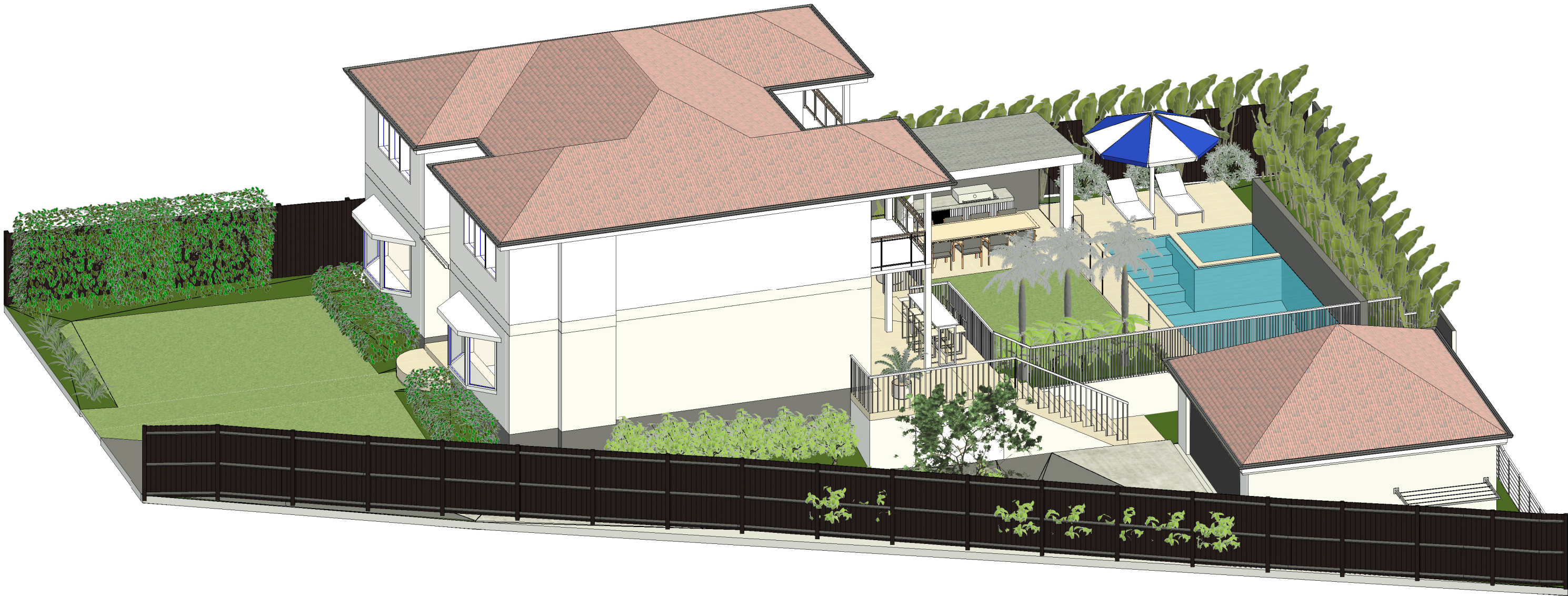


33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2096

SHEET LIST

- 00 - COVERPAGE
- 01 - SITE & ROOF PLAN
- 02 - GROUND PLAN
- 10 - ELEVATIONS
- 11 - ELEVATIONS
- 20 - SECTIONS
- 21 - SECTIONS
- 100 - PROPOSED 3D
- 200- SITE ANALYSIS

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1662.5 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 140 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 49 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 2 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
Pool and Spa			
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✓	✓
Fixtures and systems			
Hot water			
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

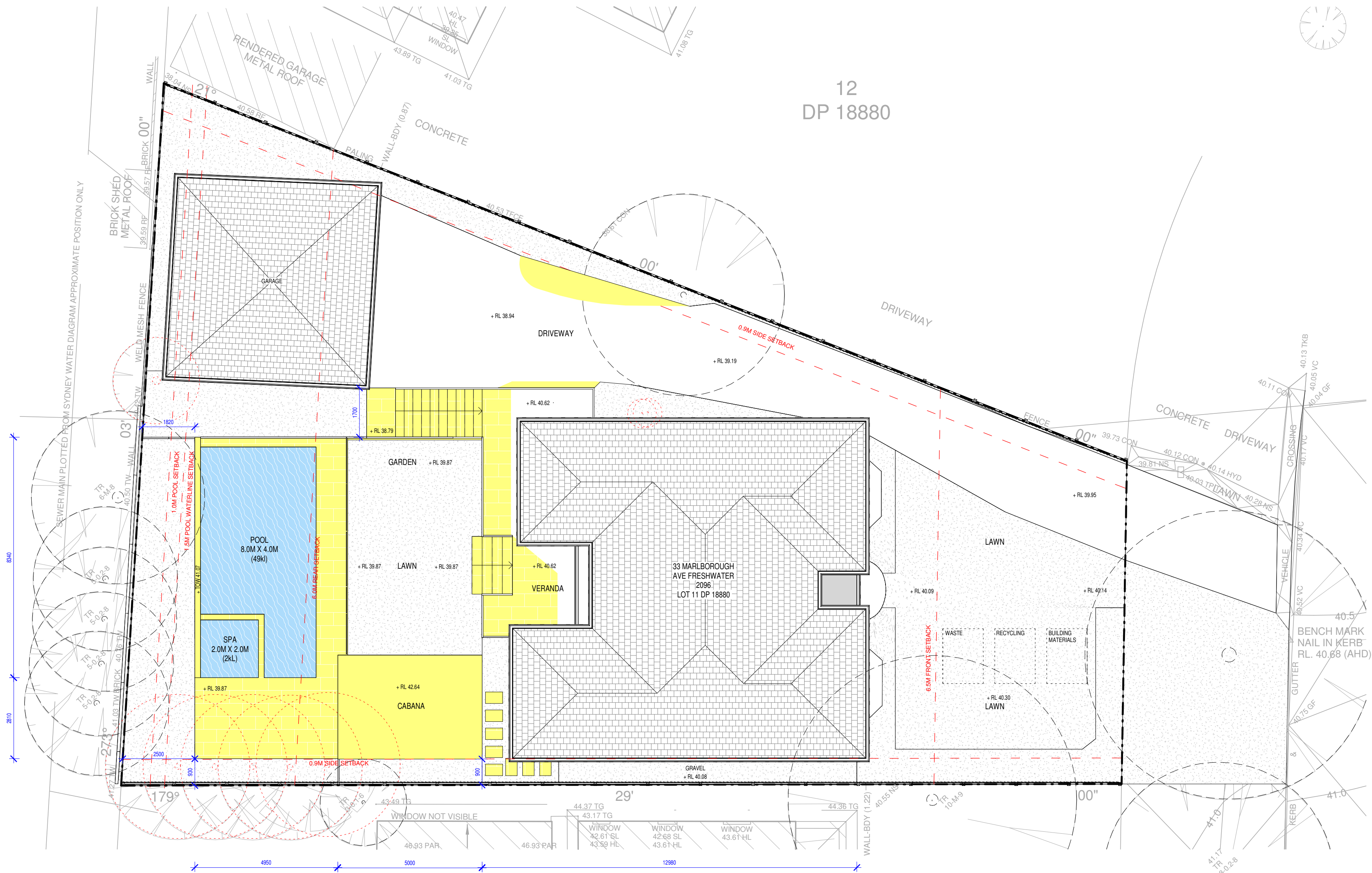


Residential Building & Landscaping
Quality Custom Renovations and Service

© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreeemtn between Beaches Groupt PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2096 NEW POOL AND CABANA	B A IS	07/04/2025 25/11/2024 DATE	DA REVISED DA COMMENTS	JOB NUM# XX	DRAWN BY AJ	CHK. BY TR	PAGE SIZE A2				
							PROJECT NAME 33 MARLBOROUGH AVE							SCALE 1:100
							DRAWING NAME COVERPAGE							DRAWING NUMBER A 00 -B
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL											



