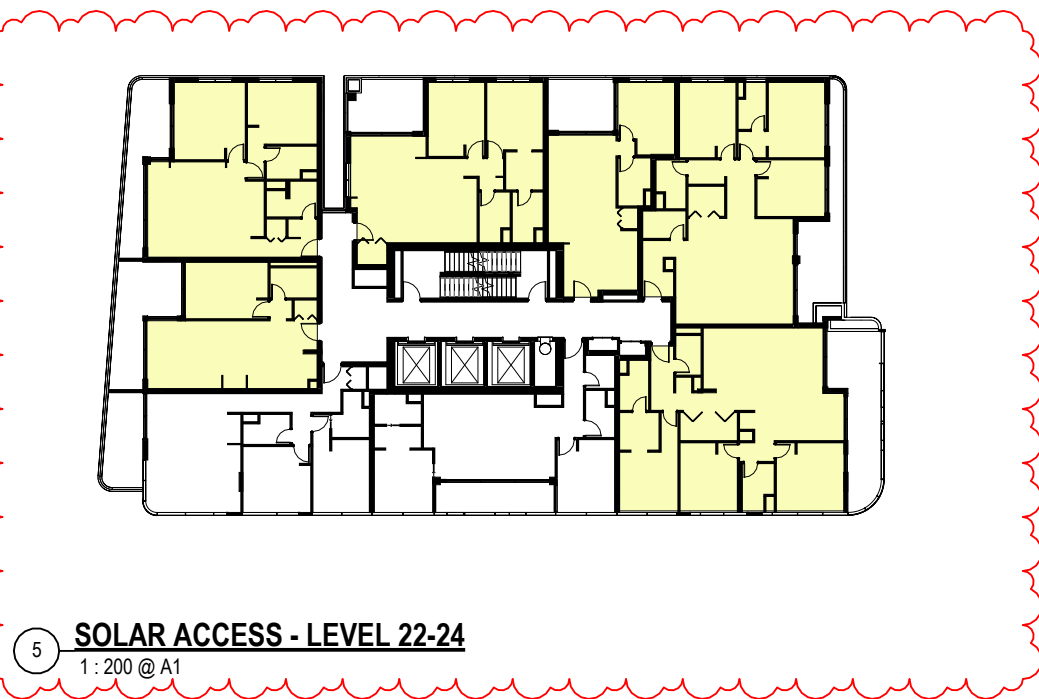




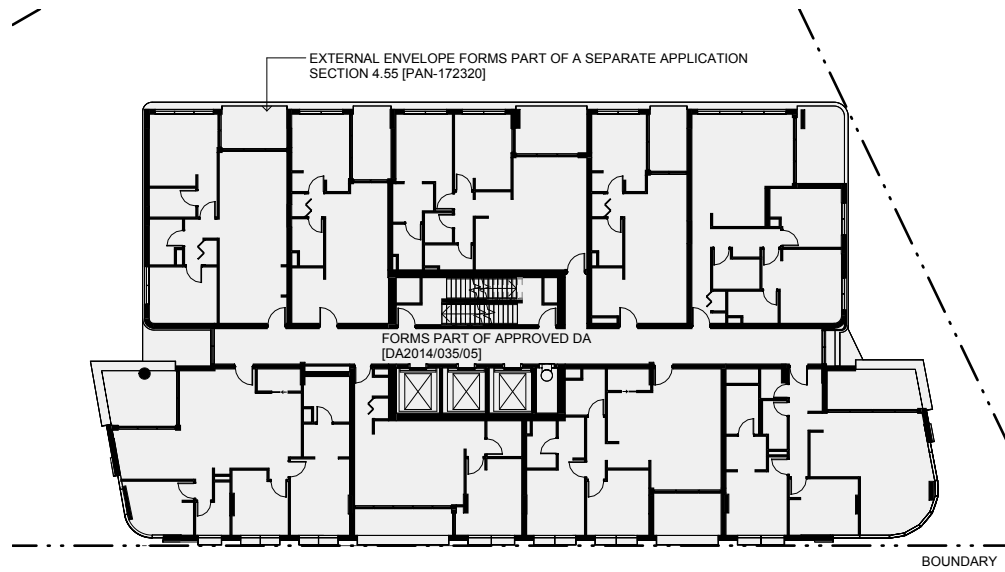
1 **SOLAR ACCESS - GROUND LEVEL**  
1 : 200 @ A1



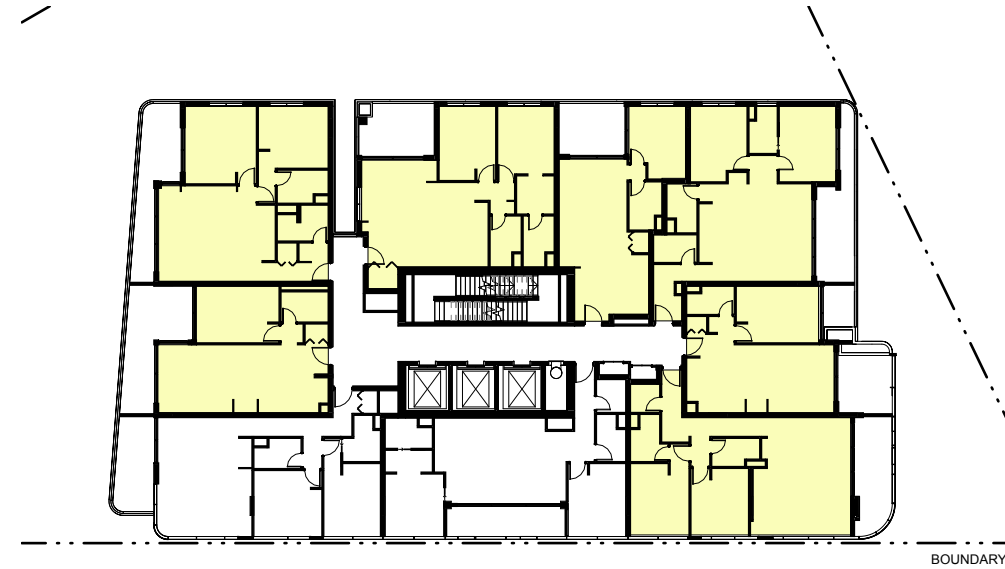
3 **SOLAR ACCESS - LEVEL 8**  
1 : 200 @ A1



5 **SOLAR ACCESS - LEVEL 22-24**  
1 : 200 @ A1



2 **SOLAR ACCESS - LEVEL 1 - 7**  
1 : 200 @ A1



4 **SOLAR ACCESS - LEVEL 9 - 21**  
1 : 200 @ A1

## SOLAR ACCESS COMPLIANCE STATEMENT

87% OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES  
RECEIVE MINIMUM 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND  
3PM MID WINTER.

