



SITE AERIAL PLAN



BASIX REQUIREMENTS

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE TO BASIX CERTIFICATE NO. **AXXX**

INSULATION

- FLOOR: NIL
- EXTERNAL WALL: BRICK VENEER R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
- FLAT CEILING, PITCHED ROOF: CEILING R2.50 (UP), ROOF: FOIL/SARKING
- ROOF: MEDIUM SOALR ABSORPTANCE 0.475 - 0.70

WINDOWS & GLAZED DOORS

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAV, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL.

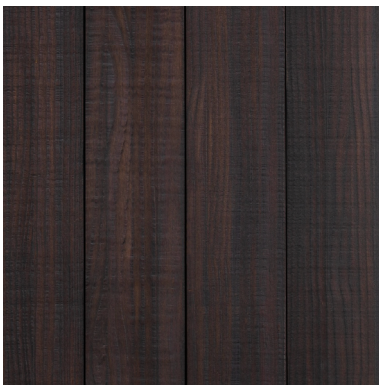
DRAWING LIST

| DRAWING NO. | TITLE                          | SCALE      | REV |
|-------------|--------------------------------|------------|-----|
| DA-000      | COVER PAGE                     | NTS @ A3   | B   |
| DA-001      | EXISTING SITE & ROOF PLAN      | 1:200 @ A3 | A   |
| DA-002      | EXISTING - GROUND FLOOR PLAN   | 1:100 @ A3 | A   |
| DA-003      | EXISTING - FIRST FLOOR PLAN    | 1:100 @ A3 | A   |
| DA-004      | DEMOLITION - GROUND FLOOR PLAN | 1:100 @ A3 | A   |
| DA-004      | DEMOLITION - FIRST FLOOR PLAN  | 1:100 @ A3 | A   |
| DA-101      | PROPOSED - SITE & ROOF PLAN    | 1:100 @ A3 | A   |
| DA-102      | SITE ANALYSIS PLAN             | 1:100 @ A3 | A   |
| DA-103      | PROPOSED - GROUND FLOOR PLAN   | 1:100 @ A3 | B   |
| DA-104      | PROPOSED - FIRST FLOOR PLAN    | 1:100 @ A3 | B   |
| DA-105      | PROPOSED LANDSCAPE PLAN        | 1:100 @ A3 | A   |
| DA-106      | WASTE MANAGEMENT PLAN          | 1:200 @ A3 | A   |
| DA-201      | ELEVATIONS - SHEET 1           | 1:100 @ A3 | A   |
| DA-202      | ELEVATIONS - SHEET 2           | 1:100 @ A3 | B   |
| DA-203      | SECTIONS - SHEET 1             | 1:100 @ A3 | B   |
| DA-301      | SHADOW DIAGRAMS - SHEET 1      | 1:200 @ A3 | A   |
| DA-302      | SHADOW DIAGRAMS - SHEET 2      | 1:200 @ A3 | A   |
| DA-303      | SHADOW DIAGRAMS - SHEET 3      | 1:200 @ A3 | A   |

EXTERNAL FINISHES



01 - LIGHT BRICKWORK



02 - TIMBER CLADDING



03 -METAL ROOF SHEET

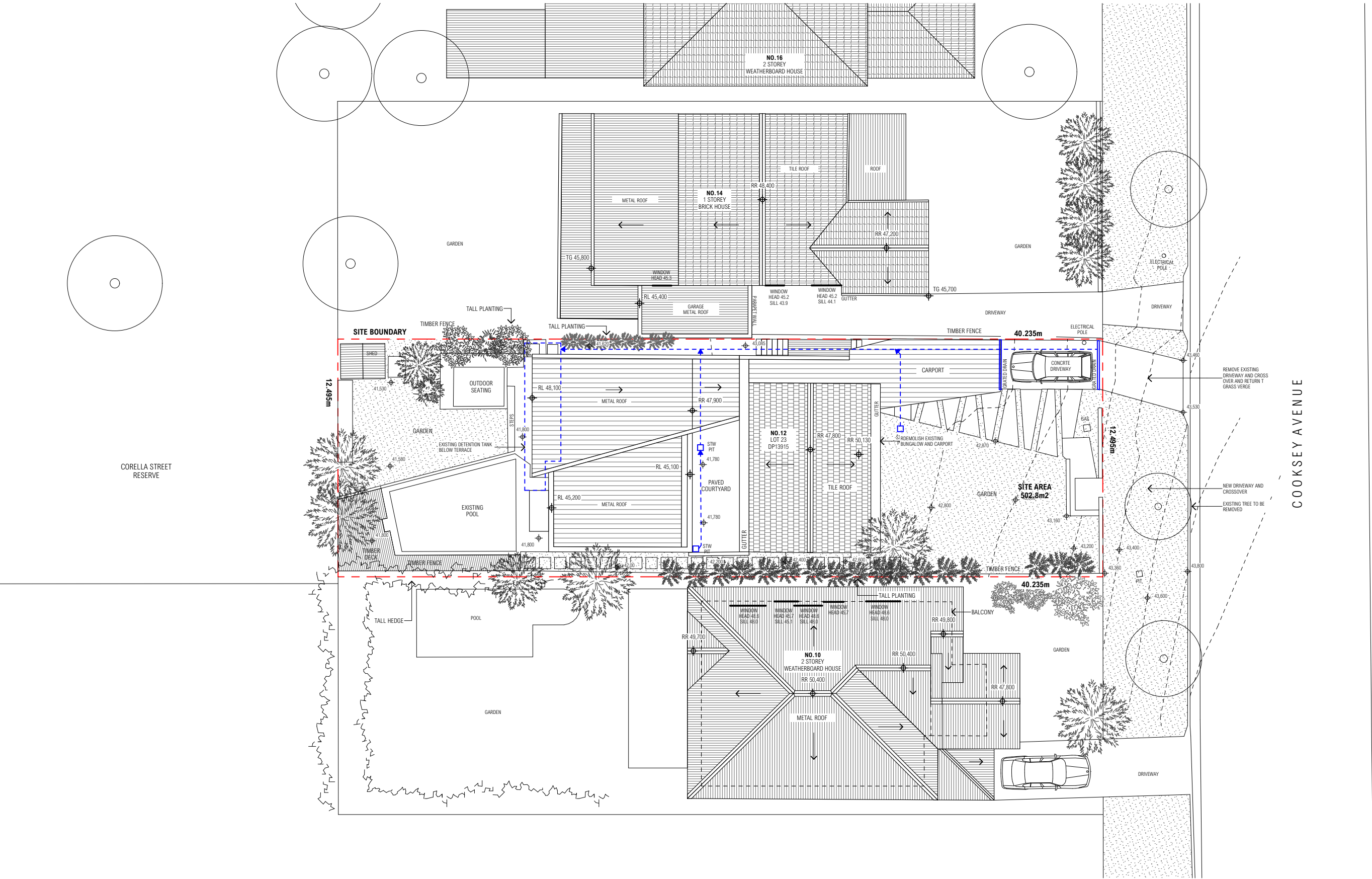
DESIGNED BY:

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |
| B   | 23/1/2025  | DA ISSUE |

|                                                                                                                |             |                  |
|----------------------------------------------------------------------------------------------------------------|-------------|------------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |                  |
| PLOT DATE<br>23/1/2025                                                                                         | SHEET SCALE | SHEET SIZE<br>A3 |



|                           |               |
|---------------------------|---------------|
| SHEET TITLE<br>COVER PAGE |               |
| SHEET NUMBER<br>A-DA-000  | REVISION<br>B |



DESIGNED BY:

**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnowski NSW ARB 10586

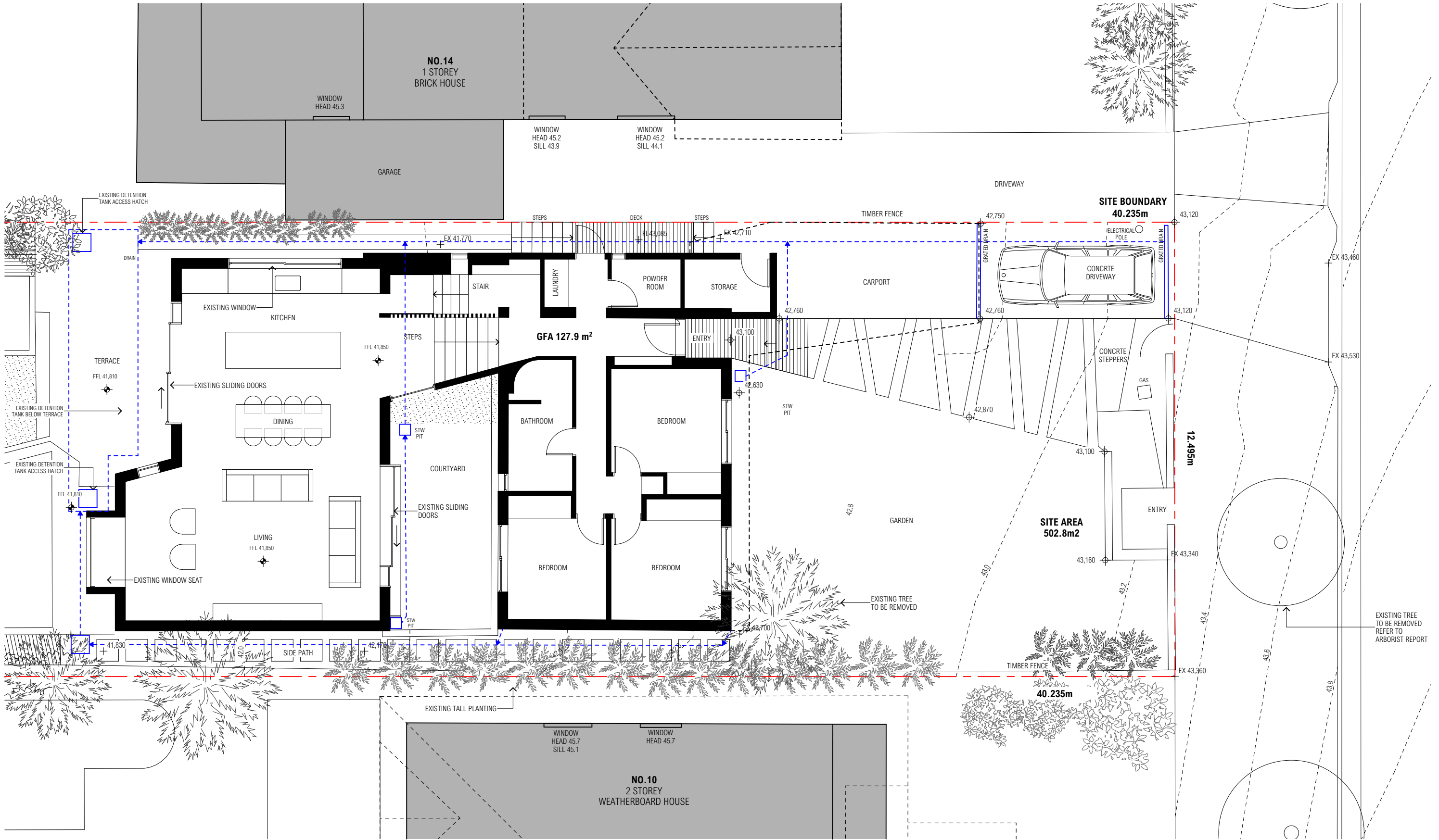
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |                      |                  |
|----------------------------------------------------------------------------------------------------------------|----------------------|------------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |                      |                  |
| PLOT DATE<br>23/1/2025                                                                                         | SHEET SCALE<br>1:200 | SHEET SIZE<br>A3 |



|                                                 |               |
|-------------------------------------------------|---------------|
| SHEET TITLE<br>EXISTING - SITE PLAN & ROOF PLAN |               |
| SHEET NUMBER<br>A-DA-001                        | REVISION<br>A |





