



STRATHFIELD COUNCIL
RECEIVED
DA2021/279
10 August 2022

© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

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 ISMA Y 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
9. INCREASED SIZE OF BASEMENT WASTE ROOM
10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. 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
12. REDUCTION IN GFA (REFER TO DA 501)

ADDITIONAL CHANGES SINCE 28.06.24

1. FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3. LEVEL 9 TRANSFER SLAB REDUCED
4. GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
6. GFA FURTHER DECREASED BY ANOTHER 176,950.M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| | | |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 28.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 03.12.21 | ISSUE FOR DA |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY

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.

DA-005

JOB NO.

OMA2107

ISSUE

C

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

3D VIEWS

DRAWN BY

AA

CHECKED BY

AA



© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

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 ISMA Y 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
9. INCREASED SIZE OF BASEMENT WASTE ROOM
10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. 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
12. REDUCTION IN GFA (REFER TO DA 501)

ADDITIONAL CHANGES SINCE 28.06.24

1. FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3. LEVEL 9 TRANSFER SLAB REDUCED
4. GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
6. GFA FURTHER DECREASED BY ANOTHER 176.950 M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| | | |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 28.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 03.12.21 | ISSUE FOR DA |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY

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.

DA-006

JOB NO.

OMA2107

ISSUE

C

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

3D VIEWS

DRAWN BY

AA

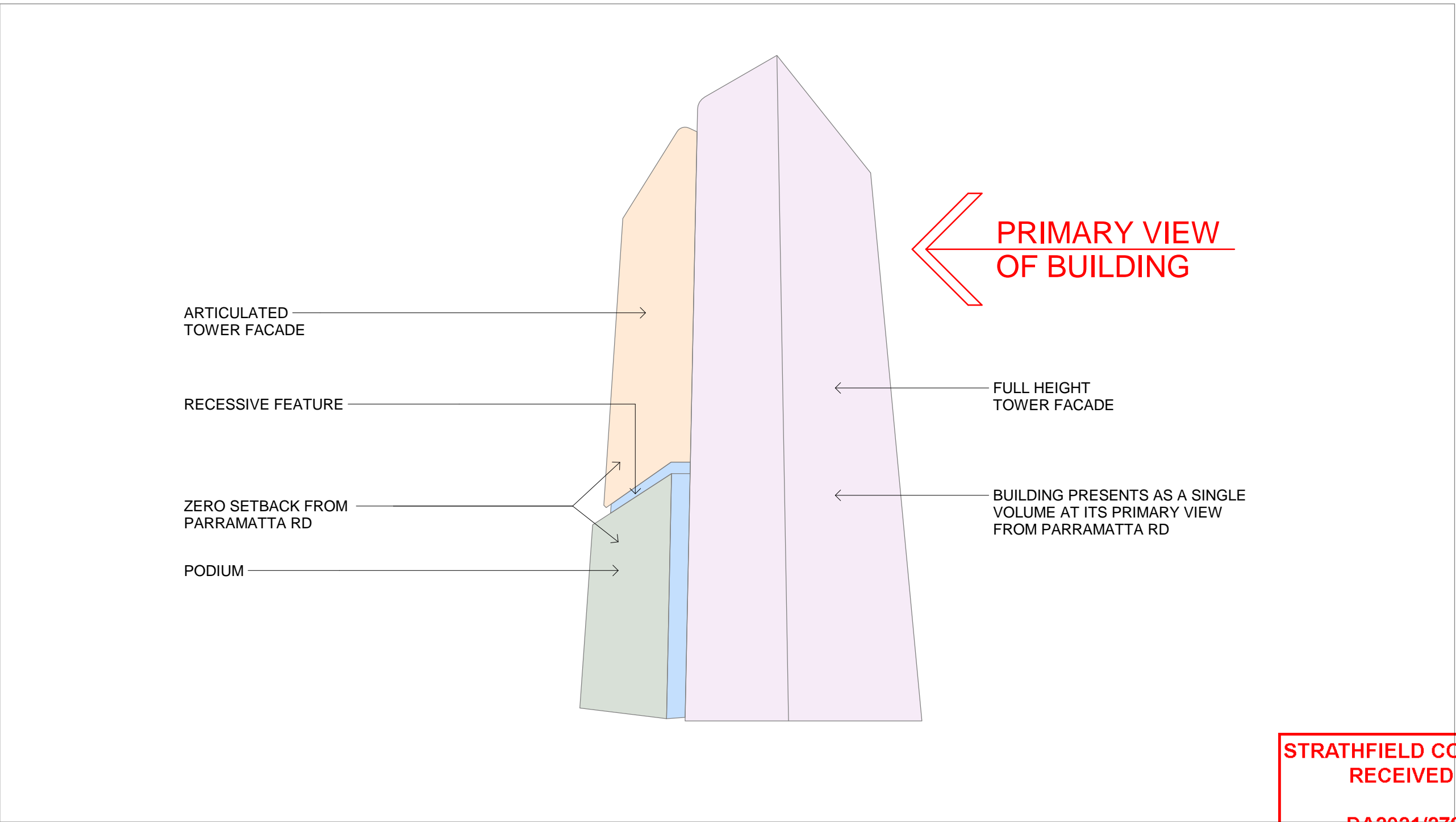
CHECKED BY

AA

BUILT FORM ANALYSIS



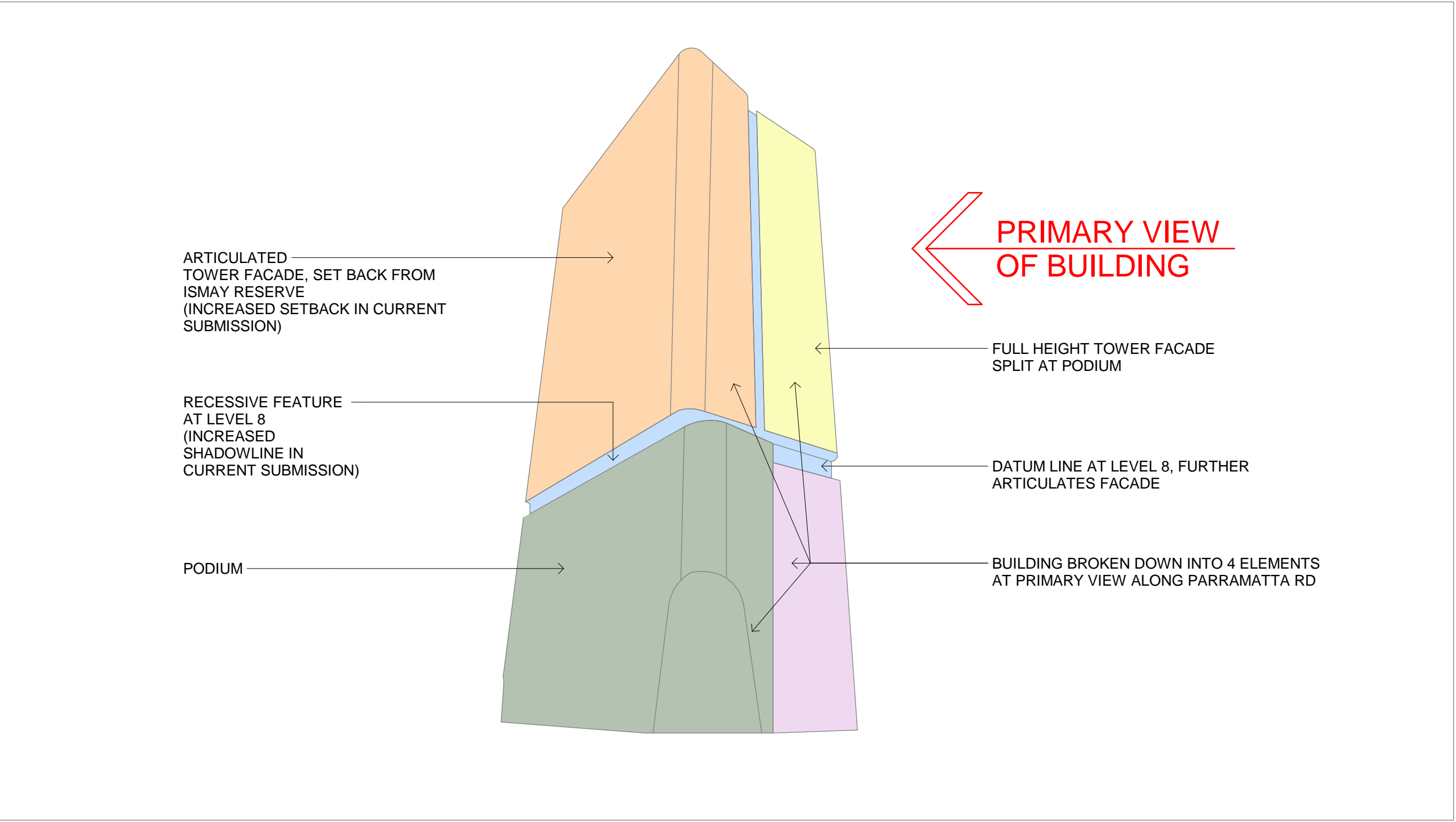
SJB PROPOSAL - VIEW FROM PARRAMATA ROAD



SJB DIAGRAM



SQA PROPOSAL - VIEW FROM PARRAMATA ROAD



SQA DIAGRAM

© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

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
9. INCREASED SIZE OF BASEMENT WASTE ROOM
10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. 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
12. REDUCTION IN GFA (REFER TO DA 501)

ADDITIONAL CHANGES SINCE 28.06.24

1. FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3. LEVEL 9 TRANSFER SLAB REDUCED
4. GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
6. GFA FURTHER DECREASED BY ANOTHER 176,950 M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| | | |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 14.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 07.04.22 | NEGOTIATIONS IN COUNCIL |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE / INTERIORS

www.squillace.com.au

SYDNEY

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.

DA-804

JOB NO.
OMA2107

SCALE
N.T.S.

