

# SECTION 8.2 REVIEW

## 100 WOOLCOTT STREET, EARLWOOD

### ALTERATIONS & ADDITIONS



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Revisions		
A	Section 8.2	14.02.2023

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ABN 28 497 248 518  
NSW Reg. No. 10647

#### BASIX COMMITMENTS

##### HOT WATER

The applicant must install the following hot water system: gas instantaneous

##### INSULATION REQUIREMENTS

The application must construct the new or altered construction (floor(s), walls & ceilings/ roofs) in accordance with the specifications listed in the table below, expect that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: structural panel >70 mm	ceiling: nil (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

##### WINDOWS & GLAZED DOORS

The applicant must install th windows, glazed doors & shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window & glazed door.

For projections described in millimeters, the leading edge of each eave, pergola, veranda, balcony or awning must be no more than 500mm above the head of the window or glazed door & no more than 2400mm above the sill.

Overshadowing buildings or vegetation must be of the height & distance from the centre and the base of the window & glazed door, as specified in the 'overshadowing' column in the table below.

##### Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W-GF-01	W	3.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-02	N	2.4	1.6	1.1	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-03	N	1.5	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-04	N	1.47	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-05	E	7.11	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-06	S	0.85	3.8	3.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-GF-07	S	0.73	2.6	3.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-FF-06	W	2.33	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W-FF-01	W	2.33	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W-FF-03	N	2.1	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W-FF-08	E	2.33	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-FF-07	E	2.33	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-FF-06	S	0.73	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-FF-07	S	1.46	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-FF-08	S	1.15	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Foyer Door	W	1.54	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

##### SKYLIGHTS

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value & a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

##### Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK-01	1.32	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
SK-02	1.32	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Project

100 WOOLCOTT STREET, EARLWOOD  
ALTERATIONS & ADDITIONS

Client

TERESA & NICHOLAS

Status

DEVELOPMENT APPLICATION

Title

Cover Sheet & Basix Commitments

Scale

A1/A3

Revision

A

Drawn/ Checked

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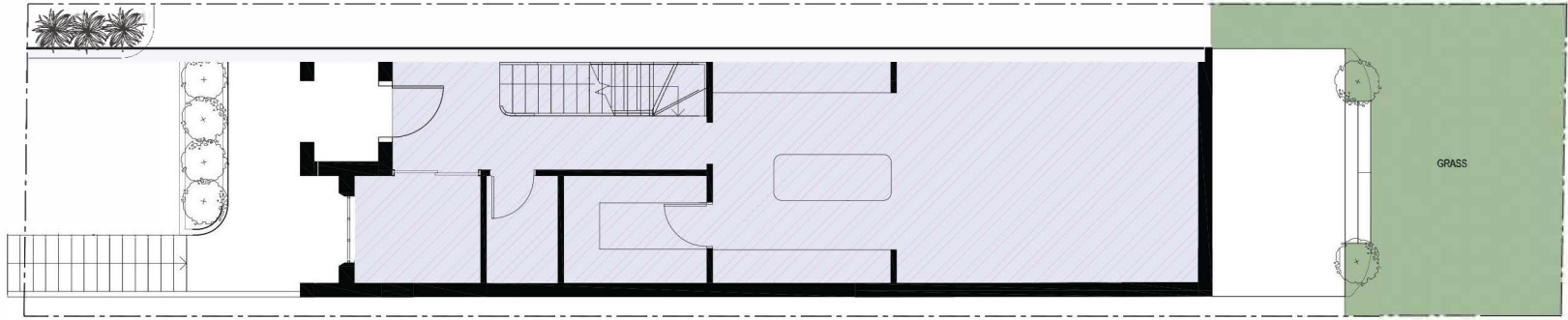
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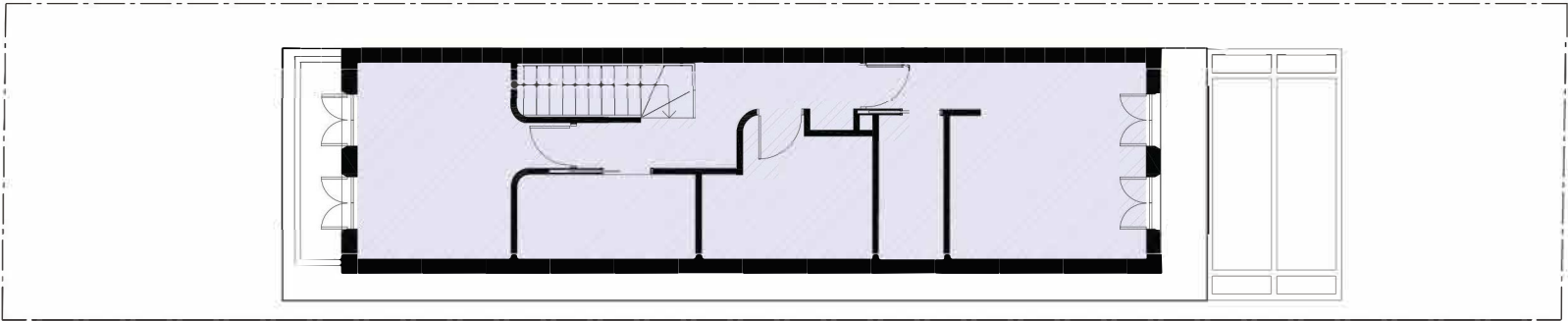
Project

22-02





Ground Floor



First Floor

INTERNAL FLOOR AREA

DEEP SOIL AREA

AREA CALCULATIONS

Site Area:	183.3 sqm
FSR allowed:	0.65:1
	119.145sqm

Proposed Area:

Ground Floor Area:	69 sqm
First Floor Area:	53.5 sqm
Total GFA:	122.5 sqm

Landscaping

Minimum Required	15% (27.495sqm)
Existing Deep Soil	14.8 sqm
Proposed Deep Soil	27sqm

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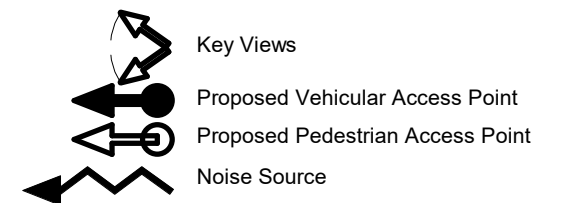
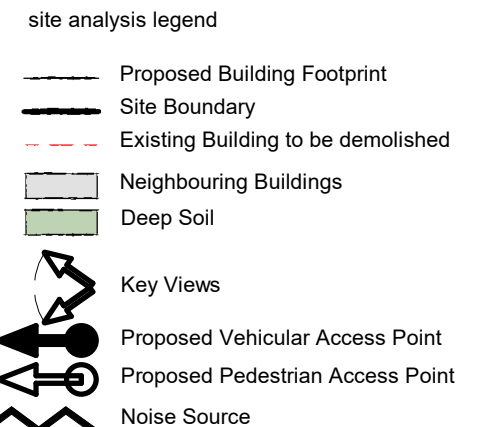
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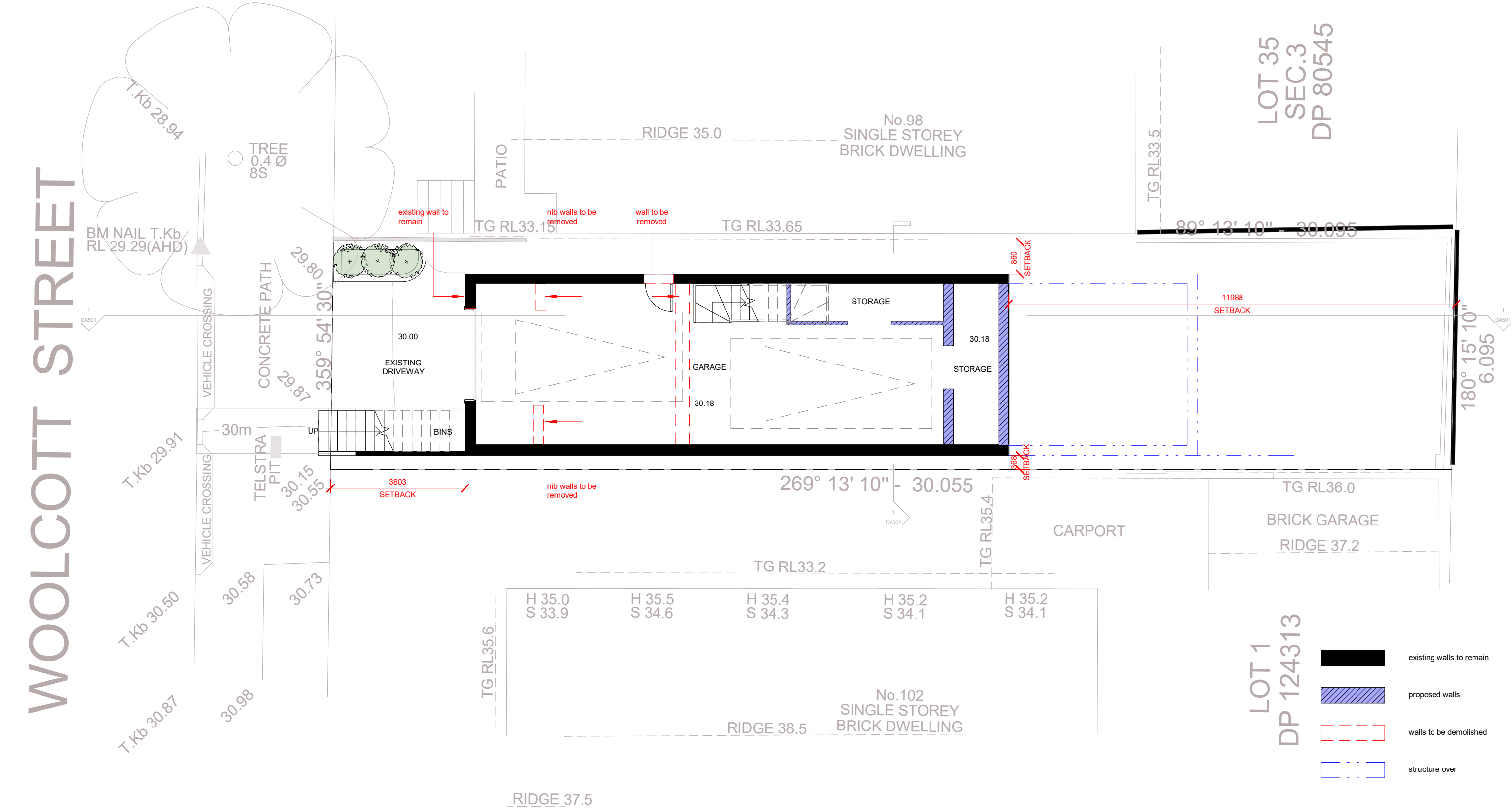
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100 WOOLCOTT STREET, EARLWOOD  
ALTERATIONS & ADDITIONS  
  
