



Issue	amendment	date
A	DRAFT DA ISSUE	22/12/2015
B	DRAFT DA ISSUE	22/12/2015
C	FINAL DRAFT DA ISSUE	04/02/2016
D	DA ISSUE	08/02/2016
E	DA SUBMISSION	11/02/2016
F	DA SUBMISSION RESPONSE AMENDMENTS	24/05/2016
G	FOR INFORMATION	24/11/2016
H	DRAFT DA ISSUE	24/11/2016
I	DRAFT DA ISSUE	02/12/2016
J	AMENDED PLAN SUBMISSION	03/02/2017
K	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

- 1BED
- 1BED+S
- 2BED
- 2BED+S
- 3BED

RL Schedule - Level 16	
Level	RL
Level 16	153.10

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ABN 90 131 245 684

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

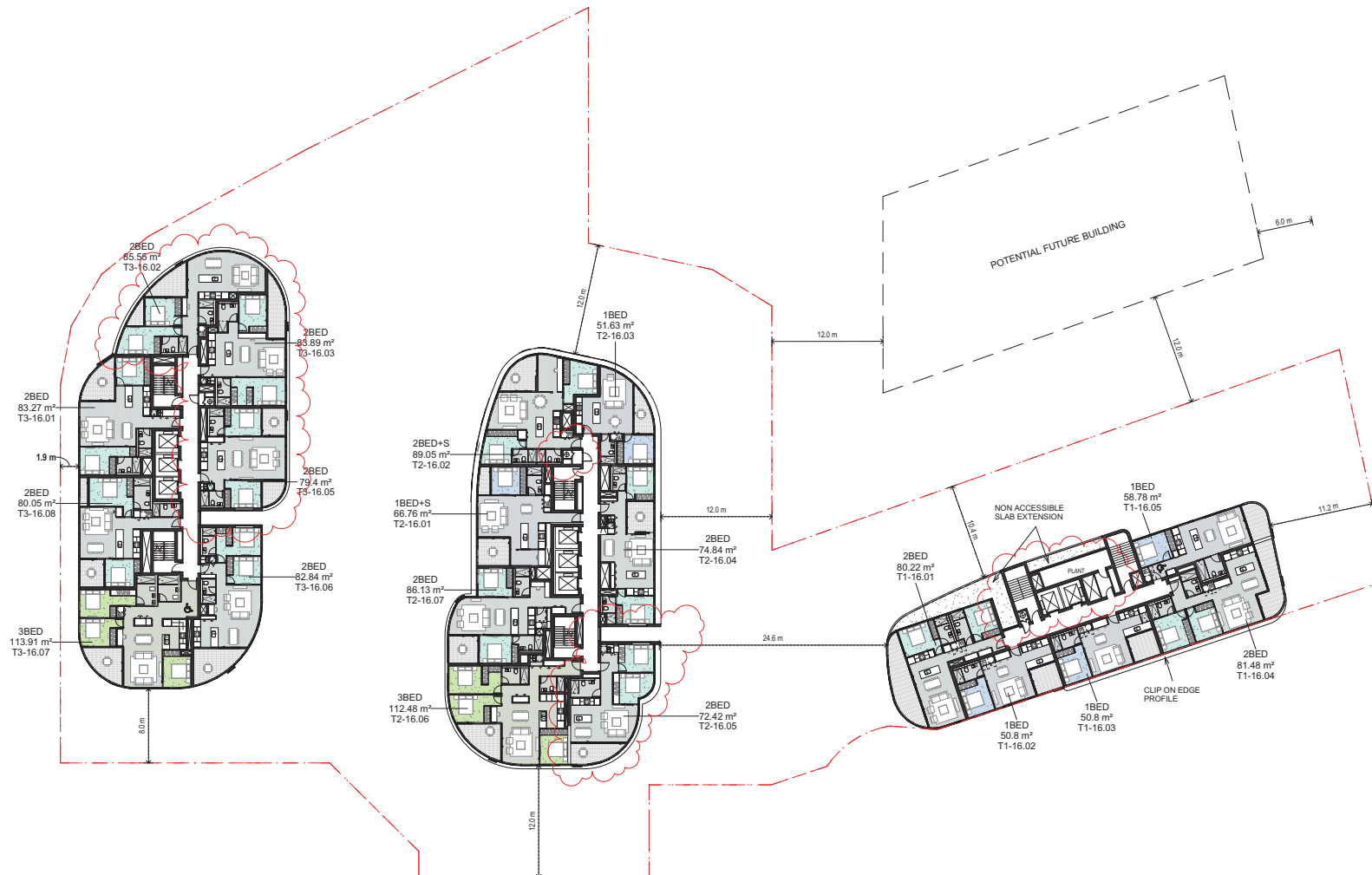
checked FH scale 1: 250@A1  
drawn AR/NR/MC/PL/HN project no 140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 16 Floor Plan

drawing no. DA1013 issue K



**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) - (17.03, 17.05, 18.05, 19.05, 19.06) - 20.05 and 27.06  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A - awning windows + bi-part 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 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:**  
PVC 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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L	DRAFT DA ISSUE	25/11/2016
M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/03/2017
O	AMENDED DA SUBMISSION	05/06/2017



