

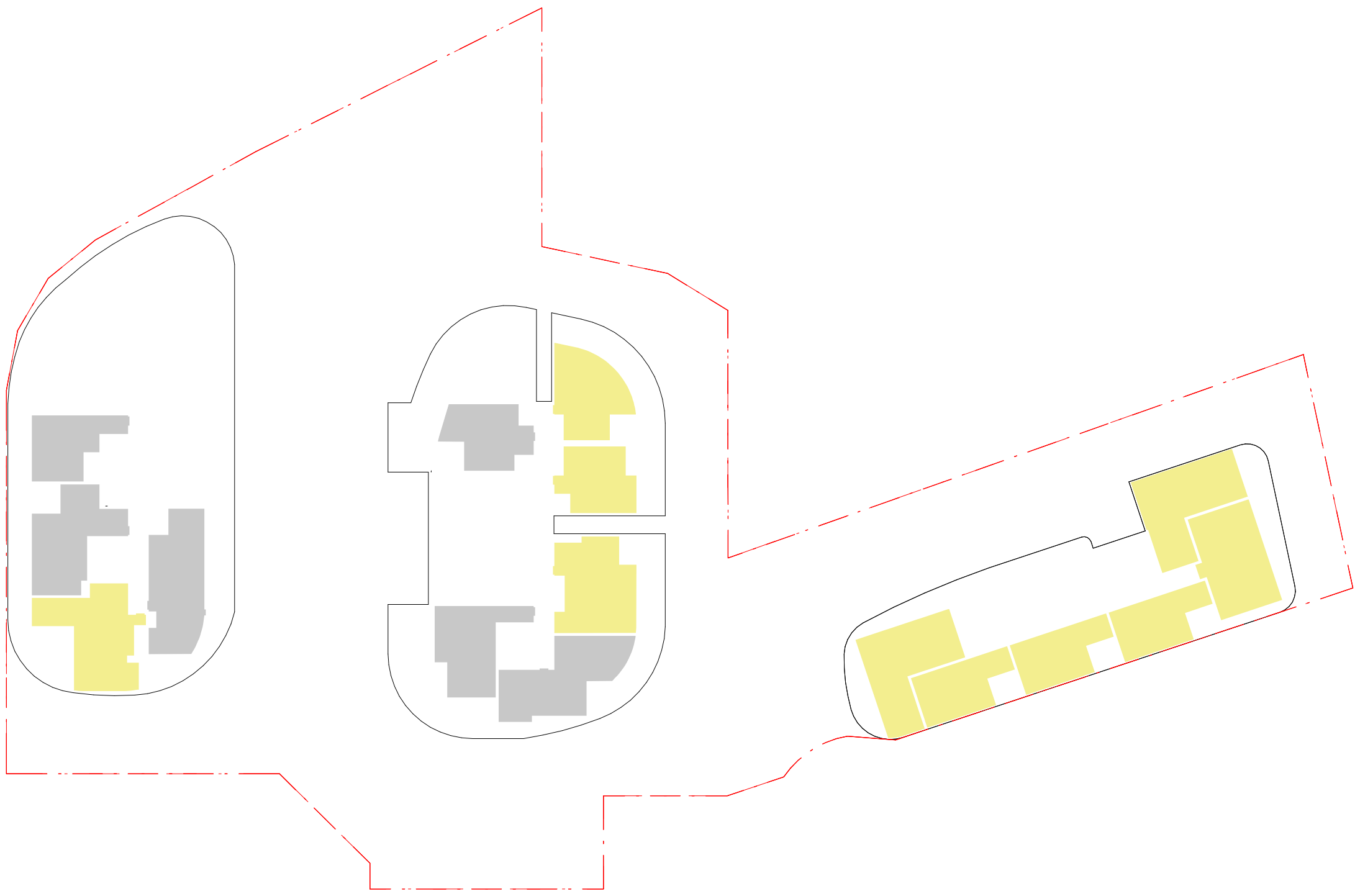
10.08.2018

Solar Impact Analysis - Proposed Scheme vs Compliant Scheme

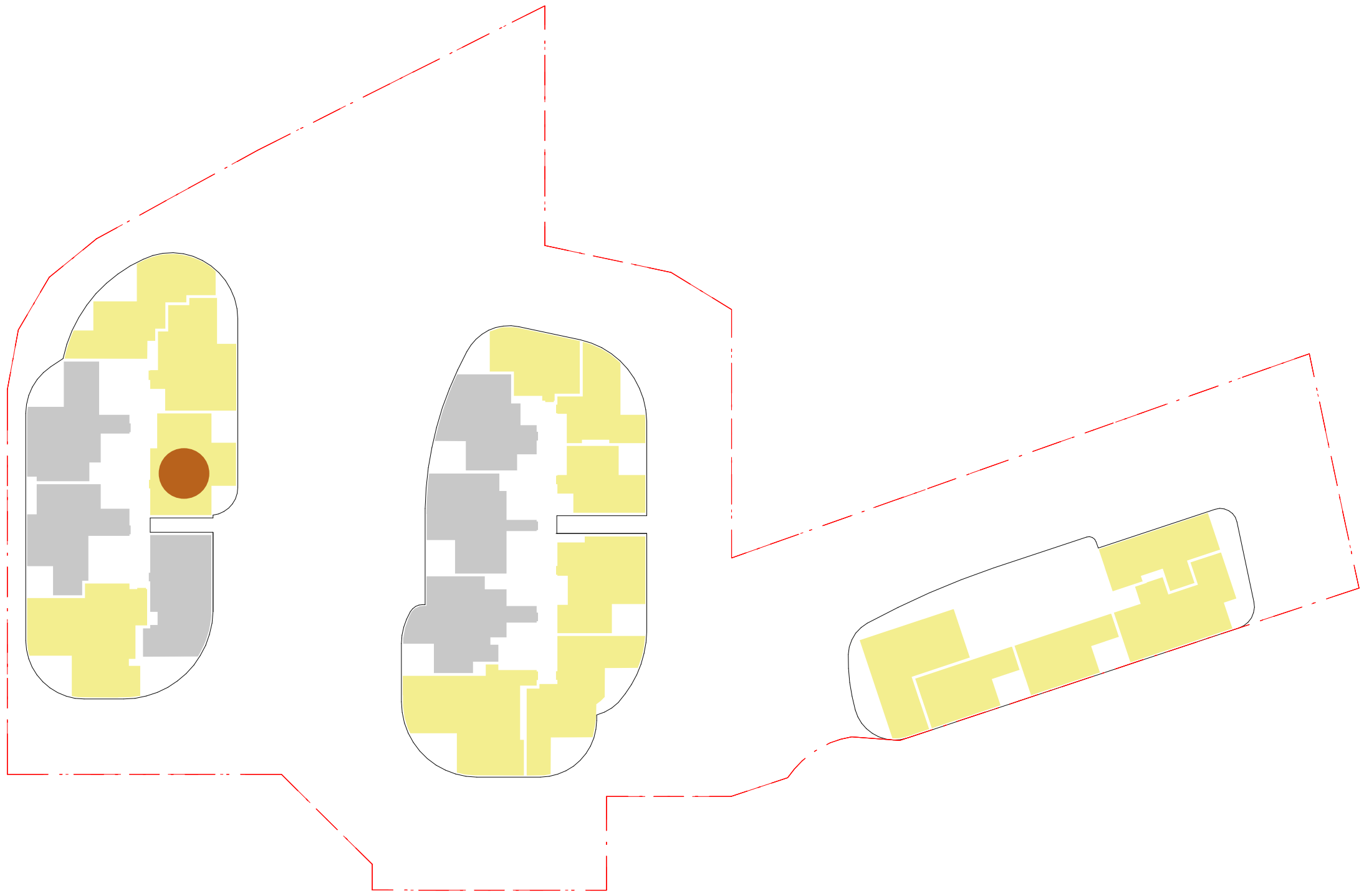
	12 - 22 Langston Place, Epping (DA/468/2016) - Original DA Submitted 02/03/2016				12 - 22 Langston Place, Epping (DA/468/2016) - Amended DA Submitted 02/06/2017			
	Quantity of Units	Units Receiving 2 hrs Solar Access	Differences from undeveloped Site	%	Quantity of Units	Units Receiving 2 hrs Solar Access	Differences from undeveloped Site	%
Without redevelopment of 12 - 22 Langston Place	463	330		71.2%*	463	330		71.2%*
DA Scheme Lodged March 2017 (22 Storeys)	463	273	57	59.0%*	463	303	27	65.4%*
Compliant ADG and Height Envelope	463	281	49	60.7%*	463	315	15	68.0%*
	* Figures Noted in Objection Letter Dated 28.06.2017				*Figures Noted in Submission Letter Dated 08.05.2017			
Without redevelopment of 12 - 22 Langston Place					463	330		71.2%*
Revised DA Sept 2017 (27 Storeys)					463	258	72	55.7%*
Compliant ADG and Height Envelope					463	273	57	58.9%*
					*Submission Letter 13.11.2017 / Architectus Analysis 11.10.2017			
Without redevelopment of 12 - 22 Langston Place					463	330		71.2%*
Revised DA Sept 2017 (27 Storeys)					463	282	48	60.9%*
Compliant ADG and Height Envelope					*Figures Noted in Council's Assessment Report 21.03.2018			

Full set of Cbus DA drawings received 05.2018

					12 - 22 Langston Place, Epping (DA/468/2016) - DA Approved 08/2017			
Undeveloped Site					463	313		67.6%
Revised DA Sept 2017 (27 storey)					463	259	54	55.9%
Revised ADG Compliant Massing					463	272	41	58.7%
Revised ADG Compliant Massing (72m) + Future Northern Site Massing (72m)					463	256	57	55.3%
					PTW Consider the Solar Compliance at 12 - 22 Langston Place to be 67.6% not 71.2%			
					12 - 22 Langston Place, Epping (DA/468/2016) - DA Approved 08/2017			
Undeveloped Site					463	314		67.8%
Revised DA Sept 2017 (27 storey)					463	260	54	56.2%
Revised ADG Compliant Massing					463	271	43	58.5%
Revised ADG Compliant Massing (72m) + Future Northern Site Massing (72m)					463	256	58	55.3%
					Independent Solar Impact analysis 09.08.2018			

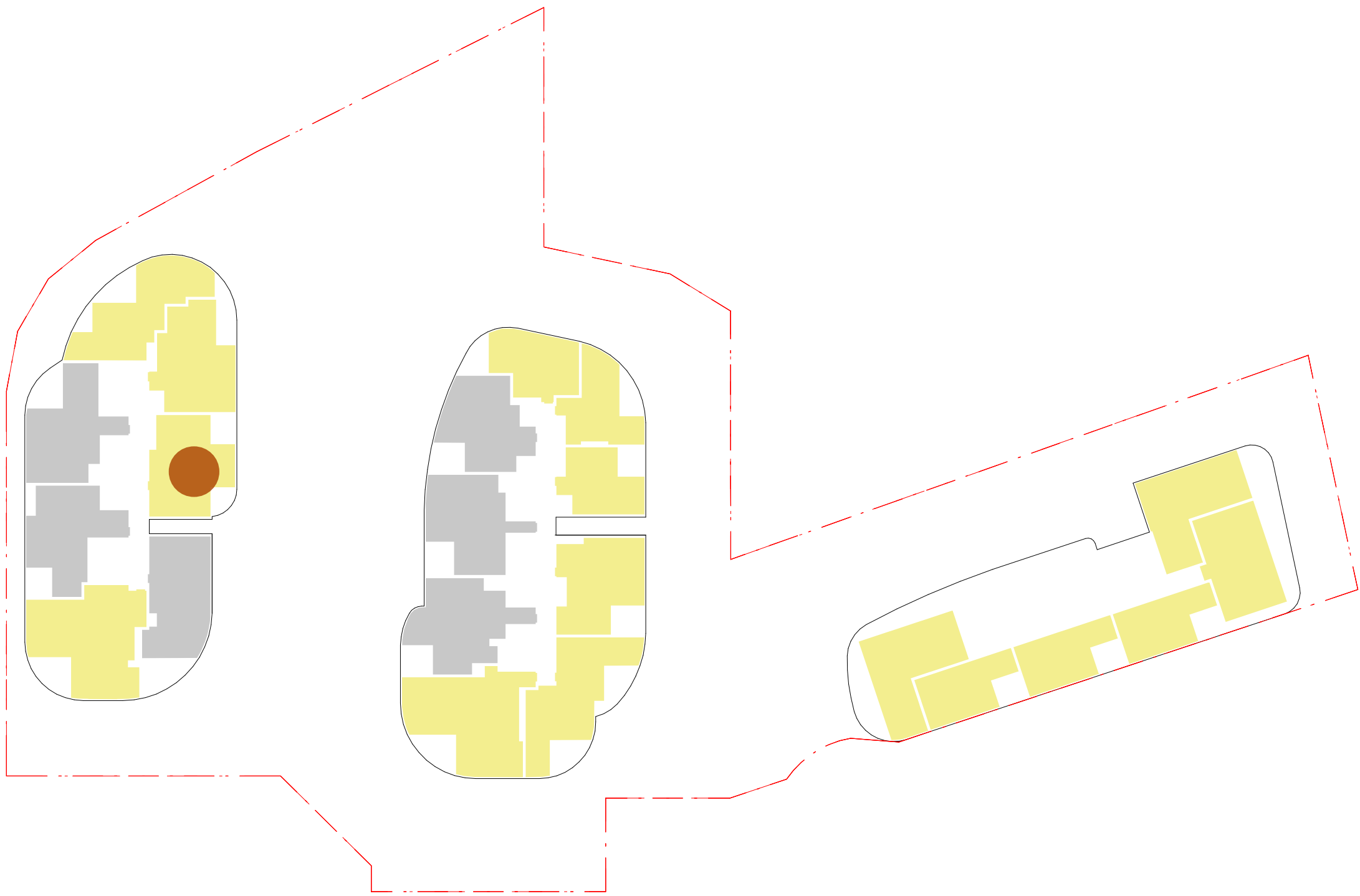


1 Level 1
SCALE: 1 : 500



2 Level 4
SCALE: 1 : 500

1



3 Level 2-3
SCALE: 1 : 500

1x2=2



4 Level 5-7
SCALE: 1 : 500

1x3=3

ADG - Solar Access (2 Hour Min)

No
Yes

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

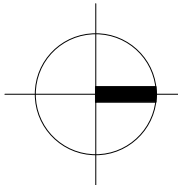
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G	AMENDED PLAN SUBMISSION	20/03/2017
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Apartment unit unable to achieve 2 hours solar access

Total units with 2 hours solar access = 330-17=313 (67.6%)

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drawn	TEAM	project no	140309.00

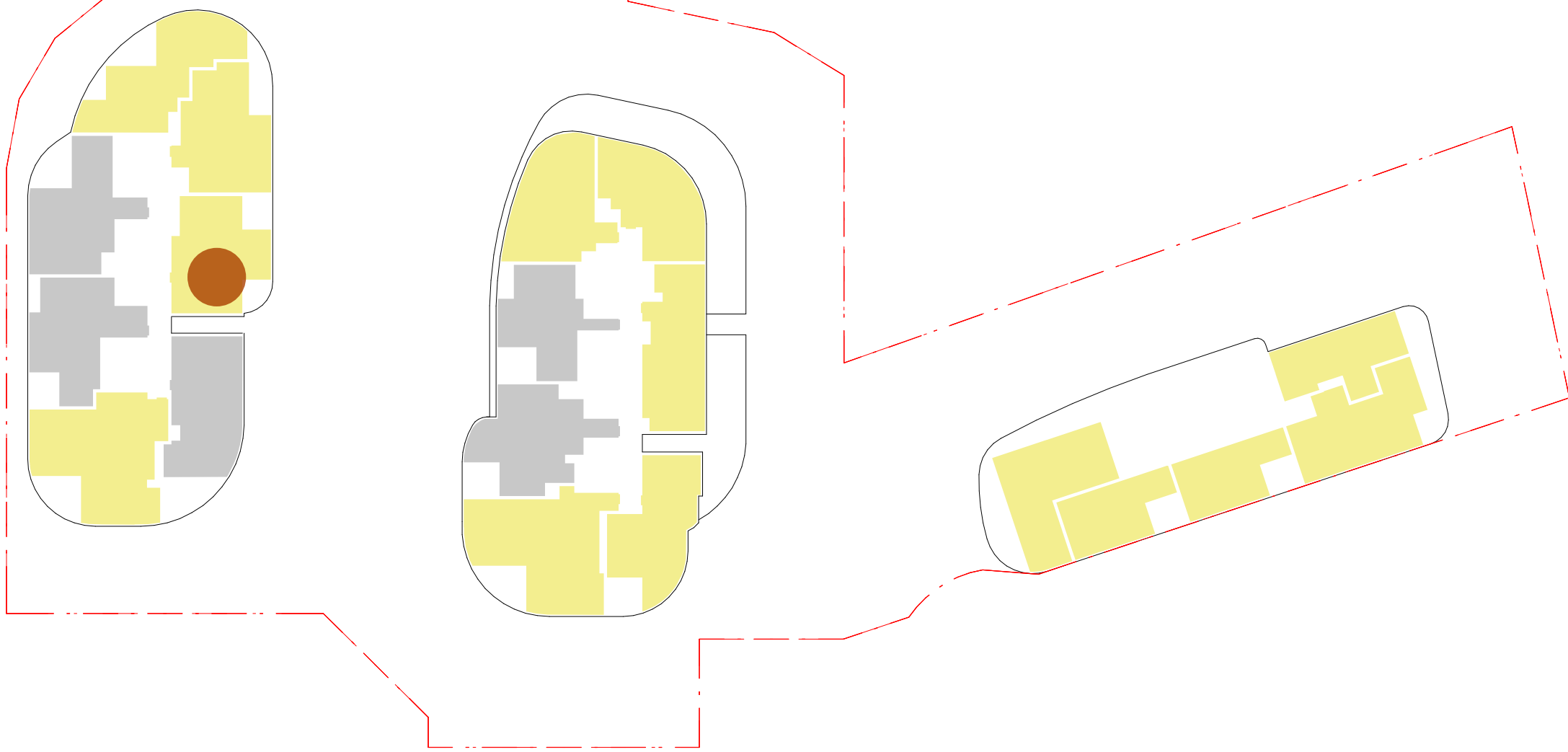
AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

