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THERMAL COMFORT:
Glazing Door/windows:
Aluminium framed clear performance glazing to units: **(2.02, 2.03, 2.05, 13.02, 3.03, 3.05) [4.02, 4.03, 4.05] - [17.02, 17.03, 17.05, 18.05, 18.05, 28.05] - 20.05 and 27.05**
U-Value: 4.00 (equal to or lower than) SHGC: 0.51 (±10%)
A – awning windows + hinged glazed doors
U-Value: 4.00 (equal to or lower than) SHGC: 0.59 (±10%)
B – sliding door/windows + fixed glazing + louvre windows
Aluminium framed low-e clear glazing to all other units:
U-Value: 4.70 (equal to or lower than) SHGC: 0.63 (±10%)
Given values are NPVC, total window values
Roof:
Concrete roof no insulation. Default light colour
Ceiling:
Plasterboard ceiling, R2.0 insulation where exposed roof is above assessor certificate
Plasterboard ceiling, no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall:
F/C sheathing walls with R1.5 insulation, furring channel, plasterboard lined internally.
Colourbacked glass with R1.5 insulation, furring channel, plasterboard lined internally.
Default medium colour
Inter tenancy walls:
75 mm Hefel power panel wall – R1.2 (50mm) insulation to corridor walls – no requirement for insulation between neighbours.
200mm minimum concrete to lift shaft and fire stairs walls with R1.2 (50mm) insulation.
Acoustic insulation as required
Walls with-in dwellings:
Plasterboard on studs – no insulation
Floors:
Concrete between levels no insulation
Concrete – suspended open subfloor with an R1.2 insulation as per assessor certificate
Floor coverings:
Carpet to bedrooms. Tiles to bathrooms and laundry. Timber to living areas
Central rainwater storage:
Tank size 15,000L. Collecting from 1253m2 roof area (can be collected from T1 & T2 roof top) Connected to outdoor tap for irrigation of all landscaping
Fire sprinkler systems:
Fire sprinkler test water to be contained in a closed system
Hot water system:
Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers

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issue	amendment	date
A	DRAFT DA ISSUE	22/12/2015
B	FINAL DRAFT DA ISSUE	04/02/2016
C	DA ISSUE	08/02/2016
D	DA SUBMISSION	11/02/2016
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checked	FH	scale	@A1
drawn	AR/NRM/CL/PHN	project no	140309.00

AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

drawing
Cover/ Sheetlist

drawing no.	issue
DA0001	H



AMENDED DA ISSUE

Project
12-22 LANGSTON PLACE, EPPING

Drawing
Context Plan

Drawing no.
DA0003

Scale
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Rev	Description	Date
1	DRAFT DA ISSUE	20/10/2016
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4	DA SUBMISSION	11/03/2017
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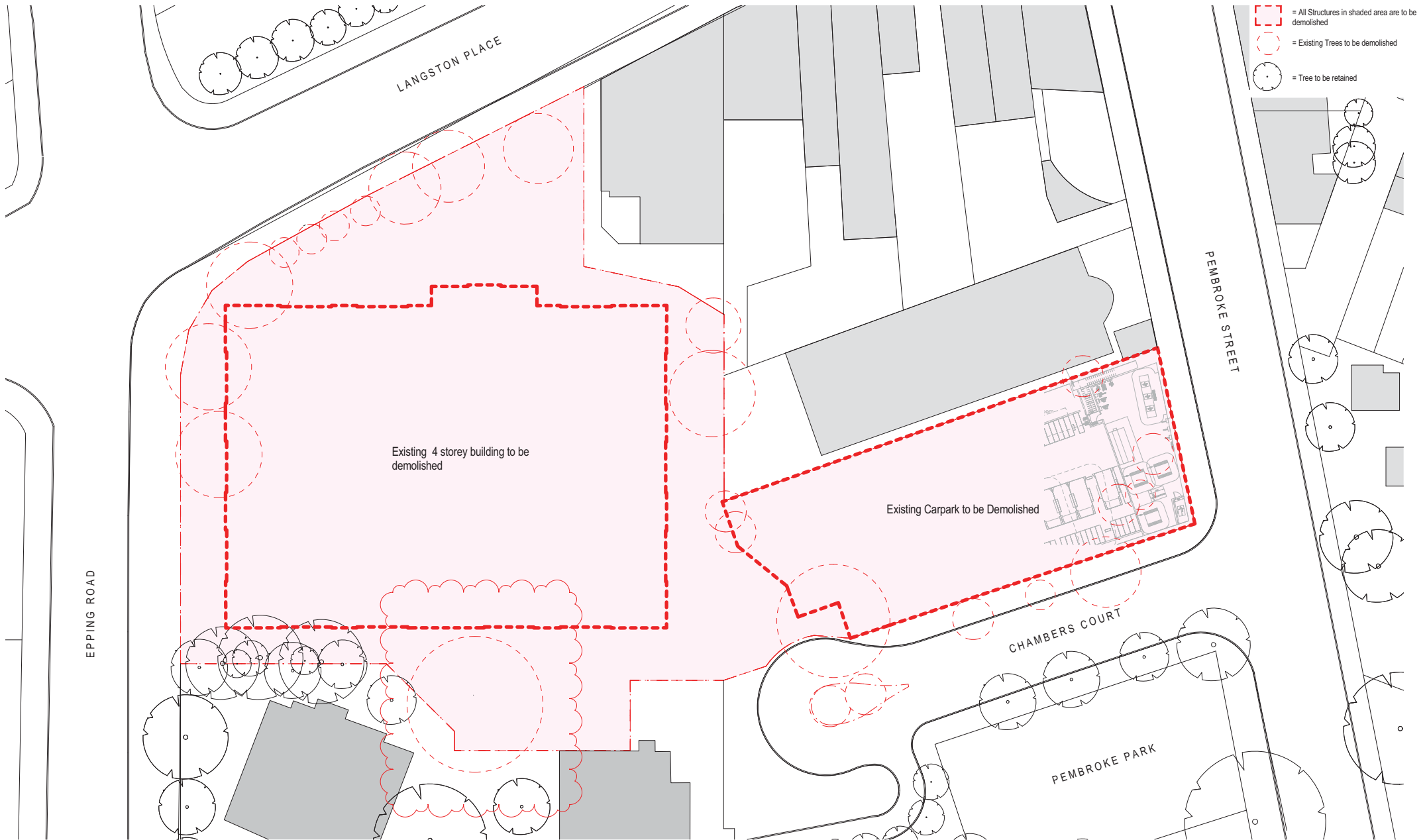
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FH

Scale
1:500@A1

Drawn
ANR/ANR/ANR

Project no.
140309.00



- = All Structures in shaded area are to be demolished
- = Existing Trees to be demolished
- = Tree to be retained

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checked FH scale 1 : 250 @ A1
drawn AR/NRM/PLHN project no 140309.00

