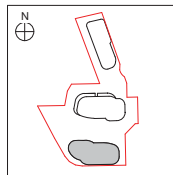






Issue	amendment	date
A	FOR INFORMATION	11/11/2016
B	FOR INFORMATION	18/11/2016
C	FOR INFORMATION	24/11/2016
D	FOR INFORMATION	08/12/2016
E	GRANT FOR REVIEW	24/01/2017
F	FOR INFORMATION	27/01/2017
G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/04/2017
I	AMENDED DA SUBMISSION	05/06/2017



0 0.5 2 4 5m  
Scale 1:100 @ A1

checked FH scale As indicated@A1  
drawn TEAM project no 140309.00

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project  
12-22 LANGSTON PLACE, EPPING

drawing  
Tower 3 Level 18 - Waistband

drawing no. DA1134 issue I

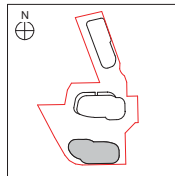


**THERMAL COMFORT:**  
**Glazing Door/windows:**  
Aluminium framed clear performance glazing to units: (2.02, 2.03, 2.05, 3.02, 3.03, 3.05) (4.02, 4.03, 4.05) (-17.02, 17.03, 18.05, 18.05, 18.05, 18.05, 18.05 and 27.04)  
U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)  
A = awning windows + fixed glazed doors  
U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)  
B = sliding 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 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 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	
Aw	Awning Window
SGD	Sliding Glazed Door (SGD)
CV	Cross Ventilation



Issue	amendment	date
A	FOR INFORMATION	11/11/2016
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G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/04/2017
I	AMENDED DA SUBMISSION	05/06/2017



0 0.5 2 4 5m  
Scale 1:100 @ A1

checked FH scale As indicated @ A1  
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project  
12-22 LANGSTON PLACE, EPPING

drawing  
Tower 3 Level 19 - 26 - Typical

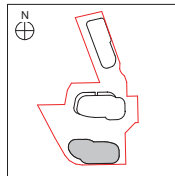
drawing no. DA1135 issue I

**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, 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 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:**  
PC 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**  
Aw Awning Window  
SGD Sliding Glazed Door (SGD)  
Cross Ventilation



Issue	amendment	date
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D	FOR INFORMATION	08/12/2016
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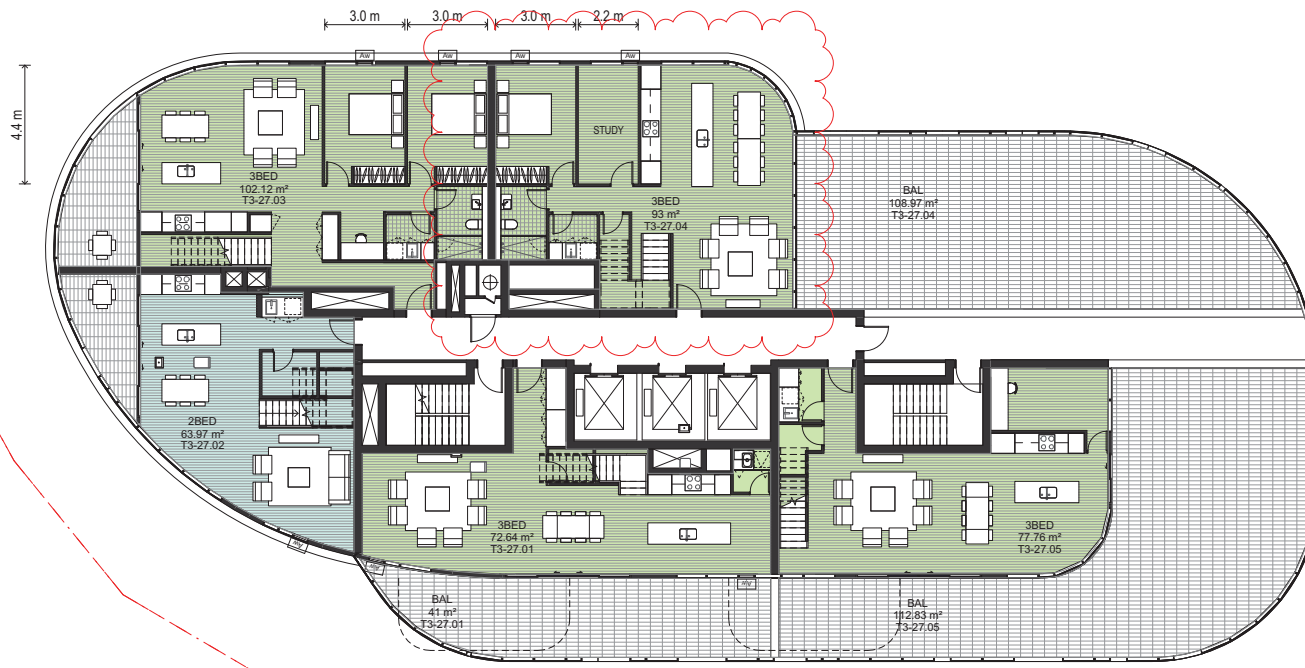


0 0.5 2 4 5m  
Scale 1:100 @ A1

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drawn	TEAM	project no	140309.00

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project	12-22 LANGSTON PLACE, EPPING
drawing	Tower 3 Level 27 (Roof Garden - Penthouse)
drawing no.	DA1136
issue	I



**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, 18.05 and 17.05)  
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 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 Hidel 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





**THERMAL COMFORT:**

**Glazing Door/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  
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 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 Hesel 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

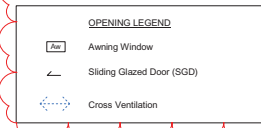
**Floors:**  
Concrete between levels no insulation  
Concrete - suspended open subfloor with an R1.2 insulation as per assessor certificate

**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

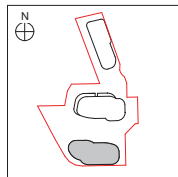


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F	FOR INFORMATION	27/01/2017
G	FOR INFORMATION	31/01/2017
H	FOR DA RE-SUBMISSION	10/02/2017
I	AMENDED DA SUBMISSION	05/06/2017



0 0.5 2 4 5m  
Scale 1:100 @ A1

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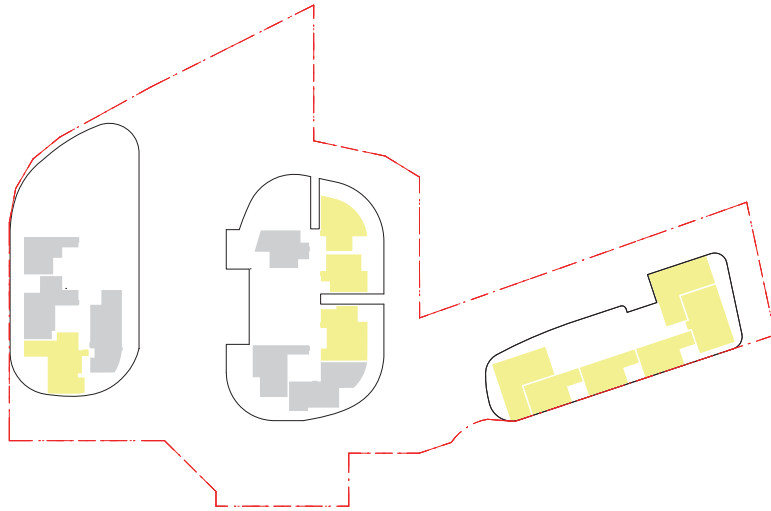
project  
12-22 LANGSTON PLACE, EPPING

drawing  
Tower 3 Level 28 (Plant - Penthouse)

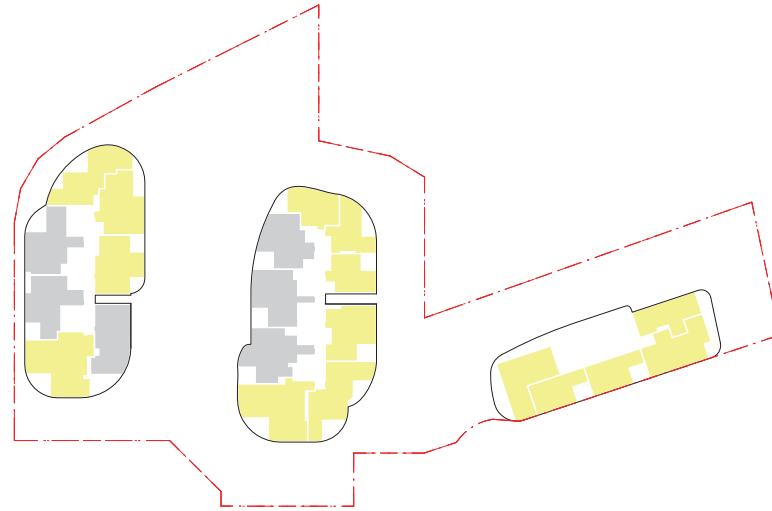
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DA1137

issue  
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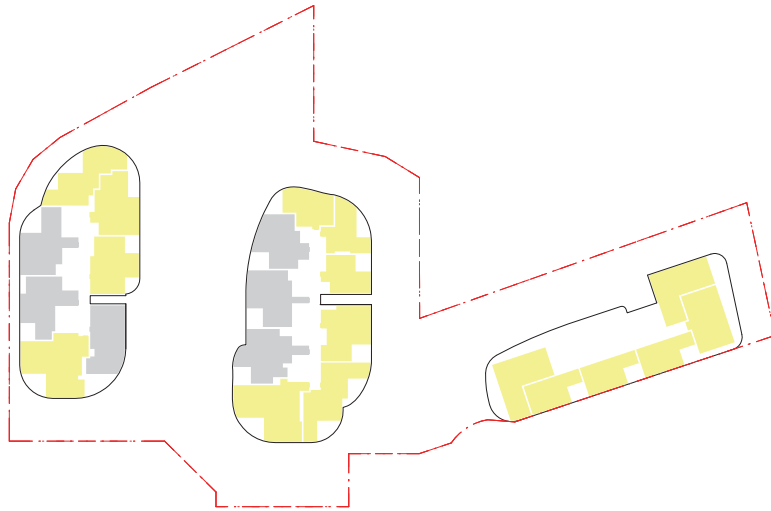




1 Level 1  
SCALE: 1:500



2 Level 4  
SCALE: 1:500



3 Level 2-3  
SCALE: 1:500



4 Level 5-7  
SCALE: 1:500

ADG - Solar Access (2 Hour Min)  
No  
Yes

Total number of units= 463  
Total units with 2 hours Solar access = 330 (71%)

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D	DA SUBMISSION	11/02/2016
E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	29/03/2017
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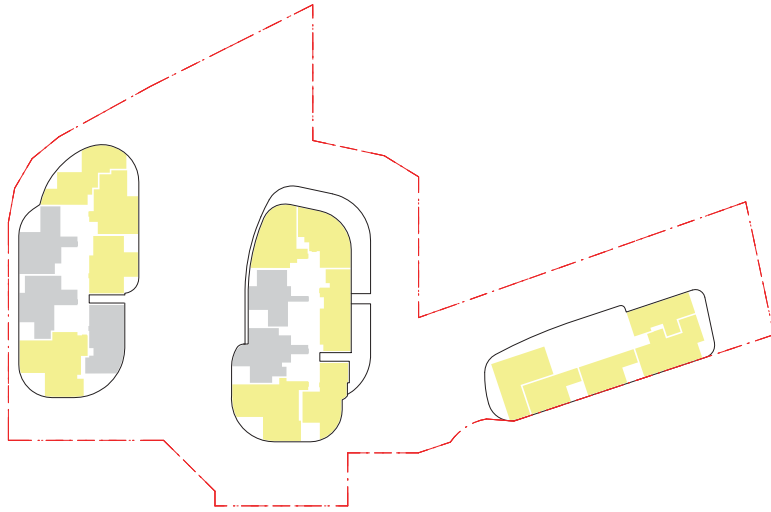
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project  
12-22 LANGSTON PLACE, EPPING