## SOLAR ACCESS COMPLIANCE JUSTIFICATION

COLOUR FILL INDICATES UNITS WITH MORE THAN 2  
HOURS SOLAR ACCESS BETWEEN 9AM - 3PM ON  
JUNE 21ST.

### CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -  
SECTION 4A, SOLAR AND DAYLIGHT ACCESS

MINIMUM NUMBER OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES  
RECEIVING MINIMUM 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM MID  
WINTER = 70%

SOLAR COMPLIANCE 2HR CALCULATION		
LEVEL	COMPLIANT UNIT	TOTAL UNITS
LEVEL 8	5	7
LEVEL 9 - 21	7 x 13 = 91	9 x 13 = 117
LEVEL 22 - 24	6 x 3 = 18	8 x 3 = 24
TOTAL	114	148
COMPLIANT PERCENTAGE = 77 %		

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

DRAWING NOTES

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**PROJECT**  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

**DA-601**

JOB NO.

OMA2107

ISSUE

**B**

SCALE

**AS SHOWN**

DATE

28.06.22

**DRAWING TITLE**  
SOLAR ACCESS PLANS

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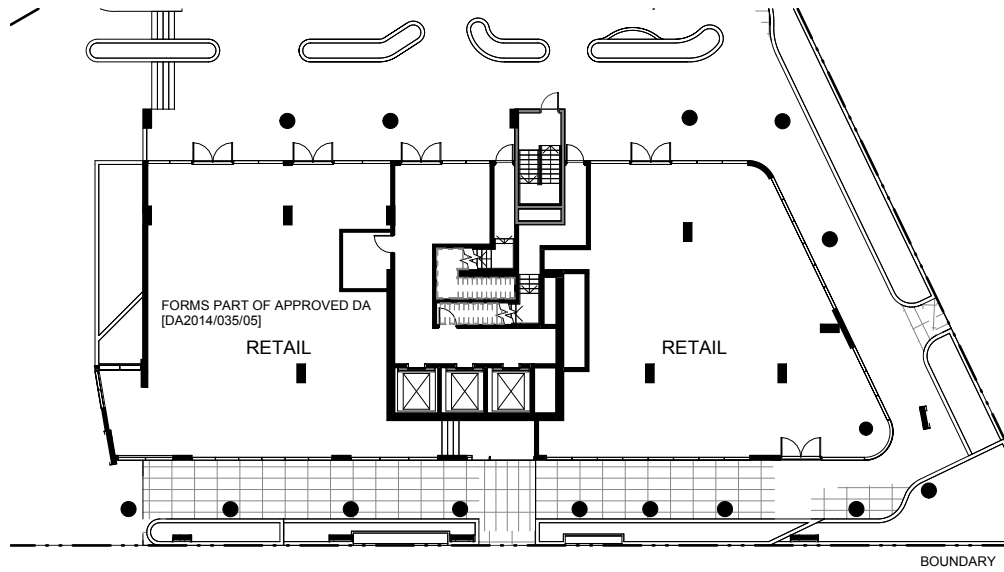
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**AMENDED PLANS**

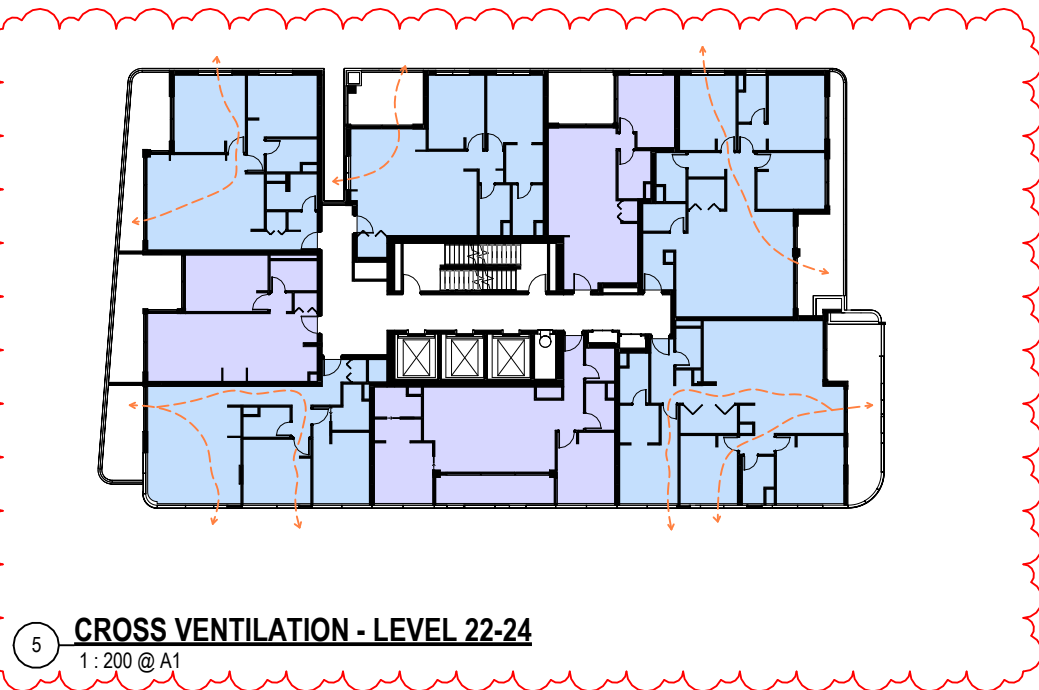
**DA2021/327  
28 June 2022**



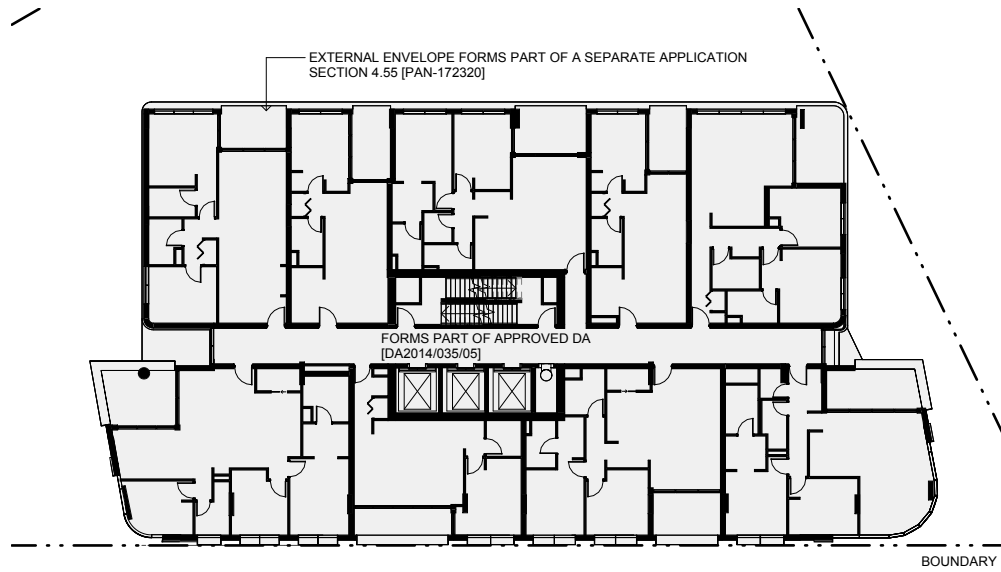
1 **CROSS VENTILATION - GROUND LEVEL**  
1 : 200 @ A1