Client  
TERESA & NICHOLAS  
  
Status  
DEVELOPMENT APPLICATION

Title  
Calculations  
  
Scale  
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Date  
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LS  
Project  
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basement floor

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**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS

Client  
TERESA & NICHOLAS

Status  
DEVELOPMENT APPLICATION



Title  
**basement floor**

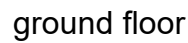
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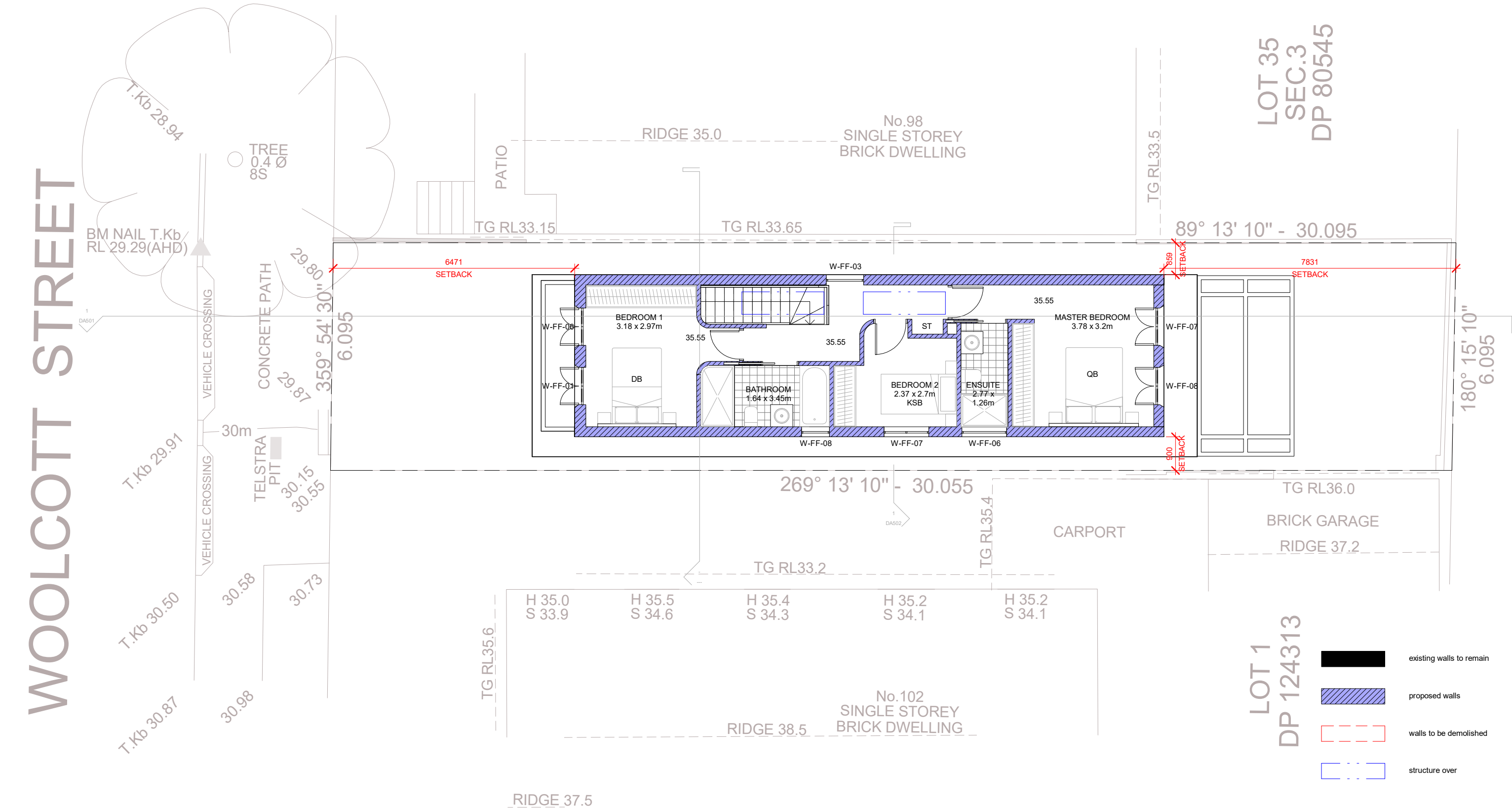
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level 1

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**ALTERATIONS & ADDITIONS**

Client  
**TERESA & NICHOLAS**

Status  
**DEVELOPMENT APPLICATION**



Title  
**level 1**

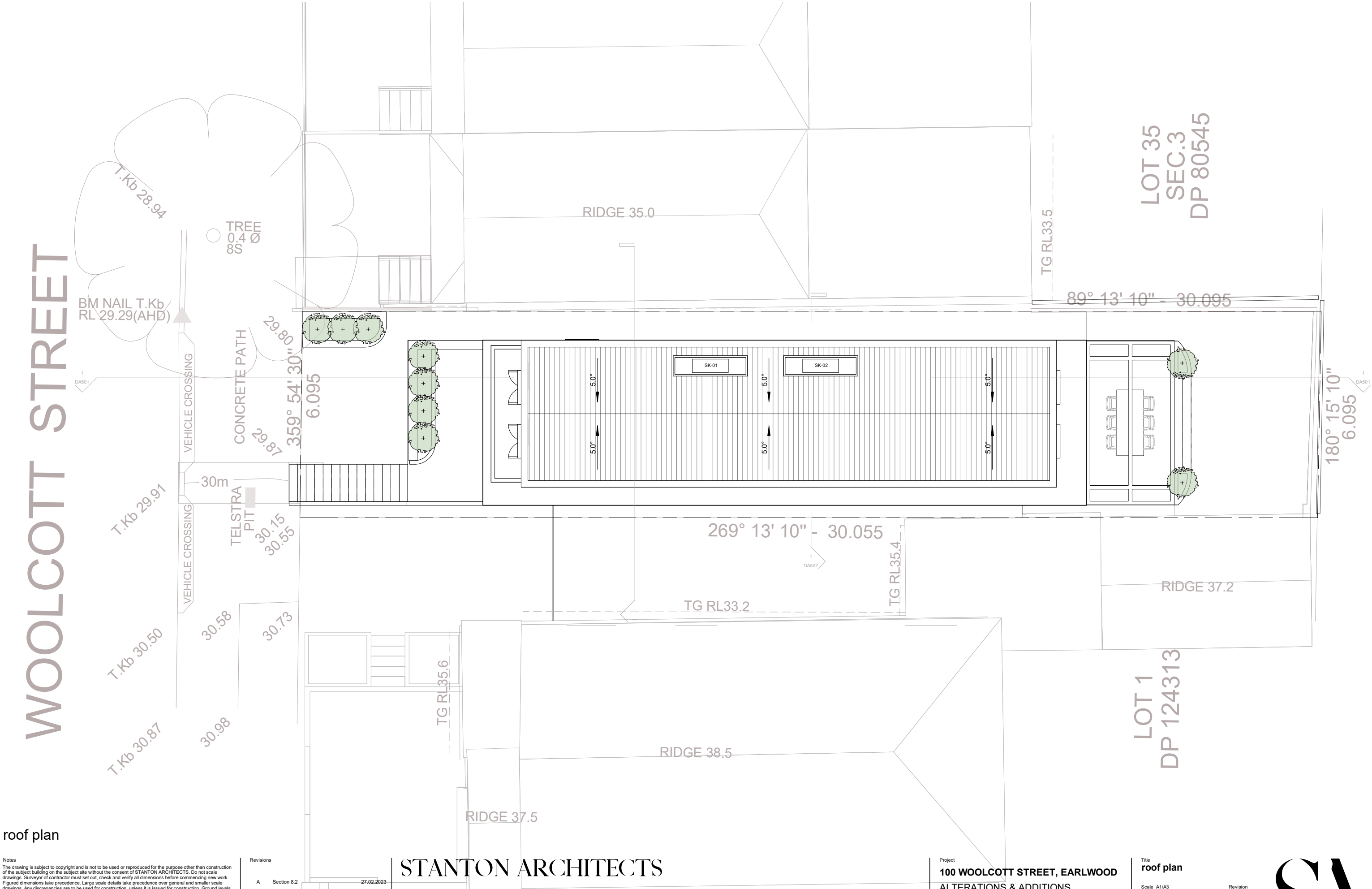
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roof plan

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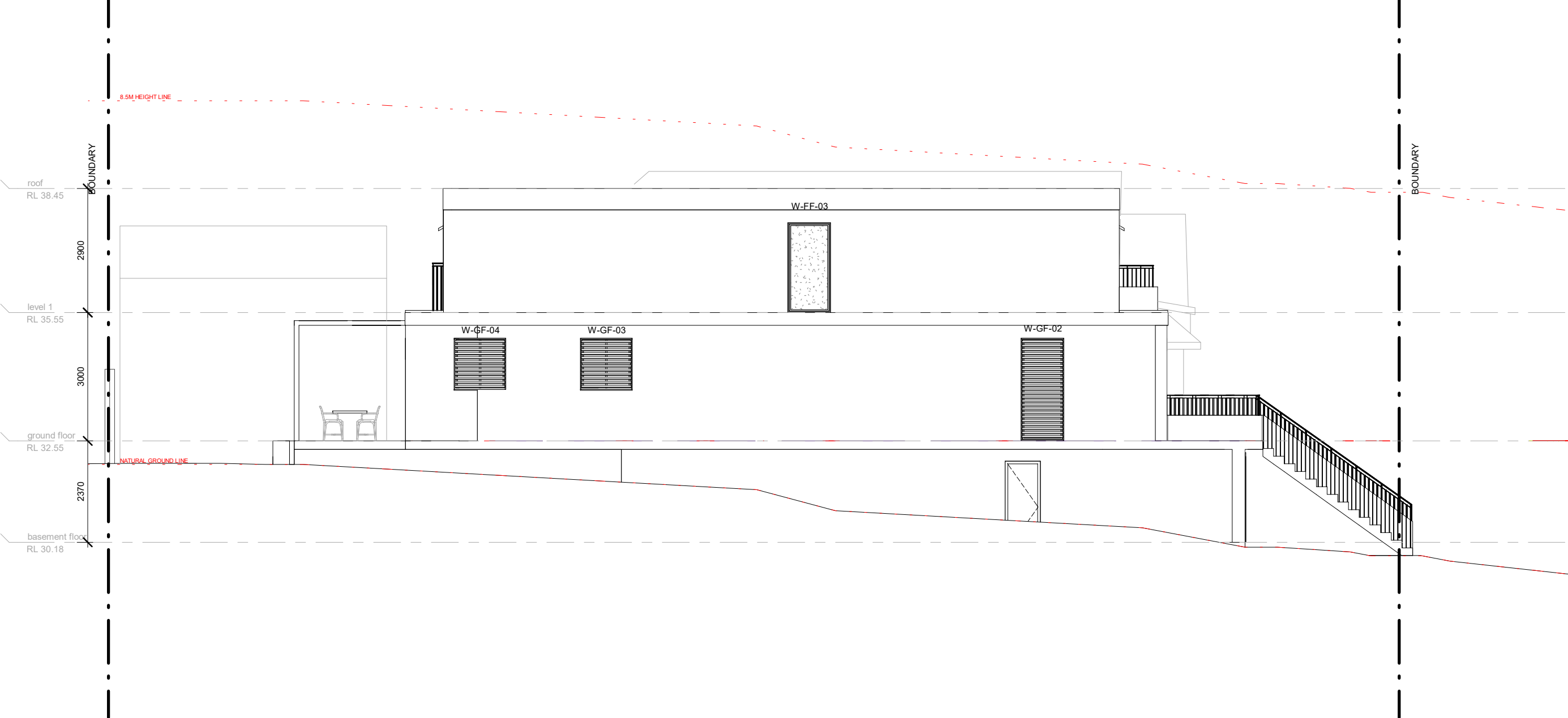
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Title  
**roof plan**  
Scale A1/A3  
1 : 100  
Page  
DA205

