



### 13 Marloo Road Koolewong NSW

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We are offering the chance to secure a one of a kind waterfront location with plans to construct arguably one of the most unique house designs on the Central Coast.

Marloo Road is an extremely secluded haven. So secluded in fact that you can only access these properties by foot, so you are virtually guaranteed no passing traffic!

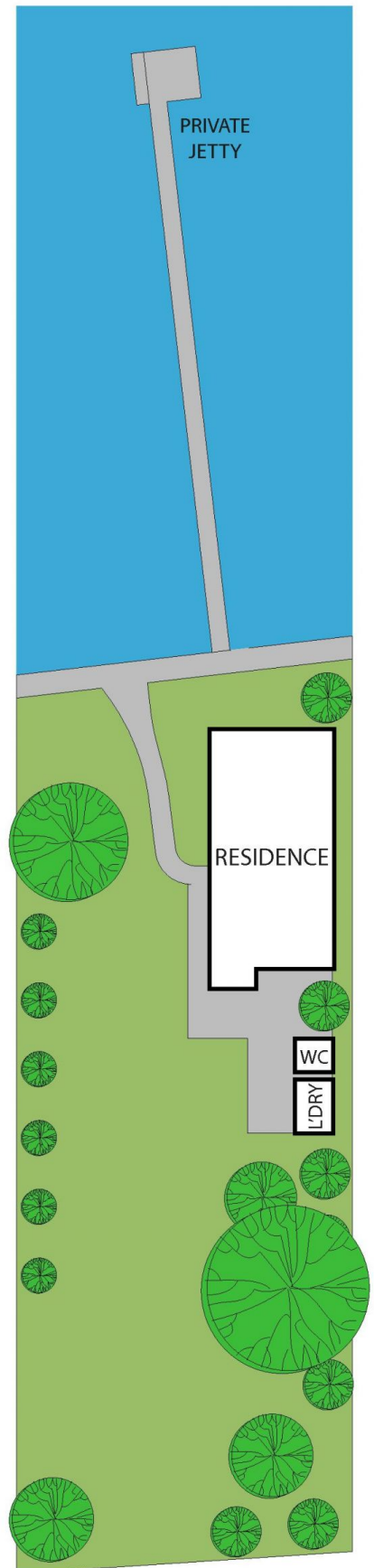
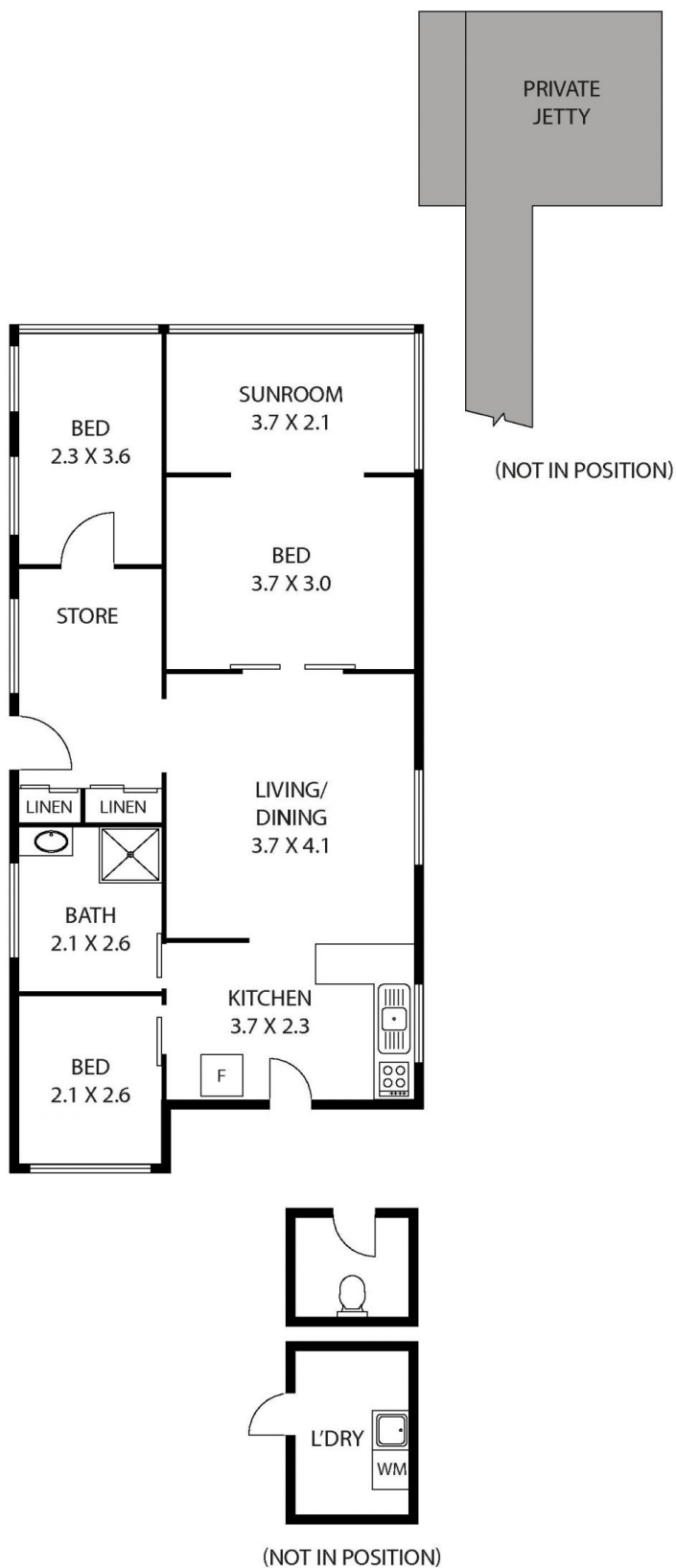
Currently on the property sits an older style two bedroom fibro home with the stunning Parks Bay waterfront at your front door and the picturesque national park at the rear.