DESIGNED BY:

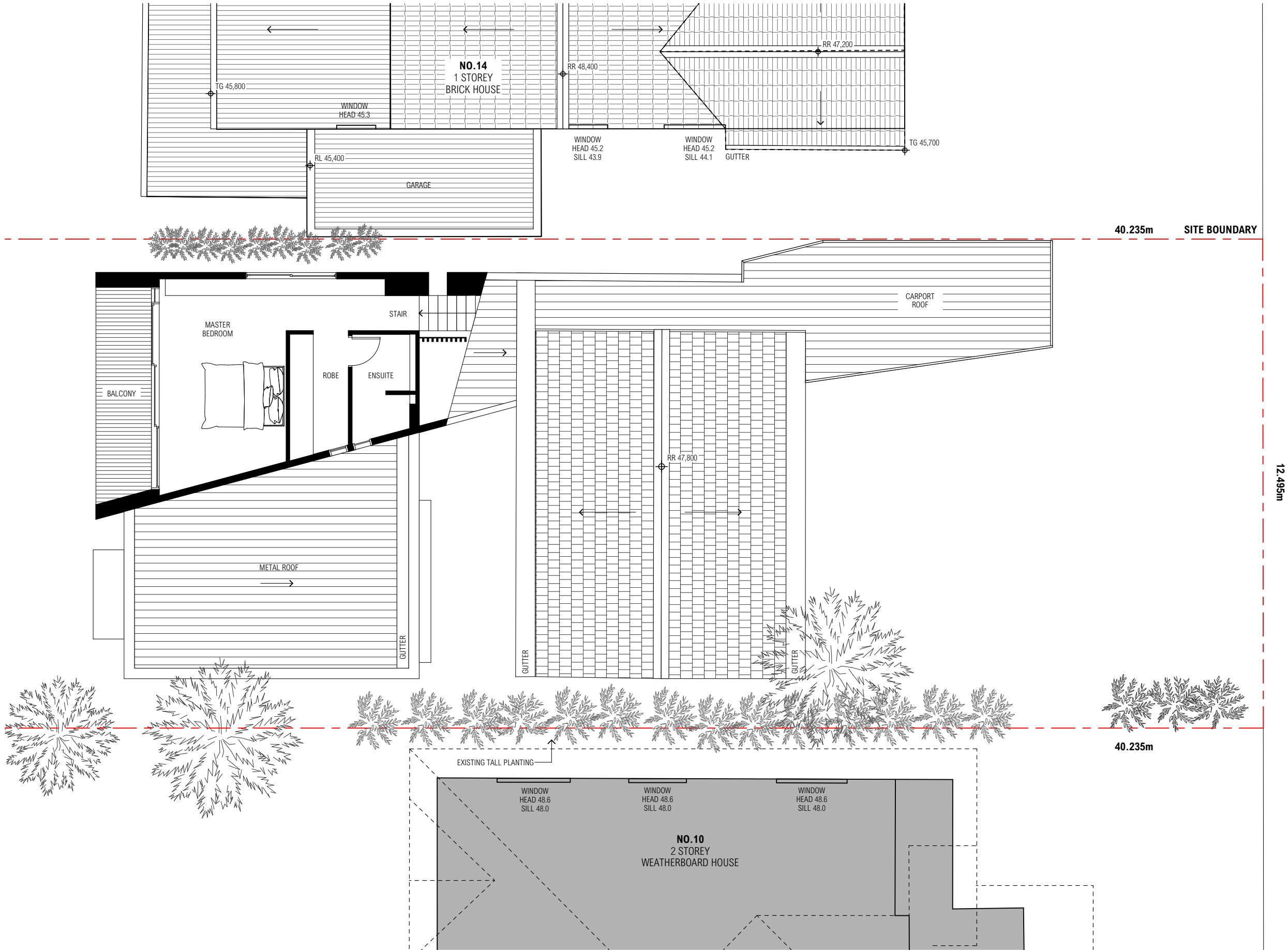
**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:100       | A3         |



|                                             |               |
|---------------------------------------------|---------------|
| SHEET TITLE<br>EXISTING - GROUND FLOOR PLAN |               |
| SHEET NUMBER<br>A-DA-002                    | REVISION<br>A |



DESIGNED BY:

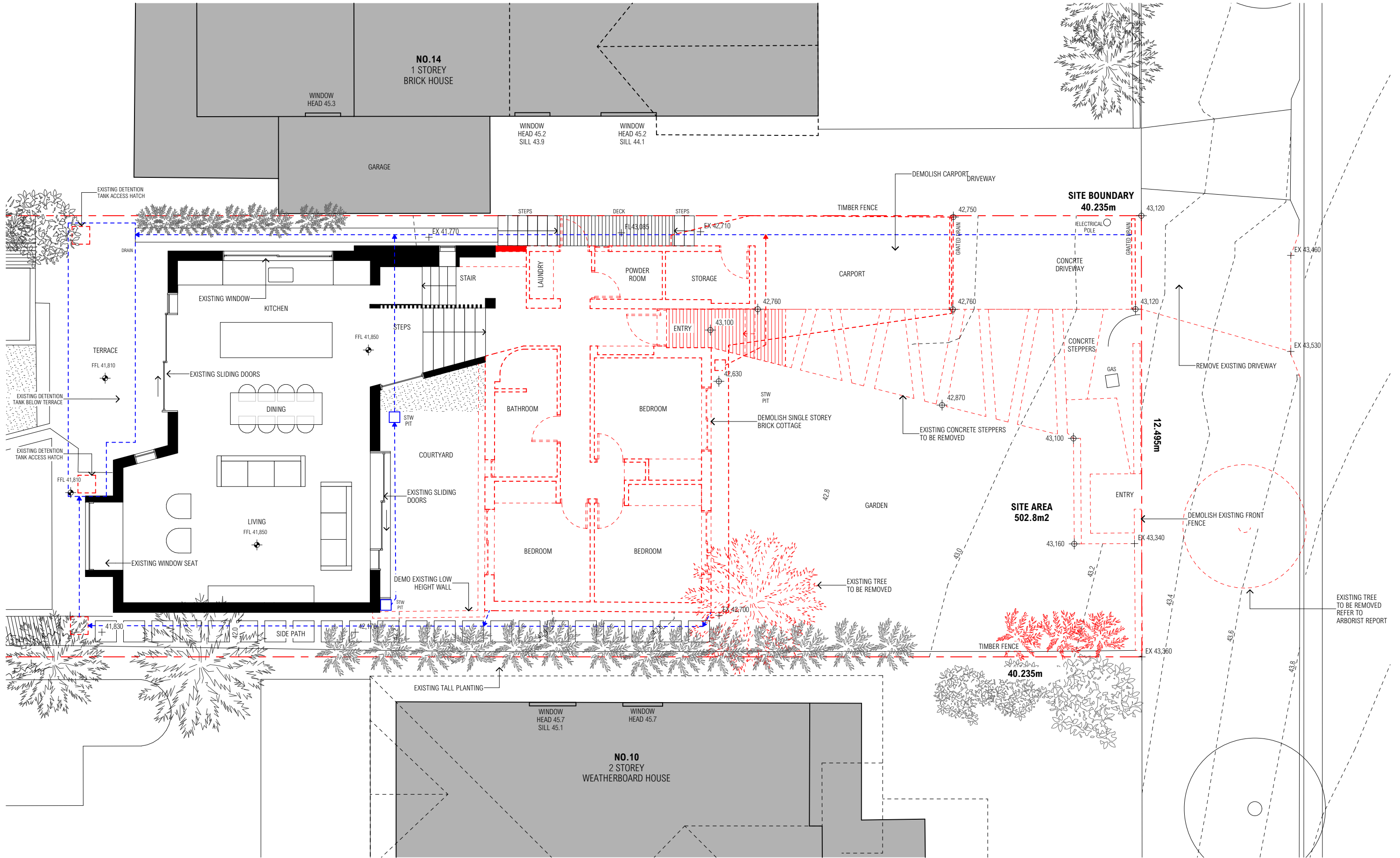
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:100       | A3         |



|                                            |               |
|--------------------------------------------|---------------|
| SHEET TITLE<br>EXISTING - FIRST FLOOR PLAN |               |
| SHEET NUMBER<br>A-DA-003                   | REVISION<br>A |





DESIGNED BY:

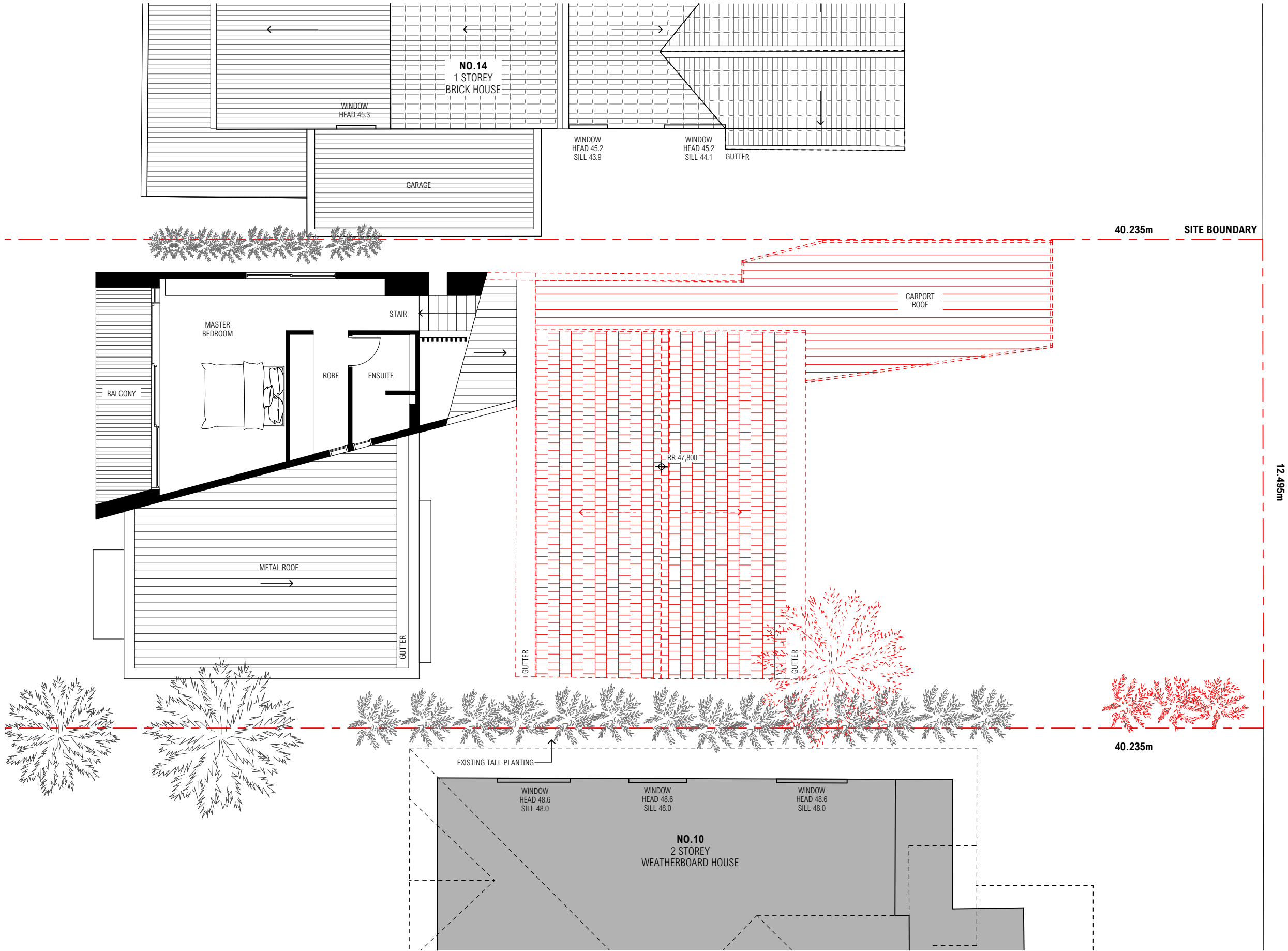
**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:100       | A3         |



|                                               |               |
|-----------------------------------------------|---------------|
| SHEET TITLE<br>DEMOLITION - GROUND FLOOR PLAN |               |
| SHEET NUMBER<br>A-DA-004                      | REVISION<br>A |