12
DP 18880

MARLBOROUGH AVENUE

- LEGEND**
- BOUNDARY
 - - - SETBACK
 - - - OVERHEAD
 - EXISTING
 - PROPOSED
 - NEW WORKS
 - LANDSCAPE
 - NATURAL GROUND

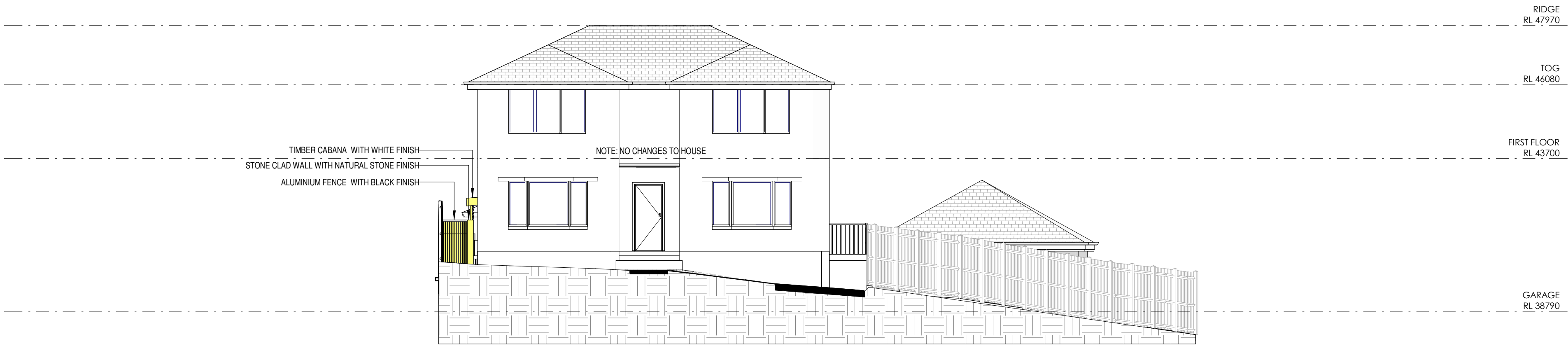


Residential Building & Landscaping
Quality Custom Renovations and Service

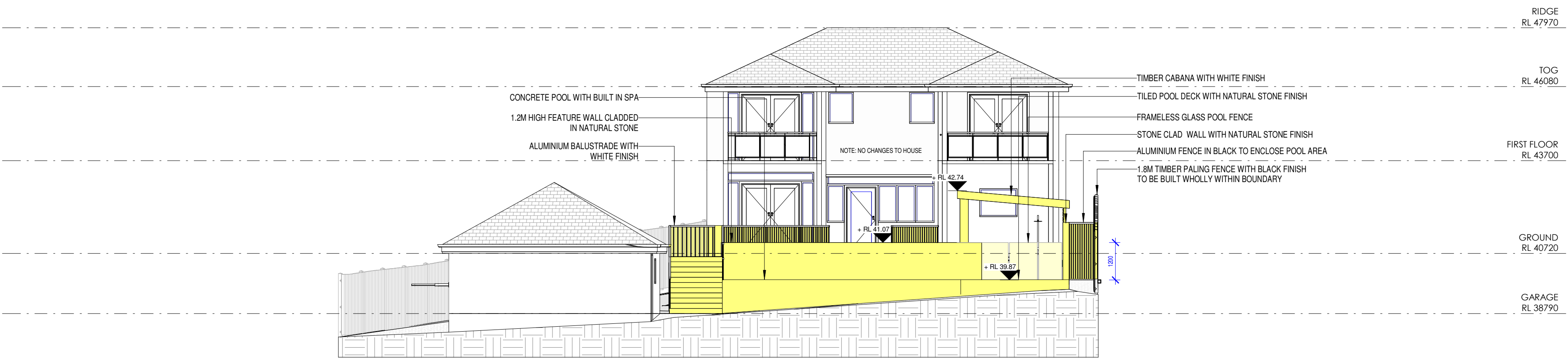
© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2096 NEW POOL AND CABANA	B A IS	07/04/2025 25/11/2024 DATE	DA DA COMMENTS	JOB NUM# XX PROJECT NAME 33 MARLBOROUGH AVE DRAWING NAME SITE & ROOF PLAN	CHK. BY TR SCALE 1:100 DRAWING NUMBER A 01 -B	PAGE SIZE A2
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL						

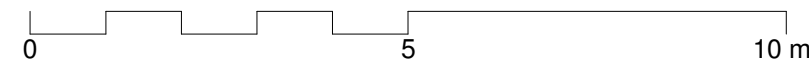


1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND

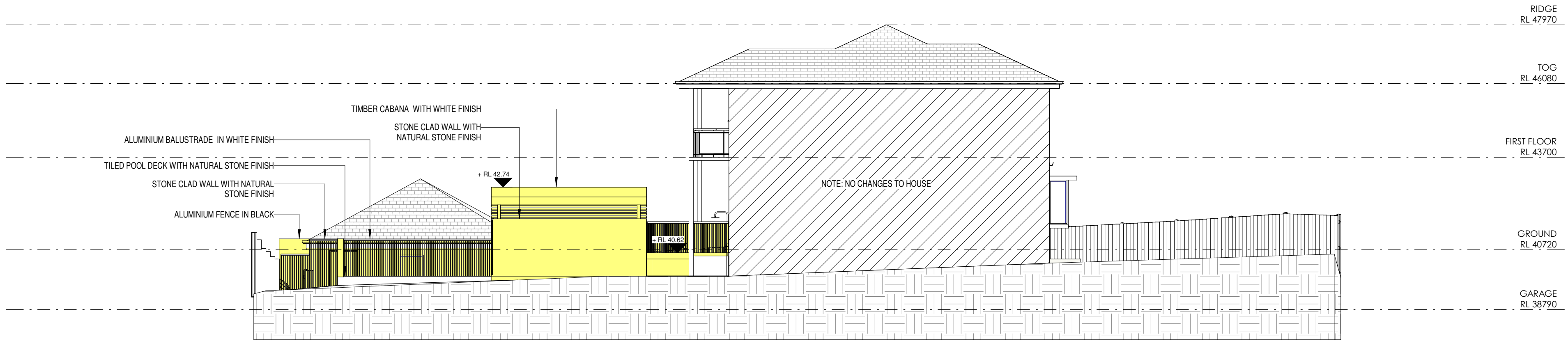


Residential Building & Landscaping
Quality Custom Renovations and Service

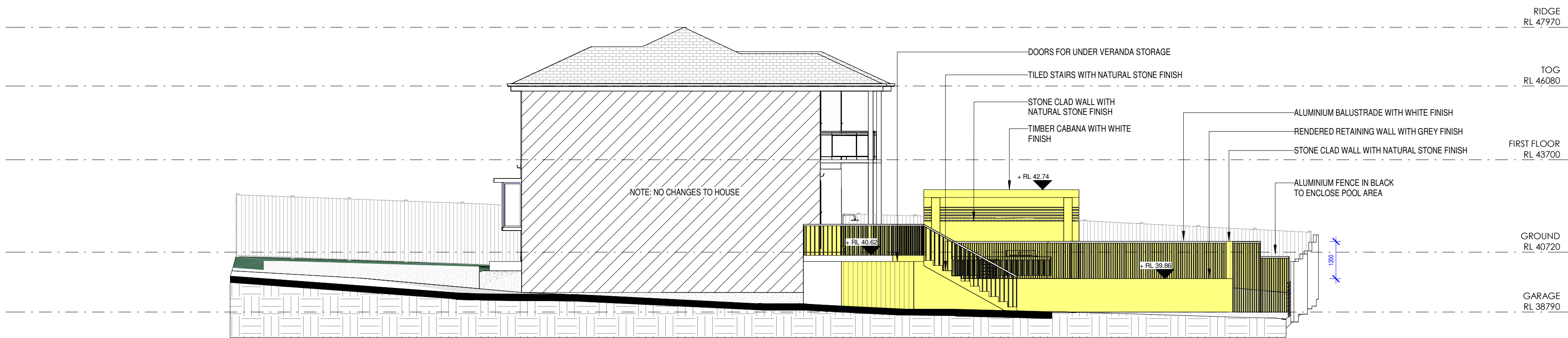
© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written argreemtn between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	B A IS	07/04/2025 25/11/2024 DATE	DA REVISED DA COMMENTS	JOB NUM #		DRAWN BY	CHK. BY	PAGE SIZE
							XX	AJ	TR	A2	
							PROJECT NAME 33 MARLBOROUGH AVE			SCALE 1:100	
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL				DRAWING NAME ELEVATIONS		DRAWING NUMBER A 10 -B		