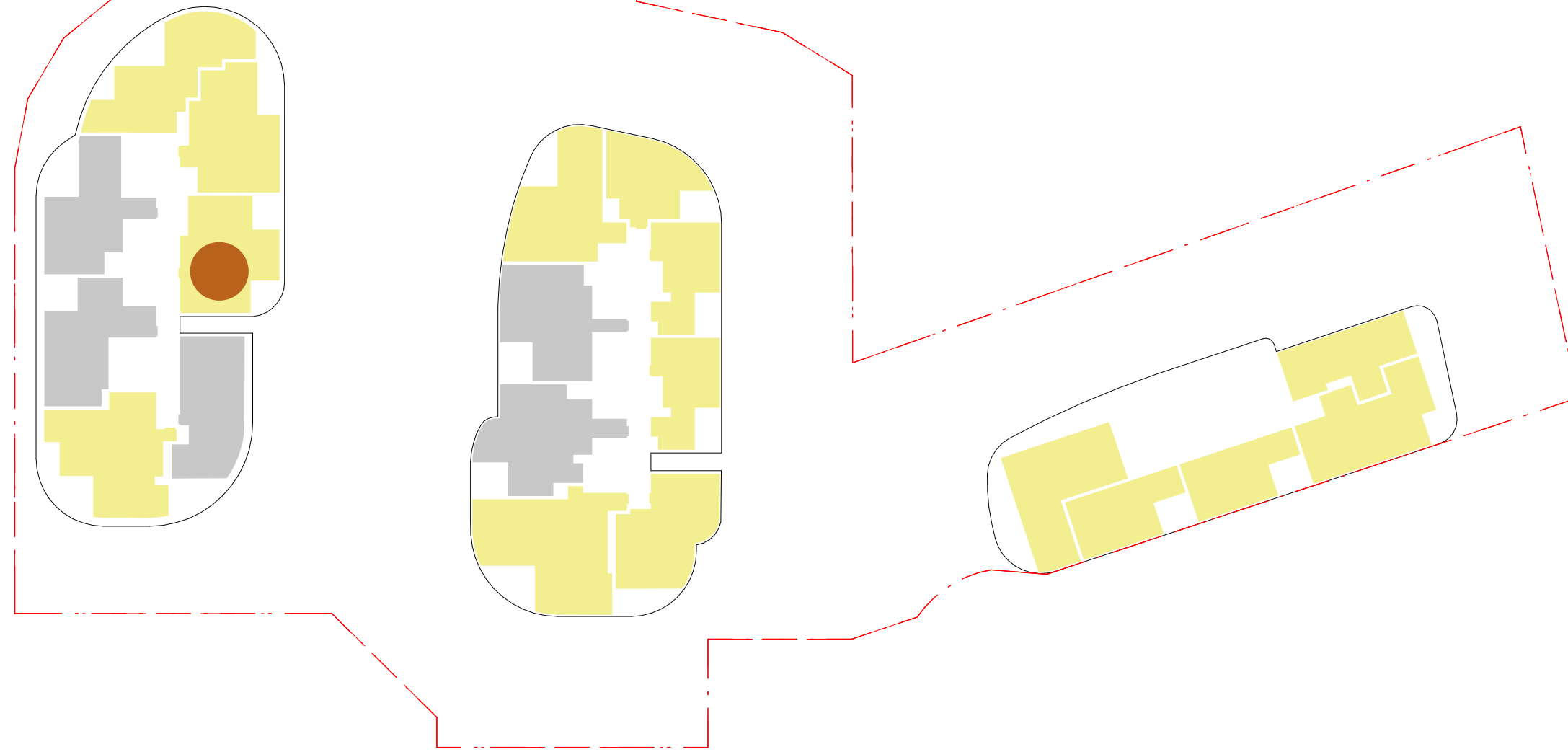
drawing
ADG Solar Diagram

drawing no.	issue
DA1700	H

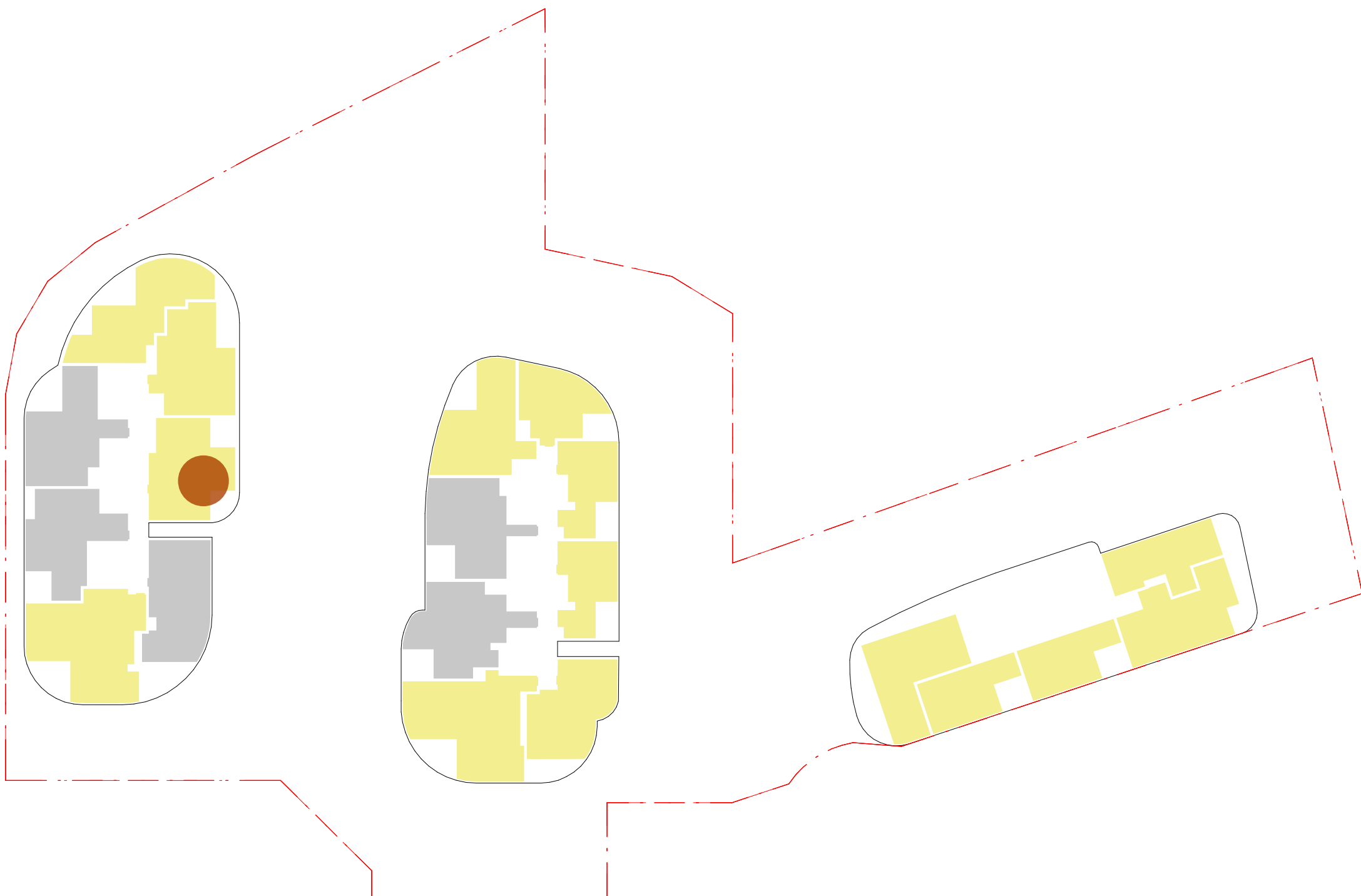
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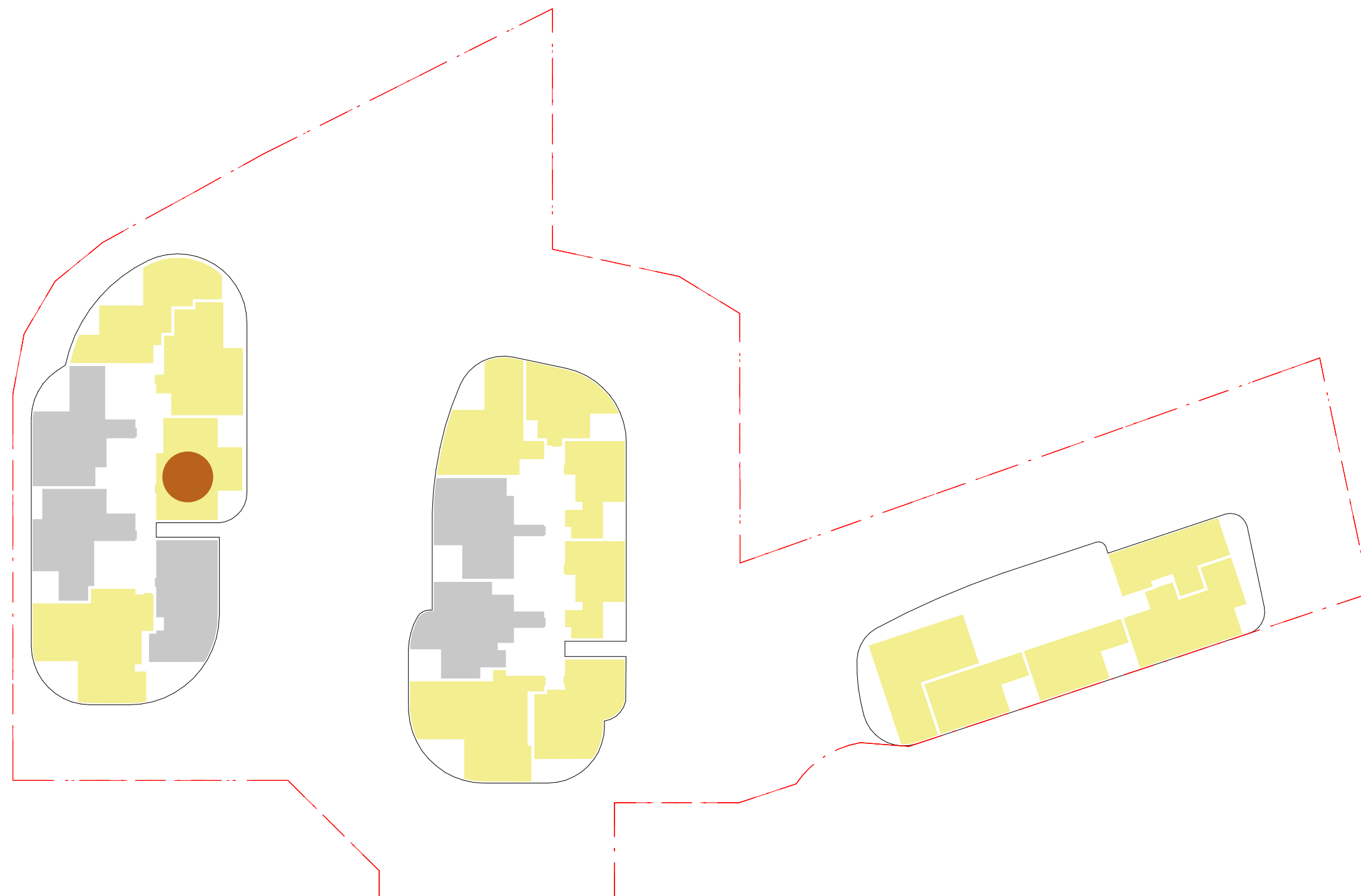
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SCALE: 1:500



3 Levels 10
SCALE: 1:500



2 Level 9
SCALE: 1:500



4 Level 11-15
SCALE: 1:500

1x5=5

● Apartment unit unable to achieve 2 hours solar access

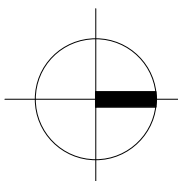
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project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagrams

drawing no.
DA1701

issue
H

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1 Level 16
SCALE: 1:500

1

3 Level 18
SCALE: 1:500

1

2 Level 17
SCALE: 1:500

1

4 Level 19
SCALE: 1:500

5 Level 20-21
SCALE: 1:500

● Apartment unit unable to achieve 2 hours solar access

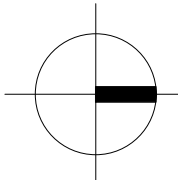
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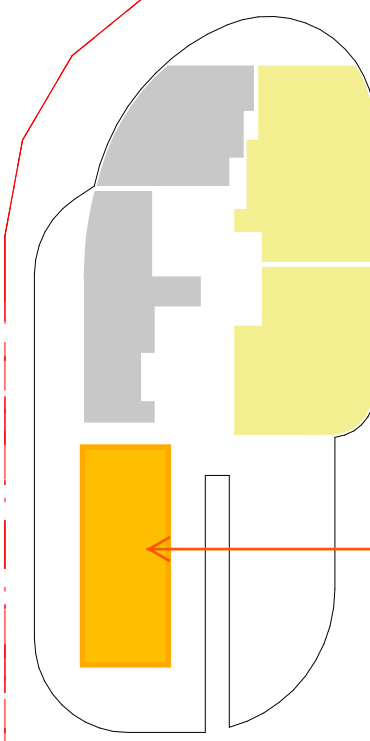
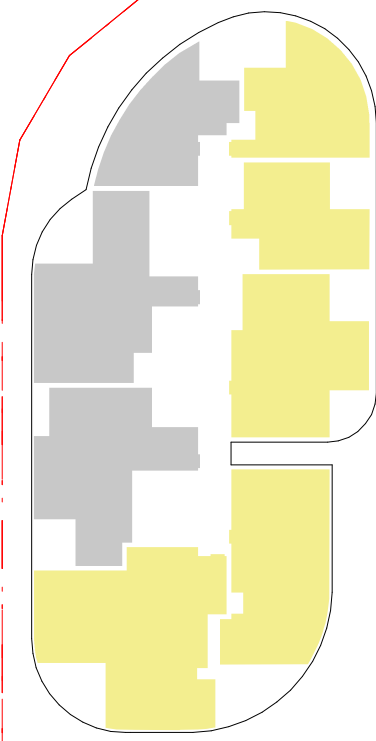
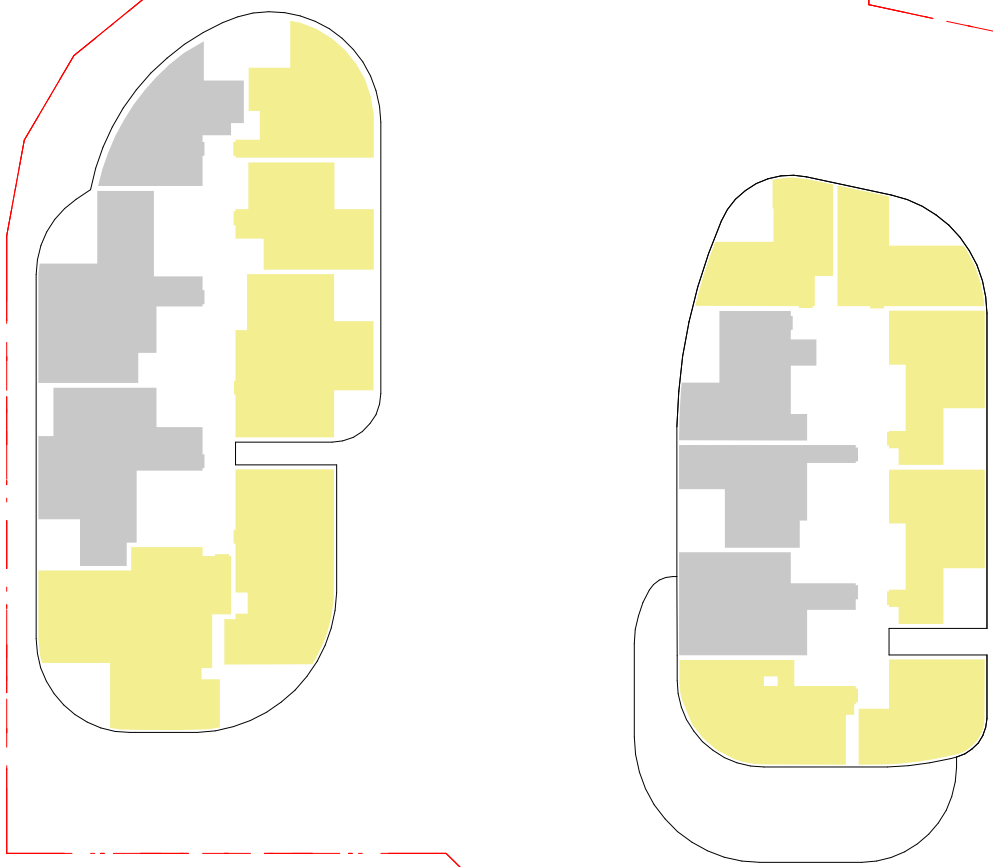
AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

