

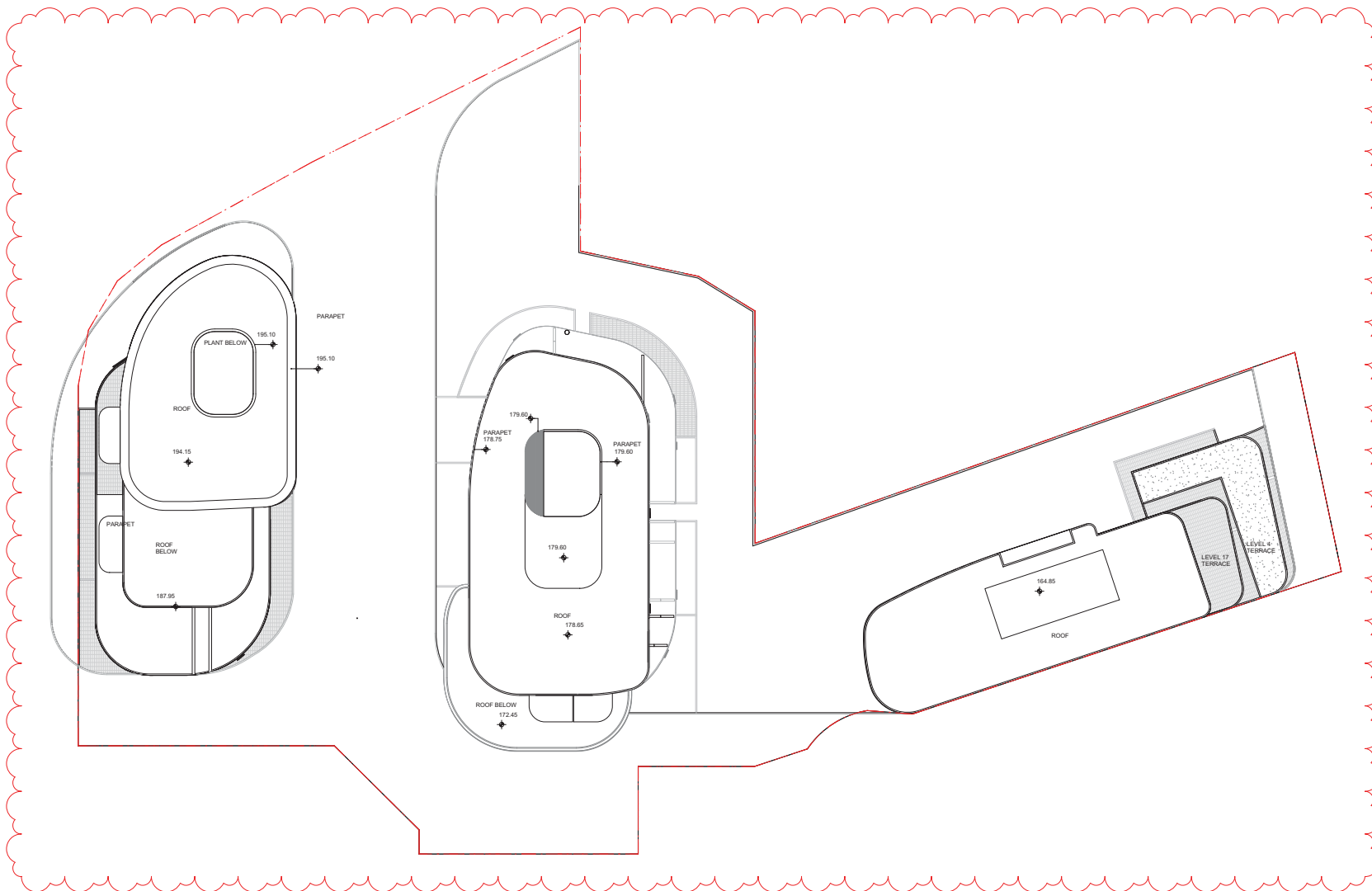
Hot water system:
Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers

Unit Types

RL Schedule - Level 28	
Level	RL
Level 28	189.70

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5/30/2017 7:30:05 PM



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, 20.05, 20.05 and 27.05]
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 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 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 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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Issue	amendment	date
A	DRAFT DA ISSUE	22/12/2015
B	DRAFT DA ISSUE	22/01/2016
C	FINAL DRAFT DA ISSUE	04/02/2016
D	DA ISSUE	08/02/2016
E	DA SUBMISSION	11/02/2016
F	FOR INFORMATION	24/11/2016
G	DRAFT DA ISSUE	25/11/2016
H	DRAFT DA ISSUE	03/12/2016
I	AMENDED PLAN SUBMISSION	03/02/2017
J	AMENDED DA SUBMISSION	05/06/2017



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

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

AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

drawing
Roof Plan

drawing no. DA1024
issue J

5/30/2017 7:30:16 PM



THERMAL COMFORT:

Glazing Doors/windows:
Aluminium framed clear performance glazing to units: (2.02, 2.03, 2.05, 19.02, 3.03, 3.05, 4.02, 4.03, 4.05) - (17.03, 17.05, 17.06, 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 + 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:
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

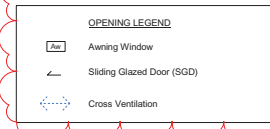
Floors:
Concrete between levels no insulation
Concrete – suspended open subfloor with an R1.2 insulation as per assessor certificate

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



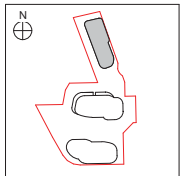
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A	ISSUED FOR QS	03/11/2015
B	DA ISSUE	08/02/2016
C	ISSUE FOR COORDINATION	03/11/2016
D	FOR INFORMATION	07/11/2016
E	FOR INFORMATION	17/11/2016
F	FOR INFORMATION	18/11/2016
G	FOR INFORMATION	24/11/2016
H	FOR INFORMATION	08/12/2016
I	DRAFT FOR REVIEW	12/01/2017
J	DRAFT FOR REVIEW	24/01/2017
K	FOR INFORMATION	27/01/2017
L	FOR INFORMATION	31/01/2017
M	FOR DA RE-SUBMISSION	15/04/2017
N	AMENDED DA SUBMISSION	05/06/2017



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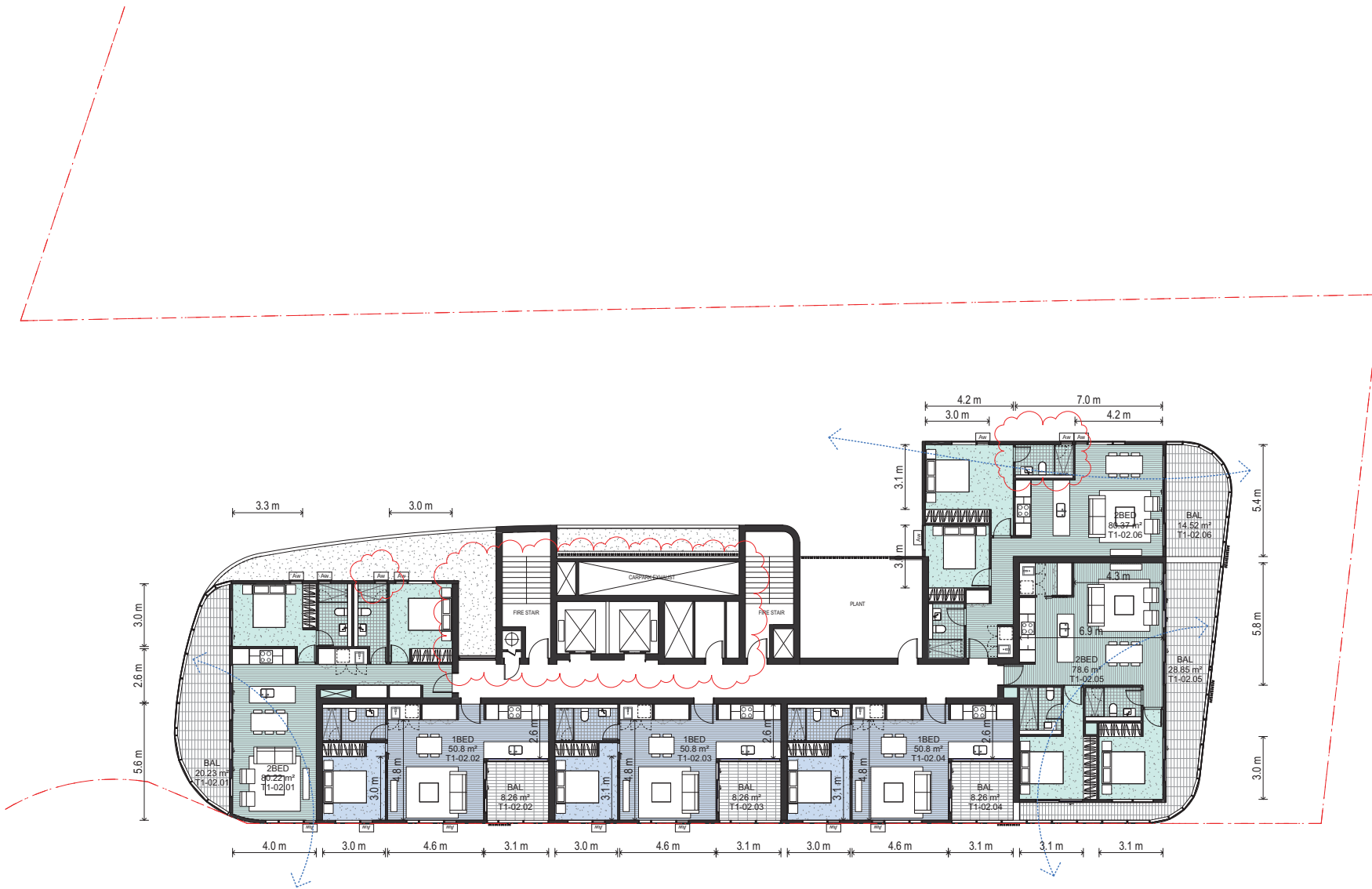
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drawn	TEAM	project no	140309.00