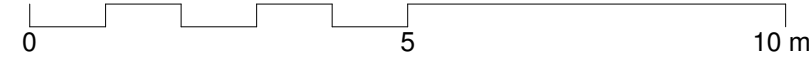


1 EAST ELEVATION
1 : 100

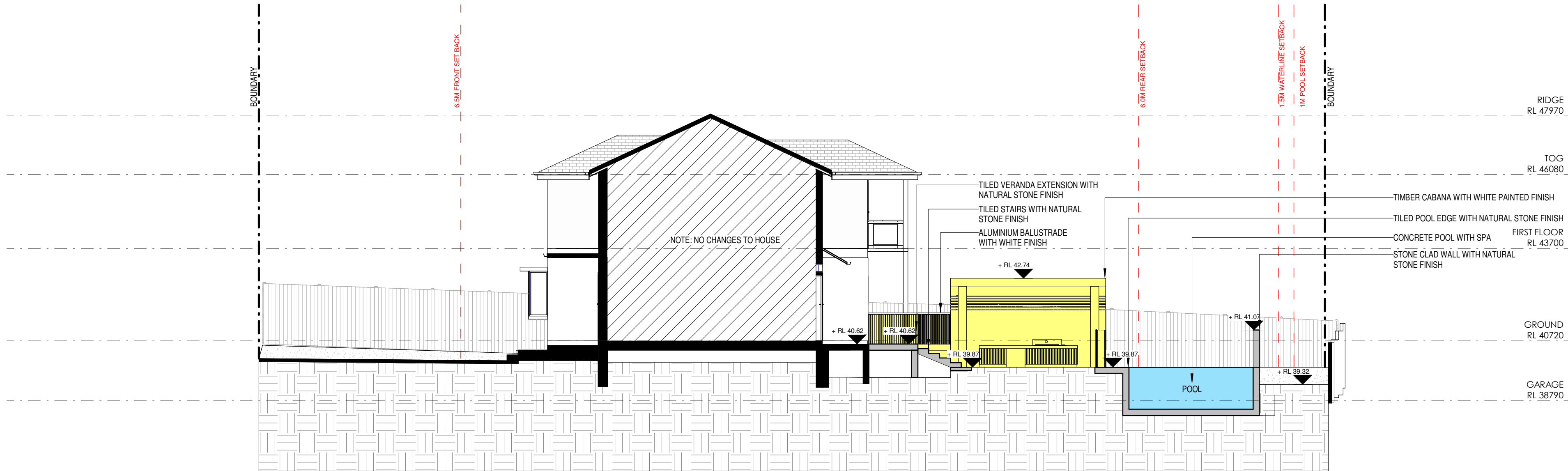


2 WEST ELEVATION
1 : 100

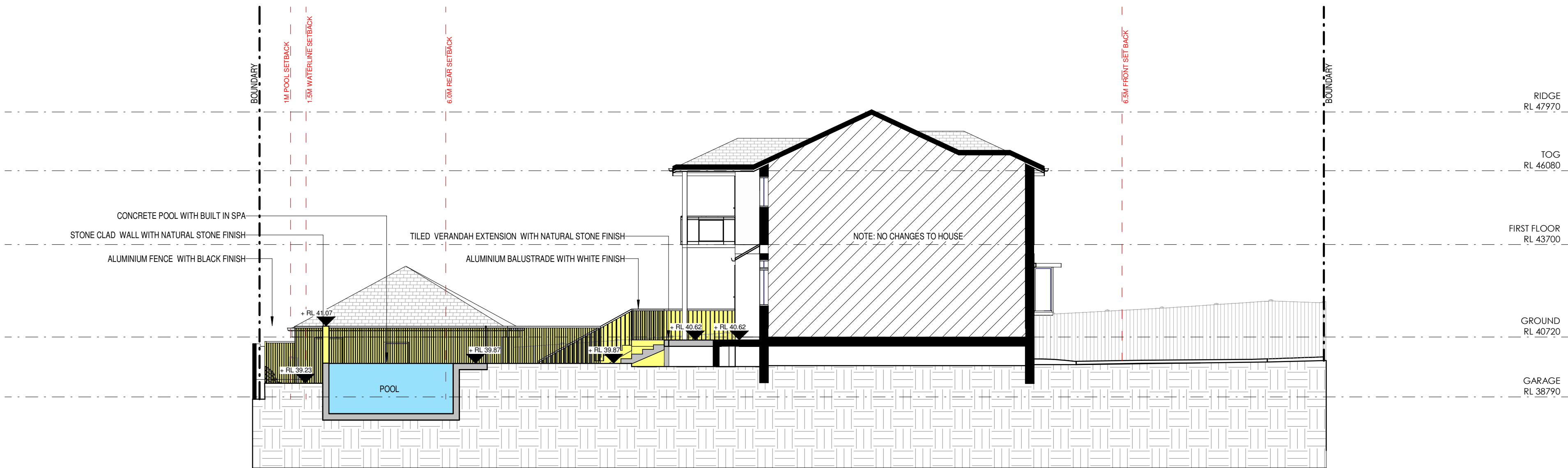
LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND



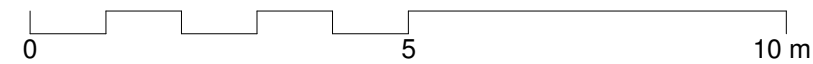
	Residential Building & Landscaping <i>Quality Custom Renovations and Service</i>	<p>© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreemtn between Beaches Group PTY LTD and the instructing party.</p> <p>The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.</p>	SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	<div><div>B07/04/2025DA REVISED</div><div>A25/11/2024DA</div><div>ISDATECOMMENTS</div></div>	JOB NUM# XX DRAWN BY AJ CHK. BY TR	PAGE SIZE A2
			ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL		PROJECT NAME 33 MARLBOROUGH AVE	SCALE 1:100
								DRAWING NAME ELEVATIONS	DRAWING NUMBER A 11 -B