Revision  
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22-02





north elevation  
1 : 100

elevations

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Client  
**TERESA & NICHOLAS**  
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Title  
**elevations**  
Scale A1/A3  
1 : 100  
Page  
DA401

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A  
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west elevation  
1 : 100



east elevation  
1 : 100  
elevations

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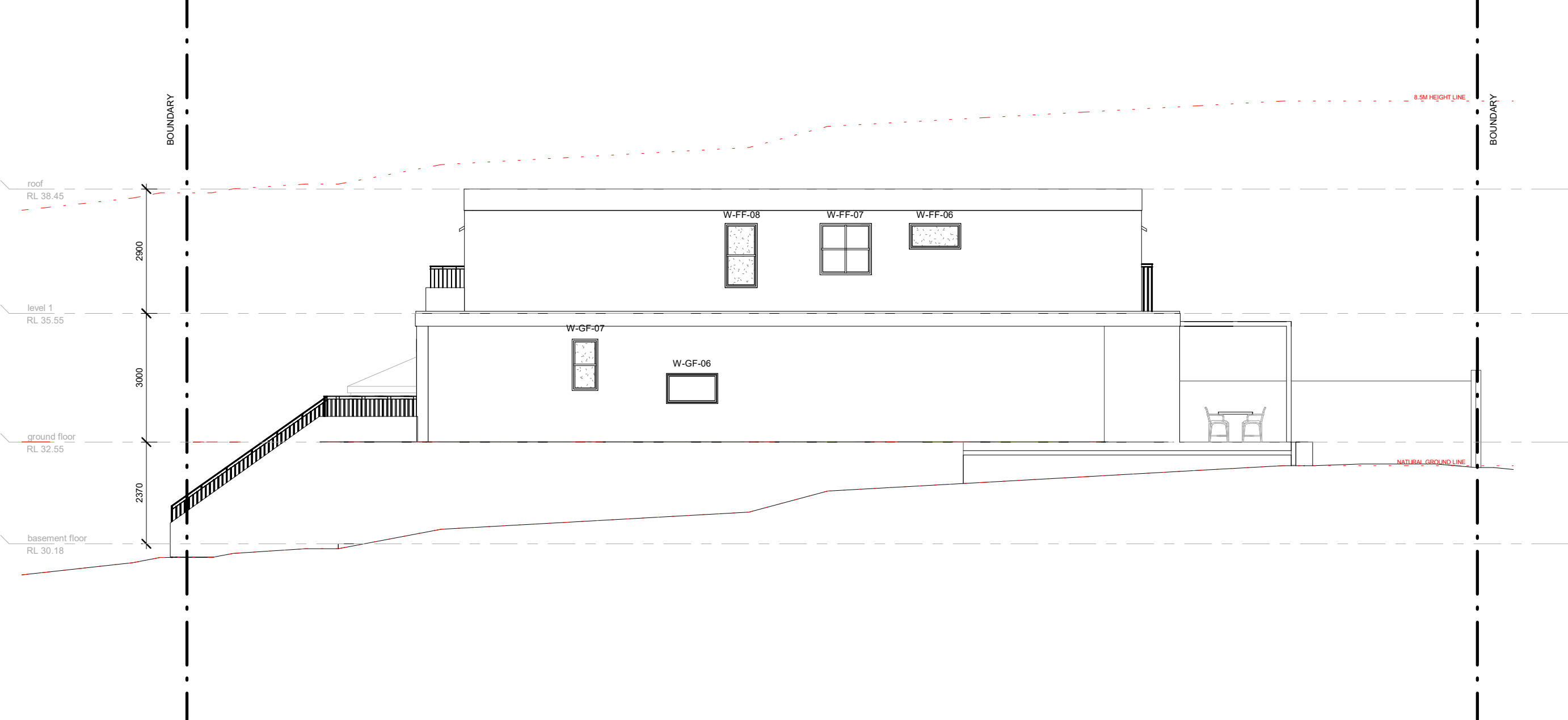
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**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
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**TERESA & NICHOLAS**  
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Title  
**elevations**  
Scale A1/A3  
1 : 100  
Page  
DA402

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A  
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SA



south elevation  
1 : 100

elevations

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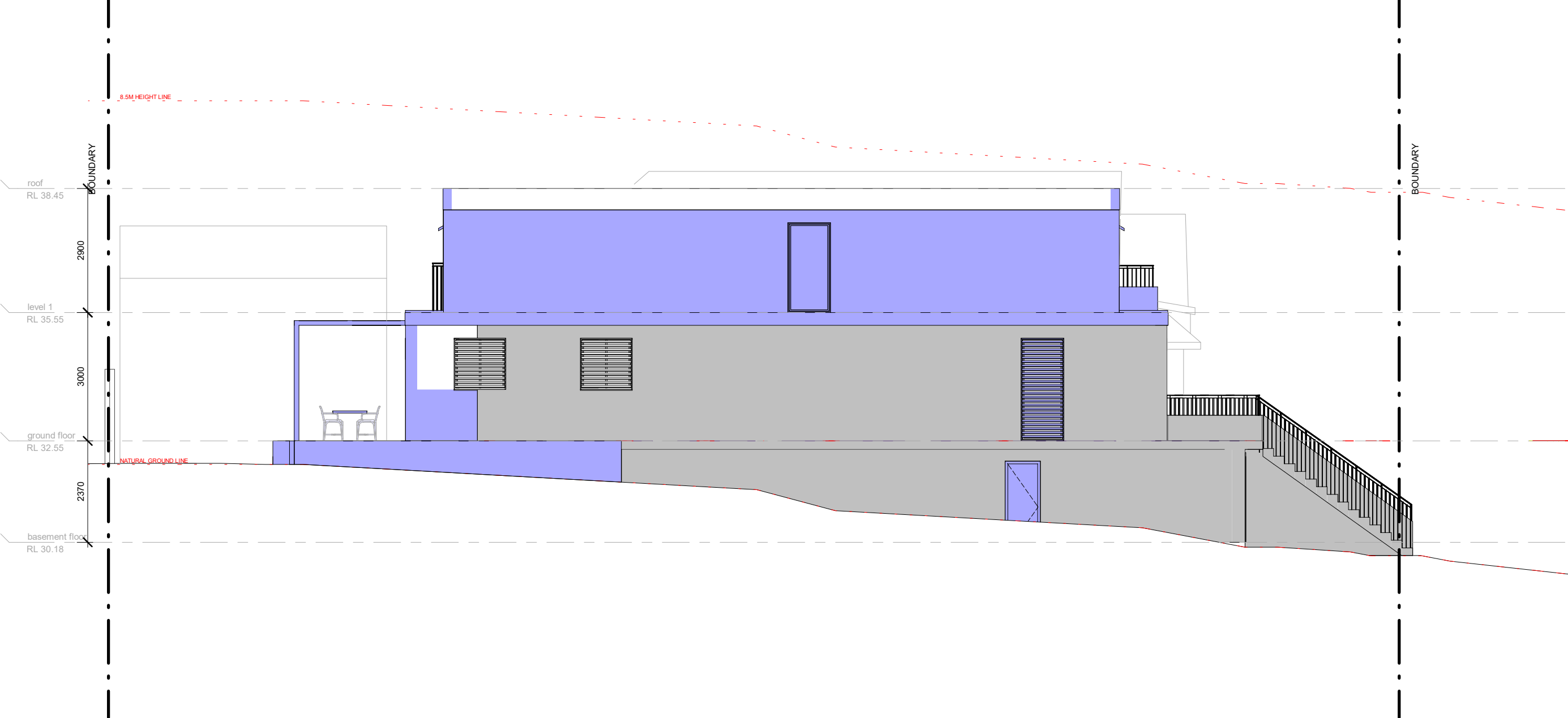
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**100 WOOLCOTT STREET, EARLWOOD**  
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Title  
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Scale A1/A3  
**1 : 100**  
Page  
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north elevation- proposed + existing  
1 : 100

elevations - phasing

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existing to remain  
proposed

Project  
**100 WOOLCOTT STREET, EARLWOOD**  
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Client  
**TERESA & NICHOLAS**  
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Title  
**elevations - phasing**  
Scale A1/A3  
1 : 100  
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DA404  
Revision  
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22-02





existing to remain

proposed

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**100 WOOLCOTT STREET, EARLWOOD**