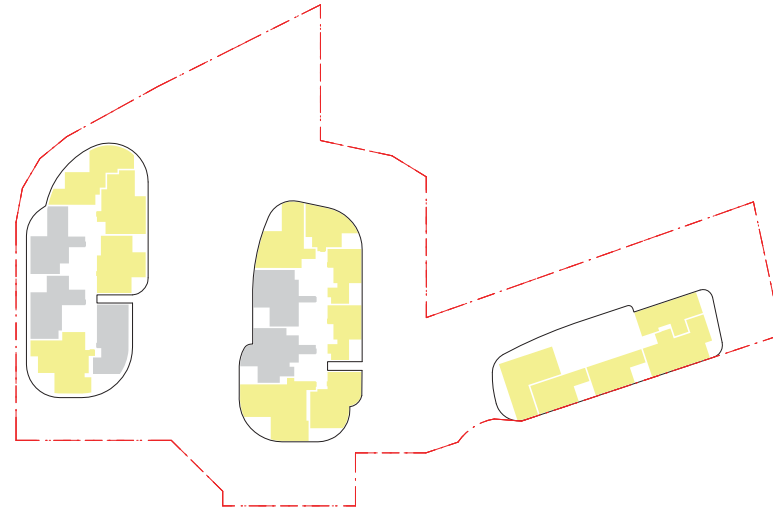
drawing  
ADG Solar Diagram

drawing no. DA1700 issue H

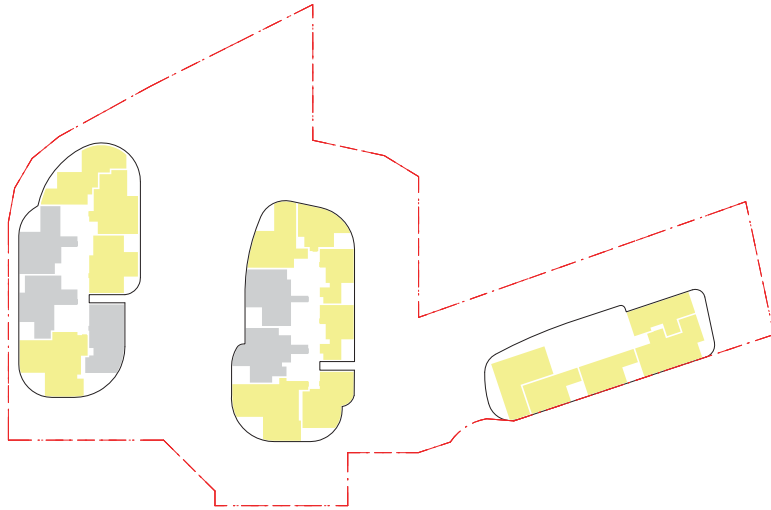
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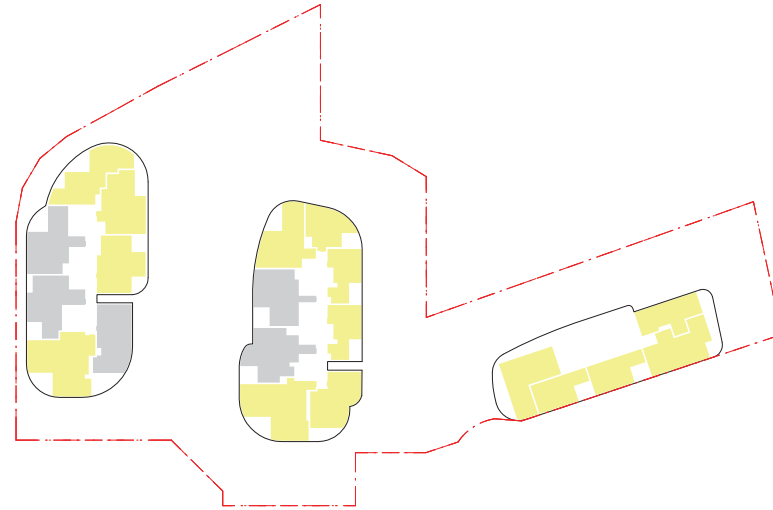
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3 Levels 10  
SCALE: 1 : 500



2 Level 9  
SCALE: 1 : 500



4 Level 11-15  
SCALE: 1 : 500

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E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/02/2017



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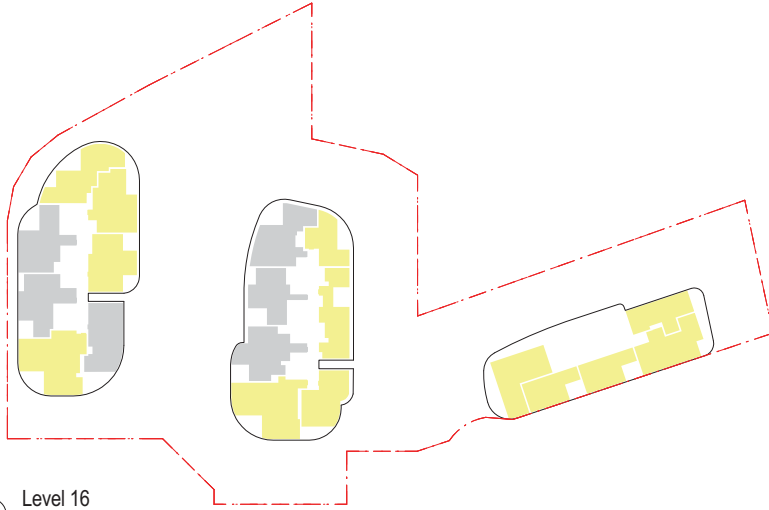
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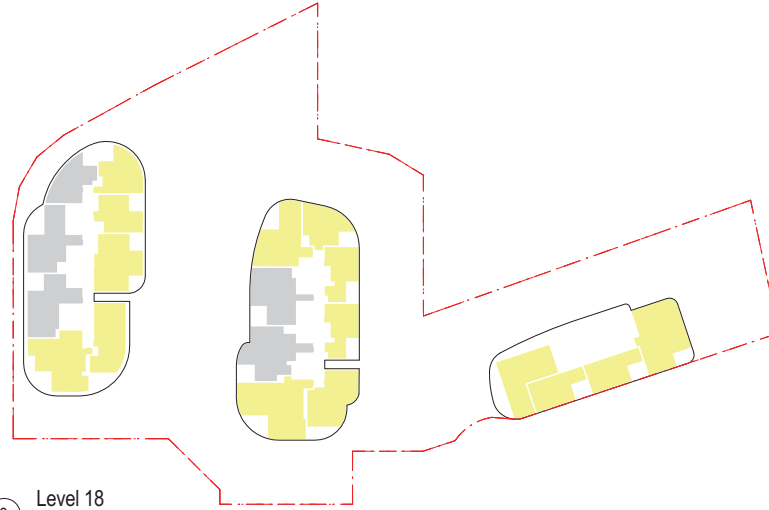
drawing  
ADG Solar Diagrams

drawing no.	issue
DA1701	H

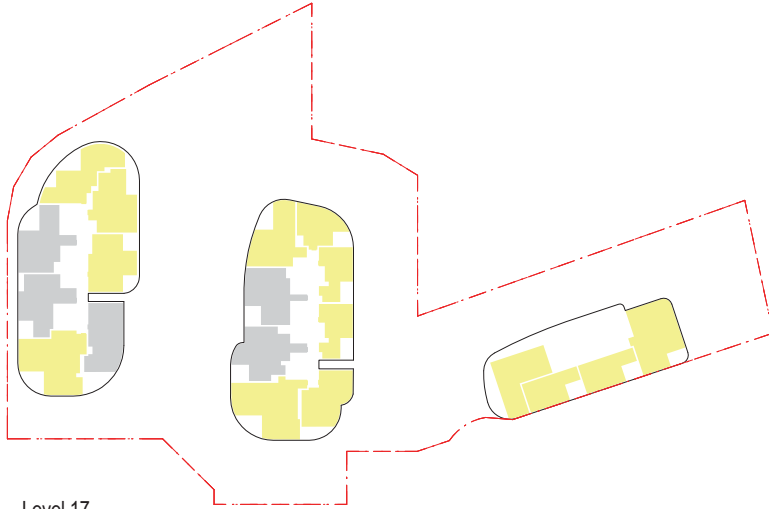
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1 Level 16  
SCALE: 1 : 500



3 Level 18  
SCALE: 1 : 500



2 Level 17  
SCALE: 1 : 500



4 Level 19  
SCALE: 1 : 500



5 Level 20-21  
SCALE: 1 : 500

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F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/02/2017



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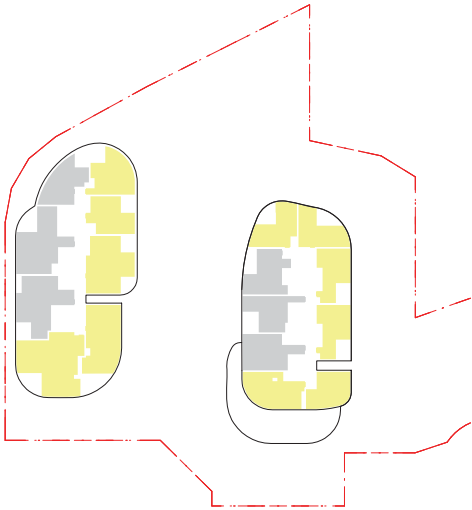
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

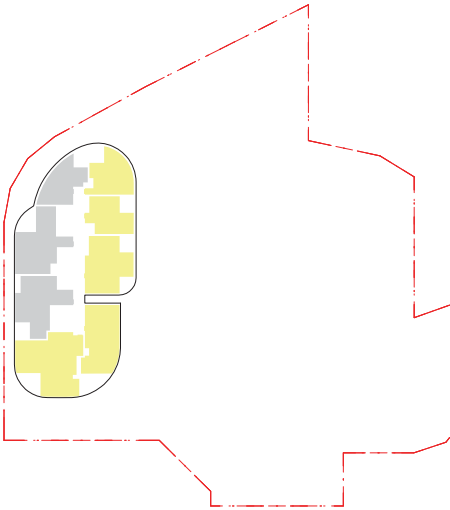
drawing  
ADG Solar Diagram

drawing no.	issue
DA1702	H

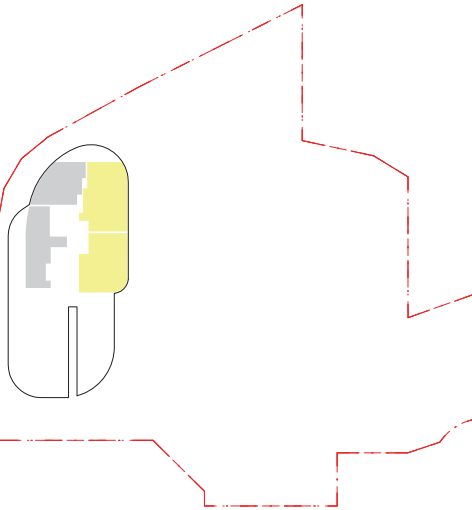
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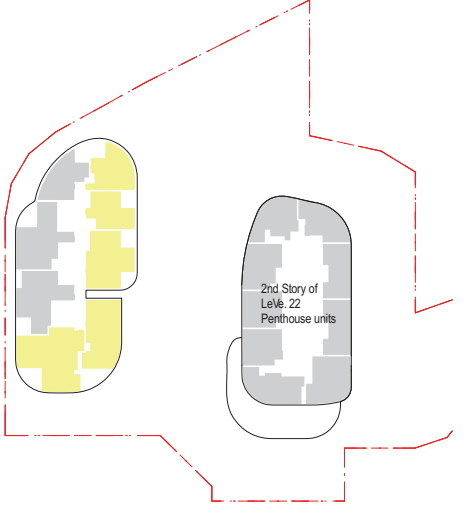
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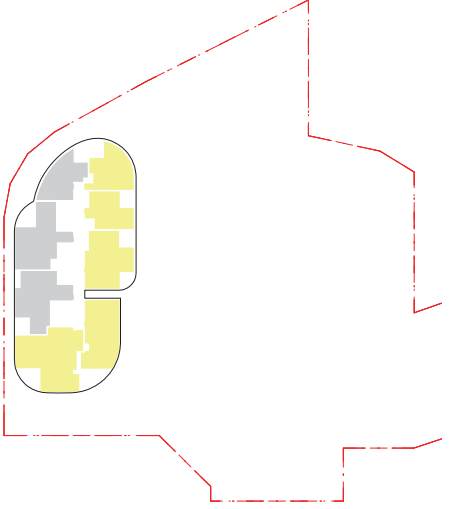
3 Level 24  
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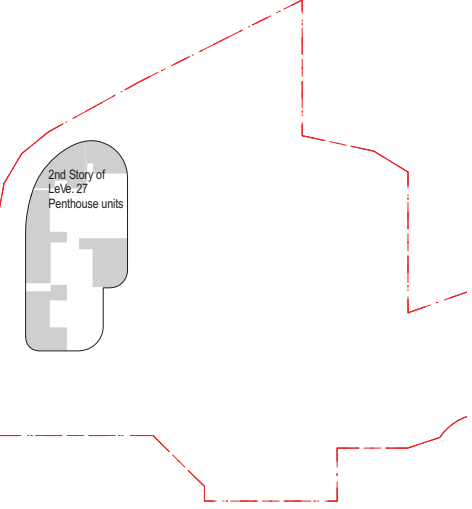
6 Level 27  
SCALE: 1:500



2 Level 23  
SCALE: 1:500



4 Level 25-26  
SCALE: 1:500



5 Level 28  
SCALE: 1:500

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C	DA ISSUE	08/02/2016
D	DA SUBMISSION	11/02/2016
E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/02/2017



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checked	scale	
	FH	
drawn	TEAM	project no 140309.00