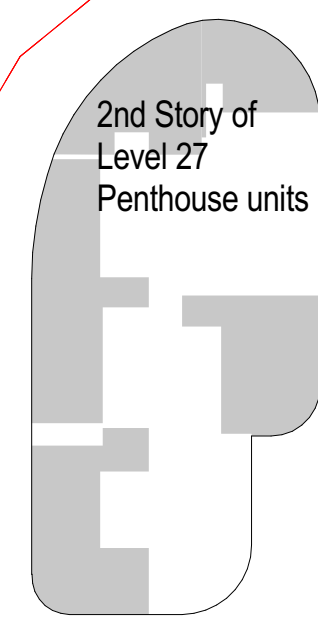
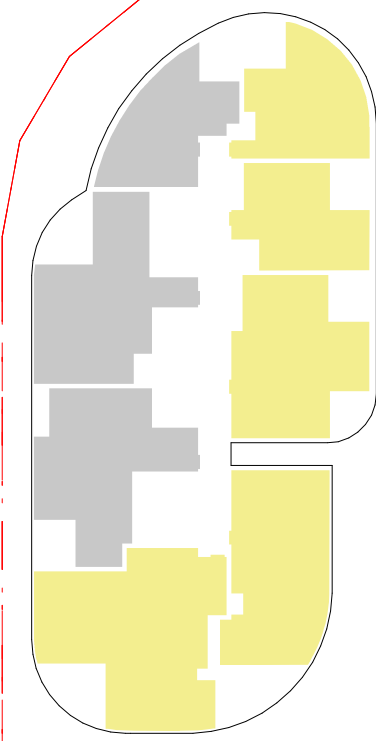
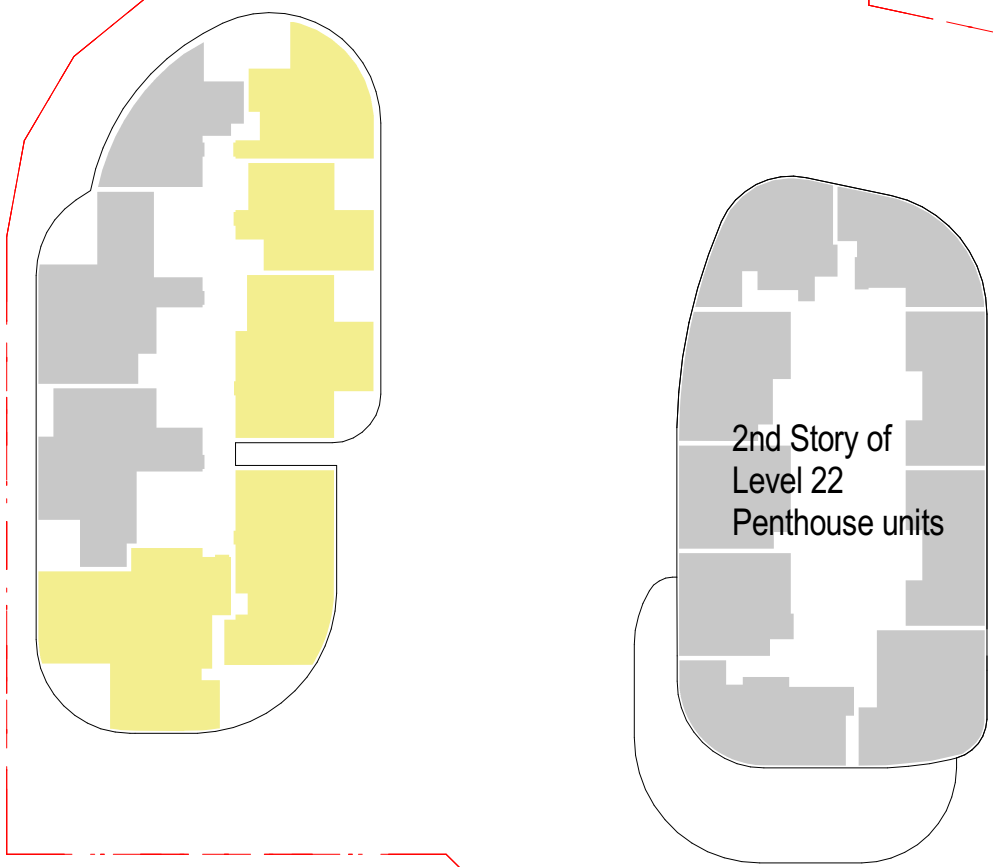
drawing
ADG Solar Diagram

drawing no.	DA1702	issue	H
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This apartment complies with the minimum solar access requirement as per the approved set by Architectus but this was graphically misrepresented in this diagram.



1 Level 22
SCALE: 1:500

3 Level 24
SCALE: 1:500

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

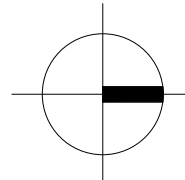
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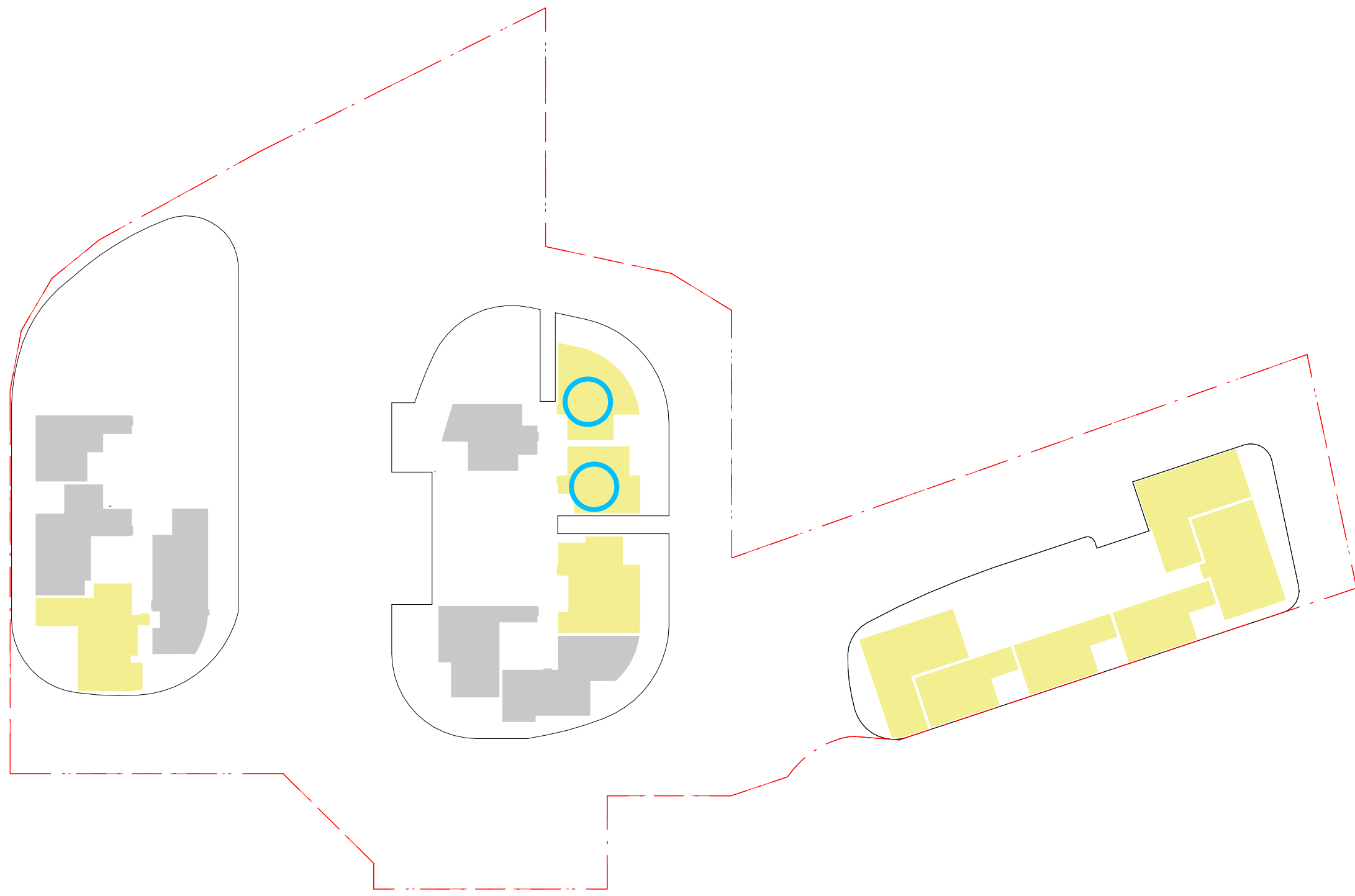
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project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagrams

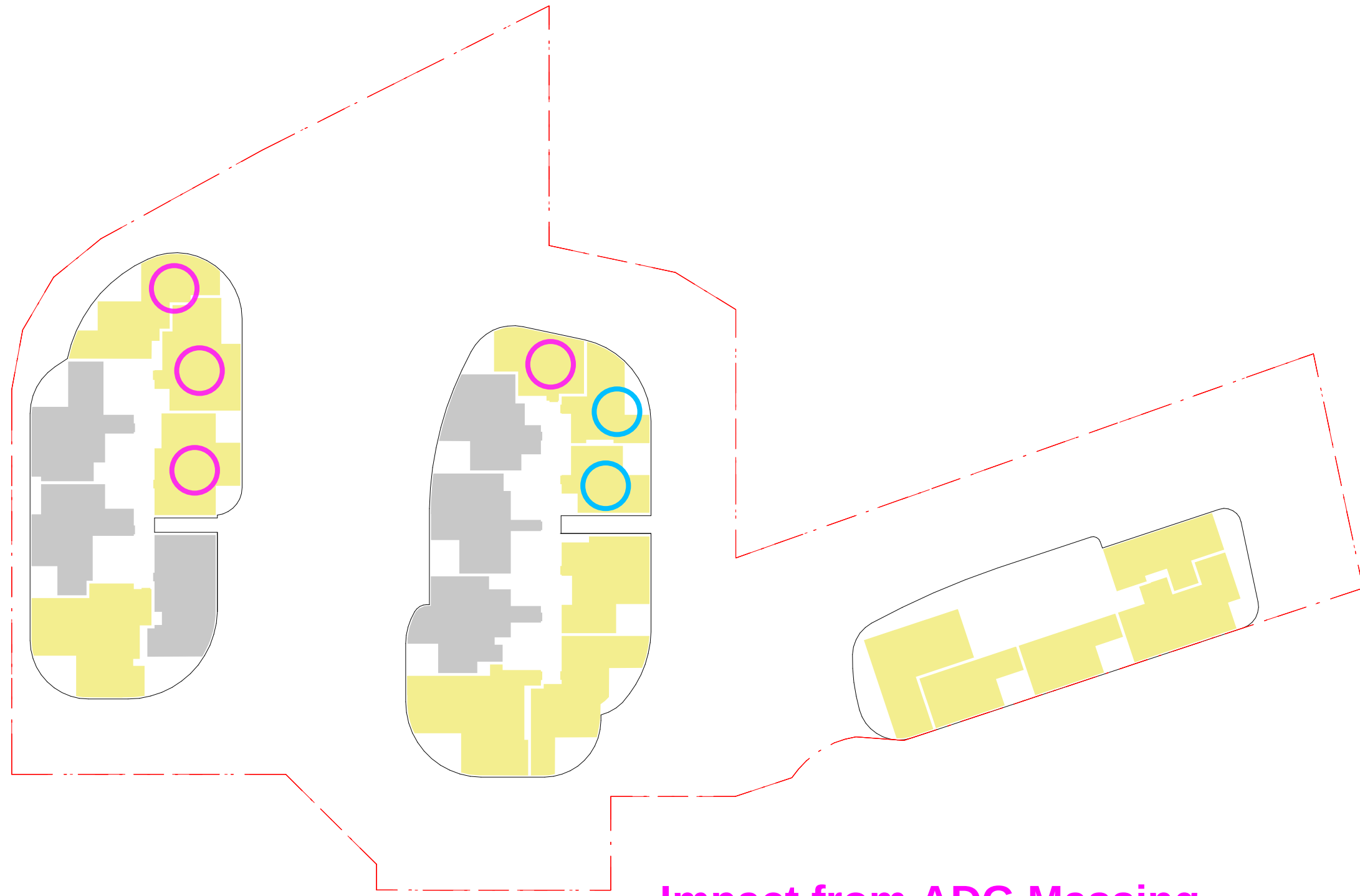
drawing no.	DA1703	issue	H
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2

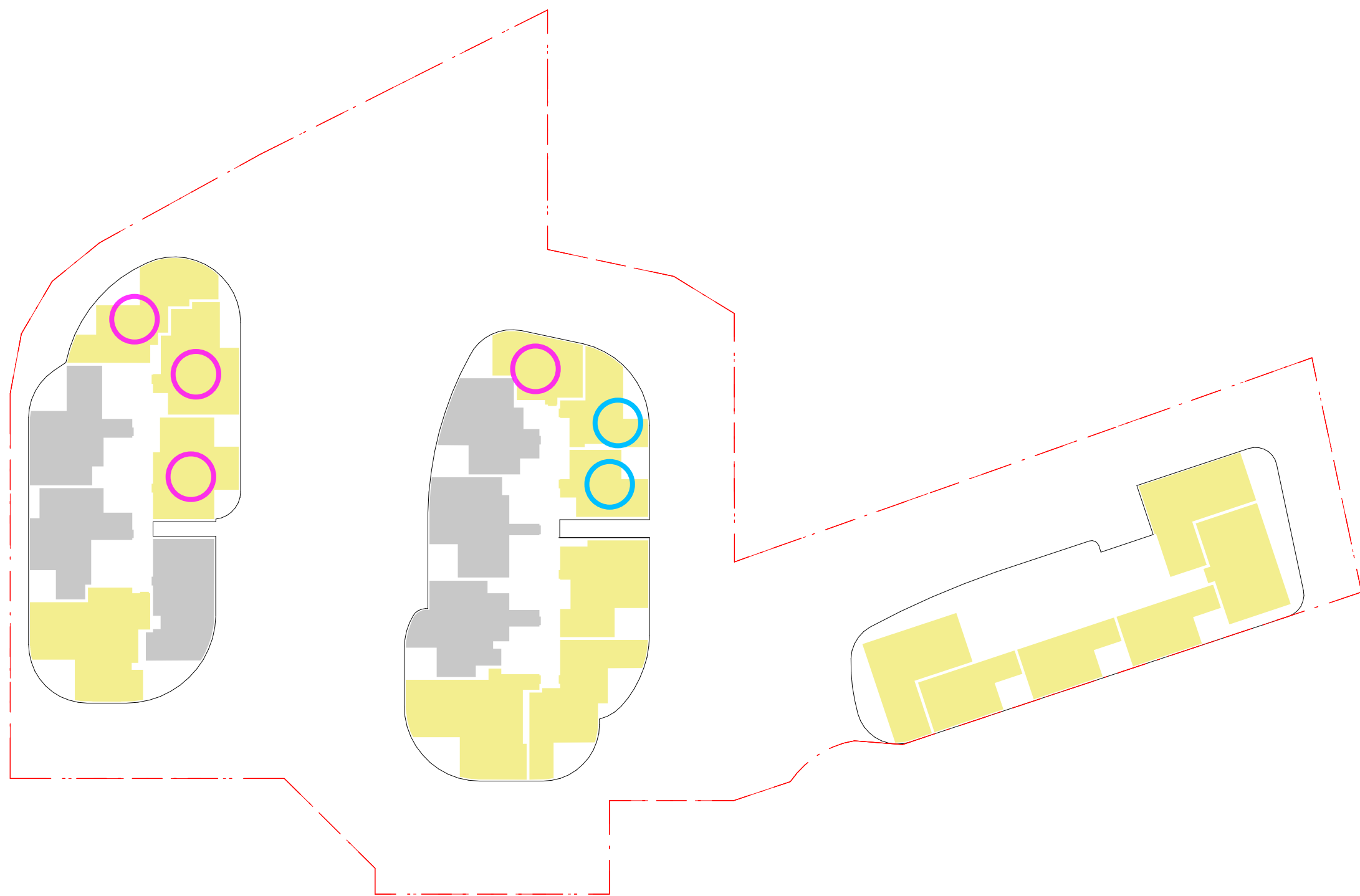


2 Level 4
SCALE: 1:500

4

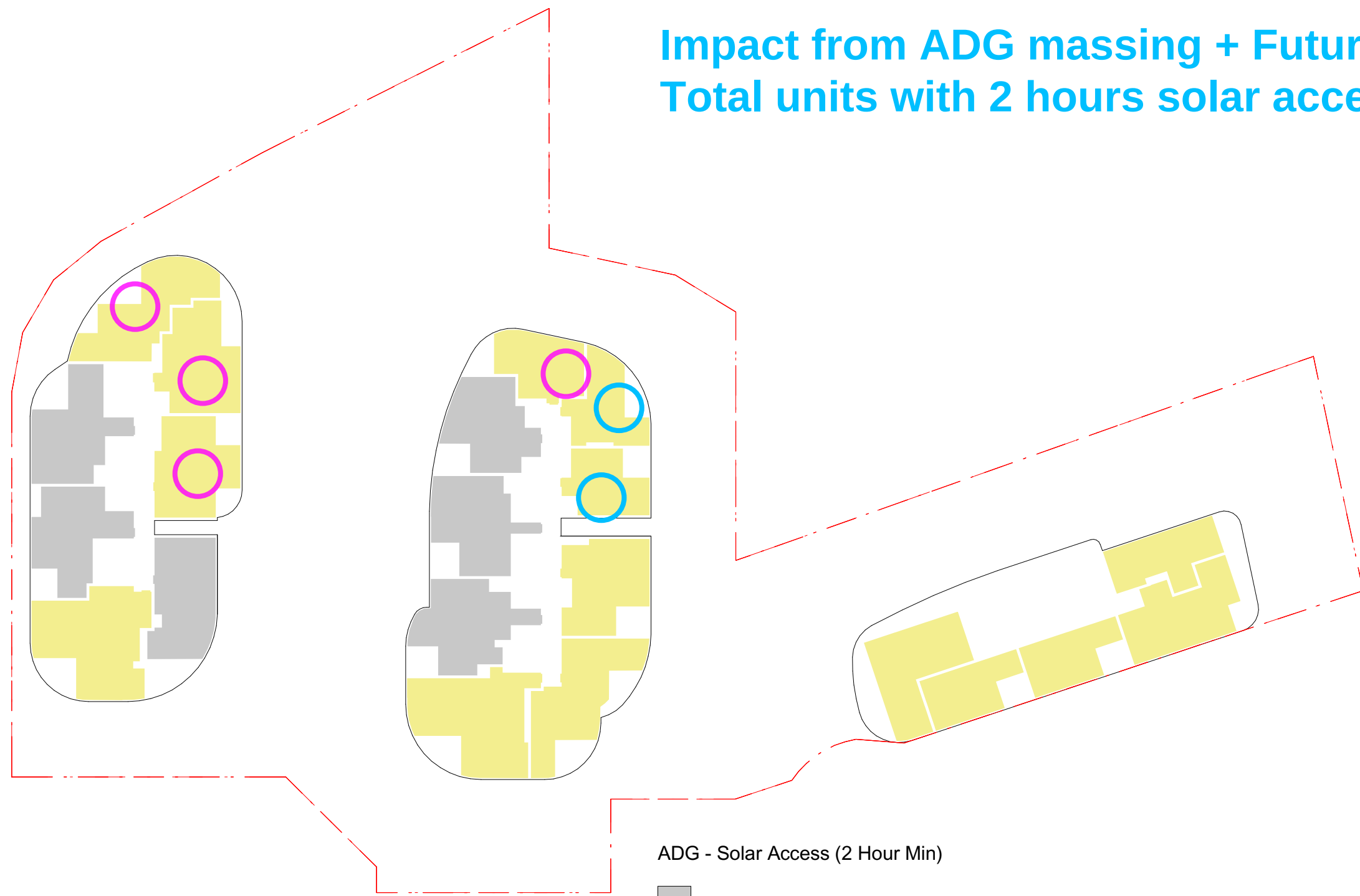
2

Impact from ADG Massing
Total units with 2 hours solar access = $330-58=272$ (58.7%)