**ALTERATIONS & ADDITIONS**

Client

**TERESA & NICHOLAS**

Status

**DEVELOPMENT APPLICATION**

Title

**elevations - phasing**

Scale A1/A3

**1 : 100**

Page

**DA405**

Revision

**A**

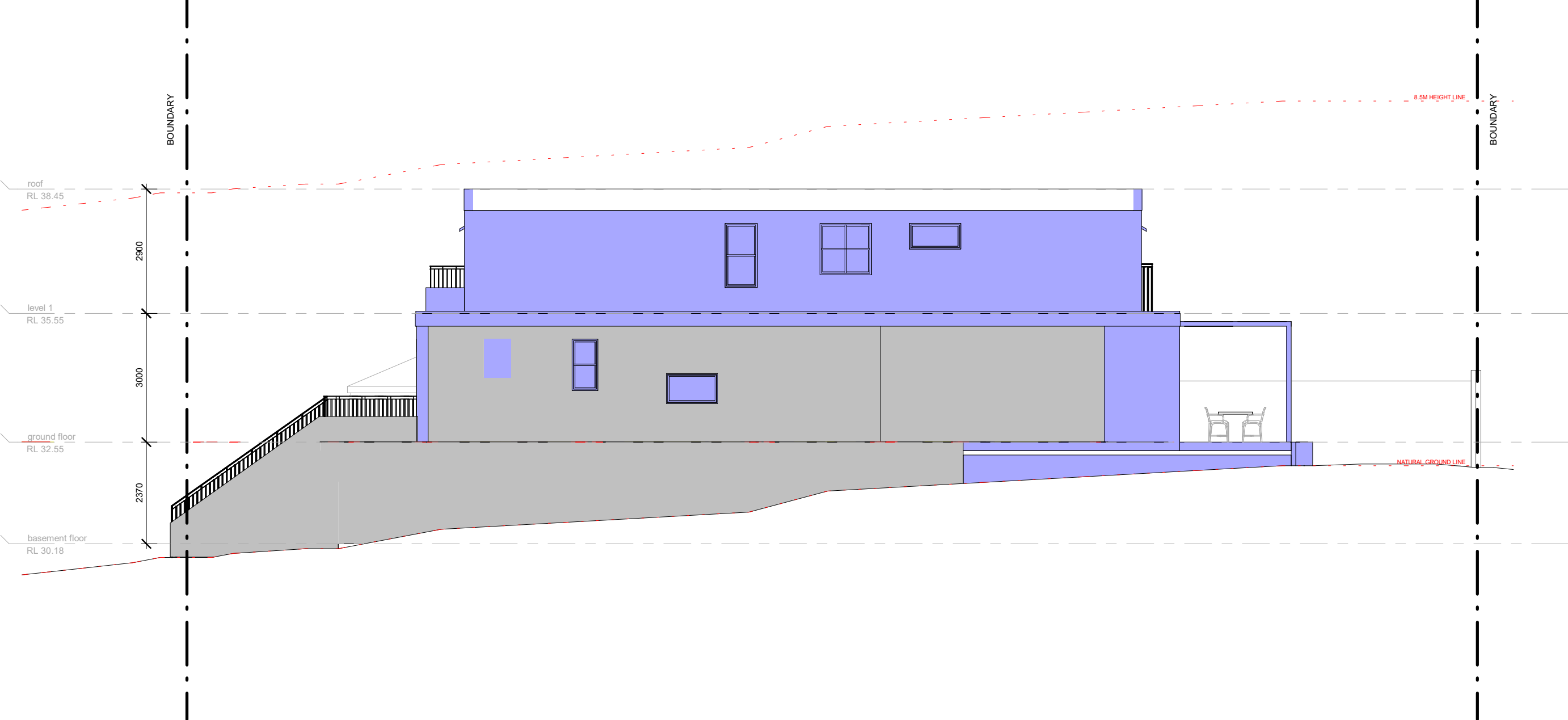
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**WS WS**

Project

**22-02**

SA



south elevation - proposed + existing  
1 : 100

elevations - phasing

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**elevations - phasing**

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1 : 100

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Revision

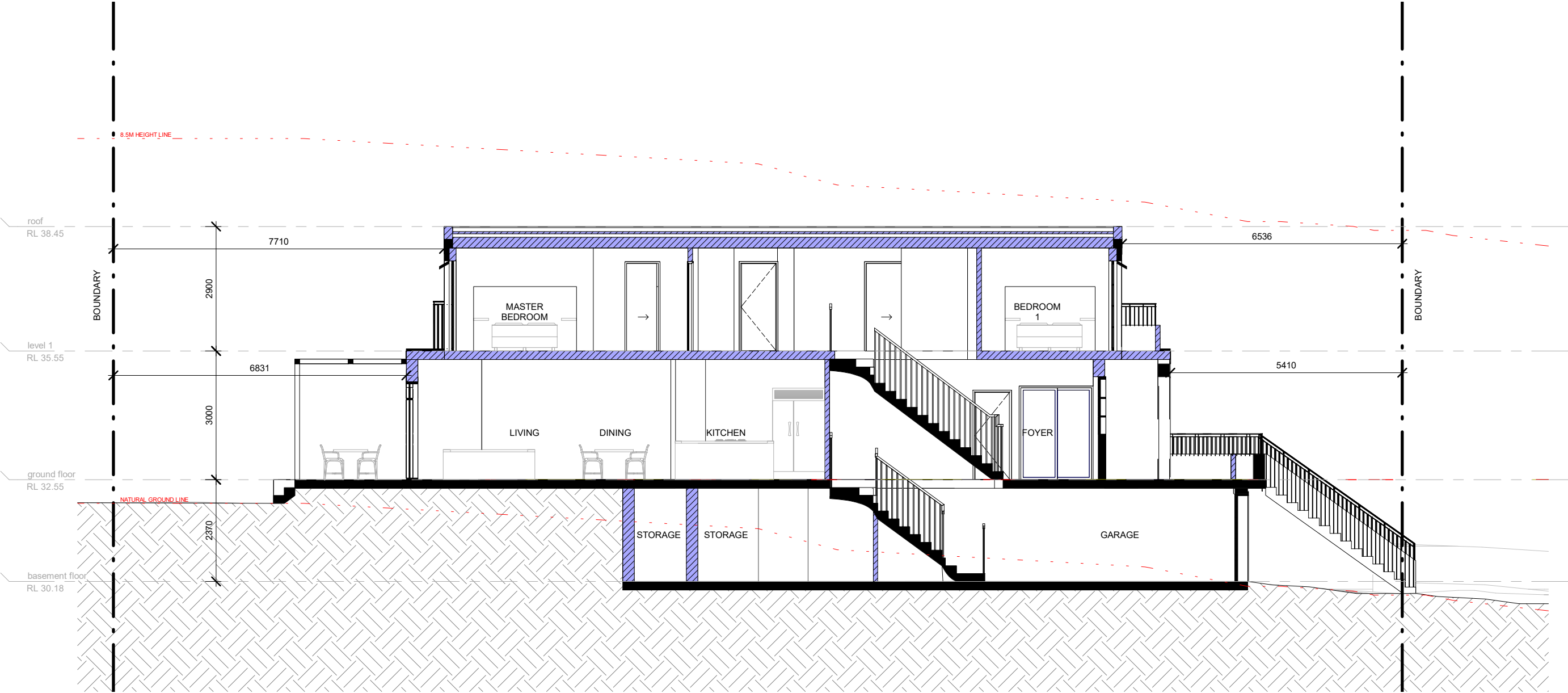
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Drawn/ Checked  
WS WS

Project

22-02





section aa  
1 : 100

- existing walls to remain
- proposed walls
- walls to be demolished
- structure over

sections

Notes  
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Revisions	
A	Section 8.2

27.02.2023

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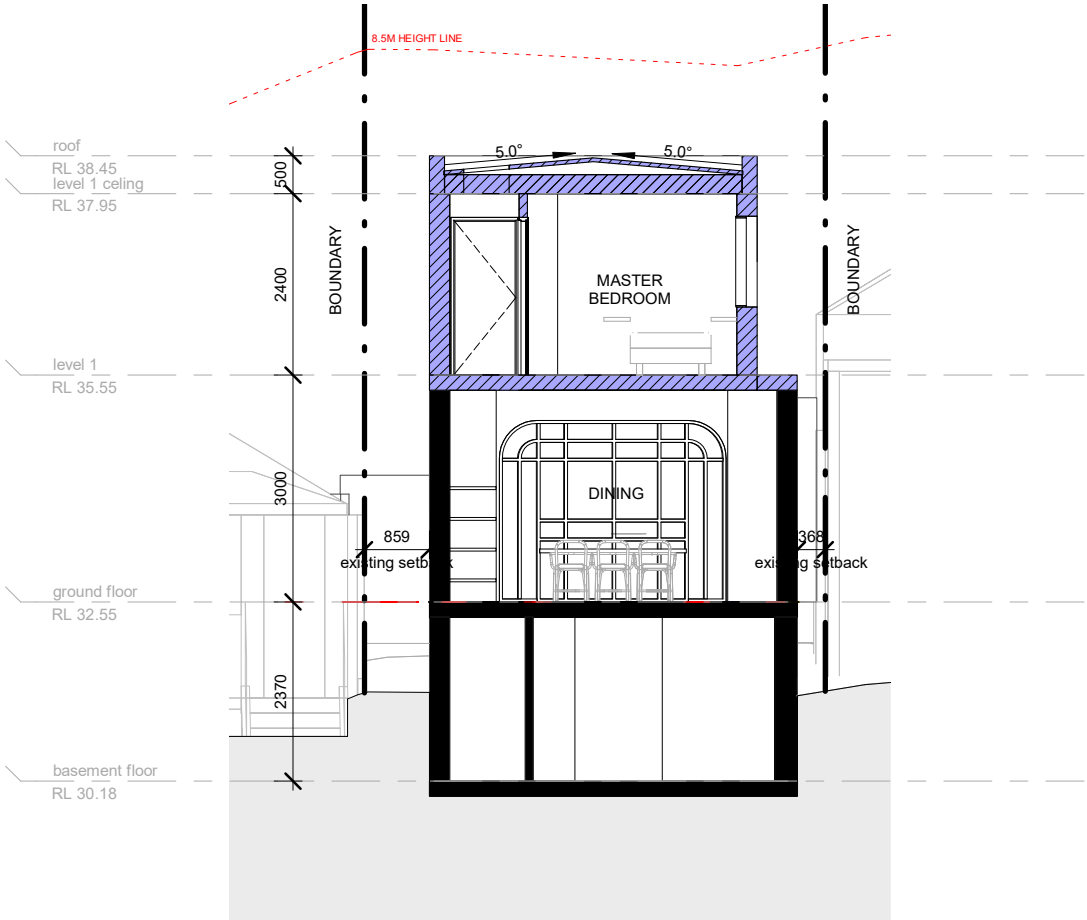
ABN 28 497 248 518  
NSW Reg. No. 10647

Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION

Title  
**sections**  
Scale A1/A3  
1 : 100  
Page  
DA501

Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02





- existing walls to remain
- proposed walls
- walls to be demolished
- structure over

sections

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27.02.2023

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Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION

Title  
**sections**  
Scale A1/A3  
1 : 100  
Page  
DA502

Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02



shadow diagrams

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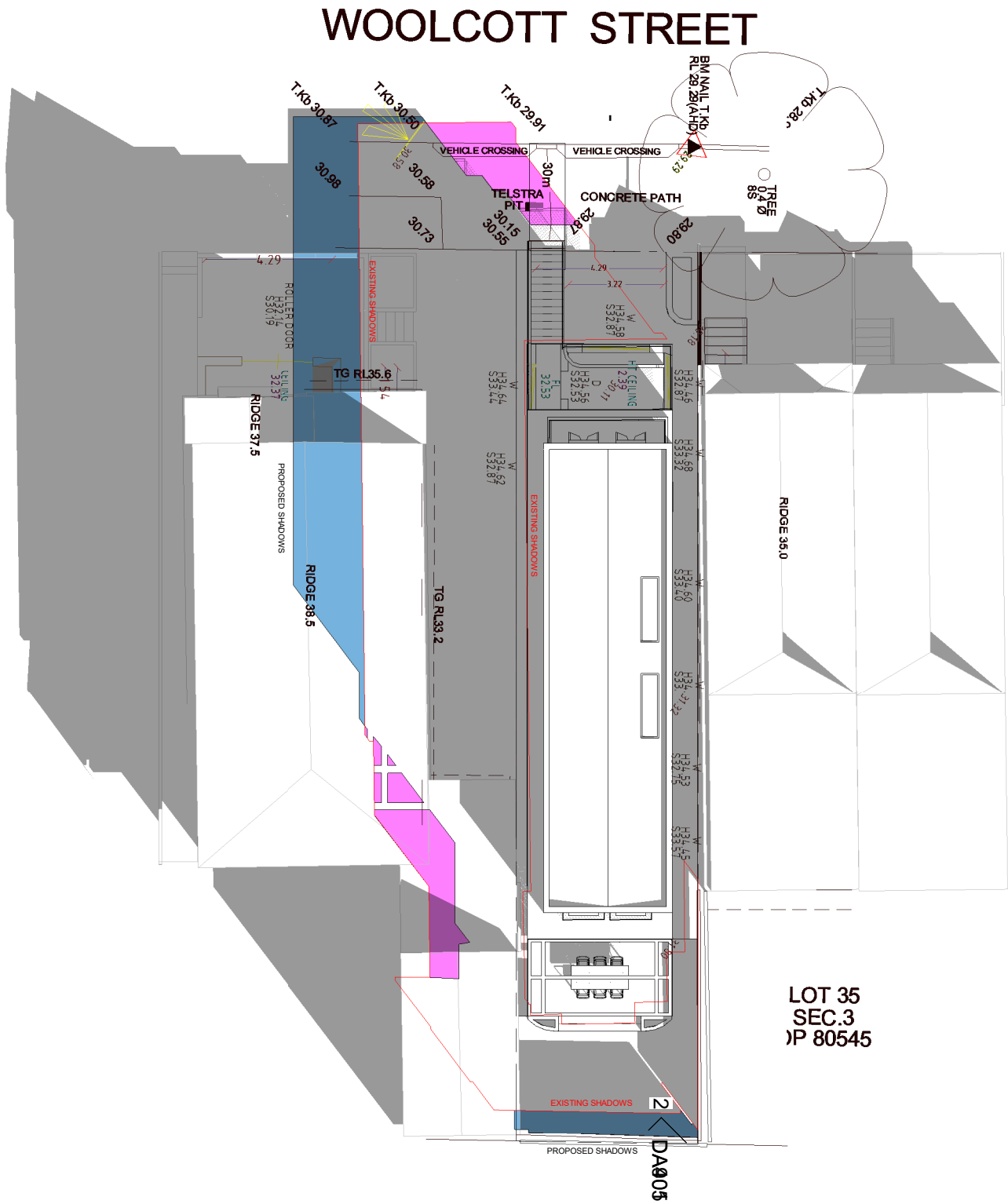
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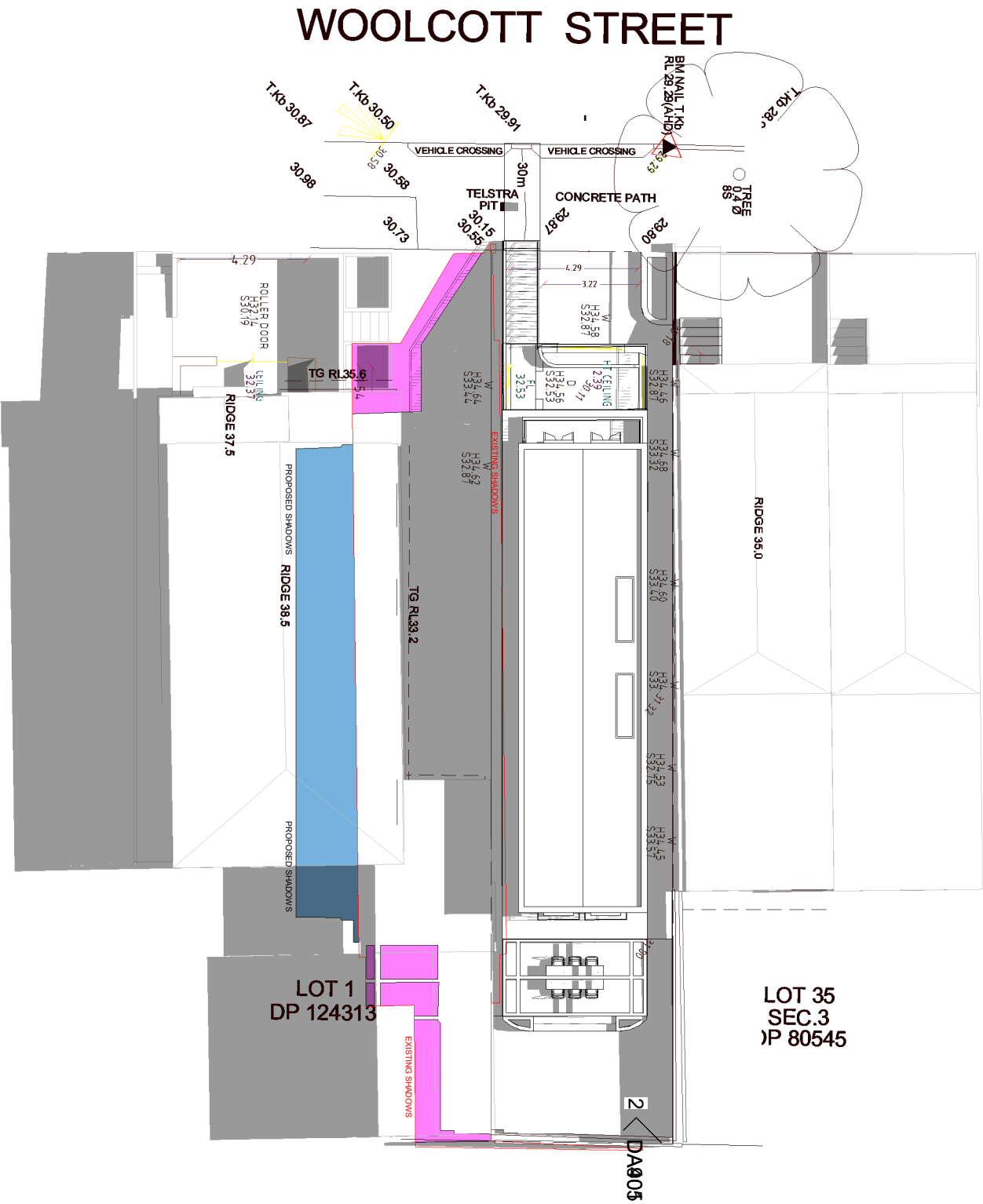
Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION



Title  
**shadow diagrams**  
Scale A1/A3  
1 : 200  
Page  
DA601

Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02





shadow diagrams

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Project  
**100 WOOLCOTT STREET, EARLOWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION



Title  
**shadow diagrams**  
Scale A1/A3  
1 : 200  
Revision  
A  
Drawn/ Checked  
WS WS  
Page  
DA602  
Project  
22-02