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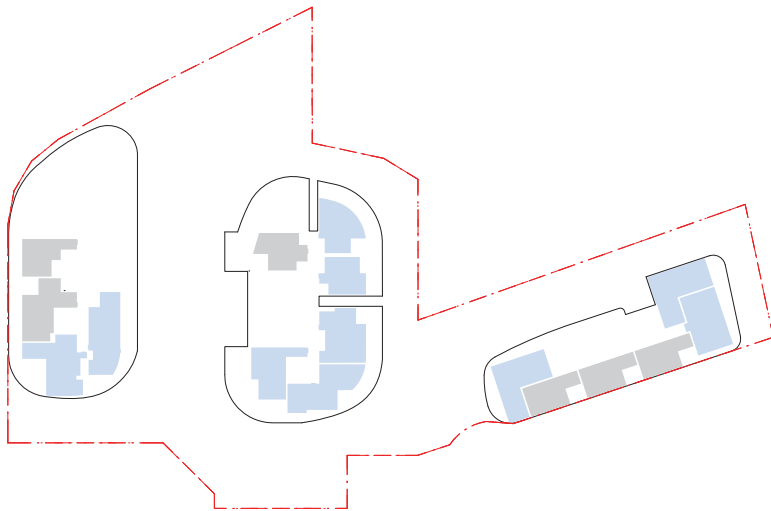
project  
12-22 LANGSTON PLACE, EPPING

drawing  
ADG Solar Diagrams

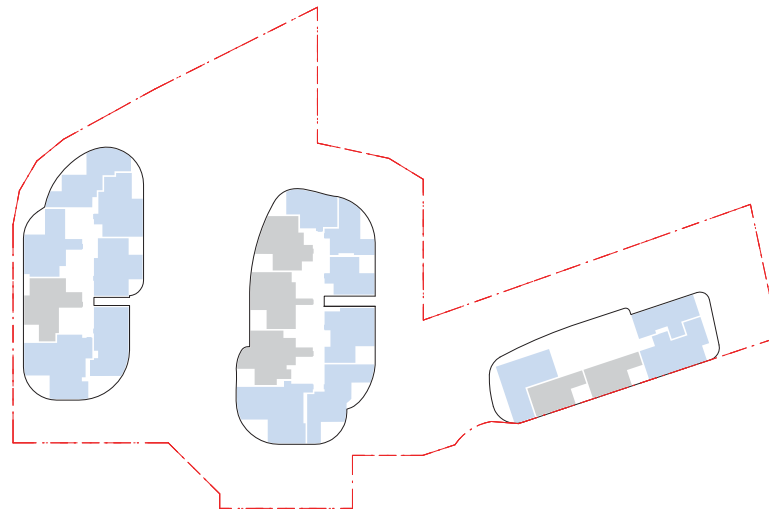
drawing no.	issue
DA1703	H

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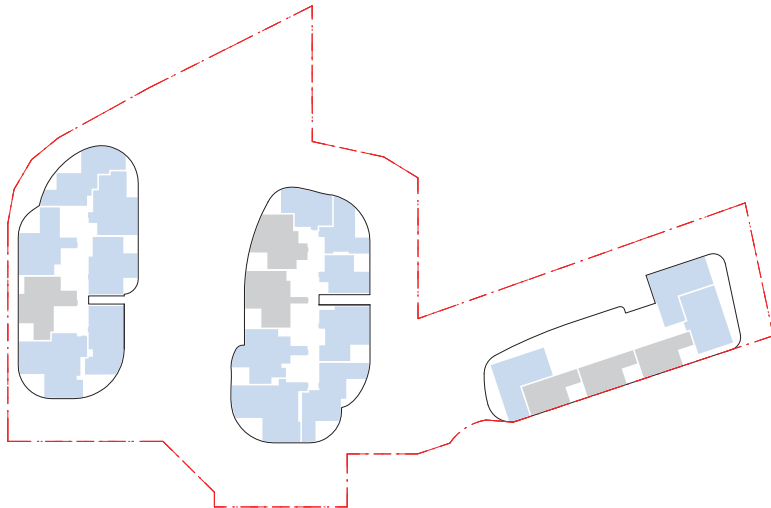




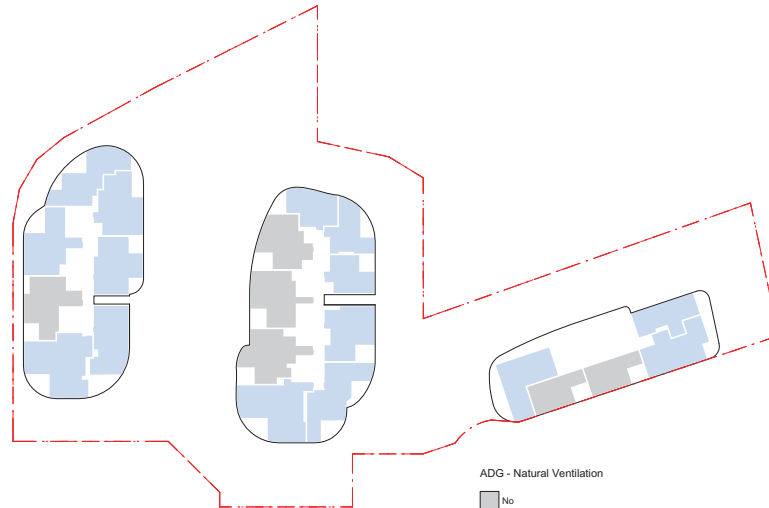
1 Level 1  
SCALE: 1 : 500



3 Level 4  
SCALE: 1 : 500



2 Level 2-3  
SCALE: 1 : 500



4 Level 5-7  
SCALE: 1 : 500

ADG - Natural Ventilation  
☐ No  
☒ Yes

Total number of units in the first 9 storeys = 163  
 Total units with Natural Cross Ventilation in the first 9 storeys = 117 (72%)

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E	DRAFT DA ISSUE	25/11/2016
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H	AMENDED DA SUBMISSION	05/02/2017



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 AIN 90 131 245 684

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 drawn TEAM project no 140309.00

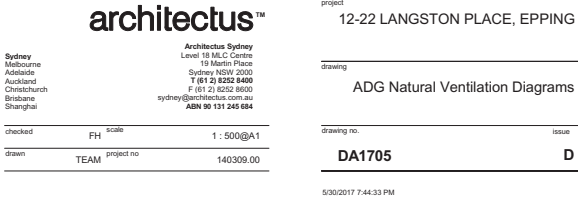
## AMENDED DA ISSUE

project  
 12-22 LANGSTON PLACE, EPPING

drawing  
 ADG Natural Ventilation Diagrams

drawing no. DA1704 issue H

5/30/2017 7:44:32 PM



1 Level 1  
SCALE: 1: 500

3 Level 4  
SCALE: 1: 500

2 Level 2-3  
SCALE: 1: 500

4 Level 5-7  
SCALE: 1: 500

ADG - Single Aspect  
No  
Yes

Total number of units = 463  
Single Aspect South Facing Units = 57 (12%)

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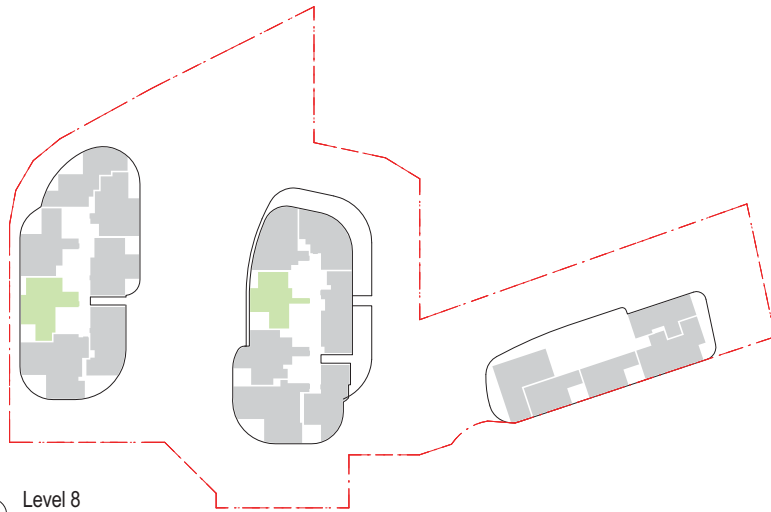
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12-22 LANGSTON PLACE, EPPING

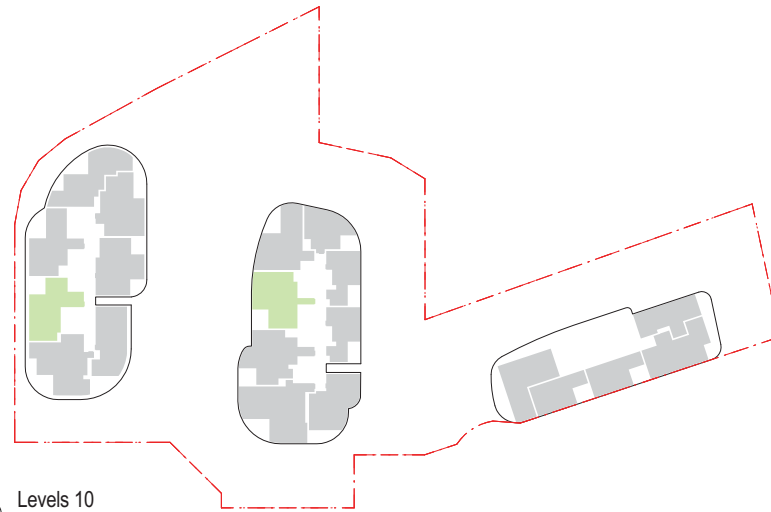
drawing  
ADG Single Aspect, South Facing  
Unit Diagrams

drawing no.	issue
DA1708	H

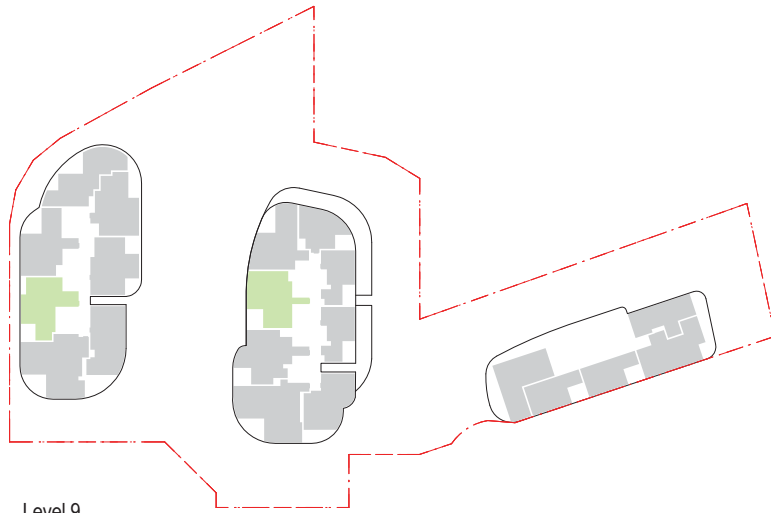
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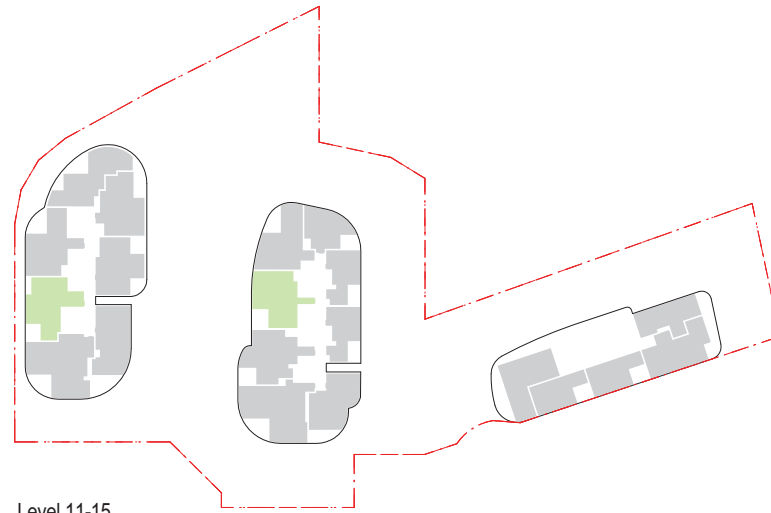
1 Level 8  
SCALE: 1:500