0 1.25 5 10 12.5m
Scale 1:250 @ A1

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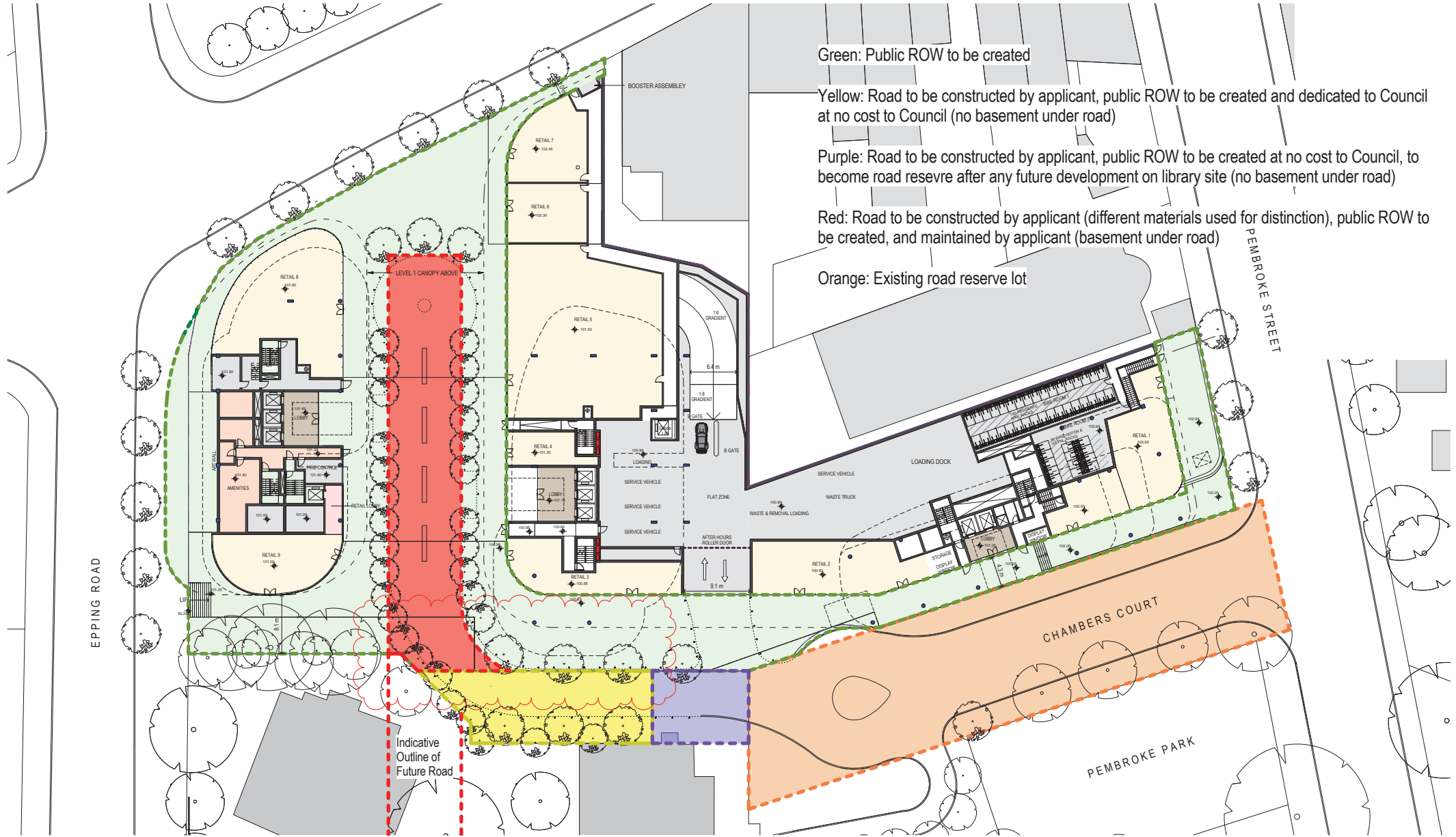
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12-22 LANGSTON PLACE, EPPING