shadow diagrams

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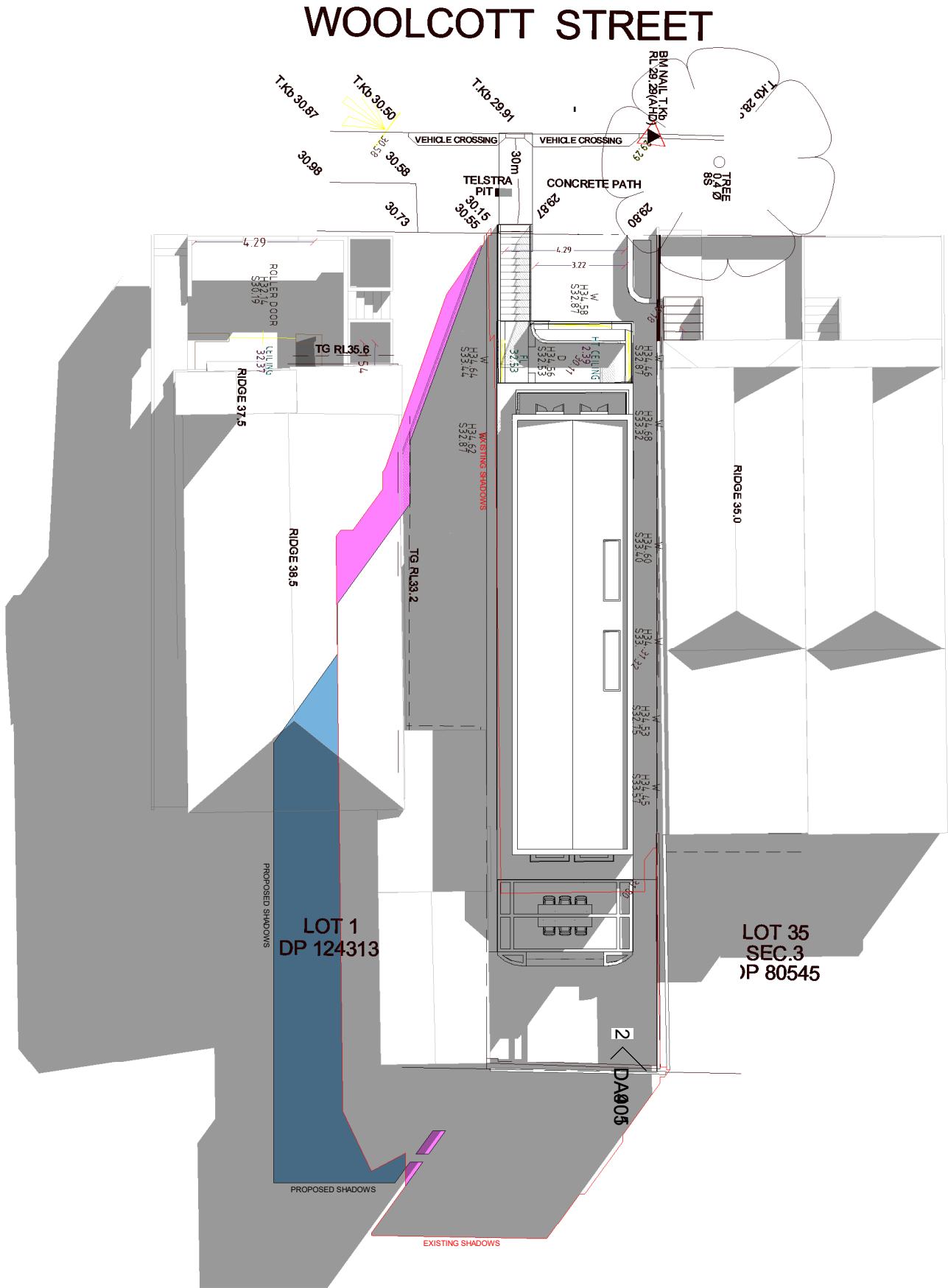
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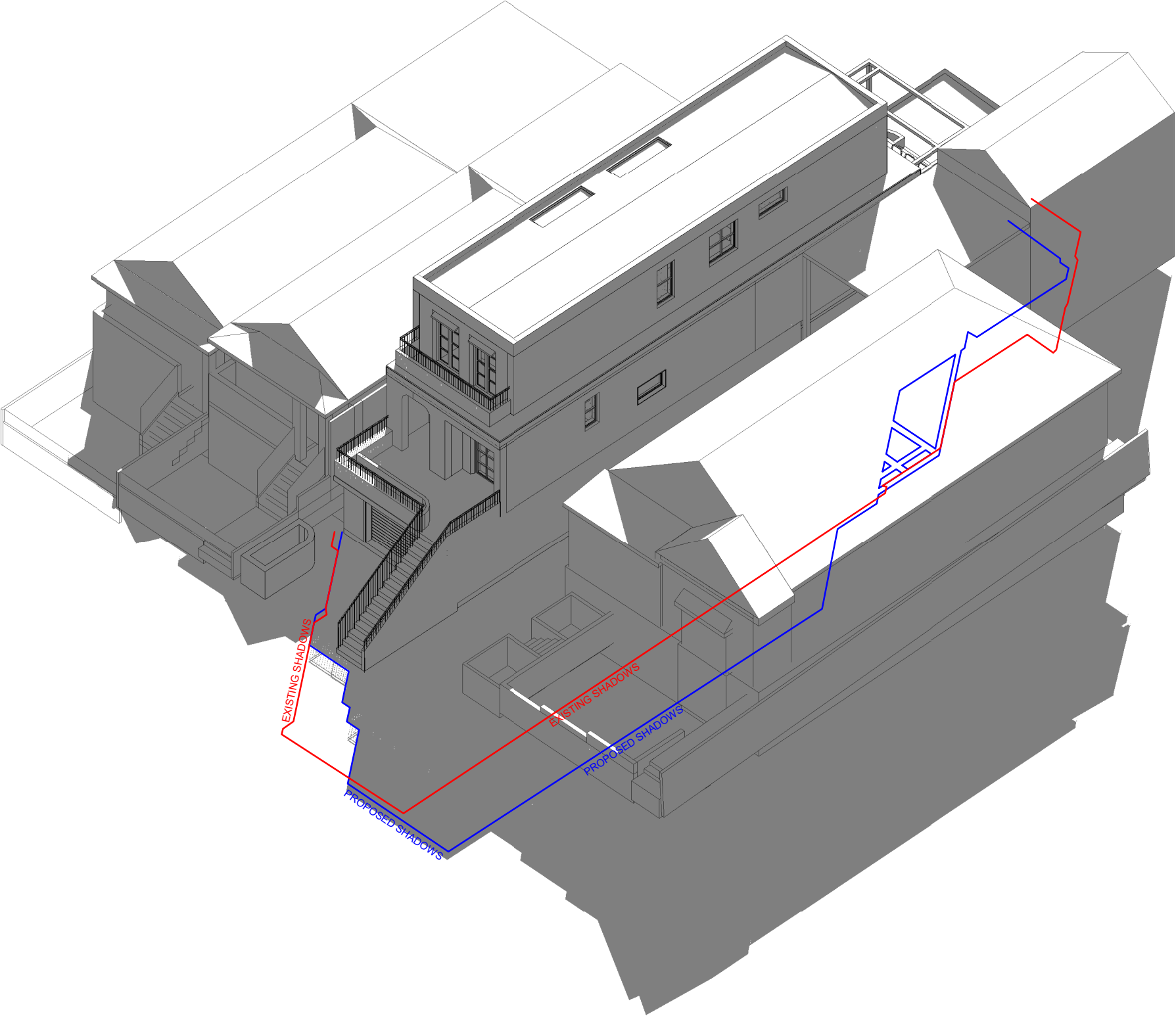


Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION

Title  
**shadow diagrams**  
Scale A1/A3  
1 : 200  
Page  
DA603

Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02

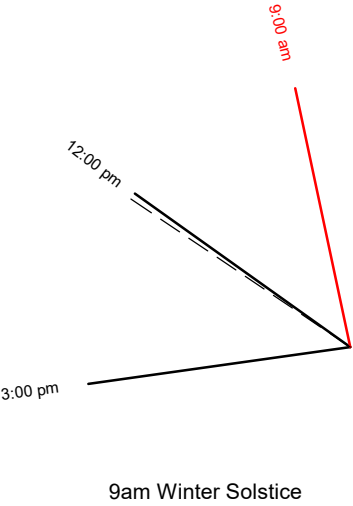




LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS



shadow diagrams

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Project

**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS

Client

**TERESA & NICHOLAS**

Status

DEVELOPMENT APPLICATION

Title

**shadow diagrams**

Scale A1/A3

**1 : 200**

Page

**DA604**

Revision

A

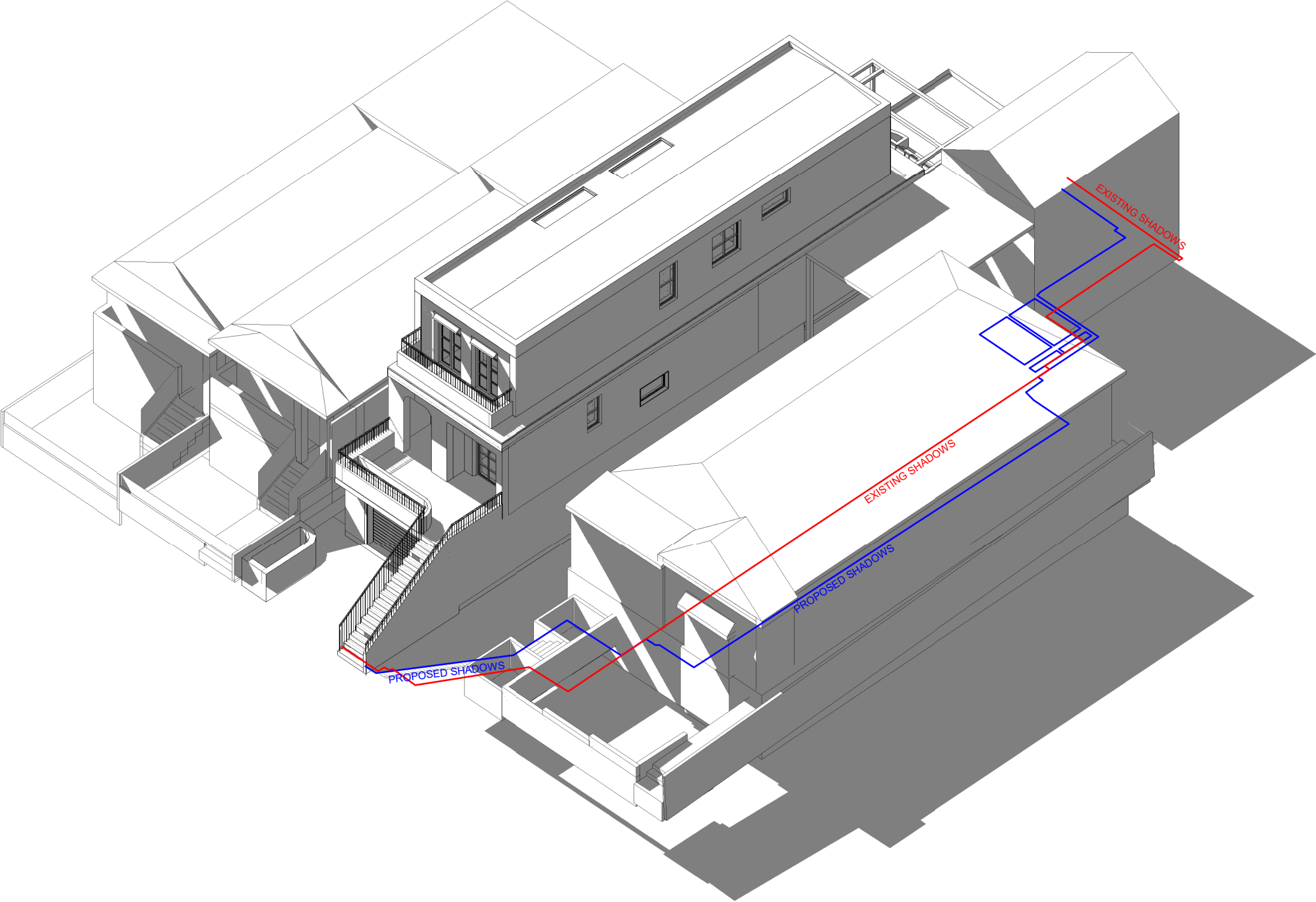
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WS WS