3 Levels 10  
SCALE: 1:500



2 Level 9  
SCALE: 1:500



4 Level 11-15  
SCALE: 1:500

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E	FOR INFORMATION	24/11/2016
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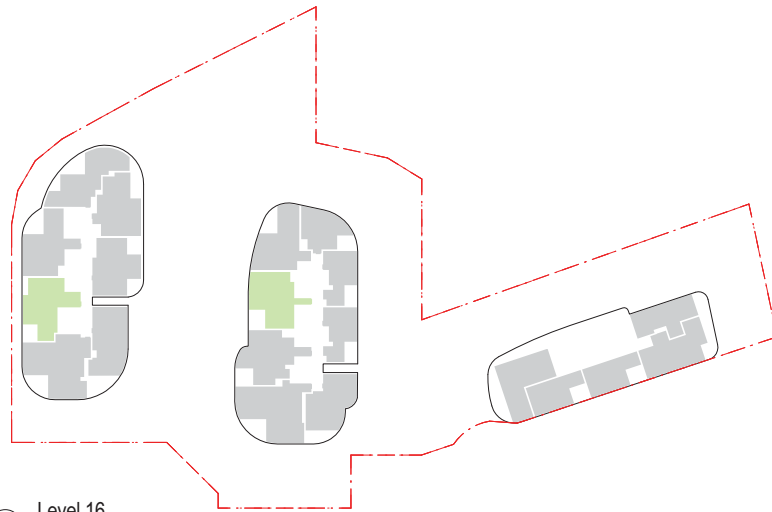
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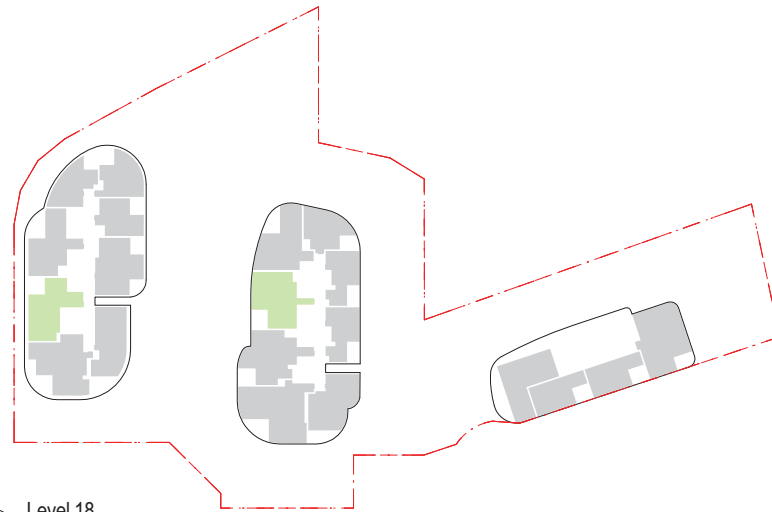
drawing  
ADG Single Aspect, South Facing  
Unit Diagram

drawing no.	issue
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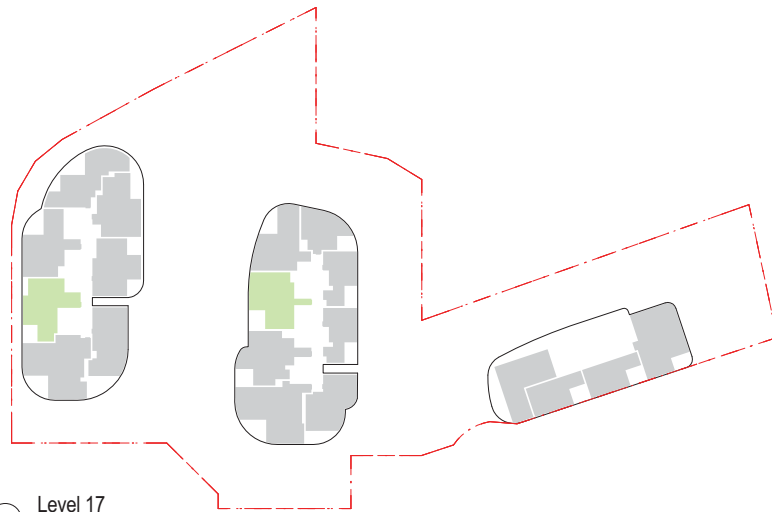
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1 Level 16  
SCALE: 1 : 500



3 Level 18  
SCALE: 1 : 500



2 Level 17  
SCALE: 1 : 500



4 Level 19  
SCALE: 1 : 500



5 Level 20-21  
SCALE: 1 : 500

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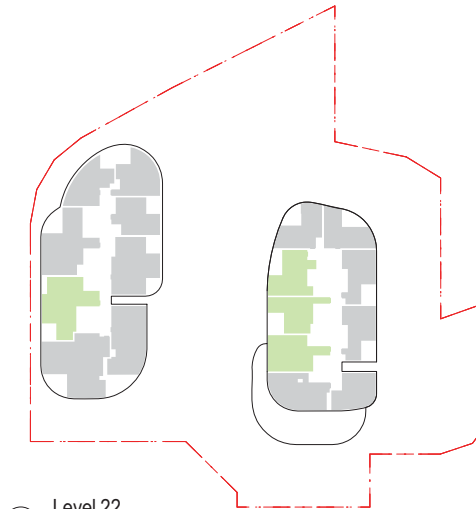
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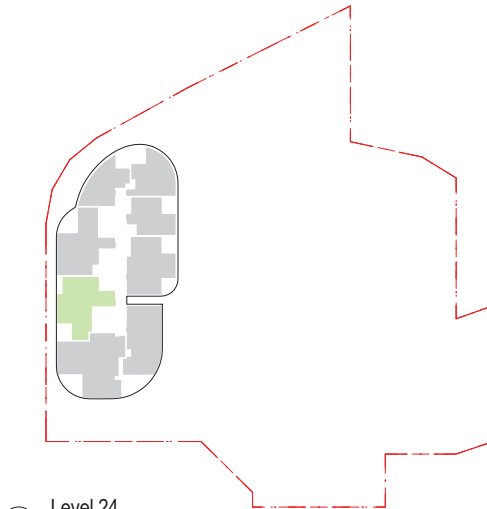
drawing  
ADG Single Aspects, South Facing  
Unit Diagrams

drawing no.	issue
DA1710	H

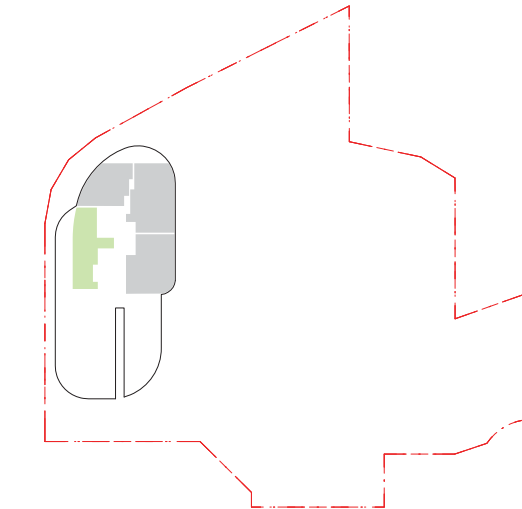
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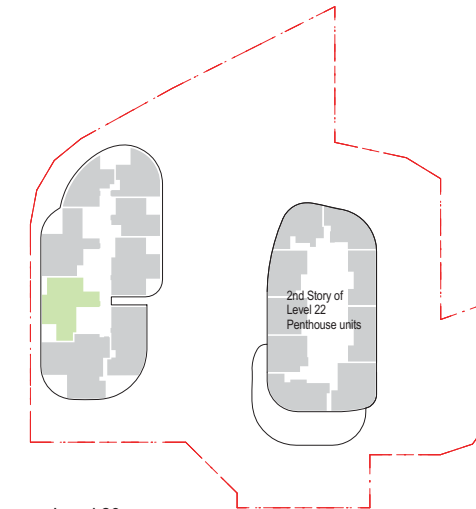
1 Level 22  
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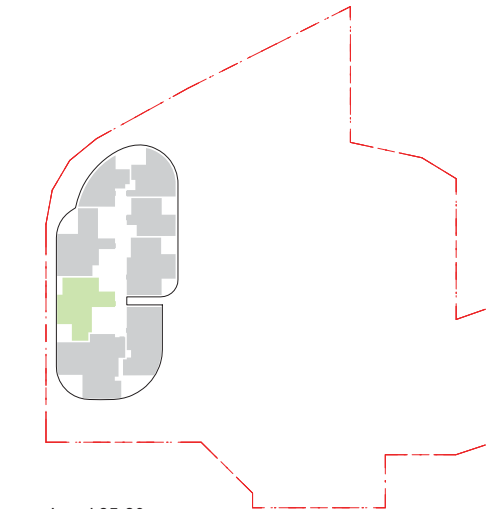
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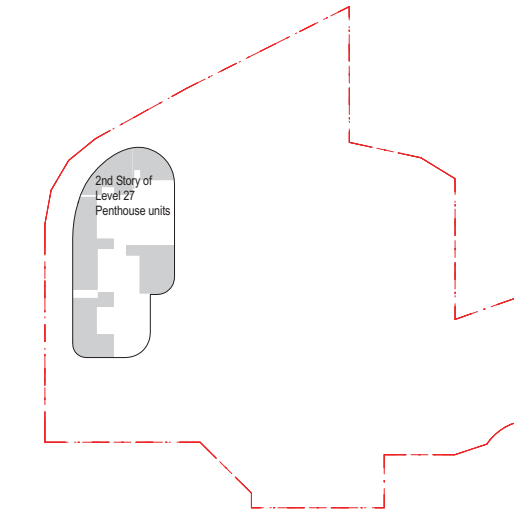
6 Level 27  
SCALE: 1: 500



2 Level 23  
SCALE: 1: 500



4 Level 25-26  
SCALE: 1: 500



5 Level 28  
SCALE: 1: 500

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drawn	TEAM	project no	140309.00

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project  
12-22 LANGSTON PLACE, EPPING

drawing  
ADG Single Aspect, South Facing  
Unit Diagram

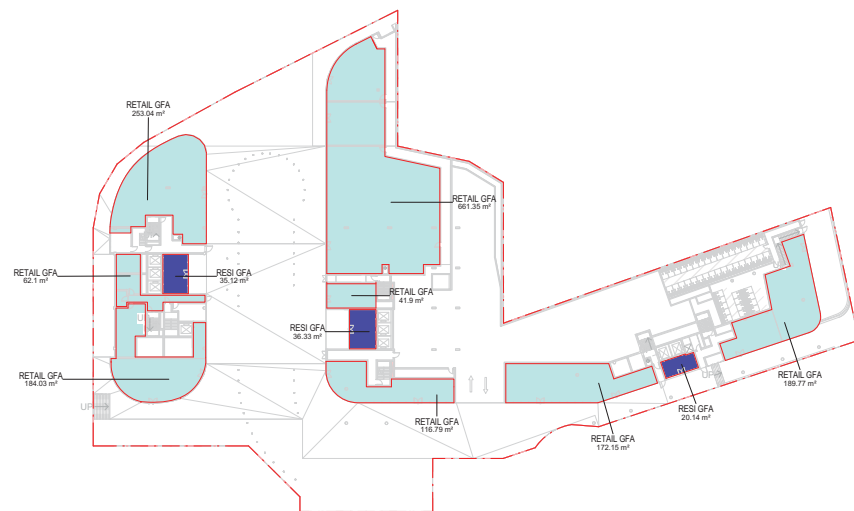
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DA1711

issue  
H

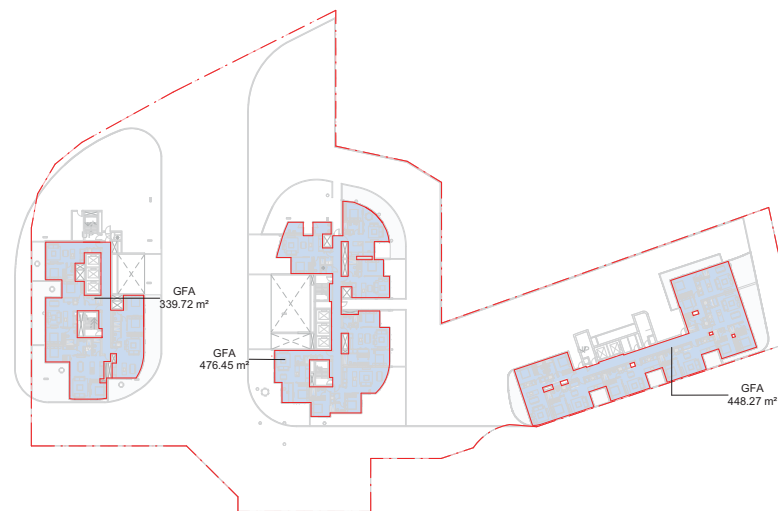


**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

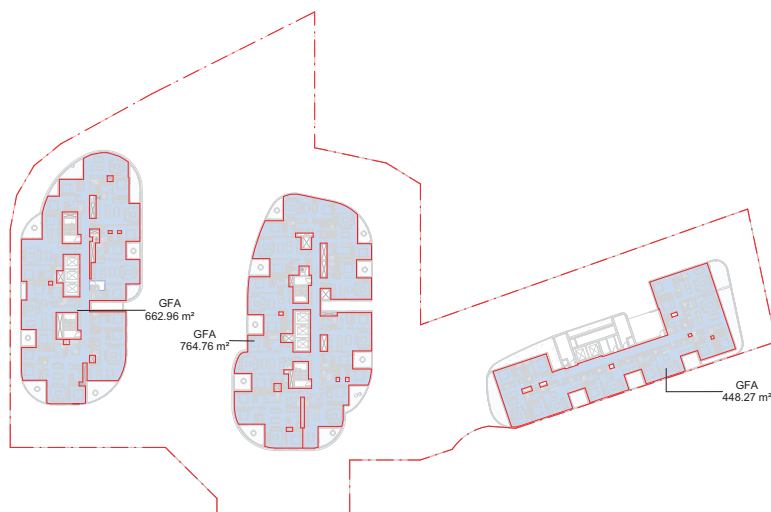
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.