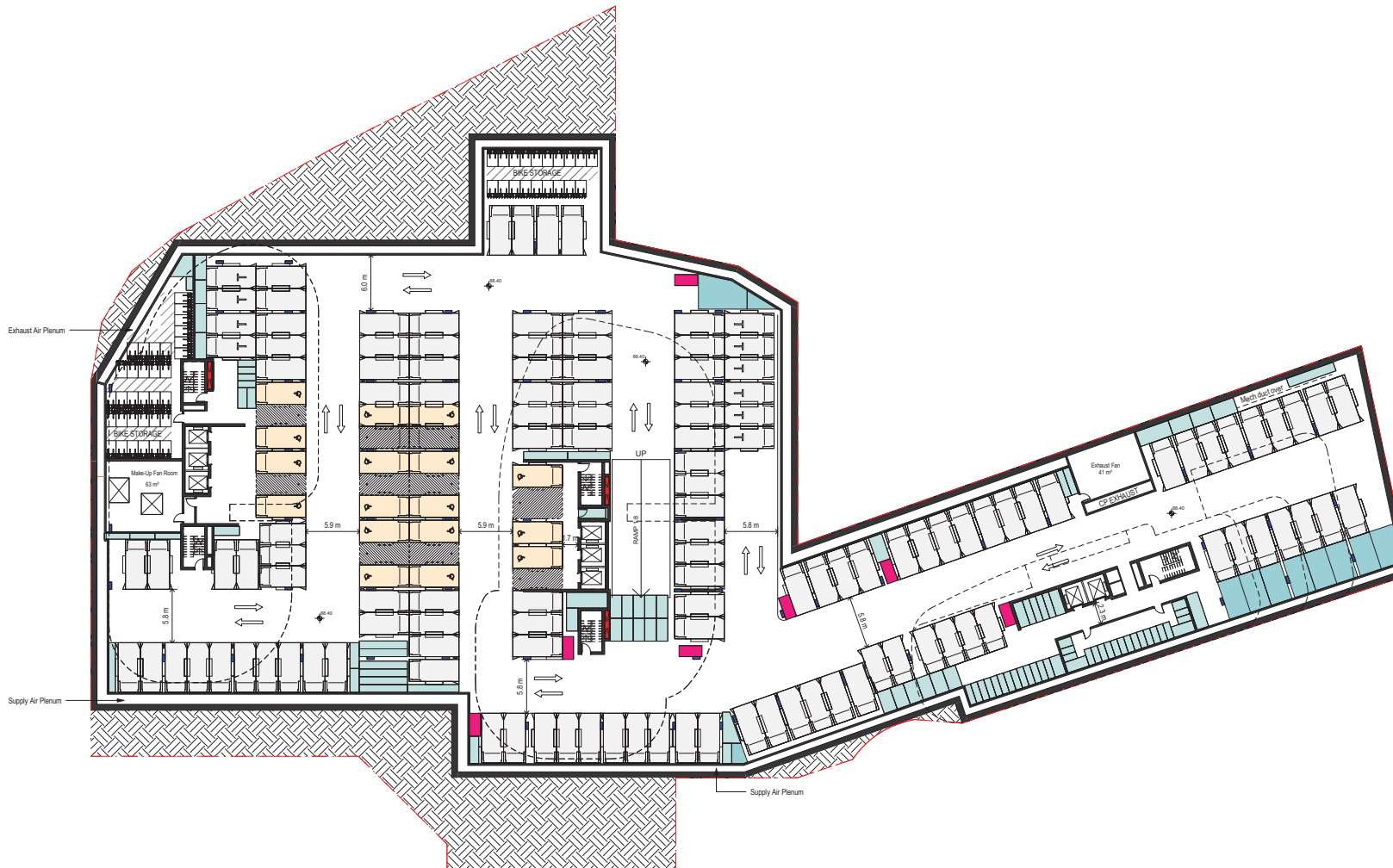
drawing

Demolition Plan

drawing no. DA0011 issue H

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THERMAL COMFORT:

Glazing Doors/windows:
Aluminium framed clear performance glazing to units (2.02, 2.03, 2.05, 13.02, 3.03, 3.05, 4.02, 4.03, 4.05) - [17.02, 17.03, 17.05, 18.05, 19.05, 20.05, 20.06 and 27.05]
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
A - awning windows + hinged glazed doors
U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)
B - sliding doors/windows + fixed glazing + louvre windows

Aluminium framed low-e clear glazing to all other units:
U-Value: 4.70 (equal to or lower than) SHGC: 0.63 (±10%)
Given values are NPVC, total window values

Roof:
Concrete roof no insulation. Default light colour

Ceiling:
Plasterboard ceiling, R2.0 insulation where exposed roof is above
Plasterboard ceiling, R1.0 insulation where balcony is above as per assessor certificate
Plasterboard ceiling, no insulation where neighbouring units are above
Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.

