

# 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 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

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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-001

ISSUE

## C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

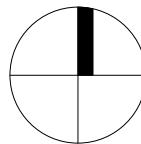
COVER SHEET, DRAWING LIST, SITE LOCATION PLAN

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### SHEET LIST - DA PLANS

NUMBER	NAME	CURRENT REVISION	ISSUED
DA-001	COVER SHEET, DRAWING LIST, SITE LOCATION PLAN	C	05.08.22
DA-005	3D VIEWS	C	05.08.22
DA-006	3D VIEWS	C	05.08.22
DA-011	SITE PLAN	C	05.08.22
DA-012	SITE ANALYSIS PLAN	C	05.08.22
DA-096	FLOOR PLAN - BASEMENT LEVEL 4	D	05.08.22
DA-097	FLOOR PLAN - BASEMENT LEVEL 3	D	05.08.22
DA-098	FLOOR PLAN - BASEMENT LEVEL 2	D	05.08.22
DA-099	FLOOR PLAN - BASEMENT LEVEL 1	D	05.08.22
DA-100	FLOOR PLAN - GROUND LEVEL	C	05.08.22
DA-101	TYPICAL PLAN - LEVEL 1-7	C	05.08.22
DA-102	FLOOR PLAN - LEVEL 8	D	05.08.22
DA-103	TYPICAL PLAN - LEVEL 9-21	D	05.08.22
DA-104	TYPICAL PLAN - LEVEL 22-24	C	05.08.22
DA-105	FLOOR PLAN - ROOF LEVEL	C	05.08.22
DA-201	SOUTH ELEVATION	C	05.08.22
DA-202	WEST ELEVATION	C	05.08.22
DA-203	NORTH ELEVATION	C	05.08.22
DA-204	EAST ELEVATION	C	05.08.22
DA-301	SECTIONS SHEET 1	C	05.08.22
DA-302	SECTIONS SHEET 2	C	05.08.22
DA-401	SHADOW STUDY PLAN WINTER SOLSTICE	C	05.08.22
DA-431	SUN'S EYE VIEW SHEET 1	C	05.08.22
DA-501	GROSS FLOOR AREA CALCULATIONS	C	05.08.22
DA-541	ADAPTABLE UNIT LAYOUT	B	05.08.22
DA-551	BUILDING HEIGHT PLANE DIAGRAM	C	05.08.22
DA-601	SOLAR ACCESS PLANS	C	05.08.22
DA-602	CROSS VENTILATION PLANS	C	05.08.22
DA-700	DETAIL 3D VIEW 1	C	05.08.22
DA-701	DETAIL 3D VIEW 2	C	05.08.22
DA-702	DETAIL 3D VIEW 3	C	05.08.22
DA-703	GENERAL 3D VIEWS	C	05.08.22
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 - SHEEET 1	C	05.08.22
DA-805	MASSING COMPARISON - SHEET 2	C	05.08.22
DA-806	CEILING HEIGHT DIAGRAM	A	07.04.22
DA-850	FACADE COMPARISON - SHEET 1	C	05.08.22
DA-851	FACADE COMPARISON - SHEET 2	C	05.08.22
DA-853	FACADE COMPARISON - SHEET 4	C	05.08.22

STRATHFIELD COUNCIL  
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DA2021/279  
10 August 2022

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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-005

ISSUE

C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

3D VIEWS

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1:800 @ A3 0 10m 20m  
1:400 @ A1

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-011

JOB NO.

OMA2107

SCALE

1 : 400@ A1

DATE

05.08.22

DRAWING TITLE

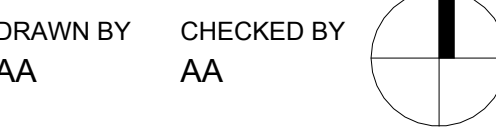
SITE PLAN

DRAWN BY

AA

CHECKED BY

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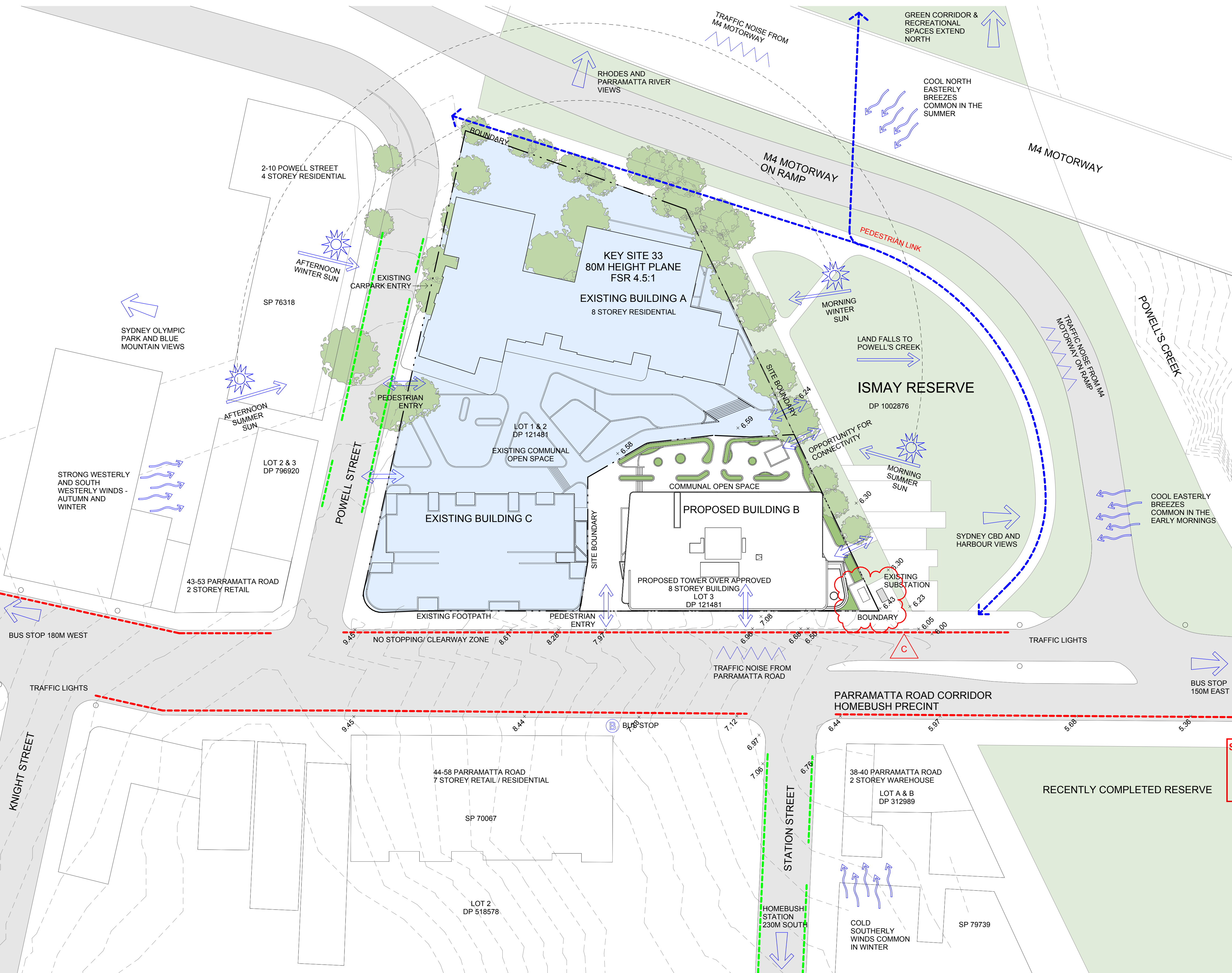
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LEGEND

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



1 SITE ANALYSIS PLAN.  
1: 400 @ A1

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GRAPHIC SCALE



DRAWING NOTES

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B	28.06.22	NEGOTIATIONS IN COUNCIL
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ISS	DATE	PURPOSE OF ISSUE

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

PROJECT  
HOMEBUSH TOWER

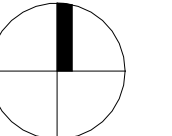
21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. ISSUE  
**DA-012 C**

JOB NO. SCALE DATE  
OMA2107 1: 400@ A1 05.08.22

DRAWING TITLE  
SITE ANALYSIS PLAN

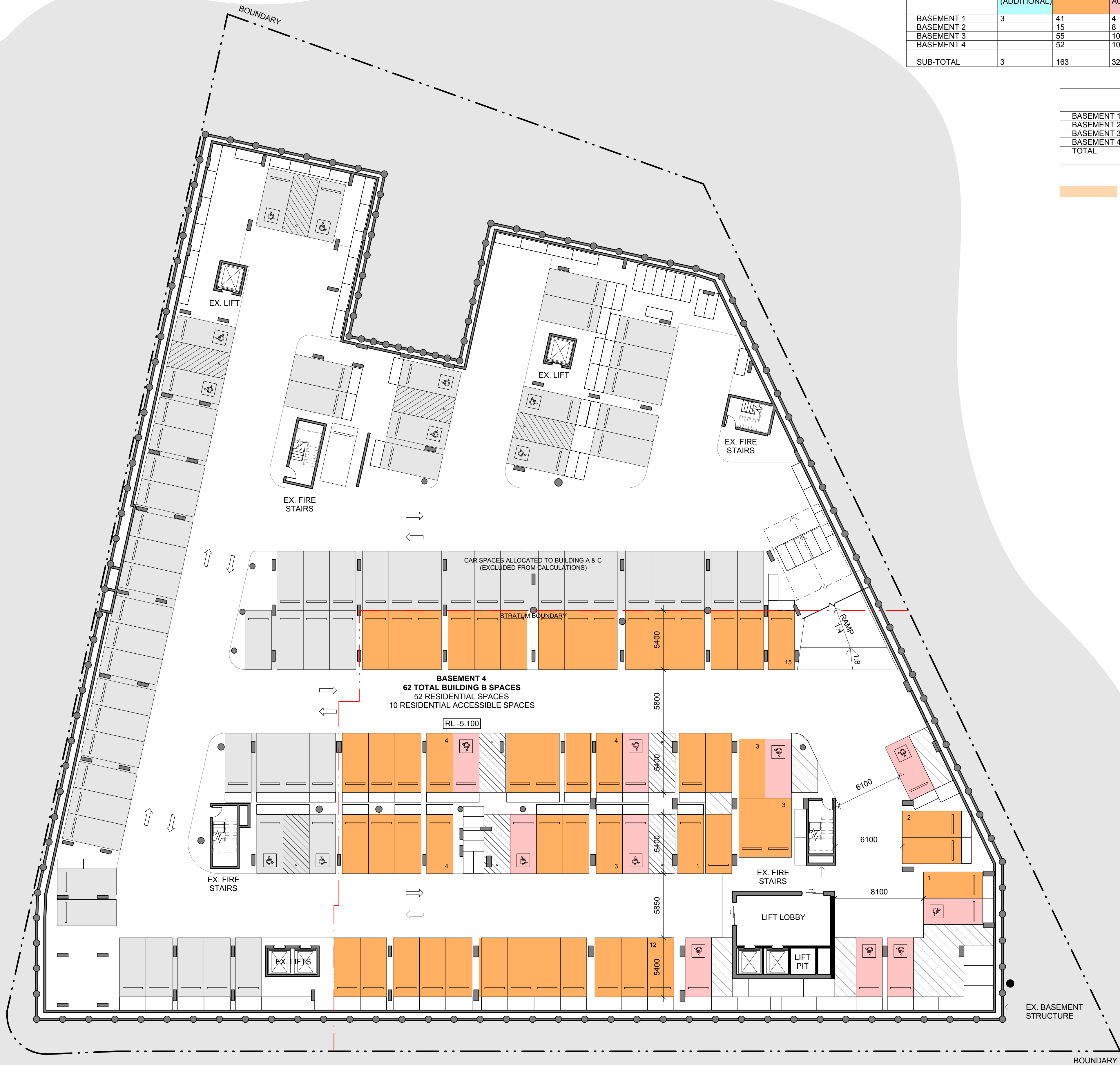
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AA AA



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DA2021/279  
10 August 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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GRAPHIC SCALE



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  - 07.04.22 - NEGOTIATIONS IN COUNCIL
  - 03.12.21 - ISSUE FOR DA
- | ISS | DATE     | PURPOSE OF ISSUE        |
|-----|----------|-------------------------|
| D   | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| C   | 28.06.22 | NEGOTIATIONS IN COUNCIL |
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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

**DA-096**

ISSUE

**D**

JOB NO.

OMA2107

SCALE

As

DATE

05.08.22

indicated@

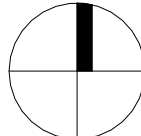
DRAWING TITLE  
FLOOR PLAN - BASEMENT LEVEL 4

DRAWN BY

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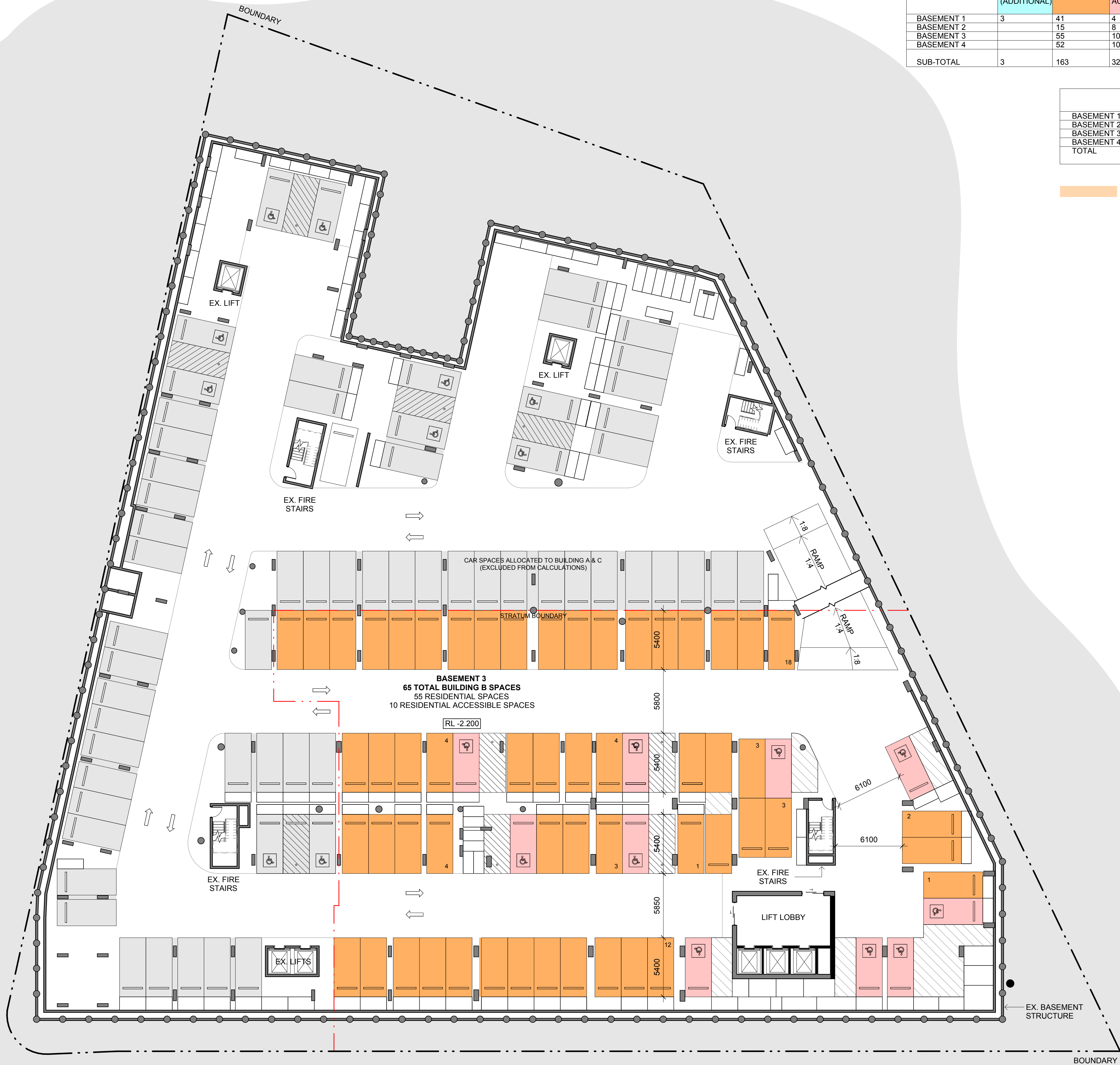
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**GRAPHIC SCALE**



**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
- |     |          |                         |
|-----|----------|-------------------------|
| D   | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| 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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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-097**

ISSUE

**D**

JOB NO.

OMA2107

SCALE

As

DATE

05.08.22

indicated@

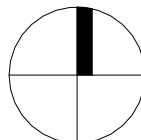
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FLOOR PLAN - BASEMENT LEVEL 3

DRAWN BY

AA

CHECKED BY

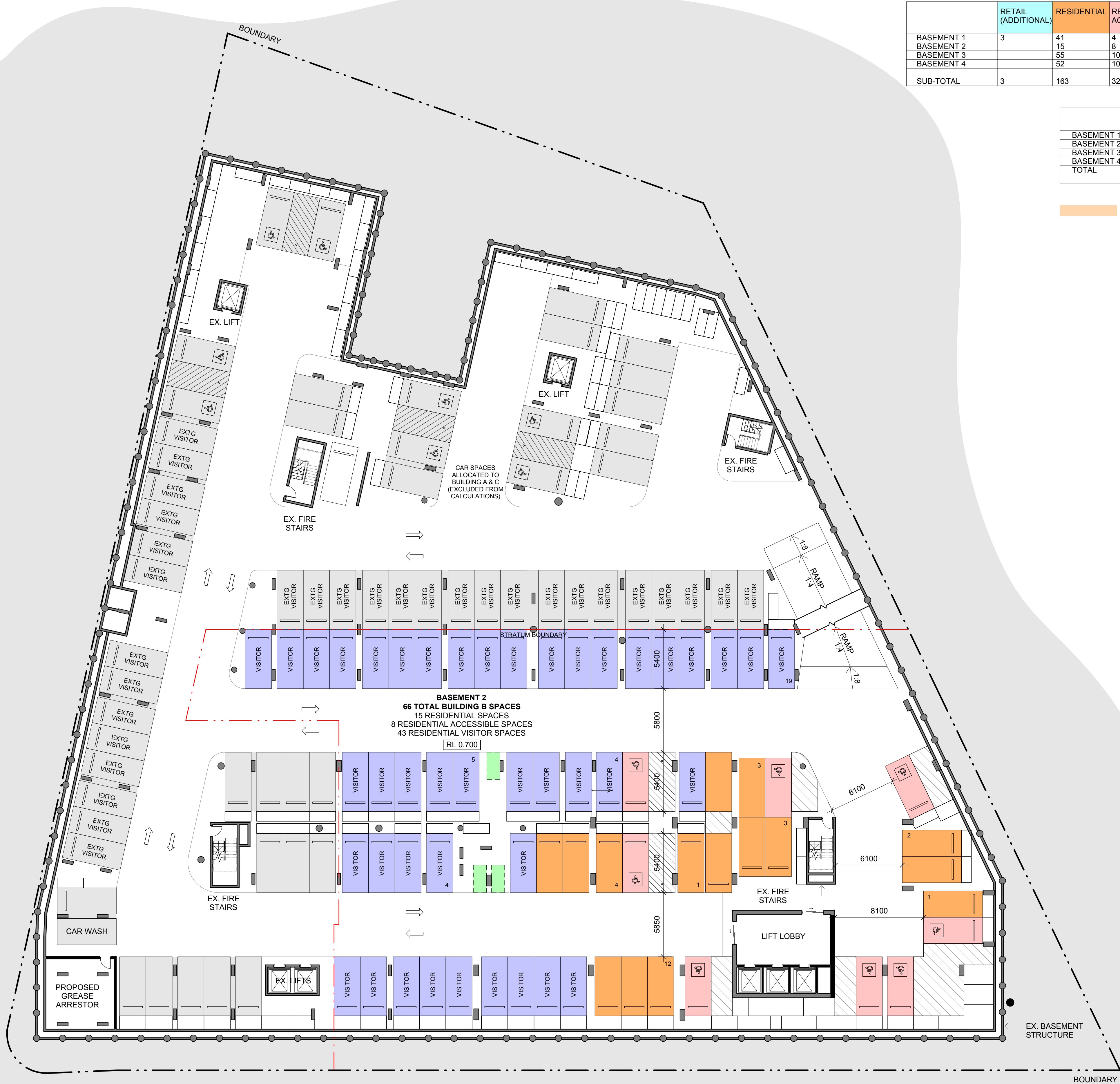
AA



**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021/279  
10 August 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

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

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

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
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ADDITIONAL CHANGES SINCE 28.06.24

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  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
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| D | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| C | 28.06.22 | NEGOTIATIONS IN COUNCIL |
| 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-098

ISSUE

D

JOB NO.

OMA2107

SCALE

As

DATE

05.08.22

indicated@

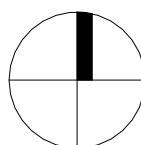
DRAWING TITLE  
FLOOR PLAN - BASEMENT LEVEL 2

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STRATHFIELD COUNCIL  
RECEIVED

DA2021/279  
10 August 2022



	RETAIL (ADDITIONAL)	RESIDENTIAL	RESIDENTIAL ACCESSIBLE	RESIDENTIAL VISITOR	TOTAL
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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

Diagram of a beam of length 10m. The beam is divided into three segments: 0-5m, 5-7m, and 7-10m. A point load of 100 kN is applied at support A (0m). A uniformly distributed load of 200 kN/m is applied from 5m to 7m. The beam is supported at A (0m) and B (10m).