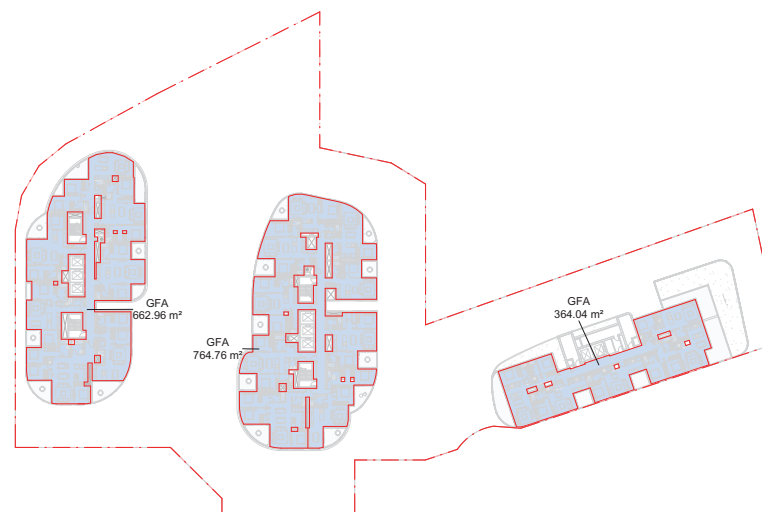
1 GFA - Ground Floor Plan  
SCALE: 1: 500



2 GFA - Level 1  
SCALE: 1: 500



3 GFA - Level 2-3  
SCALE: 1: 500



4 DA1800 - GFA - Level 4  
SCALE: 1: 500

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0 2.5 10 20 25m  
Scale 1:500 @ A1

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drawn TEAM project no 140309.00

AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
GFA GF-L4

drawing no.  
DA1800  
issue  
H

6/12/2017 11:54:30 AM

**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 114 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

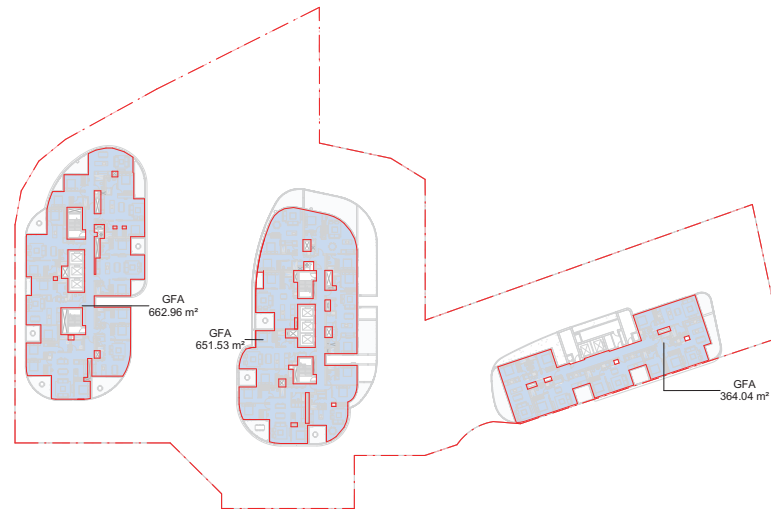
but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 114 metres high, and
- (l) voids above a floor at the level of a storey or storey above

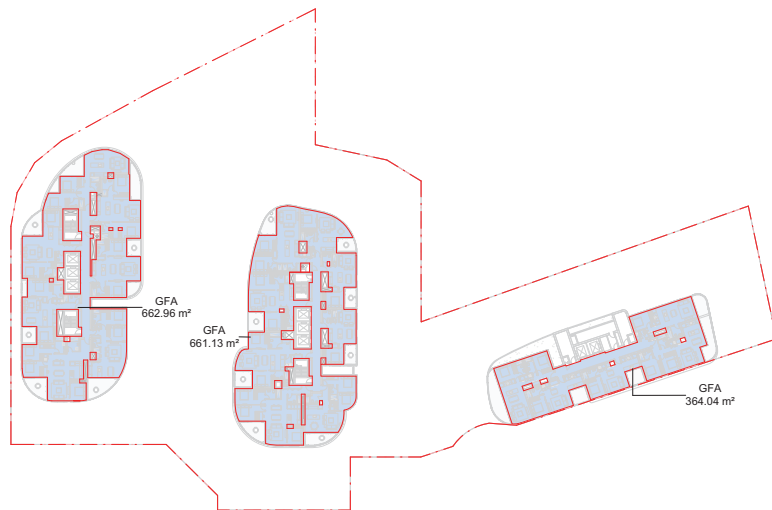
1 DA1800 - GFA - Level 5-7  
SCALE: 1 : 500



2 DA1800 - GFA - Level 8  
SCALE: 1 : 500



3 GFA - Level 9  
SCALE: 1 : 500



4 GFA - Level 10  
SCALE: 1 : 500



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drawn	TEAM	project no	140309.00

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Scale 1:250 @ A1

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
GFA L5-L10

drawing no.	issue
DA1801	D

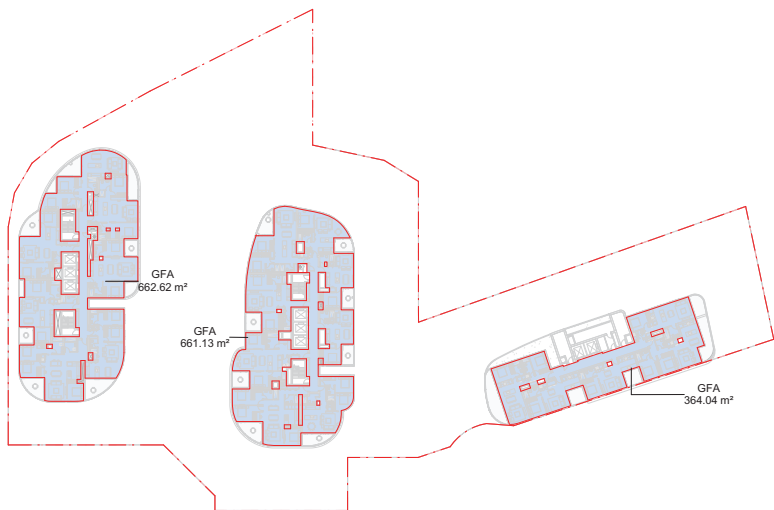
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**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 114 metres above the floor, and includes:

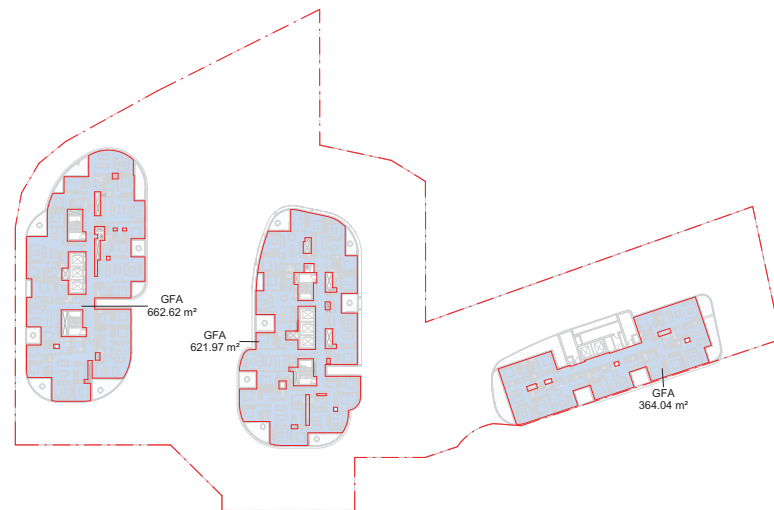
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- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

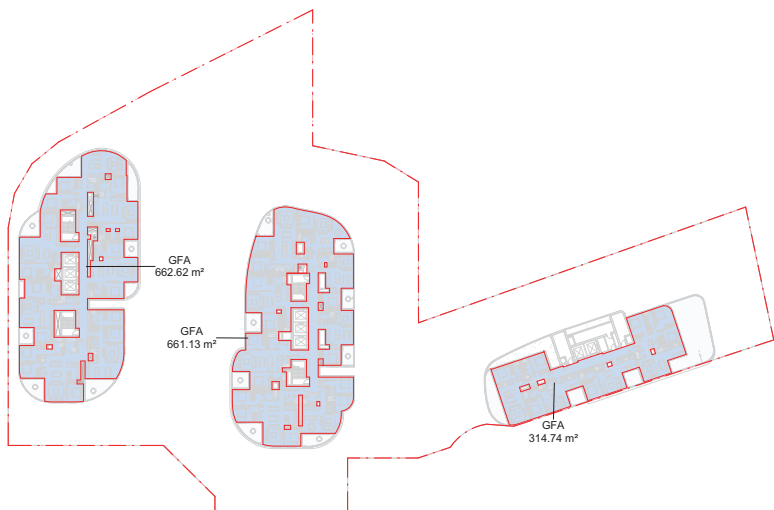
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
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- (k) terraces and balconies with outer walls less than 114 metres high, and
- (l) voids above a floor at the level of a storey or storey above



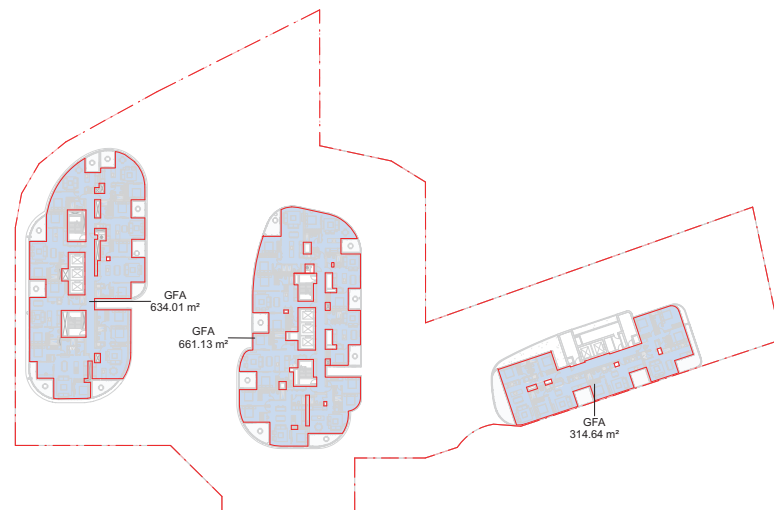
① GFA - Level 11-15  
SCALE: 1: 500



② GFA - Level 16  
SCALE: 1: 500



③ GFA - Level 17  
SCALE: 1: 500



④ GFA - Level 18  
SCALE: 1: 500

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E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/02/2017



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drawn TEAM project no 140309.00

0 1/25 5 10 125m  
Scale 1:250 @ A1

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project  
12-22 LANGSTON PLACE, EPPING

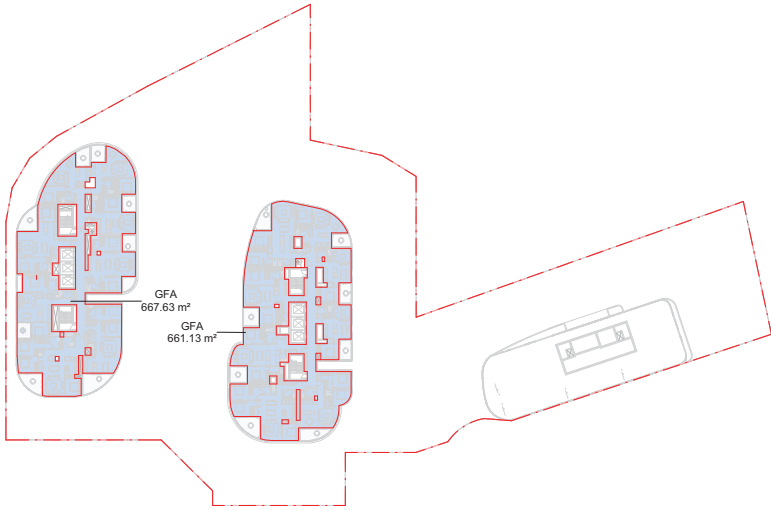
drawing  
GFA L11-L18

drawing no. DA1802 issue H

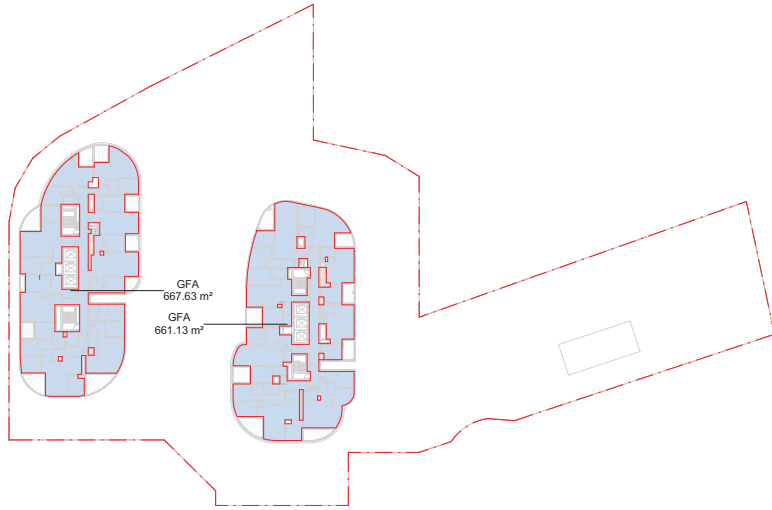
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**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 114 metres above the floor, and includes:

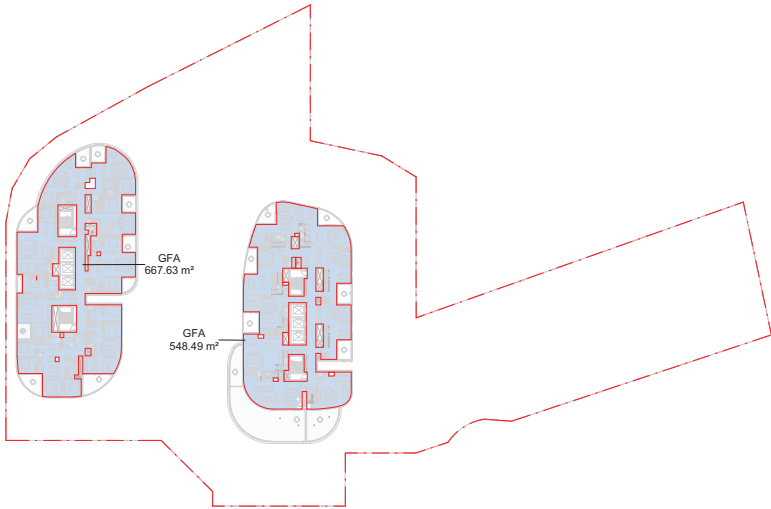
- (a) the area of a mezzanine, and
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- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
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- (i) terraces and balconies with outer walls less than 114 metres high, and
- (j) voids above a floor at the level of a storey or storey above