Unit Types

1BED	2BED	3BED
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RL Schedule - Level 17	
Level	RL
Level 17	156.15

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

checked	FH	scale	1 : 250@A1
drawn	ARN/RMC/PLHN	project no	140309.00

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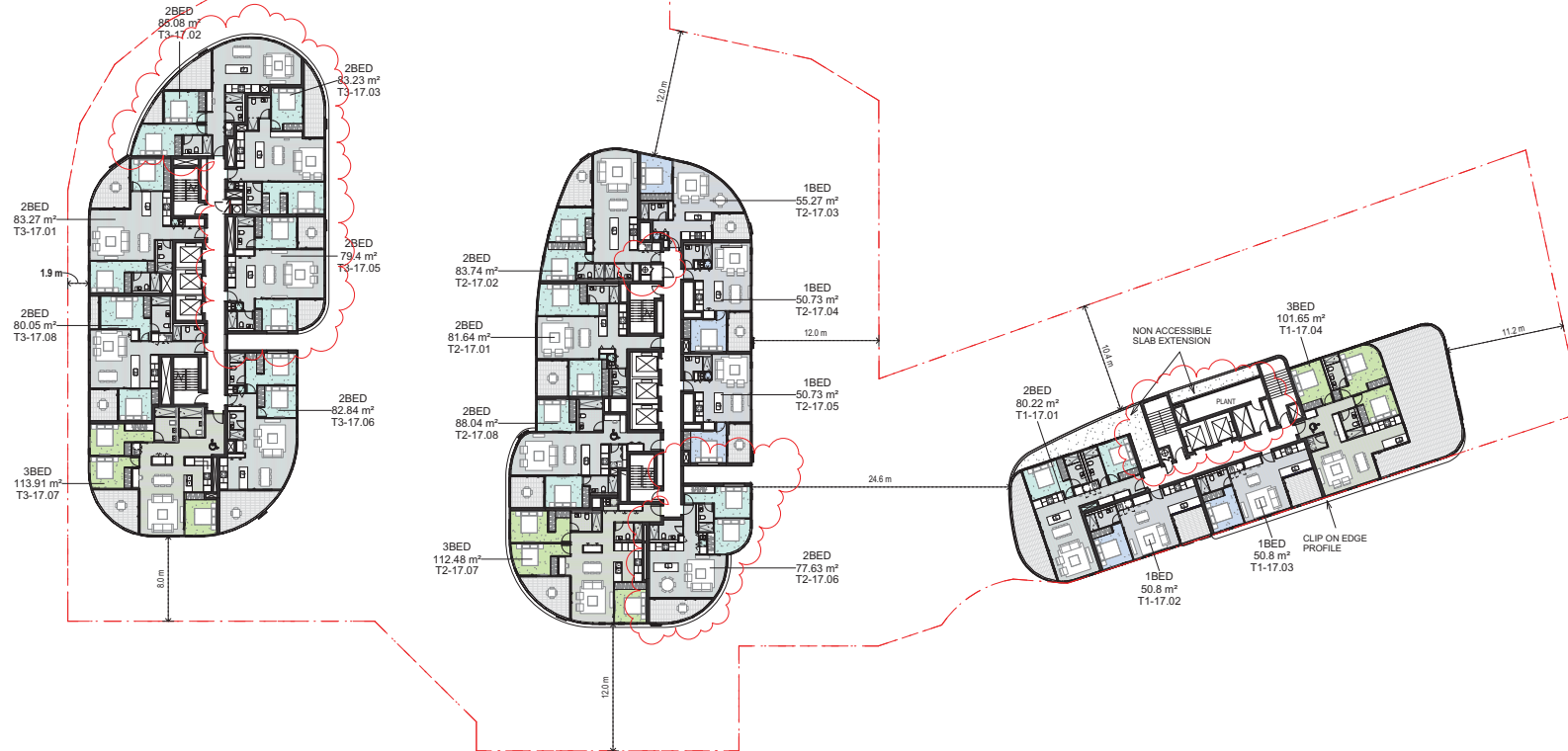
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 17 Floor Plan

drawing no.	issue
DA1014	O

**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]  
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:**  
PVC 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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M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/03/2017
O	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