DATE
05.08.22

DRAWING TITLE
MASSING COMPARISON - SHEET 1

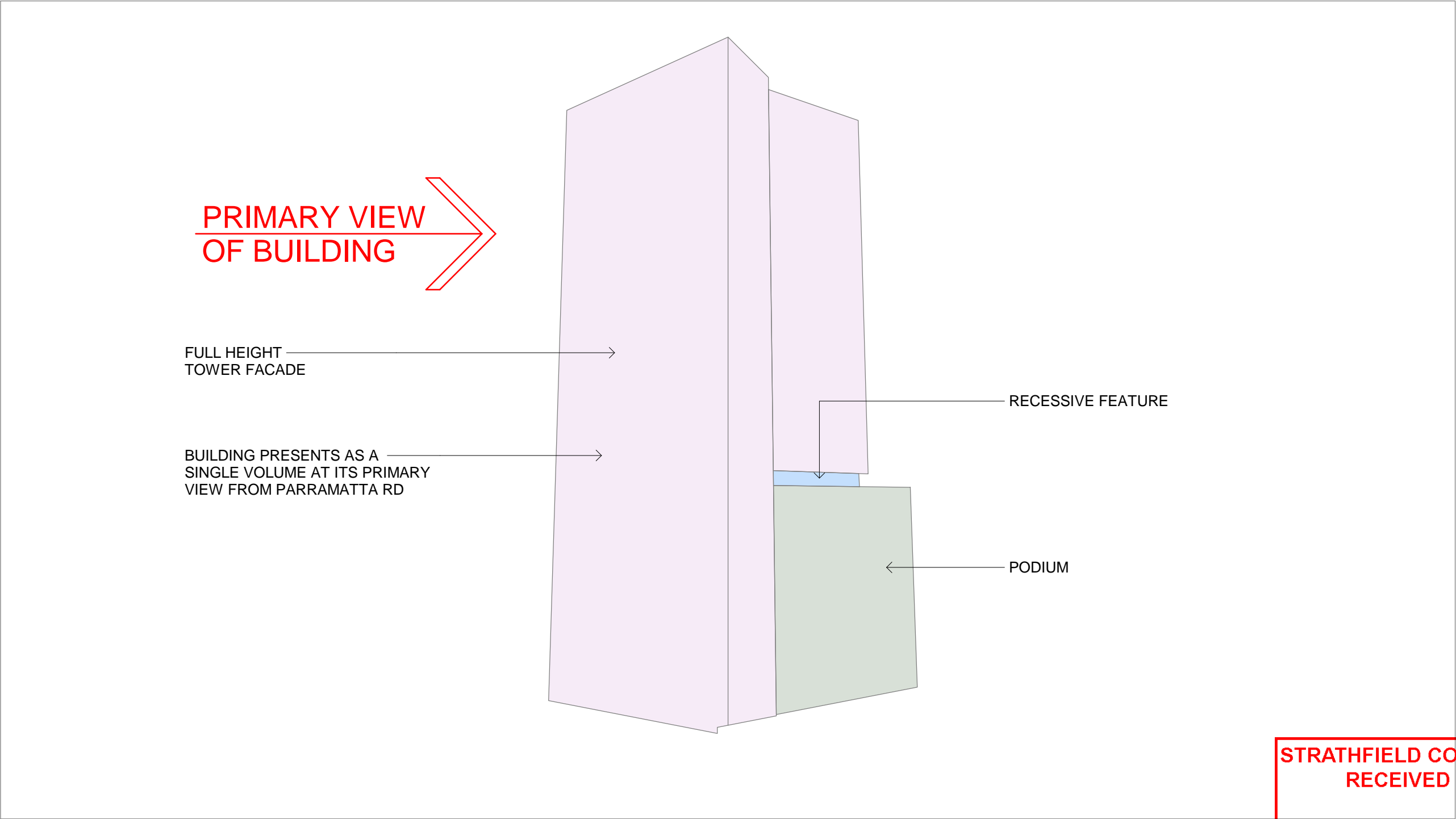
DRAWN BY
AA

CHECKED BY
AA

BUILT FORM ANALYSIS



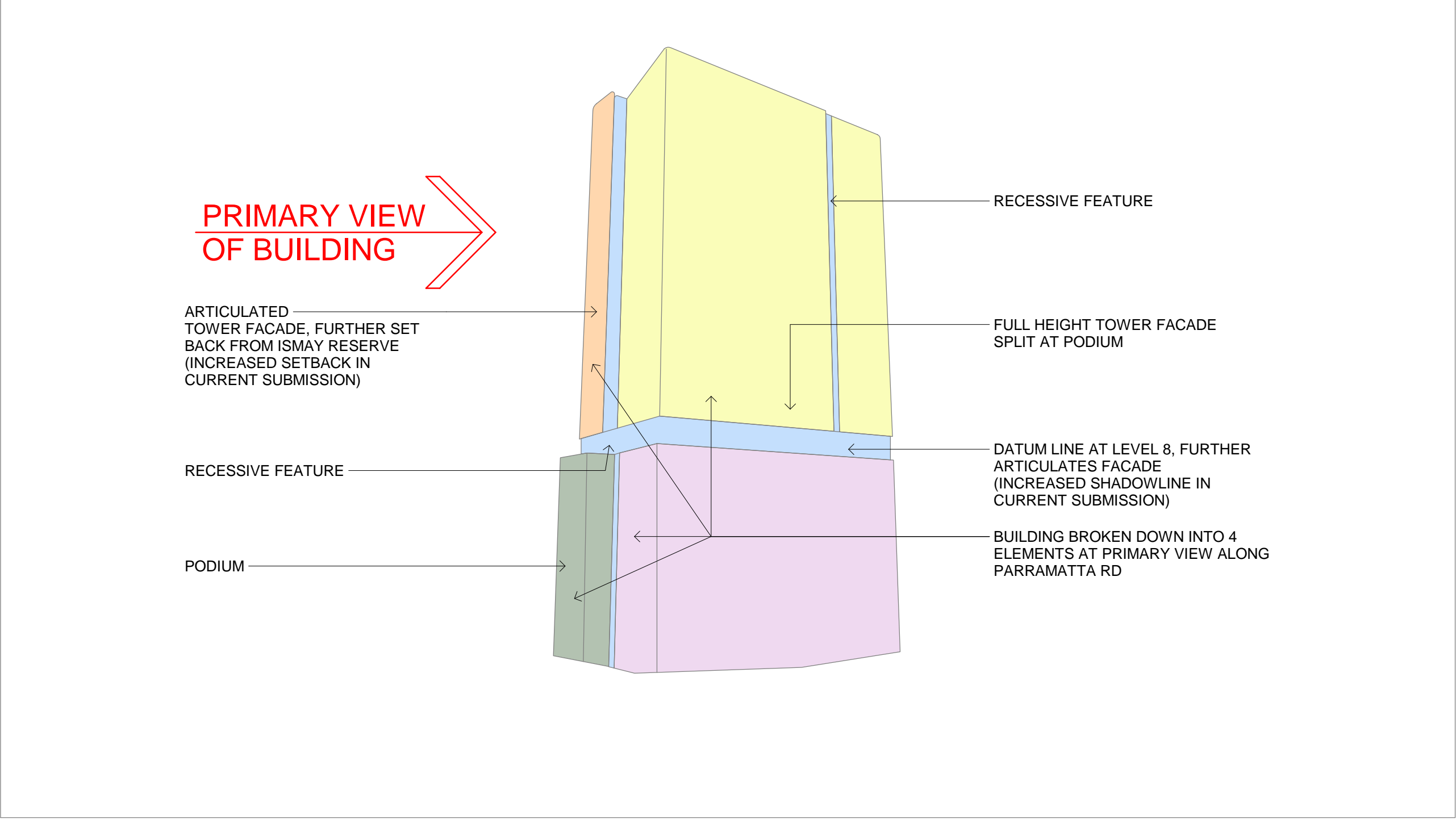
SJB PROPOSAL - VIEW FROM NORTH EAST / M4



SQA DIAGRAM



SQA PROPOSAL - VIEW FROM NORTH EAST / M4



SJB DIAGRAM



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

KEY AMENDMENTS (ISSUE 28.06.22)

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
9. INCREASED SIZE OF BASEMENT WASTE ROOM
10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. 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
12. REDUCTION IN GFA (REFER TO DA 501)

ADDITIONAL CHANGES SINCE 28.06.24

1. FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3. LEVEL 9 TRANSFER SLAB REDUCED
4. GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