1 Section 1
1 : 100



3 Section 2
1 : 100



LEGEND	
---	BOUNDARY
---	SETBACK
---	OVERHEAD
---	EXISTING
---	PROPOSED
---	NEW WORKS
---	LANDSCAPE
---	NATURAL GROUND

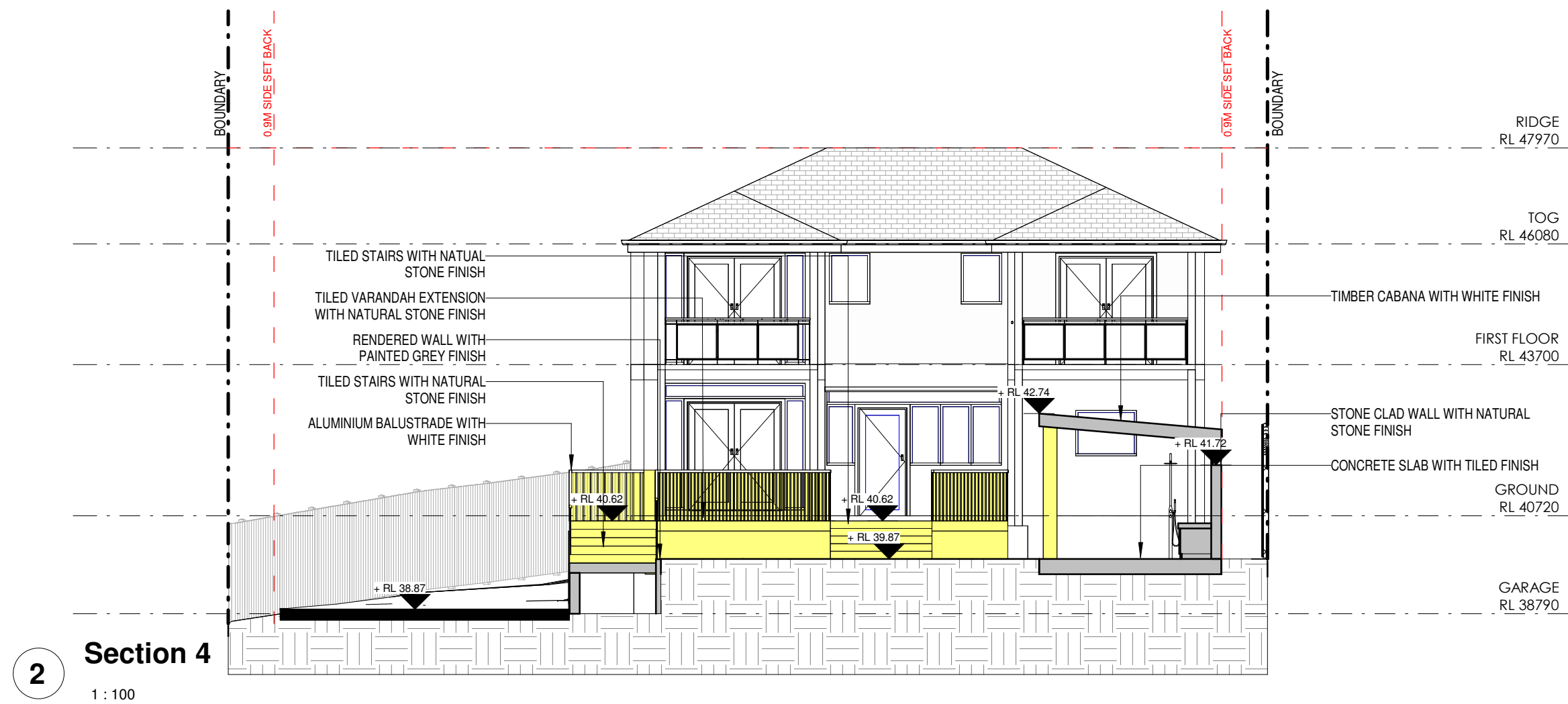
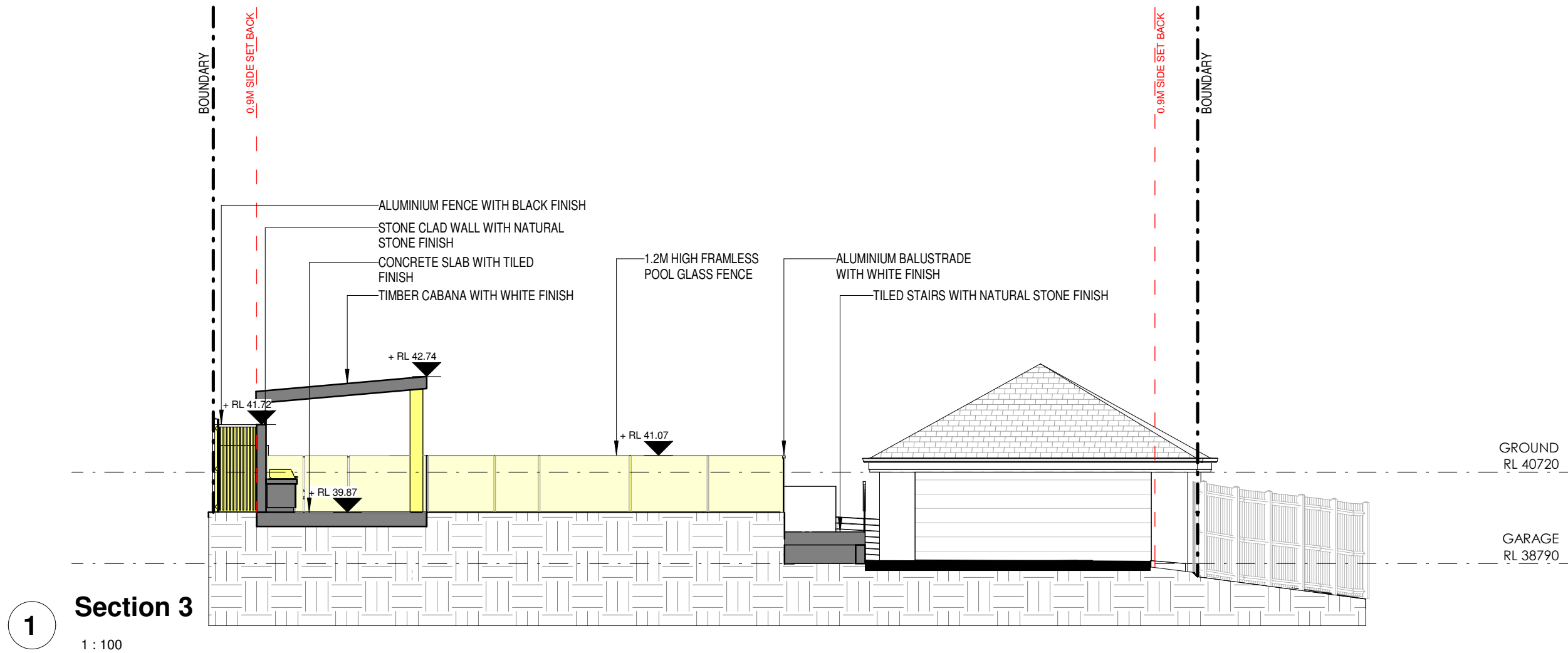


Residential Building & Landscaping
Quality Custom Renovations and Service

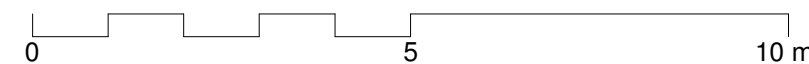
© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	B 07/04/2025 A 25/11/2024 IS DATE	DA REVISED DA COMMENTS	JOB NUM# XX	DRAWN BY AJ	CHK. BY TR	PAGE SIZE A2
						PROJECT NAME 33 MARLBOROUGH AVE			SCALE 1:100
						DRAWING NAME SECTIONS			DRAWING NUMBER A 20 -B
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL						



LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND



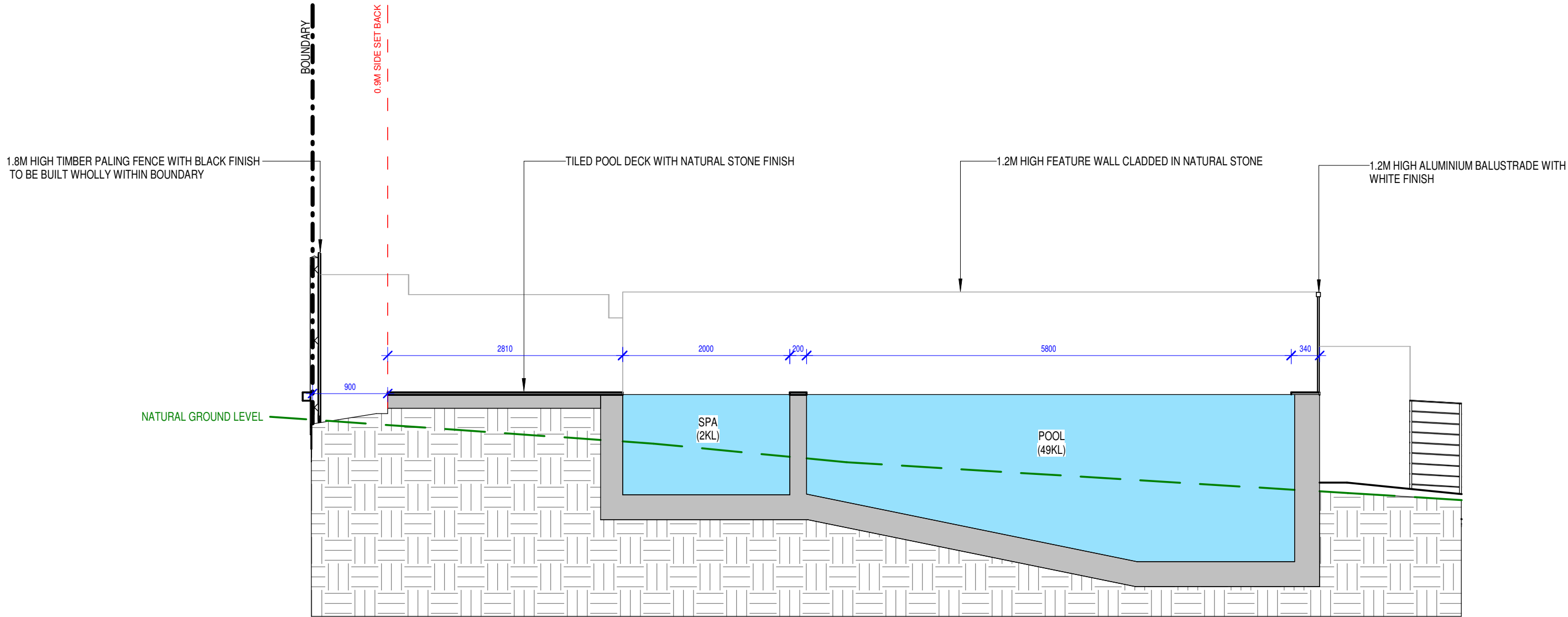
Residential Building & Landscaping

Quality Custom Renovations and Service

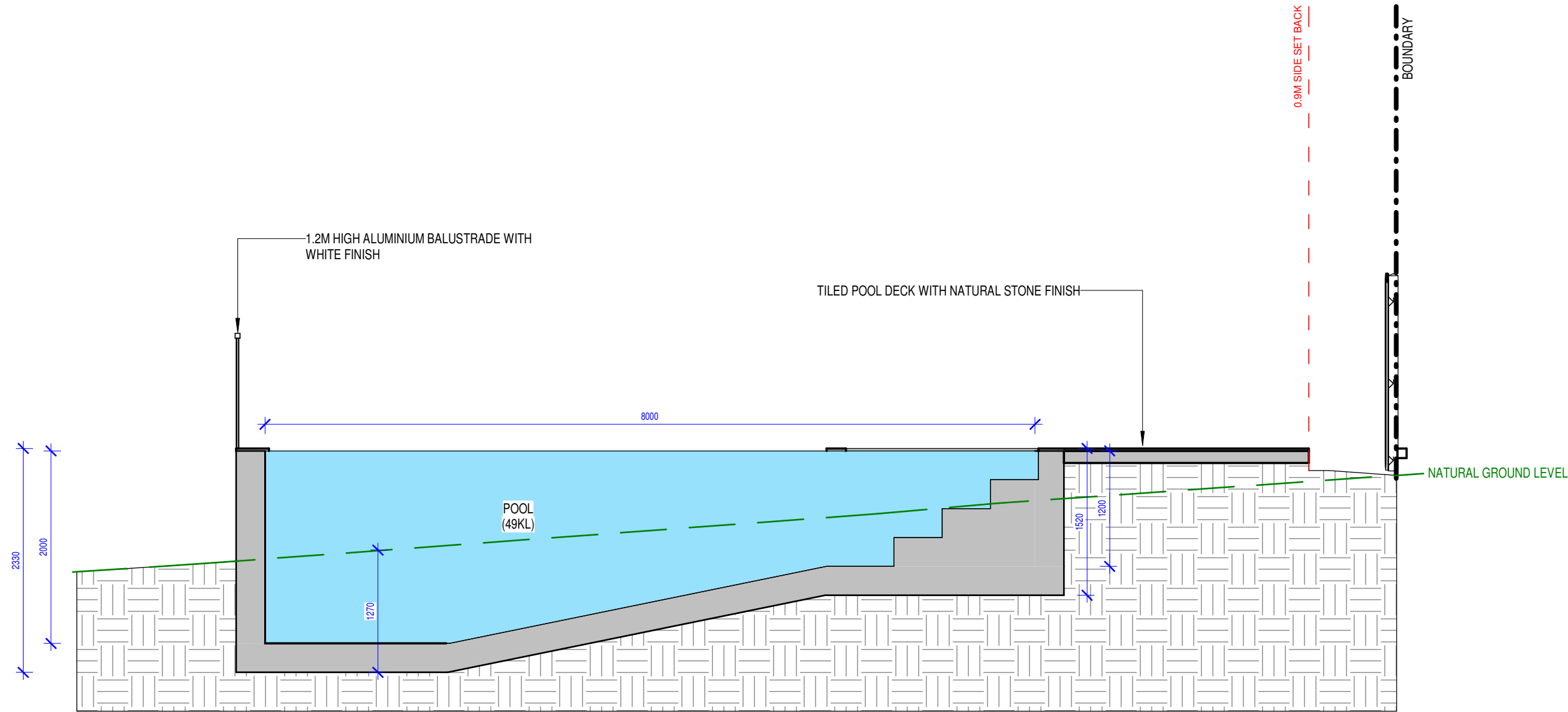
© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreemtn between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

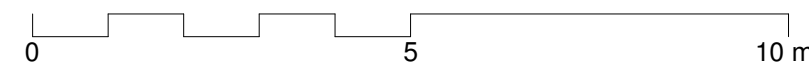
SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	CLIENT GREGORY AND MELINDA WILL	B A IS	07/04/2025 25/11/2024 DATE	DA REVISED DA COMMENTS	JOB NUM# XX PROJECT NAME 33 MARLBOROUGH AVE DRAWING NAME SECTIONS	DRAWN BY AJ CHK. BY TR	PAGE SIZE A2 SCALE 1:100 DRAWING NUMBER A 21 -B
---	---	------------------------------------	---	---	--------------	----------------------------------	------------------------------	--	---------------------------------	--