DA plans by Central Coast Council however would allow you to demolish the current home and build an architecturally designed three bedroom two bathroom residence plus guest accommodation that is purposely built into 4 pavilions to take in the beautiful vista.

**Price** : EXPRESSIONS OF INTEREST  
**Land Size** : 649 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/koolewong/residential/house/7946726>



**Ian Willis**  
02 4344 2511



All dimensions herein are approximate and gathered from sources believed to be reliable.  
Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 73 m<sup>2</sup>  
Land Size: 710 m<sup>2</sup>



**13 MARLOO RD,  
KOOLEWONG**

**wilsons**  
YOUR LOCAL AGENT



| DWG # | REV # | TITLE OF DRAWING                 |
|-------|-------|----------------------------------|
| DA-01 | C     | TITLE                            |
| DA-02 | A     | GENERAL NOTES                    |
| DA-03 | A     | BAL FZ NOTES                     |
| DA-04 | A     | BAL FZ NOTES & BASIX COMMITMENTS |
| DA-05 | A     | SURVEY                           |
| DA-06 | A     | EXISTING & DEMOLITION SITE PLAN  |
| DA-07 | A     | DEMOLITION FLOOR PLAN            |
| DA-08 | A     | DEMOLITION ELEVATIONS            |
| DA-09 | A     | DEMOLITION ELEVATIONS            |
| DA-10 | A     | PROPOSED SITE PLAN               |
| DA-11 | C     | GA FLOOR PLAN                    |
| DA-12 | B     | PAVILLION 1 FLOOR PLAN           |
| DA-13 | A     | PAVILLION 2 FLOOR PLAN           |
| DA-14 | A     | PAVILLION 3 FLOOR PLAN           |

| DWG # | REV # | TITLE OF DRAWING                  |
|-------|-------|-----------------------------------|
| DA-15 | A     | PAVILLON 4 FLOOR PLAN             |
| DA-16 | A     | PROPOSED ROOF PLAN                |
| DA-17 | C     | ELEVATIONS                        |
| DA-18 | C     | ELEVATIONS                        |
| DA-19 | C     | ELEVATIONS                        |
| DA-20 | C     | ELEVATIONS                        |
| DA-21 | C     | ELEVATIONS                        |
| DA-22 | A     | SECTION A-A                       |
| DA-23 | A     | WALL SECTION                      |
| DA-24 | A     | LANDSCAPE PLAN                    |
| DA-25 | C     | CUT AND FILL PLAN                 |
| DA-26 | A     | EROSION AND SEDIMENT CONTROL PLAN |
| DA-27 | A     | WINTER SOLSTICE SHADOW DIAGRAMS   |
| DA-28 | A     | WINDOW AND DOOR SCHEDULE          |



DA/1699/2023  
Dated: 26 February 2024

ISSUED FOR  
DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

|                    |                             |            |  |  |   |  |   |  |  |  |                             |  |
|--------------------|-----------------------------|------------|--|--|---|--|---|--|--|--|-----------------------------|--|
| DRAWING AMENDMENTS |                             |            | PROJECT TITLE<br>MARLOO ROAD REDEVELOPMENT   |  |  <b>TIM LEE ARCHITECTS</b><br><small>REGISTERED PROFESSIONAL ARCHITECT</small> |  | DRAWING TITLE<br>TITLE                          |  | DRAWING NUMBER<br>05-2022              |  | DRAWING REVISION BY<br>T.L. |  |
| REVISION           | DESCRIPTION                 | DATE       | CLIENT<br>MR W. GOOLEY   |  | P 05 4822 5924<br>ABR 7142030757<br>ROSS PLACE<br>GULLBURN NSW<br>2580  |  | LOT AND PROPOSED PLANNING<br>LOT 7 DP 18495     |  | DRAWING SCALE<br>AH                    |  | DRAWN BY<br>AH              |  |
| A                  | REDESIGN (L&P) (05/01/2022) | 05/01/2022 | <p>Figured dimensions take precedence. Do not make drawings.</p> <p>Builder to check all levels (data and dimensions) on the job, conflicting information to be resolved by the project manager prior to commencing work.</p> <p>All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local authority and manufacturers current printed instructions. Unless stated otherwise use only best quality materials, fittings and fixtures.</p> <p><b>COPYRIGHT TIM LEE ARCHITECTS</b></p> <p>Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.</p> |  | NOMINATED ARCHITECT:<br>MR. TIM LEE<br>ACT REG. NO. 70034   |  | SHEET NUMBER<br>13 Marloo Rd Koolswong NSW 2256 |  | 2:1 SCALE                              |  | JOB NUMBER<br>0322-1475     |  |
| B                  | REV. L&P (05/01/2022)       | 05/01/2022 |  |  |   |  |   |  | 3:1 SHEET                              |  |                             |  |
| C                  | PLANNING (L&P) (07/07/2022) | 07/07/2022 |  |  |   |  |   |  | DRAWING IDENTIFICATION NUMBER<br>DA-01 |  | AMENDMENT DATE<br>C         |  |