3 Level 2-3
SCALE: 1:500

4x2=8
2x2=4



4 Level 5-7
SCALE: 1:500

4x3=12
2x3=6

Impact from ADG massing + Future Northern site
Total units with 2 hours solar access = $330-58-16=256$ (55.3%)

ADG - Solar Access (2 Hour Min)

No
Yes

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

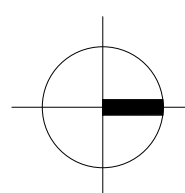
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- Apartment unit where solar access is affected by ADG massing
- Apartment unit where solar access is affected by ADG massing+ Future Northern site

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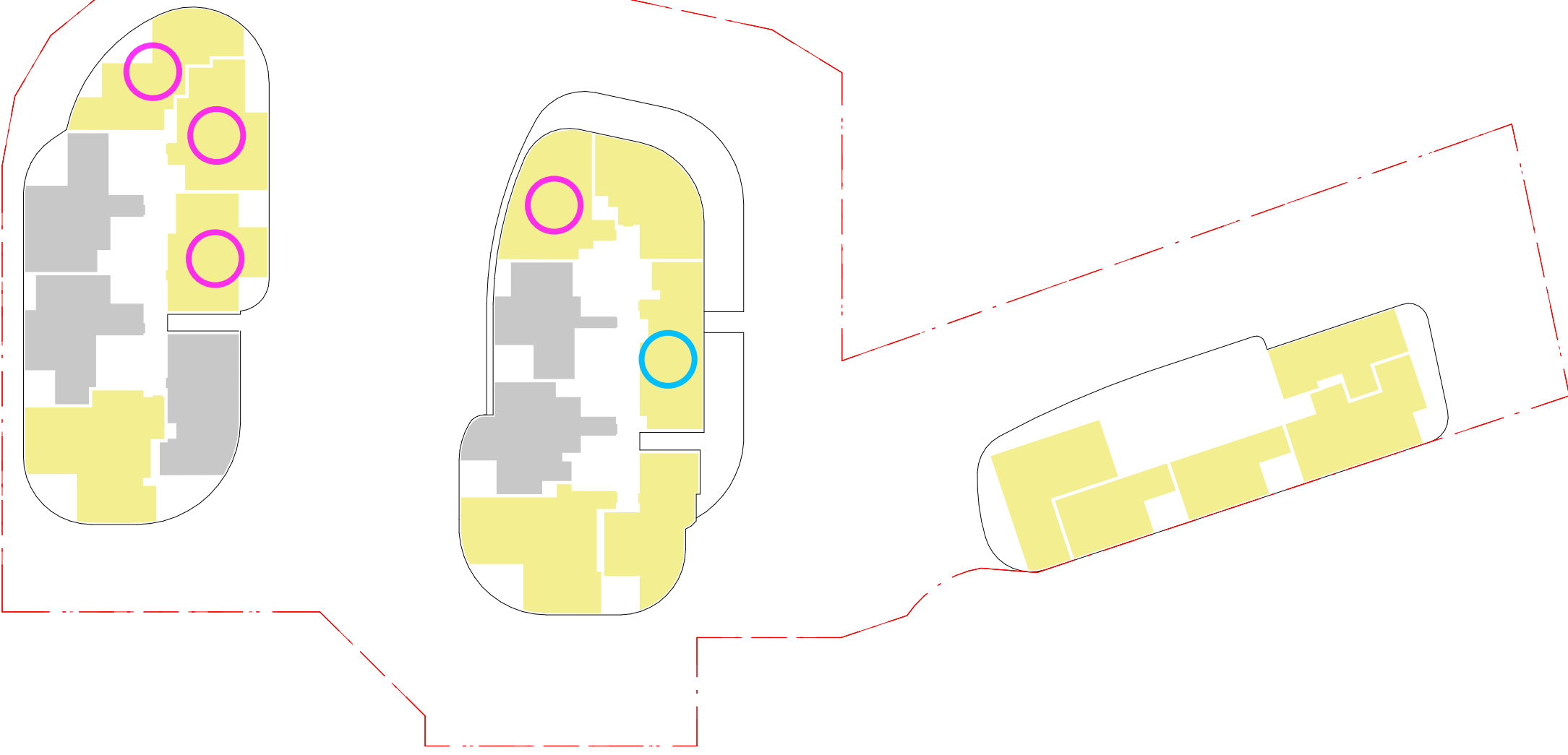
project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagram

drawing no.
DA1700

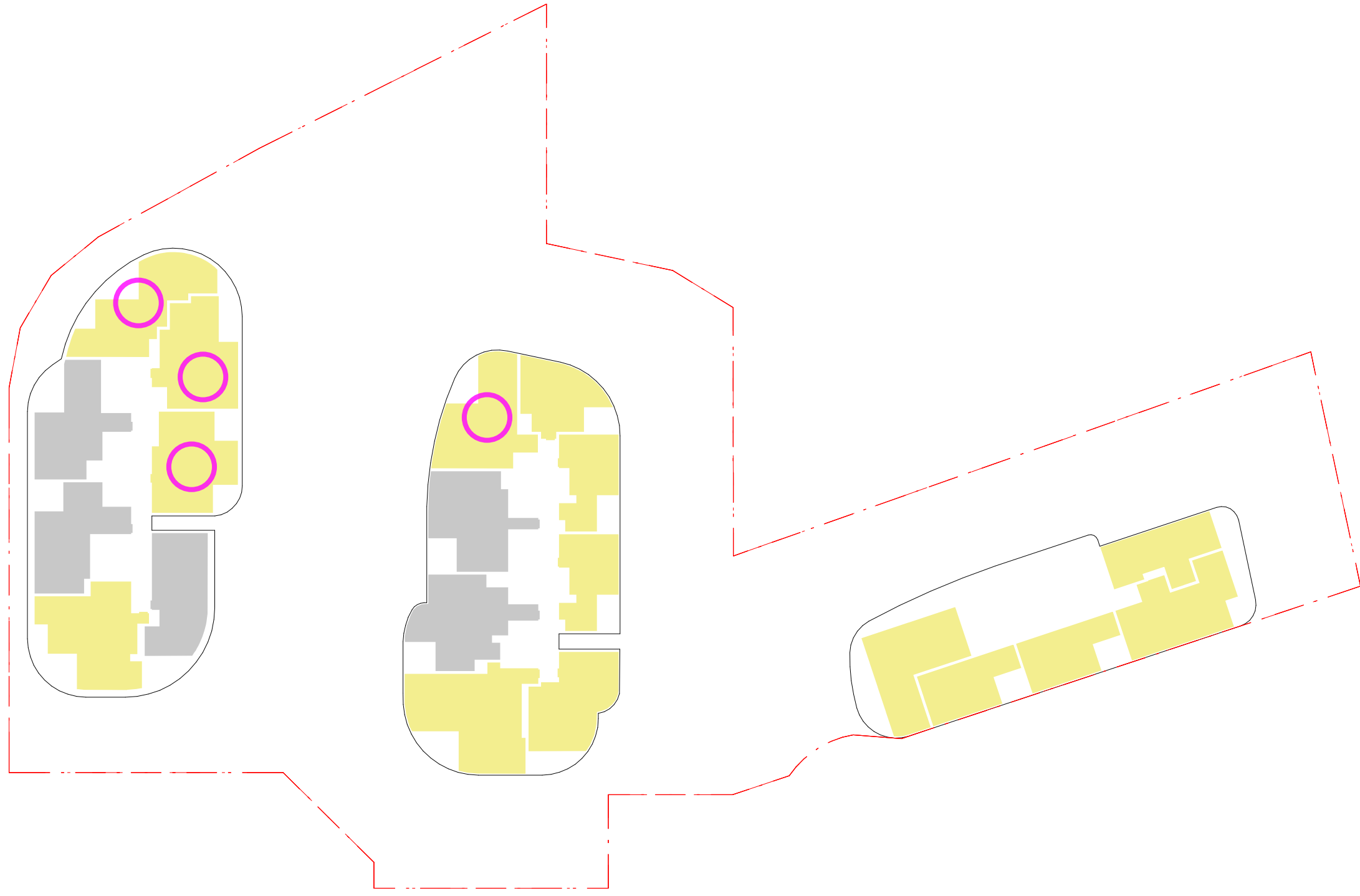
issue
H

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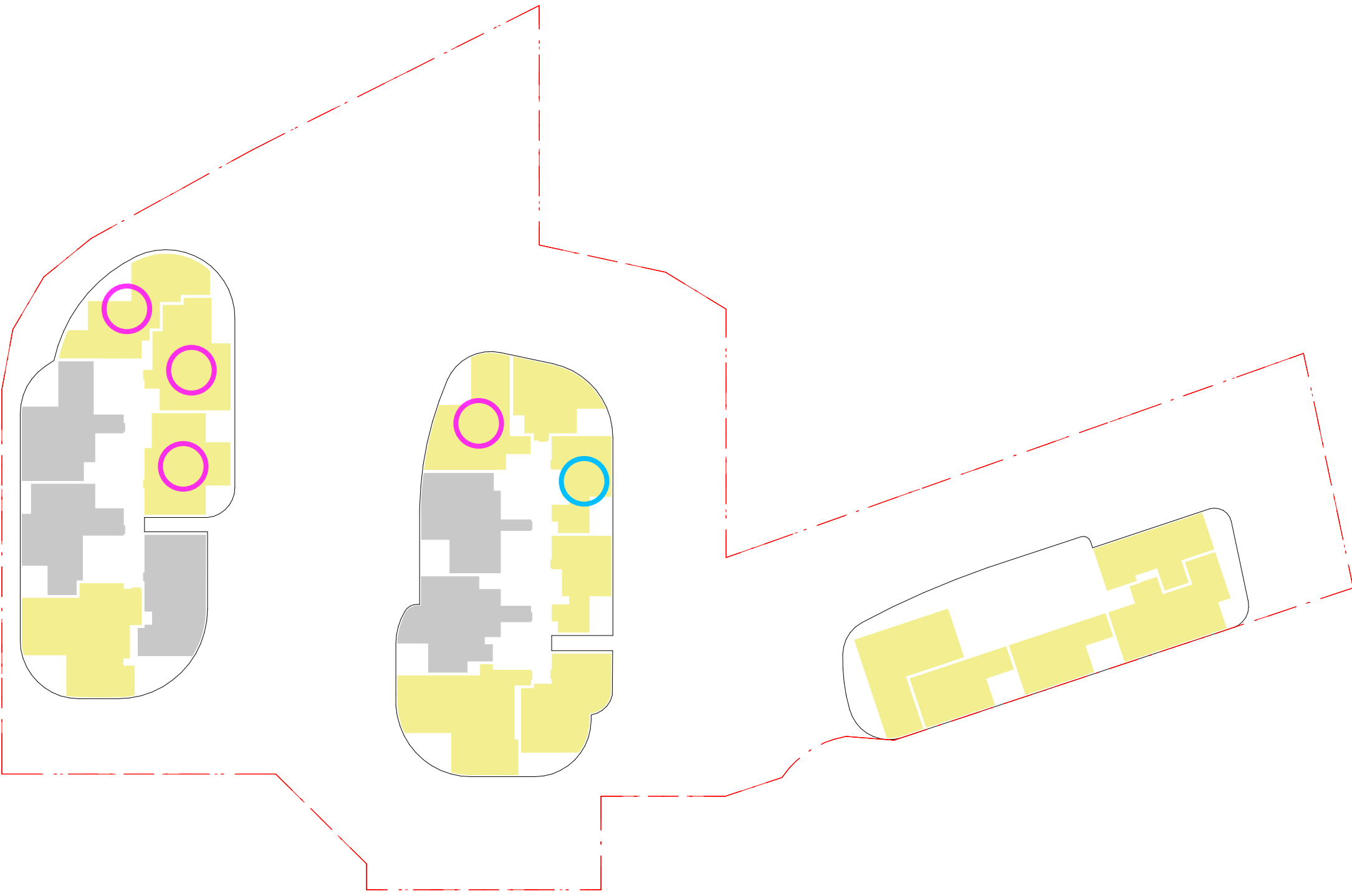
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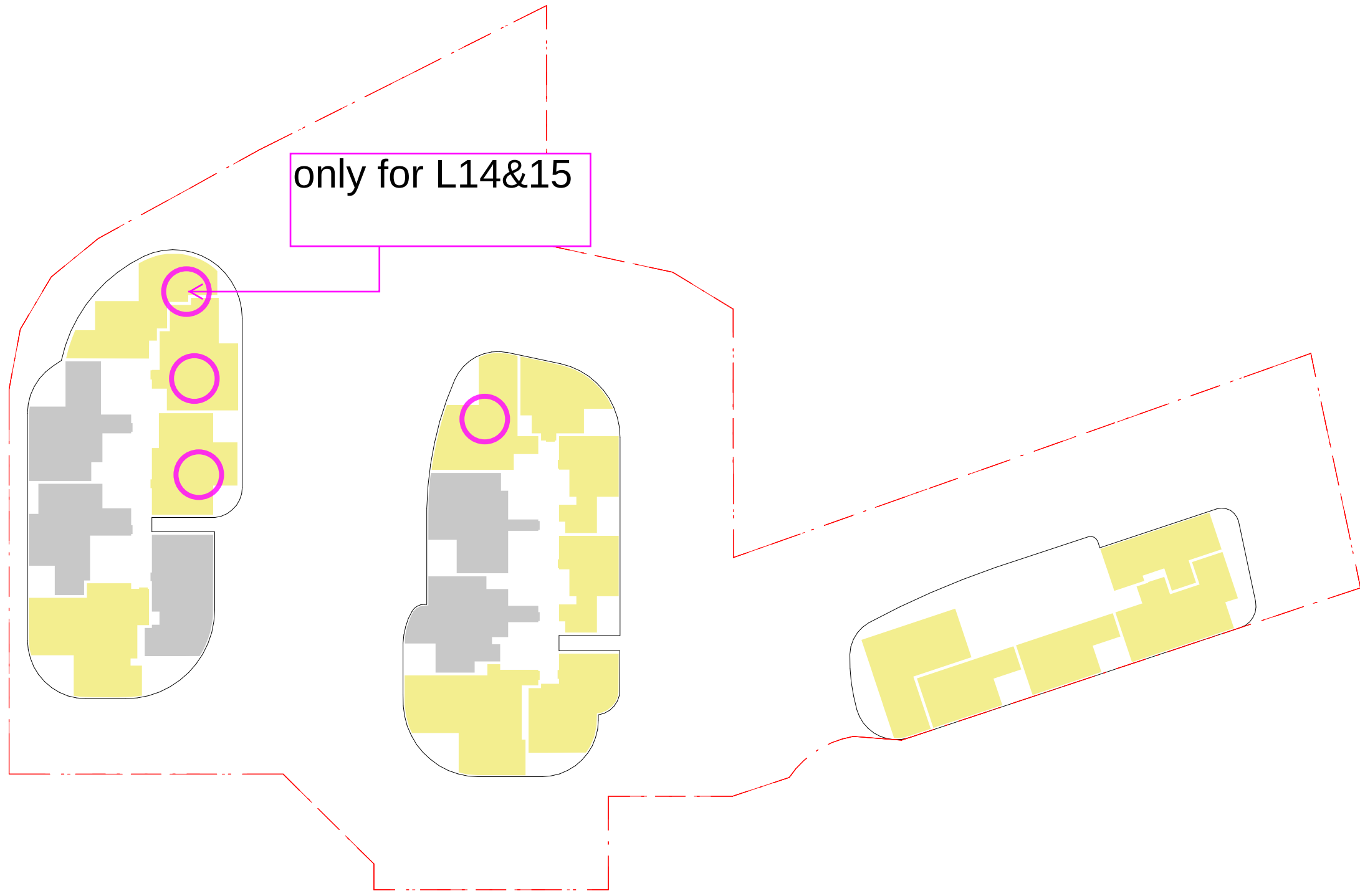
3 Levels 10
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4



