

LOCATION PLAN

17 WHIMBREL DRIVE, NERONG
PROPOSED REFURBISHMENTS + ADDITIONS

LOT: 33/DP247531

LAND AREA: 602.200sqm

LAND ZONING: RU5 - Village

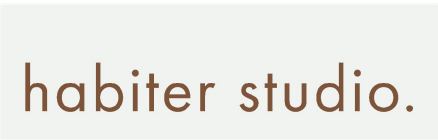
FSR: 0.4 :1

MAX. BUILDING HEIGHT: 8.5m

SOIL CLASS: Class 5

BUSHFIRE: Bushfire prone Land

Note: Proposed new construction must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas - Refer to Bushfire Report



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Phone: 0422509316
Email: dancolthorpe@gmail.com

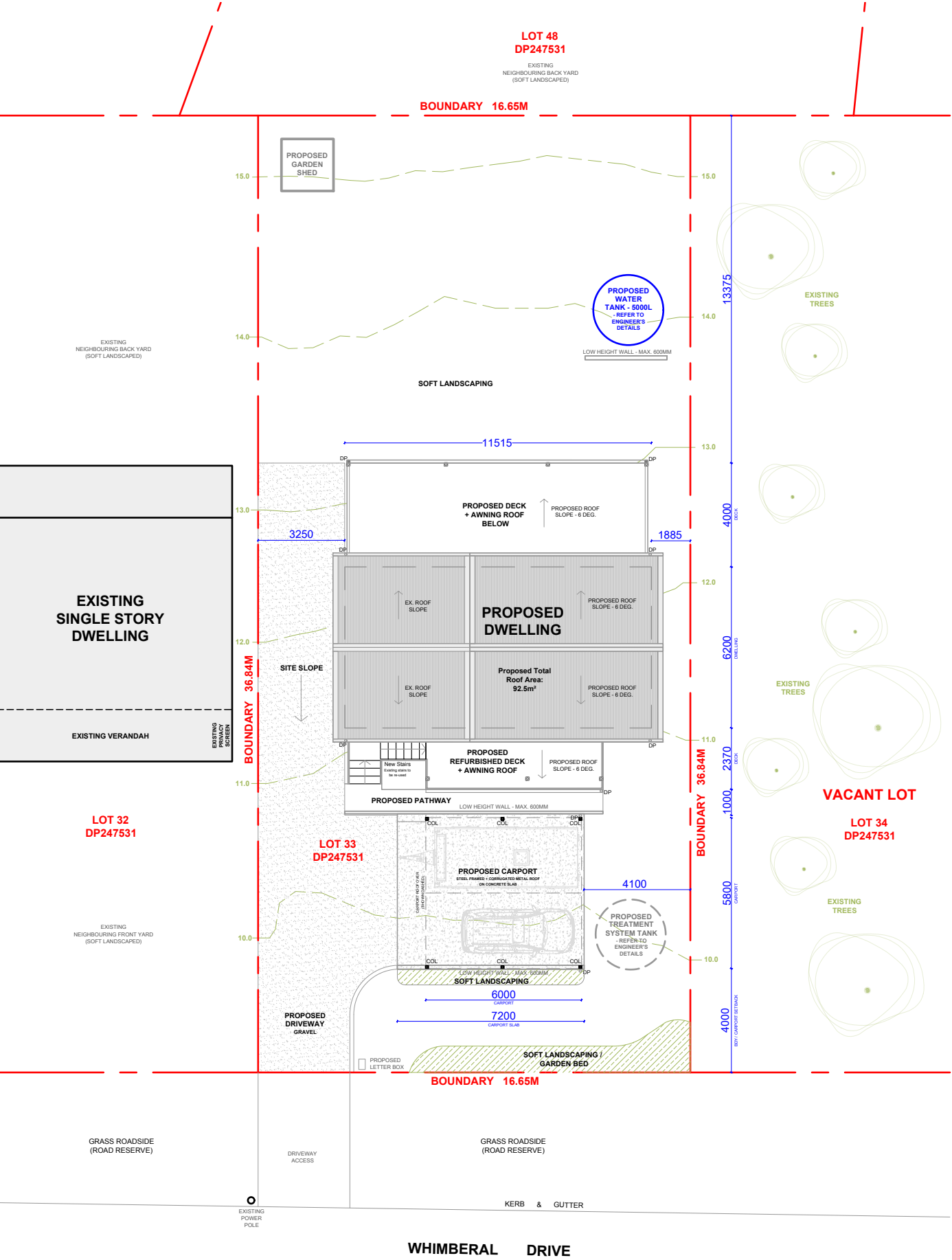
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PROPOSED SITE PLAN