1BED	2BED	2BED+S	3BED
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RL Schedule - Level 18	
Level	RL
Level 18	159.20

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

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

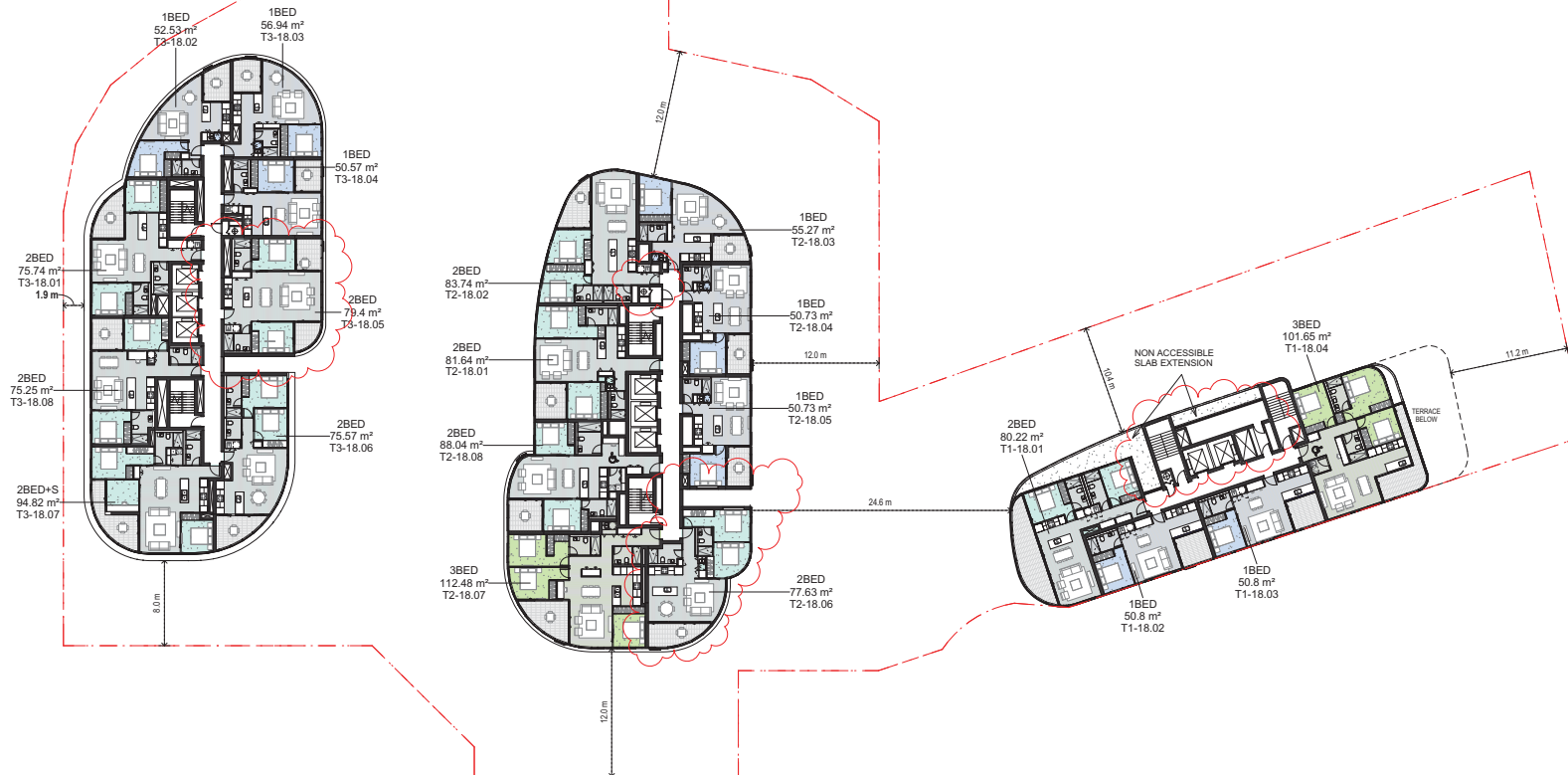
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 18 Floor Plan

drawing no.	issue
DA1015	O

**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, 19.05, 19.06, 20.05 and 27.04)  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A - awning windows + bi-part glazed doors  
U-Value: 4.80 (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  
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:**  
PVC 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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I	DA SUBMISSION	11/02/2016
J	DA SUBMISSION AMENDMENTS	25/06/2016
K	FOR INFORMATION	24/11/2016
L	DRAFT DA ISSUE	25/11/2016
M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/03/2017
O	AMENDED DA SUBMISSION	05/06/2017