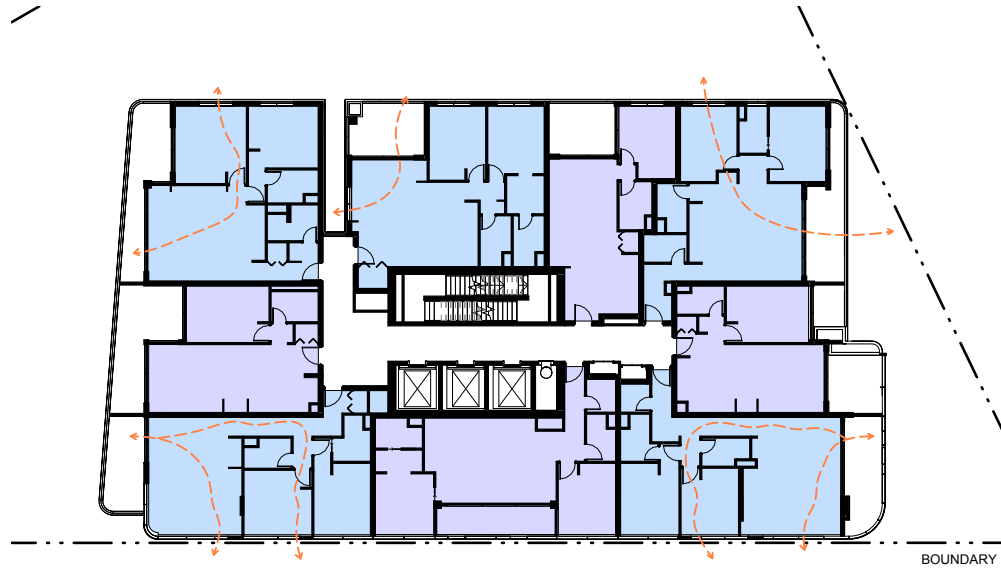
3 **CROSS VENTILATION - LEVEL 8**  
1 : 200 @ A1



5 **CROSS VENTILATION - LEVEL 22-24**  
1 : 200 @ A1



2 **CROSS VENTILATION - LEVEL 1 - 7**  
1 : 200 @ A1



4 **CROSS VENTILATION - LEVEL 9 - 21**  
1 : 200 @ A1

## CROSS VENTILATION COMPLIANCE STATEMENT

100% OF APARTMENTS CROSS VENTILATED ON FIRST 9 STORIES

## CROSS VENTILATION COMPLIANCE JUSTIFICATION

COLOUR FILL INDICATES UNITS NATURALLY CROSS VENTILATED

### CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - SECTION 4B, NATURAL VENTILATION:

MINIMUM NUMBER OF APARTMENTS CROSS VENTILATED ON FIRST 9 STORIES = 60%

CROSS VENTILATION COMPLIANCE BY LEVEL		
LEVEL	COMPLIANT UNIT	TOTAL UNITS
LEVEL 8	5	7
LEVEL 9 - 21	9 x 13 = 117	9 x 13 = 117
LEVEL 22 - 24	8 x 3 = 24	8 x 3 = 24
TOTAL	146	148
COMPLIANT PERCENTAGE = 98.6 %		

### LEGEND

- COMPLIES (TWO ASPECTS)
- COMPLIES (ABOVE 9 STOREYS)
- DOES NOT COMPLY
- EXCLUDED (APPROVED DA)

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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

- SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
- SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA.
- REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
- RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
- COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE
- ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT.
- LARGER LOBBY ADDED TO LEVELS 9 - 24.
- REINSTATED CIRCULAR COLUMNS AT GROUND PLANE ALONG SOUTHERN BOUNDARY.
- INCREASED SIZE OF BASEMENT WASTE ROOM.
- CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS.
- AMENDED APARTMENT MIX TO INCLUDE MORE 3 BED UNITS. ON LEVELS 21 - 24, REDUCED 3 UNITS (2X 2 BED, 1X 1 BED) TO 2 UNITS (2X 3 BED). TOTAL UNIT COUNT REDUCED FROM 214 UNITS TO 211 UNITS.
- REDUCTION IN GFA (REFER TO DA-501).

B 28.06.22 NEGOTIATIONS IN COUNCIL  
A 03.12.21 ISSUE FOR DA  
ISS DATE PURPOSE OF ISSUE

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SYDNEY  
1/80 Albion Street, Surry Hills, NSW 2010  
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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. ISSUE  
DA-602 B

JOB NO. SCALE DATE  
OMA2107 AS SHOWN 28.06.22

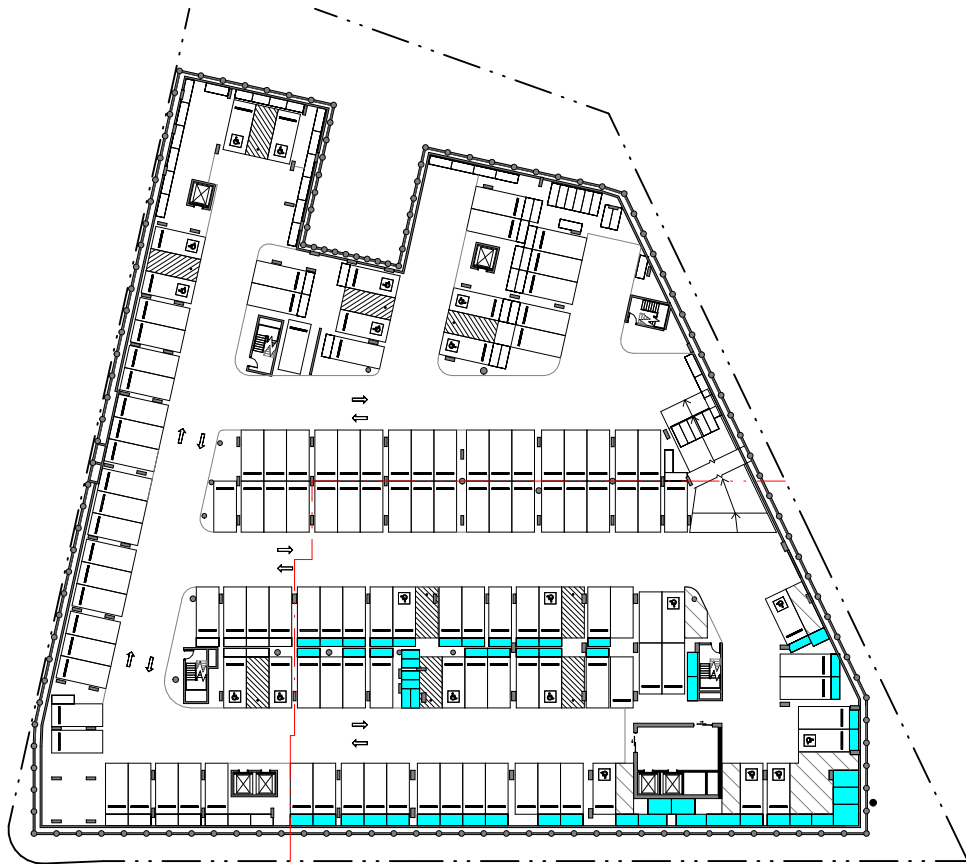
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CROSS VENTILATION PLANS