SCALE: 1:200 @ A3



PROJECT NAME
17 Whimbrel Drive Nerong Refurbishments

CLIENT
Jenny Aitcheson

PROJECT ADDRESS
17 Whimbrel Drive Nerong, NSW 2423

DATE MODIFIED
18/05/2025

PROJECT NO.
HBTR018

DRAWN
DC

CHECKED
-

DRAWING TITLE
Title Sheet +
Proposed Site Plan
PROJECT STAGE
DA Modification

PAPER SIZE
A3

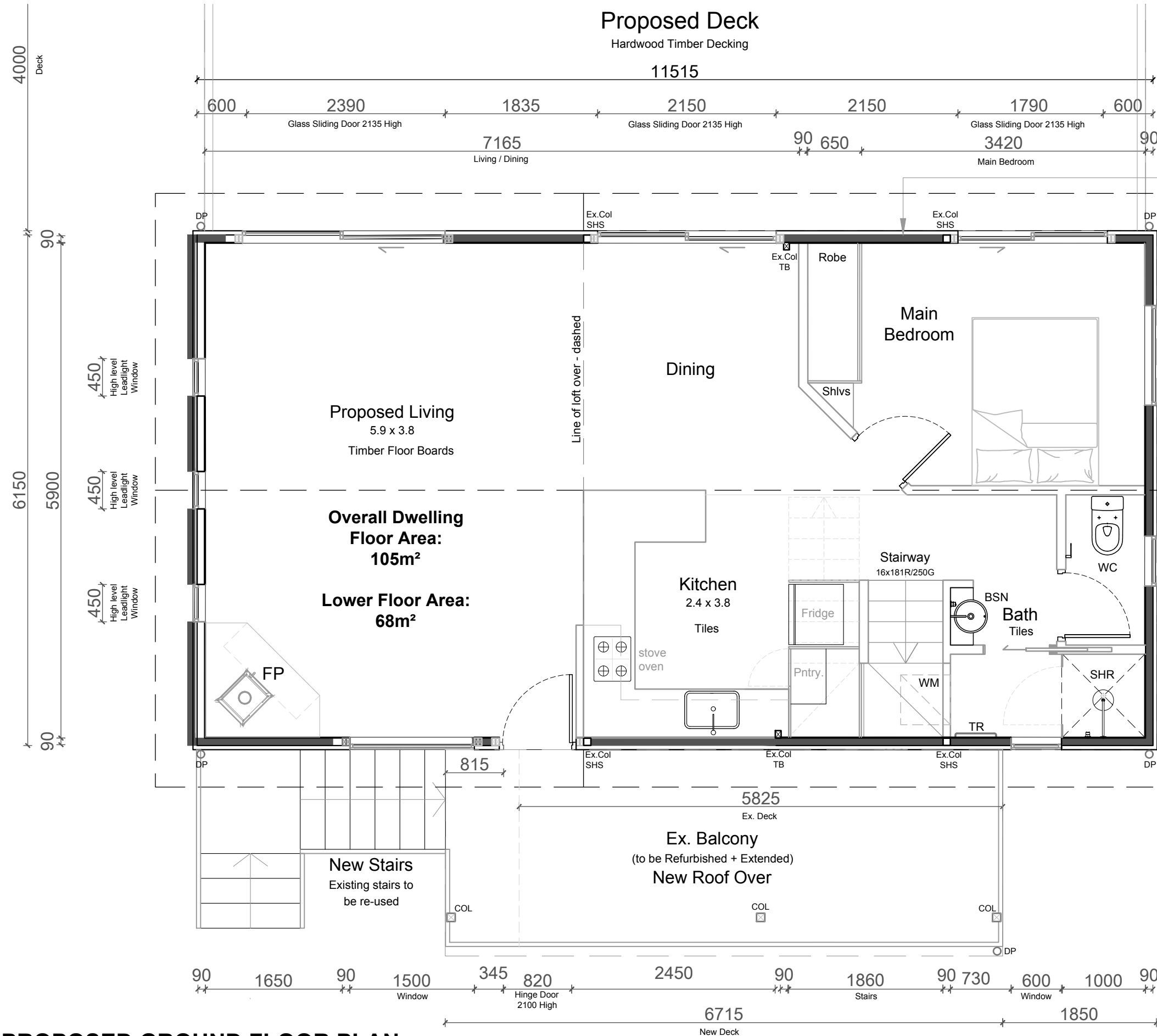
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DRAWING NUMBER

A000

REVISION
A - ISSUE FOR FEASIBILITY
B - ISSUE FOR COORDINATION
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D - ISSUE FOR DA MODIFICATION

15/09/2024
17/02/2025
16/04/2025
18/05/2025



Existing wall structure
Existing timber framed wall structure to be retained with new insulation and internal linings. Removed window opening infill with new timber stud framing.