project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 1 Level 1

drawing no.
DA1110

issue
N



THERMAL COMFORT:

Glazing Doors/windows:
Aluminium framed clear performance glazing to units: (2.02, 2.03, 2.05, 19.05, 3.03, 3.05, 4.02, 4.03, 4.05) - (17.03, 17.05, 18.05, 18.05, 19.05, 19.05) - 20.05 and 27.05
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
A = awning windows + bi-parting 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

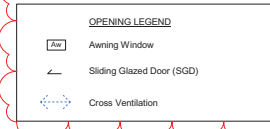
Floors:
Concrete between levels no insulation
Concrete - suspended open subfloor with an R1.2 insulation as per assessor certificate

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



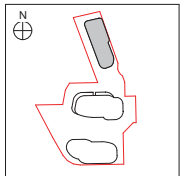
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Issue	amendment	date
C	ISSUE FOR INFORMATION	21/10/2015
D	ISSUED FOR GS	03/11/2015
E	DA ISSUE	08/02/2016
F	ISSUE FOR COORDINATION	03/11/2016
G	FOR INFORMATION	07/11/2016
H	FOR INFORMATION	17/11/2016
I	FOR INFORMATION	18/11/2016
J	FOR INFORMATION	24/11/2016
K	FOR INFORMATION	08/12/2016
L	ORAM FOR REVIEW	24/01/2017
M	FOR INFORMATION	27/01/2017
N	FOR INFORMATION	31/01/2017
O	FOR DA RE-SUBMISSION	19/04/2017
P	AMENDED DA SUBMISSION	05/06/2017



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drawn TEAM project no 140309.00

project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 1 Levels 2-3

drawing no.
DA1111

issue
P



THERMAL COMFORT:

Glazing Doors/windows:
Aluminium framed clear performance glazing to units: (2.02, 2.03, 2.05, 19.02, 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 27.06)
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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 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



