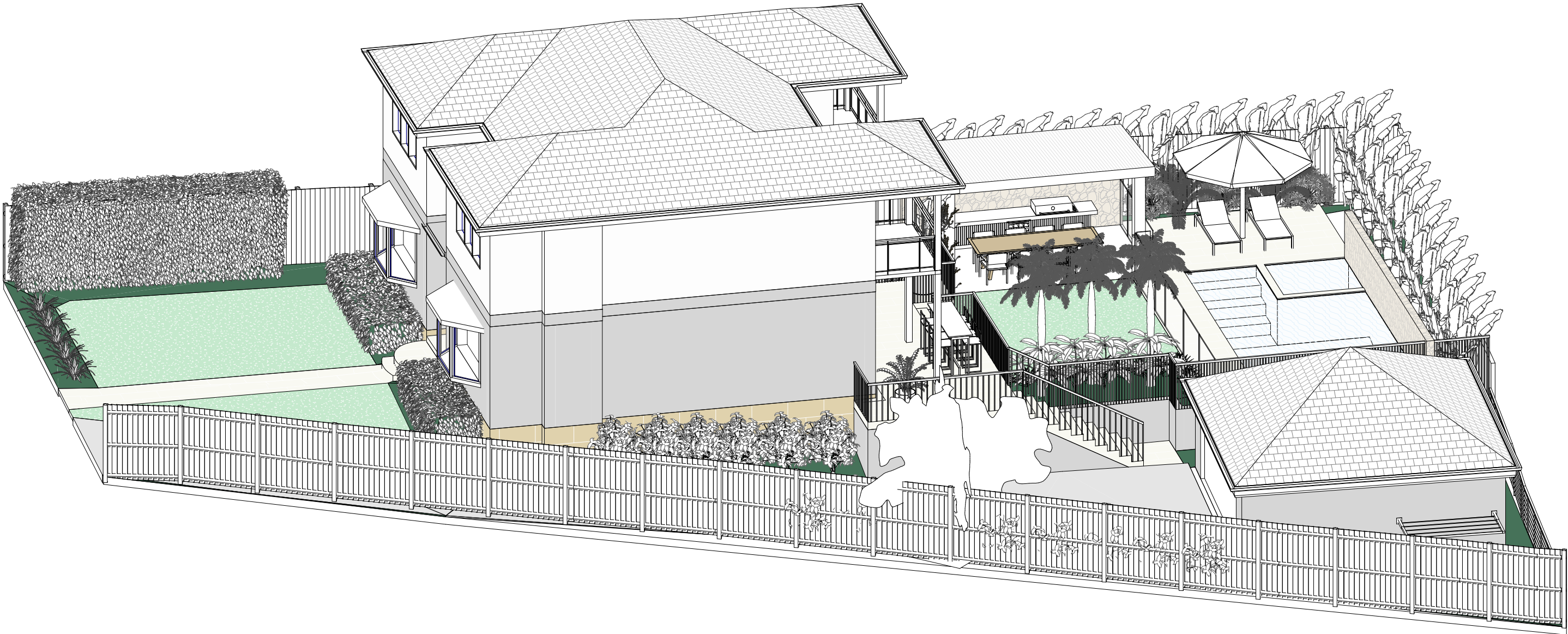


33 MARLBOROUGH AVENUE,
FRESHWATER, NSW, 2096

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.		✓	



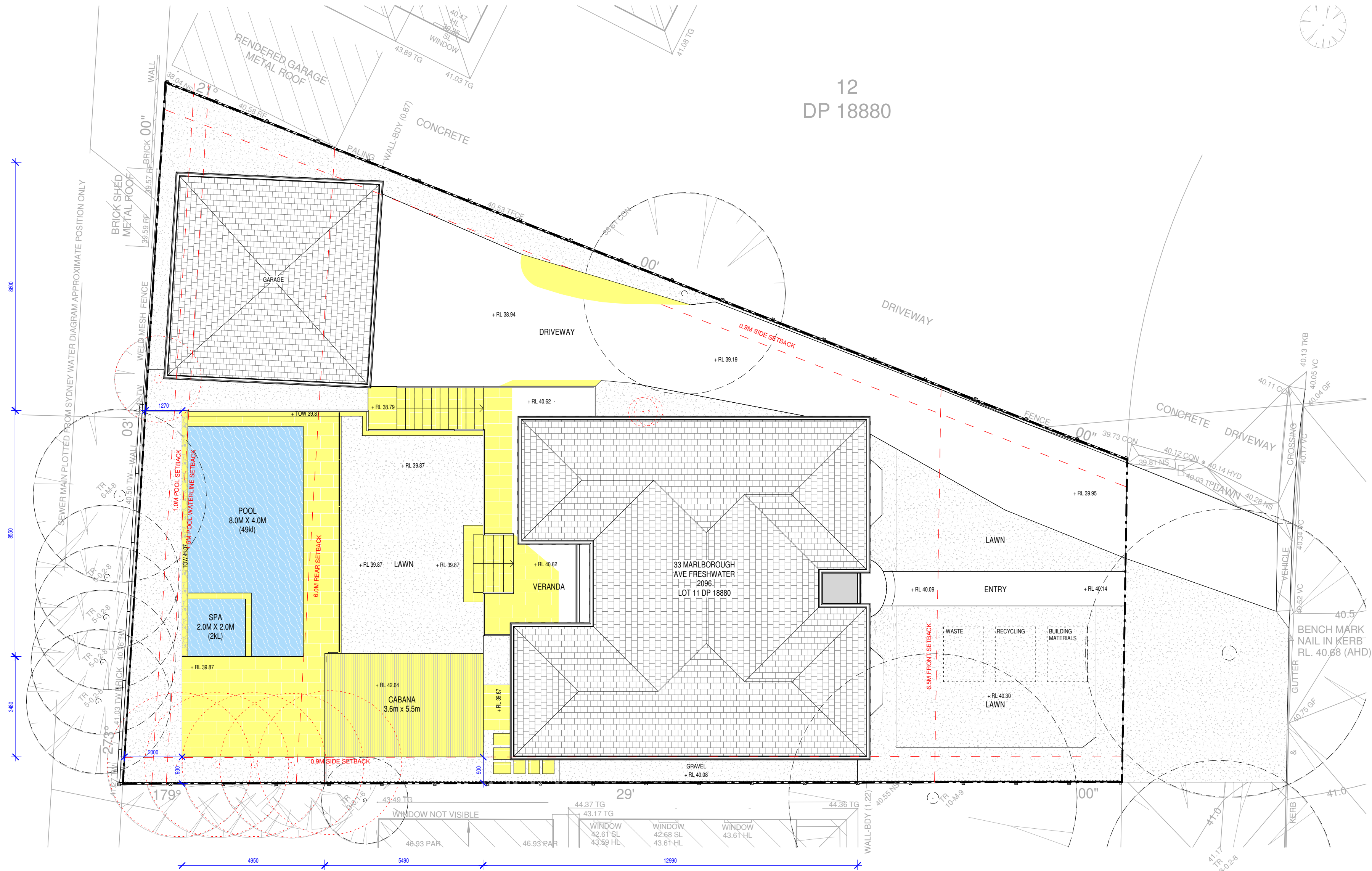
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			CLIENT GREGORY AND MELINDA WILL	A	25/11/2024	DA				
				IS	DATE	COMMENTS				