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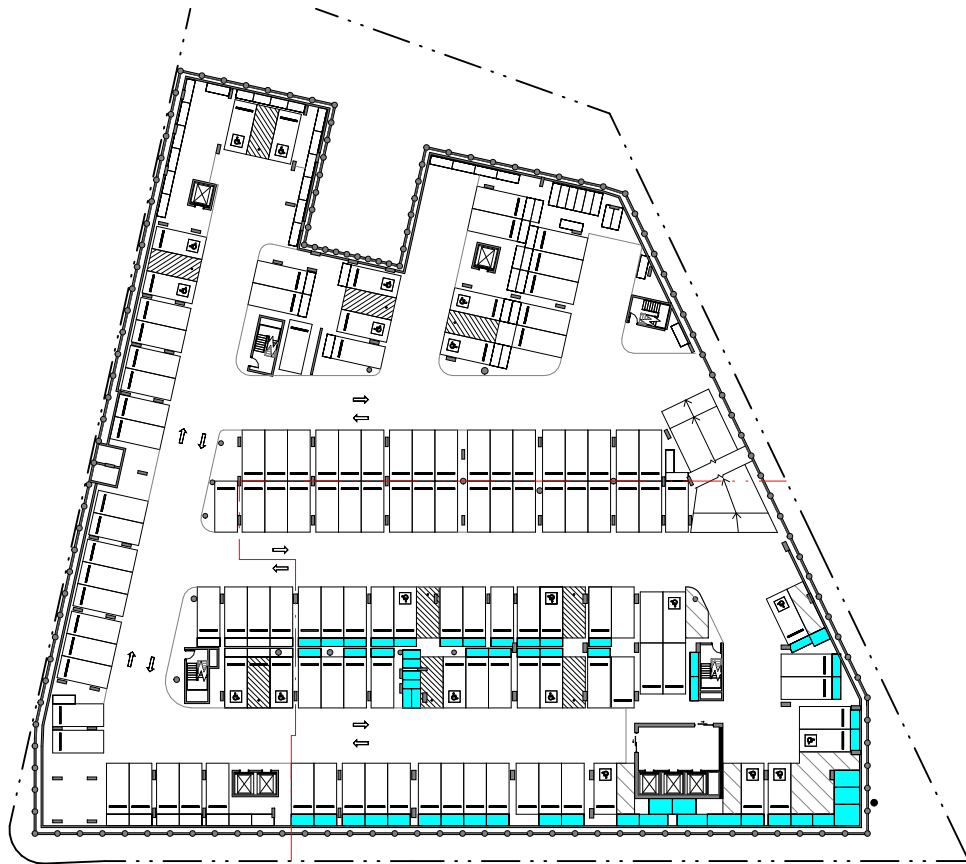


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28 June 2022





1 **BASEMENT CALCULATIONS - BASEMENT 4**  
1:400 @ A1



2 **STORAGE CALCULATION - BASEMENT 3**  
1:400 @ A1



3 **STORAGE CALCULATIONS - BASEMENT 2**  
1:400 @ A1



4 **STORAGE CALCULATIONS - BASEMENT 1**  
1:400 @ A1

## STORAGE CALCILATION COMPLIANCE STATEMENT

MINIMUM VOLUME OF APARTMENT STORAGE EXCLUDING KITCHEN, BATHROOM AND ROBES.

1 BED = 6 m<sup>3</sup>  
2 BED = 8 m<sup>3</sup>  
3 BED = 10 m<sup>3</sup>

MINIMUM 50% OF REQUIRED STORAGE MUST BE LOCATED WITHIN THE APARTMENT.

### LEGEND

- IN-APARTMENT AREA STORAGE
- COMMON AREA STORAGE

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GRAPHIC SCALE



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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-603

ISSUE

JOB NO.