DESIGNED BY:

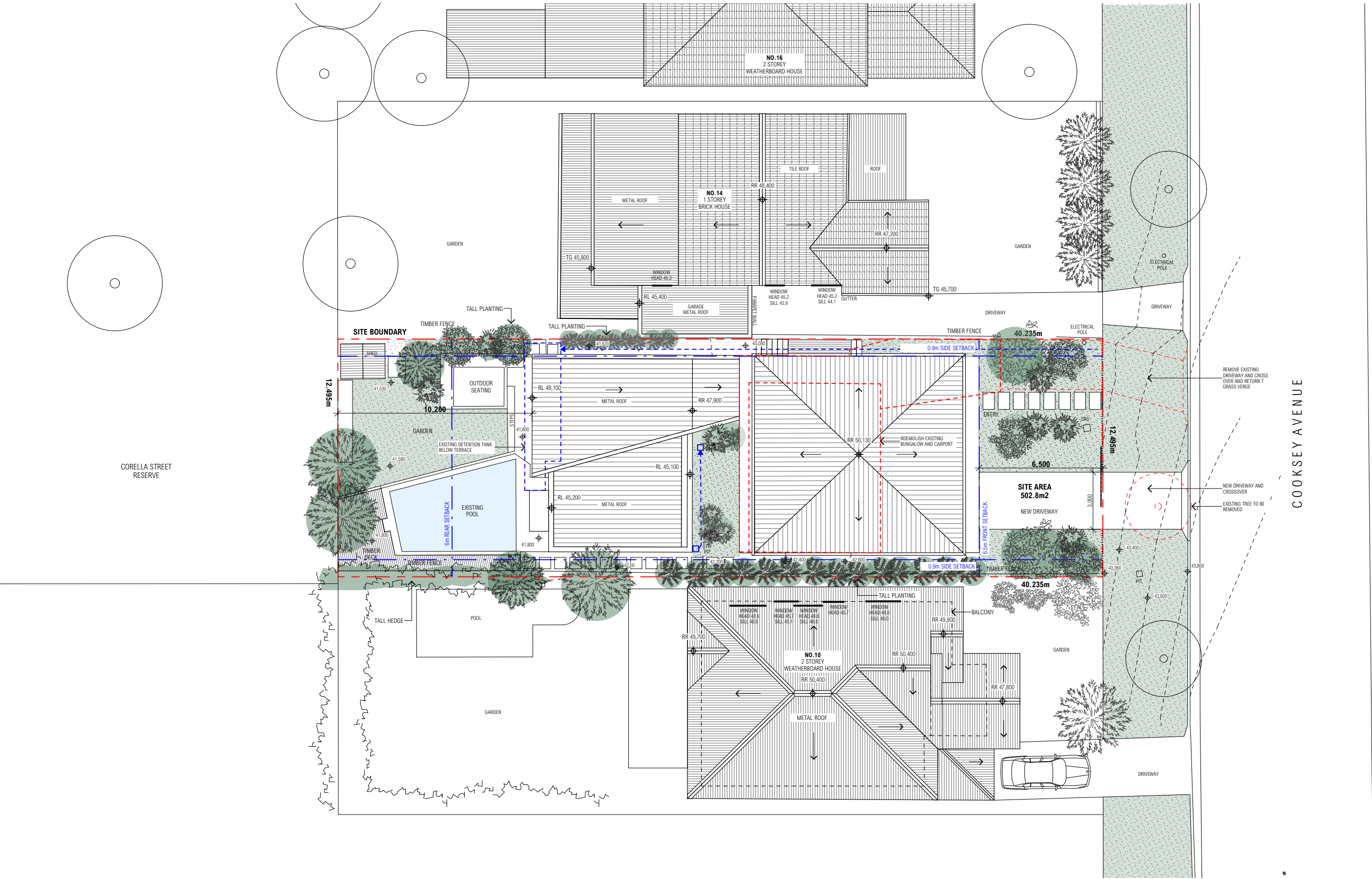
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

| PROJECT                                                    |             |            |
|------------------------------------------------------------|-------------|------------|
| 12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915 |             |            |
| CLIENT: MR MARK & MRS MILLIE POLGLASE                      |             |            |
| PLOT DATE                                                  | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                  | 1:100       | A3         |



| SHEET TITLE                   |          |
|-------------------------------|----------|
| DEMOLITION - FIRST FLOOR PLAN |          |
| SHEET NUMBER                  | REVISION |
| A-DA-005                      | A        |





DESIGNED BY:

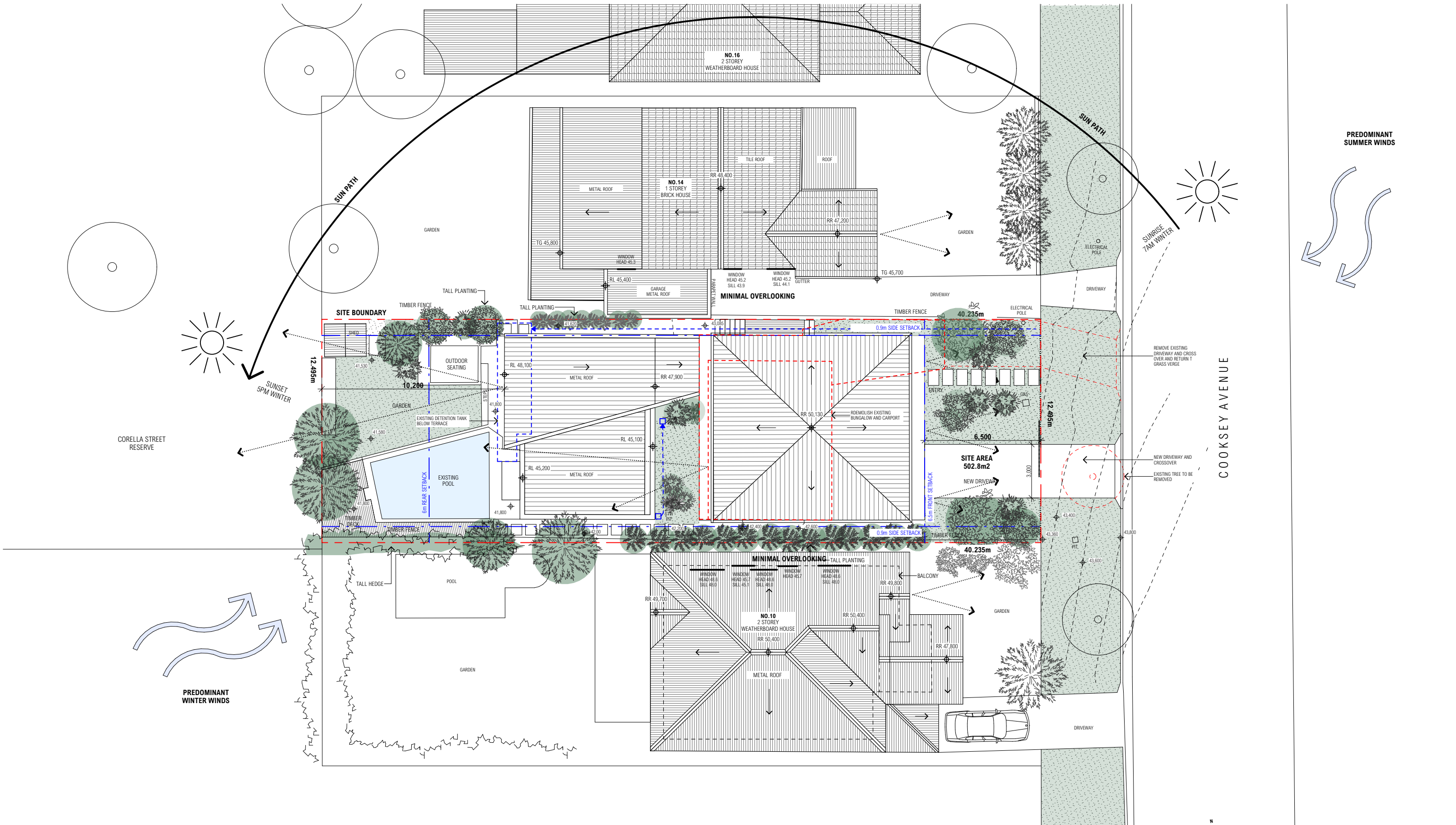
**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski | NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|             |                                                            |
|-------------|------------------------------------------------------------|
| PROJECT     | 12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915 |
| CLIENT:     | MR MARK & MRS MILLIE POLGLASE                              |
| PLOT DATE   | 23/1/2025                                                  |
| SHEET SCALE | 1:200                                                      |
| SHEET SIZE  | A3                                                         |



|              |                                  |
|--------------|----------------------------------|
| SHEET TITLE  | PROPOSED - SITE PLAN & ROOF PLAN |
| SHEET NUMBER | A-DA-101                         |
| REVISION     | A                                |



DESIGNED BY:

**RUN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski | NSW ARB 10586

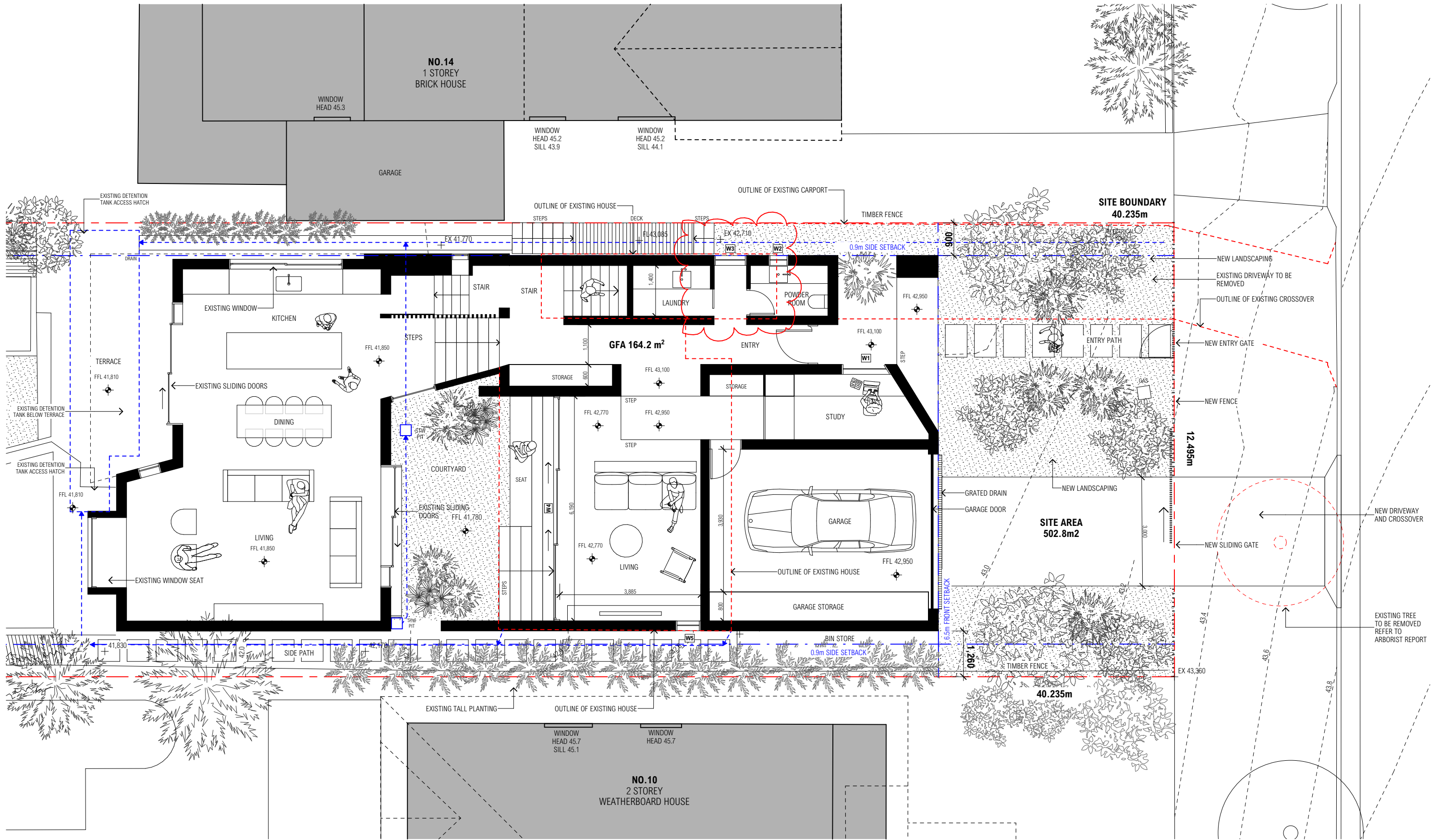
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:200       | A3         |



|                                   |               |
|-----------------------------------|---------------|
| SHEET TITLE<br>SITE ANALYSIS PLAN |               |
| SHEET NUMBER<br>A-DA-102          | REVISION<br>A |





DESIGNED BY:

**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski NSW ARB 10586

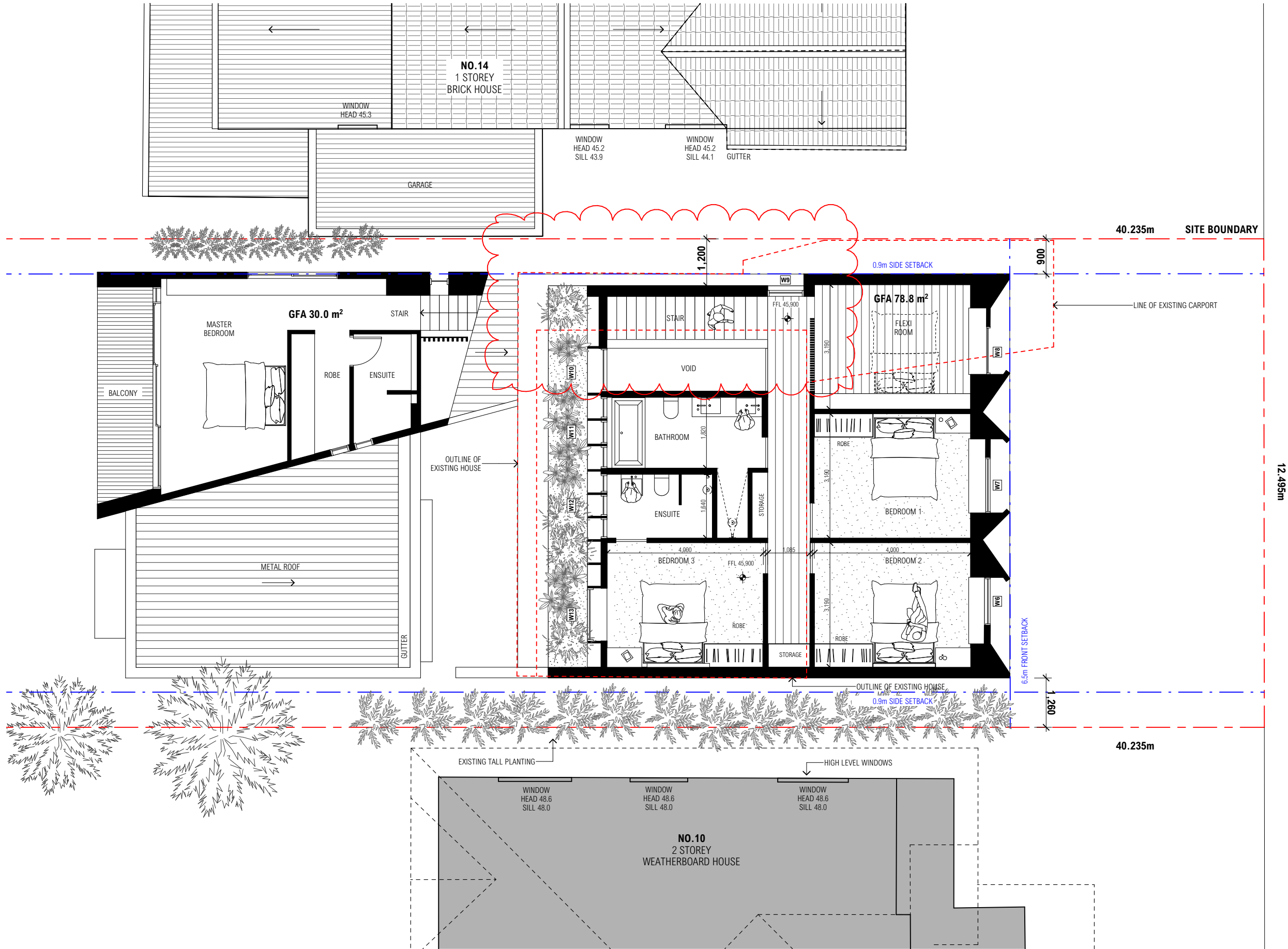
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |
| B   | 23/1/2025  | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:100       | A3         |



|                                             |               |
|---------------------------------------------|---------------|
| SHEET TITLE<br>PROPOSED - GROUND FLOOR PLAN |               |
| SHEET NUMBER<br>A-DA-103                    | REVISION<br>B |





DESIGNED BY:

**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnowski NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |
| B   | 23/1/2025  | DA ISSUE |

PROJECT

12 COOKSEY AVENUE, FRESHWATER, NSW 2096 | LOT 23 | DP13915

CLIENT: MR MARK & MRS MILLIE POLGLASE

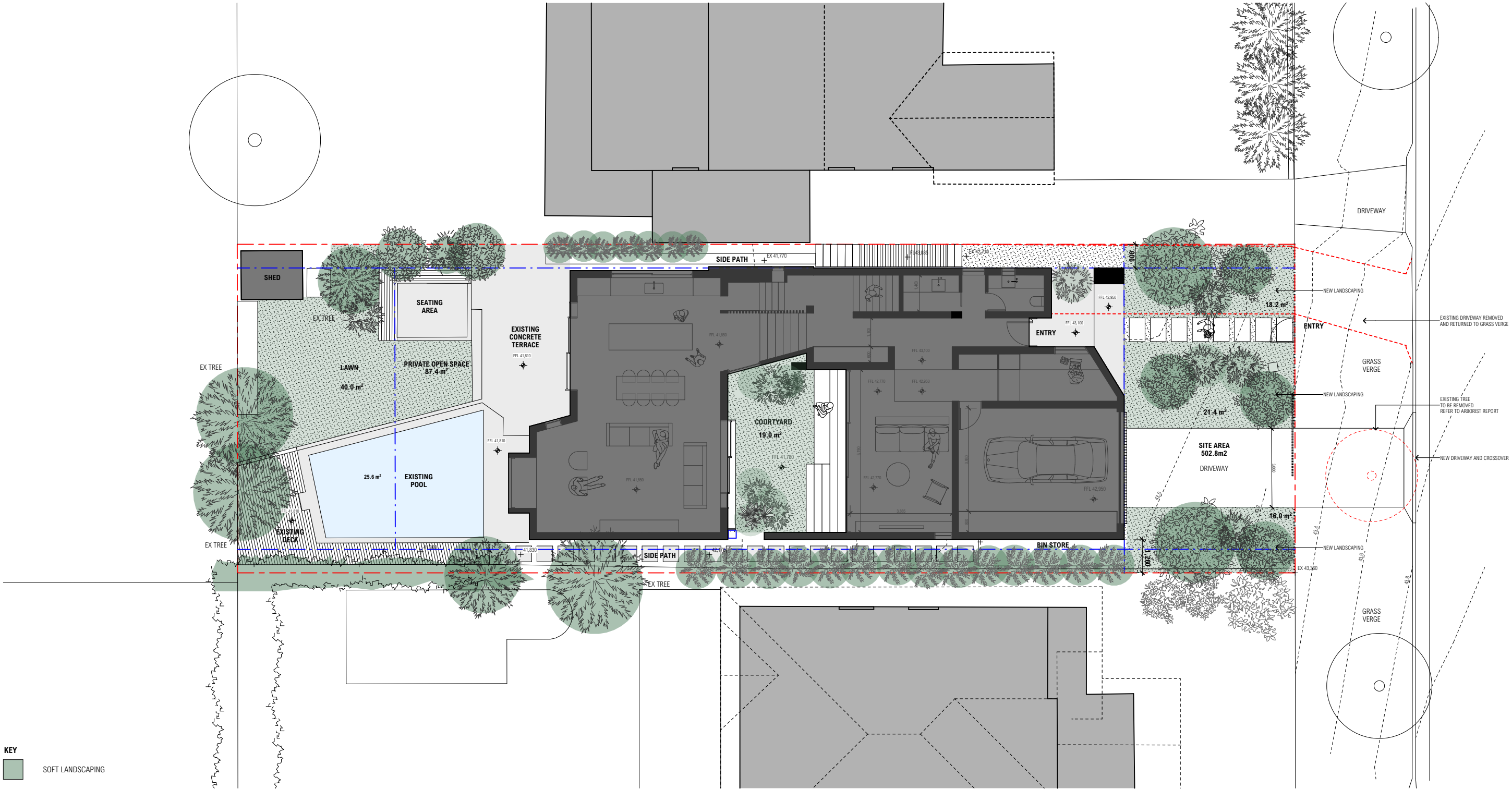
| PLOT DATE | SHEET SCALE | SHEET SIZE |
|-----------|-------------|------------|
| 23/1/2025 | 1:100       | A3         |