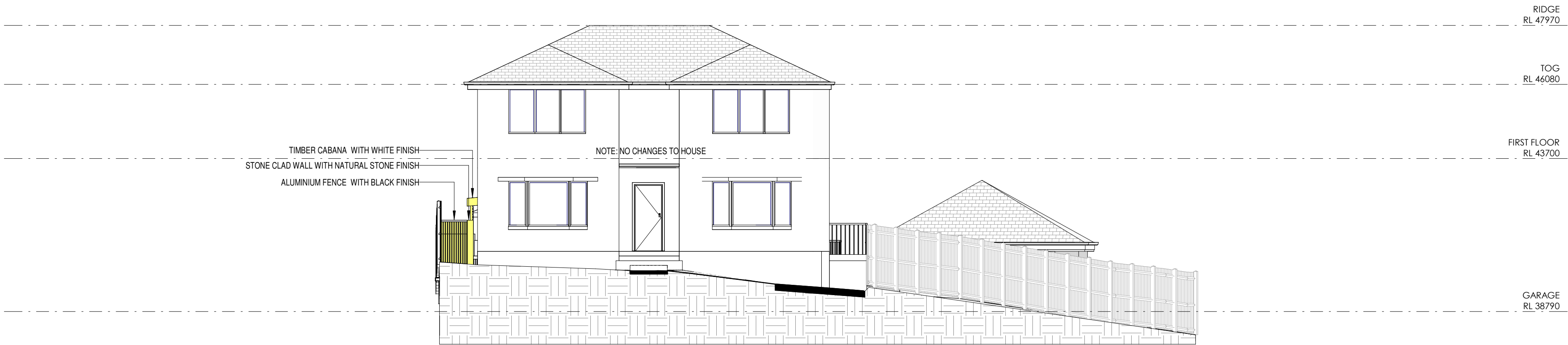


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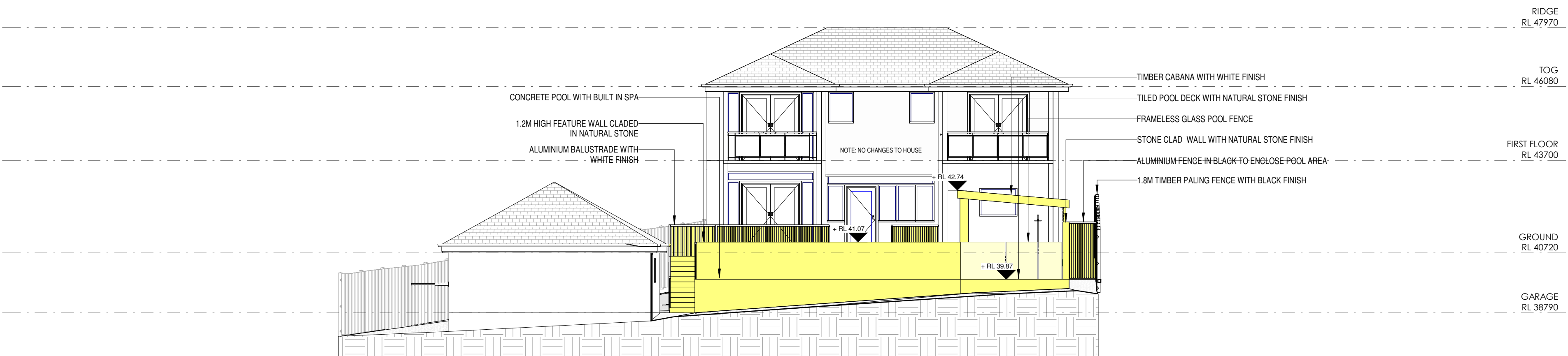
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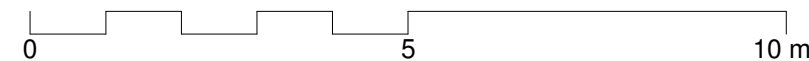


1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND

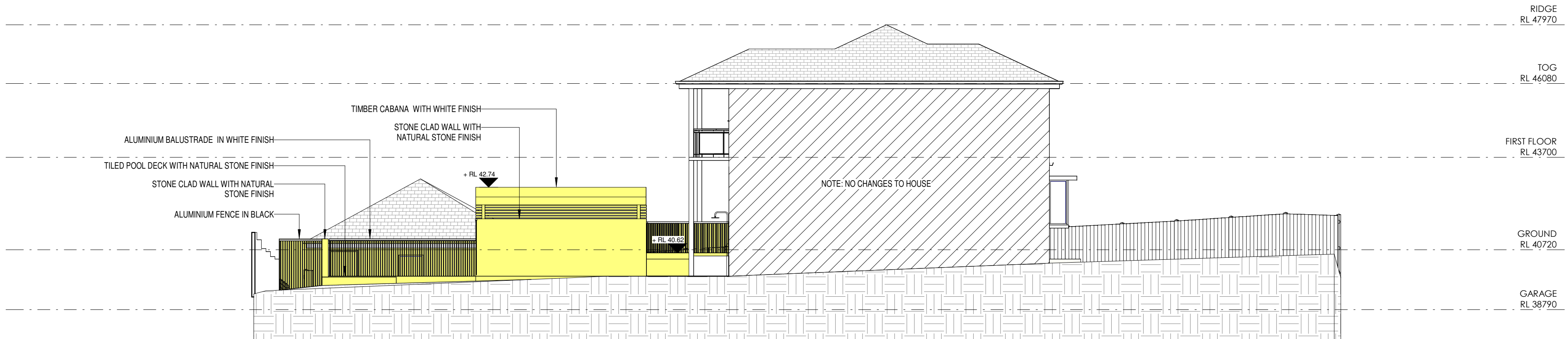


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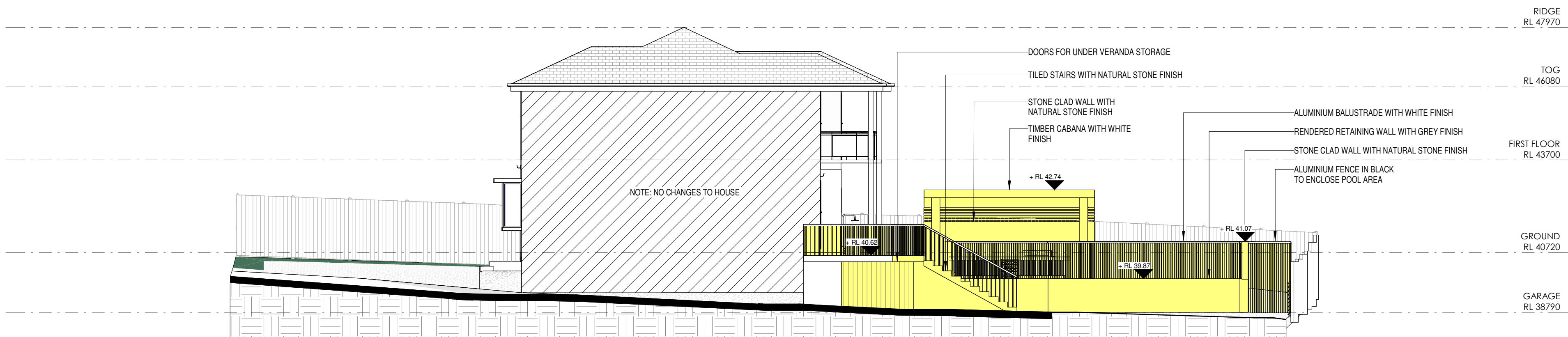
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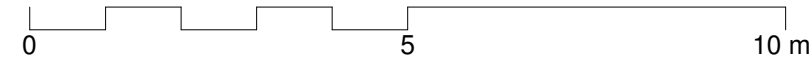