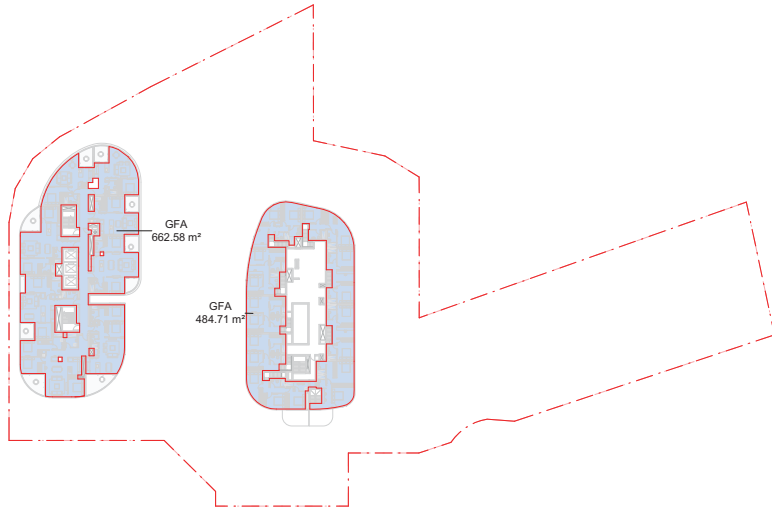
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SCALE: 1 : 500



2 GFA - Level 20-21  
SCALE: 1 : 500



3 GFA - Level 22  
SCALE: 1 : 500



4 GFA - Level 23  
SCALE: 1 : 500

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G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/02/2017



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checked FH scale 1 : 500@A1  
drawn TEAM project no 140309.00

0 25 10 20 25m  
Scale 1:500 @ A1

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

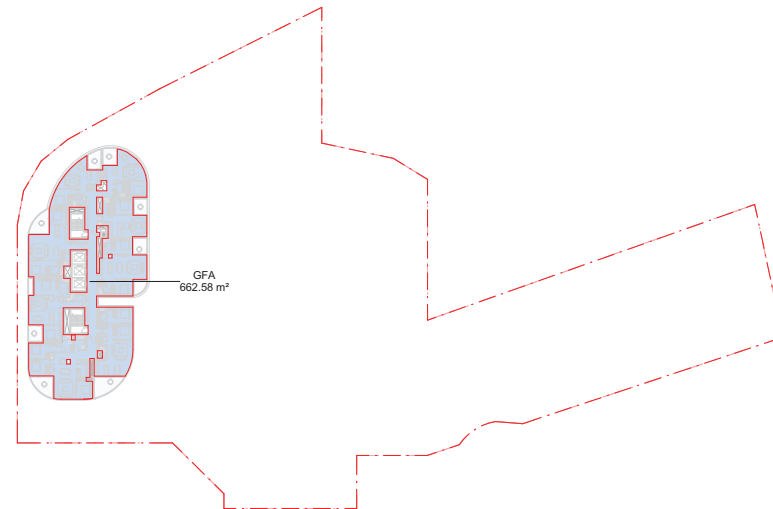
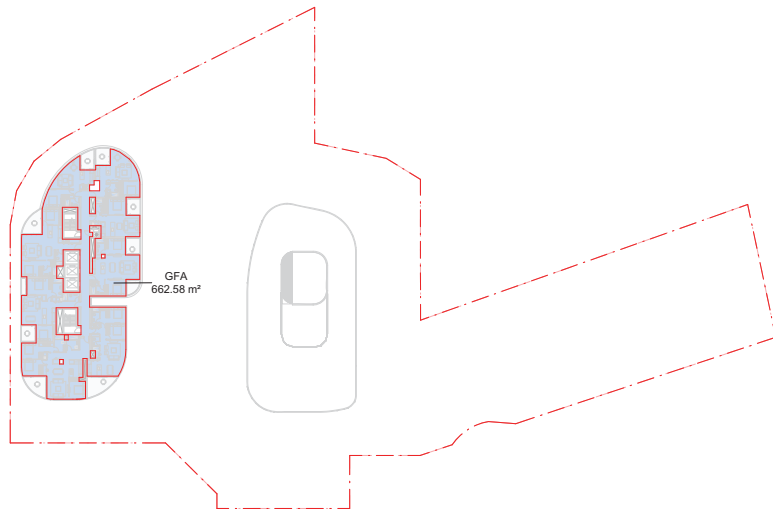
drawing  
GFA L19-L23

drawing no. issue  
DA1803 H

5/31/2017 11:57:35 AM

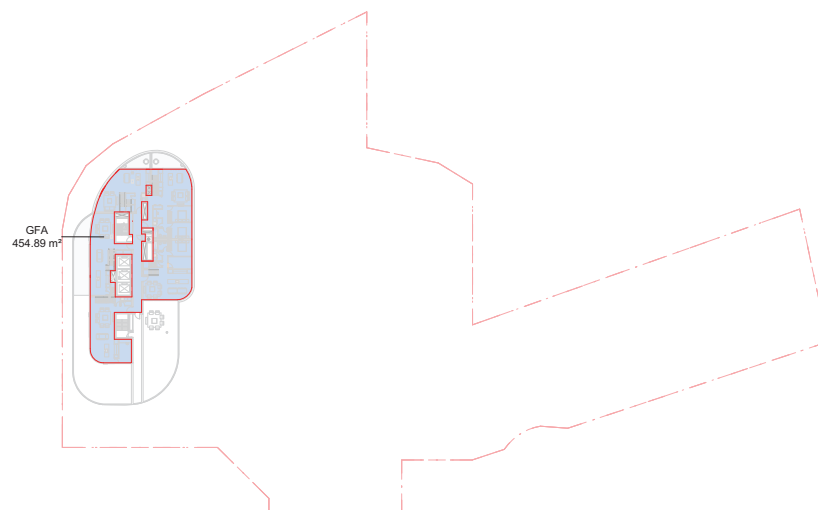
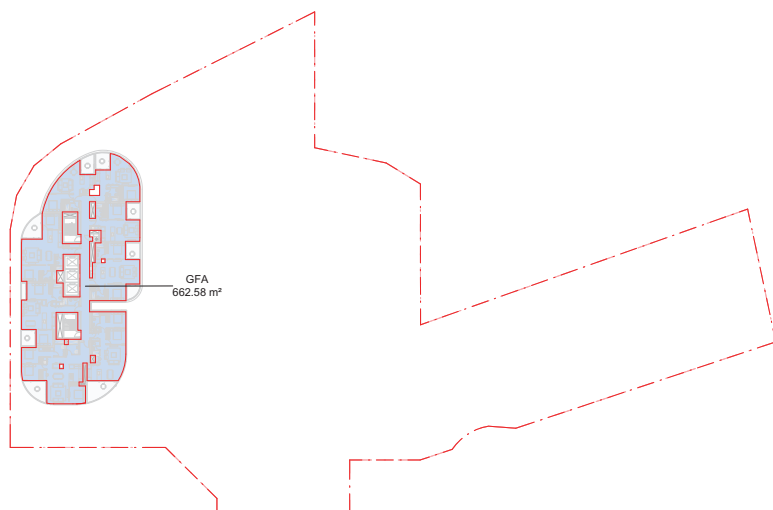
**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 114 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 114 metres high, and
- (j) voids above a floor at the level of a storey or storey above



1 GFA - Level 24  
SCALE: 1 : 500

2 Level 25  
SCALE: 1 : 500



3 GFA - Level 26  
SCALE: 1 : 500

4 Level 27  
SCALE: 1 : 500

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D	DA SUBMISSION	11/02/2016
E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
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drawn	TEAM	project no	140309.00

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project  
12-22 LANGSTON PLACE, EPPING

drawing  
GFA L24-L27

drawing no.	issue
DA1804	H

5/31/2017 11:57:39 AM



**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 2.0 metres above the ground, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;

(f) storage, and

- (i) vehicular access, loading areas, garbage and services, and
- (j) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 114 metres high, and

(j) voids above a floor at the level of a storey or storey below.

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drawn	TEAM	project no	140309.00

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**AMENDED DA ISSUE**

project  
12-22 LANGSTON PLACE, EPPING

drawing  
GFA L28

drawing no.	issue
<b>DA1805</b>	<b>A</b>



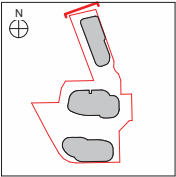


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D	DA ISSUE	08/02/2016
E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	29/11/2016
G	DRAFT DA ISSUE	02/12/2016
H	AMENDED PLAN SUBMISSION	03/02/2017
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drawn	TEAM	project no
		140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
North Elevation - Tower 1

drawing no.  
DA2000

issue  
I

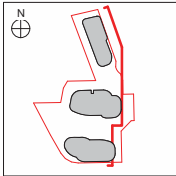


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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	25/11/2016
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0 1/25 5 10 125m  
Scale 1:250 @ A1

checked	FH	Scale
drawn	TEAM	project no 140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
East Elevation

drawing no.	Issue
DA2001	I



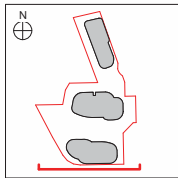
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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	25/11/2016
G	DRAFT DA ISSUE	02/12/2016
H	AMENDED PLAN SUBMISSION	03/02/2017
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Scale 1:250 @ A1

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drawn	TEAM	project no 140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
South Elevation

drawing no.	issue
DA2002	I

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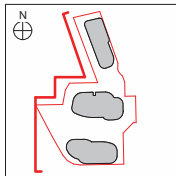
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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	25/11/2016
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0 1/25 5 10 125m  
Scale 1:250 @ A1

checked	FH	scale
drawn	TEAM	project no
		140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
West Elevation

drawing no.	issue
DA2003	I

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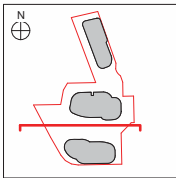
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D	DA SUBMISSION	11/02/2016
E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	03/02/2017
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drawn	TEAM	project no 140309.00

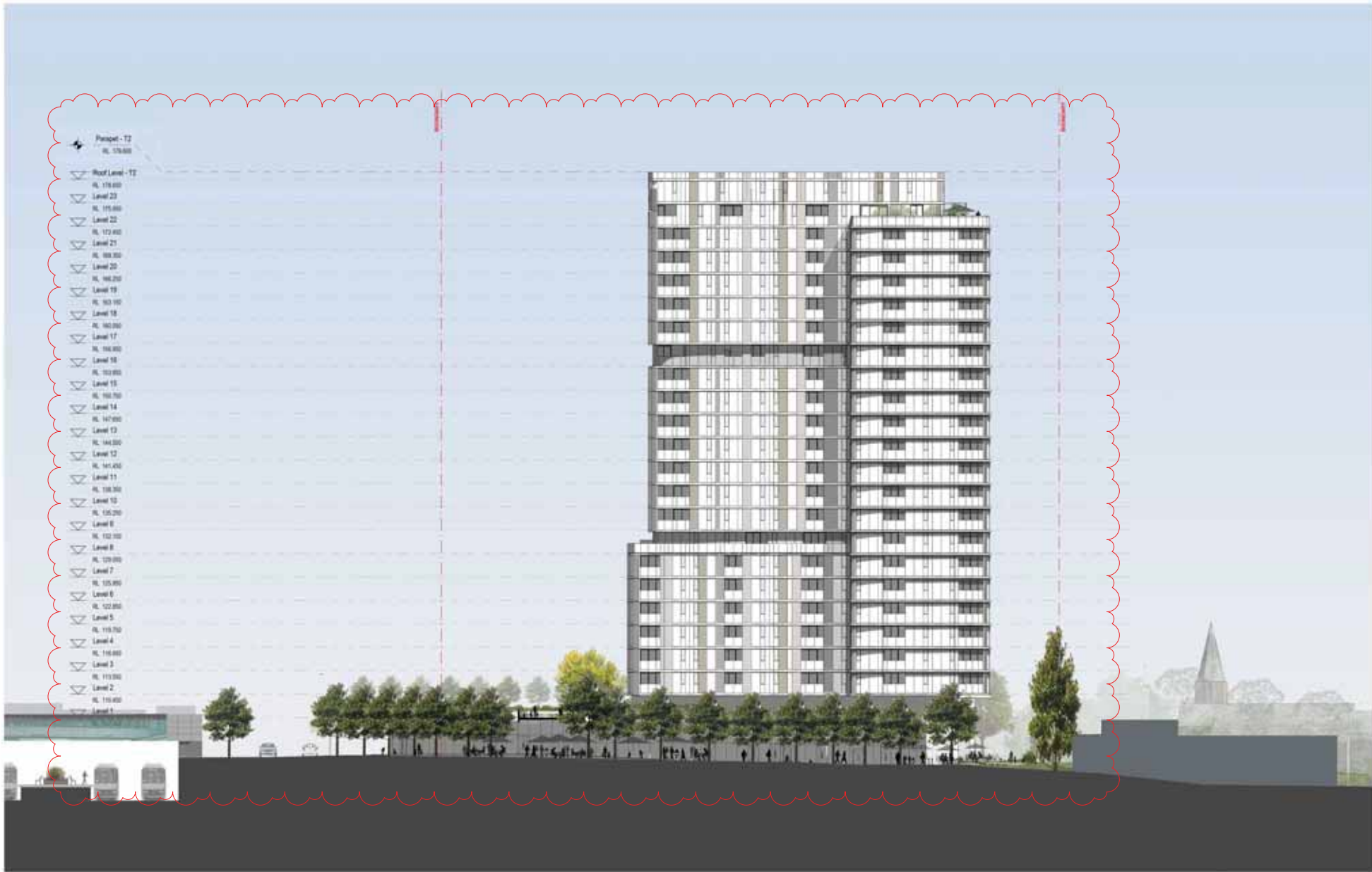
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
North Link Elevation

drawing no.	issue
DA2004	H

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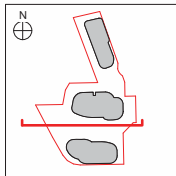
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E	DRAFT DA ISSUE	25/11/2016
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0 1/25 5 10 125m  
Scale 1:250 @ A1