OMA2107

SCALE

AS SHOWN

DATE

DRAWING TITLE

STORAGE CALCULATIONS SHEET 1

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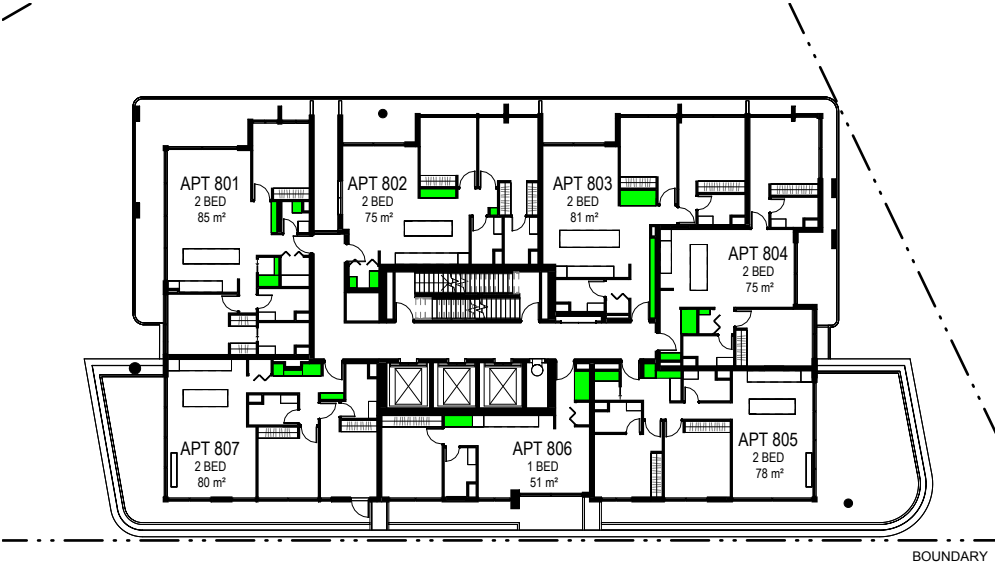
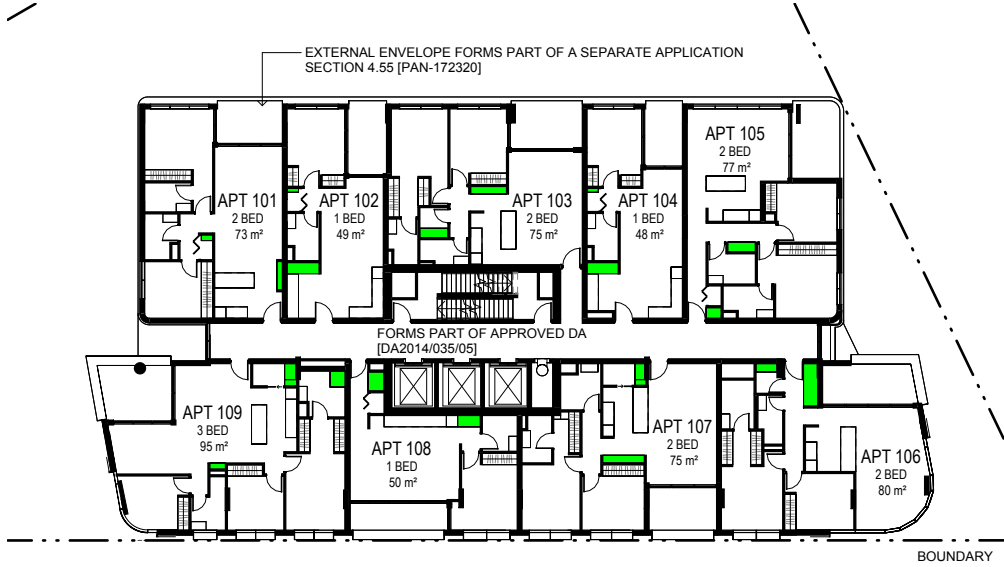


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28 June 2022**





## STORAGE CALCILATION COMPLIANCE STATEMENT

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MINIMUM 50% OF REQUIRED STORAGE MUST BE LOCATED WITHIN THE APARTMENT.

### LEGEND

IN-APARTMENT AREA STORAGE  
COMMON AREA STORAGE

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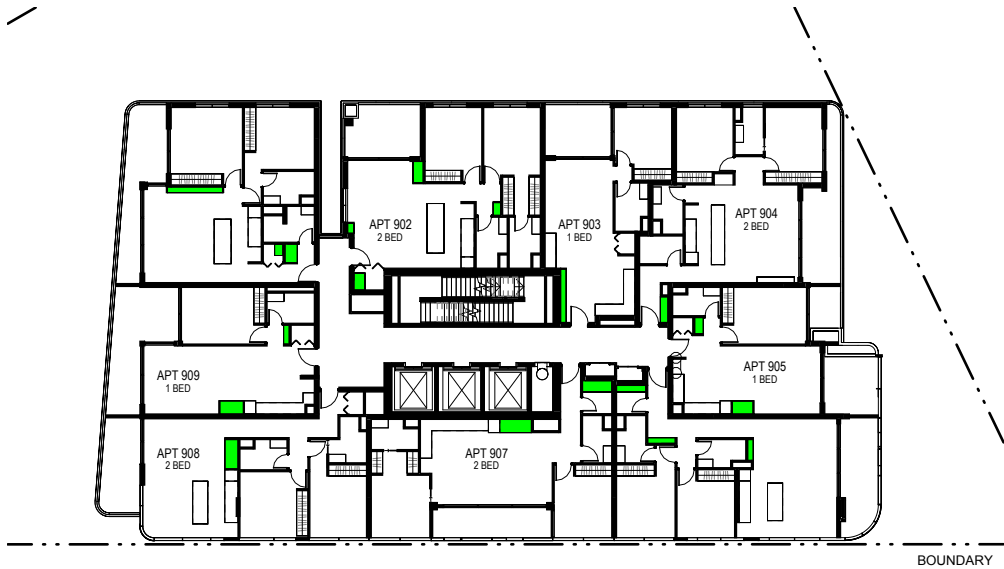
GRAPHIC SCALE

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

DRAWING NOTES

## 1 STORAGE CALCULATIONS - LEVEL 1 - 7

1 : 200 @ A1



## 2 STORAGE CALCULATIONS - LEVEL 8

1 : 200 @ A1

FORMS PART OF APPROVED DA [DA2014/035/05]

### STORAGE CALCULATIONS - LEVEL 1-7

APARTMENT	APARTMENT SIZE	REQUIRED STORAGE	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE	COMPLIES
101	1 BED	6.00m³	1.51 m³	5.50 m³	6.51 m³	N/A
102	1 BED	6.00m³	2.74 m³	5.50 m³	8.24 m³	N/A
103	2 BED	8.00m³	3.61 m³	5.50 m³	9.11 m³	N/A
104	1 BED	6.00m³	2.74 m³	5.50 m³	8.24 m³	N/A
105	2 BED	8.00m³	2.88 m³	5.50 m³	8.38 m³	N/A
106	2 BED	8.00m³	5.27 m³	5.50 m³	10.77 m³	N/A
107	2 BED	8.00m³	3.59 m³	5.50 m³	9.09 m³	N/A
108	1 BED	6.00m³	3.79 m³	5.50 m³	9.29 m³	N/A
109	3 BED	10.00m³	4.06 m³	5.50 m³	9.56 m³	N/A

### STORAGE CALCULATIONS - LEVEL 8

APARTMENT	APARTMENT SIZE	REQUIRED STORAGE	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE	COMPLIES
801	2 BED	8.00m³	4.06 m³	5.50 m³	9.56 m³	YES
802	2 BED	8.00m³	4.09 m³	5.50 m³	9.59 m³	YES
803	2 BED	8.00m³	6.82 m³	5.50 m³	12.32 m³	YES
804	2 BED	8.00m³	4.09 m³	5.50 m³	9.59 m³	YES
805	2 BED	8.00m³	4.80 m³	5.50 m³	10.30 m³	YES
806	1 BED	6.00m³	5.12 m³	5.50 m³	10.62 m³	YES
807	2 BED	8.00m³	4.18 m³	5.50 m³	9.68 m³	YES

### STORAGE CALCULATIONS - LEVEL 9-21

APARTMENT	APARTMENT SIZE	REQUIRED STORAGE	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE	COMPLIES
-----------	----------------	------------------	------------------	------------------	---------------	----------