NORTH





| SHEET TITLE                |          |
|----------------------------|----------|
| PROPOSED- FIRST FLOOR PLAN |          |
| SHEET NUMBER               | REVISION |
| A-DA-104                   | B        |



KEY

SOFT LANDSCAPING

INDICATIVE PLANTING SCHEDULE

| BOTANICAL NAME           | COMMON NAME           |
|--------------------------|-----------------------|
| Tristaniopsis 'Luscious' | Luscious Water Gum    |
| Waterhousia              | Weeping Lilly Pilly   |
| Lomandra 'Tanika'        | Fine Matt Grass       |
| Miscanthus sinensis      | Japanese Silver Grass |
| Cissus 'Ellen Danica'    | Ellen Danica          |
| Correa Alba              | White Correa          |
| Casuarina                | Green Wave            |
| Dichondra Repens         | Kidneyweed            |
| Zoysia                   | No Mow Grass          |
| Ficus Pumila             | Creeping Fig          |
| Rhagodia                 | Spiny Saltbush        |

AREA SUMMARY

SITE AREA = 502.8m2  
PROPOSED LANDSCAPE AREA = 140.2m2  
28% OF SITE IS LANDSCAPED  
PROPOSED PRIVATE OPEN SPACE = 106.4m2

DESIGNED BY:

RUN  
ARCHITECTURE

| Nominated Architect K. Tarnawski | NSW ARB 10586

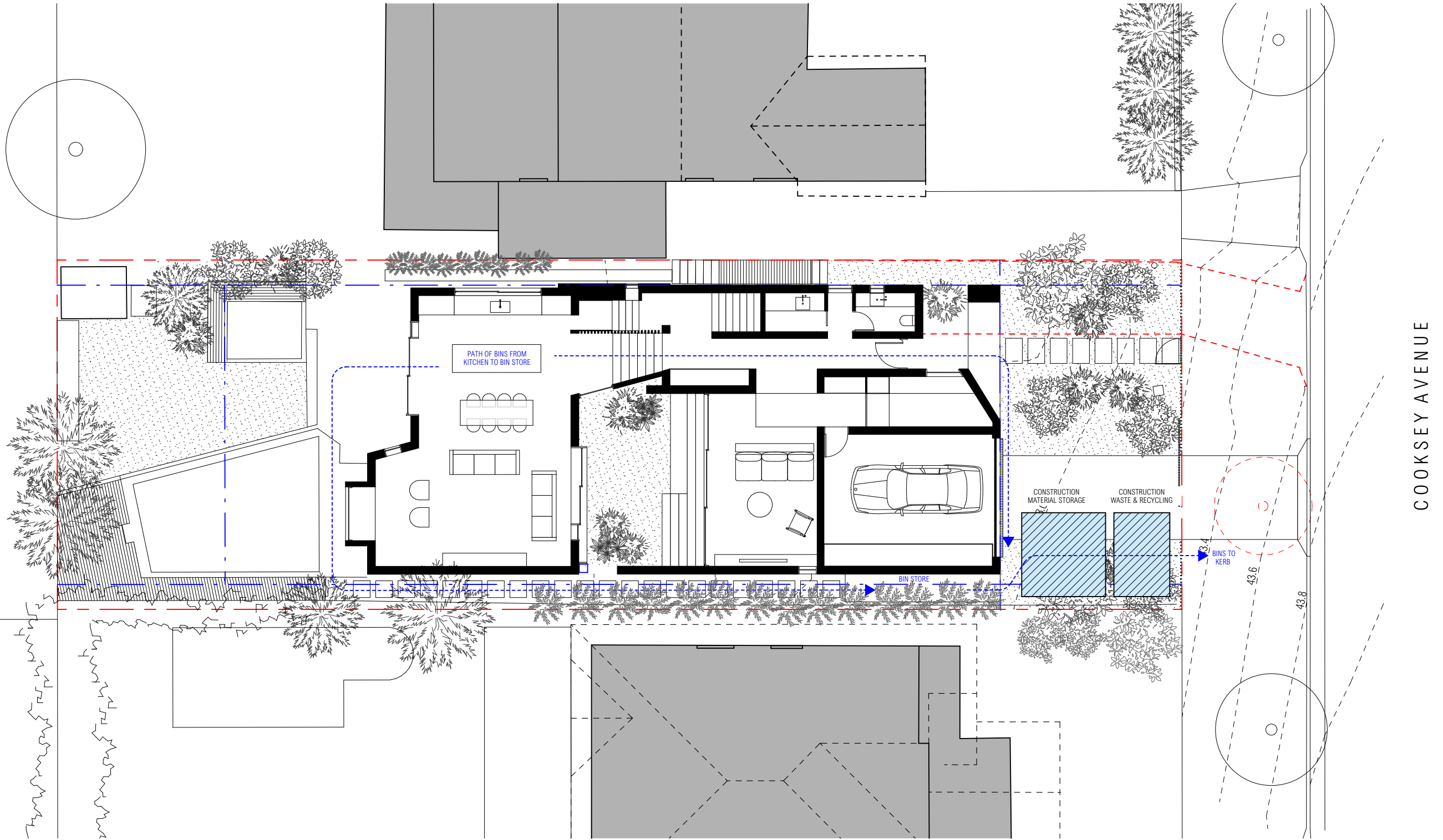
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |                      |                  |
|----------------------------------------------------------------------------------------------------------------|----------------------|------------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |                      |                  |
| PLOT DATE<br>23/1/2025                                                                                         | SHEET SCALE<br>1:150 | SHEET SIZE<br>A3 |



|                                          |               |
|------------------------------------------|---------------|
| SHEET TITLE<br>PROPOSED - LANDSCAPE PLAN |               |
| SHEET NUMBER<br>A-DA-105                 | REVISION<br>A |





DESIGNED BY:

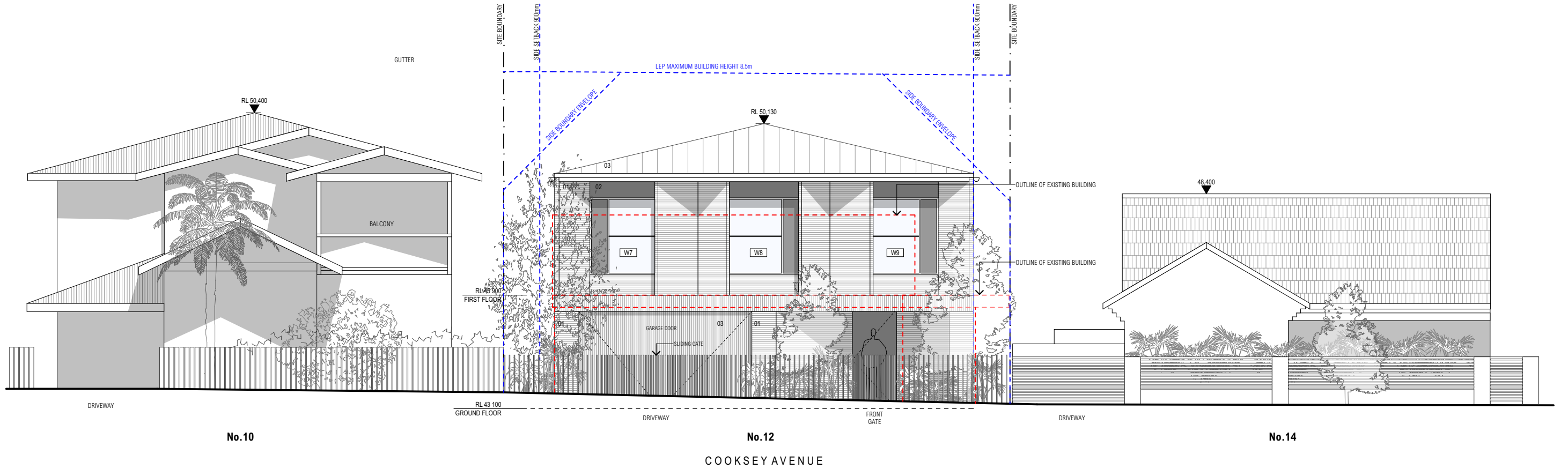
**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnowski NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

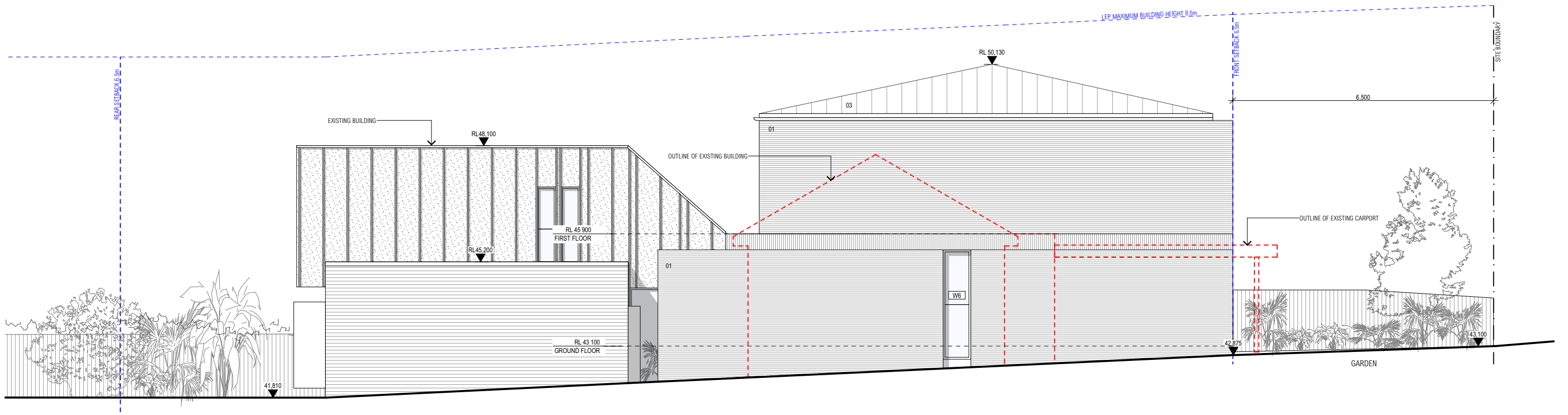
|                                                                                                                |                      |                  |
|----------------------------------------------------------------------------------------------------------------|----------------------|------------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |                      |                  |
| PLOT DATE<br>23/1/2025                                                                                         | SHEET SCALE<br>1:150 | SHEET SIZE<br>A3 |



|                                      |               |
|--------------------------------------|---------------|
| SHEET TITLE<br>WASTE MANAGEMENT PLAN |               |
| SHEET NUMBER<br>A-DA-106             | REVISION<br>A |



1 PROPOSED - EAST ELEVATION  
1:100



2 PROPOSED - SOUTH ELEVATION  
1:100

DESIGNED BY:

**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski | NSW ARB 10586

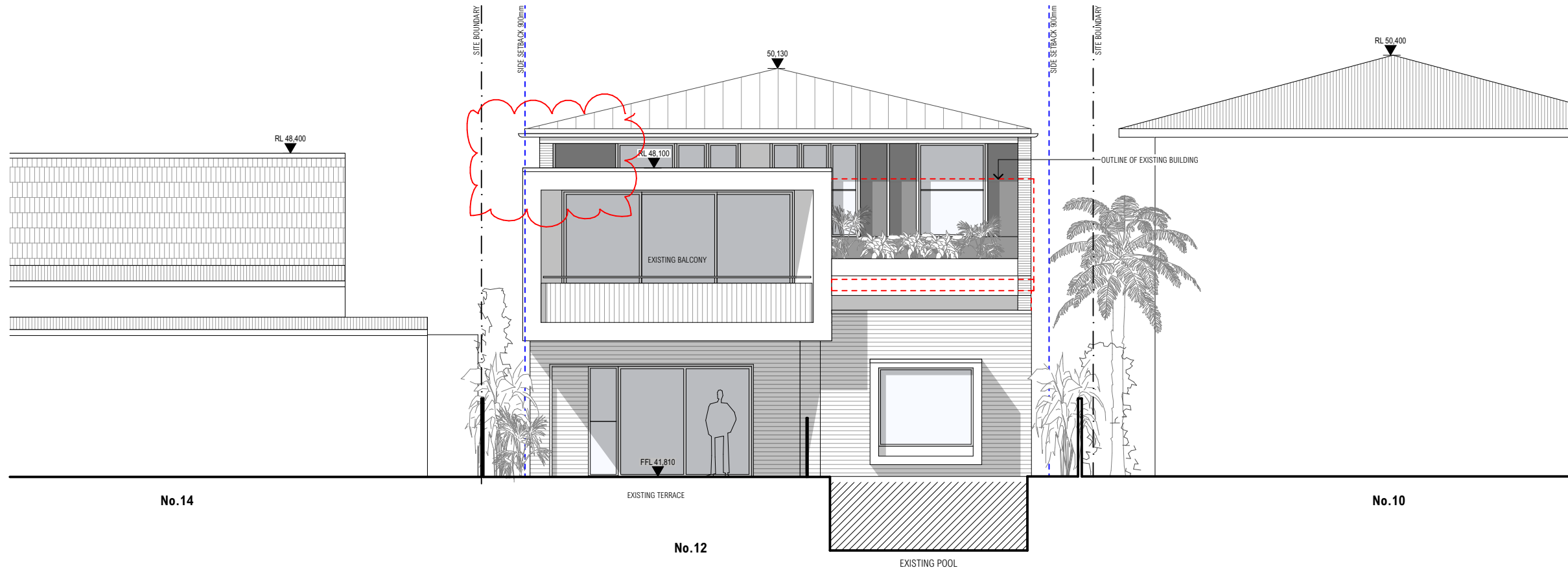
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:100       | A3         |

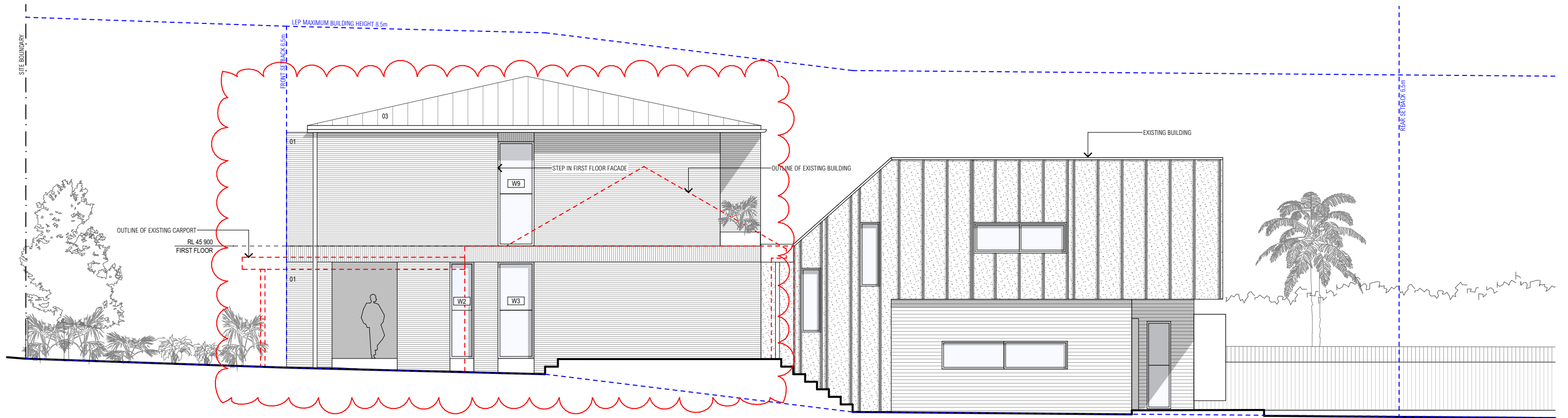


|                                     |               |
|-------------------------------------|---------------|
| SHEET TITLE<br>ELEVATIONS - SHEET 1 |               |
| SHEET NUMBER<br>A-DA-201            | REVISION<br>A |





1 PROPOSED - WEST ELEVATION  
1:100



2 PROPOSED - NORTH ELEVATION  
1:100

DESIGNED BY:

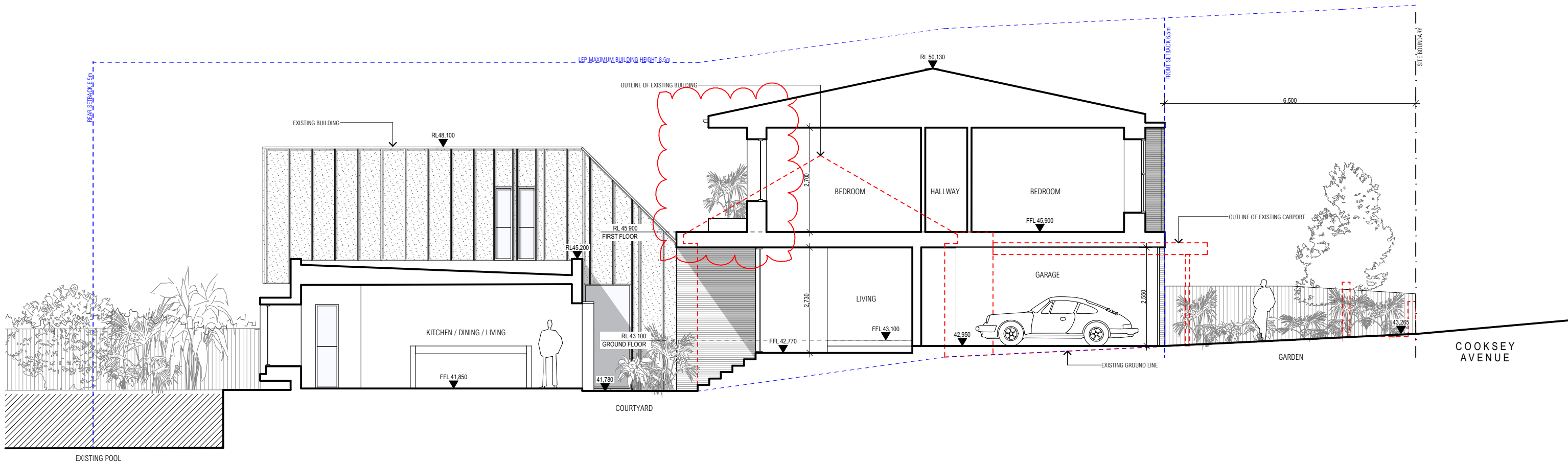
**RÙN**  
ARCHITECTURE  
| Nominated Architect K. Tarnawski NSW ARB 10586

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |
| B   | 23/1/2025  | DA ISSUE |

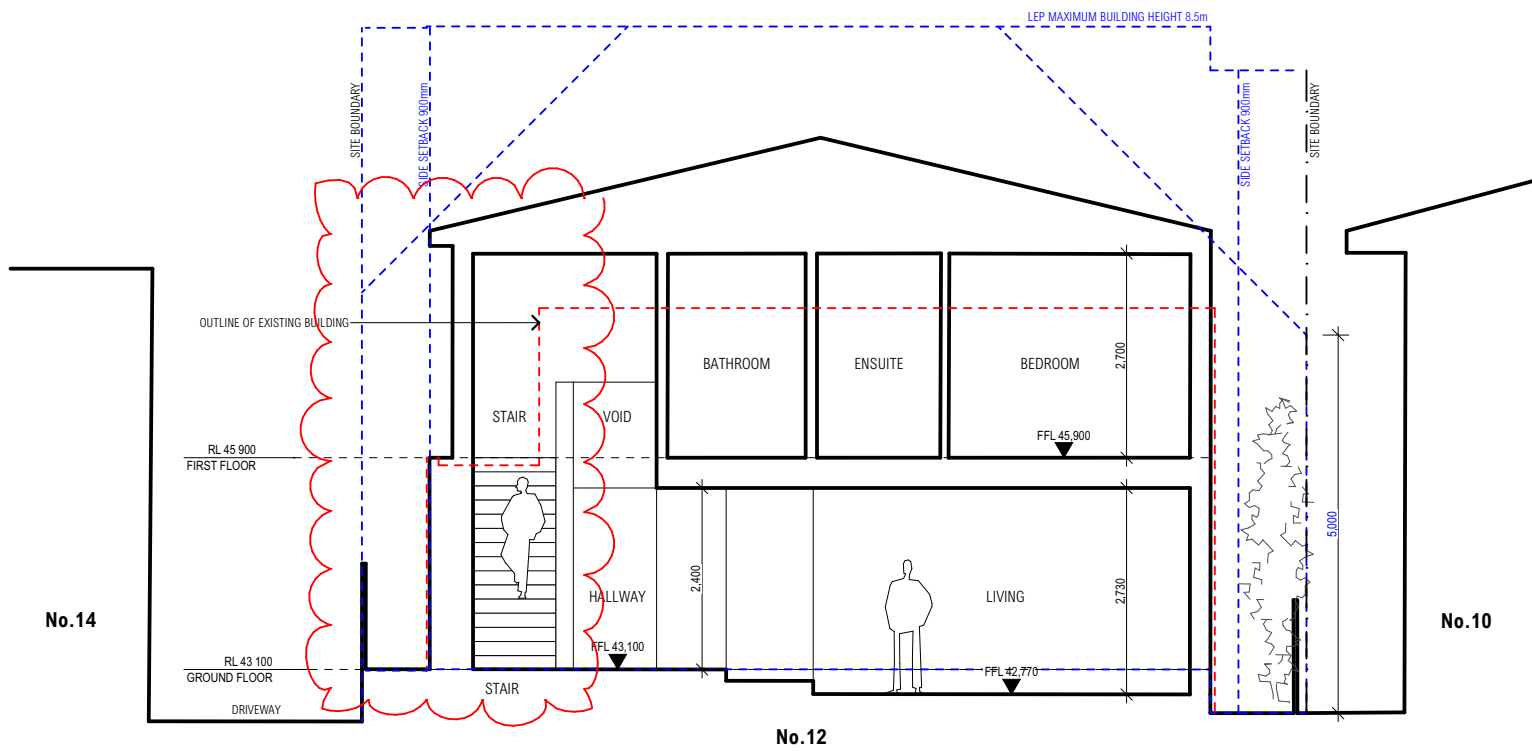
| PROJECT                                                    |             |            |
|------------------------------------------------------------|-------------|------------|
| 12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915 |             |            |
| CLIENT: MR MARK & MRS MILLIE POLGLASE                      |             |            |
| PLOT DATE                                                  | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                  | 1:100       | A3         |