1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND

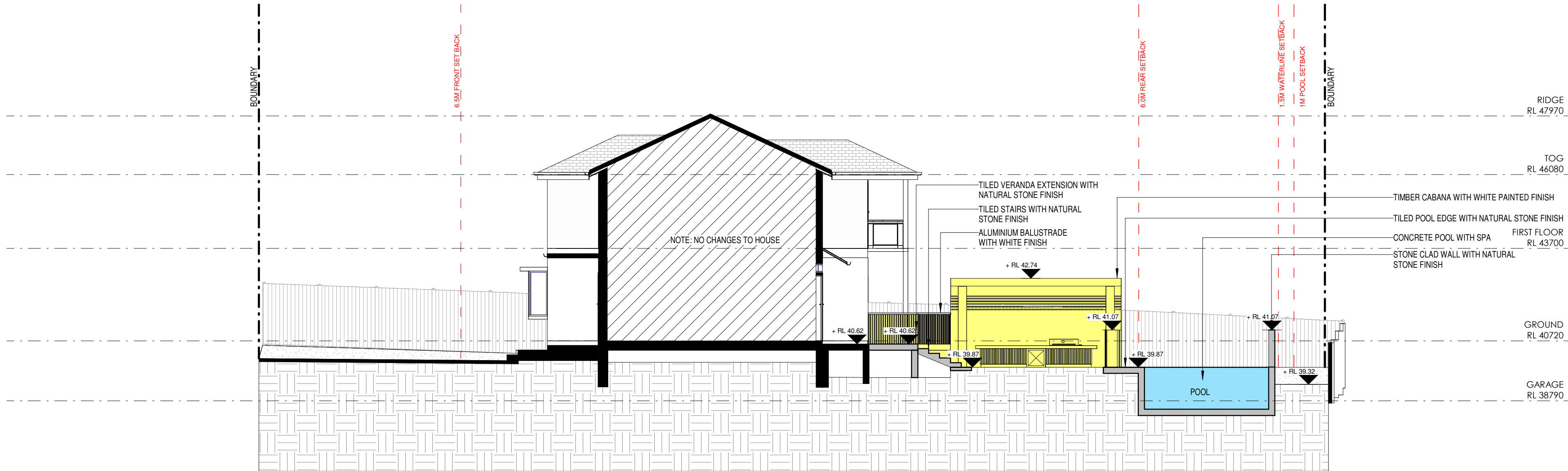


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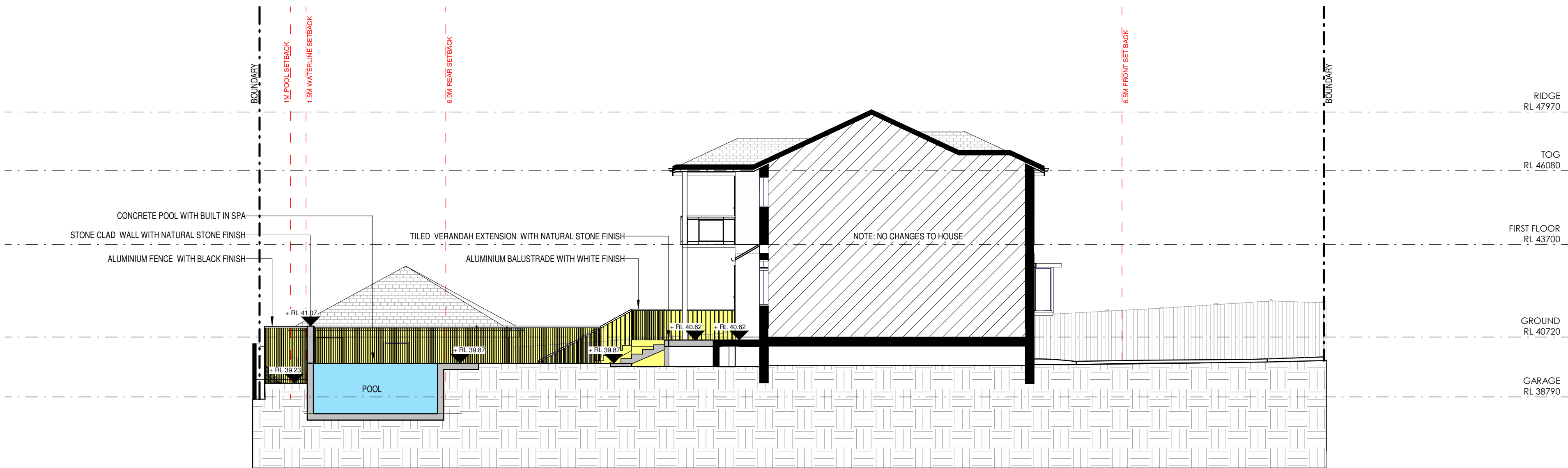
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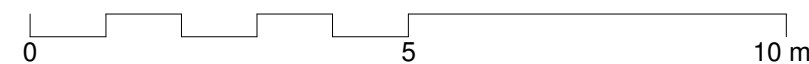