Project

22-02

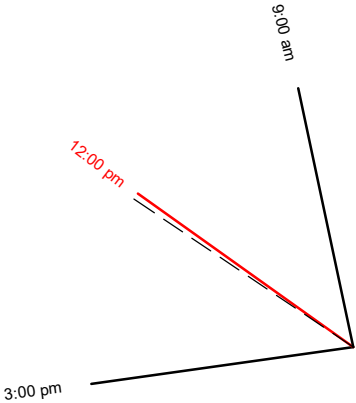




LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS



12pm Winter Solstice

shadow diagrams

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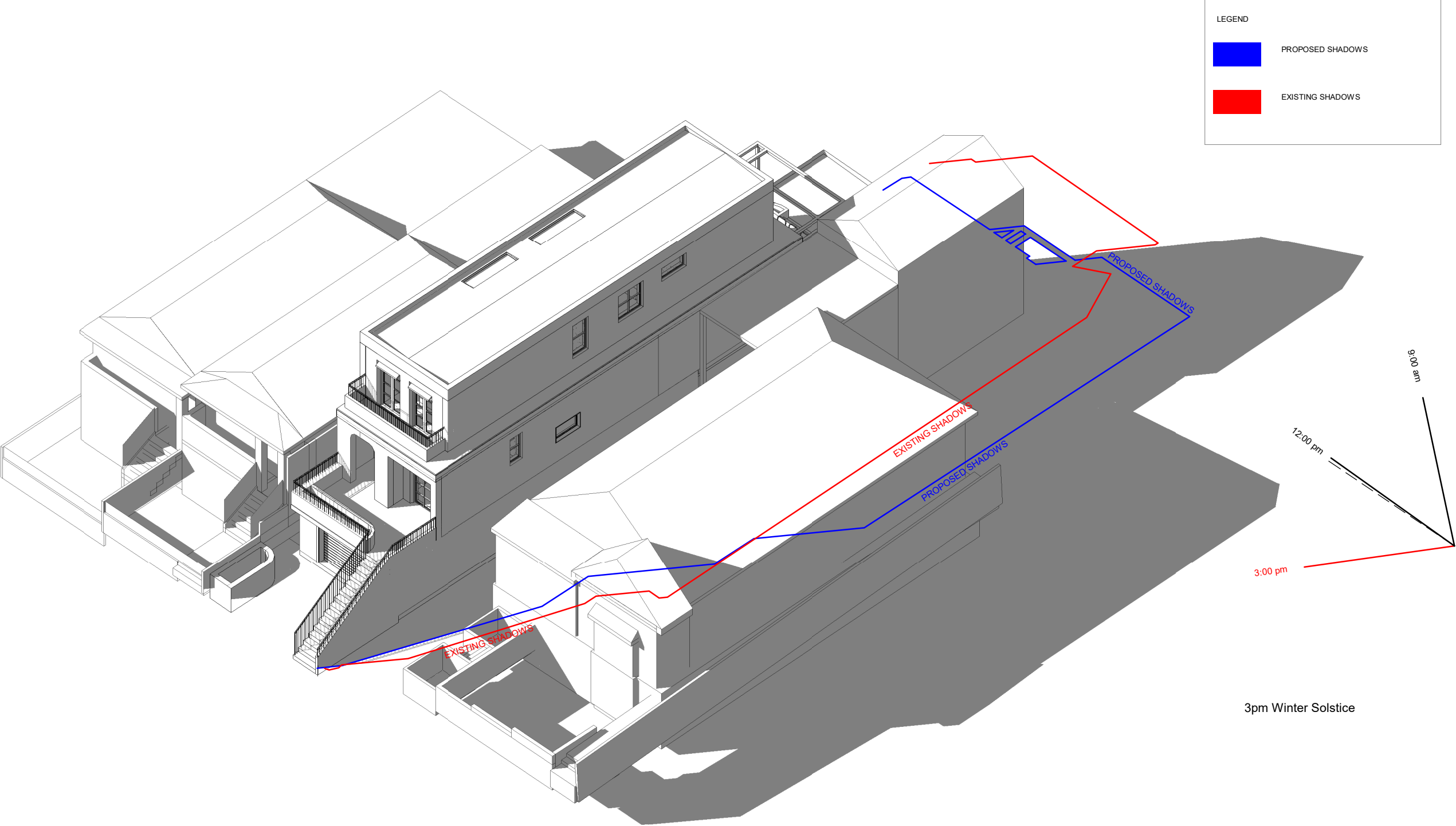
ABN 28 497 248 518  
NSW Reg. No. 10647

Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION

Title  
**shadow diagrams**  
Scale A1/A3  
1 : 200  
Page  
DA605

Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02





shadow diagrams

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**Project**  
**100 WOOLCOTT STREET, EARLWOOD**  
**ALTERATIONS & ADDITIONS**  
**Client**  
**TERESA & NICHOLAS**  
**Status**  
**DEVELOPMENT APPLICATION**

**Title**  
**shadow diagrams**  
**Scale** A1/A3  
**1 : 200**  
**Page**  
**DA606**

**Revision**  
**A**  
**Drawn/ Checked**  
**WS WS**  
**Project**  
**22-02**





9am Winter Solstice



10am Winter Solstice



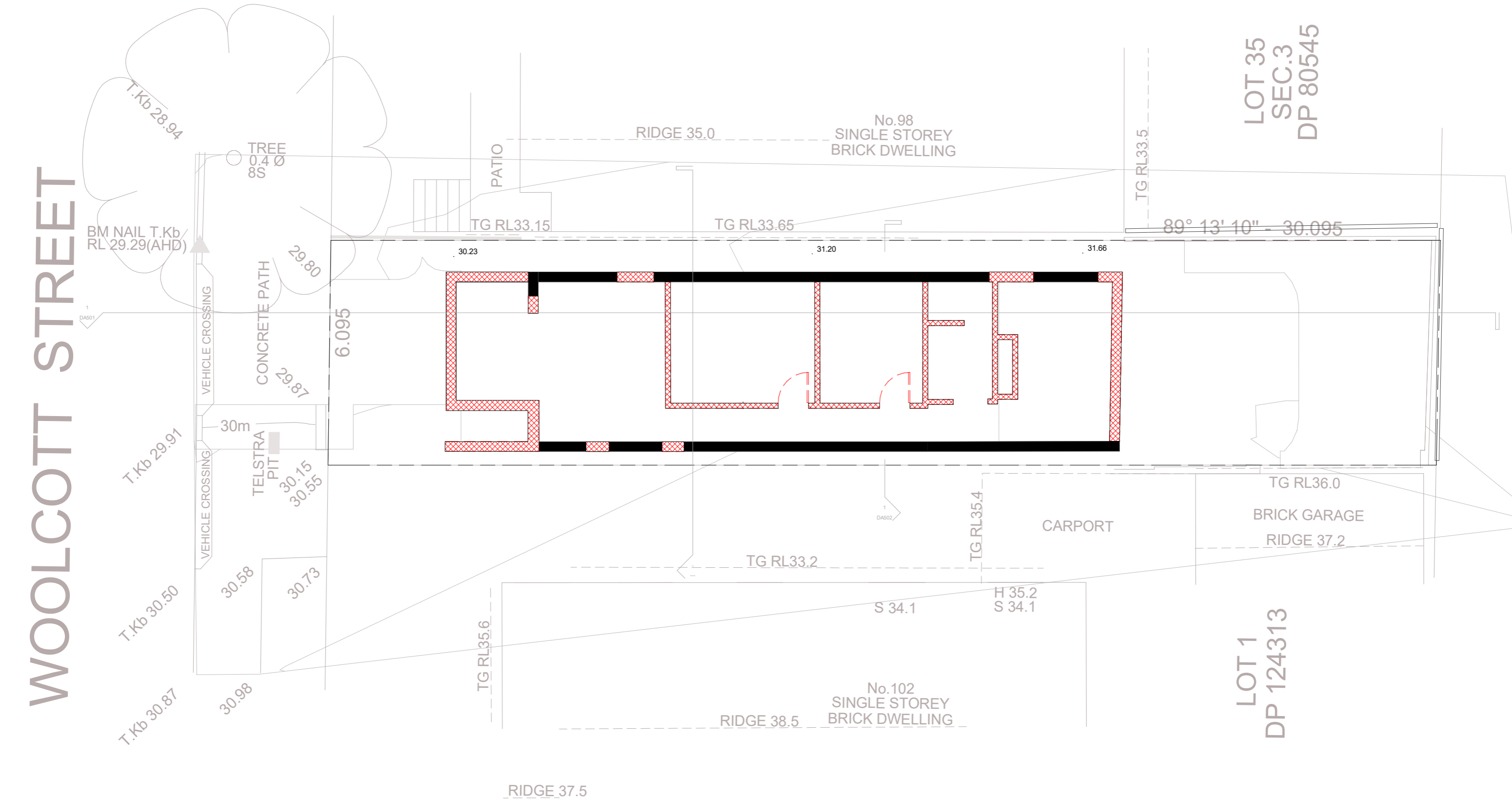
11am Winter Solstice



12pm Winter Solstice

Solar Analysis - Living Room





demolition plan - ground floor

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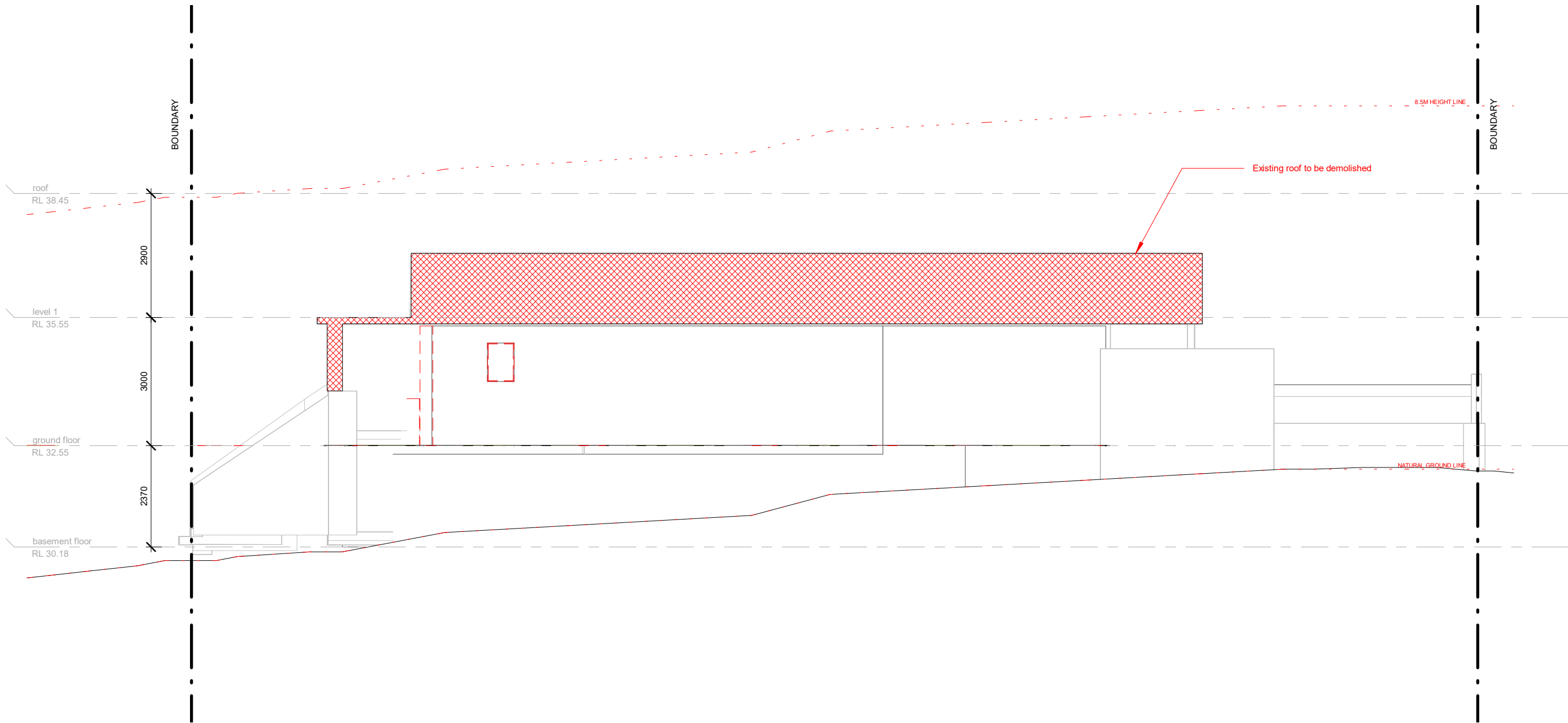
EXISTING TO BE DEMOLISHED