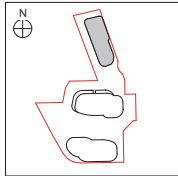
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Issue	amendment	date
D	ISSUED FOR QS	03/11/2015
E	DA ISSUE	08/02/2016
F	ISSUE FOR COORDINATION	03/11/2016
G	FOR INFORMATION	07/11/2016
H	FOR INFORMATION	17/11/2016
I	FOR INFORMATION	18/11/2016
J	FOR INFORMATION	24/11/2016
K	FOR INFORMATION	08/12/2016
L	DRAFT FOR REVIEW	12/01/2017
M	DRAFT FOR REVIEW	24/01/2017
N	FOR INFORMATION	27/01/2017
O	FOR INFORMATION	31/01/2017
P	FOR DA RE-SUBMISSION	15/04/2017
Q	AMENDED DA SUBMISSION	05/06/2017



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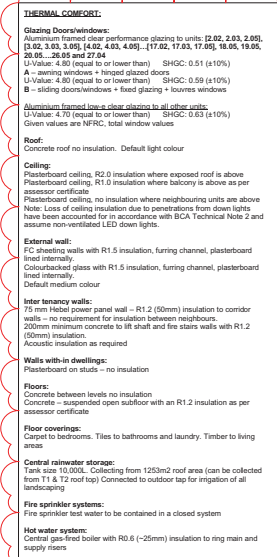
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project
12-22 LANGSTON PLACE, EPPING

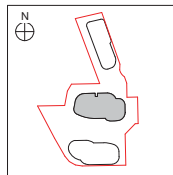
drawing
Tower 1 Levels 5-16

drawing no.	issue
DA1113	Q





Issue	amendment	date
A	ISSUE FOR INFORMATION	15/10/2015
B	ISSUE FOR INFORMATION	16/10/2015
C	ISSUE FOR INFORMATION	21/10/2015
D	ISSUED FOR QS	03/11/2015
E	DA ISSUE	06/02/2016
F	FOR INFORMATION	24/11/2016
G	FOR INFORMATION	08/12/2016
H	DRAFT FOR REVIEW	24/01/2017
I	FOR INFORMATION	27/01/2017
J	FOR INFORMATION	31/01/2017
K	FOR DA RE-SUBMISSION	10/04/2017
L	AMENDED DA SUBMISSION	05/06/2017



DRAWING NUMBERS REVISED DA1121 PREVIOUSLY DA1120

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project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 2 Levels 2-7 - Low Rise

drawing no.
DA1121
issue
L

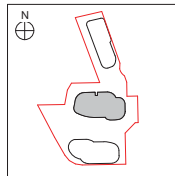
6/12/2017 11:45:58 AM

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, 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 + 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:
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:
15 mm Hegal 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 outdoor 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 R6.6 (~25mm) insulation to ring main and supply risers

OPENING LEGEND
Awning Window
Sliding Glazed Door (SGD)
Cross Ventilation



Issue	amendment	date
A	DA ISSUE	08/02/2016
B	FOR INFORMATION	24/11/2016
C	FOR INFORMATION	08/12/2016
D	DRAFT FOR REVIEW	24/01/2017
E	FOR INFORMATION	27/01/2017
F	FOR INFORMATION	31/01/2017
G	FOR DA RE-SUBMISSION	15/04/2017
H	AMENDED DA SUBMISSION	05/06/2017



0 0.5 2 4 5m
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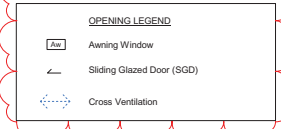
checked FH scale As indicated @ A1
drawn TEAM project no 140309.00

project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 2 Level 9-15, 17-21 - High Rise

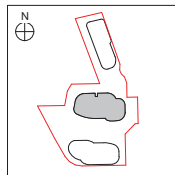
drawing no. DA1123 issue H

THERMAL COMFORT:
Glazing Door/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, 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 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 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 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





Issue	amendment	date
A	ISSUE FOR INFORMATION	29/01/2016
B	DA ISSUE	08/02/2016
C	FOR INFORMATION	24/11/2016
D	FOR INFORMATION	08/12/2016
E	DRAFT FOR REVIEW	24/01/2017
F	FOR INFORMATION	27/01/2017
G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/04/2017
I	AMENDED DA SUBMISSION	05/06/2017



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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, 18.02, 18.03, 18.05 and 17.04)
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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