2 Level 9
SCALE: 1:500

4
1



4 Level 11-15
SCALE: 1:500

3x3+4x2=17

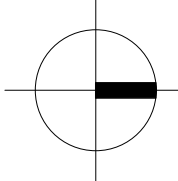
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H	AMENDED DA SUBMISSION	05/06/2017



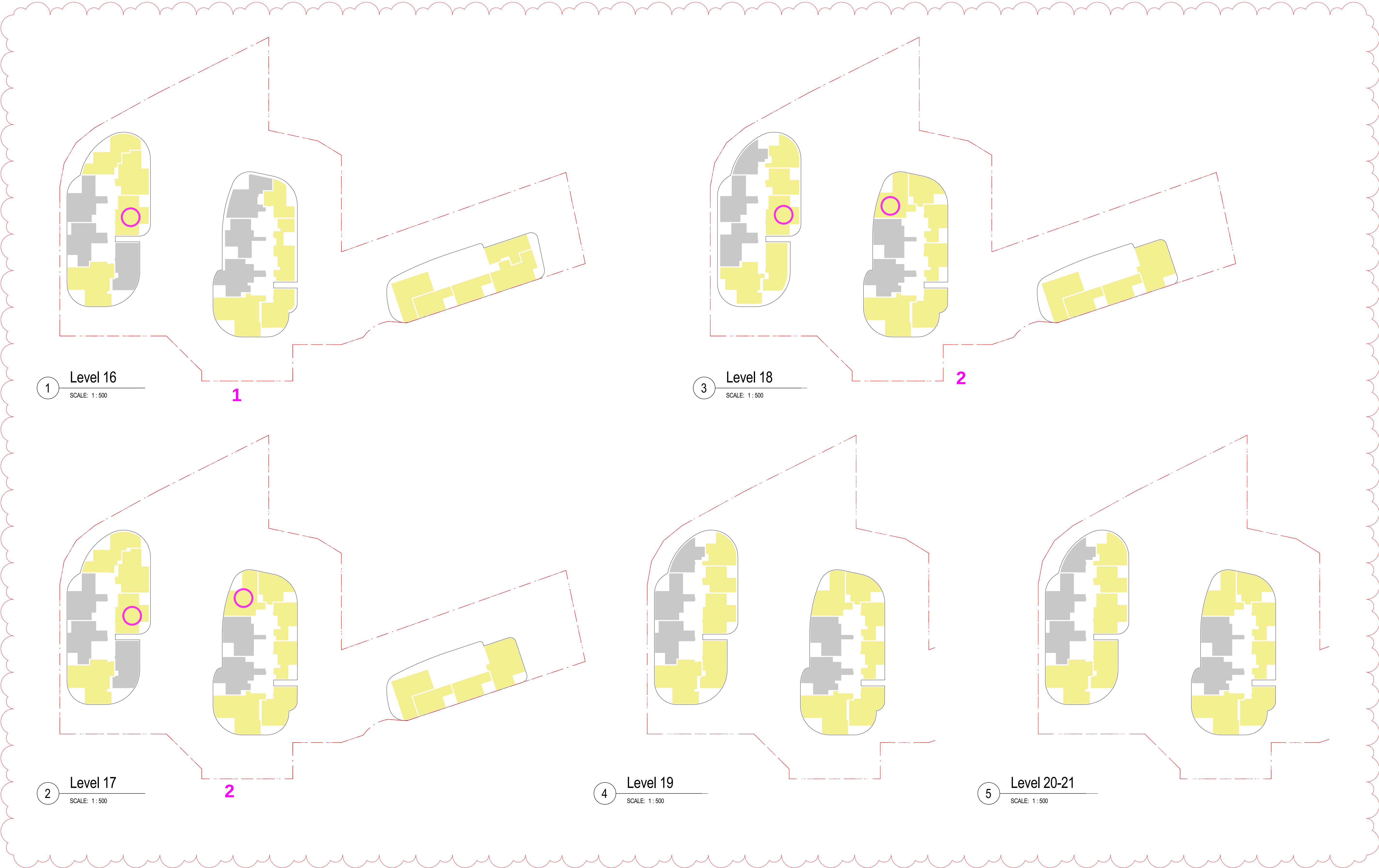
- Apartment unit where solar access is affected by ADG massing
- Apartment unit where solar access is affected by ADG massing+ Future Northern site

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project	12-22 LANGSTON PLACE, EPPING
drawing	ADG Solar Diagrams
drawing no.	DA1701
issue	H
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○ Apartment unit where solar access is affected by ADG massing

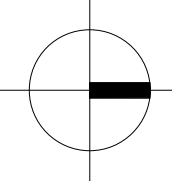
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drawn	TEAM	project no	140309.00

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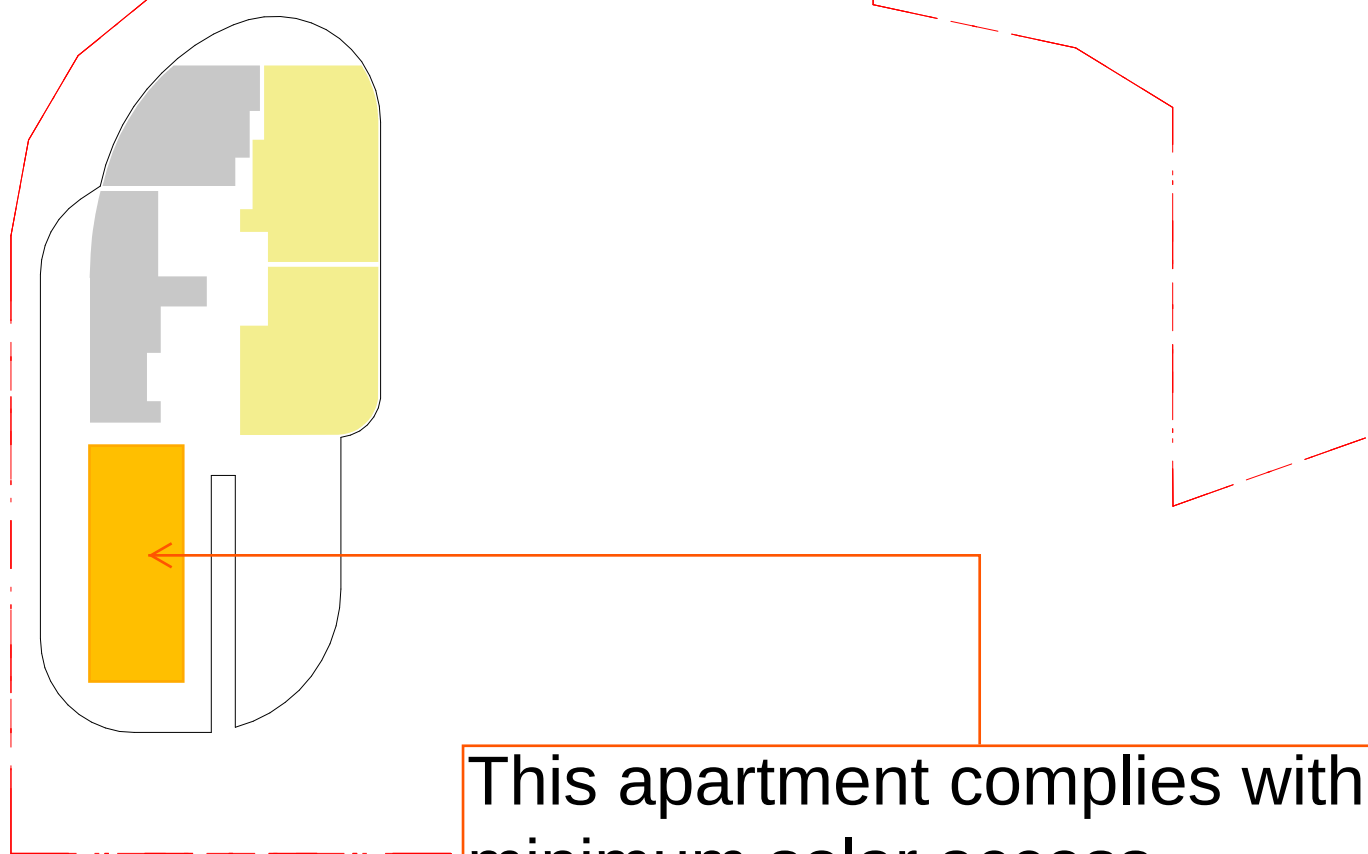
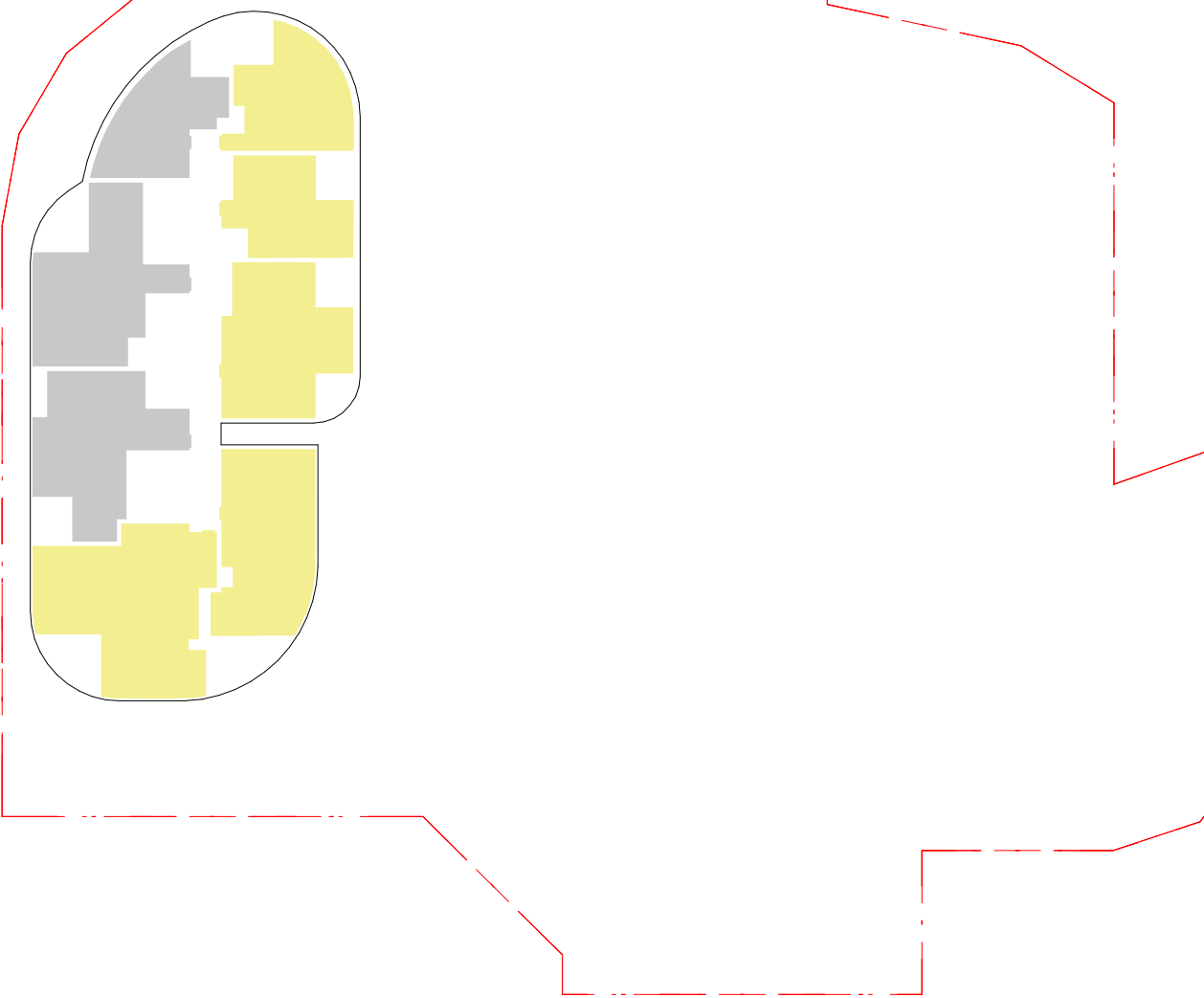
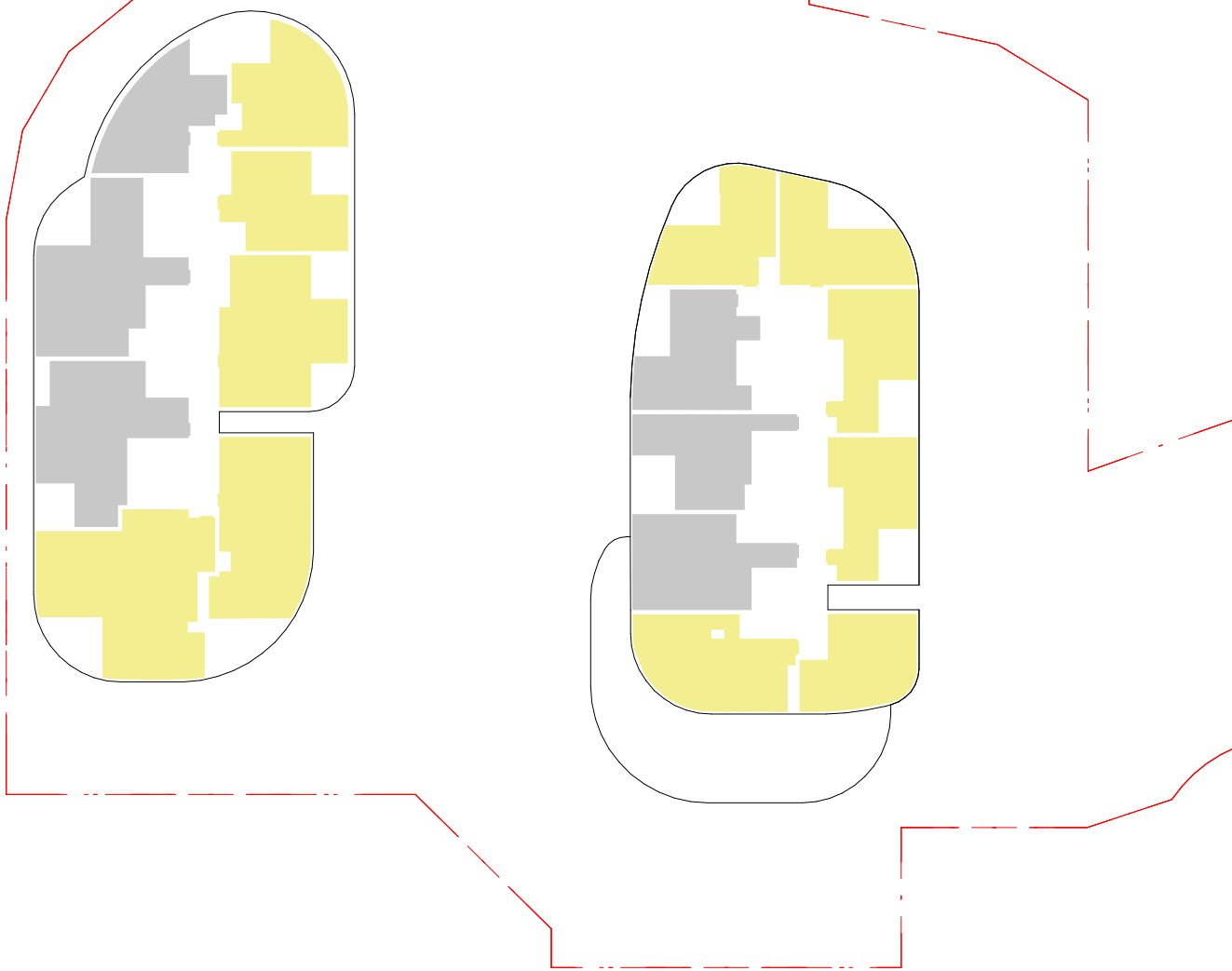
project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagram

drawing no.
DA1702

issue
H

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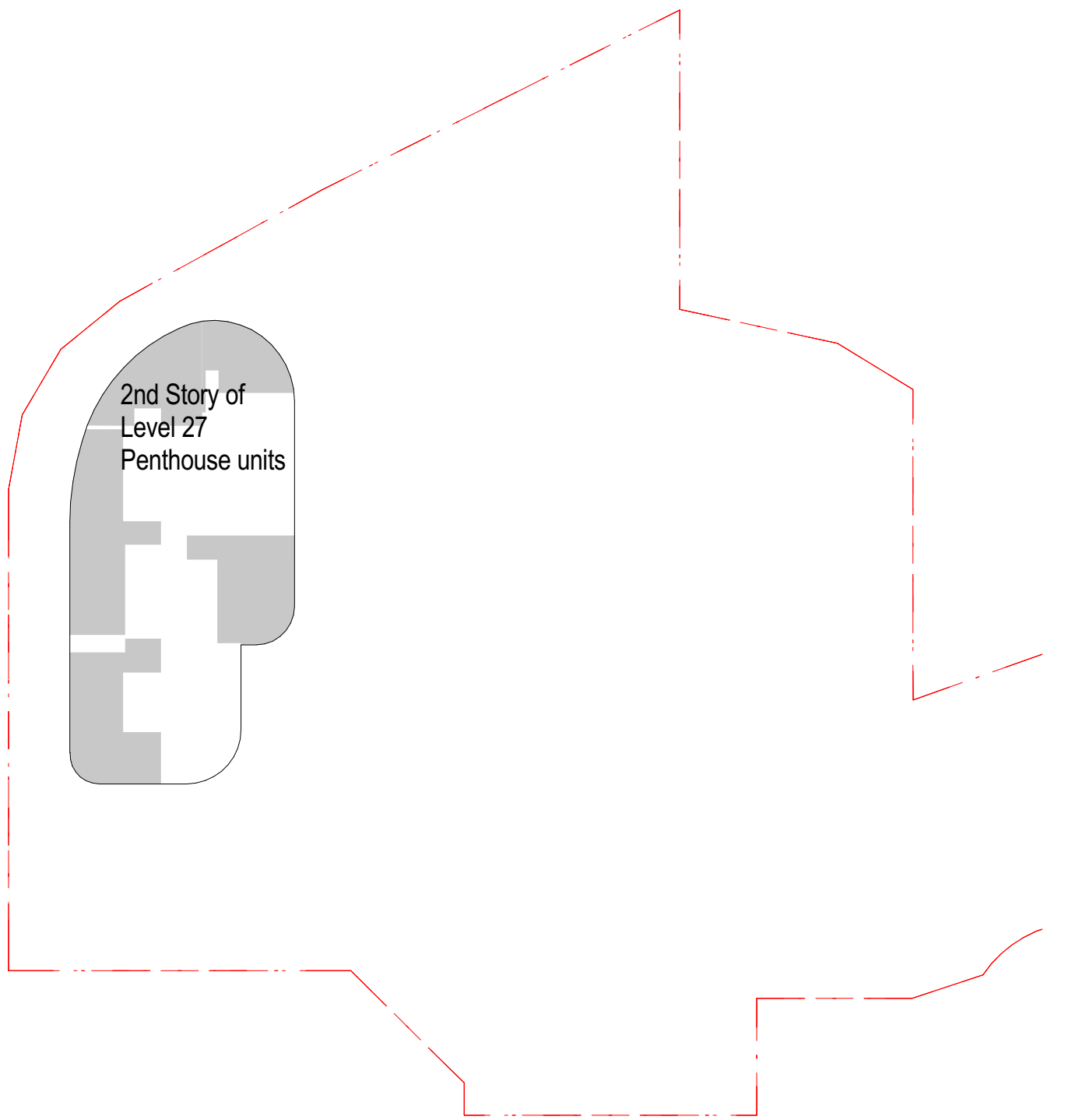
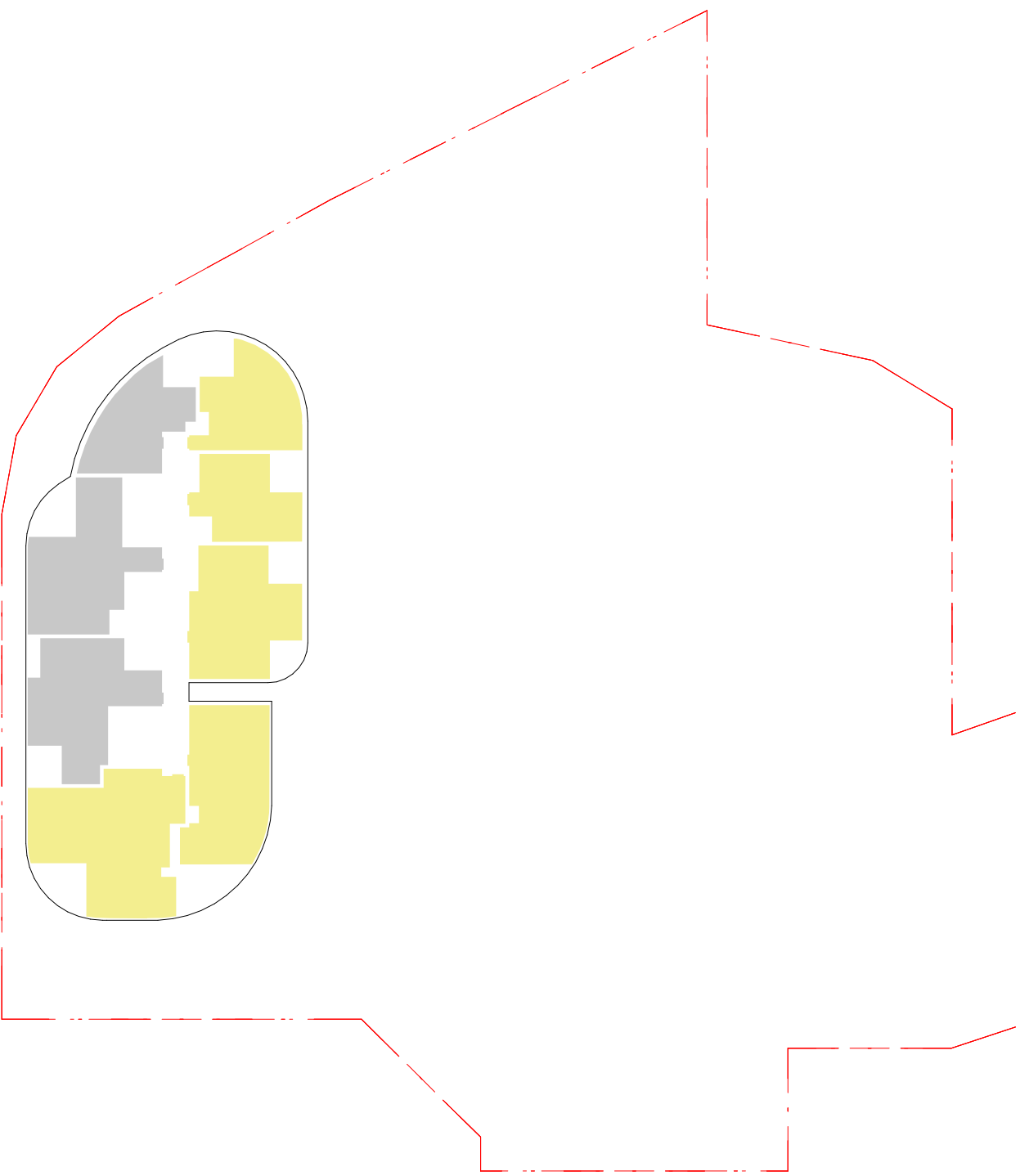
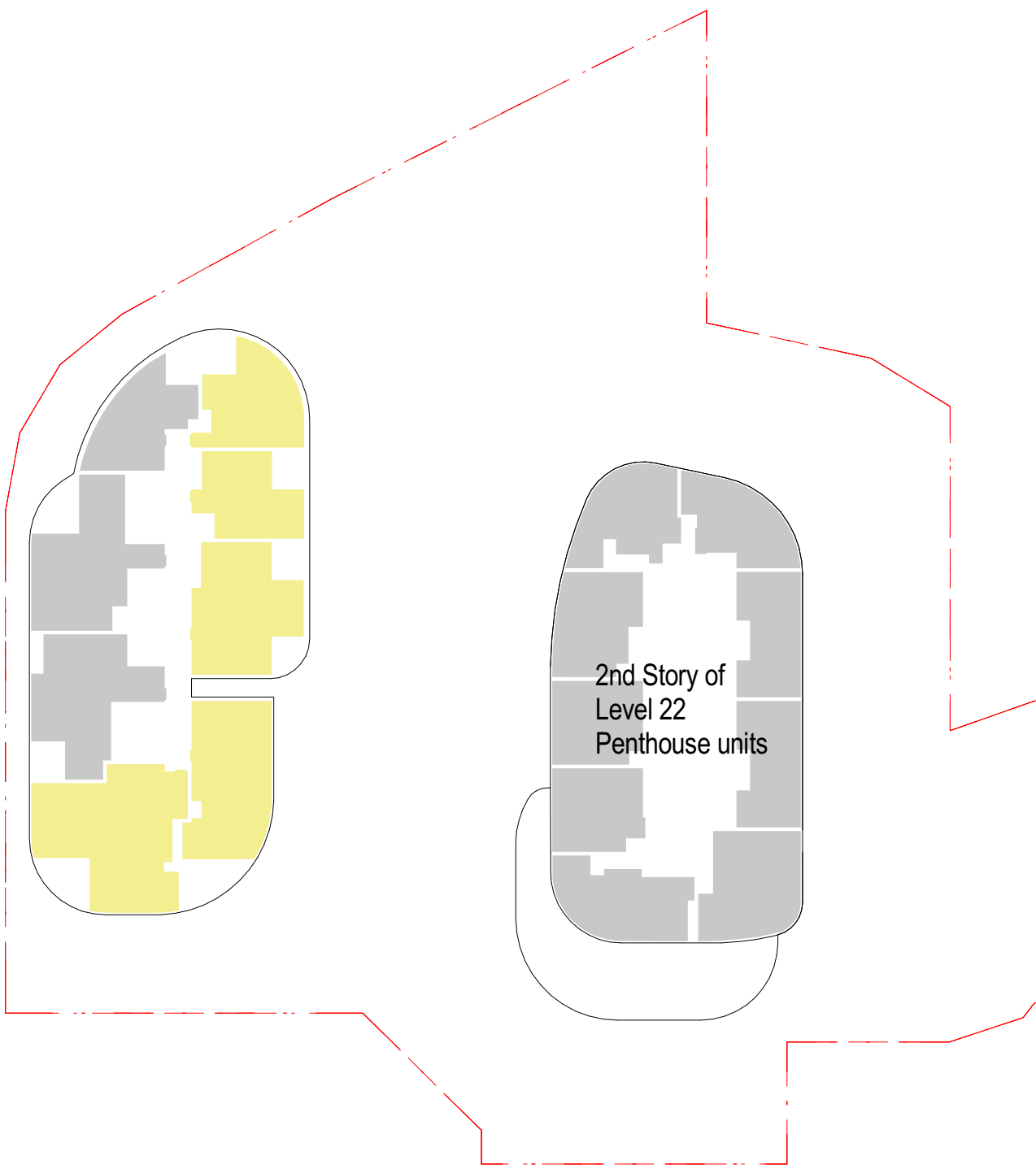


This apartment complies with the minimum solar access requirement as per the approved set by Architectus but this was graphically misrepresented in this diagram.

1 Level 22
SCALE: 1:500

3 Level 24
SCALE: 1:500

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

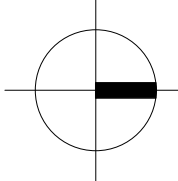
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H	AMENDED DA SUBMISSION	05/06/2017



○ Apartment unit where solar access is affected by ADG massing

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checked	FH	scale
drawn	TEAM	project no 140309.00

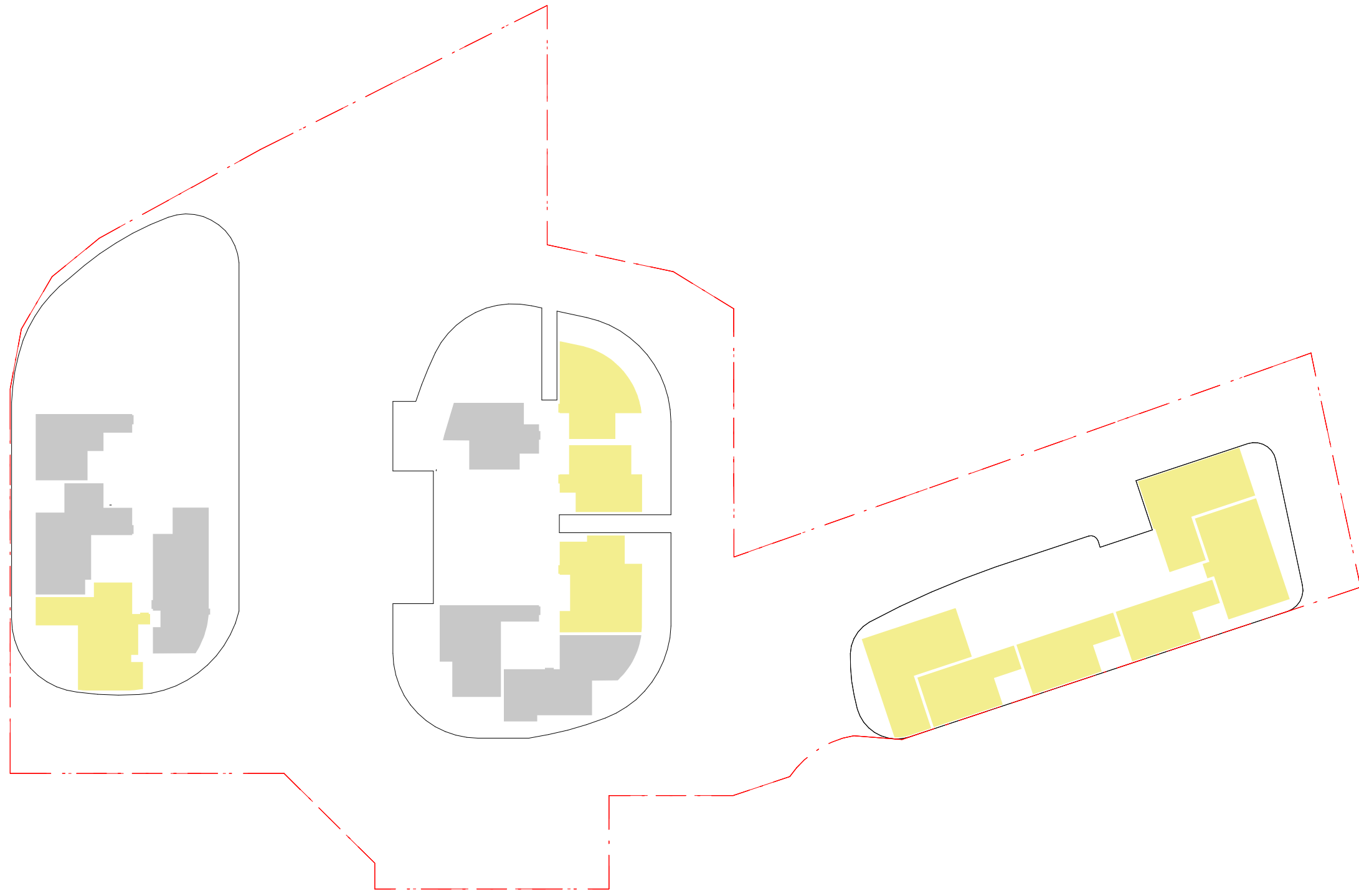
AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