External wall:
FC sheathing walls with R1.5 insulation, furring channel, plasterboard lined internally.
Colourbacked glass with R1.5 insulation, furring channel, plasterboard lined internally.
Default medium colour

Inter tenancy walls:
75 mm Hefel power panel wall - R1.2 (50mm) insulation to corridor walls - no requirement for insulation between neighbours.
200mm minimum concrete to lift shaft and fire stairs walls with R1.2 (50mm) insulation.
Acoustic insulation as required

Walls with-in dwellings:
Plasterboard on studs - no insulation

Floors:
Concrete between levels no insulation
Concrete - suspended open subfloor with an R1.2 insulation as per assessor certificate

Floor coverings:
Carpet to bedrooms. Tiles to bathrooms and laundry. Timber to living areas

Central rainwater storage:
Tank size 10,000L. Collecting from 1253m2 roof area (can be collected from T1 & T2 roof top) Connected to outdoor tap for irrigation of all landscaping

Fire sprinkler systems:
Fire sprinkler test water to be contained in a closed system

Hot water system:
Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers

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K	FOR INFORMATION	24/11/2016
L	DRAFT DA ISSUE	25/11/2016
M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/02/2017
O	Revised DA Plans Following DAAP	21/03/2017
P	AMENDED DA SUBMISSION	05/06/2017



RL Schedule - B1-B4

Level	RL
Level B4	88.40
Level B3	91.40
Level B2	94.40
Level B1	97.40

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AR/NR/MC/PL/HN/SD/ES project no 140309.00

0 1.25 5 10 12.5m
Scale 1:250 @ A1

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project
12-22 LANGSTON PLACE, EPPING