1 Section 5
1 : 50



2 Section 6
1 : 50



LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND

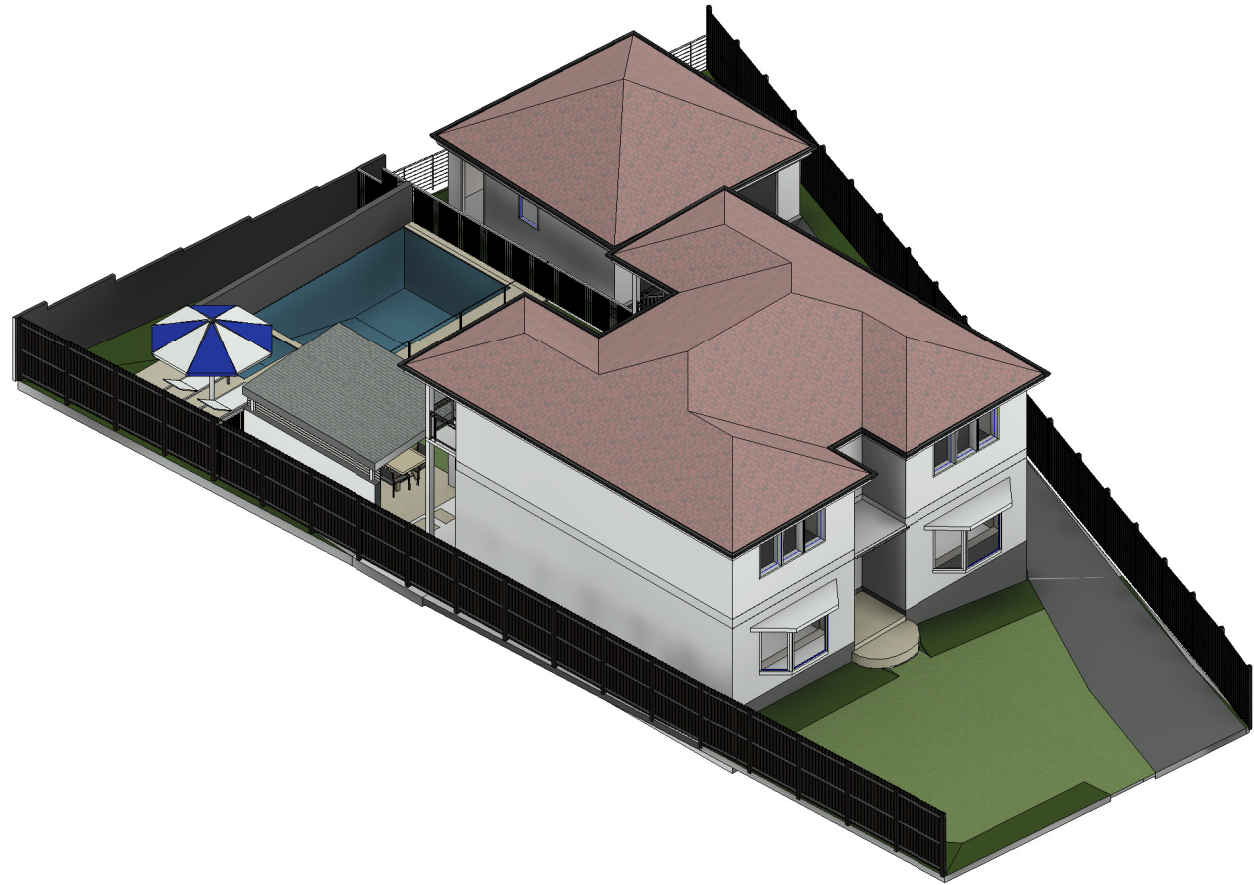


Residential Building & Landscaping
Quality Custom Renovations and Service

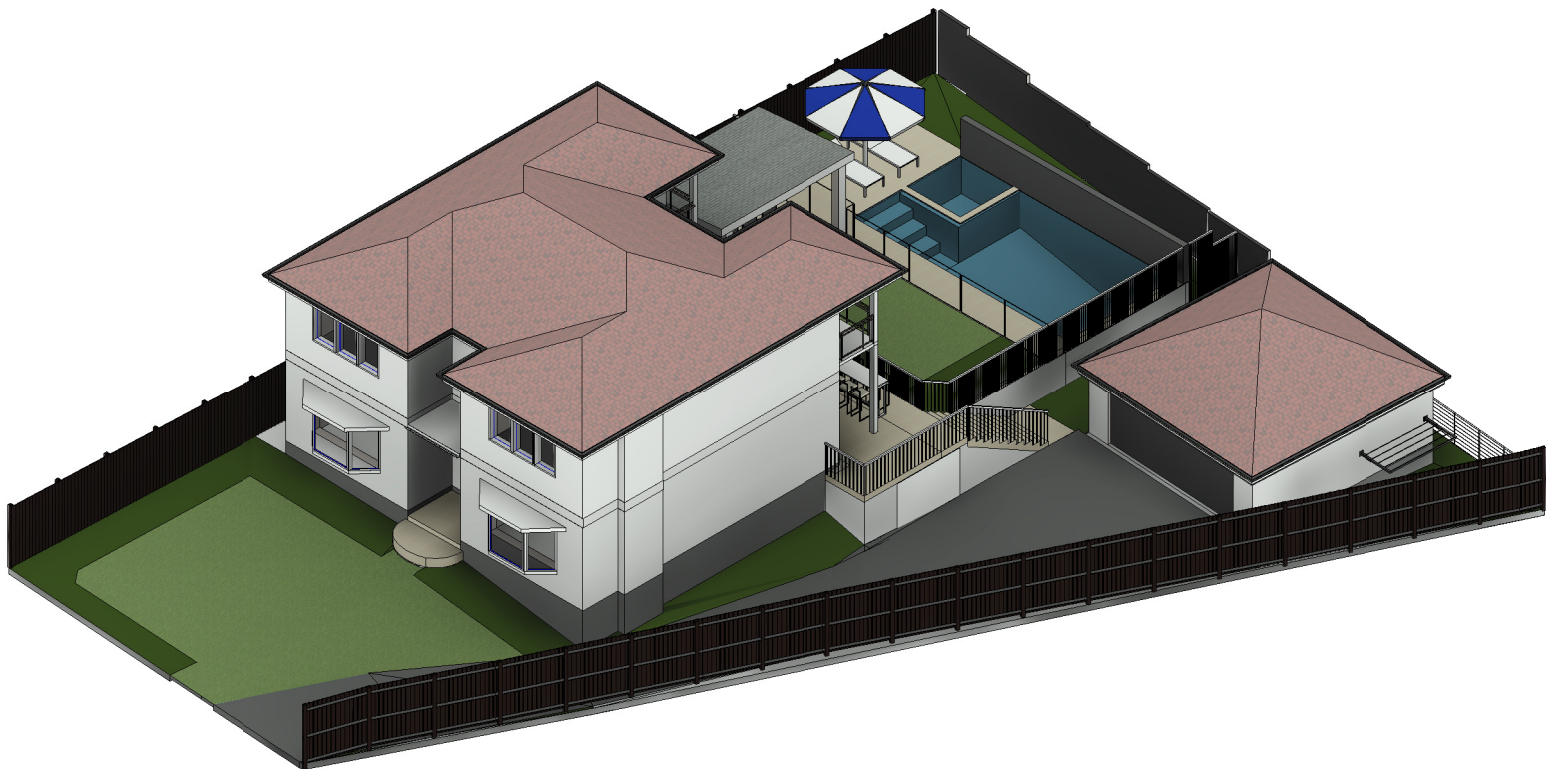
© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreemtn between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

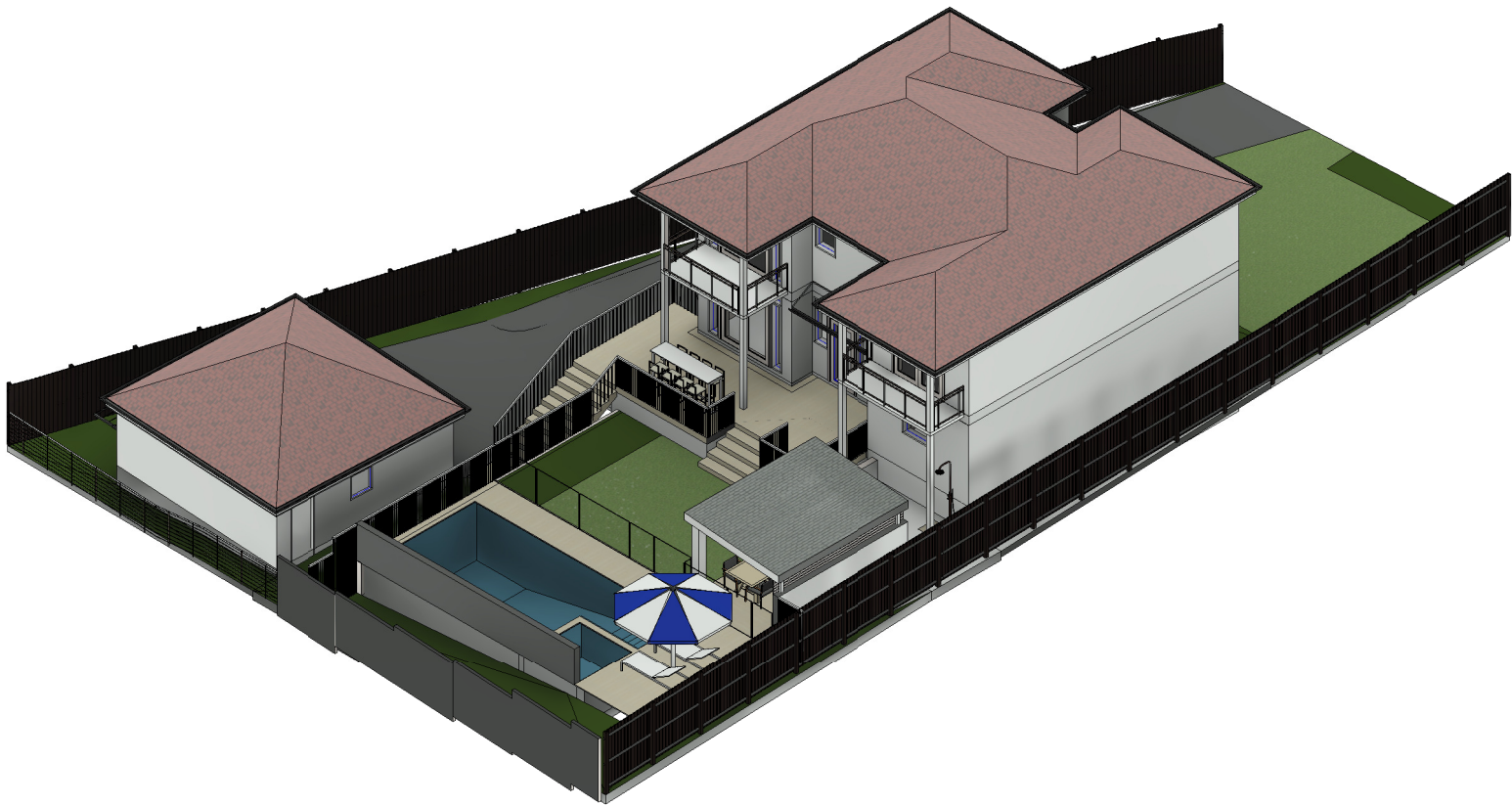
SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	B 07/04/2025 A 25/11/2024 IS DATE	DA REVISED DA COMMENTS	JOB NUM# XX	DRAWN BY AJ	CHK. BY TR	PAGE SIZE A2
						PROJECT NAME 33 MARLBOROUGH AVE			SCALE 1:100
						DRAWING NAME POOL SECTIONS			DRAWING NUMBER A 22 -B
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL						