1 Section 1
1 : 100



3 Section 2
1 : 100

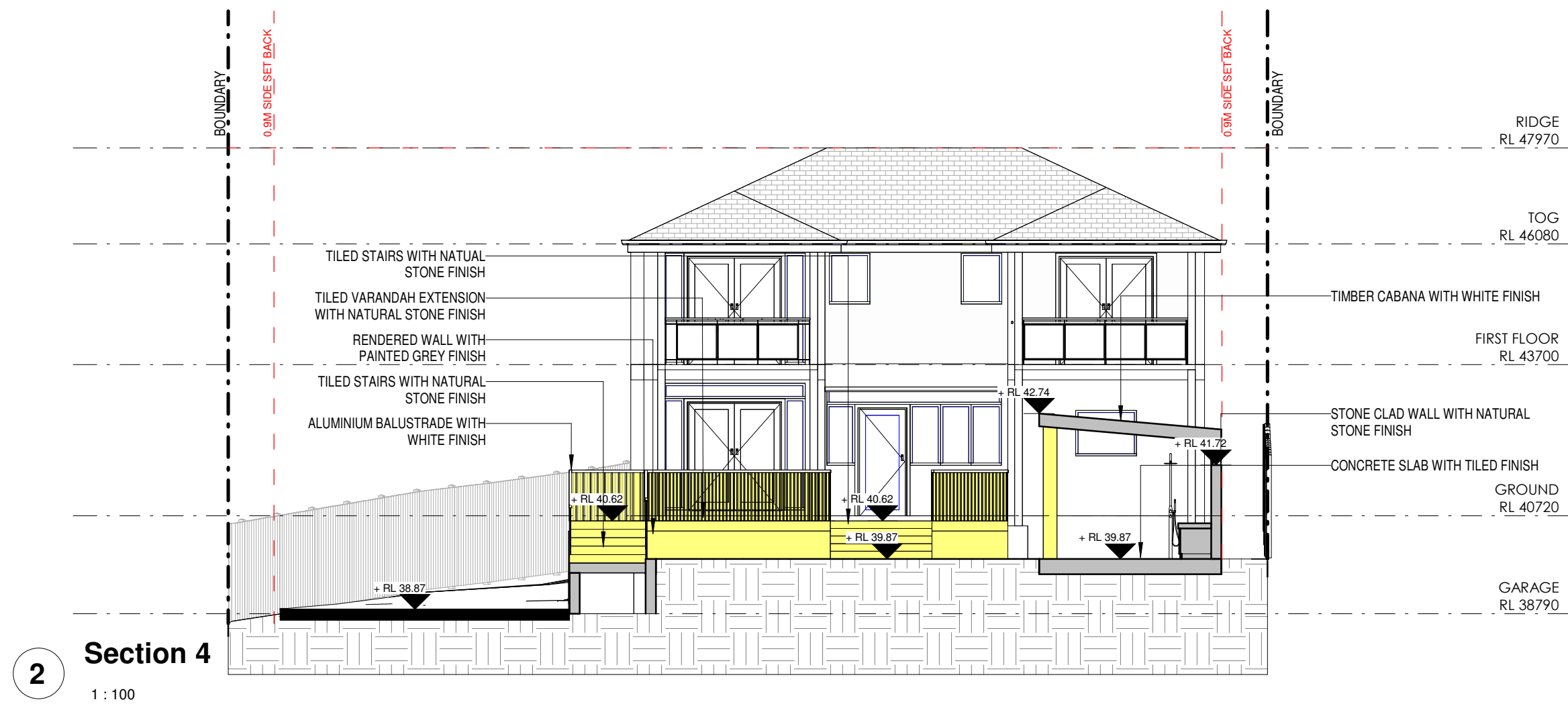
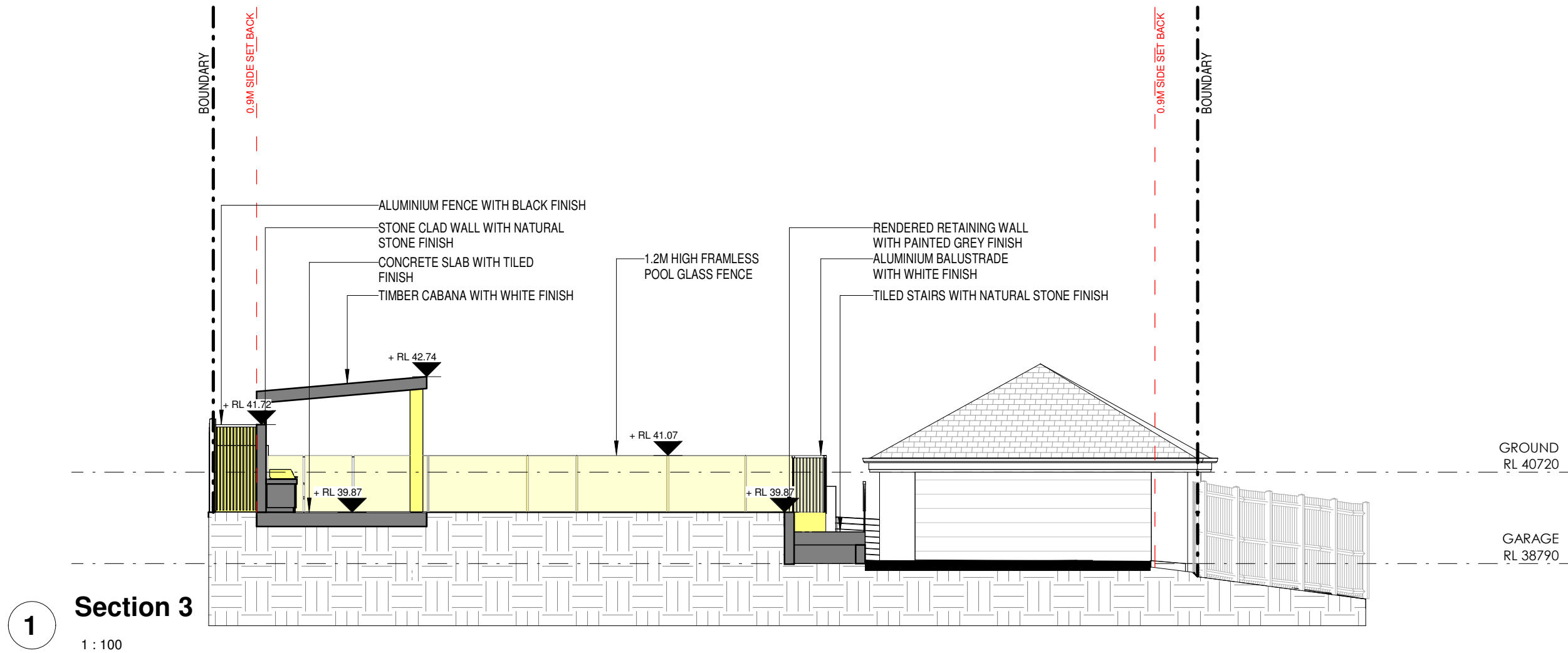
LEGEND	
---	BOUNDARY
---	SETBACK
---	OVERHEAD
---	EXISTING
---	PROPOSED
---	NEW WORKS
---	LANDSCAPE
---	NATURAL GROUND



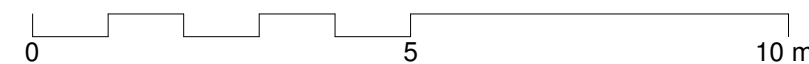
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							SECTIONS		A 20 -A	
				A	25/11/2024	DA				
				IS	DATE	COMMENTS				



LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND



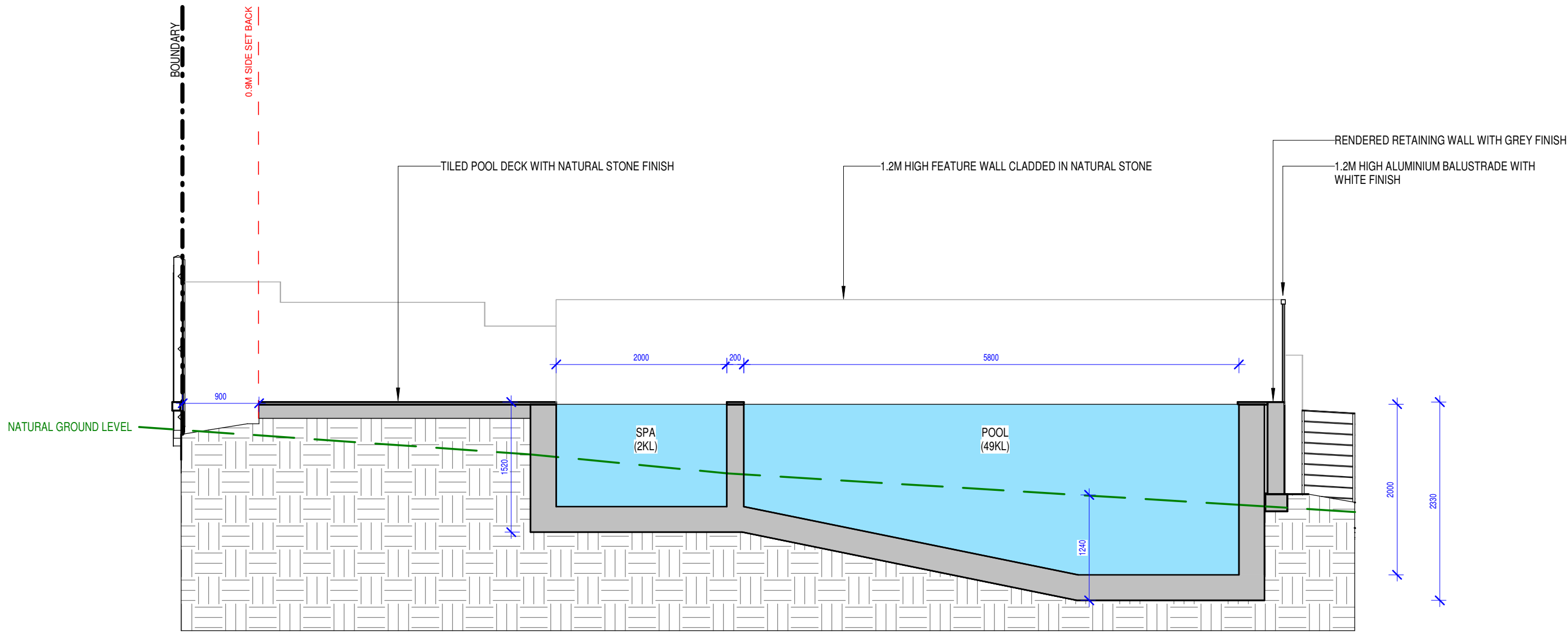
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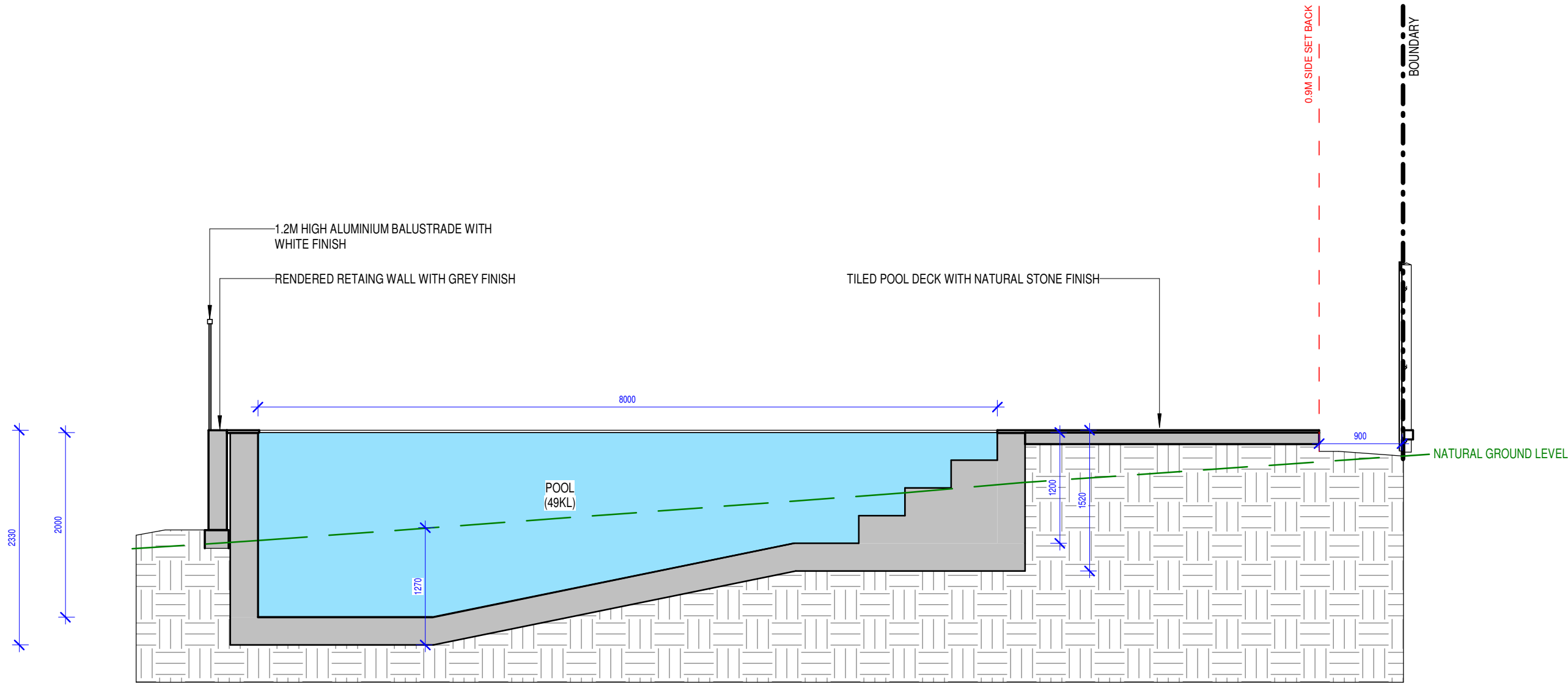
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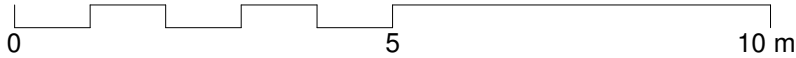