**Project**  
**100 WOOLCOTT STREET, EARLWOOD**  
**ALTERATIONS & ADDITIONS**  
**Client**  
**TERESA & NICHOLAS**  
**Status**  
**DEVELOPMENT APPLICATION**



**Title**  
**demolition plan - ground floor**  
**Scale** A1/A3 **As indicated**  
**Revision**  
**A**  
**Drawn/ Checked**  
**WS WS**  
**Page**  
**DA702**  
**Project**  
**22-02**





demolition - southern elevation

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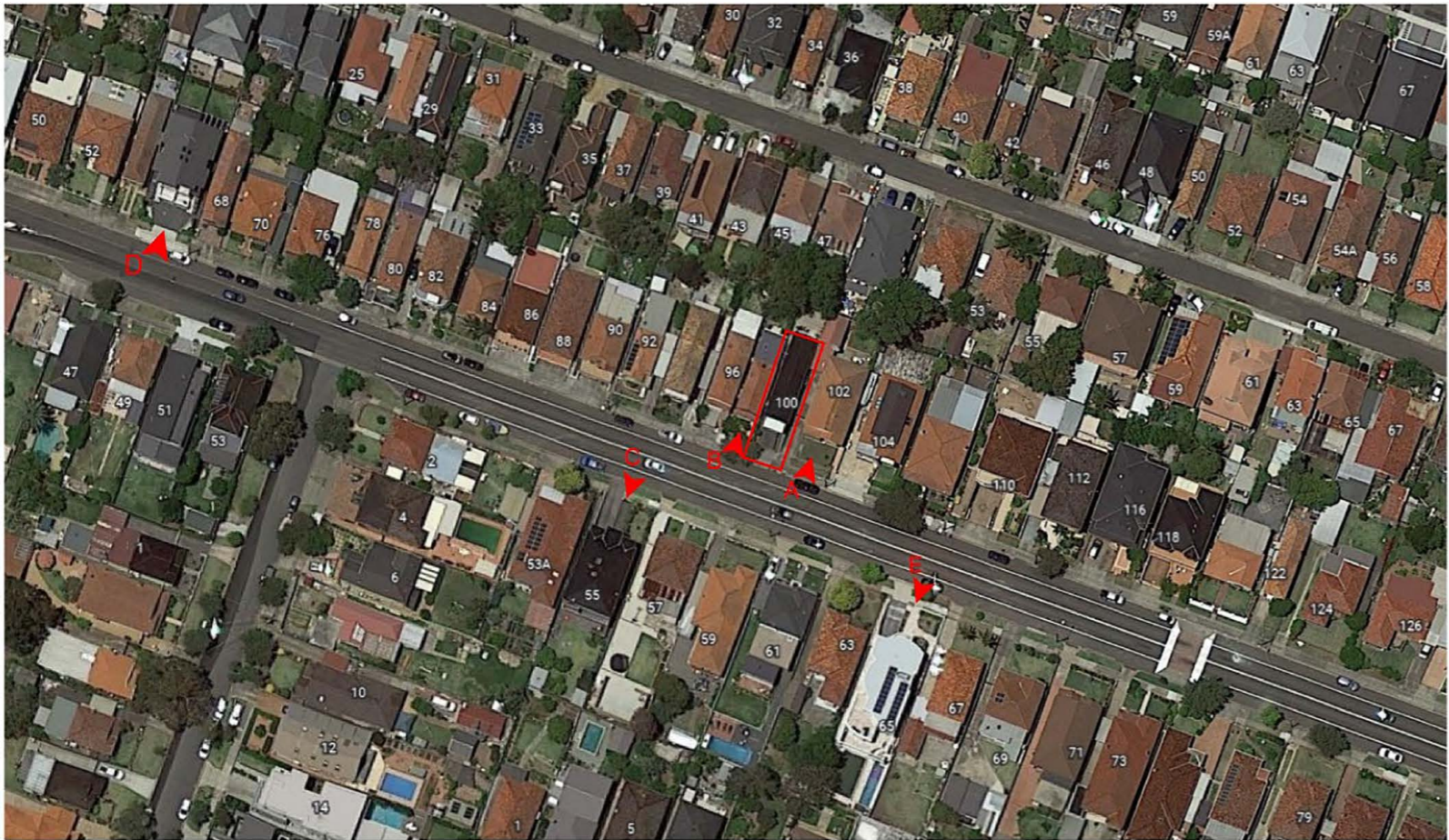
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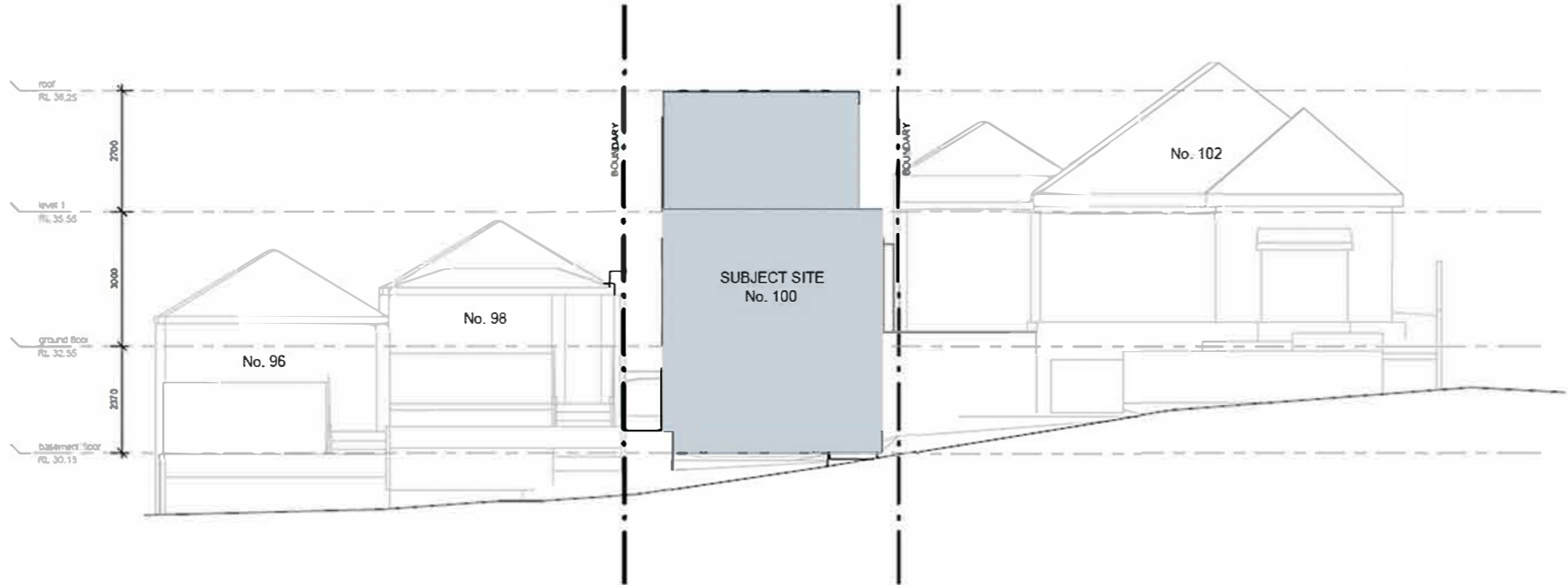
Project  
**100 WOOLCOTT STREET, EARLWOOD**  
ALTERATIONS & ADDITIONS  
Client  
**TERESA & NICHOLAS**  
Status  
DEVELOPMENT APPLICATION

Title  
**demolition - southern elevation**  
Scale A1/A3  
1 : 100  
Page  
DA703  
Revision  
A  
Drawn/ Checked  
WS WS  
Project  
22-02





The subject site, No. 100 Woolcott Street, Earwood, is located on the right side of Woolcott Street. The existing streetscape displays a variety of architectural characters, from traditional 1 storey, pitched roof dwellings to modern 2-3 storey dwellings with rendered finishes, basement spaces and flat roofs.



**View A**

No. 102 Woolcott Street, Earwood - adjoining property to subject site (right-hand side), showcasing a traditional 1 storey dwelling with a pitched roof and brick facade.



**View B**

No. 98 Woolcott Street, Earwood - adjoining property to subject site (left-hand side), showcasing a traditional 1 storey dwelling with a pitched roof and brick facade.



**View C**

No. 55 Woolcott Street, Earwood. This 3 storey house showcases black window frames and balustrades. The property also showcases a black garage door.



**View D**

No. 66A-B Woolcott Street, Earwood. This 3 storey duplex showcases a modern style with rendered finishes.



**View E**

No. 65 Woolcott Street, Earwood. This 3 storey house showcases a modern style with rendered finishes and a flat roof.

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Project  
**PROPOSED NEW DWELLING**  
100 Woolcott Street, Earwood  
Client  
Status  
Development Application

Title  
**Streetscape Analysis**  
Scale  
N/A  
Date  
05/09/22  
Page  
DA-

Revision  
A  
Drawn By  
MW  
Project  
20-02

**SA**