OPENING LEGEND

- Aw Awning Window
- Sliding Glazed Door (SGD)
- Cross Ventilation

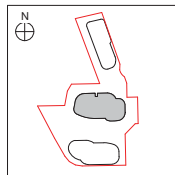
project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 2 Level 16 - Waistband

drawing no. DA1124
issue I



Issue	amendment	date
A	DA ISSUE	08/02/2016
B	FOR INFORMATION	24/12/2016
C	FOR INFORMATION	08/12/2016
D	DRAFT FOR REVIEW	24/01/2017
E	FOR INFORMATION	27/01/2017
F	FOR INFORMATION	31/01/2017
G	FOR DA RE-SUBMISSION	15/04/2017
H	AMENDED DA SUBMISSION	05/06/2017



0 0.5 2 4 5m
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drawn TEAM project no 140309.00

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project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 2 Level 22 - Penthouse

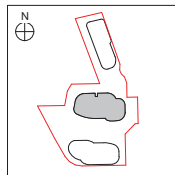
drawing no. DA1125 issue H

THERMAL COMFORT:
Glazing Doors/windows:
Aluminium framed clear performance glazing to units (2.02, 2.03, 2.05, 19.05, 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 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

OPENING LEGEND	
	Awning Window
	Sliding Glazed Door (SGD)
	Cross Ventilation



Issue	amendment	date
A	DA ISSUE	08/02/2016
B	FOR INFORMATION	24/12/2016
C	FOR INFORMATION	08/12/2016
D	DRAFT FOR REVIEW	24/01/2017
E	FOR INFORMATION	27/01/2017
F	FOR INFORMATION	31/01/2017
G	FOR DA RE-SUBMISSION	15/04/2017
H	AMENDED DA SUBMISSION	05/06/2017



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Scale 1:100 @ A1

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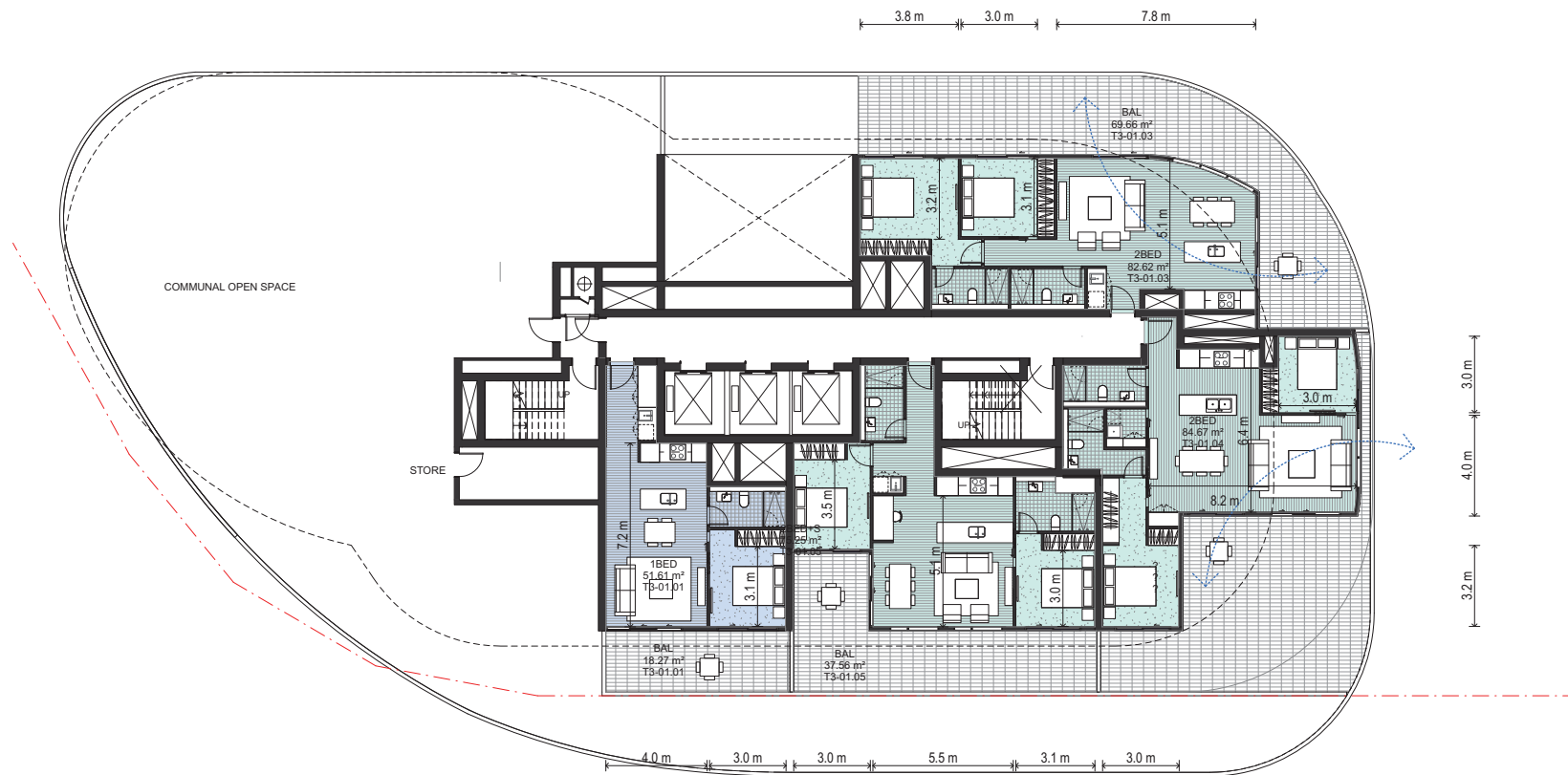
THERMAL COMFORT:
Glazing Door/windows:
Aluminium framed clear performance glazing to units: (2.02, 2.03, 2.05, 3.02, 3.03, 3.05) [4.02, 4.03, 4.05] - [17.02, 17.03, 17.05], 18.05, 18.06, 18.07, 18.08 and 17.04
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
A = awning windows + bi-part glazed 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 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:
15 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