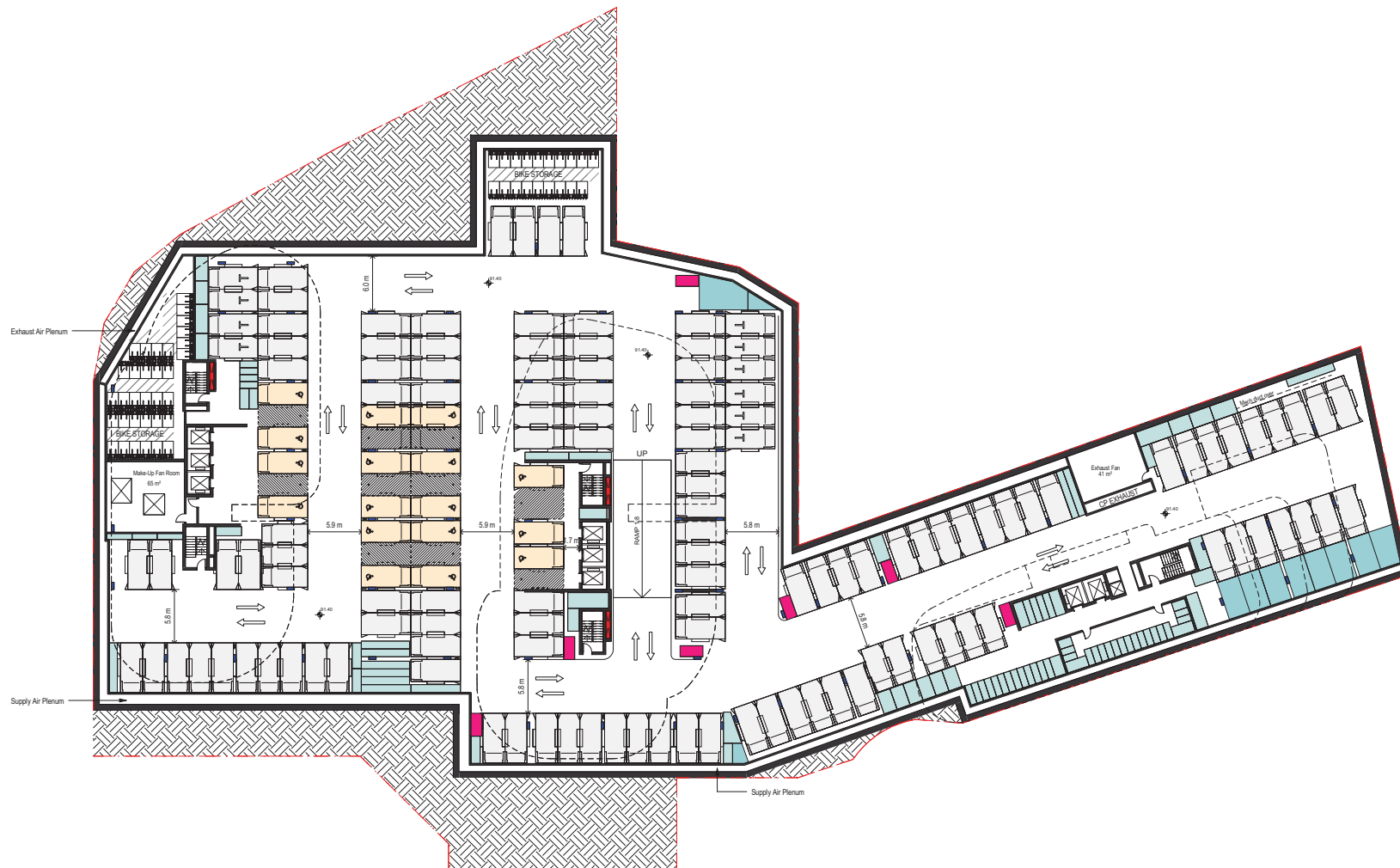
drawing

Basement 4 Plan

drawing no. issue

DA1000 P

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THERMAL COMFORT:

Glazing Doors/windows:
Aluminium framed clear performance glazing to units (2.02, 2.03, 2.05, 13.02, 3.03, 3.05, 4.02, 4.03, 4.05) - [17.02, 17.03, 17.05, 18.05, 19.05, 20.05, 20.06 and 27.05]
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U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)
B = sliding doors/windows + fixed glazing + louvre windows

Aluminium framed low-e clear glazing to all other units:
U-Value: 4.70 (equal to or lower than) SHGC: 0.63 (±10%)
Given values are NFRC, total window values

Roof:
Concrete roof no insulation. Default light colour

Ceiling:
Plasterboard ceiling, R2.0 insulation where exposed roof is above
Plasterboard ceiling, R1.0 insulation where balcony is above as per assessor certificate
Plasterboard ceiling, no insulation where neighbouring units are above
Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.

External wall:
P/C sheathing walls with R1.5 insulation, furring channel, plasterboard lined internally.
Colourbacked glass with R1.5 insulation, furring channel, plasterboard lined internally.
Default medium colour

Inter tenancy walls:
75 mm Hefel power panel wall - R1.2 (50mm) insulation to corridor walls - no requirement for insulation between neighbours.
200mm minimum concrete to lift shaft and fire stairs walls with R1.2 (50mm) insulation.
Acoustic insulation as required

Walls with-in dwellings:
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Floors:
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Fire sprinkler test water to be contained in a closed system

Hot water system:
Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers

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F	DRAFT DA ISSUE	22/12/2015
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H	FINAL DRAFT DA ISSUE	04/02/2016
I	DA ISSUE	08/02/2016
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K	FOR INFORMATION	24/11/2016
L	DRAFT DA ISSUE	25/11/2016
M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/02/2017
O	Revised DA Form Following DAAP	21/03/2017
P	AMENDED DA SUBMISSION	05/06/2017



RL Schedule - B1-B4	
Level	RL
Level B4	88.40
Level B3	91.40
Level B2	94.40
Level B1	97.40

0 1.25 5 10 12.5m
Scale 1:250 @ A1

checked FH scale 1 : 250@A1
project no 140309.00
AR/NR/MC/PL/HN/SD/ES

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project
12-22 LANGSTON PLACE, EPPING