### 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 STAIRWAYS PERMITTED BY THE COUNCIL
3. REVISED EASTERN BOUNDARY INTERFACE TO STAIRWAYS RESERVE TO PROVIDE BETTER ACCESSIBILITY
4. RELOCATE MAIN ROOM BASED ON FEEDBACK TO ACCOMMODATE BIGGER LOBBY.
5. COMMUNAL OFFICE 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 APPOINTMENT MIX TO INCLUDE MORE 3 BED UNITS (24 UNITS) & 24 REDUCED UNITS (2X 2 BED, 1X 12 TO 2 UNITS (3x 2 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 9/41 FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE          |                  |
| 2.  | STRUCTURAL GRID EXTENDED FROM PODIUM THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE |                  |
| 3.  | LEVEL 9 TRAFFIC DECK REMOVED   |                  |
| 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.  | CEA FURTHER DECREASED FROM 175,950 M <sup>2</sup> TO 175,850 M <sup>2</sup>                    |                  |
| 7.  | APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS                     |                  |
| 8.  | ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS   |                  |
| 9.  | SUBSTITUTION ADDED TO SOUTH-EAST CORNER OF SITE  |                  |
| 10. | 25.09.82 DECISION BY THE COUNCIL   |                  |
| 11. | 28.08.82 NEGOTIATIONS IN COUNCIL   |                  |
| 12. | 07.04.82 NEGOTIATIONS IN COUNCIL   |                  |
| 13. | 03.12.21 ISSUE FOR DMR   |                  |
| 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

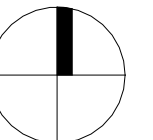
DRAWING NO. \_\_\_\_\_ ISSUE \_\_\_\_\_

DA-099 D

JOB NO.      SCALE      DATE  
OMA2107    As      05.08.22  
                 indicated@

DRAWING TITLE <sup>A1</sup>  
FLOOR PLAN - BASEMENT LEVEL 1

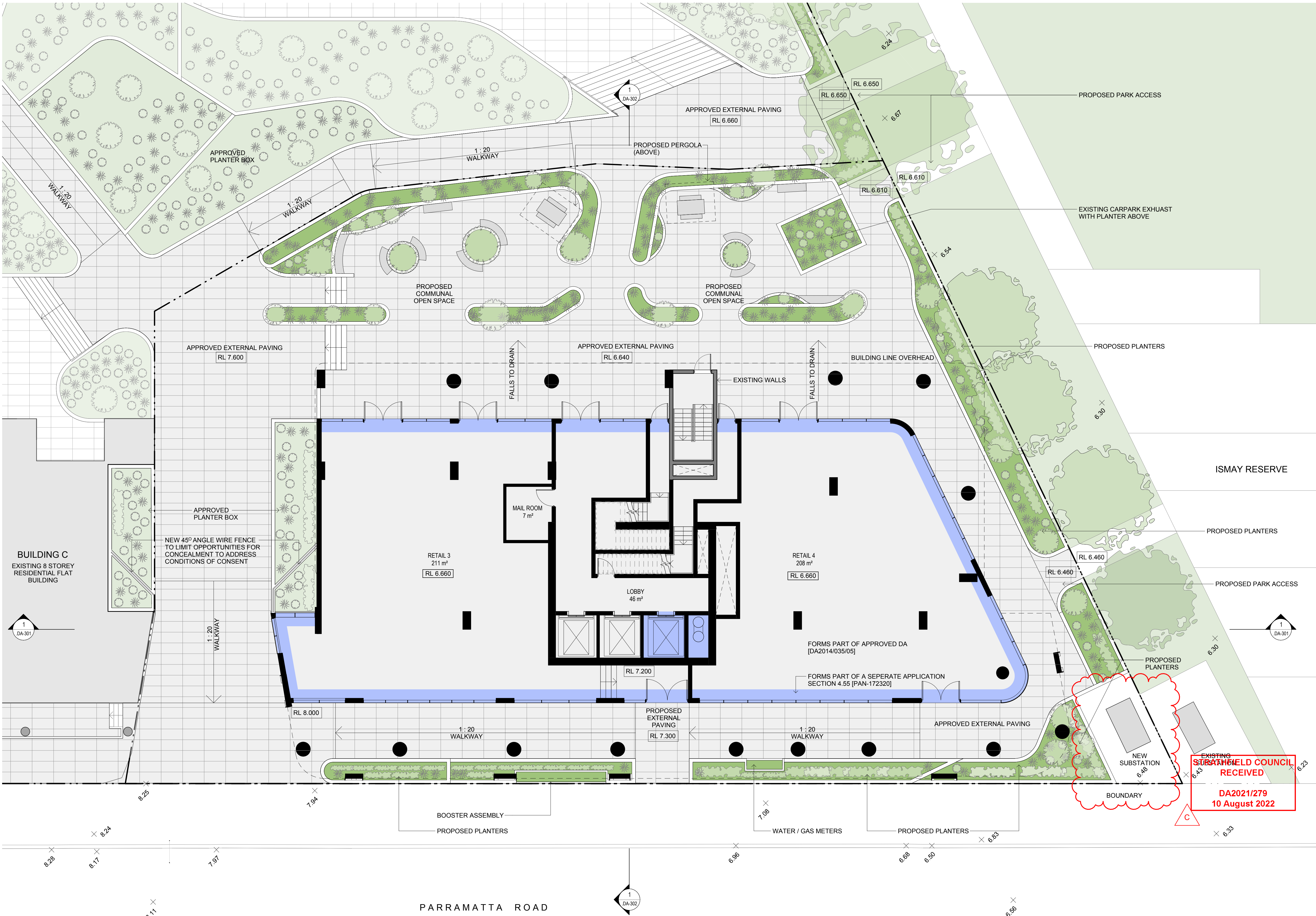
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**1 BASEMENT LEVEL 1**  
1 : 200 @ A1



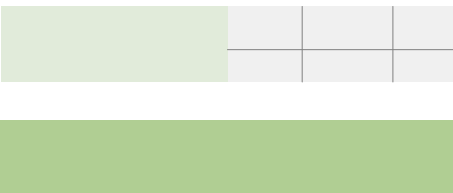




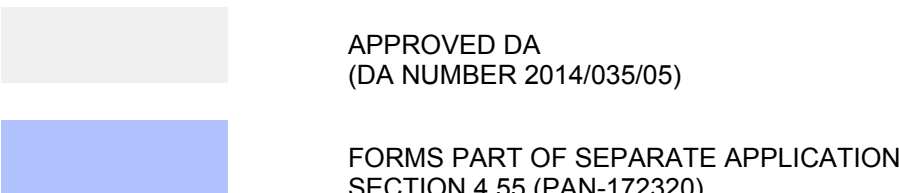
1 FLOOR PLAN - GROUND LEVEL  
1 : 100 @ A1

NOTE: INDICATIVE LANDSCAPE DESIGN, REFER TO LANDSCAPE DRAWINGS.

LANDSCAPE KEY

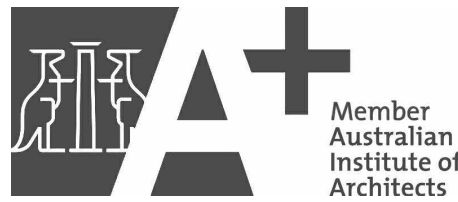


ARCHITECTURE KEY



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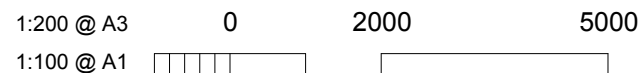
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STATUS  
DEVELOPMENT APPLICATION

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GRAPHIC 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. 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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ADDITIONAL CHANGES SINCE 28.06.24

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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 SQM
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
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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

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PROJECT  
HOMEBUSH TOWER

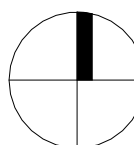
21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO. ISSUE  
DA-100 C

JOB NO. SCALE DATE  
OMA2107 1 : 100@ A1 05.08.22

DRAWING TITLE  
FLOOR PLAN - GROUND LEVEL

DRAWN BY CHECKED BY  
AA AA







STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

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

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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

## DA-101

ISSUE

## C

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

05.08.22

DRAWING TITLE

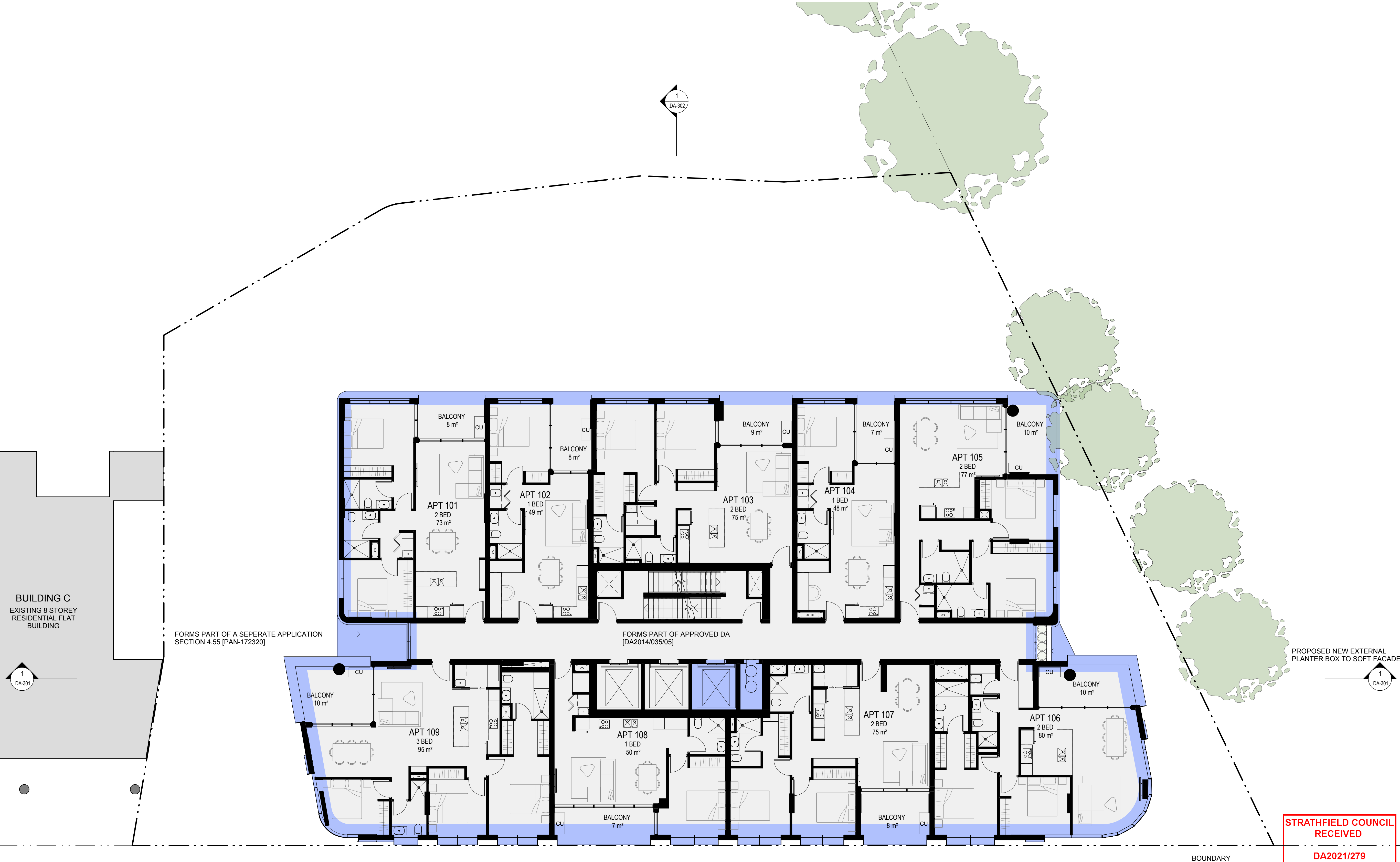
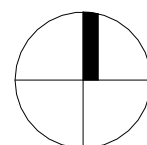
TYPICAL PLAN - LEVEL 1-7

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AA

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)





STATUS

## DEVELOPMENT APPLICATION

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

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  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
- | ISS | DATE     | PURPOSE OF ISSUE        |
|-----|----------|-------------------------|
| D   | 05.08.22 | NEGOTIATIONS IN COUNCIL |
| C   | 28.06.22 | NEGOTIATIONS IN COUNCIL |
| B   | 07.04.22 | NEGOTIATIONS IN COUNCIL |
| A   | 03.12.21 | ISSUE FOR DA            |

CLIENT

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-102

ISSUE

D

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

05.08.22

DRAWING TITLE

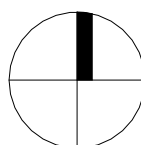
FLOOR PLAN - LEVEL 8

DRAWN BY

AA

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



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.

1. SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2. REVERTED GROUND FLOOR STAIRS REVERTED TO WALKWAY AS PER PREVIOUS APPROVAL
3. SOUTHERN 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
6. ADDITION OF 45' WALKS 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 ALLOWANCES, INCLUDING ADDITION OF MOTORCYCLE & BICYCLE PARKING ON BASEMENT LEVELS
11. AMENDED APARTMENT MIX TO INCLUDE MORE 3 BED UNITS  
24 UNITS (24) 1 BED UNITS (24) 2 BED UNITS (1 BED) TO 2 UNITS (23) 2 BED, TOTAL UNIT COUNT REDUCED FROM 214 UNITS TO 211 UNITS
12. REDUCTION IN GFA (REFER TO DA-50)

1.	FURTHER SET BACK TOWER LEVEL 9-241 FURTHER FROM EASTERN BOUNDARY & REDUCED FLOOR PLATE
2.	STRUCTURAL GRID EXTENDED FROM POOL/THROUGHOUT BUILDING BASED ON STRUCTURAL ENGINEER'S ADVICE
3.	LEVEL 9 TRANSFER STAIRS 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, N/A & UNIT NUMBERS INCREASED
6.	SPA FURTHER DECREASED BY ANOTHER 176,500 M <sup>2</sup>
7.	APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8.	ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9.	SUBSTITUTION ADDED TO SOUTH EAST CORNER OF SITE
DATE	
05.08.02	NEGOTIATIONS IN COUNCIL
C. 28.06.22	NEGOTIATIONS IN COUNCIL
B. 07.04.22	NEGOTIATIONS IN COUNCIL
A. 03.12.21	ISSUE FOR A
ISS	DATE PURPOSE OF ISSUE

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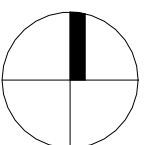
**NOMINATED ARCHITECT**  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD), AR1173 (NT)

21 PARRAMATTA ROAD  
HOMEBUSH

JOB NO. SCALE DATE  
OMA2107 1 : 100@ A1 05.08.22

DRAWN BY  
AA

CHECKED BY  
AA



1 TYPICAL  
1 : 100 @ A1

DA2021/279  
10 August 2022





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

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

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

ISS	DATE	PURPOSE OF ISSUE
C	05.08.22	NEGOTIATIONS IN COUNCIL
B	28.06.22	NEGOTIATIONS IN COUNCIL
A	07.04.22	NEGOTIATIONS IN COUNCIL

CLIENT

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-104

ISSUE

## C

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

05.08.22

DRAWING TITLE

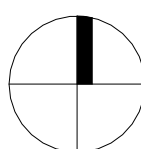
TYPICAL PLAN - LEVEL 22-24

DRAWN BY

AA

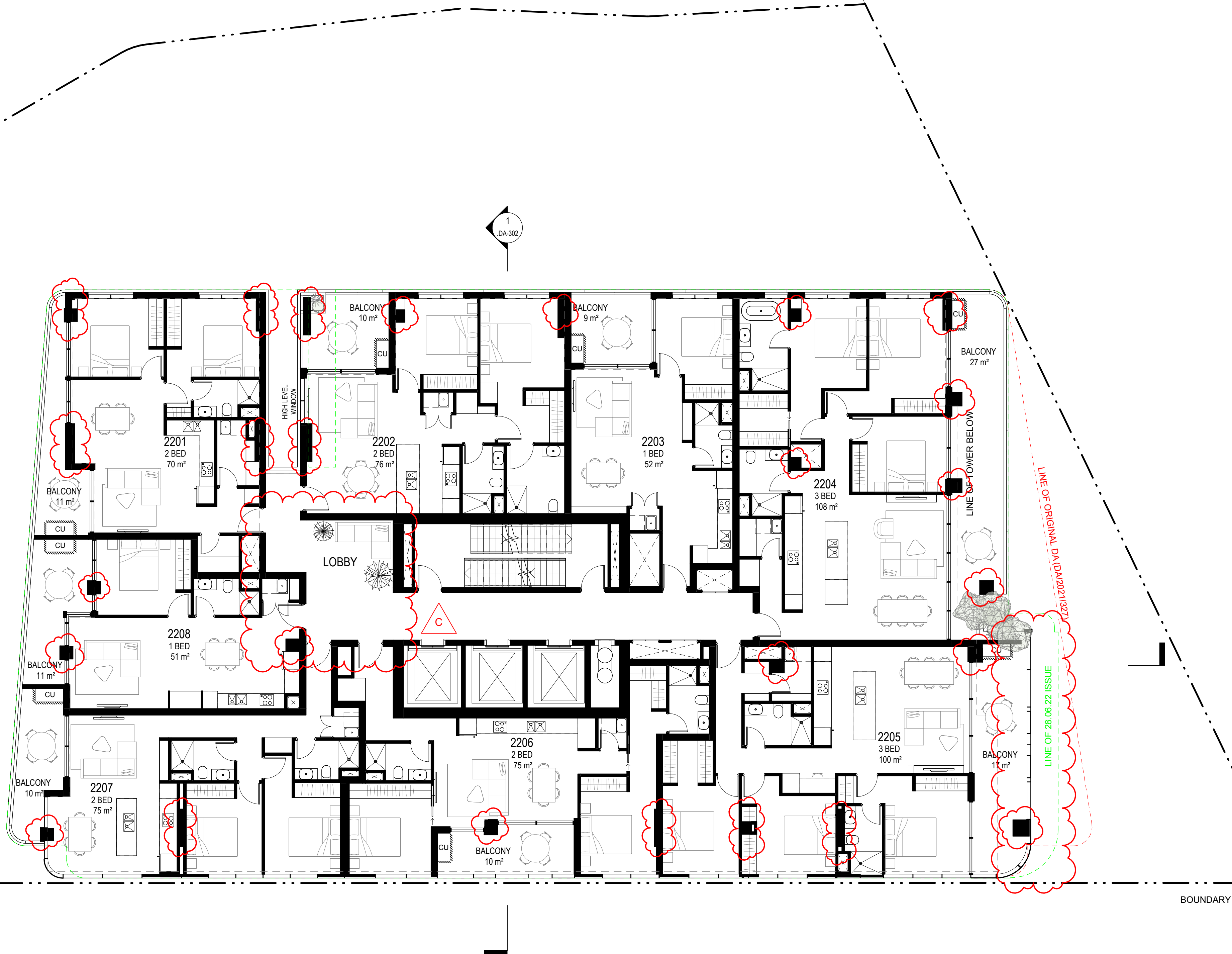
CHECKED BY

AA



## 1 TYPICAL PLAN - LEVEL 22-24

1: 100 @ A1



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DA2021/279  
10 August 2022



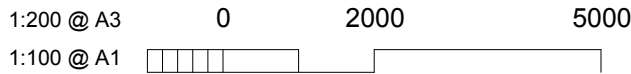


STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC 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 SQM
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

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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-105

ISSUE

## C

JOB NO.