### STORAGE CALCULATIONS - LEVEL 21-22

APARTMENT	APARTMENT SIZE	REQUIRED STORAGE	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE	COMPLIES
-----------	----------------	------------------	------------------	------------------	---------------	----------

## 5 STORAGE CALCULATIONS - LEVEL 9 - 24

1 : 200 @ A1

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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-604

JOB NO. SCALE DATE  
OMA2107 AS SHOWN

DRAWING TITLE  
STORAGE CALCULATIONS SHEET 2

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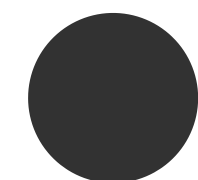


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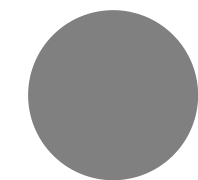
AMENDED PLANS

DA2021/327  
28 June 2022





1. EXTERNAL WINDOWS / DOORS /  
FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.



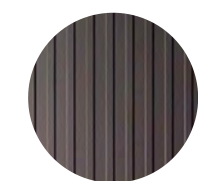
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TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



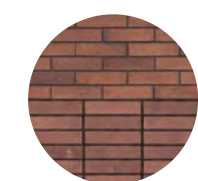
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE



7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)



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GRAPHIC SCALE

NOT TO SCALE

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B	28.06.22	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.	ISSUE
DA-700	B
JOB NO.	SCALE
OMA2107	N.T.S.
DRAWING TITLE	DATE
DETAIL 3D VIEW 1	28.06.22

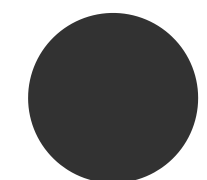
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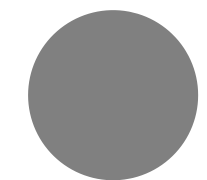
**AMENDED PLANS**

**DA2021/327  
28 June 2022**





1. EXTERNAL WINDOWS / DOORS /  
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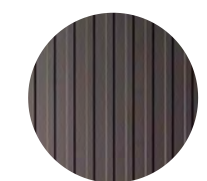
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TO EXTERNAL WALLS.



3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



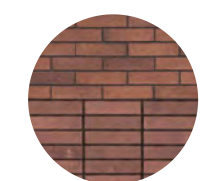
5. TEXTURE DARK GREY CLADDING



6. ALUMINIUM & GLASS BALUSTRADE



7. CURTAIN WALL FACADE



8. BRICK - RUNNING & STACKING BOND  
\* (PART OF S4.55 APPLICATION)



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HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

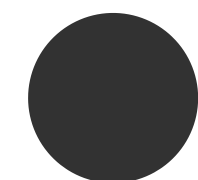
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JOB NO.	SCALE
OMA2107	<b>N.T.S.</b>
	DATE
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DETAIL 3D VIEW 2

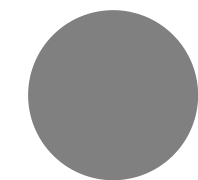
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28 June 2022**





1. EXTERNAL WINDOWS / DOORS /  
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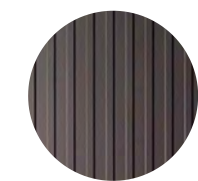
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3. WHITE PAINT FINISH TO CEILINGS



4. CONCRETE FINISH



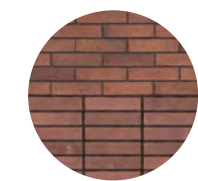
5. TEXTURE DARK GREY CLADDING



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11. REDUCTION IN GFA (REFER TO DA-501).

B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
ISS	DATE	PURPOSE OF ISSUE

CLIENT

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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-702

ISSUE

B

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

28.06.22

DRAWING TITLE

DETAIL 3D VIEW 3

DRAWN BY

JP/DC

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AA

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VIEW FROM PARRAMATA ROAD



VIEW FROM STATION STREET



VIEW FROM NORTH EAST / M4



VIEW FROM POWELL STREET

STRATHFIELD COUNCIL  
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AMENDED PLANS

DA2021/327  
28 June 2022

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STATUS

**DEVELOPMENT APPLICATION**

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

KEY AMENDMENTS (ISSUE 24.06.22)

1. SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA.
3. REVISED EASTERN BOUNDARY INTERFACE TO ISMAY RESERVE TO PROVIDE BETTER ACCESSIBILITY
4. RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY.
5. COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE
6. ADDITION OF 45° WALLS TO WESTERN PLANTERS. TO ADDRESS CONDITIONS OF CONSENT.
7. LARGER LOBBY ADDED TO LEVELS 9 - 24.
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B	28.06.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
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
<b>DA-703</b>	<b>B</b>
JOB NO.	SCALE
OMA2107	<b>N.T.S.</b>
	DATE
	28.06.22