6. GFA FURTHER DECREASED BY ANOTHER 176,950.M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| | | |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 14.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 07.04.22 | NEGOTIATIONS IN COUNCIL |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE / INTERIORS

www.squillace.com.au

SYDNEY

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.

DA-805

JOB NO.
OMA2107

SCALE
N.T.S.

DRAWING TITLE
MASSING COMPARISON - SHEET 2

DRAWN BY
AA

CHECKED BY
AA

ISSUE

C

DATE
05.08.22



PREVIOUS
FACADE PROPOSAL
(03.12.21)



PREVIOUS
FACADE PROPOSAL
(07.04.22)



CURRENT
FACADE PROPOSAL
(05.08.22)

- EXTERNAL WALL SETBACK AN ADDITIONAL 4.65m FROM ORIGINAL DA SUBMISSION ALONG EASTERN BOUNDARY
- INCREASED LEVEL 8 SHADOWLINE BY 600mm
- INCREASED VEGETATION TO LEVEL 8, IN PARTICULAR TO SOUTH-EAST CORNER

© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

- 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 ISMA Y 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)

ADDITIONAL CHANGES SINCE 28.06.24

- FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
- STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
- LEVEL 9 TRANSFER SLAB REDUCED
- GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
- UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
- GFA FURTHER DECREASED BY ANOTHER 176,950 M
- APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
- ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
- SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
|-----|----------|-------------------------|
| B | 14.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 07.04.22 | NEGOTIATIONS IN COUNCIL |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY

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.