OMA2107

SCALE

1 : 100@ A1

DATE

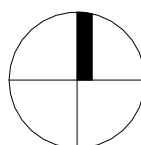
05.08.22

DRAWING TITLE

FLOOR PLAN - ROOF LEVEL

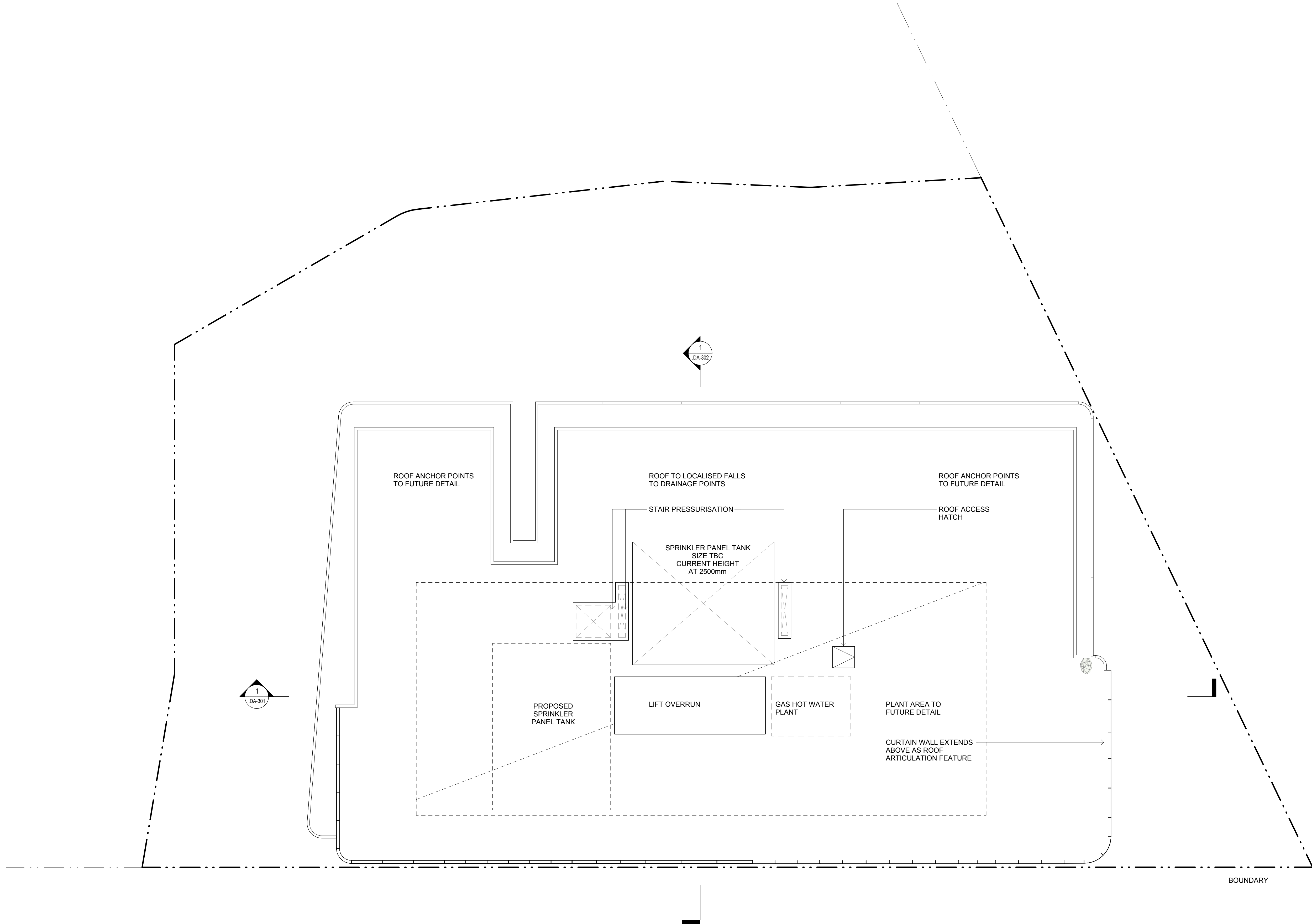
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AA

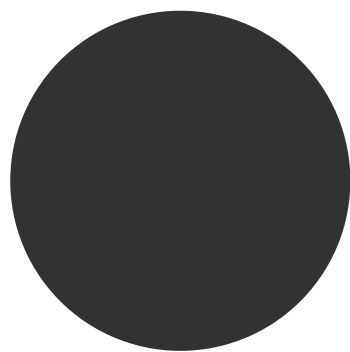


## 1 FLOOR PLAN - ROOF LEVEL

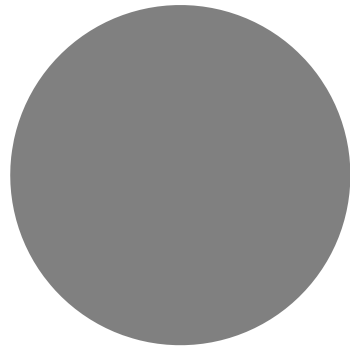
1 : 100 @ A1







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

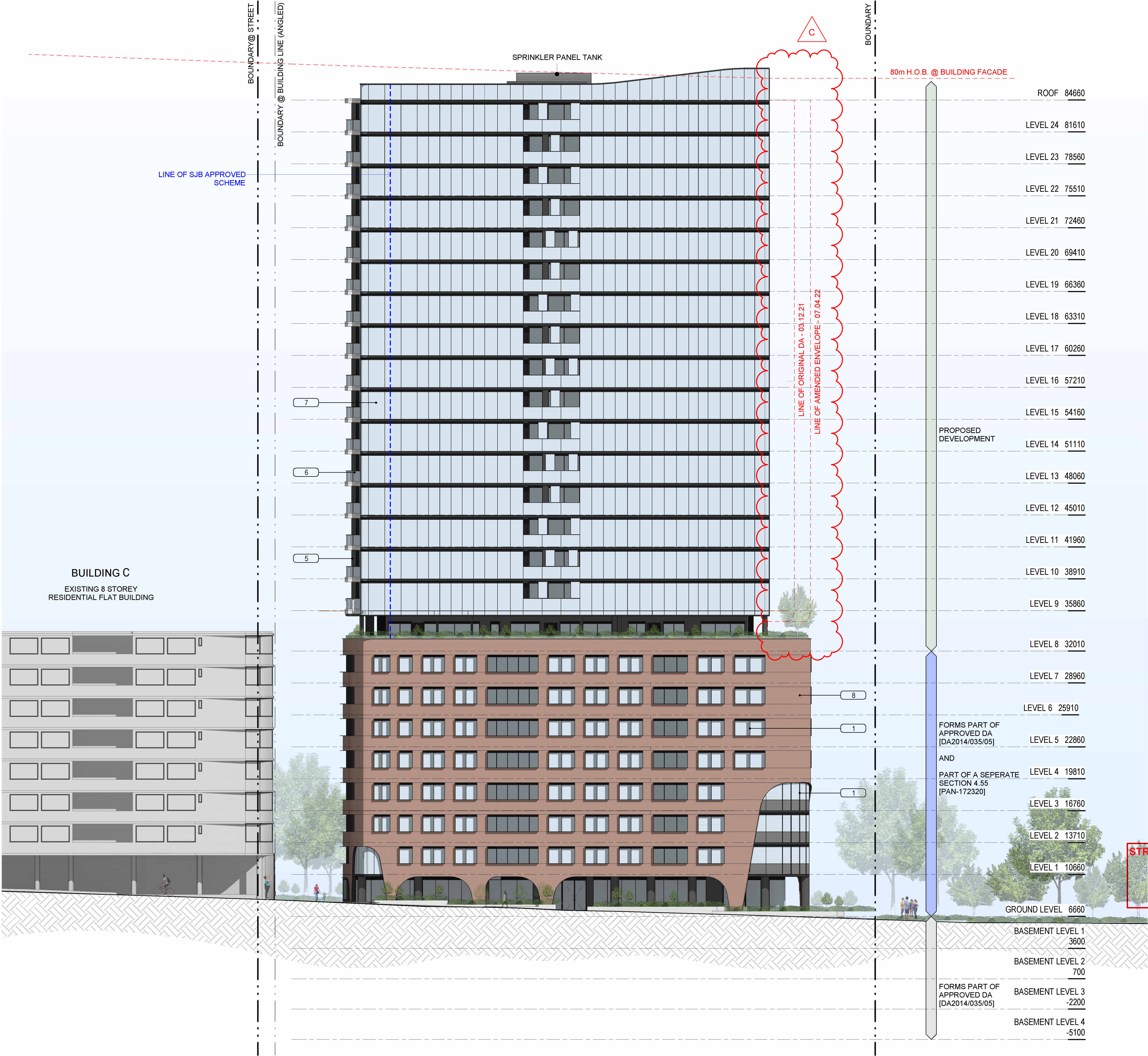


7. CURTAIN WALL FACADE / BACK PAN  
AS REQUIRED



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



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 SQM
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

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Owner

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INTERIORS

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SYDNEY

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

NOMINATED ARCHITECT

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

PROJECT

HOMBUSH TOWER

21 PARRAMATTA ROAD

HOMBUSH

DRAWING NO.

**DA-201**

ISSUE

**C**

JOB NO.

OMA2107

SCALE

1 : 200@ A1

DATE

05.08.22

DRAWING TITLE

SOUTH ELEVATION

DRAWN BY

AA

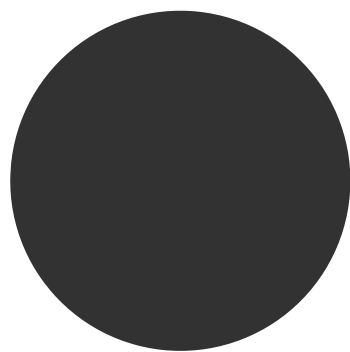
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AA

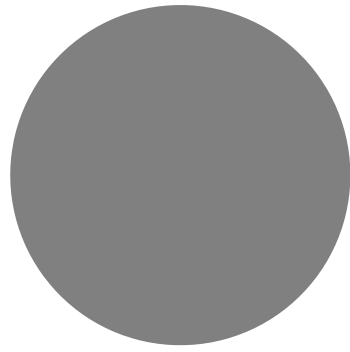
**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021/279  
10 August 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

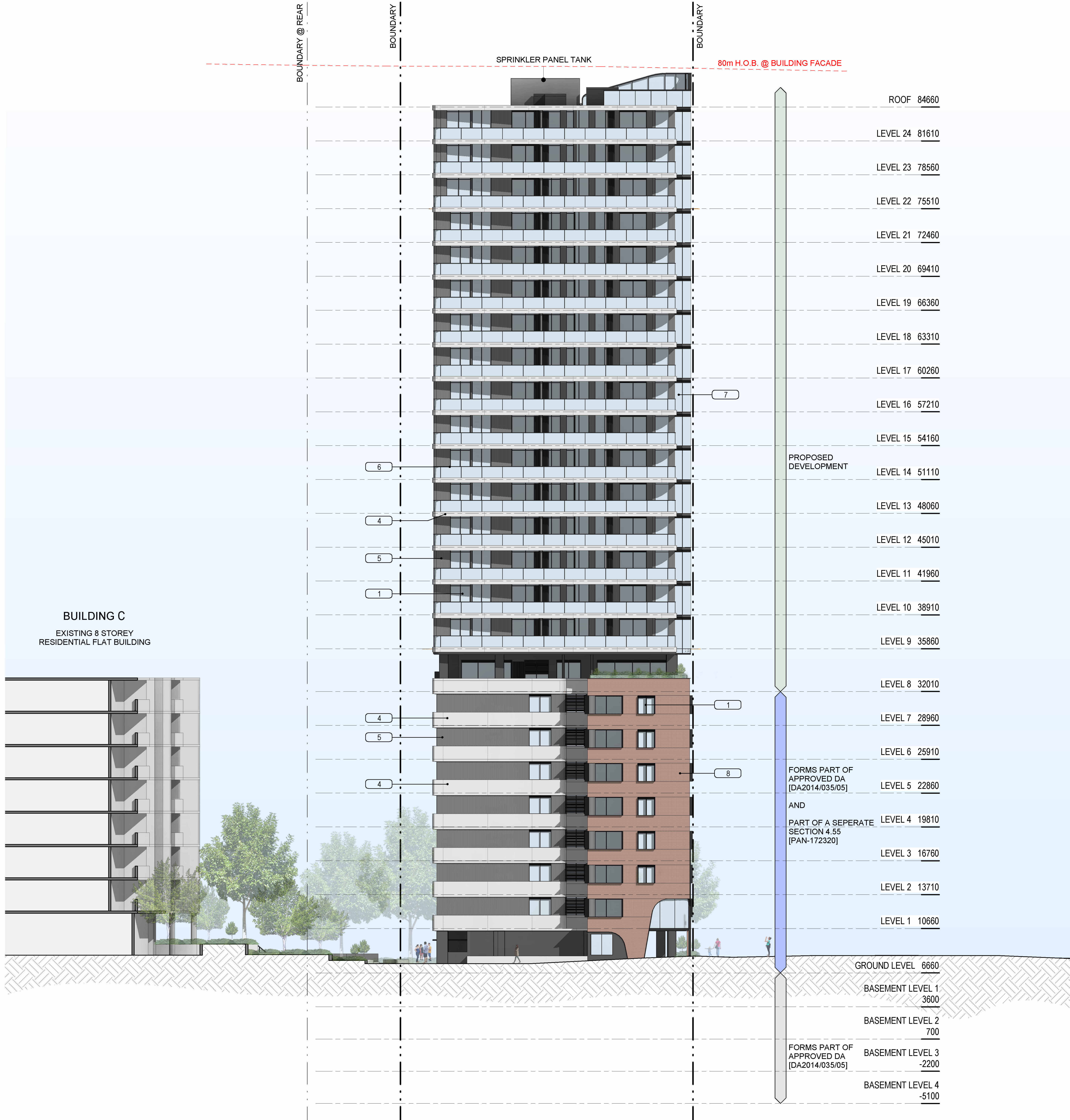


7. CURTAIN WALL FACADE / BACK PAN  
AS REQUIRED



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

1 **WEST 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 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.
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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 SQM
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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

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INTERIORS

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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-202

ISSUE

C

JOB NO.

OMA2107

SCALE

1 : 200@ A1

DATE

05.08.22

DRAWING TITLE

WEST ELEVATION

DRAWN BY

AA

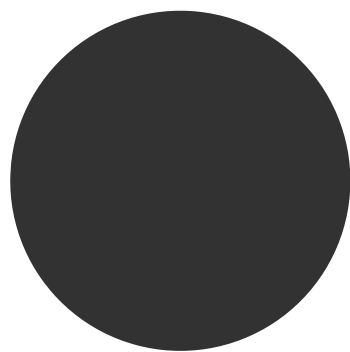
CHECKED BY

AA

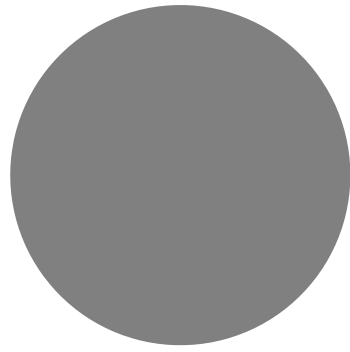
STRATHFIELD COUNCIL  
RECEIVED

DA2021/279  
10 August 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



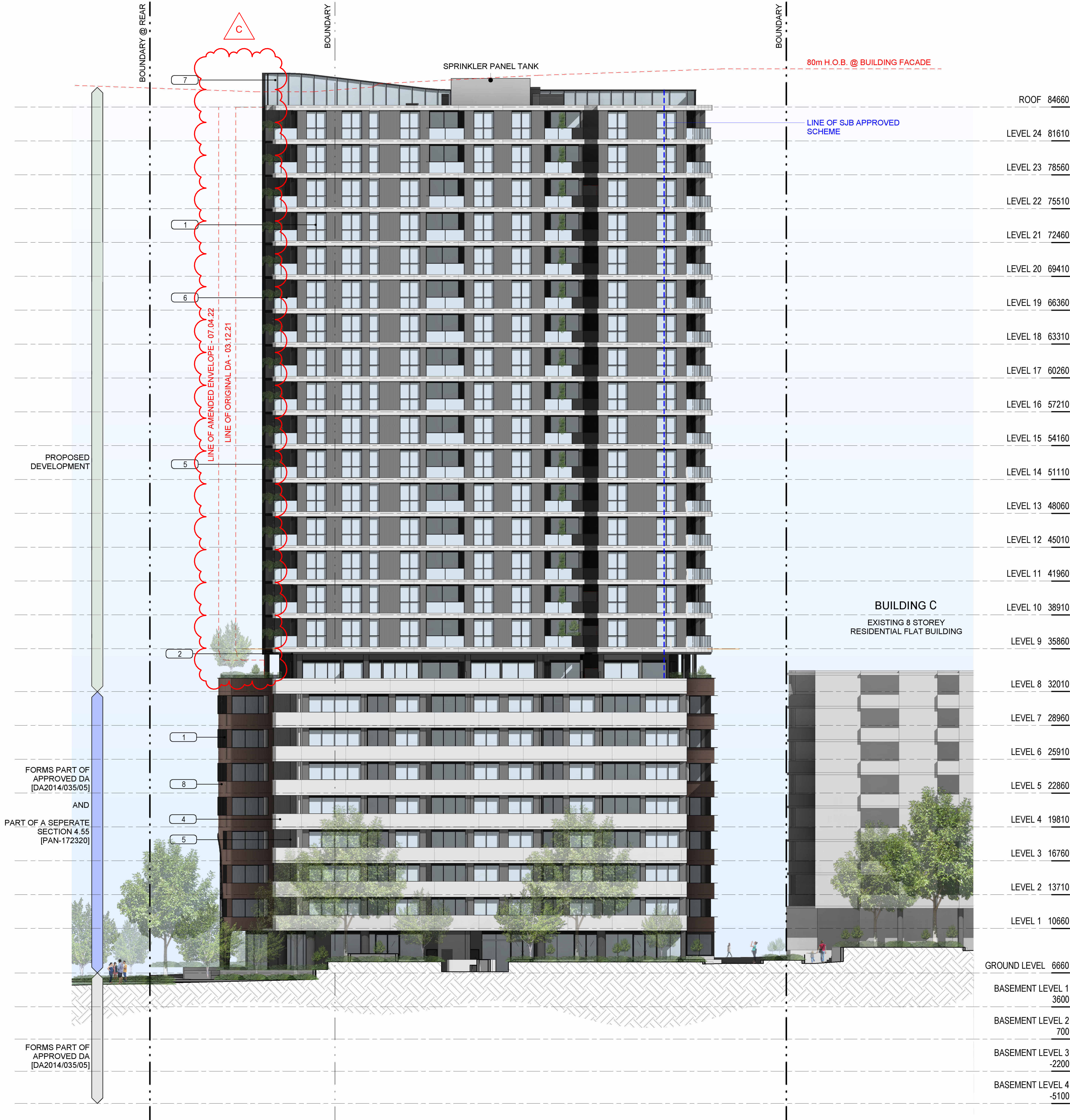
7. CURTAIN WALL FACADE / BACK PAN  
AS REQUIRED



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



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 SQ.M
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTANTION 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

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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-203**

ISSUE

**C**

JOB NO.

OMA2107

SCALE

1 : 200@ A1

DATE

05.08.22

DRAWING TITLE

NORTH ELEVATION

DRAWN BY

AA

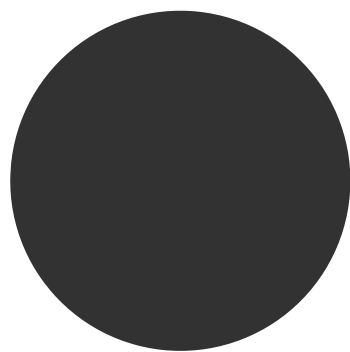
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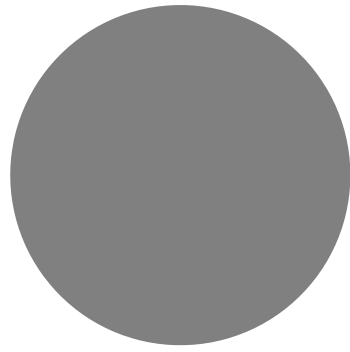
**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021/279  
10 August 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



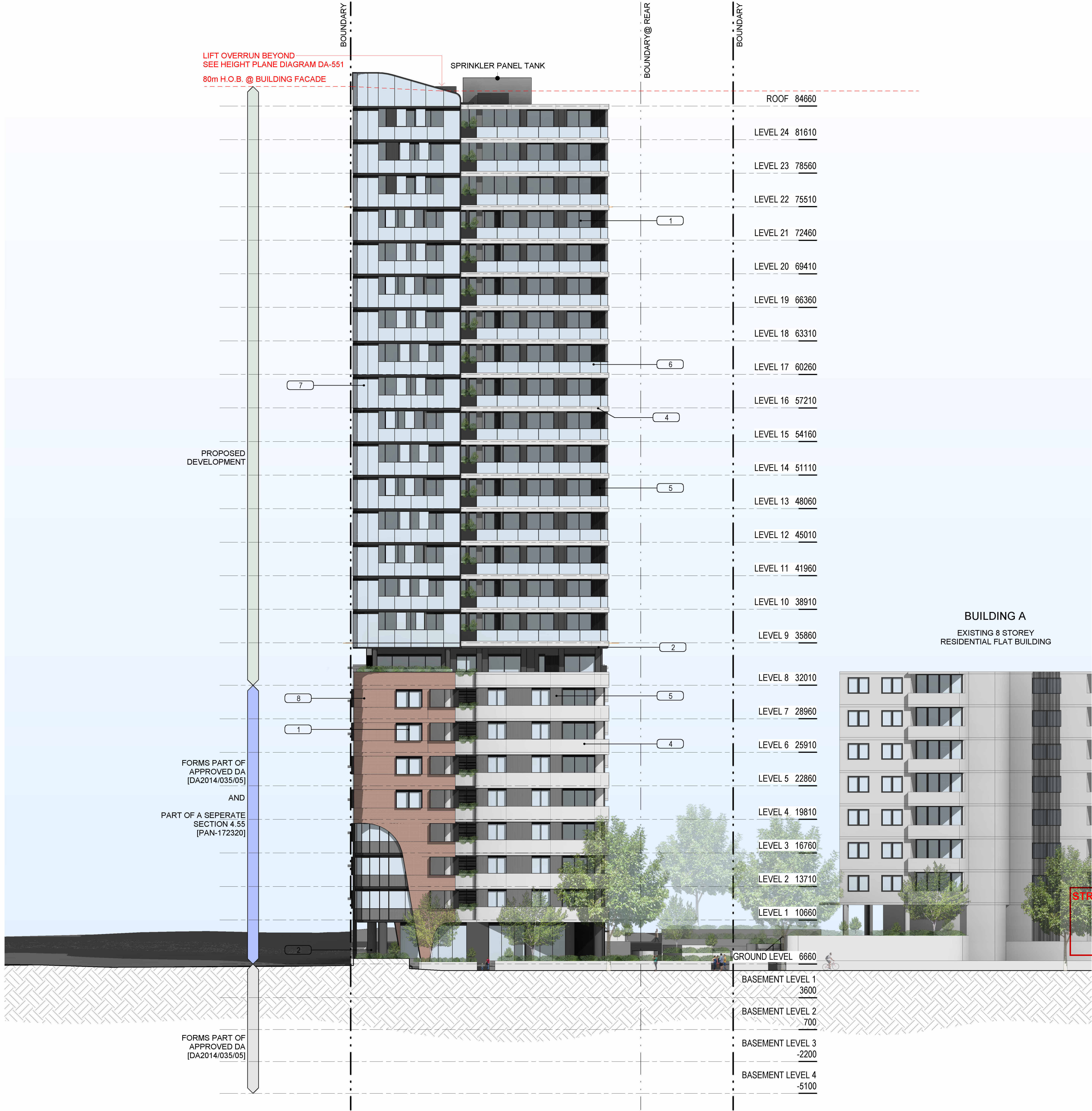
7. CURTAIN WALL FACADE / BACK PAN  
AS REQUIRED



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

# 1 EAST ELEVATION

1: 200 @ A1



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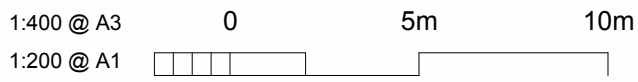


STATUS

## 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



DRAWING NOTES

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

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B	28.06.22	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-204

ISSUE

C

JOB NO.