DRAWING TITLE  
GENERAL 3D VIEWS

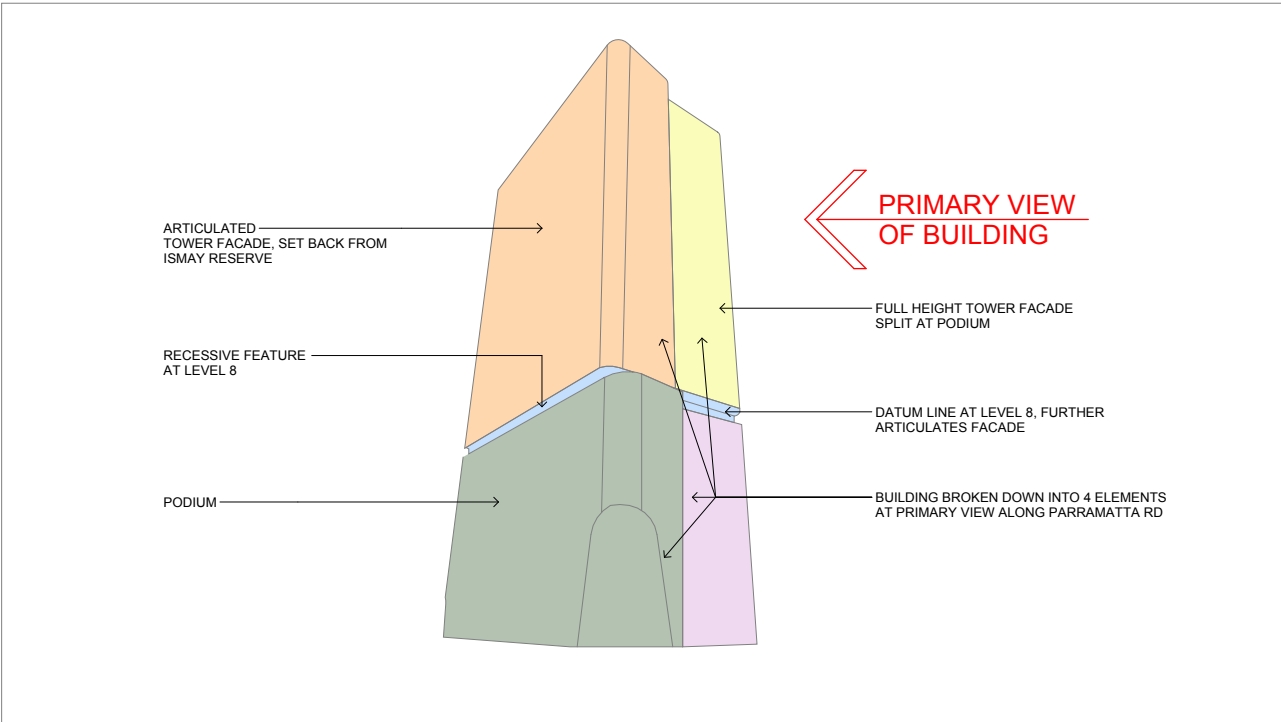
DRAWN BY	CHECKED BY
JP/DC	AA



BUILT FORM ANALYSIS



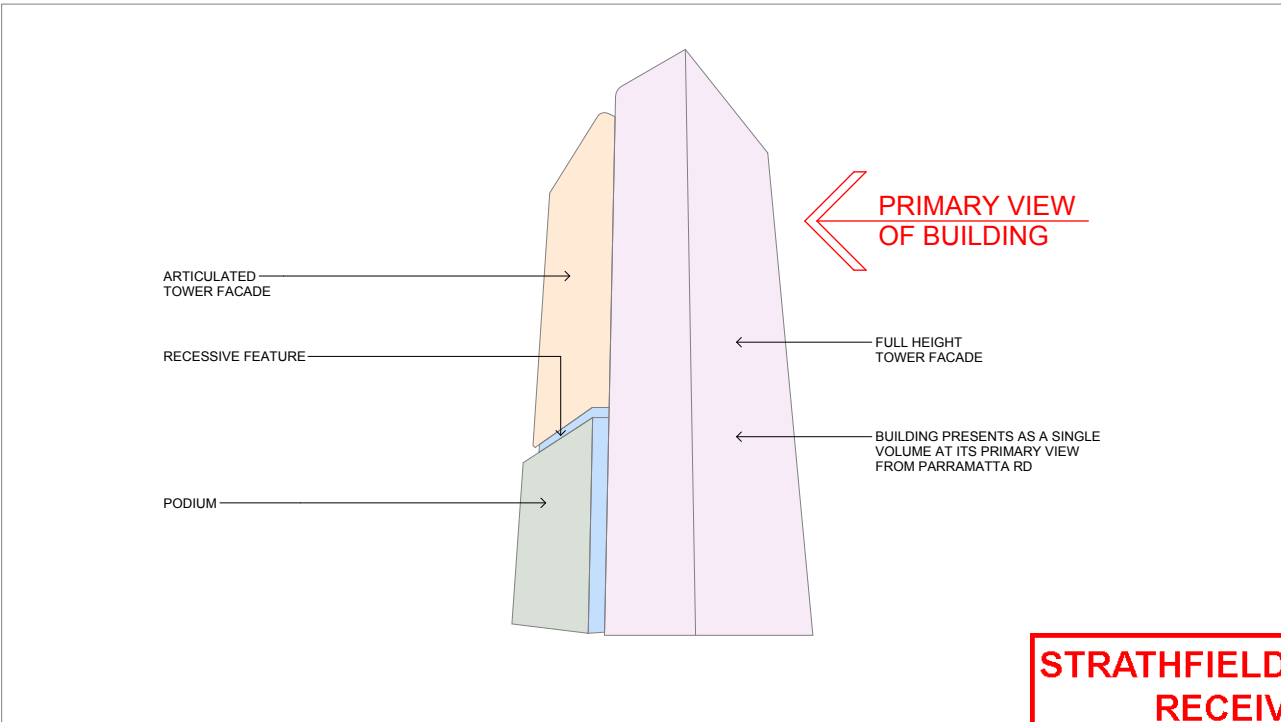
SQA PROPOSAL - VIEW FROM PARRAMATA ROAD



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM PARRAMATA ROAD



SJB DIAGRAM

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STATUS

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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B	14.06.22	NEGOTIATIONS IN COUNCIL
A	07.04.22	NEGOTIATIONS IN COUNCIL
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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-804

ISSUE

B

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

14.06.22

DRAWING TITLE

MASSING COMPARISON - SHEET 1

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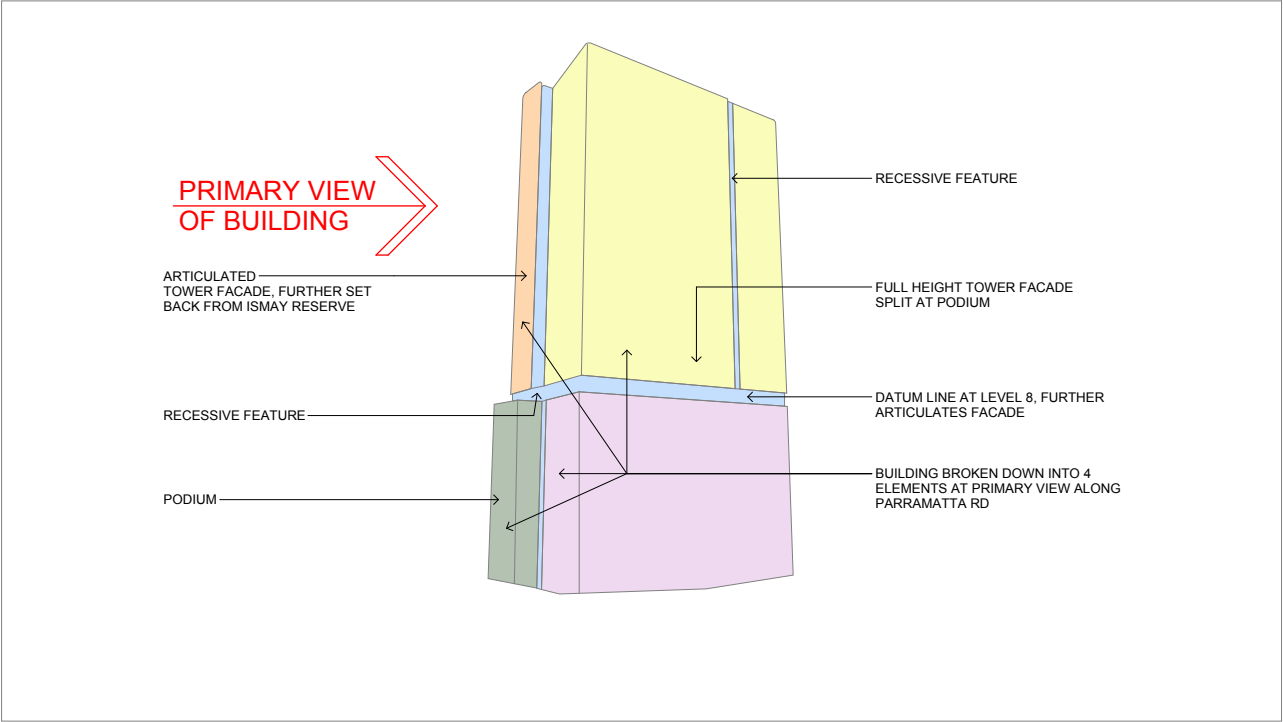
AA