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drawn	TEAM	project no 140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
South Link Elevation

drawing no.	issue
DA2005	I

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- Percept T3
- RL 105.100
- Roof Level T3
- RL 104.100
- Level 28
- RL 101.000
- Level 27
- RL 100.900
- Level 26
- RL 100.800
- Level 25
- RL 101.700
- Level 24
- RL 119.000
- Level 23
- RL 119.000
- Level 22
- RL 119.000
- Level 21
- RL 109.200
- Level 20
- RL 109.200
- Level 19
- RL 103.100
- Level 18
- RL 103.000
- Level 17
- RL 109.000
- Level 16
- RL 103.000
- Level 15
- RL 103.000
- Level 14
- RL 147.000
- Level 13
- RL 140.000
- Level 12
- RL 141.000
- Level 11
- RL 139.000
- Level 10
- RL 139.200
- Level 9
- RL 132.100
- Level 8
- RL 129.000
- Level 7
- RL 125.000
- Level 6
- RL 122.000
- Level 5
- RL 119.700
- Level 4
- RL 119.000
- Level 3
- RL 113.000
- Level 2
- RL 110.000
- Level 1
- RL 107.000
- Ground Floor
- RL 102.000

- Percept T2
- RL 119.000
- Roof Level T2
- RL 118.000

- Percept T1
- RL 109.000
- Roof Level T1
- RL 102.000



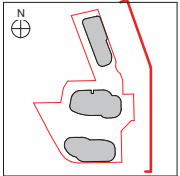
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C	DRAFT DA ISSUE	25/11/2016
D	DRAFT DA ISSUE	02/12/2016
E	AMENDED PLAN SUBMISSION	01/12/2016
F	FOR INFORMATION	20/01/2017
G	AMENDED DA SUBMISSION	05/06/2017



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drawn	TEAM	project no 140309.00

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Scale 1:250 @ A1

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
East Context Elevation

drawing no.	Issue
DA2006	G

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Perapet T3	RL 105.000
Roof/Level T3	RL 104.000
Level 28	RL 103.000
Level 27	RL 102.000
Level 26	RL 101.000
Level 25	RL 100.000
Level 24	RL 99.000
Level 23	RL 98.000
Level 22	RL 97.000
Level 21	RL 96.000
Level 20	RL 95.000
Level 19	RL 94.000
Level 18	RL 93.000
Level 17	RL 92.000
Level 16	RL 91.000
Level 15	RL 90.000
Level 14	RL 89.000
Level 13	RL 88.000
Level 12	RL 87.000
Level 11	RL 86.000
Level 10	RL 85.000
Level 9	RL 84.000
Level 8	RL 83.000
Level 7	RL 82.000
Level 6	RL 81.000
Level 5	RL 80.000
Level 4	RL 79.000
Level 3	RL 78.000
Level 2	RL 77.000
Level 1	RL 76.000
Ground	RL 75.000

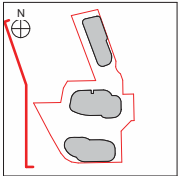
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C	DRAFT DA ISSUE	25/11/2016
D	DRAFT DA ISSUE	02/12/2016
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drawn	TEAM	project no

140309.00

**AMENDED DA ISSUE**

project  
12-22 LANGSTON PLACE, EPPING

drawing  
West Context Elevation

drawing no.	issue
DA2007	G



Perapet T3  
RL 165.150  
Roof Level T3  
RL 164.150  
Level 28  
RL 161.000  
Level 27  
RL 160.000  
Level 26  
RL 159.000  
Level 25  
RL 158.000  
Level 24  
RL 157.000  
Level 23  
RL 156.000  
Level 22  
RL 155.000  
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Level 12  
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Level 11  
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Level 8  
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Level 7  
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Level 6  
RL 139.000  
Level 5  
RL 138.000  
Level 4  
RL 137.000  
Level 3  
RL 136.000  
Level 2  
RL 135.000  
Level 1  
RL 134.000  
Ground Floor  
RL 133.000  
Level B1  
RL 132.000  
Level B2  
RL 131.000  
Level B3  
RL 130.000  
Level B4  
RL 129.000

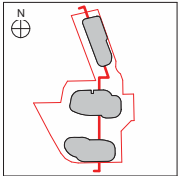


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D	FINAL DRAFT DA ISSUE	04/02/2016
E	DA ISSUE	06/02/2016
F	DA SUBMISSION	11/02/2016
G	DRAFT DA ISSUE	25/11/2016
H	DRAFT DA ISSUE	02/12/2016
I	FOR INFORMATION	25/01/2017
J	AMENDED PLAN SUBMISSION	03/02/2017
K	AMENDED DA SUBMISSION	05/06/2017



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0 1/25 5 10 125m  
Scale 1:250 @ A1

checked	FH	scale
drawn	TEAM	project no
		140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing

Section A-A

drawing no.	issue
DA2100	K



Plinget T3  
RL 185.150  
Roof Level T3  
RL 194.150  
Level 28  
RL 191.000  
Level 27  
RL 197.800  
Level 26  
RL 198.850  
Level 25  
RL 191.750  
Level 24  
RL 179.650  
Level 23  
RL 175.500  
Level 22  
RL 172.450  
Level 21  
RL 168.300  
Level 20  
RL 168.200  
Level 19  
RL 163.100  
Level 18  
RL 160.000  
Level 17  
RL 156.900  
Level 16  
RL 153.800  
Level 15  
RL 150.750  
Level 14  
RL 147.600  
Level 13  
RL 144.500  
Level 12  
RL 141.400  
Level 11  
RL 138.300  
Level 10  
RL 135.200  
Level 9  
RL 132.100  
Level 8  
RL 129.000  
Level 7  
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Level 6  
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Level 5  
RL 119.750  
Level 4  
RL 116.650  
Level 3  
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Level 2

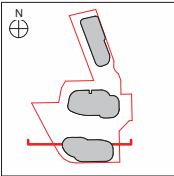
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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	02/12/2016
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0 1/25 5 10 125m  
Scale 1:250 @ A1

checked FH  
drawn TEAM  
Scale  
project no 140309.00

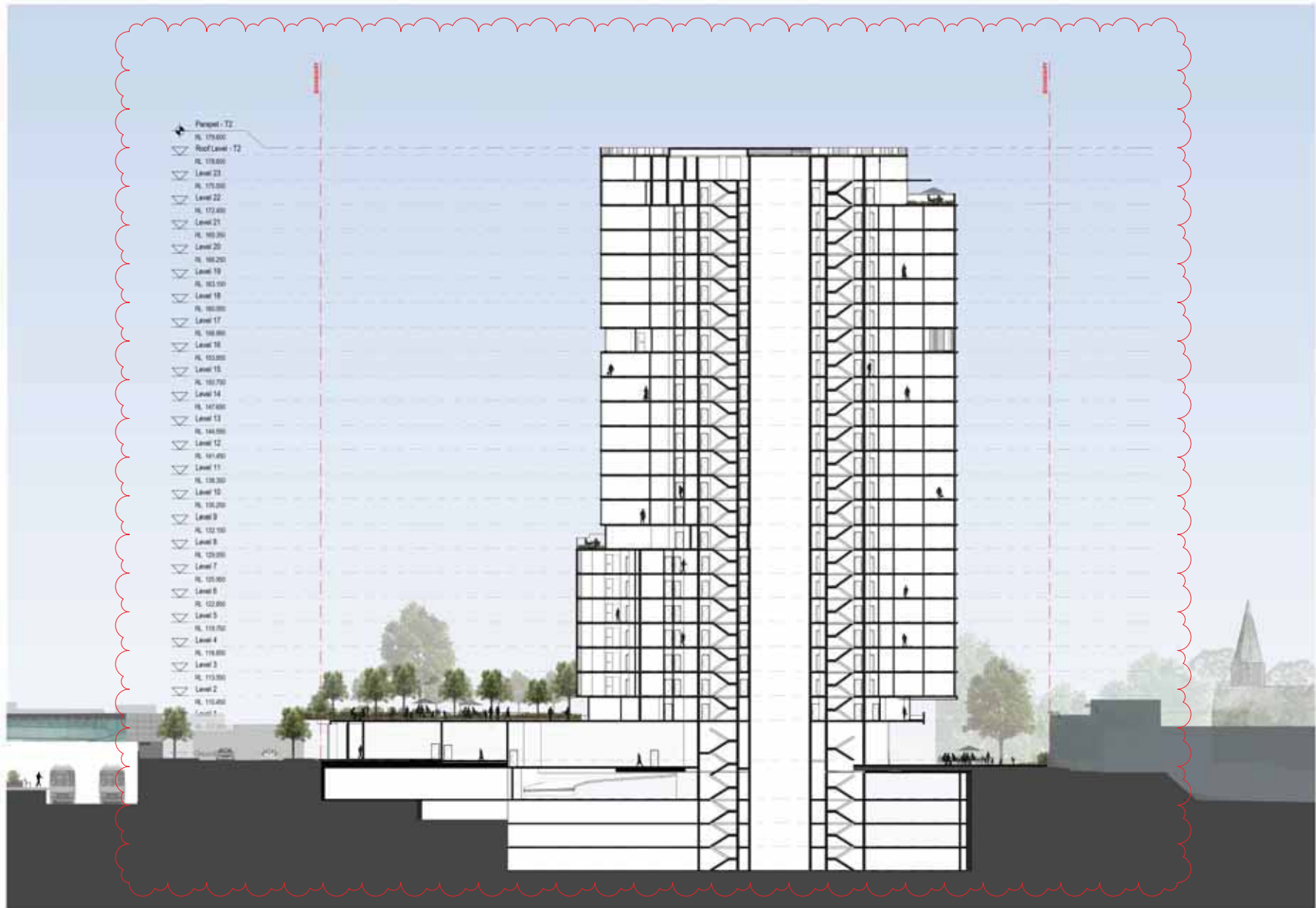
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Section B-B

drawing no. DA2101  
issue I

30/05/2017 6:44:17 PM



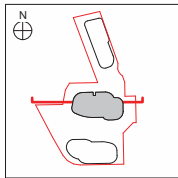
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F	FOR INFORMATION	20/01/2017
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Scale 1:250 @ A1

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drawn TEAM  
scale  
project no 140309.00

