



### 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!

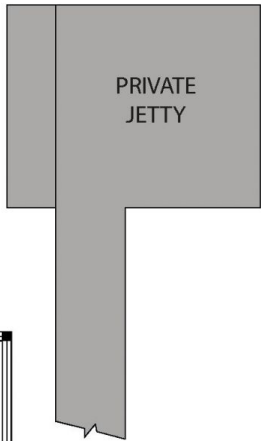
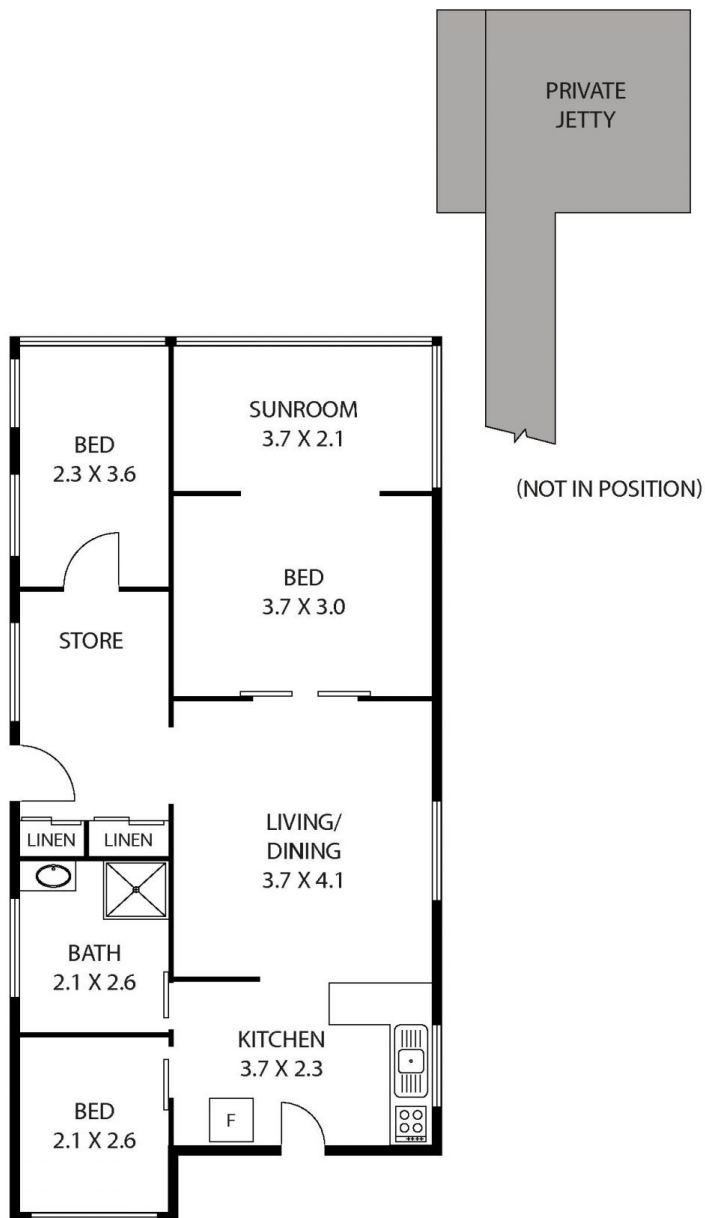
Currently on the property sits an older style two bedroom fibro home with the stunning Parks Bay waterfront at your front door and the picturesque national park at the rear.

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.

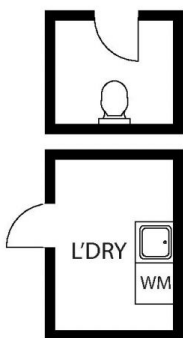
**Price** : EXPRESSIONS OF INTEREST  
**Land Size** : 649 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/koolewong/residential/house/7946726>



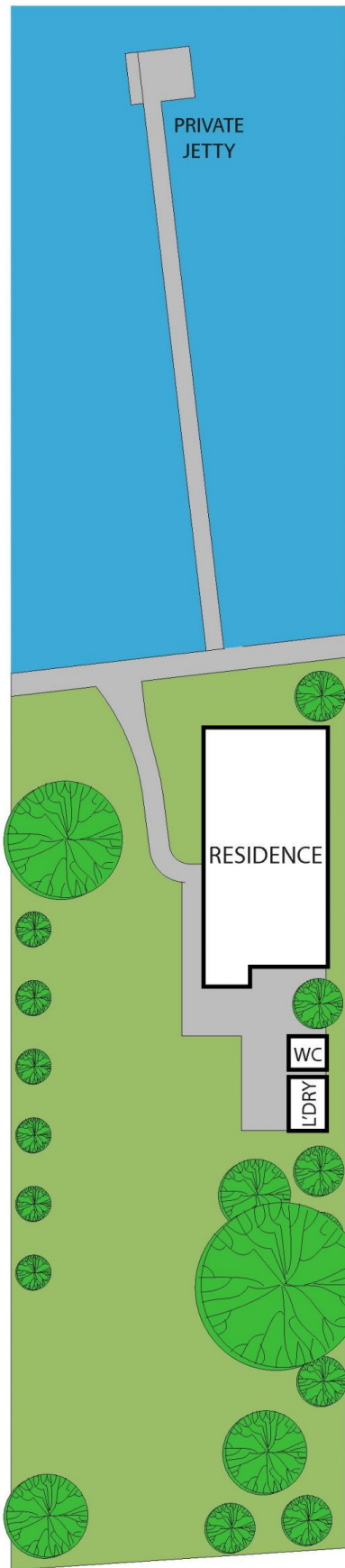
**Ian Willis**  
02 4344 2511



(NOT IN POSITION)



(NOT IN POSITION)



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

# PROPOSED NEW RESIDENCE AT LOT 7 DP 18495 13 MARLOO RD KOOLEWONG NSW 2256

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	PAVILLION 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



  
**DEVELOPMENT CONSENT  
APPROVAL**  
  
 DA/1699/2023  
 Dated: 26 February 2024

ISSUED FOR...  
**DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION**

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE	DRAWING DATE	DRAWING REVISION BY
REVISION A B C	DESCRIPTION DEVELOPMENT APPLICATION MR. GOOLEY PROJECT NO. 1699	DATE 1/25/2024 26/02/2024 26/02/2024	MARLOO ROAD REDEVELOPMENT  CLIENT <b>MR W. GOOLEY</b>	TITLE  LOT 7 DP 18495	05/2022	T.L.
Planned dimensions take precedence. Do not scale drawings. Reader to check all levels, datum and dimension on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local legislation and manufacturers current product instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to approval and may not be reproduced in any form without the written permission of the architect.			 <b>TIM LEE ARCHITECTS</b> <small>INDUSTRIAL COMMERCIAL RESIDENTIAL</small> P. 02 4822 5954 A907, 714/250/757 ROSS PLACE GOULBURN NSW 2580 NSW ARCHITECT TIM LEE NEW REG. 7098 ACT REG. 1030	LOT (UNDEVELOPED PLANNING)  13 Marloo Rd Koolewong NSW 2256	DRAWING SCALE AS SHOWN <b>A3 SHEET</b>	DRAWING BY AH JOB NUMBER <b>0322-1475</b>
				SHEET NUMBER <b>13 Marloo Rd Koolewong NSW 2256</b>	DRAWING IDENTIFICATION NUMBER <b>DA-01</b>	DRAWING INDEX <b>C</b>