BUILT FORM ANALYSIS



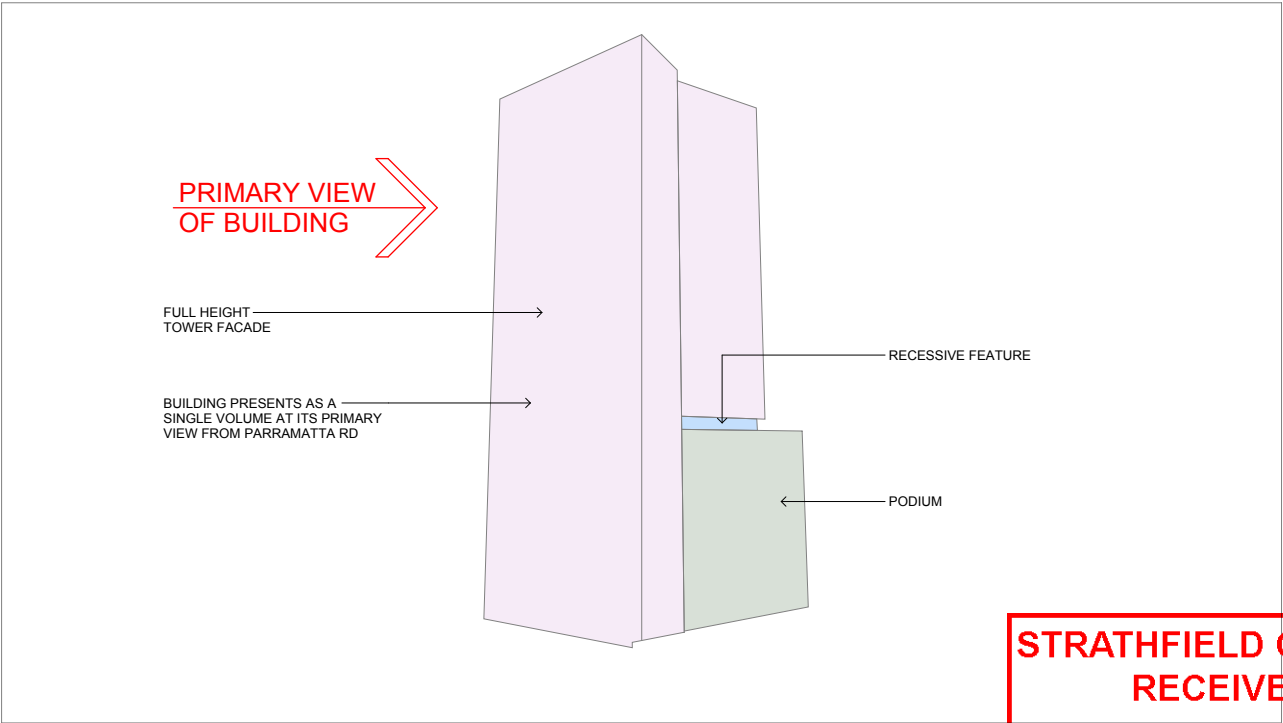
SQA PROPOSAL - VIEW FROM NORTH EAST / M4



SQA DIAGRAM



SJB PROPOSAL - VIEW FROM NORTH EAST / M4



SJB DIAGRAM

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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NOMINATED ARCHITECT

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-805

JOB NO.  
OMA2107

DRAWING TITLE  
MASSING COMPARISON - SHEET 2

DRAWN BY  
JP/DC

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AA

SCALE  
N.T.S.

DATE  
14.06.22



PREVIOUS  
FACADE PROPOSAL  
(07.04.22)



AMENDED  
FACADE PROPOSAL  
(14.06.22)



- CROWN
- CURVED CURTAIN WALL FACADE TO EAST, TO ACCENTUATE FACADE AT GATEWAY
- FURTHER REDUCED BULK THROUGH TOWER SETBACK FROM PODIUM FLOOR PLATE
- REDUCED SOLID PORTION OF BALCONIES
- MAGENTA OUTLINE REPRESENTS FORMER SJB PROPOSAL

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**AMENDED PLANS**

**DA2021/327  
28 June 2022**

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## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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B	14.06.22	NEGOTIATIONS IN COUNCIL
A	07.04.22	NEGOTIATIONS IN COUNCIL
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NOMINATED ARCHITECT

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

**DA-850**

ISSUE

**B**

JOB NO.

OMA2107

SCALE

**N.T.S.**

DATE

14.06.22

DRAWING TITLE

FACADE COMPARISON - SHEET 1

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JP/DC

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PREVIOUS  
FACADE PROPOSAL  
(07.04.22)



AMENDED  
FACADE PROPOSAL  
(14.06.22)



- CROWN
- CURVED CURTAIN WALL FACADE TO EAST, TO ACCENTUATE FACADE AT GATEWAY.
- FURTHER REDUCED BULK THROUGH TOWER SETBACK FROM PODIUM FLOOR PLATE
- REDUCED SOLID PORTION OF BALCONIES
- ADDED GREENERY
- MAGENTA OUTLINE REPRESENTS FORMER SJB PROPOSAL

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**AMENDED PLANS**

**DA2021/327  
28 June 2022**

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APPLICATION**

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NOT TO SCALE

DRAWING NOTES

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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
<b>DA-851</b>	<b>B</b>
JOB NO. OMA2107	SCALE <b>N.T.S.</b>
	DATE 14.06.22

**DRAWING TITLE**  
FACADE COMPARISON - SHEET 2

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JP/DC

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PREVIOUS  
FACADE PROPOSAL  
(07.04.22)



AMENDED  
FACADE PROPOSAL  
(14.06.22)



- CROWN
- CURVED CURTAIN WALL FACADE TO EAST. TO ACCENTUATE FACADE AT GATEWAY.
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STATUS

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APPLICATION**

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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

PROJECT  
HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.	ISSUE
DA-853	B
JOB NO.	SCALE
OMA2107	N.T.S.
	DATE
	14.06.22

DRAWING TITLE  
FACADE COMPARISON - SHEET 4

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