OPENING LEGEND	
	Awning Window
	Sliding Glazed Door (SGD)
	Cross Ventilation

project	12-22 LANGSTON PLACE, EPPING
drawing	Tower 2 Level 23 - Penthouse
drawing no.	DA1126
issue	H



5/30/2017 7:35:50 PM



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 27.06)
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

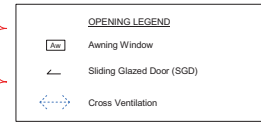
Floors:
Concrete between levels no insulation
Concrete - suspended open subfloor with an R1.2 insulation as per assessor certificate

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

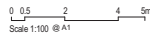
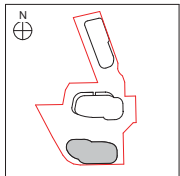


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Issue	amendment	date
A	FOR INFORMATION	11/11/2016
B	FOR INFORMATION	18/11/2016
C	FOR INFORMATION	24/11/2016
D	FOR INFORMATION	08/12/2016
E	DRAFT FOR REVIEW	24/01/2017
F	FOR INFORMATION	27/01/2017
G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/02/2017
I	AMENDED DA SUBMISSION	05/06/2017



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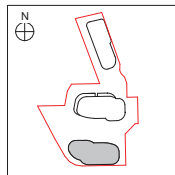
project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 3 Level 1

drawing no. DA1130 issue I



Issue	amendment	date
A	FOR INFORMATION	11/11/2016
B	FOR INFORMATION	18/11/2016
C	FOR INFORMATION	24/11/2016
D	FOR INFORMATION	08/12/2016
E	DRAFT FOR REVIEW	24/01/2017
F	FOR INFORMATION	27/01/2017
G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/04/2017
I	AMENDED DA SUBMISSION	05/06/2017



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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, 18.05, 18.05, 18.05 and 17.05]
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 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:
75mm Hebel 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

OPENING LEGEND

- Aw Awning Window
- ← Sliding Glazed Door (SGD)
- ↔ Cross Ventilation

project
12-22 LANGSTON PLACE, EPPING

drawing
Tower 3 Levels 2-9 - Typical

drawing no.
DA1131
issue
I