DA-850

ISSUE

C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

FACADE COMPARISON - SHEET 1

DRAWN BY

AA

CHECKED BY

AA



PREVIOUS
FACADE PROPOSAL
(03.12.21)



PREVIOUS
FACADE PROPOSAL
(07.04.22)



CURRENT
FACADE PROPOSAL
(05.08.22)

- EXTERNAL WALL SETBACK AN ADDITIONAL 4.65m FROM ORIGINAL DA SUBMISSION ALONG EASTERN BOUNDARY
- INCREASED LEVEL 8 SHADOWLINE BY 600mm
- INCREASED VEGETATION TO LEVEL 8, IN PARTICULAR TO SOUTH-EAST CORNER

© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

- 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)

ADDITIONAL CHANGES SINCE 28.06.24

- FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
- STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
- LEVEL 9 TRANSFER SLAB REDUCED
- GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
- UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
- GFA FURTHER DECREASED BY ANOTHER 176.950 M
- APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
- ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
- SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| ISS | DATE | PURPOSE OF ISSUE |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 14.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 07.04.22 | NEGOTIATIONS IN COUNCIL |

CLIENT

Owner

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY

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

HOMBUSH TOWER

21 PARRAMATTA ROAD

HOMBUSH

DRAWING NO.

DA-851

JOB NO.

OMA2107

ISSUE

C

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

FACADE COMPARISON - SHEET 2

DRAWN BY

AA

CHECKED BY

AA



PREVIOUS
FACADE PROPOSAL
(03.12.21)



PREVIOUS
FACADE PROPOSAL
(07.04.22)



CURRENT
FACADE PROPOSAL
(05.08.22)

- EXTERNAL WALL SETBACK AN ADDITIONAL 4.65m FROM ORIGINAL DA SUBMISSION ALONG EASTERN BOUNDARY
- INCREASED LEVEL 8 SHADOWLINE BY 600mm
- INCREASED VEGETATION TO LEVEL 8, IN PARTICULAR TO SOUTH-EAST CORNER

© This work is copyright. Apart from any use permitted under the copyright act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Squillace Architects Pty Ltd, Australia.

The use of this drawing is conditional on your agreement to the Squillace Electronic Transfer Agreement as found on our website at www.squillace.com.au/eta



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

KEY AMENDMENTS (ISSUE 28.06.22)

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 ISMAV RESERVE TO PROVIDE BETTER ACCESSIBILITY
4. RELOCATE MAIL ROOM BASED ON FEEDBACK. TO ACCOMMODATE BIGGER LOBBY
5. COMMUNAL OPEN SPACE EXPANDED AT GROUND PLANE. 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
9. INCREASED SIZE OF BASEMENT WASTE ROOM
10. CLARIFIED CAR PARKING ALLOCATIONS, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. 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
12. REDUCTION IN GFA (REFER TO DA 501)

ADDITIONAL CHANGES SINCE 28.06.24

1. FURTHER SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3. LEVEL 9 TRANSFER SLAB REDUCED
4. GLASS CURTAIN WALL DOWNTURN REDUCED AT LEVEL 9 AND LEVEL 8 SHADOW LINE INCREASED VISUALLY
5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID. MIX & UNIT NUMBER UNCHANGED
6. GFA FURTHER DECREASED BY ANOTHER 176.950 M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTATION ADDED TO SOUTH-EAST CORNER OF SITE

| | | |
|-----|----------|-------------------------|
| C | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| B | 14.06.22 | NEGOTIATIONS IN COUNCIL |
| A | 07.04.22 | NEGOTIATIONS IN COUNCIL |
| ISS | DATE | PURPOSE OF ISSUE |

CLIENT

Owner

squillace

ARCHITECTURE /
INTERIORS

www.squillace.com.au

SYDNEY

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), AR11173 (NT)

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD

HOMEBUSH

DRAWING NO.

DA-853

ISSUE

C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

FACADE COMPARISON - SHEET 4

DRAWN BY

AA

CHECKED BY

AA