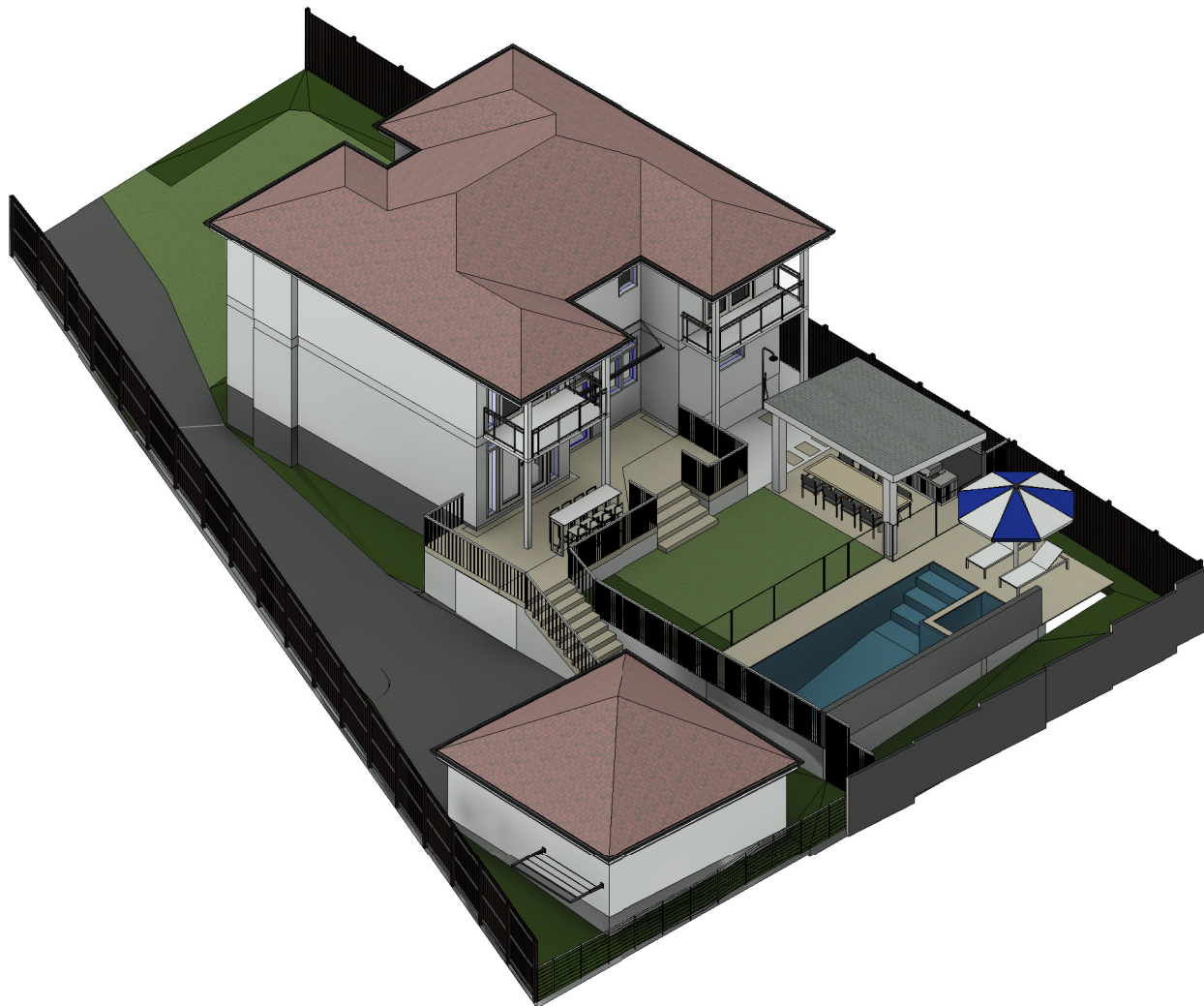
1 3D NORTH EAST



2 3D NORTH WEST



3 3D SOUTH EAST



4 3D SOUTH WEST

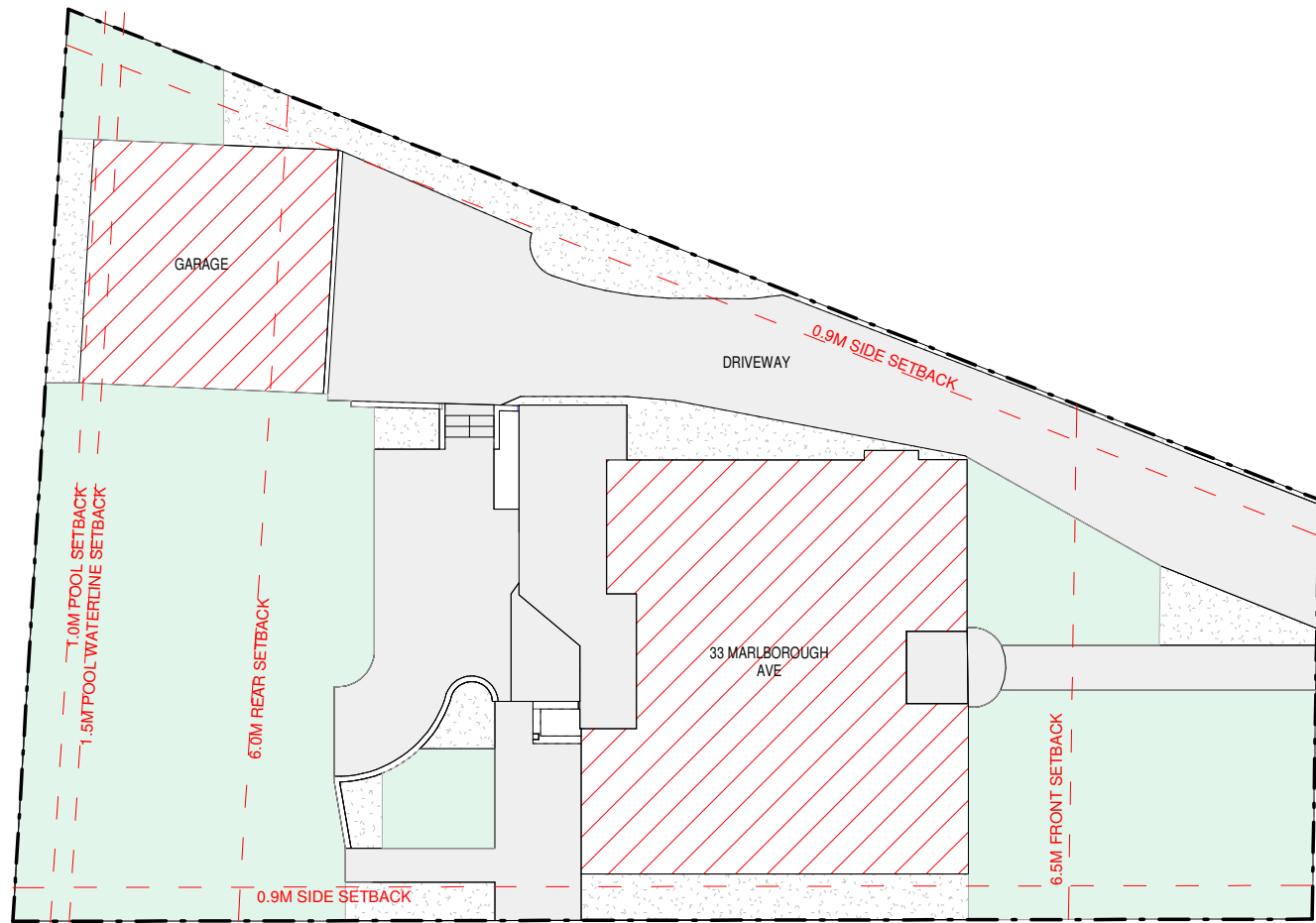


Residential Building & Landscaping
Quality Custom Renovations and Service

© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreemetrn between Beaches Groupt PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

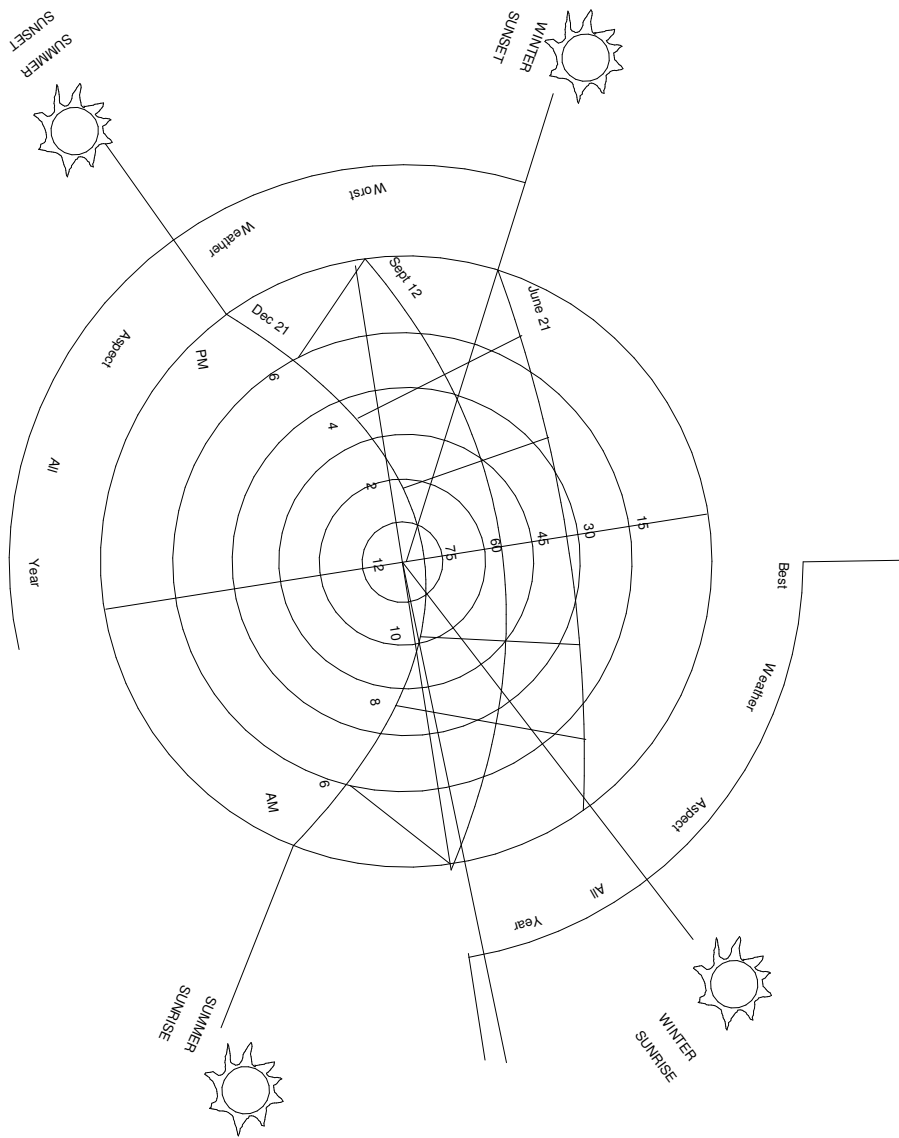
SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	B 07/04/2025 DA REVISED A 25/11/2024 DA IS DATE COMMENTS	JOB NUM# DRAWN BY CHK. BY PAGE SIZE XX AJ TR A2 PROJECT NAME 33 MARLBOROUGH AVE SCALE 1:100 DRAWING NAME PROPOSED 3D DRAWING NUMBER A 100 -B
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL		



1 GROUND EXISTING
1 : 200



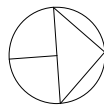
2 GROUND PROPOSED
1 : 200



SITE ANALYSIS

SITE AREA	609.6 M2
ZONE	R2
(EX) FLOOR AREA	N/A
(PRO) FLOOR AREA	N/A
(EX) FLOOR SPACE RATIO	N/A
(PRO) FLOOR SPACE RATIO	N/A
LANDSCAPE 40% REQ	243 M2 = 40%
(EX) LANDSCAPE	217 M2 = 35%
(PRO) LANDSCAPE	217 M2 = 35%
SETBACKS	
- (EX) FRONT	UNCHANGED
- (PRO) FRONT	UNCHANGED
- (EX) SIDE	UNCHANGED
- (PRO) SIDE	UNCHANGED
- (EX) REAR	UNCHANGED
- (PRO) REAR	UNCHANGED
- MAX HEIGHT	N/A