OMA2107

SCALE

1 : 200@ A1

DATE

05.08.22

DRAWING TITLE

EAST ELEVATION

DRAWN BY

AA

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AA

STRATHFIELD COUNCIL  
RECEIVED

DA2021/279  
10 August 2022





STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

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B	28.06.22	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-301

ISSUE

C

JOB NO.

OMA2107

SCALE

1 : 200@ A1

DATE

05.08.22

DRAWING TITLE

SECTIONS SHEET 1

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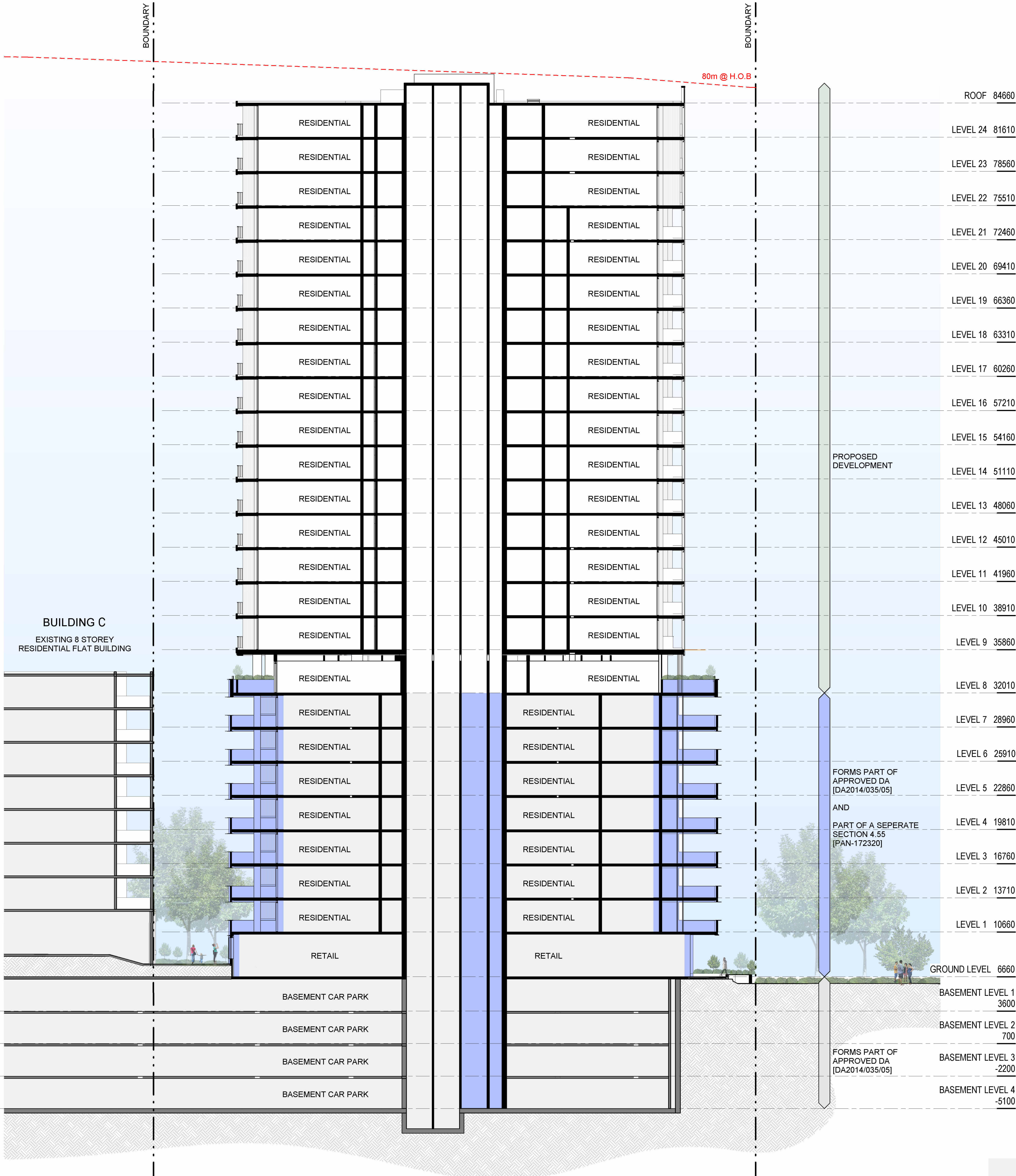
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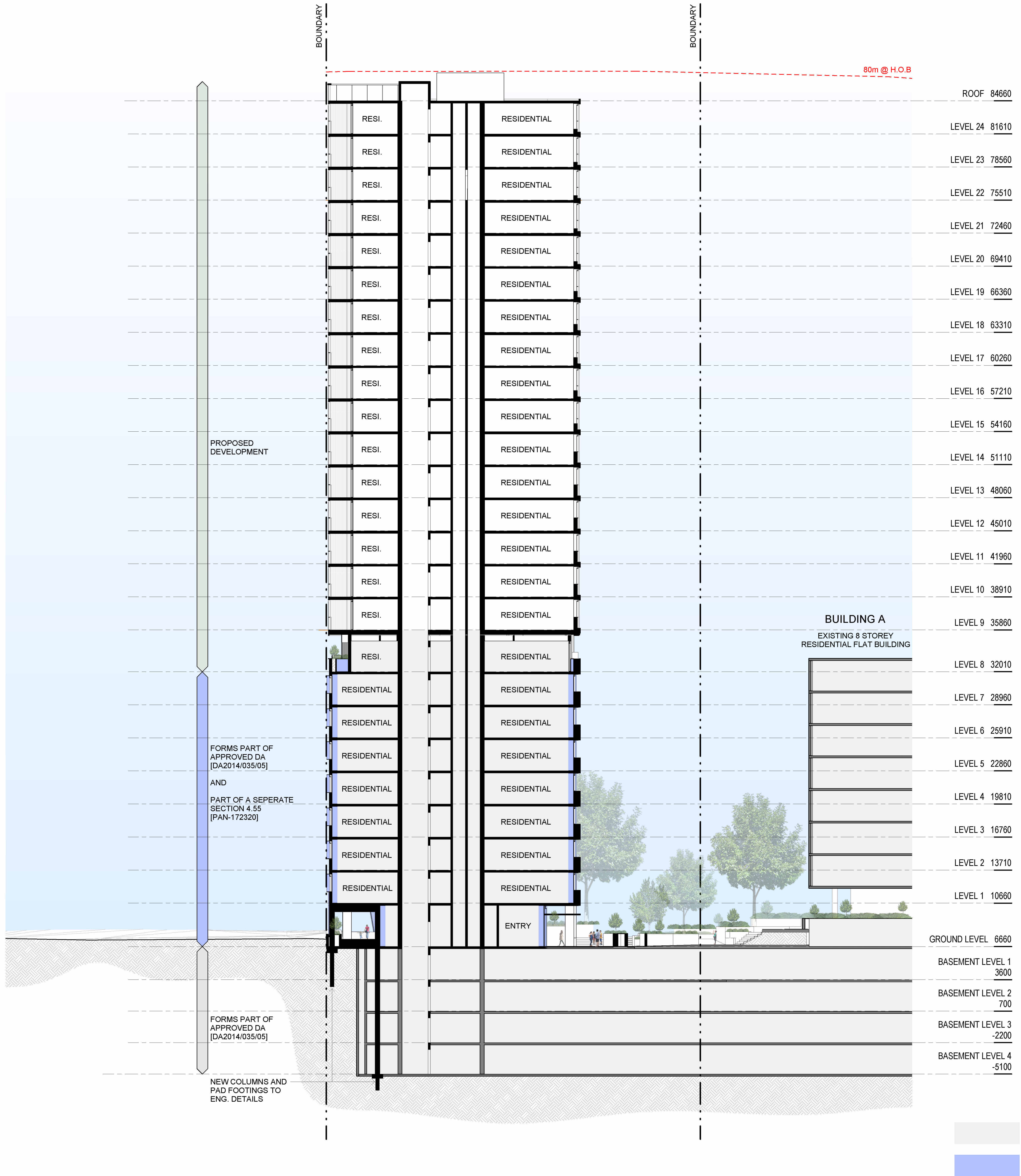
AA

APPROVED DA  
(DA NUMBER 2014/035/05)

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







APPROVED DA  
(DA NUMBER 2014/035/05)

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

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STATUS

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m  
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.

DA-302

ISSUE

C

JOB NO.

OMA2107

SCALE

1:200@A1

DATE

05.08.22

DRAWING TITLE

SECTIONS SHEET 2

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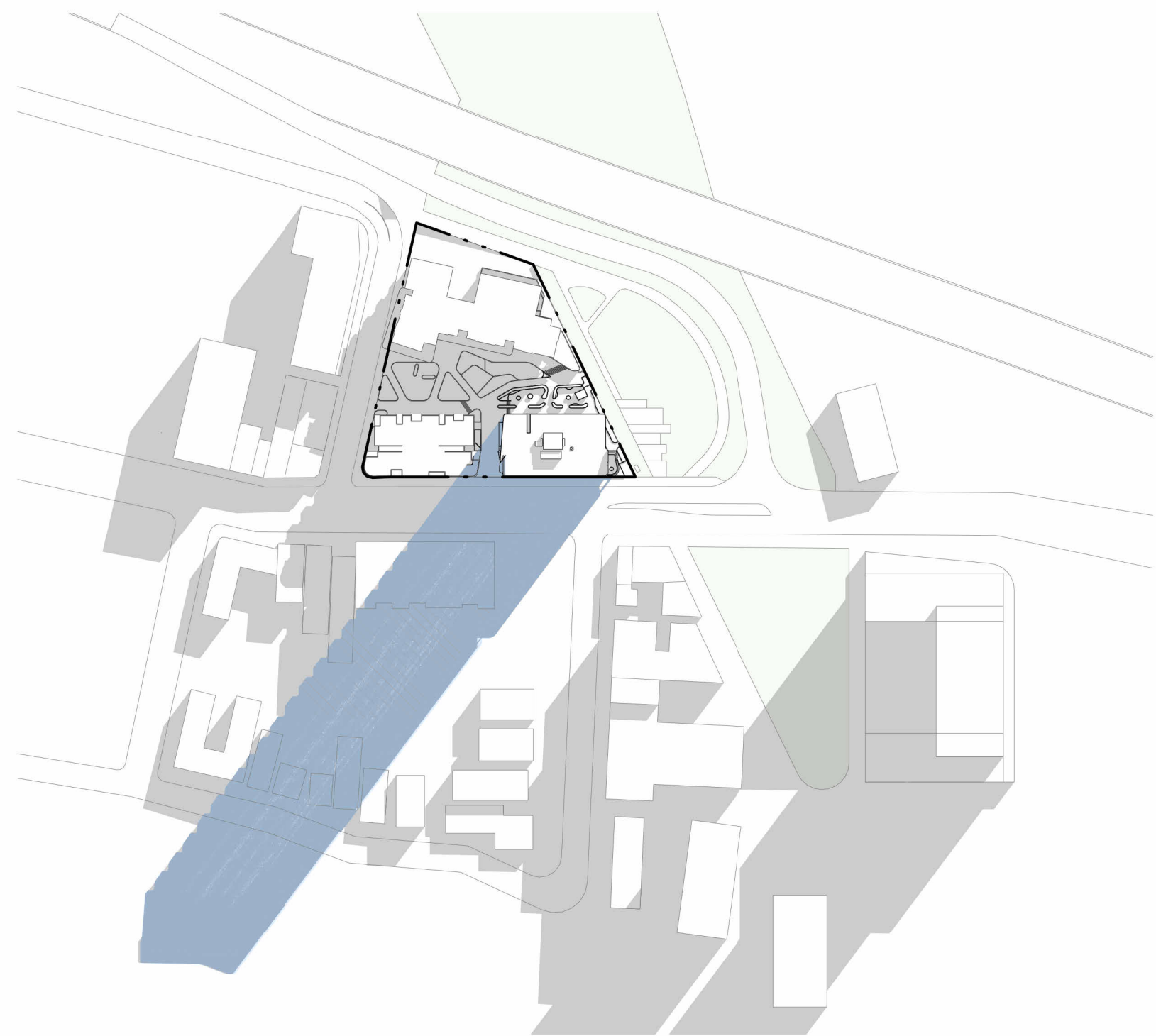
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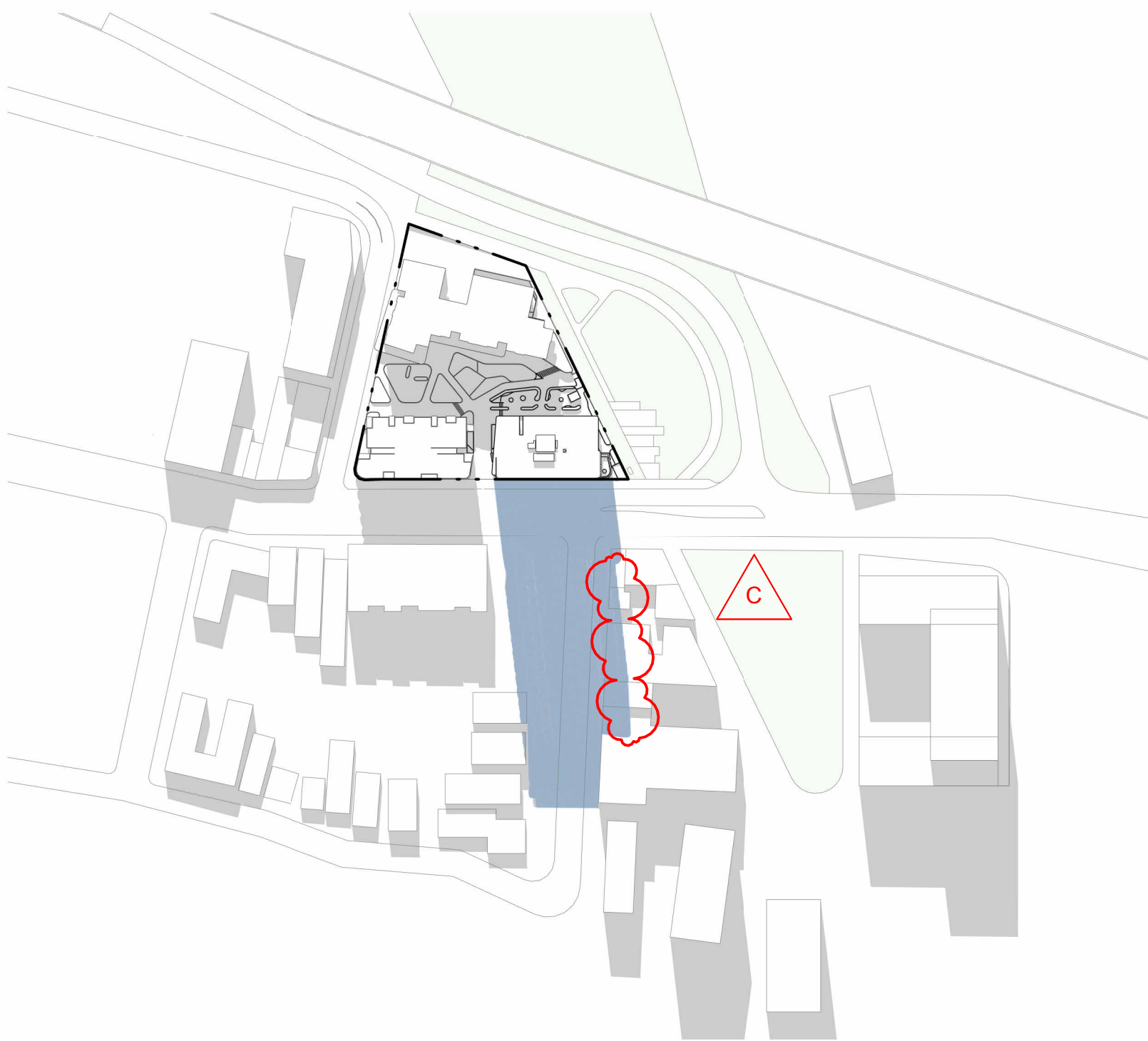
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DA2021/279  
10 August 2022