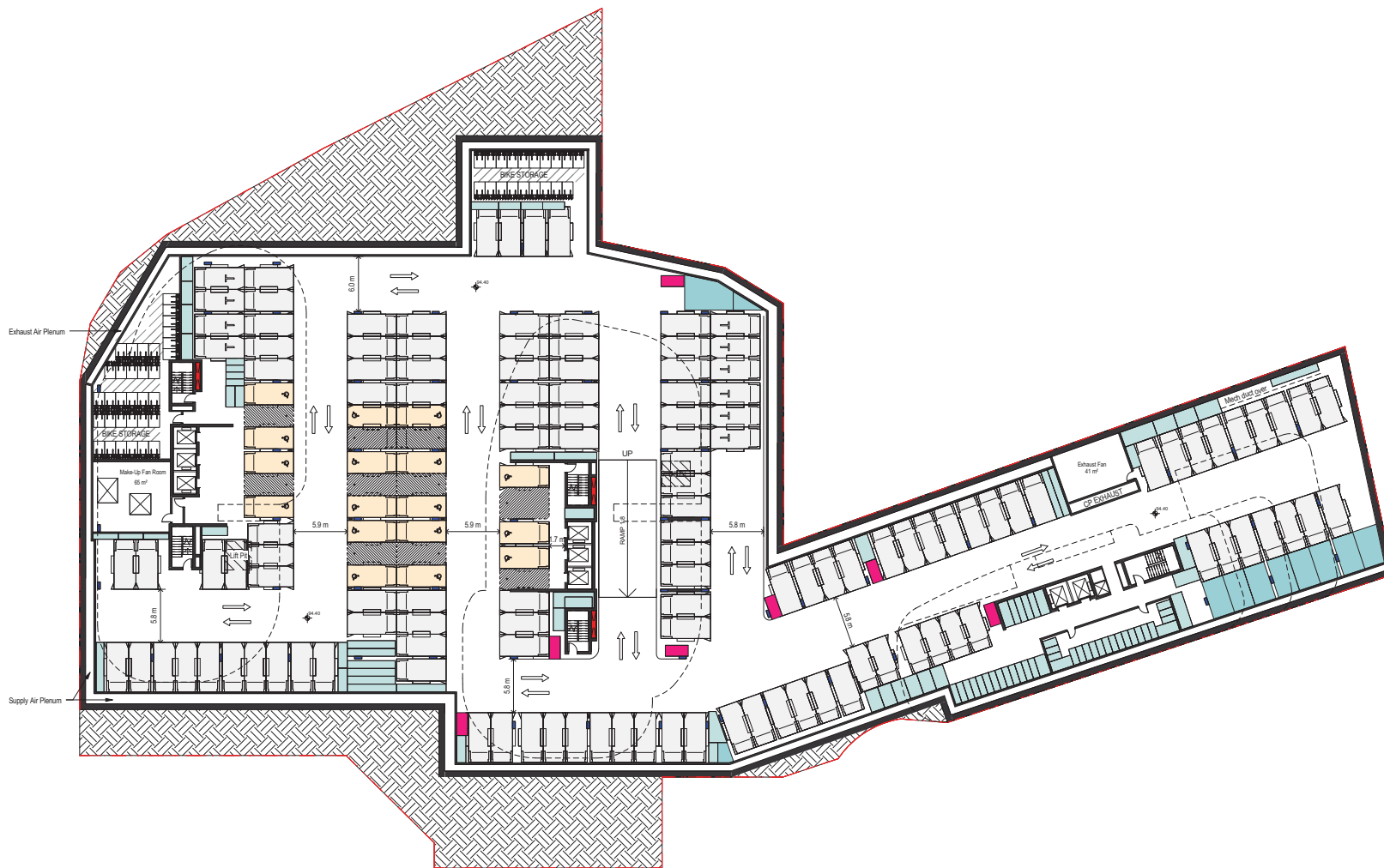
drawing

Basement 3 Plan

drawing no. issue

DA1001 P

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THERMAL COMFORT:

Glazing Doors/windows:
 Aluminium framed clear performance glazing to units (2.02, 2.03, 2.05, 13.02, 3.03, 3.05, 4.02, 4.03, 4.05) - [17.02, 17.03, 17.05, 18.05, 19.05, 20.05, 20.06 and 27.04]
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 Plasterboard ceiling, no insulation where neighbouring units are above
 Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.

External wall:
 F/C sheathing walls with R1.5 insulation, furring channel, plasterboard lined internally.
 Colourbacked glass with R1.5 insulation, furring channel, plasterboard lined internally.
 Default medium colour

Inter tenancy walls:
 75 mm Hefel power panel wall - R1.2 (50mm) insulation to corridor walls - no requirement for insulation between neighbours.
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Level B3	91.40
Level B2	94.40
Level B1	97.40

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0 1.25 5 10 12.5m
 Scale 1:250 @ A1

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project
 12-22 LANGSTON PLACE, EPPING

drawing
 Basement 2 Plan

drawing no. DA1002 issue Q

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