1 Section 5
1 : 50



2 Section 6
1 : 50

LEGEND	
	BOUNDARY
	SETBACK
	OVERHEAD
	EXISTING
	PROPOSED
	NEW WORKS
	LANDSCAPE
	NATURAL GROUND

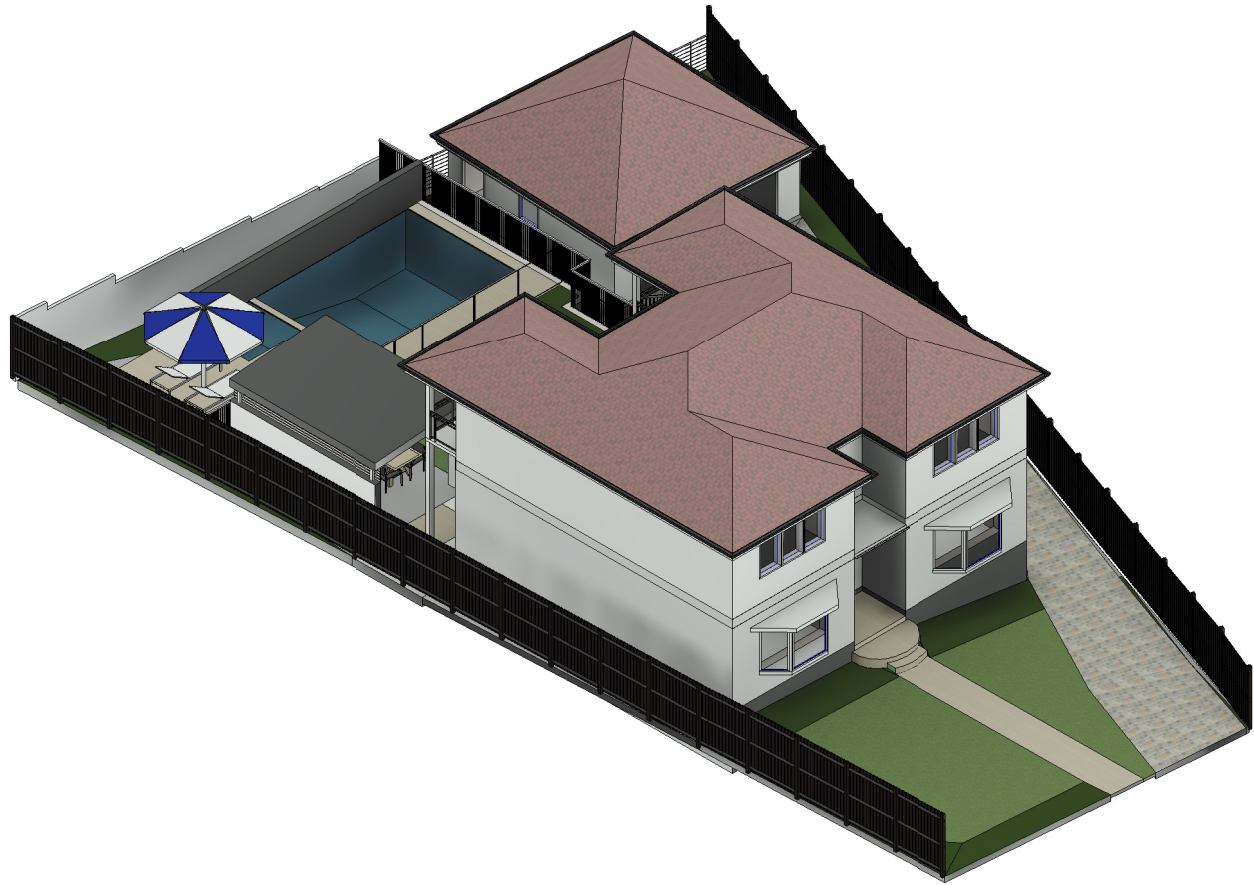


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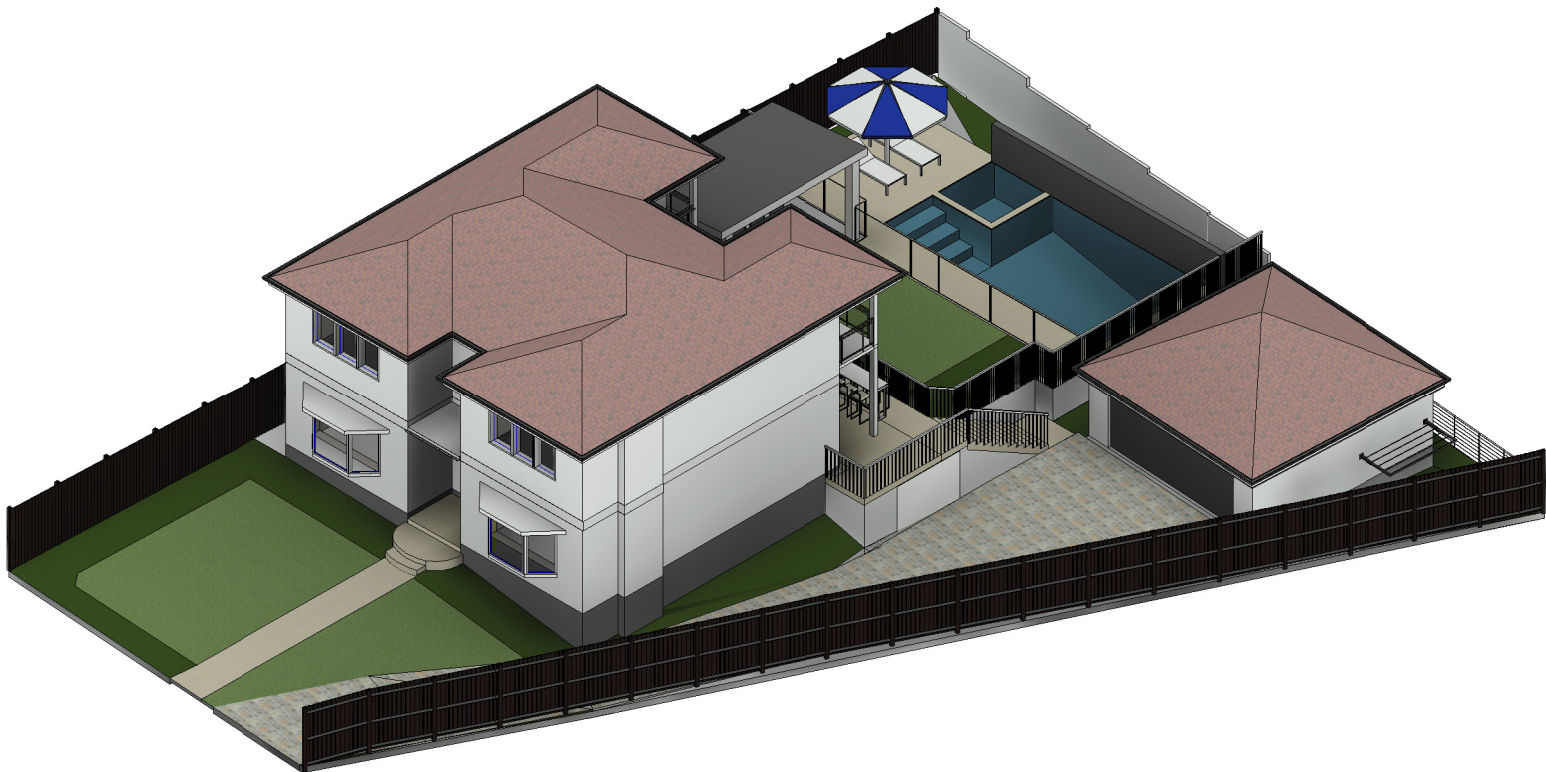
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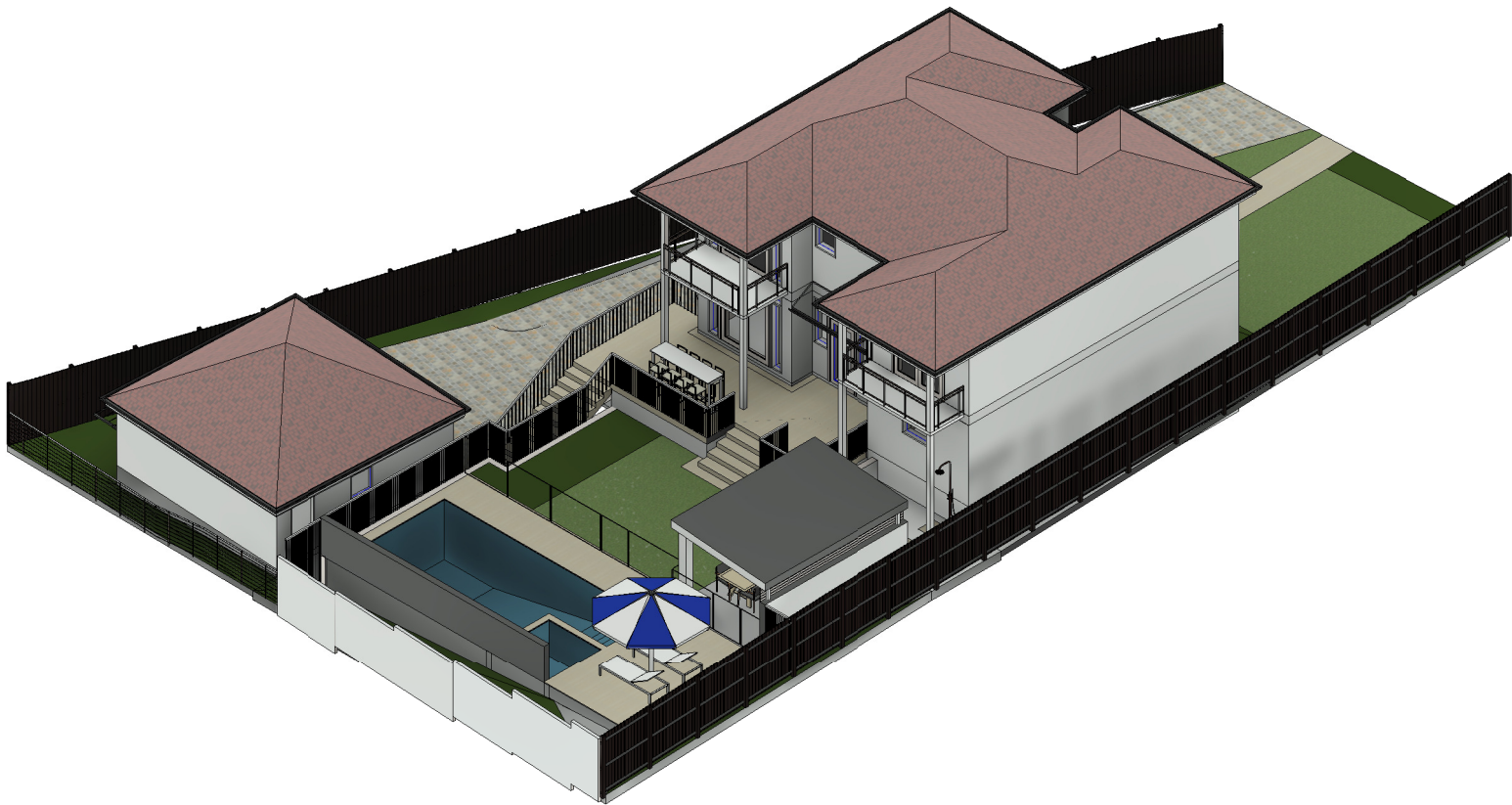
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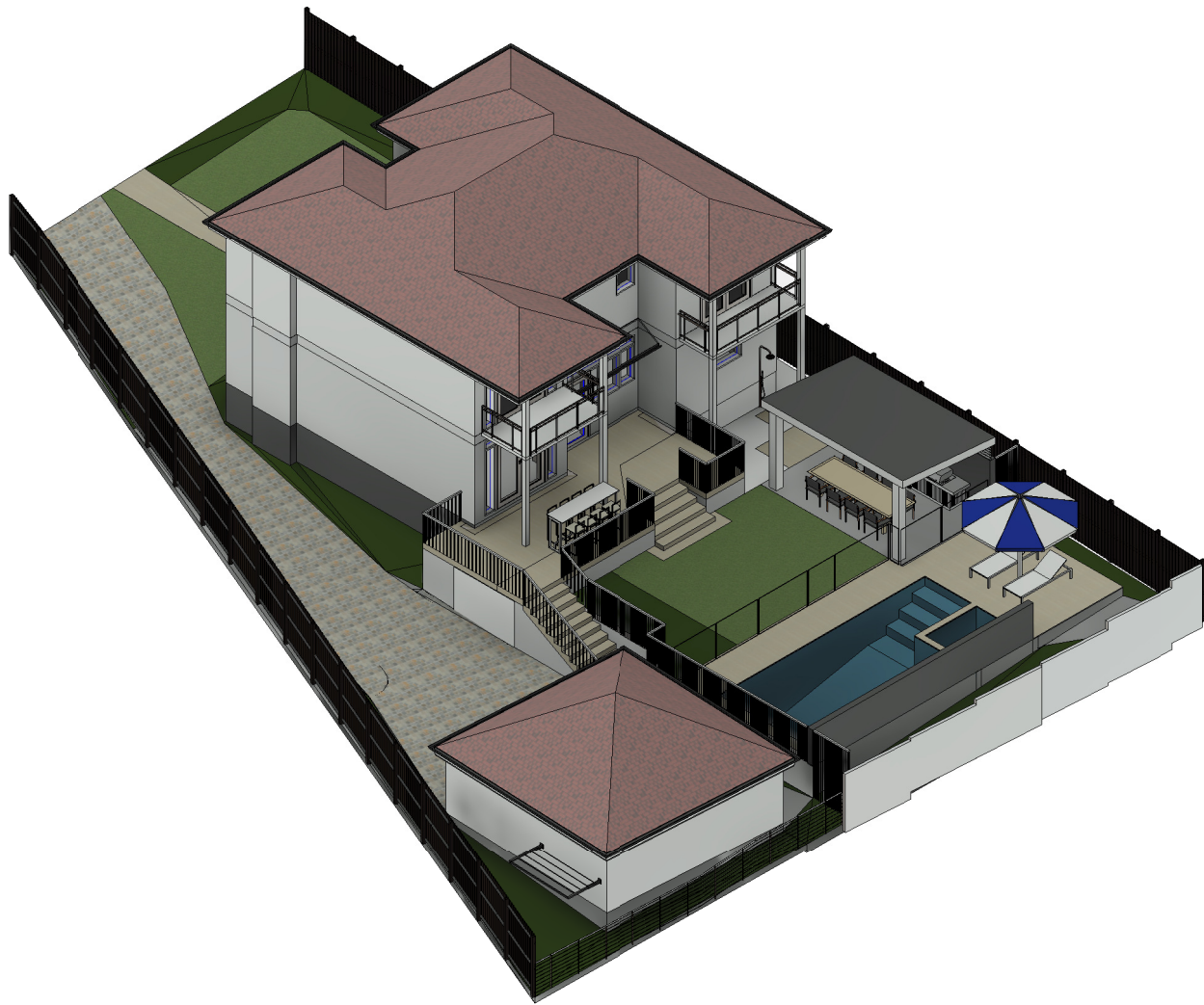
1 3D NORTH EAST