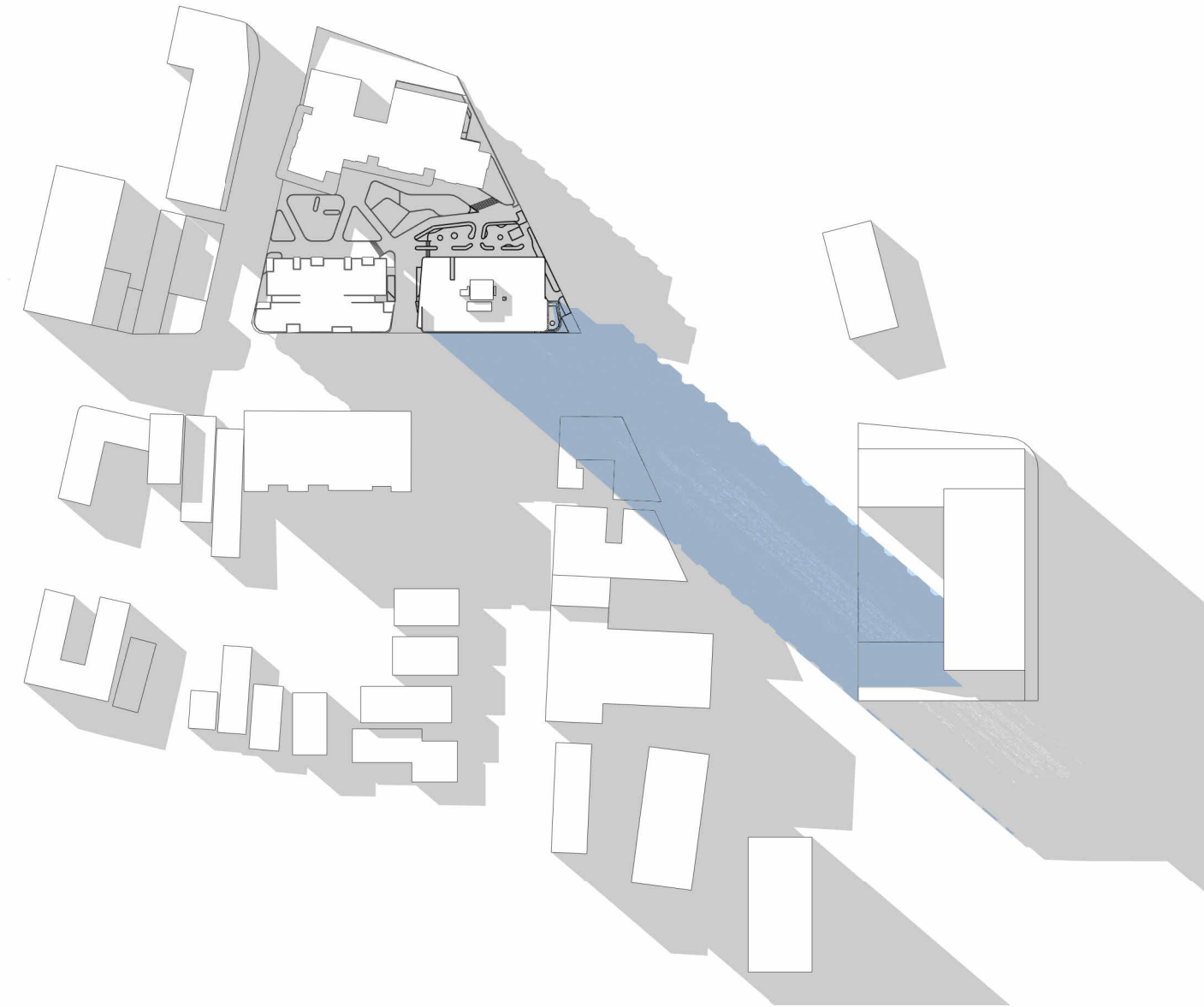




1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM**  
1 : 2000 @ A1



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



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

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021/279  
10 August 2022**

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STATUS

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GRAPHIC SCALE



DRAWING NOTES

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

**DA-401**

JOB NO.  
OMA2107

ISSUE

**C**

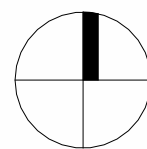
SCALE  
**AS SHOWN**

DATE  
05.08.22

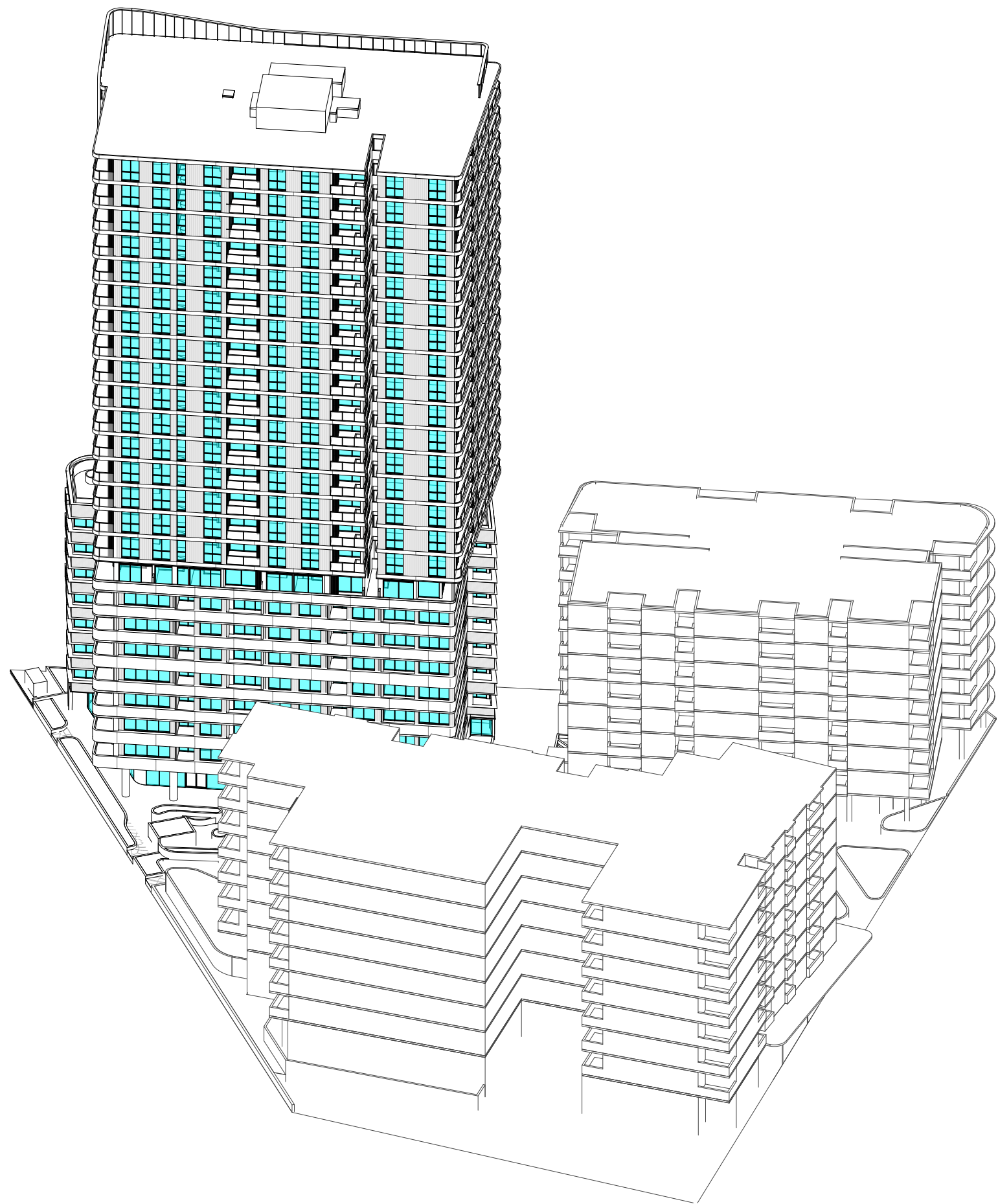
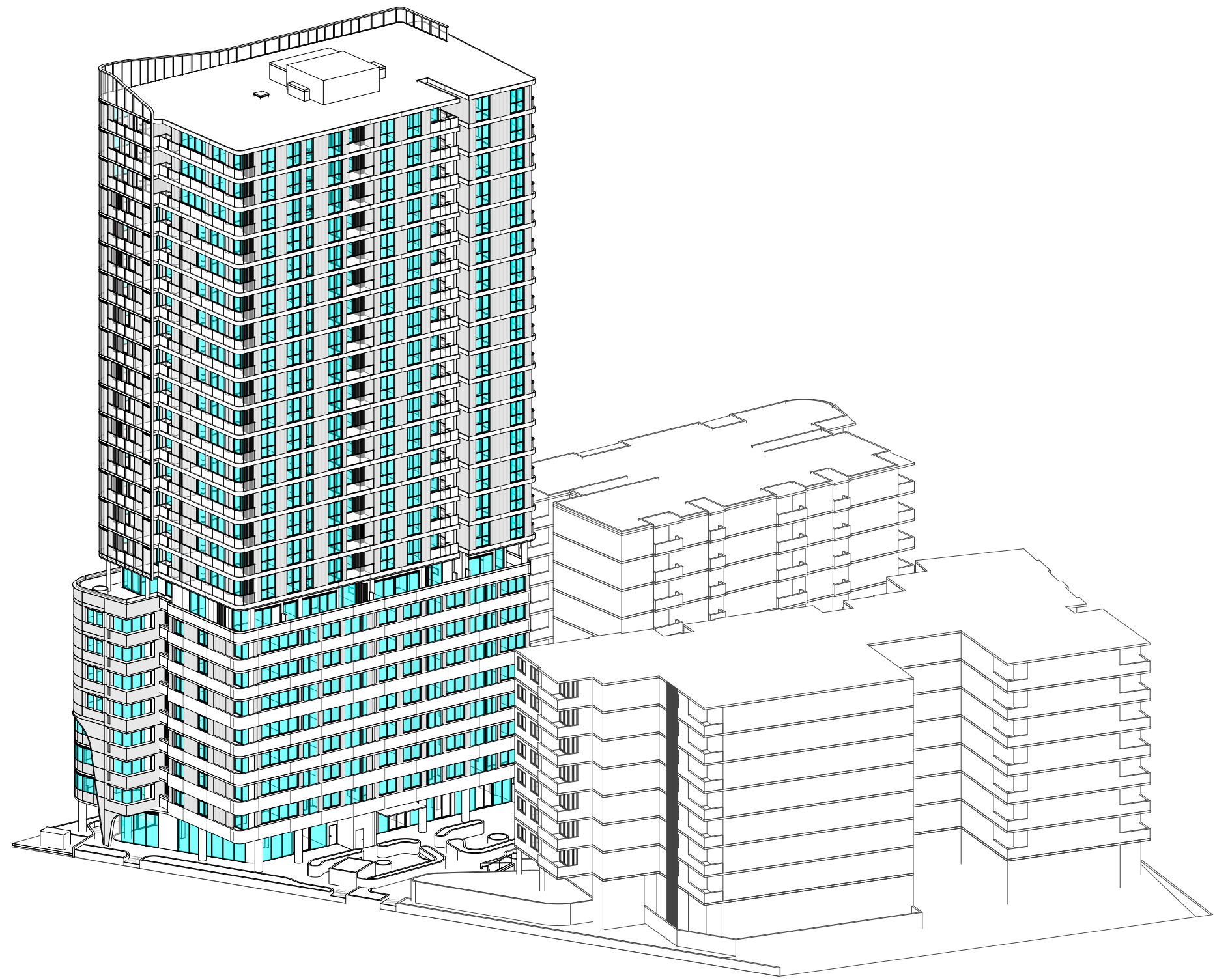
DRAWING TITLE  
SHADOW STUDY PLAN WINTER  
SOLSTICE

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AA

CHECKED BY  
AA

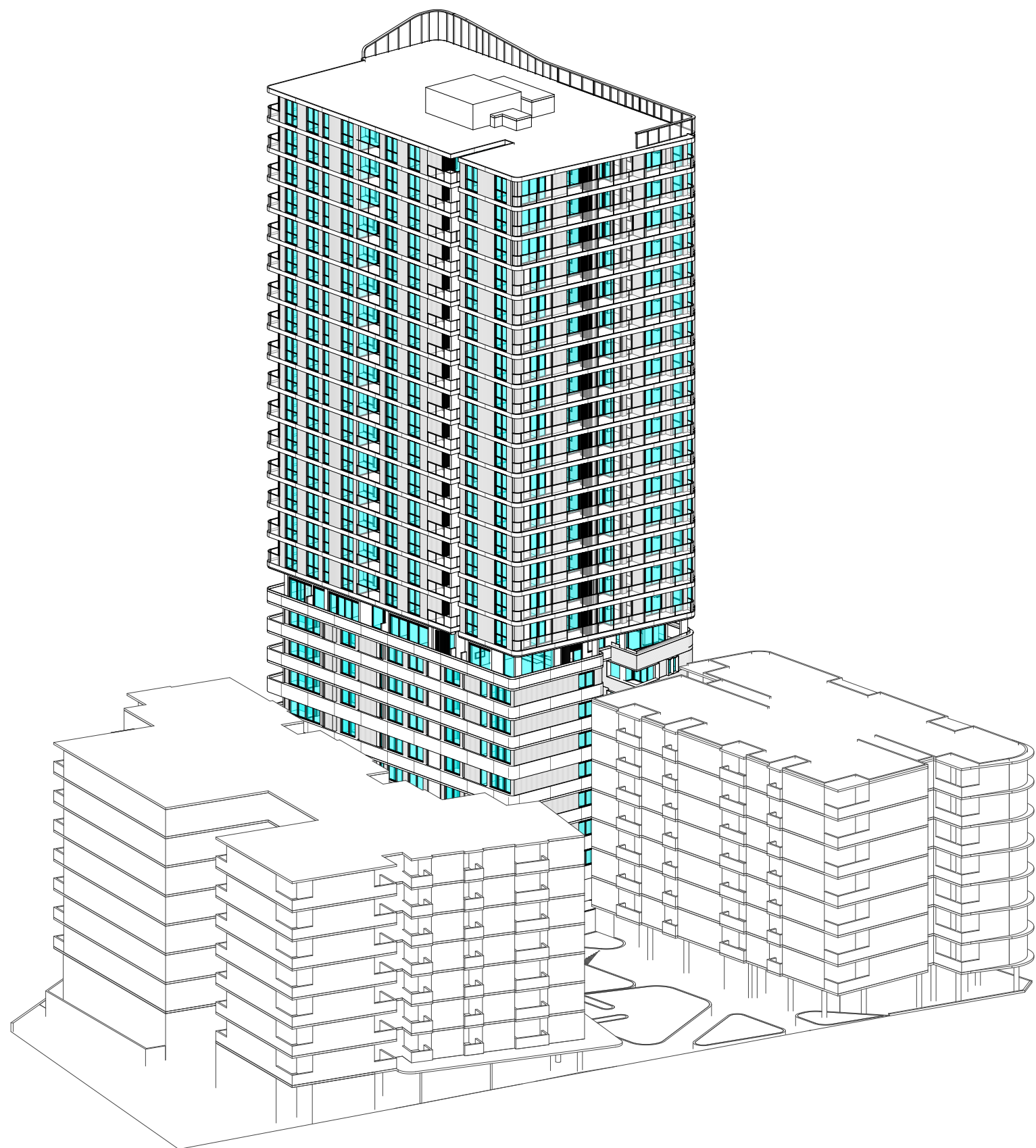







1 **SUN'S EYE VIEW WINTER SOLSTICE 9AM**  
@ A1

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



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

SUN'S EYE VIEW LEGEND  
 INDICATES BUILDING GLAZING.

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STATUS

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GRAPHIC SCALE

NOT TO SCALE

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### SYDNEY

1/80 Albion Street, Surry Hills, NSW 2010  
Ph: +61 2 8354 1300  
ABN: 24 132 654 753

### 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**

JOB NO.

OMA2107

ISSUE

**C**

SCALE

**N.T.S.**

DATE

05.08.22

DRAWING TITLE

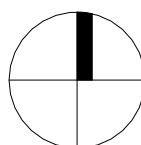
SUN'S EYE VIEW SHEET 1

DRAWN BY

AA

CHECKED BY

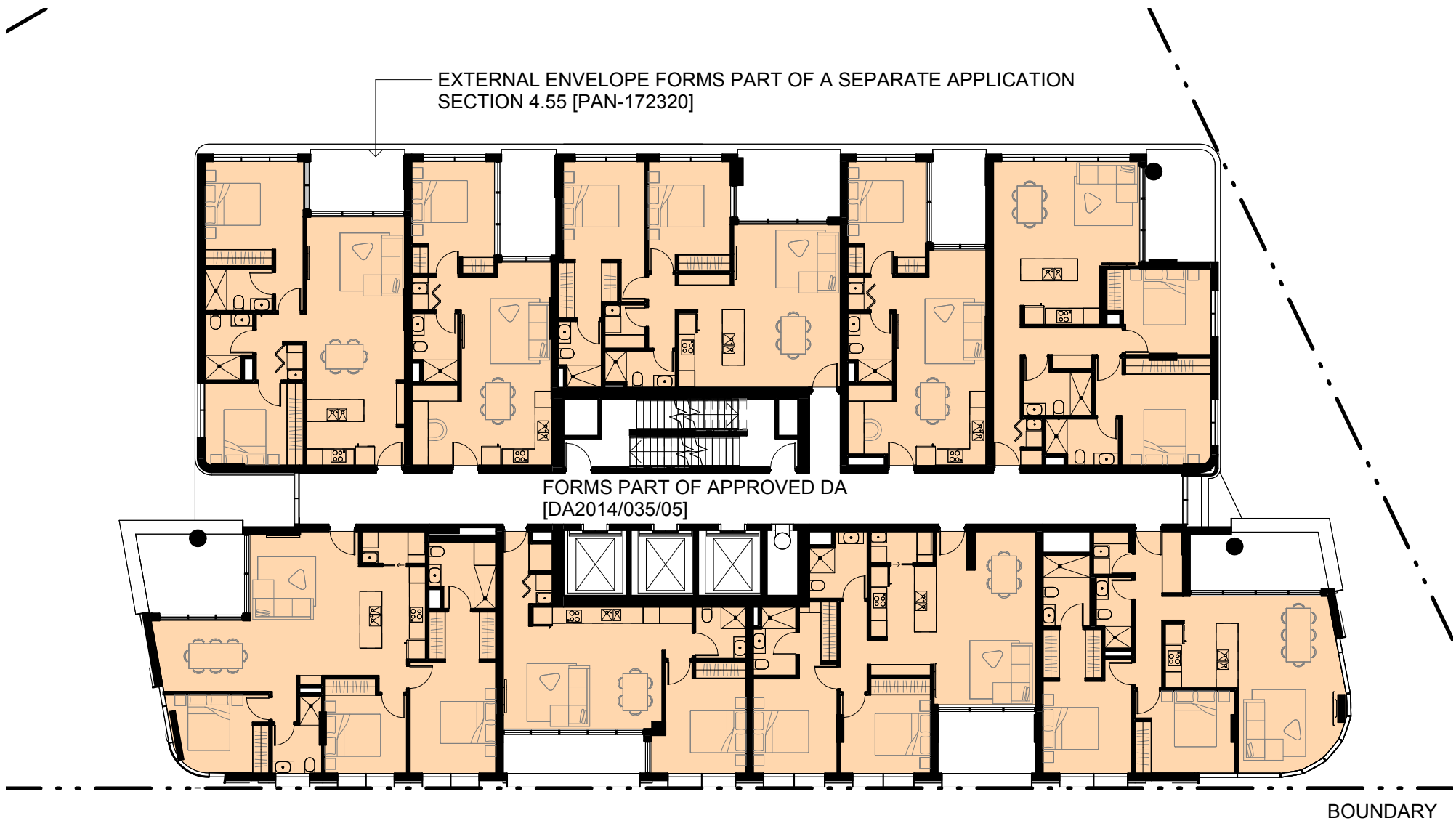
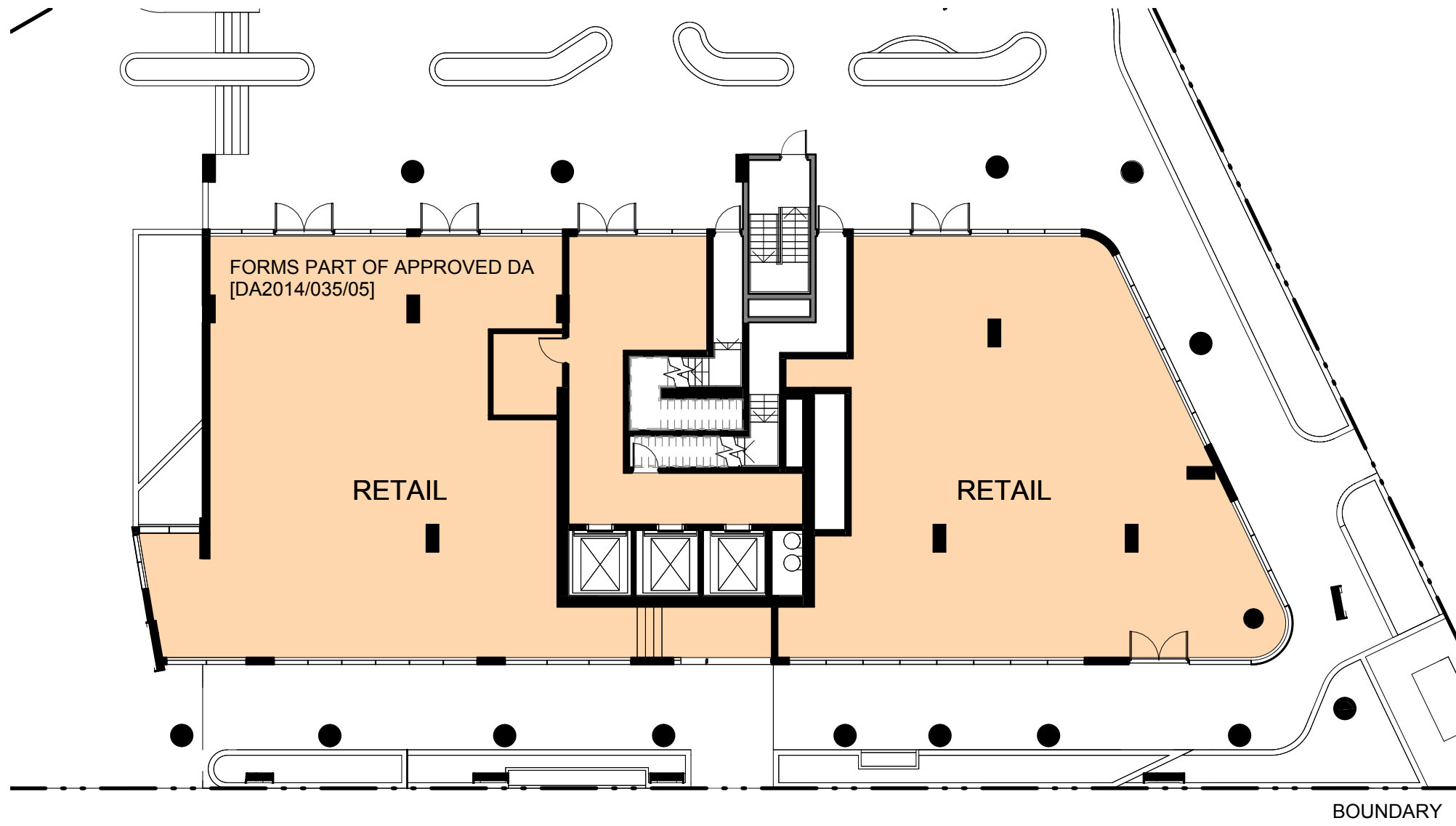
AA



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**DA2021/279  
10 August 2022**





	<u>GFA</u>
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	= 565.9m <sup>2</sup>
LEVEL 9 - 21	(647.4 x 13 LEVELS) = 8,416.2m <sup>2</sup>
LEVEL 22 - 24	(647.8 x 3 LEVELS) = 1,943.4m <sup>2</sup>
<b>TOTAL</b>	<b>= 27,839.3m<sup>2</sup></b>