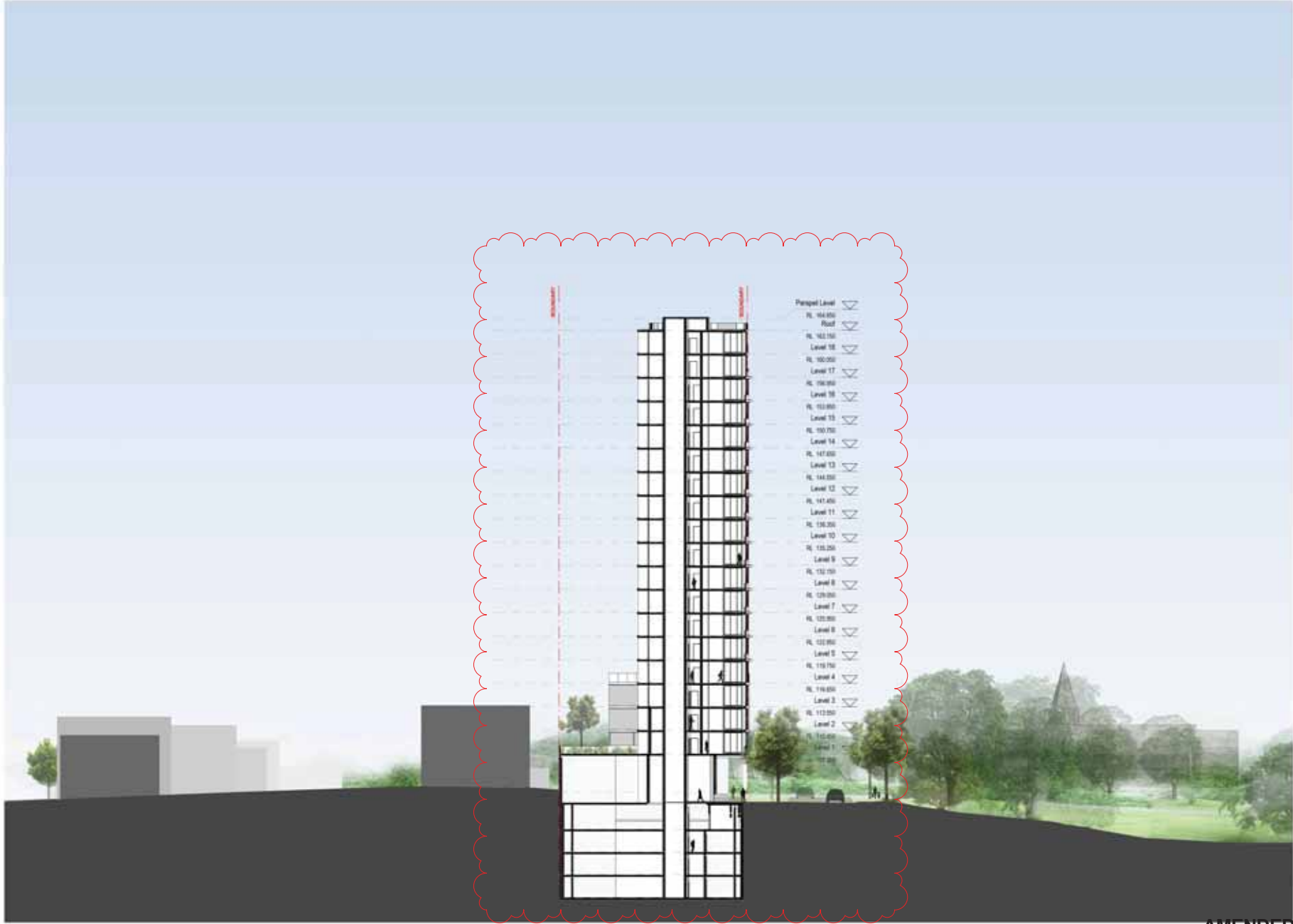
## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Section C-C

drawing no. DA2102  
issue H

30/05/2017 6:44:18 PM



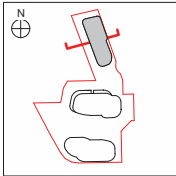
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0 1:25 5 10 125m  
Scale 1:250 @ A1

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checked	FH	scale
drawn	TEAM	project no 140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing

Section D-D

drawing no. issue

DA2103 I

30/05/2017 6:44:19 PM





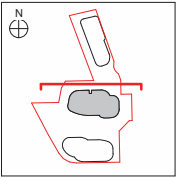
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drawn	TEAM	project no
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project  
12-22 LANGSTON PLACE, EPPING

drawing  
Section E-E

drawing no.  
DA2104

issue  
H

30/05/2017 6:44:22 PM



1 21 June - 9am  
SCALE: 1 : 3000



2 21 June - 12pm  
SCALE: 1 : 3000



6 21 June - 3pm  
SCALE: 1 : 3000



4 21 Sept - 9am  
SCALE: 1 : 3000



5 21 Sept - 12pm  
SCALE: 1 : 3000



3 21 Sept - 3pm  
SCALE: 1 : 3000



7 21 Dec - 9am  
SCALE: 1 : 3000



8 21 Dec - 12pm  
SCALE: 1 : 3000



9 21 Dec - 3pm  
SCALE: 1 : 3000

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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	25/11/2016
G	DRAFT DA ISSUE	02/12/2016
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drawn	TEAM	project no	140309.00

AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing

Shadow Diagrams

drawing no.

DA5000

issue

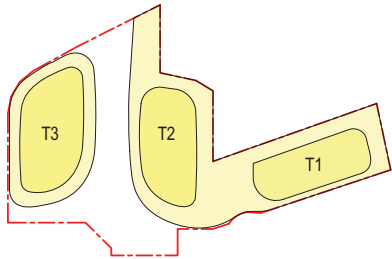
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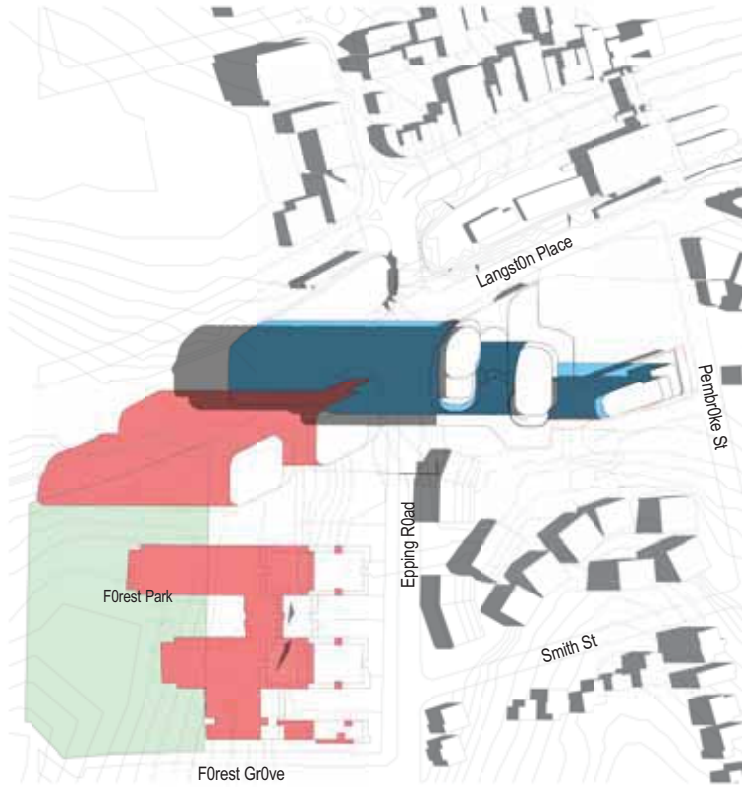




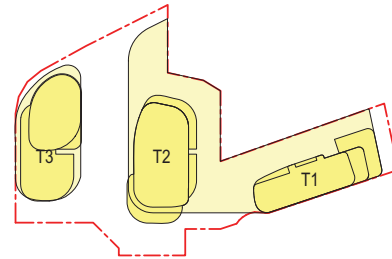
1 21 June - 9am  
SK101 SCALE: 1:1500






DCP Height Compliant Massing  
SCALE: 1:1000



2 21 June - 12pm  
SK101 SCALE: 1:1500



Proposed Massing  
SCALE: 1:1000

-  = 72m Tower shadows - DCP compliant
-  = Proposed Tower Shadows
-  = Potential Future development

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E	DA SUBMISSION	11/02/2016
F	DRAFT DA ISSUE	25/11/2016
G	DRAFT DA ISSUE	02/12/2016
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drawn	TEAM	project no 140309.00

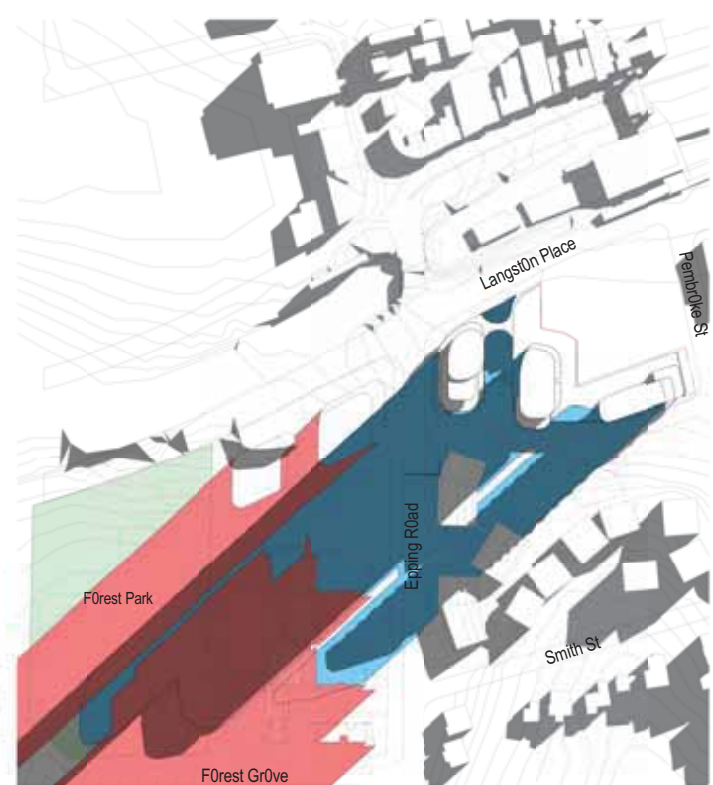
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project  
12-22 LANGSTON PLACE, EPPING

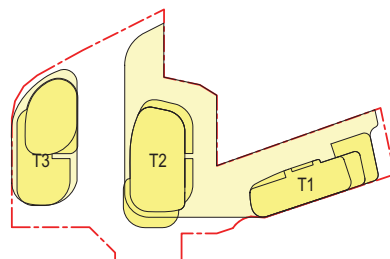
drawing  
Detailed Shadow Diagrams

drawing no.	issue
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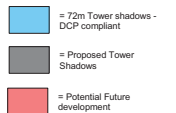


3 21 June - 3pm  
SK101 SCALE: 1: 1500



PrOp0sed Massing

SCALE: 1: 1000



project  
12-22 LANGSTON PLACE, EPPING

## Detailed Shadow Diagrams

drawing no.	issue
<b>DA5002</b>	<b>I</b>

5/31/2017 10:39:44 AM



issue	amendment	date
A	ISSUE FOR INFORMATION	20/11/15
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	DRAFT DA ISSUE	29/11/2016
G	DRAFT DA ISSUE	02/12/2016
H	AMENDED PLAN SUBMISSION	03/02/2017
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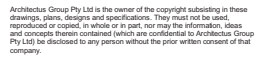


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drawn	TEAM	project no	140309.00



checked	Checker	scale	@AT
drawn	Author	project no	140309.00

drawing no.	issue
<b>DA7000</b>	<b>E</b>

6/1/2017 11:57:49 AM









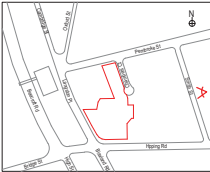
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drawn	Author	project no	140309.00

## AMENDED DA ISSUE

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Aerial View from East with Future Context

drawing no.	issue
DA7003	C

6/12/2017 11:57:50 AM













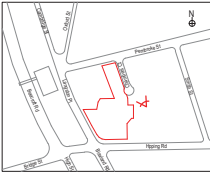
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drawn	Author	project no	140309.00

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project  
12-22 LANGSTON PLACE, EPPING

drawing

Chambers Court  
Street View

drawing no.	issue
DA7010	E

6/12/2017 11:57:52 AM



6/1/2017 11:57:52 AM



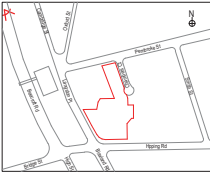
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drawn	Author	project no
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project  
12-22 LANGSTON PLACE, EPPING

drawing  
Beecroft Road District View

drawing no.	issue
<b>DA7012</b>	<b>E</b>





A\_KEIM penetrating stain applied to masonry/concrete  
color: beige/light brown



B\_KEIM penetrating stain applied to masonry/concrete  
color: light beige



C\_KEIM penetrating stain applied to masonry/concrete  
color: grey



D\_white paint applied to masonry/concrete  
color: light beige



E\_vision glass light grey



F\_colorback glass grey



G\_charcoal aluminium louvres



H\_steel columns charcoal



I\_white aluminium louvres



J\_charcoal paint applied to masonry

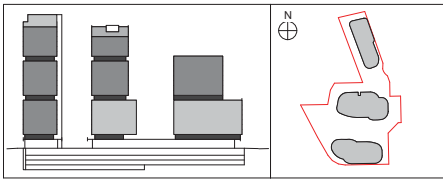
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0 1/25 5 10 125m  
Scale 1:250 @ A1

checked	checker	scale	1 : 1 @ A1
drawn	author	project no	140309.00

project  
12-22 LANGSTON PLACE, EPPING

drawing

Material Palette

drawing no.	issue
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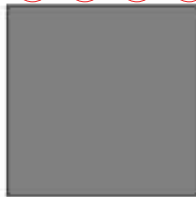




A\_KEIM penetrating stain applied to masonry/concrete color: beige/light brown



B\_KEIM penetrating stain applied to masonry/concrete color: light beige



C\_KEIM penetrating stain applied to masonry/concrete color: grey



D\_white paint applied to masonry/concrete



E\_vision glass light grey



F\_colorback glass grey



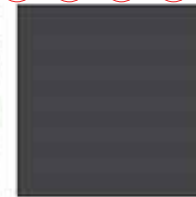
G\_charcoal aluminium louvres



H\_steel columns charcoal



I\_white aluminium louvres



J\_charcoal paint applied to masonry

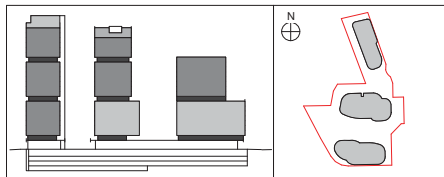
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drawn	Author	project no 140309.00

project  
12-22 LANGSTON PLACE, EPPING

drawing  
Material Palette

drawing no.	issue
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