2 3D NORTH WEST



3 3D SOUTH EAST



4 3D SOUTH WEST

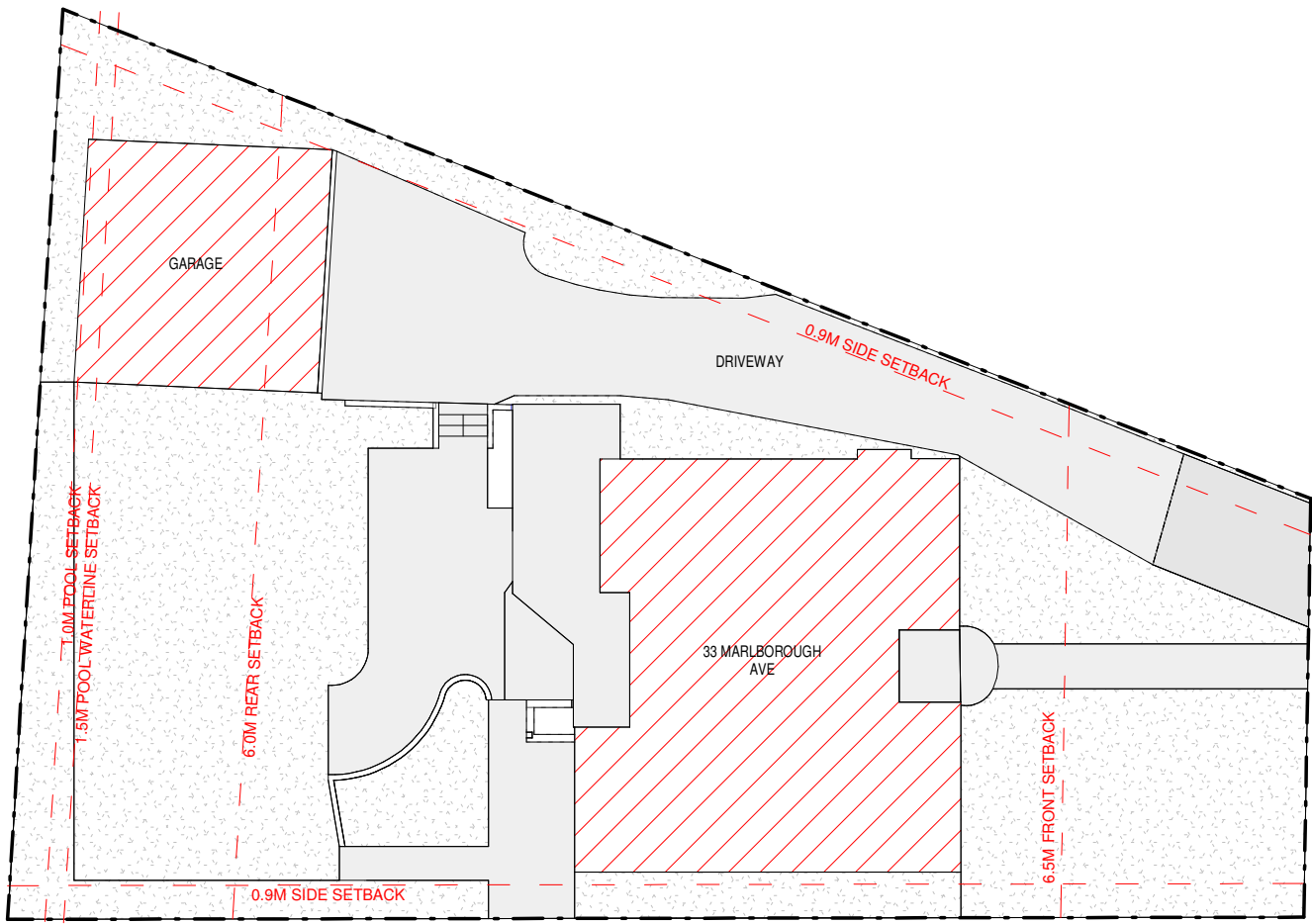
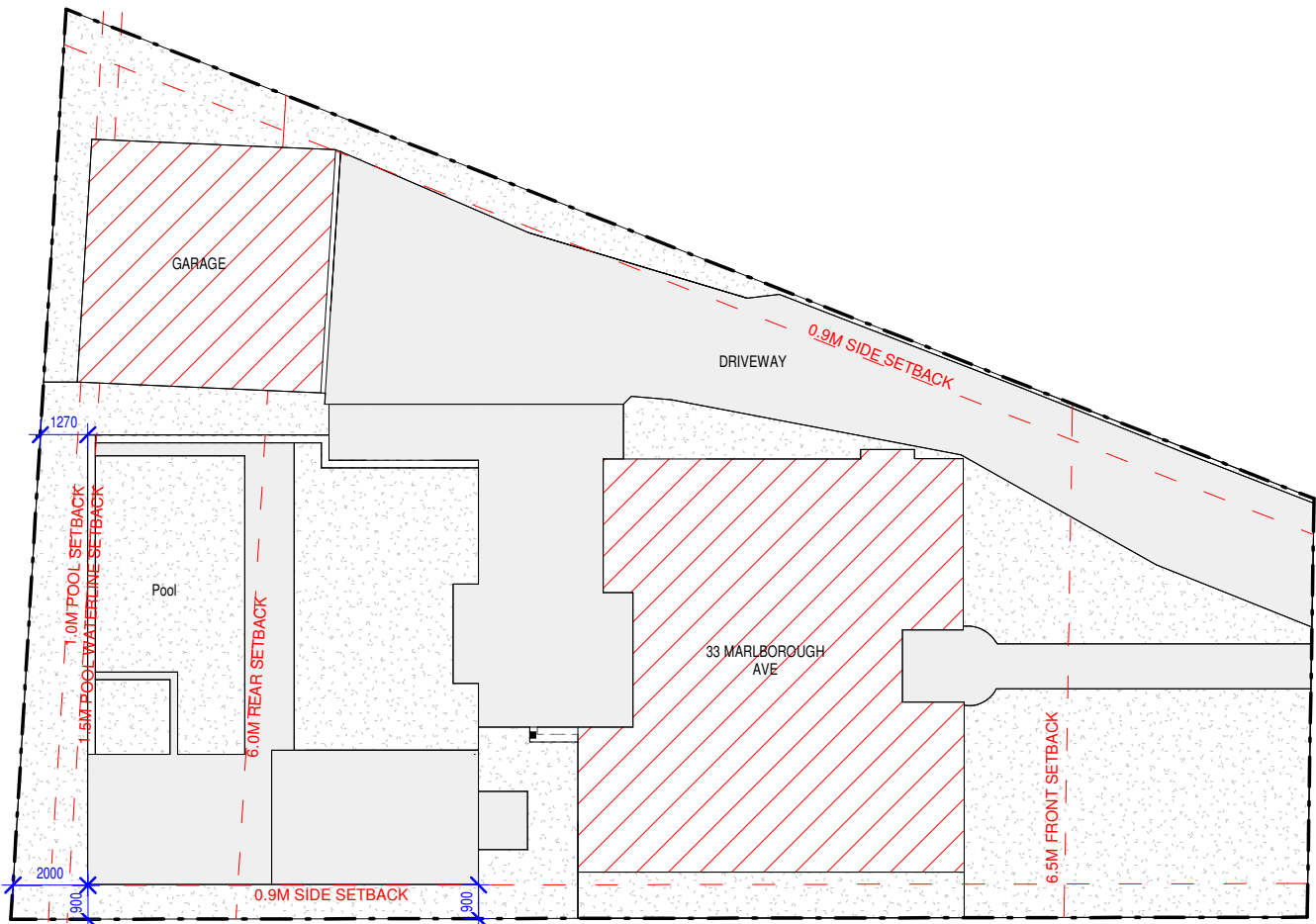