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

<u>PROPOSED FSR</u>	4.45:1
---------------------	--------

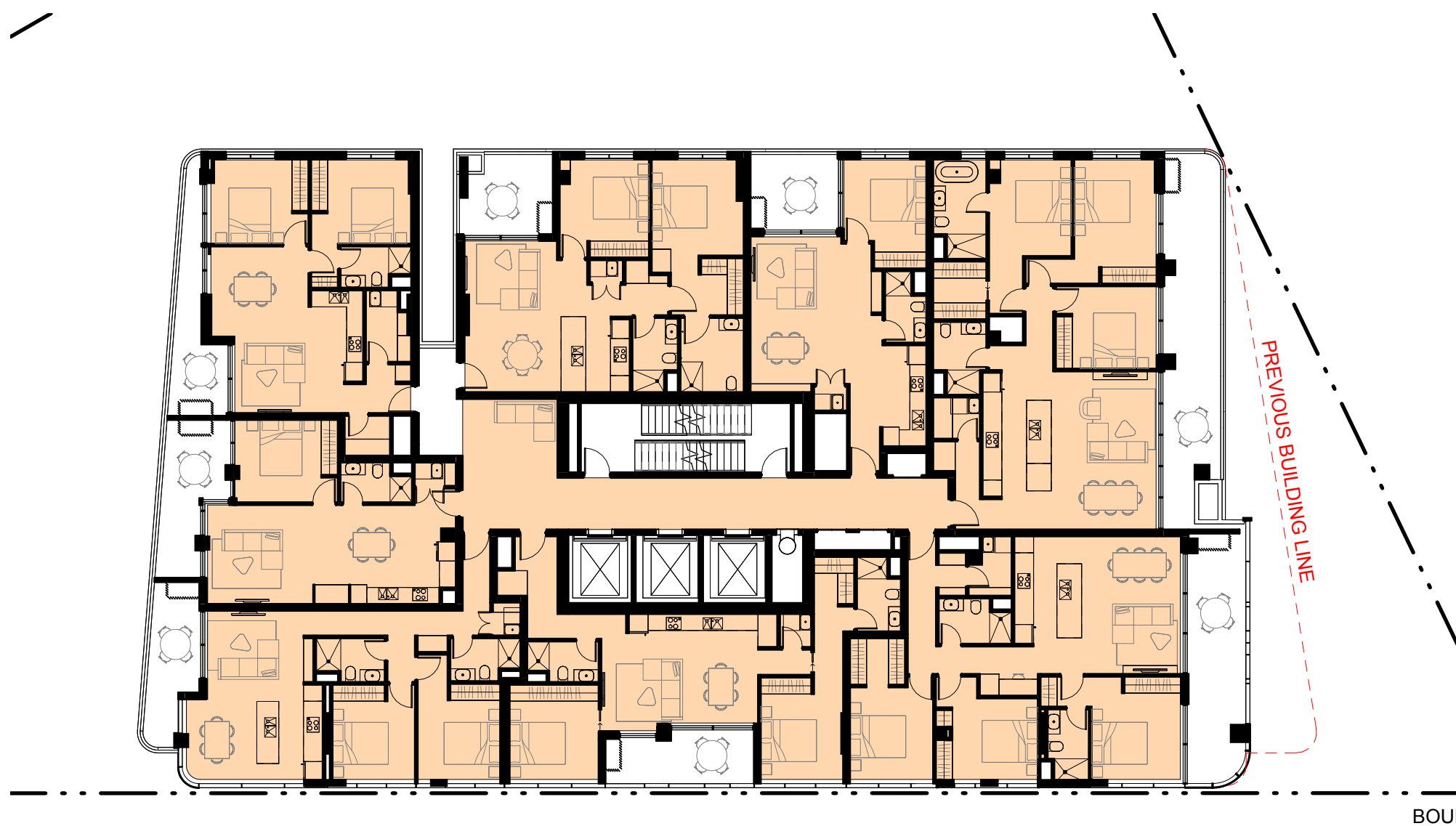
1 **GFA PLAN - GROUND LEVEL**  
1:200 @ A1

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  
**DEVELOPMENT APPLICATION**

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GRAPHIC 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 SQM
7. APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
8. ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
9. SUBSTANTION 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

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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-501**

ISSUE

**C**

JOB NO.

OMA2107

SCALE

**AS SHOWN**

DATE

05.08.22

DRAWING TITLE

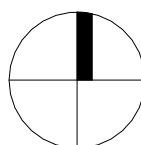
GROSS FLOOR AREA CALCULATIONS

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**DA2021/279  
10 August 2022**





STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

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B	05.08.22	NEGOTIATIONS IN COUNCIL
A	03.12.21	ISSUE FOR DA
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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-541

ISSUE

B

JOB NO.

OMA2107

SCALE

1 : 50 @ A1

DATE

05.08.22

DRAWING TITLE

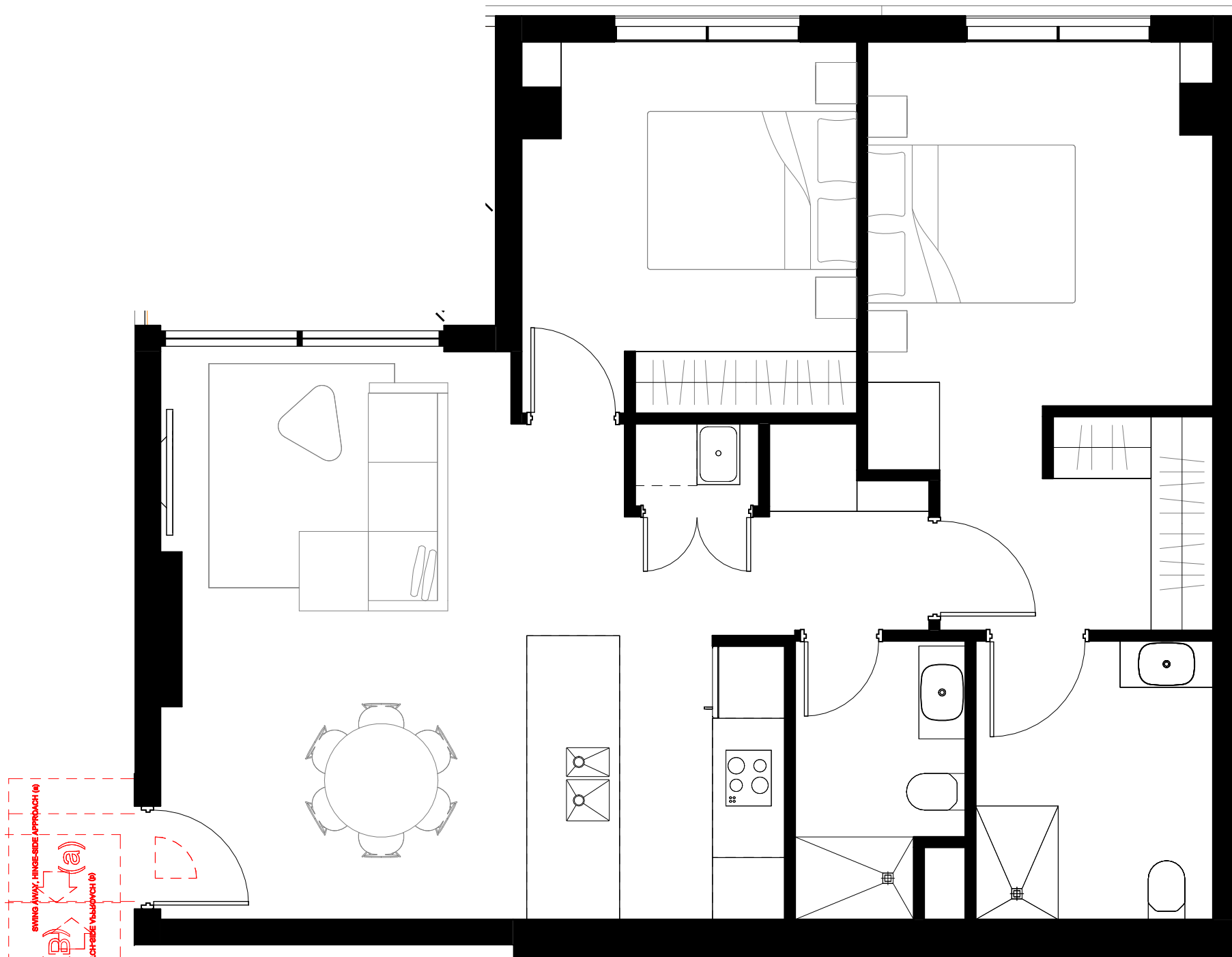
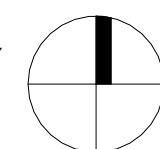
ADAPTABLE UNIT LAYOUT

DRAWN BY

AA

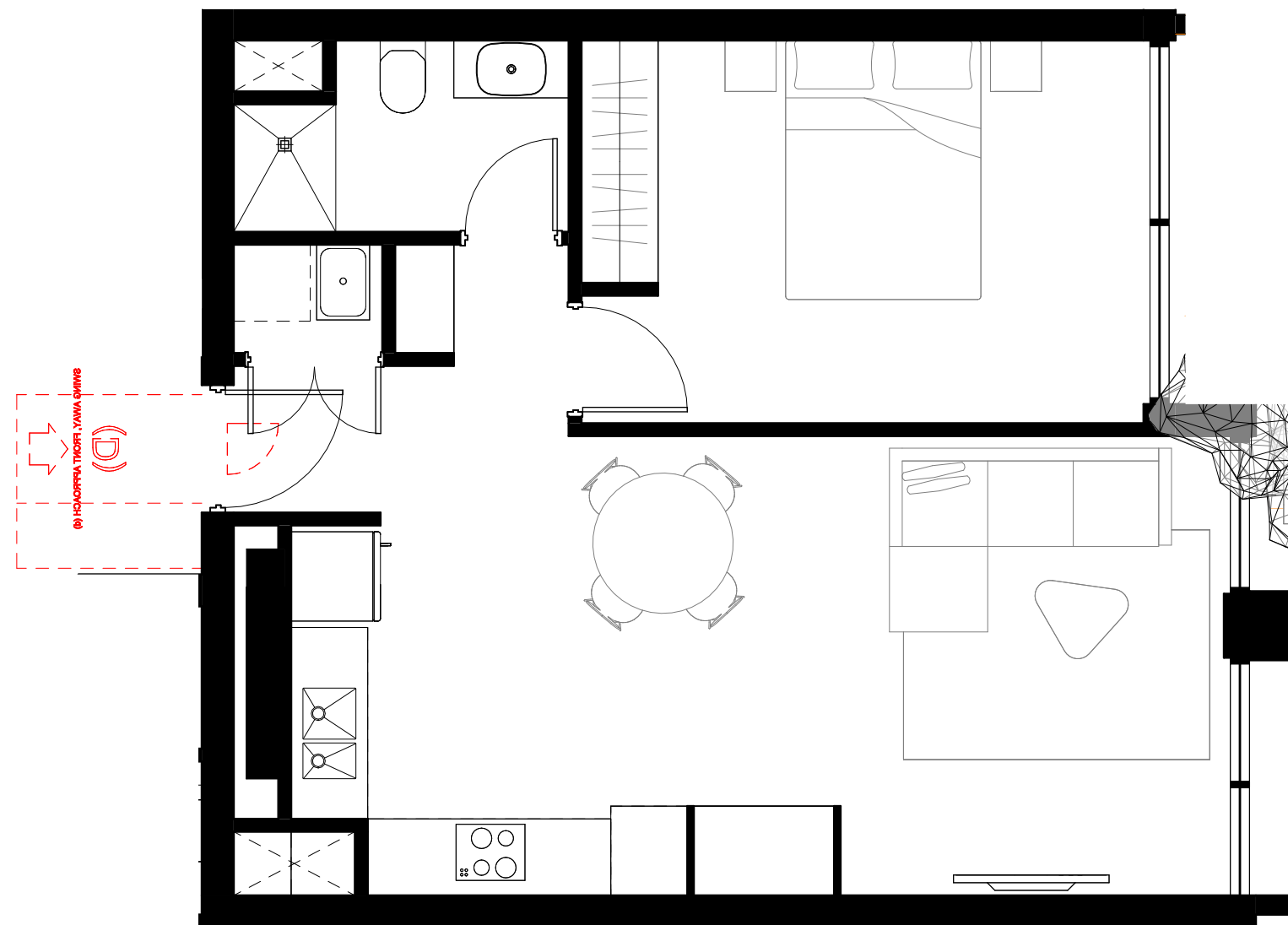
CHECKED BY

AA



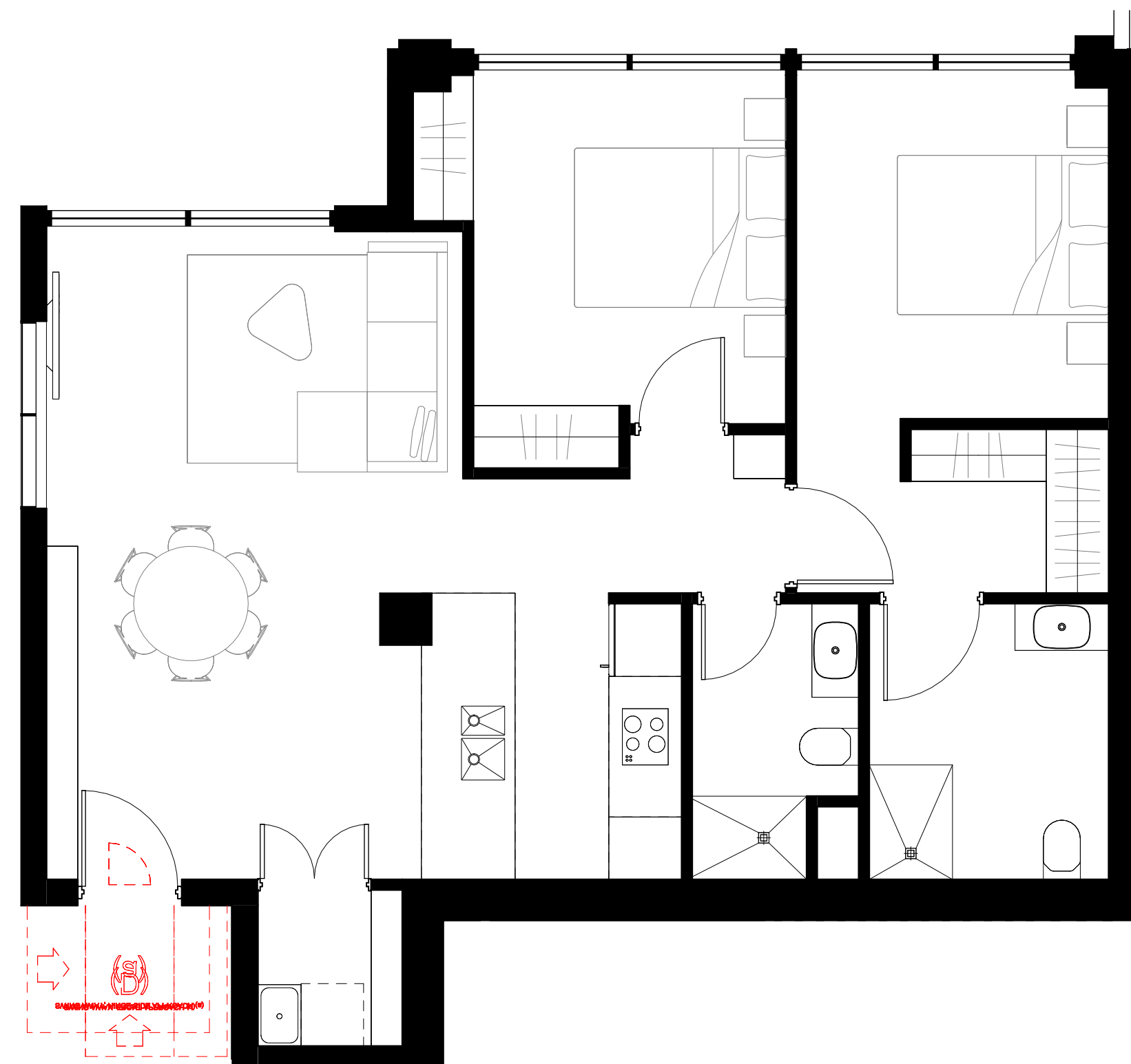
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1 : 50 @ A1