Unit Types



RL Schedule - Level 19	
Level	RL
Level 19	162.25

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

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ABN 90 131 245 684

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

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Levels 19 Floor Plan

drawing no. DA1016 issue O

**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] - [17.03, 17.05, 18.05, 19.05, 20.05, 20.05 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 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:**  
R/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



Issue	amendment	date
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F	DRAFT DA ISSUE	22/01/2016
G	FINAL DRAFT DA ISSUE	04/02/2016
H	DA ISSUE	08/02/2016
I	DA SUBMISSION	11/02/2016
J	DA SUBMISSION AMENDMENTS	25/06/2016
K	FOR INFORMATION	24/11/2016
L	DRAFT DA ISSUE	25/11/2016
M	DRAFT DA ISSUE	02/12/2016
N	AMENDED PLAN SUBMISSION	03/03/2017
O	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

1BED
2BED
3BED

RL Schedule - Level 20-21	
Level	RL
Level 20	165.30
Level 21	168.35

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

checked	FH	scale	1 : 250@A1
drawn	ARN/RMC/PLHN	project no	140309.00

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## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 20-21 Floor Plan

drawing no.	issue
DA1017	O

**THERMAL COMFORT:**  
**Glazing Doors/windows:**  
Aluminium framed clear performance glazing to units (2.02, 2.03, 2.05, 3.02, 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)  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A - awning windows + fixed 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:**  
R/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 R9.6 (-25mm) insulation to ring main and supply risers



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N	AMENDED PLAN SUBMISSION	03/03/2017
O	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

1BED	2BED	2BED+S	3BED
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RL Schedule - Level 22	
Level	RL
Level 22	171.40

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Sydney  
Melbourne  
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Christchurch  
Brisbane  
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ABN 90 131 245 684

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

checked	FH	scale	1 : 250 @ A1
drawn	ARN/RMC/PLHN	project no	140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 22 Floor Plan

drawing no.	issue
DA1018	O

**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) - (17.03, 17.05, 17.06, 18.05, 18.06, 18.07, 18.08 and 17.04)  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A - awning windows + fixed 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 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:**  
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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O	AMENDED DA SUBMISSION	05/06/2017



RL Schedule - Level 23	
Level	RL
Level 23	174.45

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

Sydney Melbourne Adelaide Auckland Christchurch Brisbane Shanghai	
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checked	FH
drawn	AR/NRM/CL/PL/HN
scale	1 : 250 @ A1
project no	140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 23 Floor Plan

drawing no.	issue
DA1019	O

**THERMAL COMFORT:**  
**Glazing Doors/windows:**  
Aluminium framed clear performance glazing to units: [2.02, 2.03, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 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Issue	amendment	date
A	ISSUE FOR INFORMATION	15/10/2015
B	ISSUE FOR INFORMATION	16/12/2015
C	ISSUED FOR QS	03/11/2015
D	DRAFT DA ISSUE	22/12/2015
E	DRAFT DA ISSUE	22/01/2016
F	FINAL DRAFT DA ISSUE	04/02/2016
G	DA ISSUE	08/02/2016
H	DA SUBMISSION	11/02/2016
I	DA SUBMISSION AMENDMENTS	25/09/2016
J	FOR INFORMATION	24/11/2016
K	DRAFT DA ISSUE	25/11/2016
L	DRAFT DA ISSUE	02/12/2016
M	AMENDED PLAN SUBMISSION	03/03/2017
N	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

- 1BED
- 2BED
- 3BED

RL Schedule - Level 24	
Level	RL
Level 24	177.50

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

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

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## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 24 Floor Plan

drawing no.	issue
DA1020	N

**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, 18.05, 18.05, 20.05, 20.05 and 27.04)  
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 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





Issue	amendment	date
A	ISSUE FOR INFORMATION	15/10/2015
B	ISSUE FOR INFORMATION	18/10/2015
C	DRAFT DA ISSUE	22/10/2015
D	DRAFT DA ISSUE	22/01/2016
E	FINAL DRAFT DA ISSUE	04/02/2016
F	DA ISSUE	08/02/2016
G	DA SUBMISSION	11/02/2016
H	FOR INFORMATION	24/11/2016
I	DRAFT DA ISSUE	25/11/2016
J	DRAFT DA ISSUE	02/12/2016
K	AMENDED PLAN SUBMISSION	03/02/2017
L	AMENDED DA SUBMISSION	05/06/2017



#### Unit Types

1BED	2BED	2BED+S	3BED
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RL Schedule - Level 25-26	
Level	RL
Level 25	180.55
Level 26	183.60

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checked	FH	scale
drawn	ARN/RMC/PLHN	project no
		140309.00

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

**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, 18.05, 20.05] - 20.05 and 27.05  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A - awning windows + bi-part 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:**  
R/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

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Level 25-26 Floor Plan

drawing no.	issue
DA1021	L