LEGEND	
	BOUNDARY
	SETBACK
	BUILDING FOOTPRINT
	HARD PAVING
	LANDSCAPE
	LANDSCAPE OPEN SPACE



Residential Building & Landscaping
Quality Custom Renovations and Service

© 2023 Beaches Group PTY LTD ABN 38 629 811 856 All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photography) without the written permission of Beaches Group PTY LTD. Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreemtn between Beaches Group PTY LTD and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Designer prior to commencing work. Do no scale this drawing. All figured dimensions are to be checked on site prior to the commencement of construction. Finished ground levels on the plan are subject to site conditions.

SURVEYOR CMS SURVEYORS (02) 9971 4802 INFO@CMSURVEYORS.COM.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING	ARBORIST NATURALLY TREES	PROJECT 33 MARLBOROUGH AVENUE, FRESHWATER, NSW, 2076 NEW POOL AND CABANA	B A IS	07/04/2025 25/11/2024 DATE	DA REVISED DA COMMENTS	JOB NUM# DRAWN BY		CHK. BY	PAGE SIZE
							XX	AJ	TR	A2
							PROJECT NAME 33 MARLBOROUGH AVE			SCALE 1:100
ENGINEER TLA ENGINEERS	GEOTECH ASCENT GEO		CLIENT GREGORY AND MELINDA WILL				DRAWING NAME SITE ANALYSIS		DRAWING NUMBER A 200 -B	