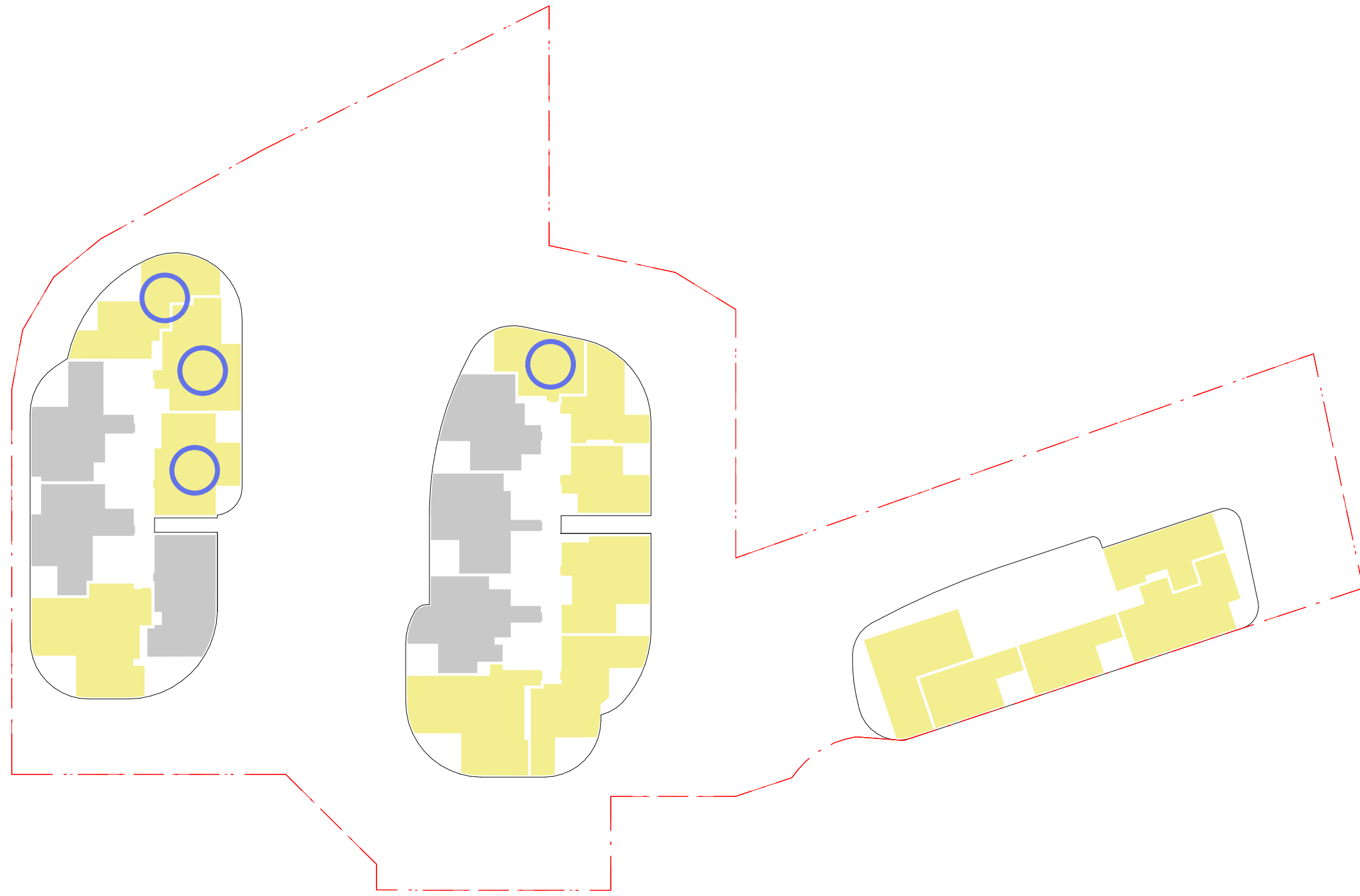
drawing
ADG Solar Diagrams

drawing no.	DA1703	issue	H
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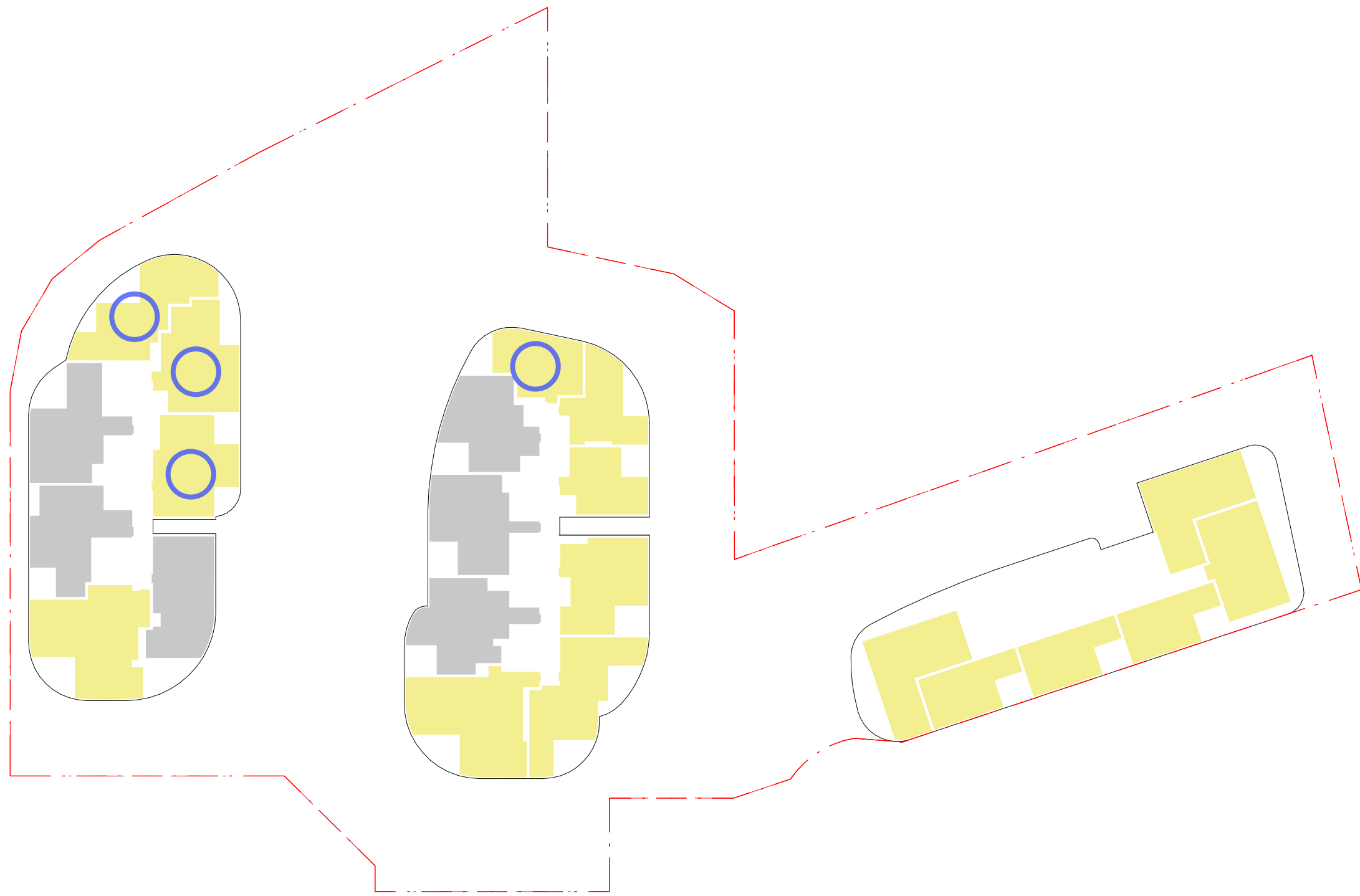
1 Level 1
SCALE: 1:500



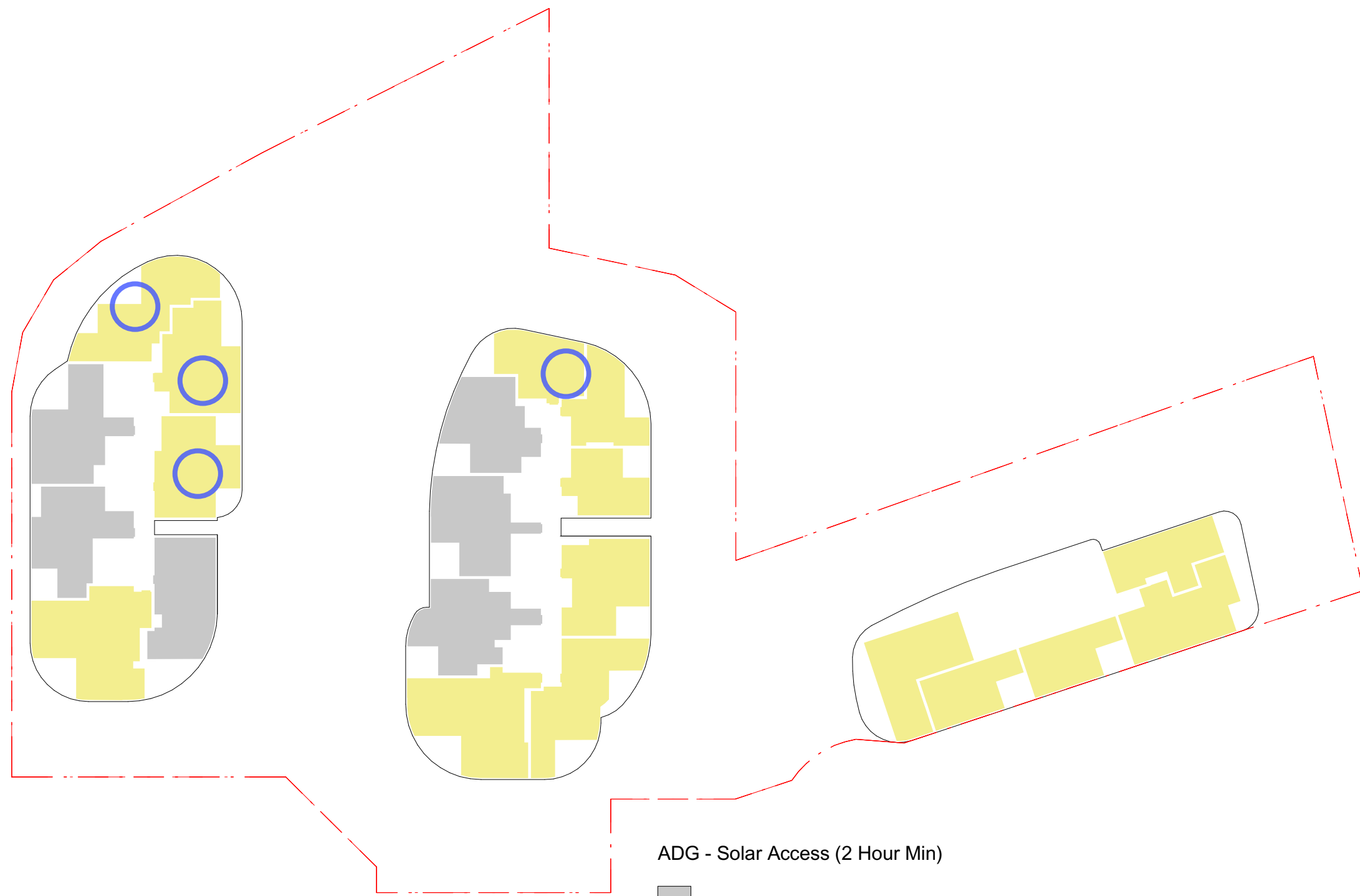
2 Level 4
SCALE: 1:500

4

Impact from Proposed DA
Total units with 2 hours solar access = 330-71=259 (55.9%)



3 Level 2-3
SCALE: 1:500
4x2=8



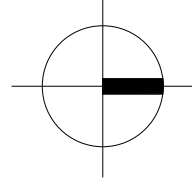
4 Level 5-7
SCALE: 1:500
4x3=12

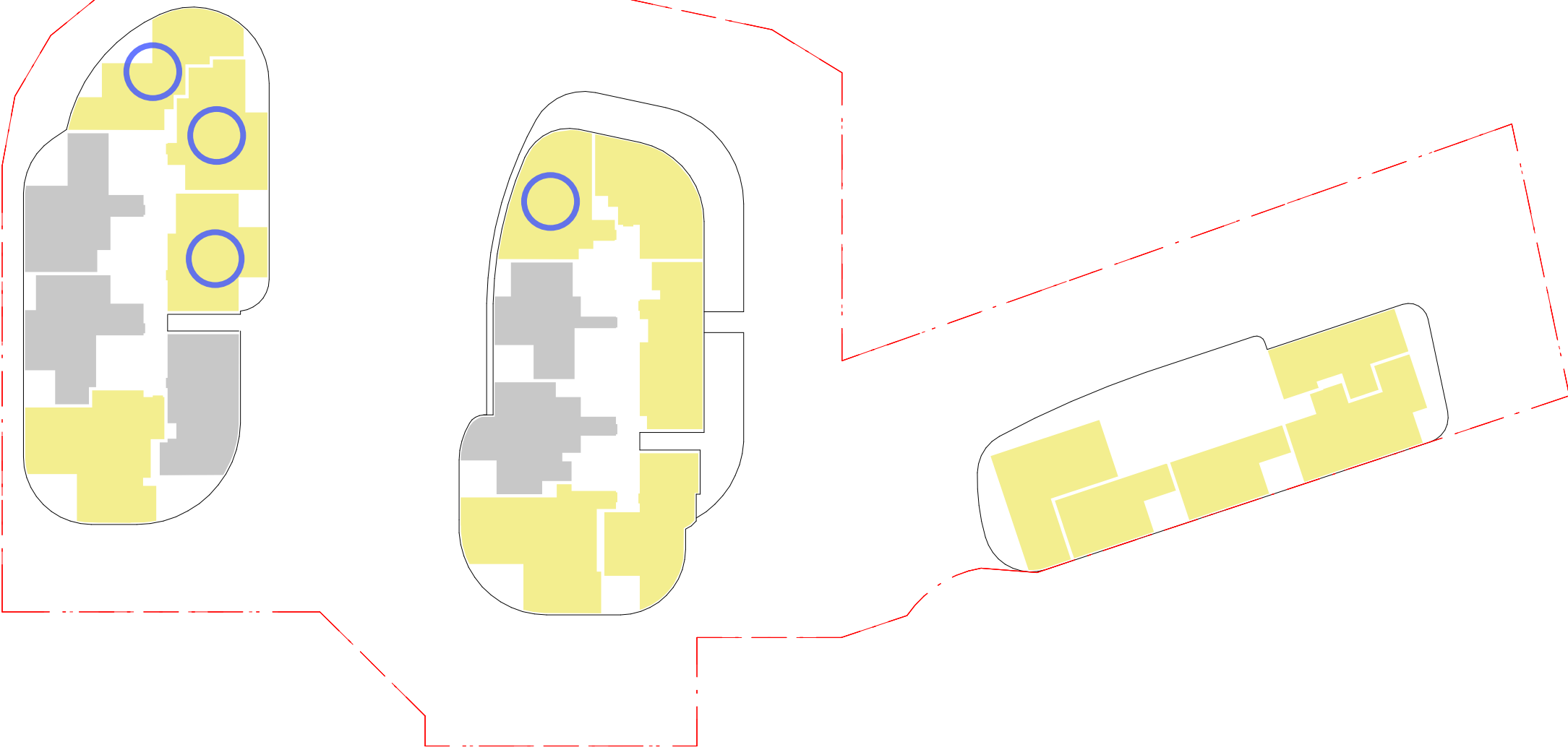
Total number of units= 463
Total units with 2 hours Solar access = 330 (71%)

ADG - Solar Access (2 Hour Min)
No
Yes

○ Apartment unit where solar access is affected by Proposed DA

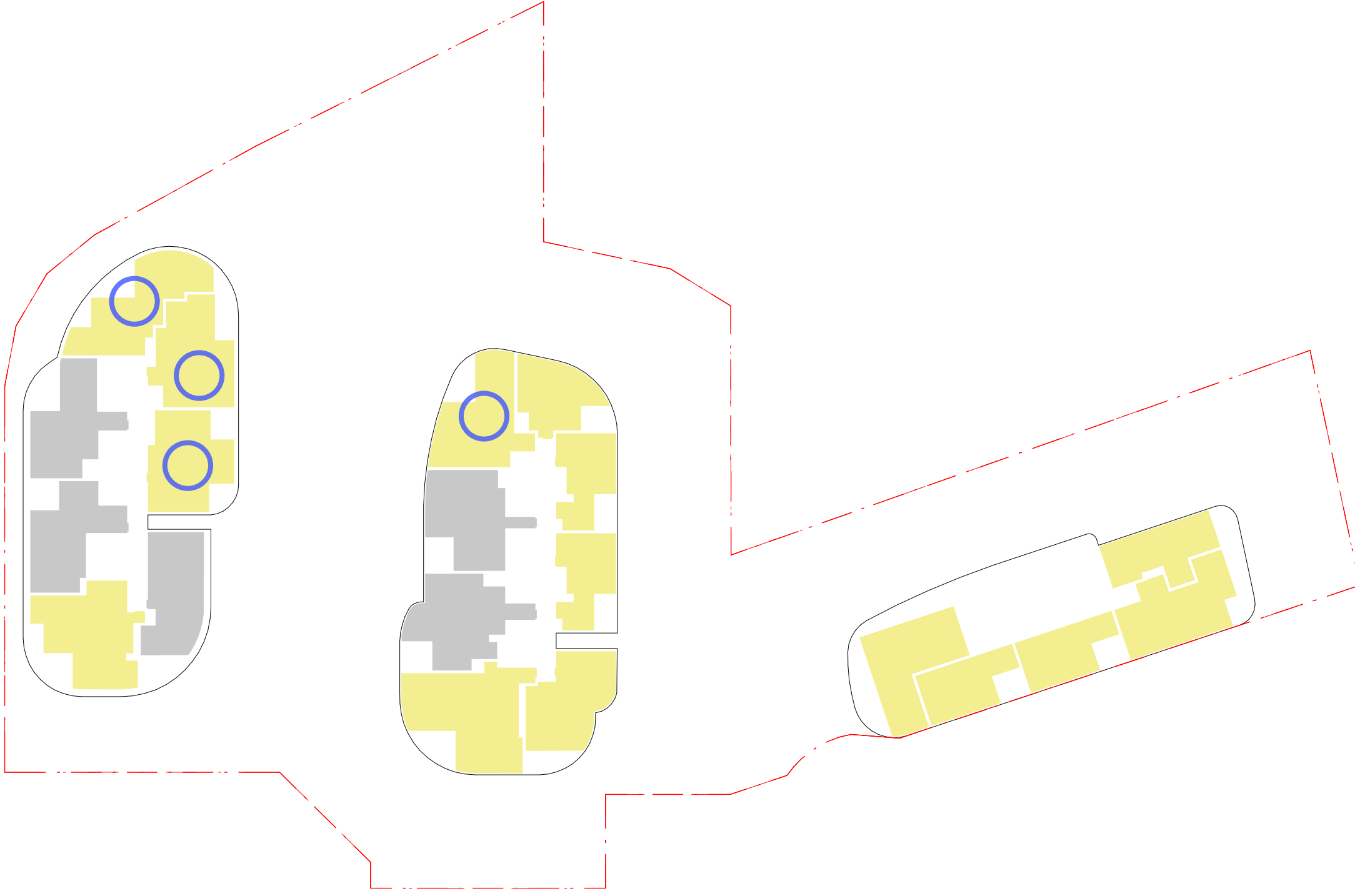
issue	amendment	date
A	DRAFT DA ISSUE	22/12/2015
B	FINAL DRAFT DA ISSUE	04/02/2016
C	DA ISSUE	08/02/2016
D	DA SUBMISSION	11/02/2016
E	DRAFT DA ISSUE	25/11/2016
F	DRAFT DA ISSUE	02/12/2016
G	AMENDED PLAN SUBMISSION	20/03/2017
H	AMENDED DA SUBMISSION	05/06/2017