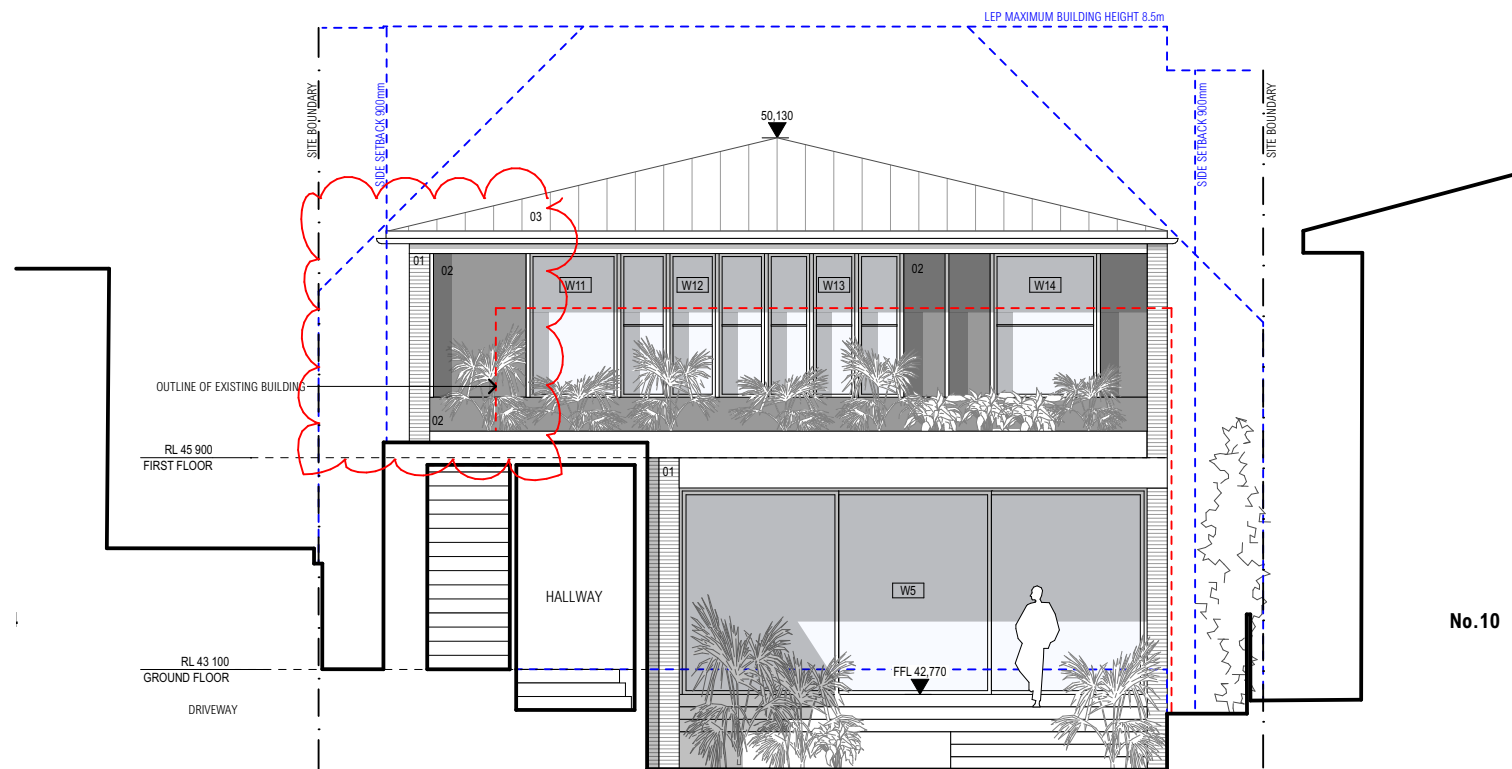
| SHEET TITLE          |          |
|----------------------|----------|
| ELEVATIONS - SHEET 2 |          |
| SHEET NUMBER         | REVISION |
| A-DA-202             | B        |



1 PROPOSED - LONG SECTION  
1:100



2 PROPOSED CROSS SECTION  
1:100



3 PROPOSED - CROSS SECTION  
1:100

DESIGNED BY:

RUN  
ARCHITECTURE  
| Nominated Architect K. Tarnawski NSW ARB 10586

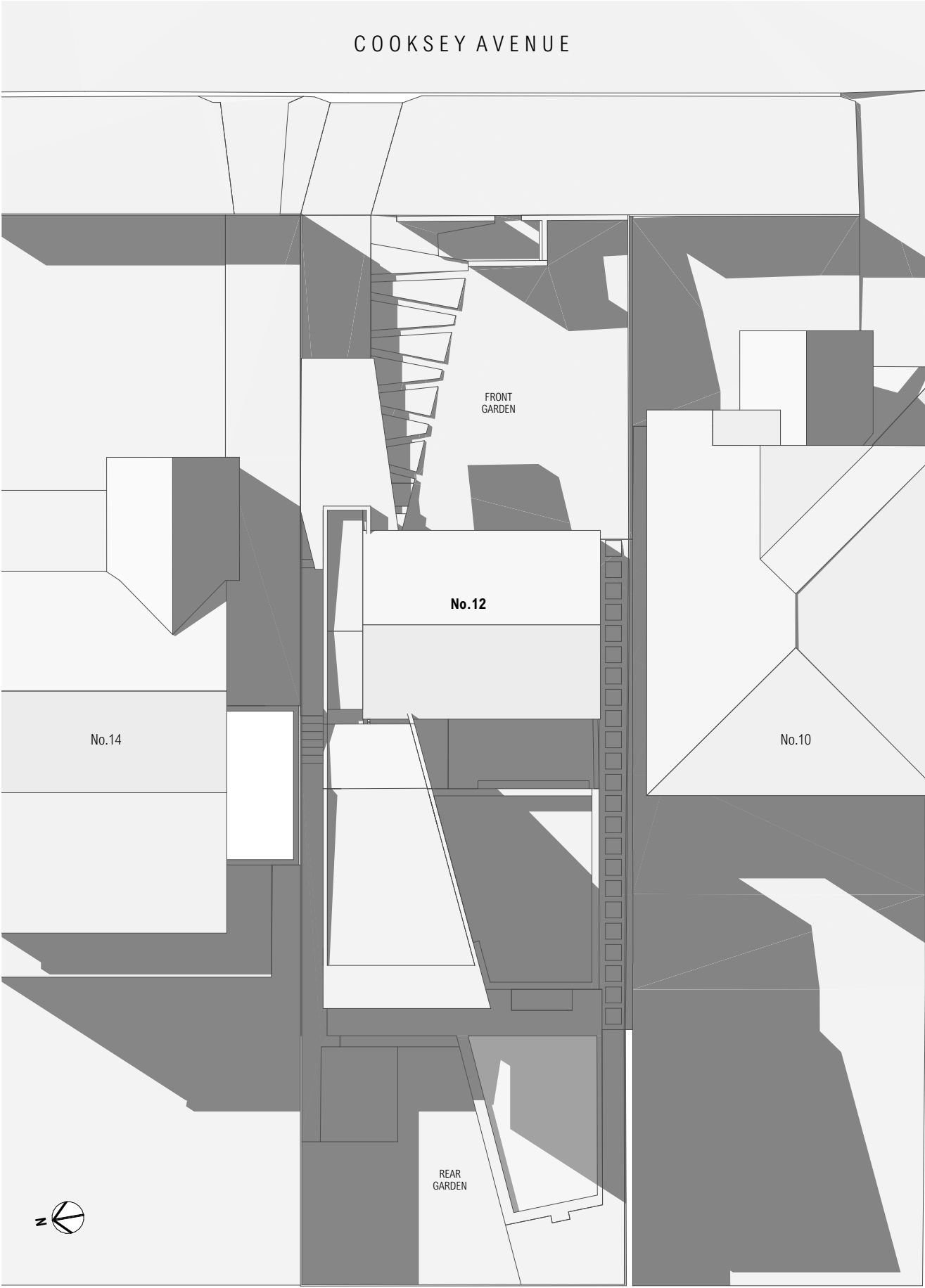
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |
| B   | 23/1/2025  | DA ISSUE |

PROJECT  
12 COOKSEY AVENUE, FRESHWATER, NSW 2096 | LOT 23 | DP13915  
CLIENT: MR MARK & MRS MILLIE POLGLASE  
PLOT DATE  
23/1/2025  
SHEET SCALE  
1:100  
SHEET SIZE  
A3

SHEET TITLE  
SECTIONS - SHEET 1  
SHEET NUMBER  
A-DA-203

REVISION  
B





1  
-  
EXISTING SHADOW - 21 JUNE 9AM  
1:200



2  
-  
PROPOSED SHADOW - 21 JUNE 9AM  
1:200

DESIGNED BY:

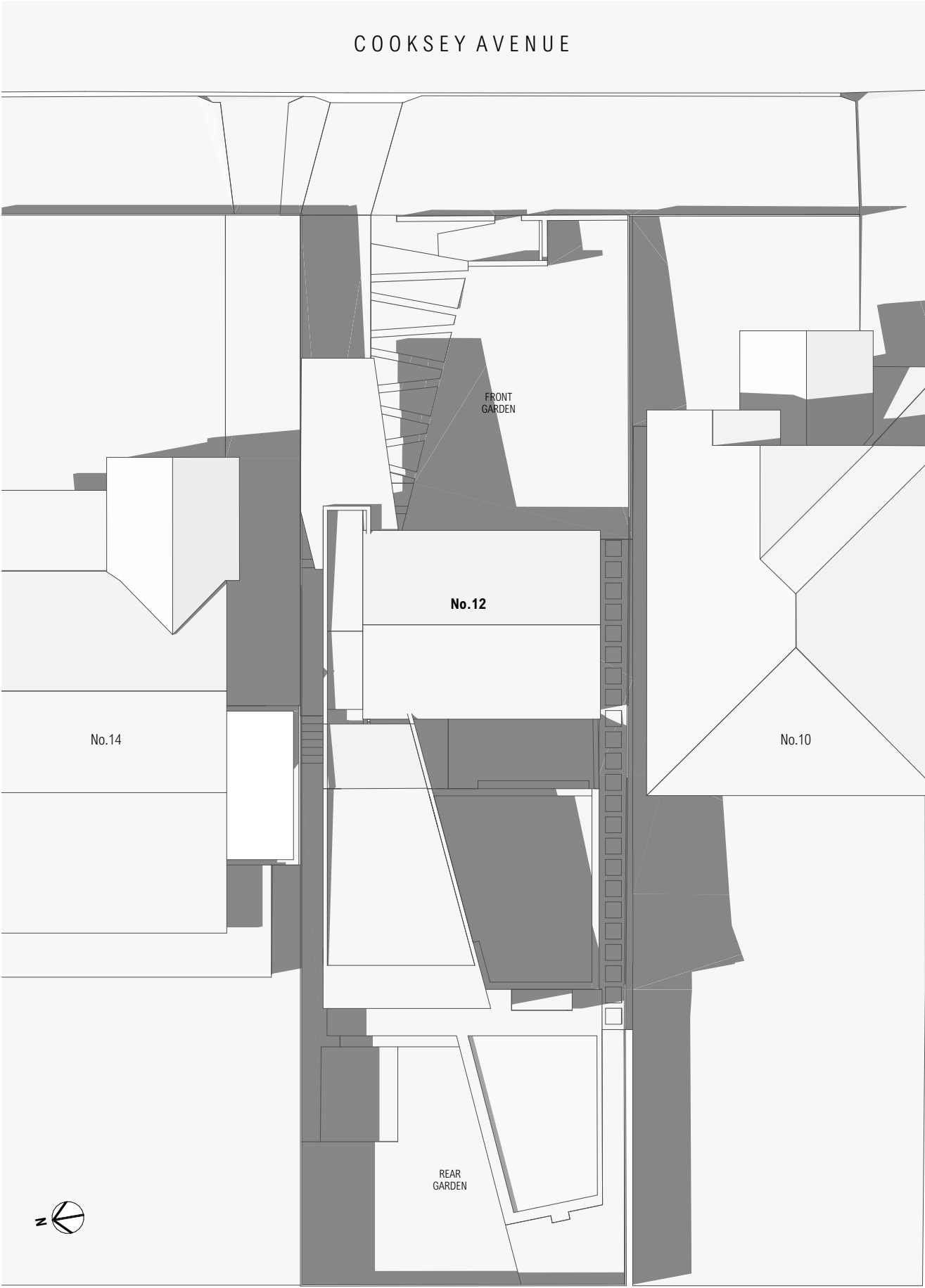
| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