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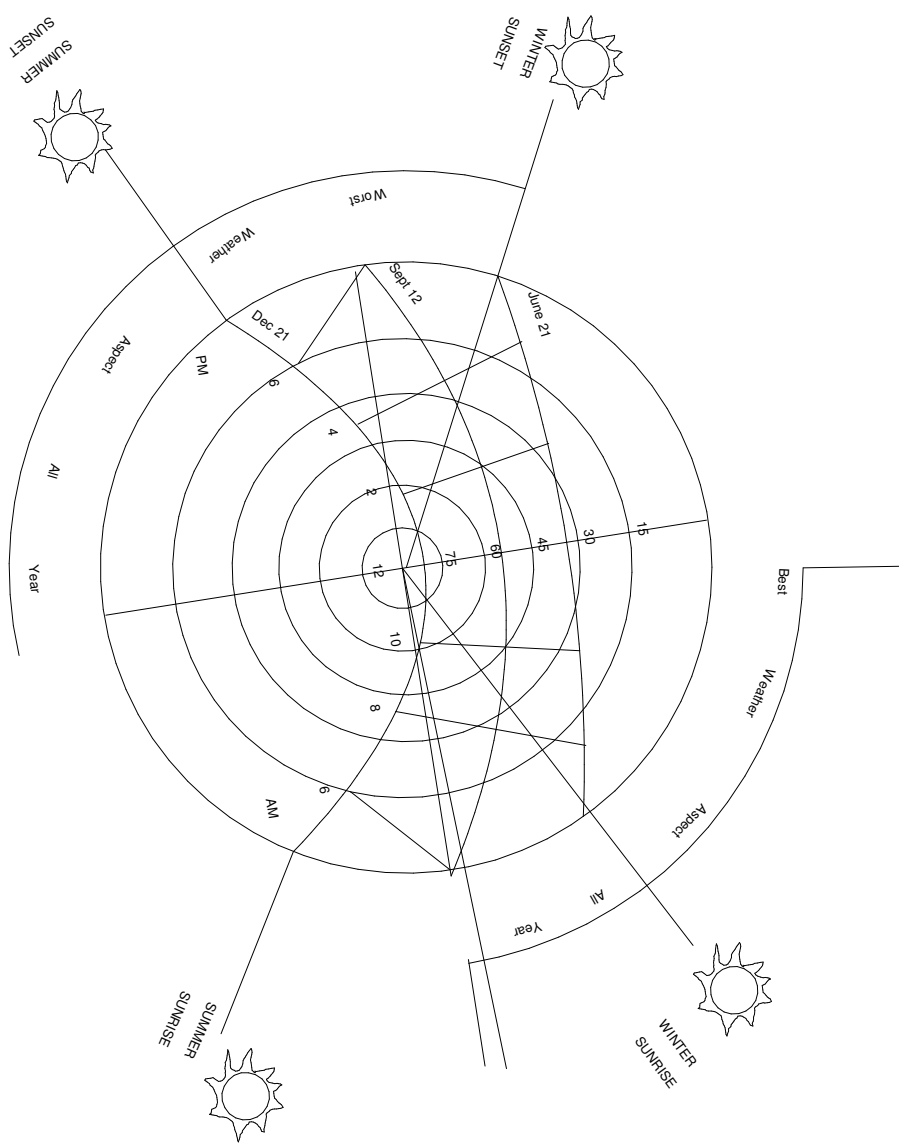
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			CLIENT GREGORY AND MELINDA WILL	IS	DATE	COMMENTS	PROJECT NAME 33 MARLBOROUGH AVE			SCALE 1:100
			DRAWING NAME PROPOSED 3D				DRAWING NUMBER A 100 -A			



1 GROUND PROPOSED
1 : 200

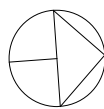
2 GROUND EXISTING
1 : 200



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	282 M2 = 46%
(PRO) LANDSCAPE	253 M2 = 41.5%
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



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