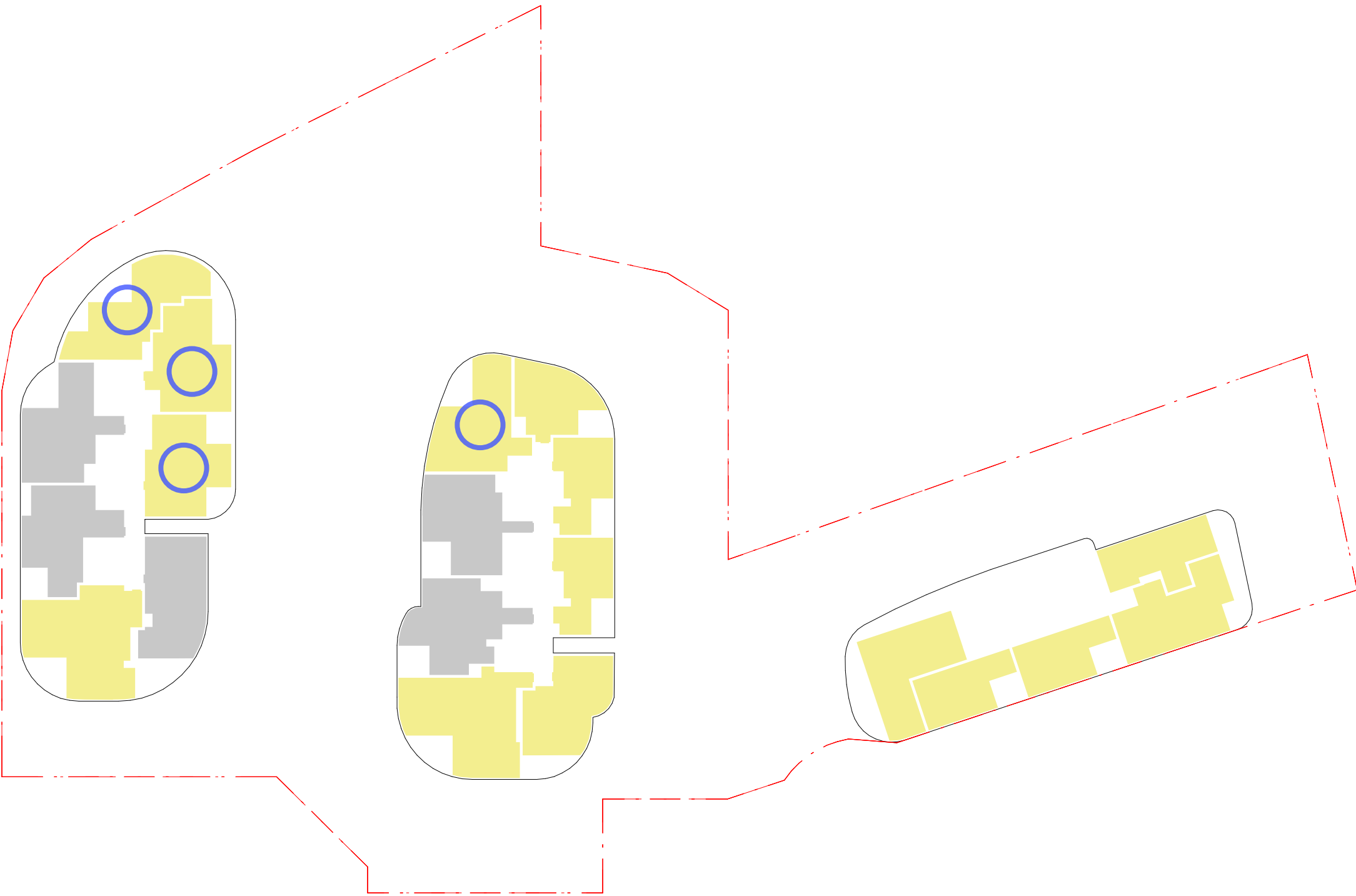
1 Level 8
SCALE: 1:500

4



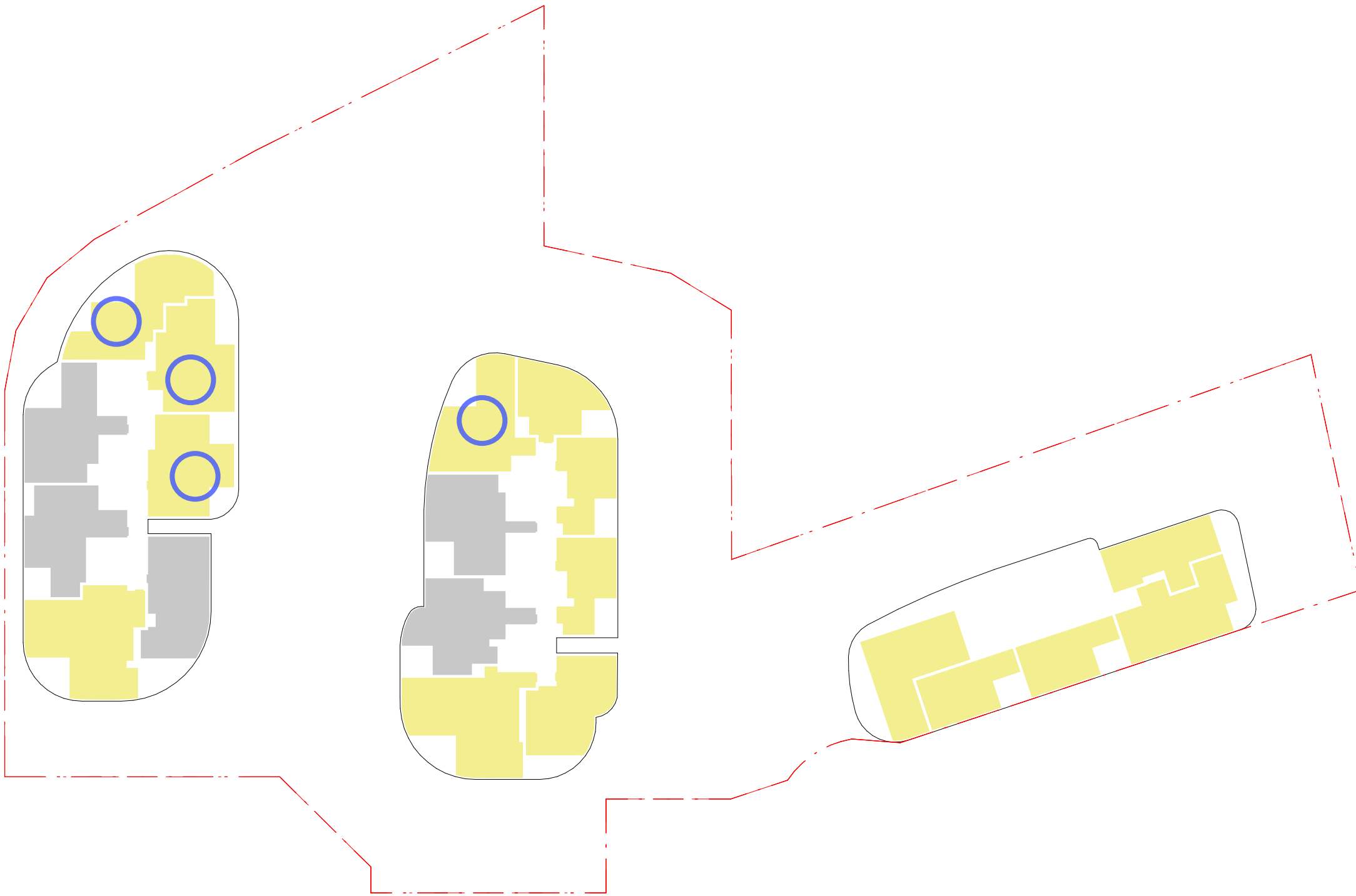
3 Levels 10
SCALE: 1:500

4



2 Level 9
SCALE: 1:500

4



4 Level 11-15
SCALE: 1:500

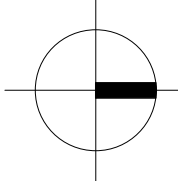
4x5=20

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Do not scale drawings. Verify all dimensions on site

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G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/06/2017



○ Apartment unit where solar access is affected by Proposed DA

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

AMENDED DA ISSUE

project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagrams

drawing no.
DA1701

issue
H

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○ Apartment unit where solar access is affected by Proposed DA

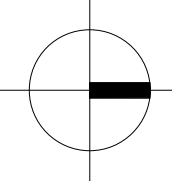
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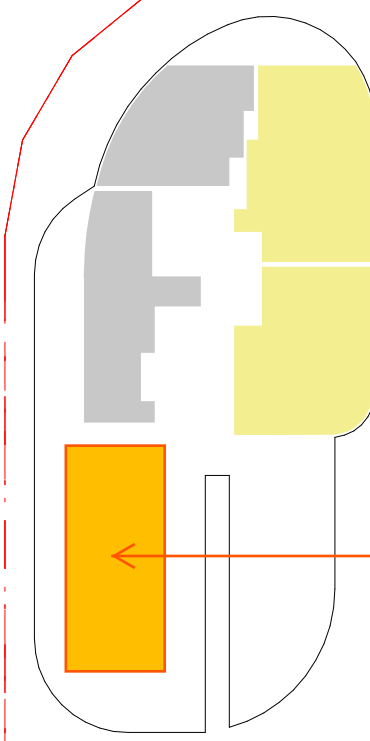
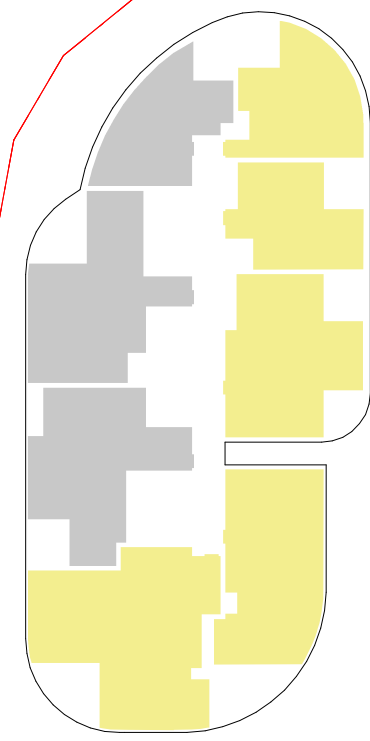
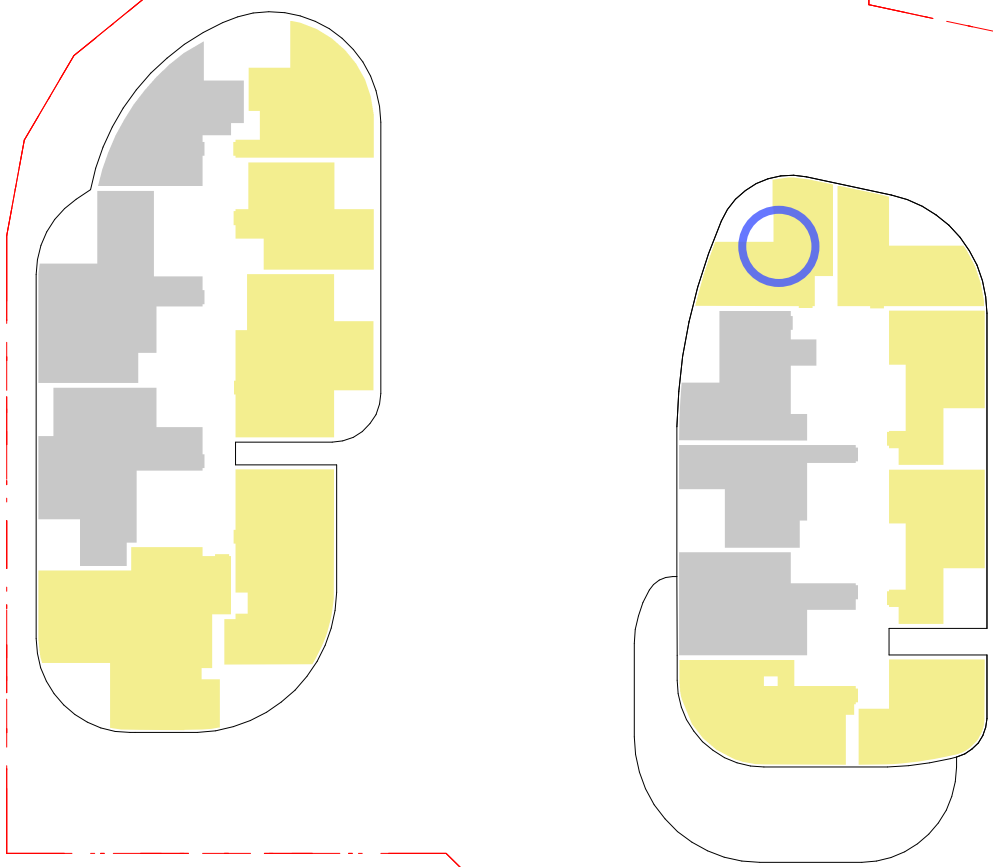
project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagram

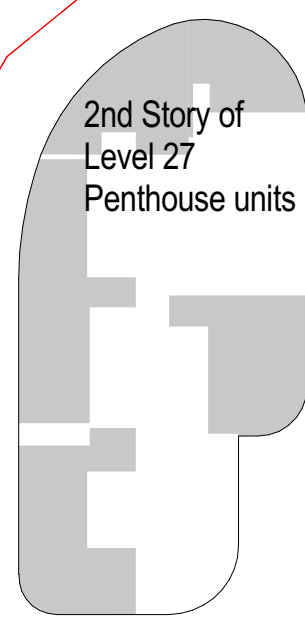
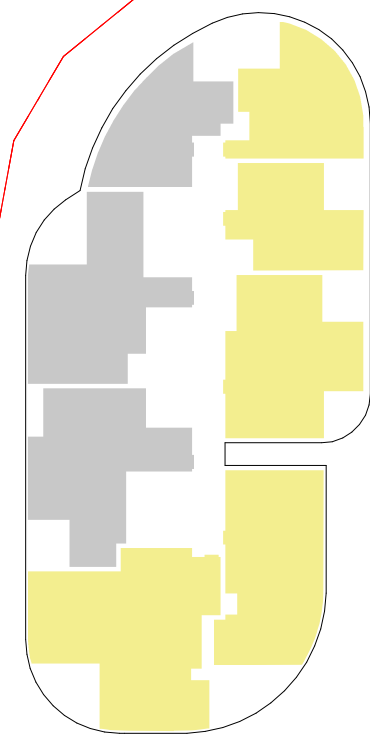
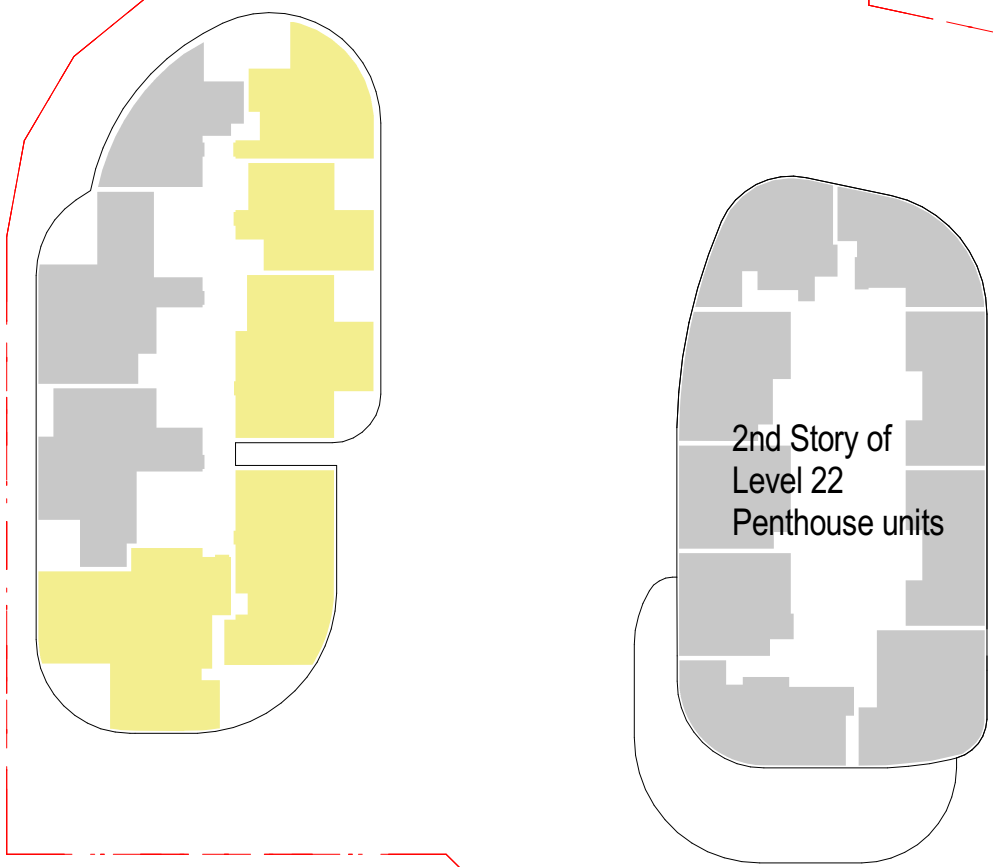
drawing no.
DA1702

issue
H

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This apartment complies with the minimum solar access requirement as per the approved set by Architectus but this was graphically misrepresented in this diagram.



1 Level 22
SCALE: 1:500

3 Level 24
SCALE: 1:500

6 Level 27
SCALE: 1:500

2 Level 23
SCALE: 1:500

4 Level 25-26
SCALE: 1:500

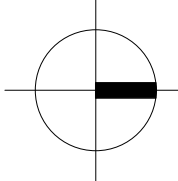
5 Level 28
SCALE: 1:500

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G	AMENDED PLAN SUBMISSION	03/02/2017
H	AMENDED DA SUBMISSION	05/06/2017



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project
12-22 LANGSTON PLACE, EPPING

drawing
ADG Solar Diagrams

drawing no. DA1703
issue H

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