| PROJECT                                                    |             |            |
|------------------------------------------------------------|-------------|------------|
| 12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915 |             |            |
| CLIENT: MR MARK & MRS MILLIE POLGLASE                      |             |            |
| PLOT DATE                                                  | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                  | 1:200       | A3         |



| SHEET TITLE               |          |
|---------------------------|----------|
| SHADOW DIAGRAMS - SHEET 1 |          |
| SHEET NUMBER              | REVISION |
| A-DA-301                  | A        |





1 EXISTING SHADOW - 21 JUNE 12PM  
1:200



2 PROPOSED SHADOW - 21 JUNE 12PM  
1:200

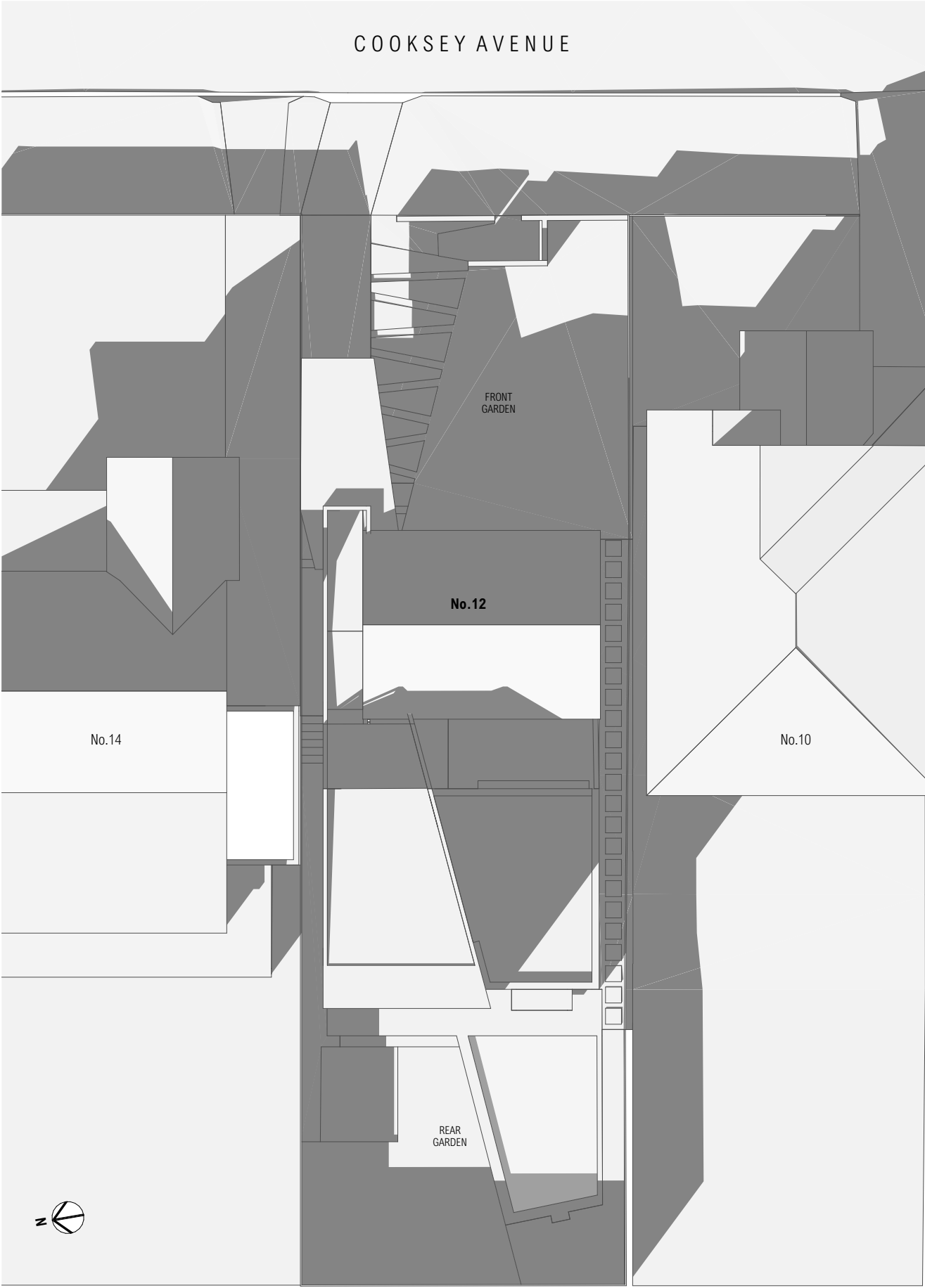
DESIGNED BY:

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

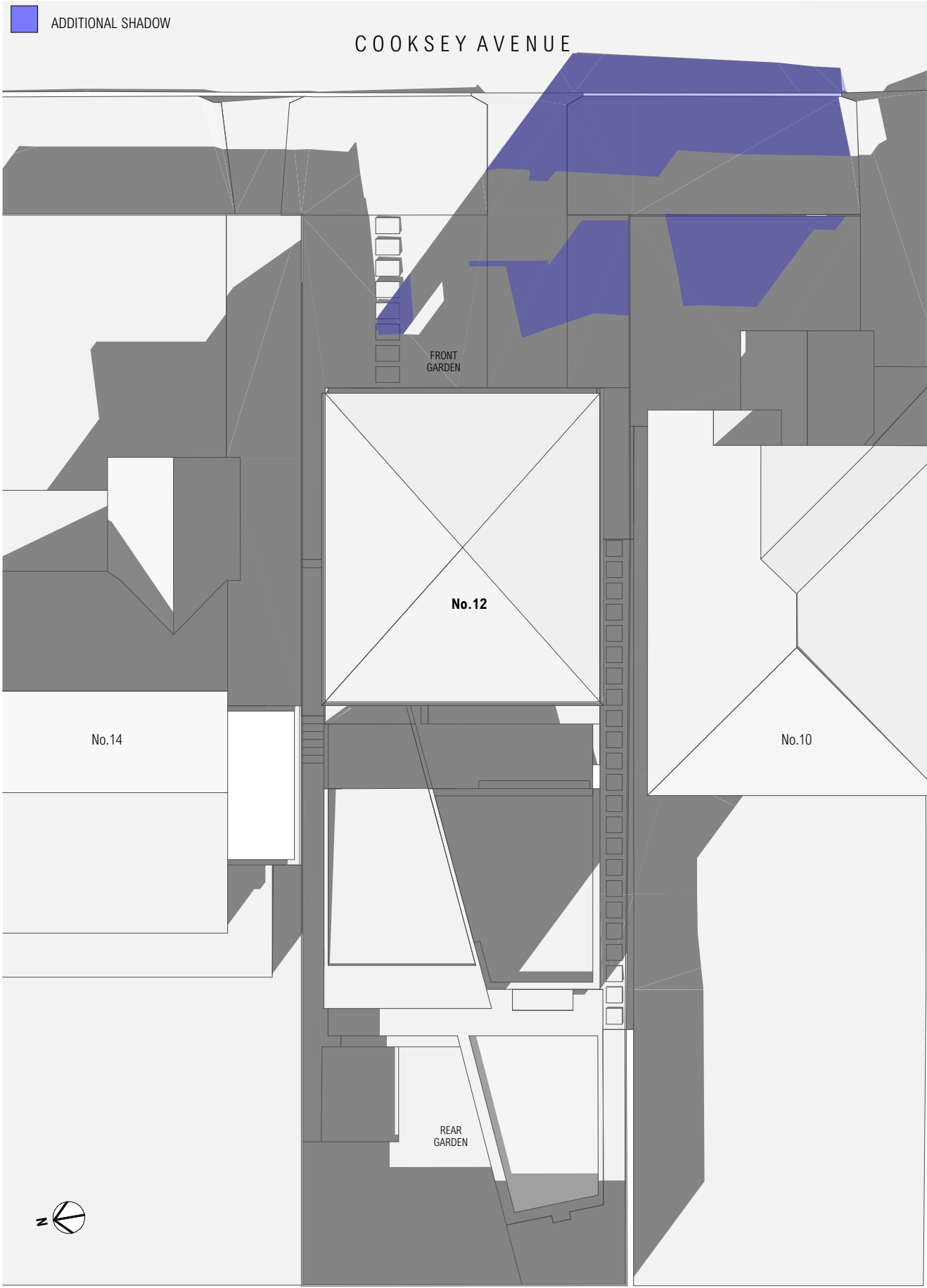
|                                                                                                                |             |            |
|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| PROJECT<br>12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915<br>CLIENT: MR MARK & MRS MILLIE POLGLASE |             |            |
| PLOT DATE                                                                                                      | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                                                                      | 1:200       | A3         |



|                                          |               |
|------------------------------------------|---------------|
| SHEET TITLE<br>SHADOW DIAGRAMS - SHEET 2 |               |
| SHEET NUMBER<br>A-DA-302                 | REVISION<br>A |



1 EXISTING SHADOW - 21 JUNE 3PM  
1:200



2 PROPOSED SHADOW - 21 JUNE 3PM  
1:200

DESIGNED BY:

| REV | DATE       | ISSUE    |
|-----|------------|----------|
| A   | 25/10/2024 | DA ISSUE |

| PROJECT                                                    |             |            |
|------------------------------------------------------------|-------------|------------|
| 12 COOKSEY AVENUE, FRESHWATER, NSW 2096   LOT 23   DP13915 |             |            |
| CLIENT: MR MARK & MRS MILLIE POLGLASE                      |             |            |
| PLOT DATE                                                  | SHEET SCALE | SHEET SIZE |
| 23/1/2025                                                  | 1:200       | A3         |



| SHEET TITLE               |          |
|---------------------------|----------|
| SHADOW DIAGRAMS - SHEET 3 |          |
| SHEET NUMBER              | REVISION |
| A-DA-303                  | A        |