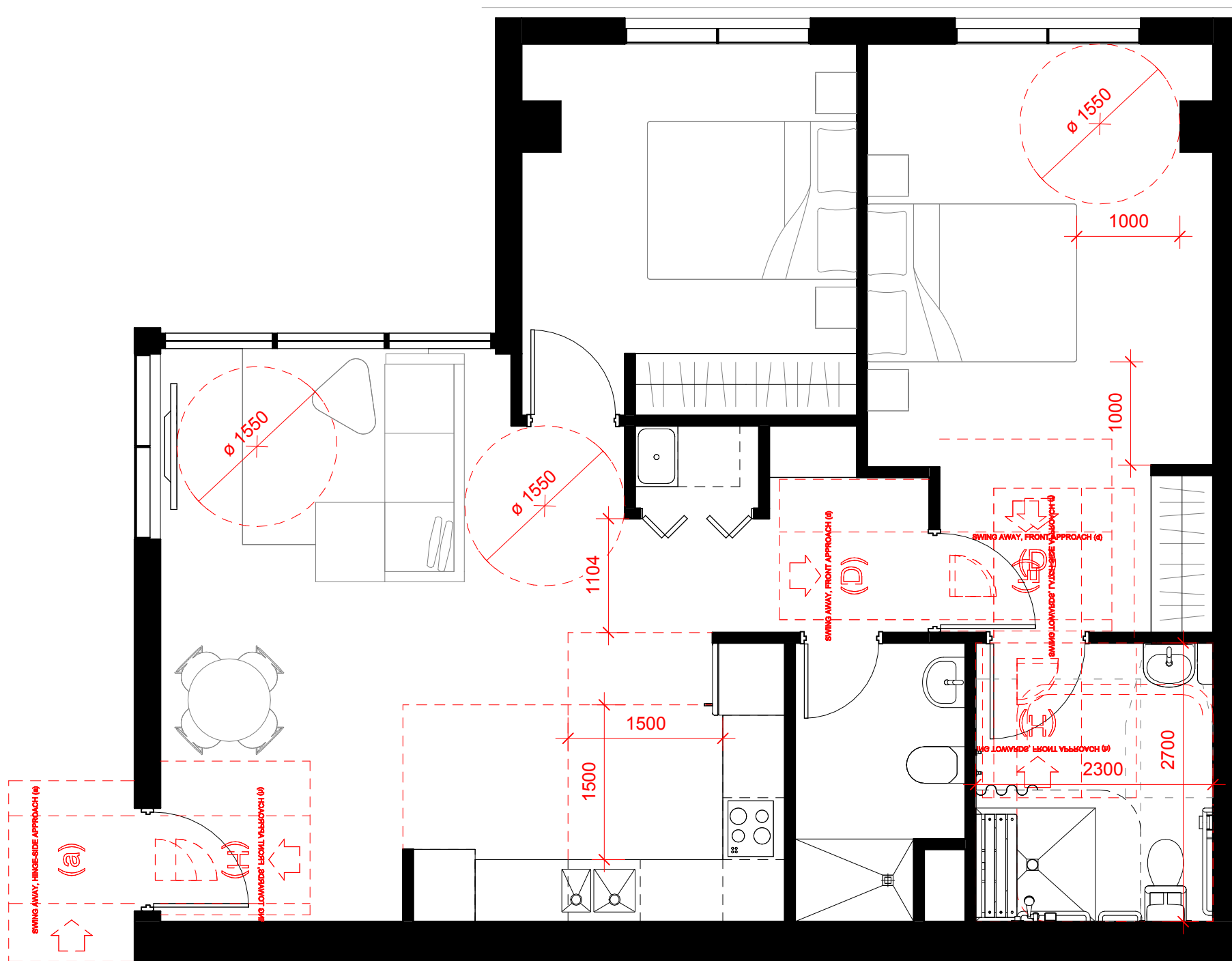
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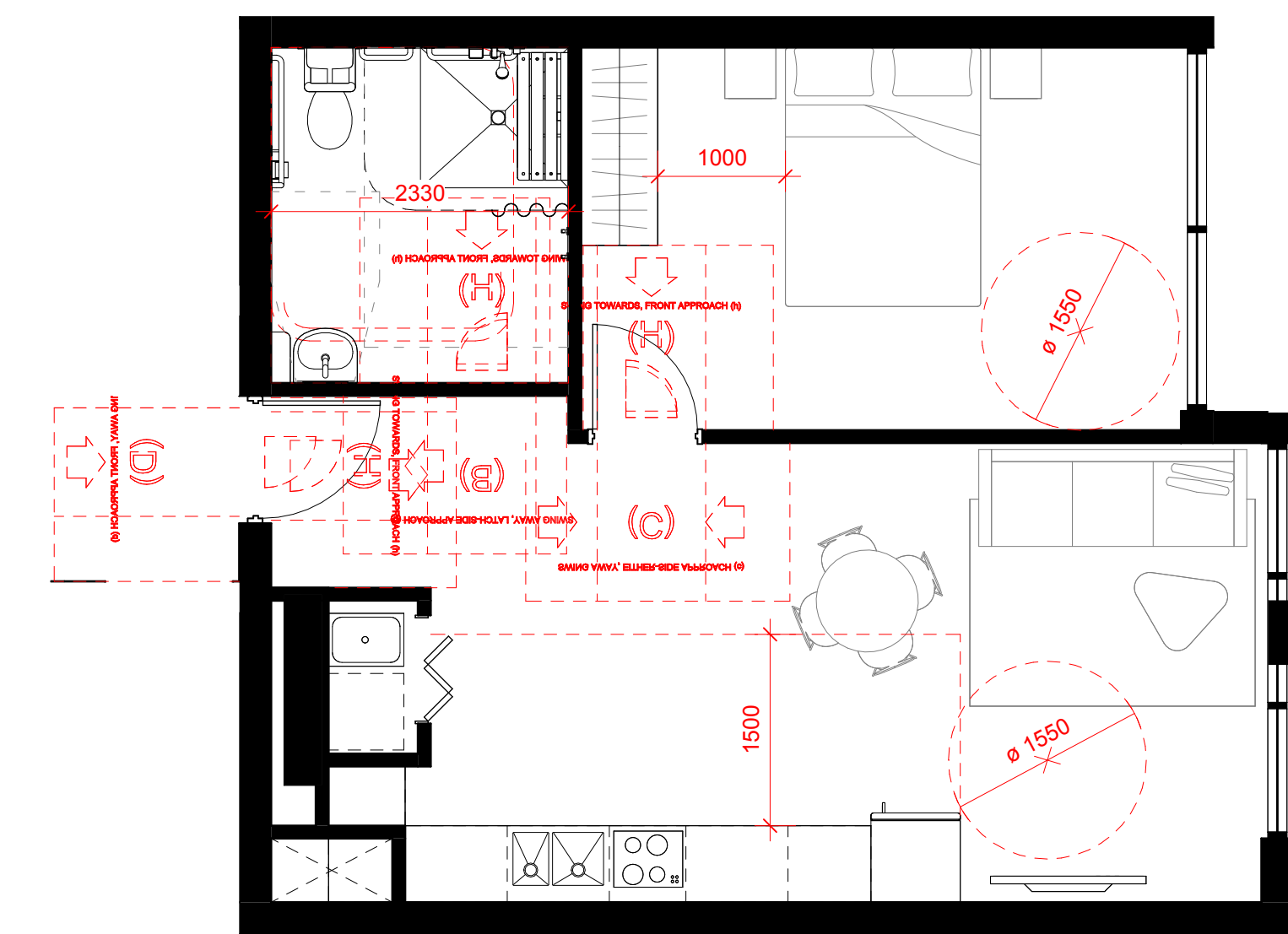
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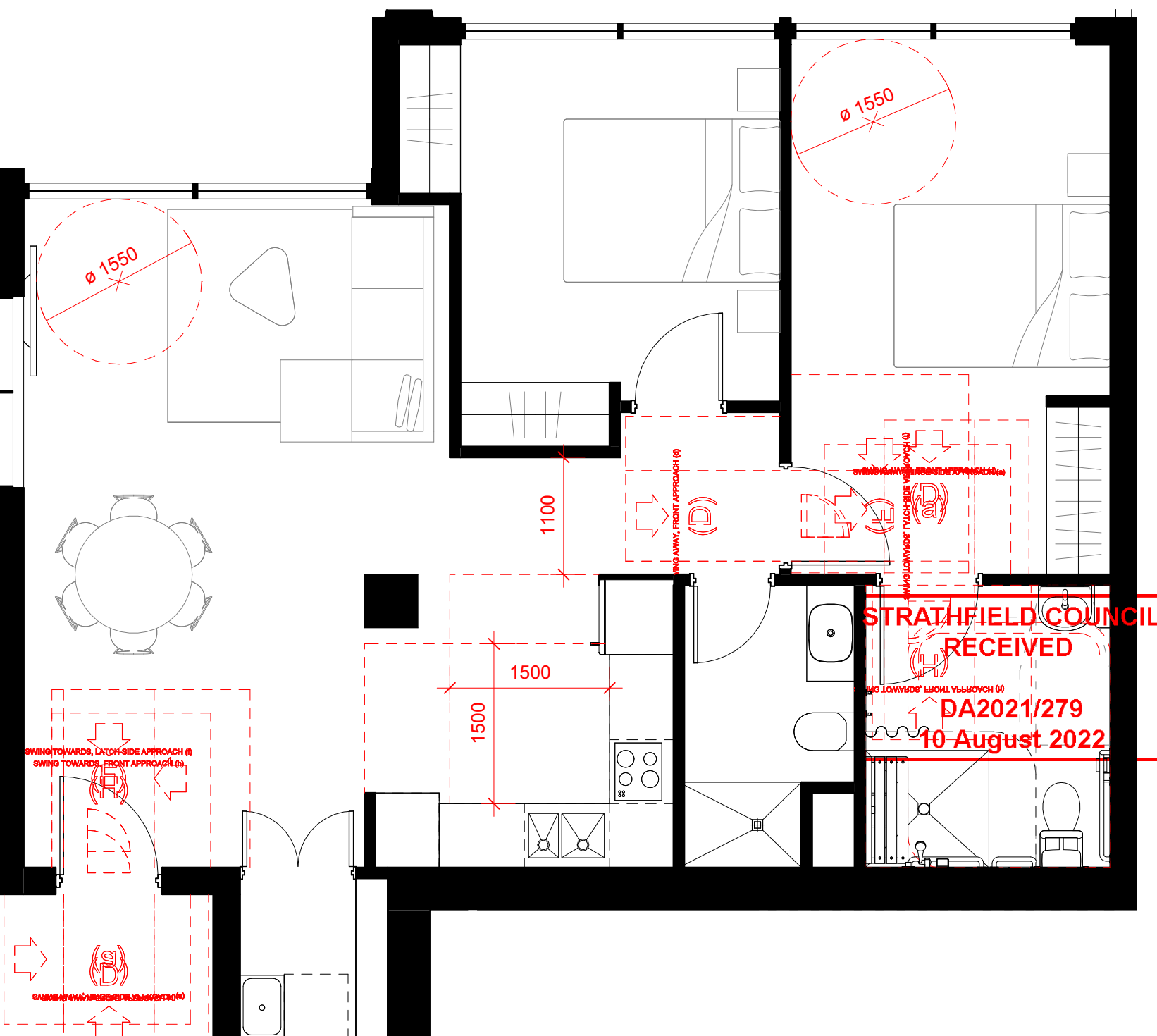
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### 4 ADAPTABLE 1 BED 1 - POST-ADAPTED

1 : 50 @ A1



### 6 ADAPTABLE 2 BED 2 - POST-ADAPTED

1 : 50 @ A1

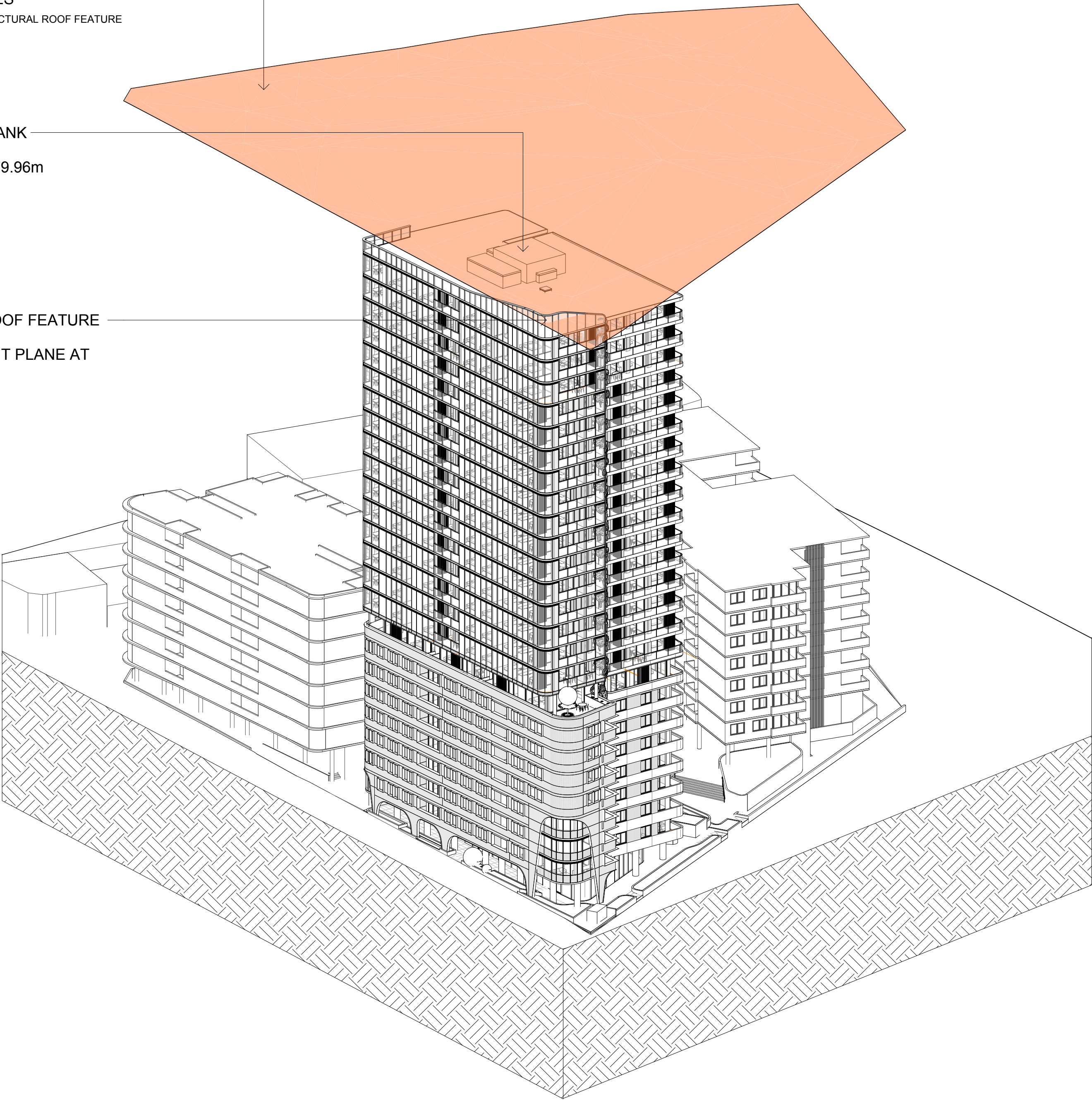
STRATHFIELD COUNCIL  
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10 August 2022



80m HEIGHT PLANE  
NO HEIGHT BREACHES  
\*WITH ACCEPTION OF ARCHITECTURAL ROOF FEATURE

SPRINKLER PANEL TANK  
RL 87.310  
BUILDING HEIGHT = 79.96m

\*ARCHITECTURAL ROOF FEATURE  
RL 87.760  
930mm ABOVE HEIGHT PLANE AT  
WORST CASE



1 3D HEIGHT PLANE  
@ A1

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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

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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

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INTERIORS

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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

C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

BUILDING HEIGHT PLANE DIAGRAM

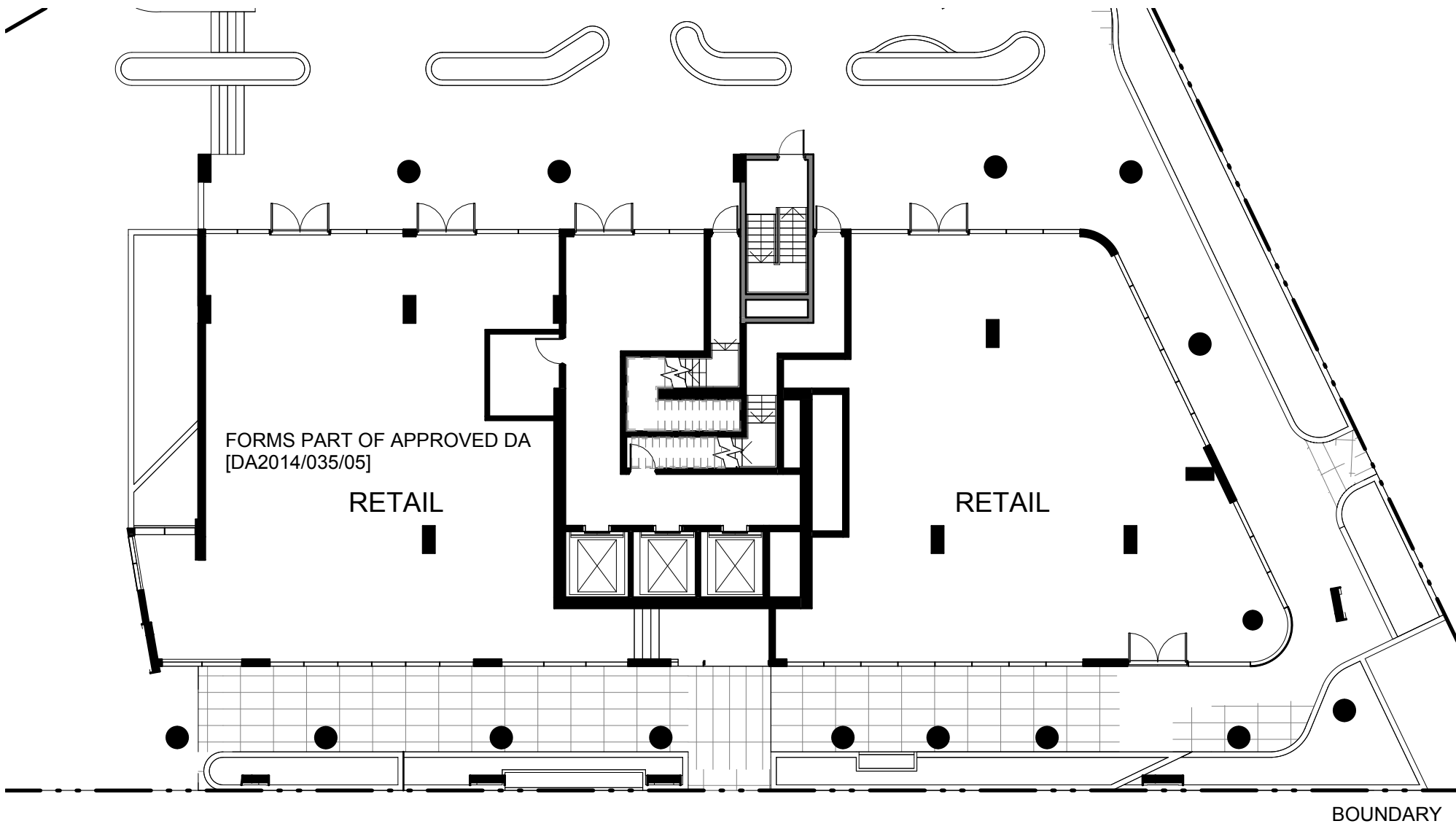
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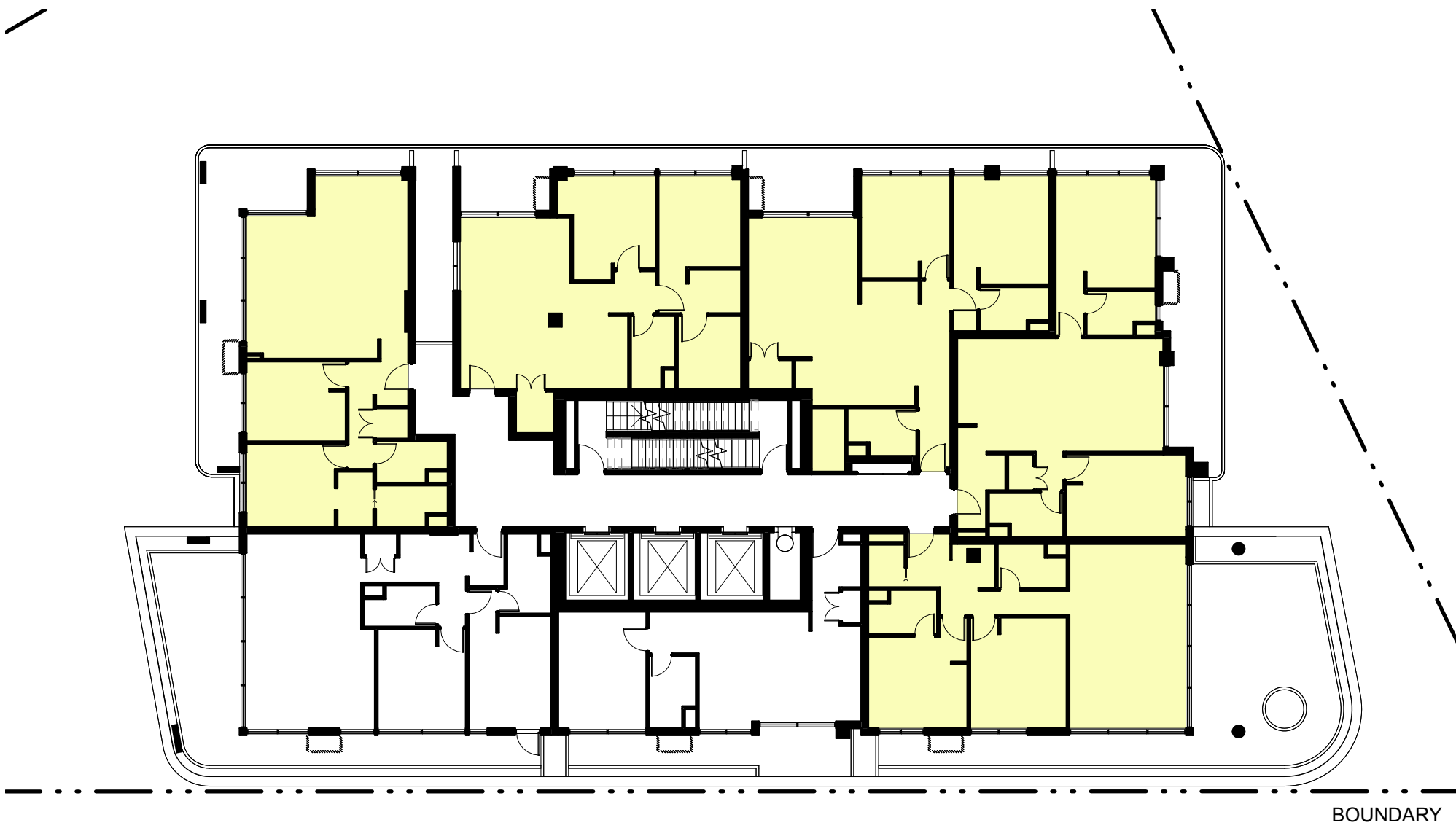
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10 August 2022

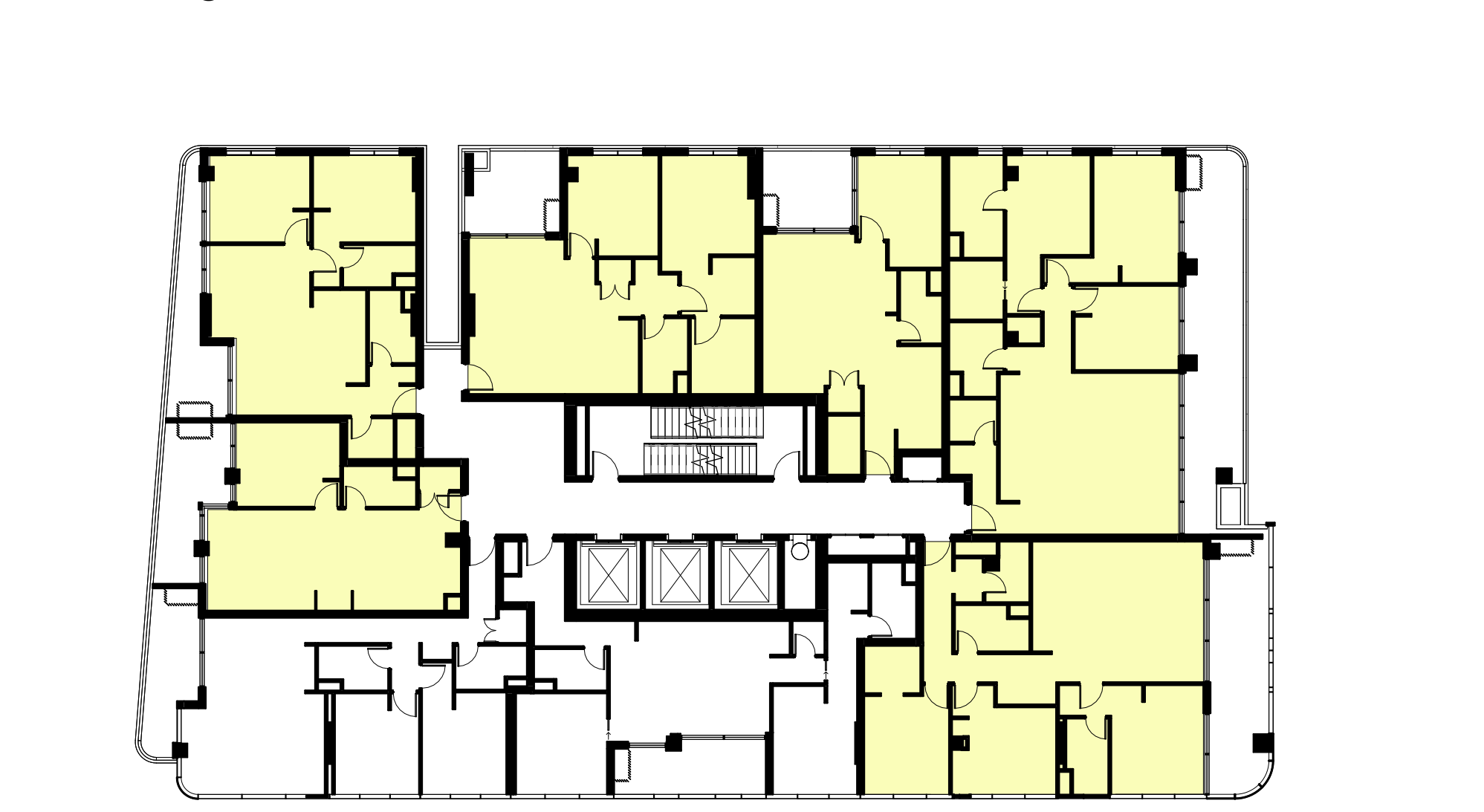




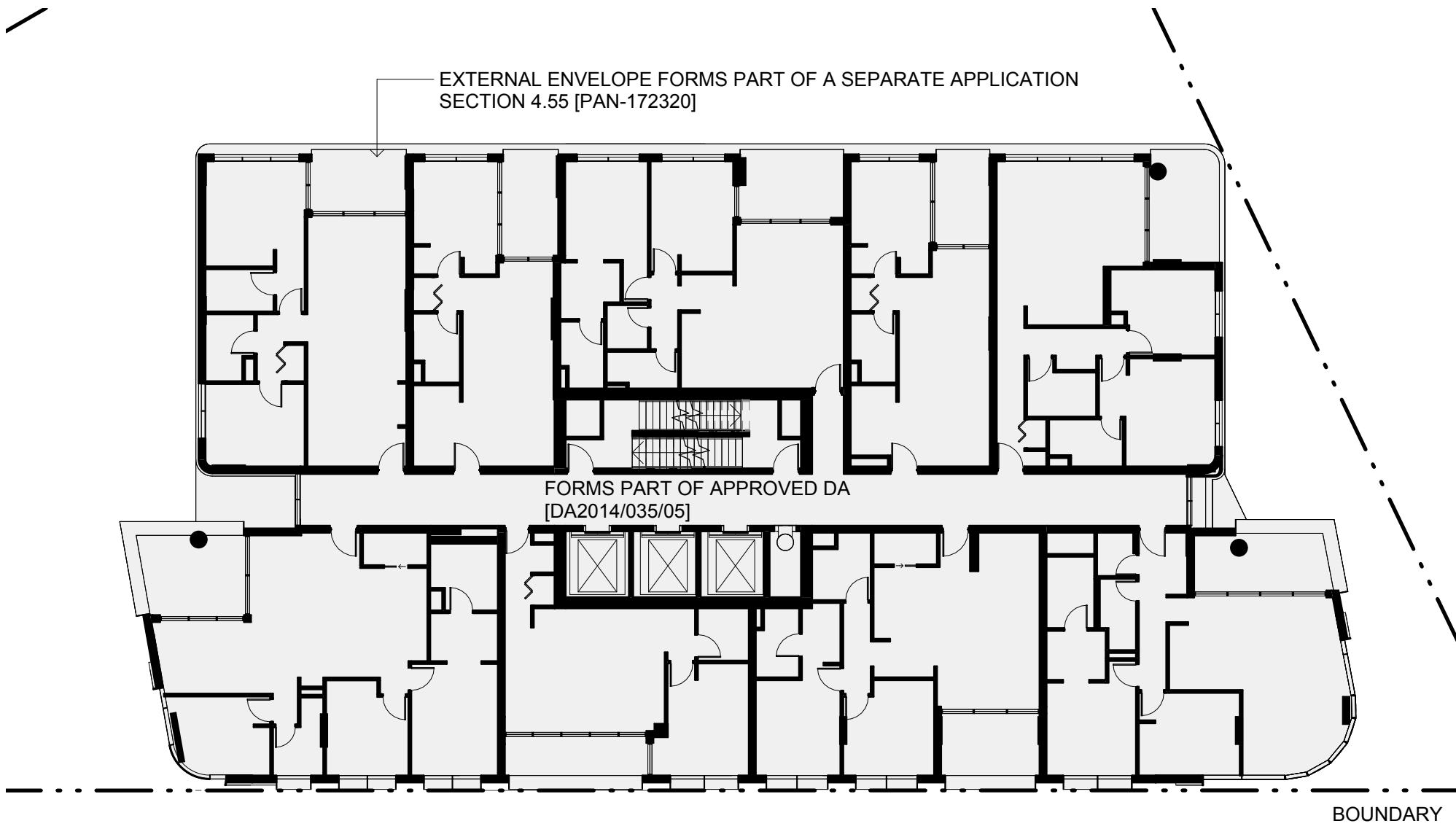
1 **SOLAR ACCESS - GROUND LEVEL**  
1 : 200 @ A1



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 - 3PM ON  
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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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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

DRAWING NOTES

### KEY AMENDMENTS (ISSUE 28.06.22)

1. SET BACK TOWER (LEVEL 9-24) FURTHER FROM EASTERN  
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4. RELOCATE MAIL ROOM BASED ON FEEDBACK, TO  
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PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-601

JOB NO.

OMA2107

ISSUE

C

SCALE

AS SHOWN

DATE

05.08.22

DRAWING TITLE

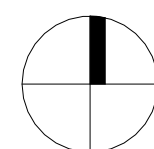
SOLAR ACCESS PLANS

DRAWN BY

AA

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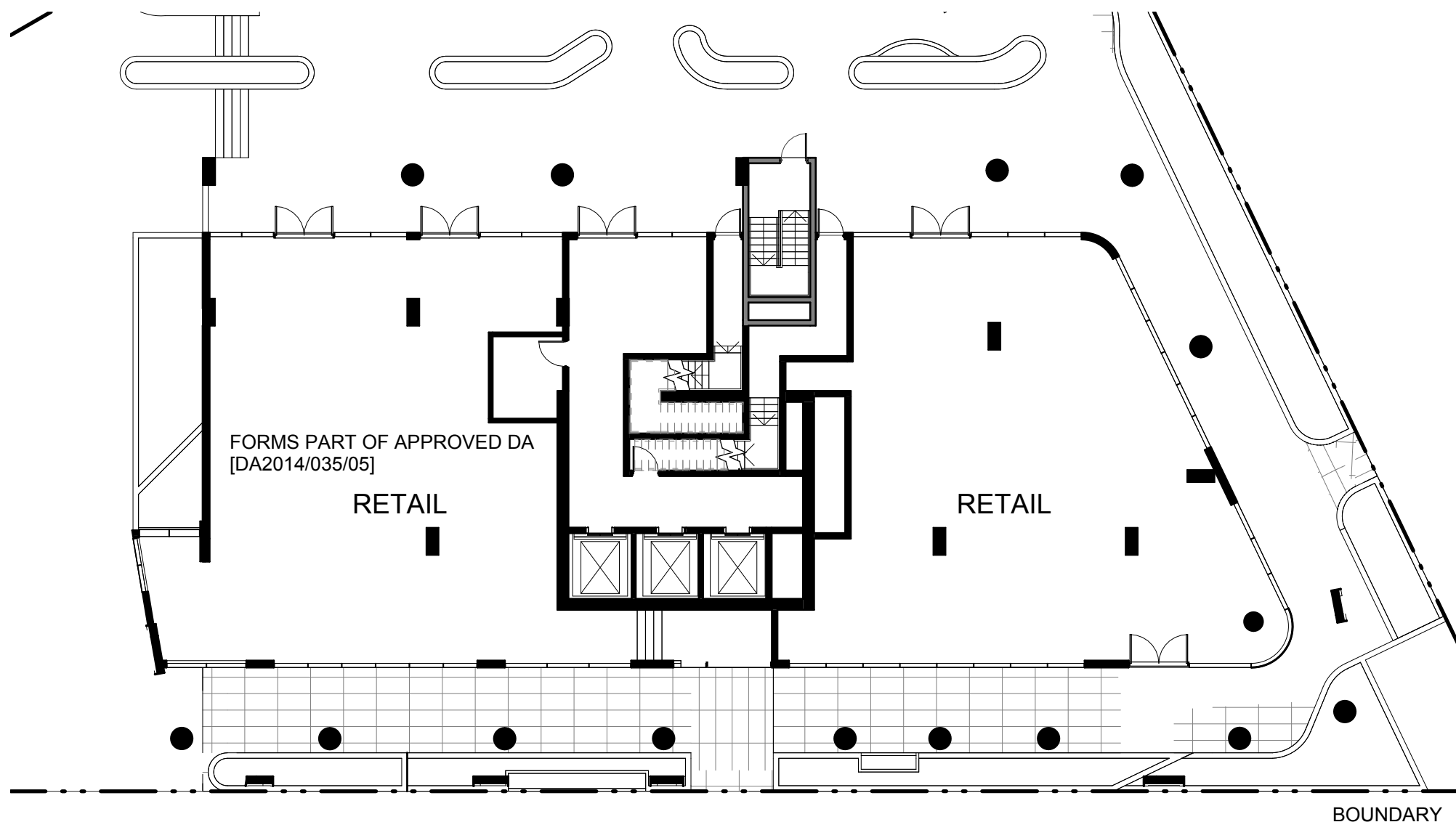
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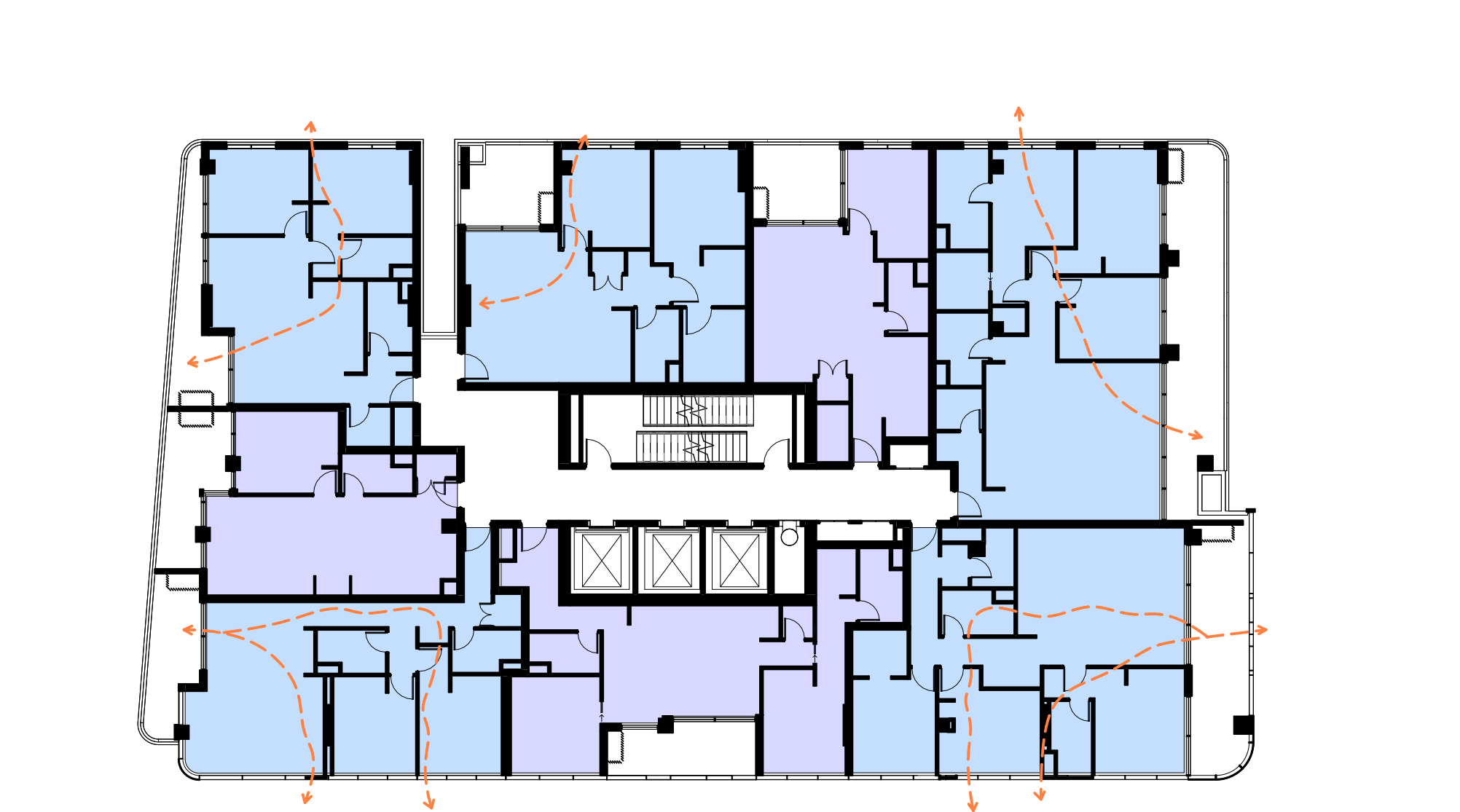




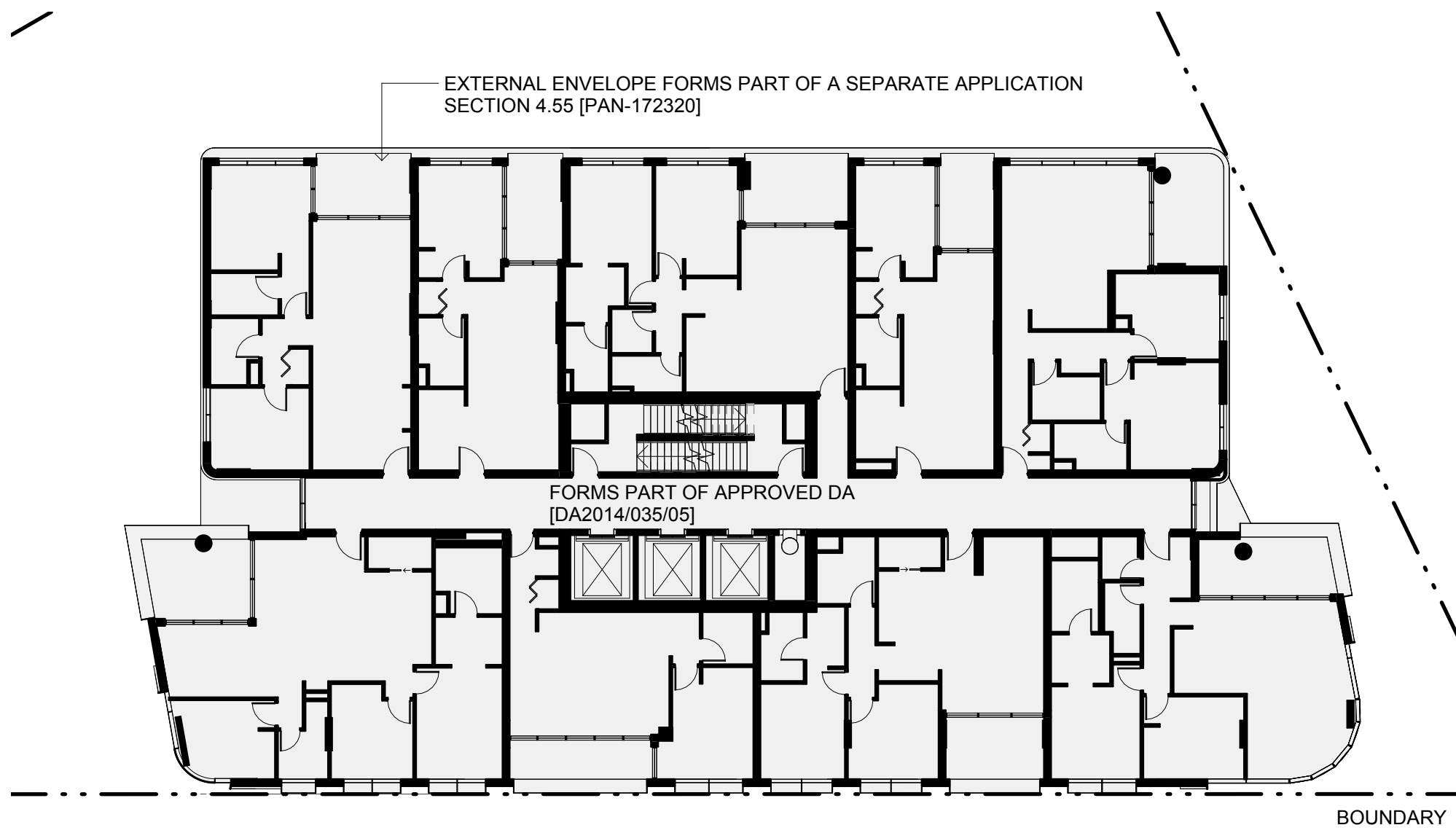
1 **CROSS VENTILATION - GROUND LEVEL**  
1 : 200 @ A1



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



5 **CROSS VENTILATION - LEVEL 22-24**  
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 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 SQM
- APARTMENT LOBBIES FURTHER INCREASED TO PROVIDE MORE GENEROUS WAITING AREAS
- ADAPTABLE UNITS AMENDED TO ALLOW FOR NEW LAYOUTS
- SUBSTANTION ADDED TO SOUTH-EAST CORNER OF SITE

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

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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-602

JOB NO.

OMA2107

ISSUE

C

SCALE

AS SHOWN

DATE

05.08.22

DRAWING TITLE

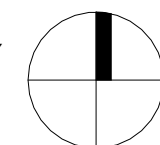
CROSS VENTILATION PLANS

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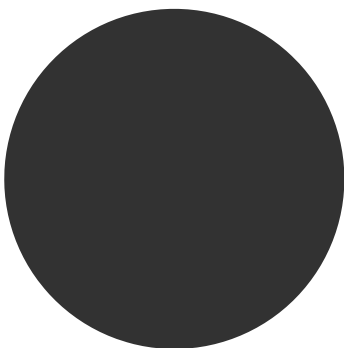
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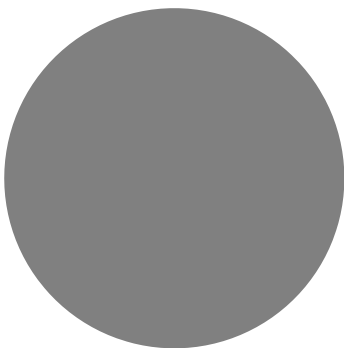
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DA2021/279  
10 August 2022





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 / BACK PAN  
AS REQUIRED



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



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STATUS

## DEVELOPMENT APPLICATION

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

### KEY AMENDMENTS (ISSUE 28.06.22)

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2. SOUTHERN GROUND FLOOR STAIRS REVERTED TO WALKWAYS AS PER APPROVED DA
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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.
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9. INCREASED SIZE OF BASEMENT WASTE ROOM.
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12. REDUCTION IN GFA (REFER TO DA-501).

### ADDITIONAL CHANGES SINCE 28.06.24

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5. UNIT LAYOUTS AMENDED TO ACCOMMODATE STRUCTURAL GRID, MIX & UNIT NUMBER UNCHANGED
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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

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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-700

ISSUE

C

JOB NO.

OMA2107

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

DETAIL 3D VIEW 1

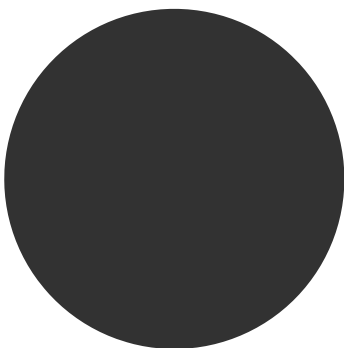
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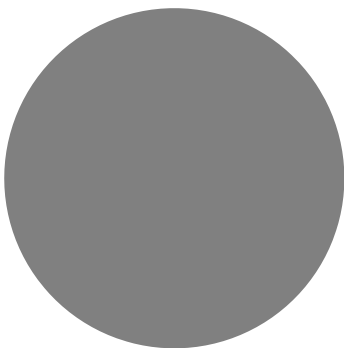
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10 August 2022





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 / BACK PAN  
AS REQUIRED



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



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STATUS

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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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ABN: 24 132 654 753

NOMINATED ARCHITECT

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

PROJECT

HOMEBUSH TOWER

21 PARRAMATTA ROAD  
HOMEBUSH

DRAWING NO.

DA-701

JOB NO.

OMA2107

ISSUE

C

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

DETAIL 3D VIEW 2

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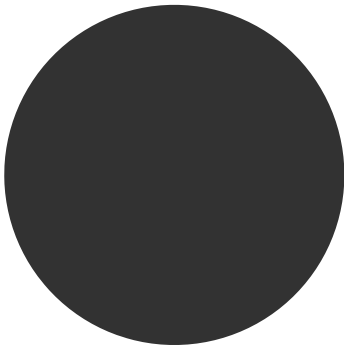
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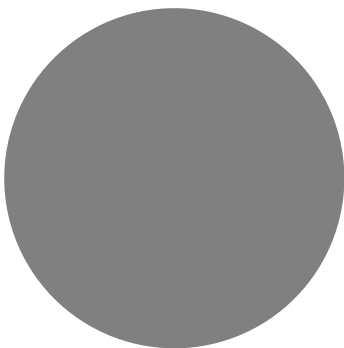
DA2021/279  
10 August 2022

C







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FRAMES & LOUVRES POWDER  
COATED ALUMINIUM.




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4. CONCRETE FINISH




5. TEXTURE DARK GREY CLADDING




6. ALUMINIUM & GLASS BALUSTRADE



7. CURTAIN WALL FACADE / BACK PAN  
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\* (PART OF S4.55 APPLICATION)



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STATUS

DEVELOPMENT  
APPLICATION

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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

JOB NO.

OMA2107

ISSUE

C

SCALE

N.T.S.

DATE

05.08.22

DRAWING TITLE

DETAIL 3D VIEW 3

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