Proposed new wall linings
External wall linings to be replaced with new pre-finished corrugated steel linings to all external walls - Colorbond light tone finish

PROPOSED GROUND FLOOR PLAN

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Proposed Ground Floor Plan

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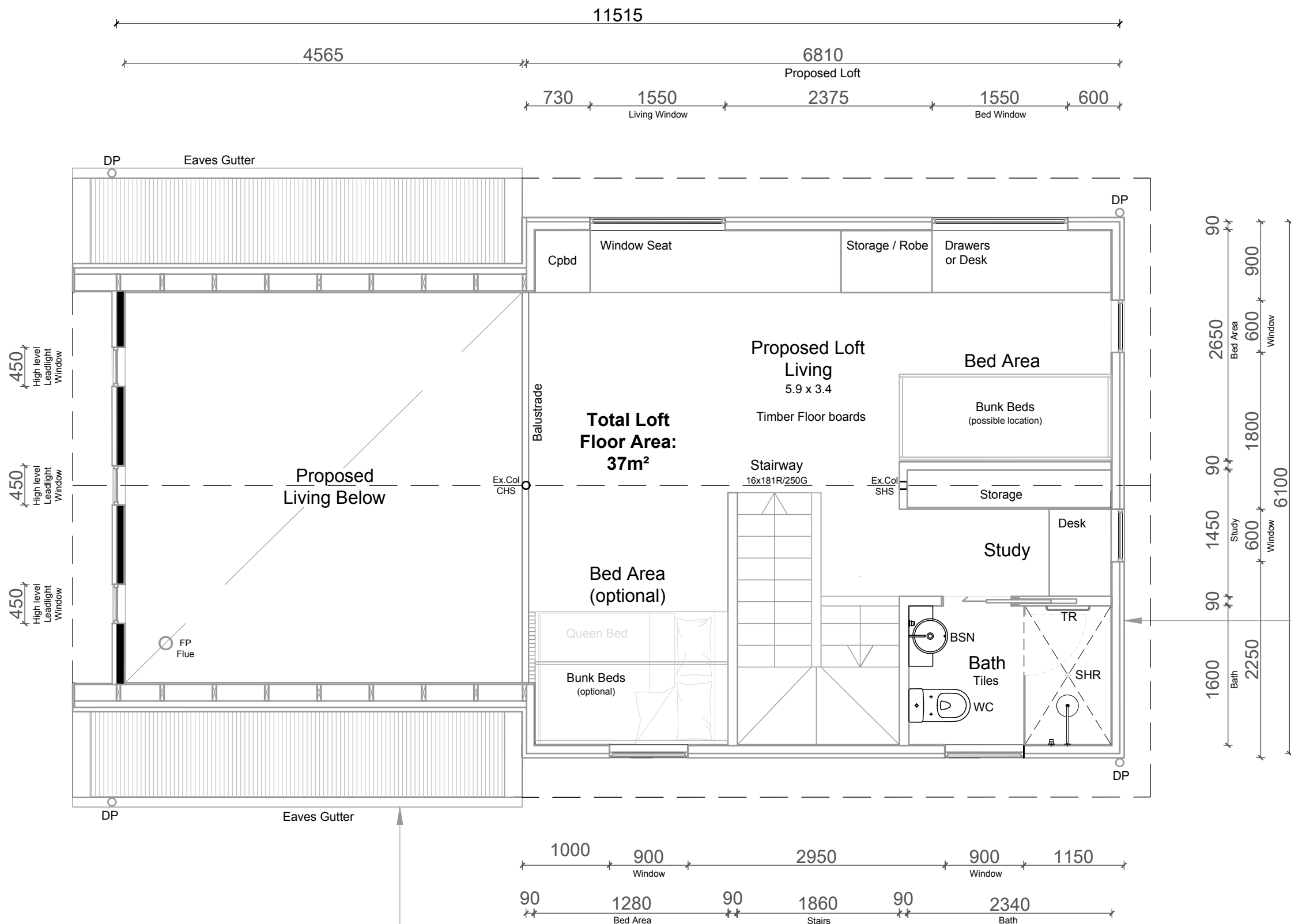
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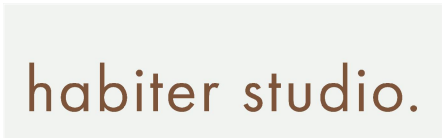
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PROPOSED LOFT FLOOR PLAN



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Proposed Loft Floor Plan

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DA Modification

PAPER SIZE
A3

SCALE
1:50@A3

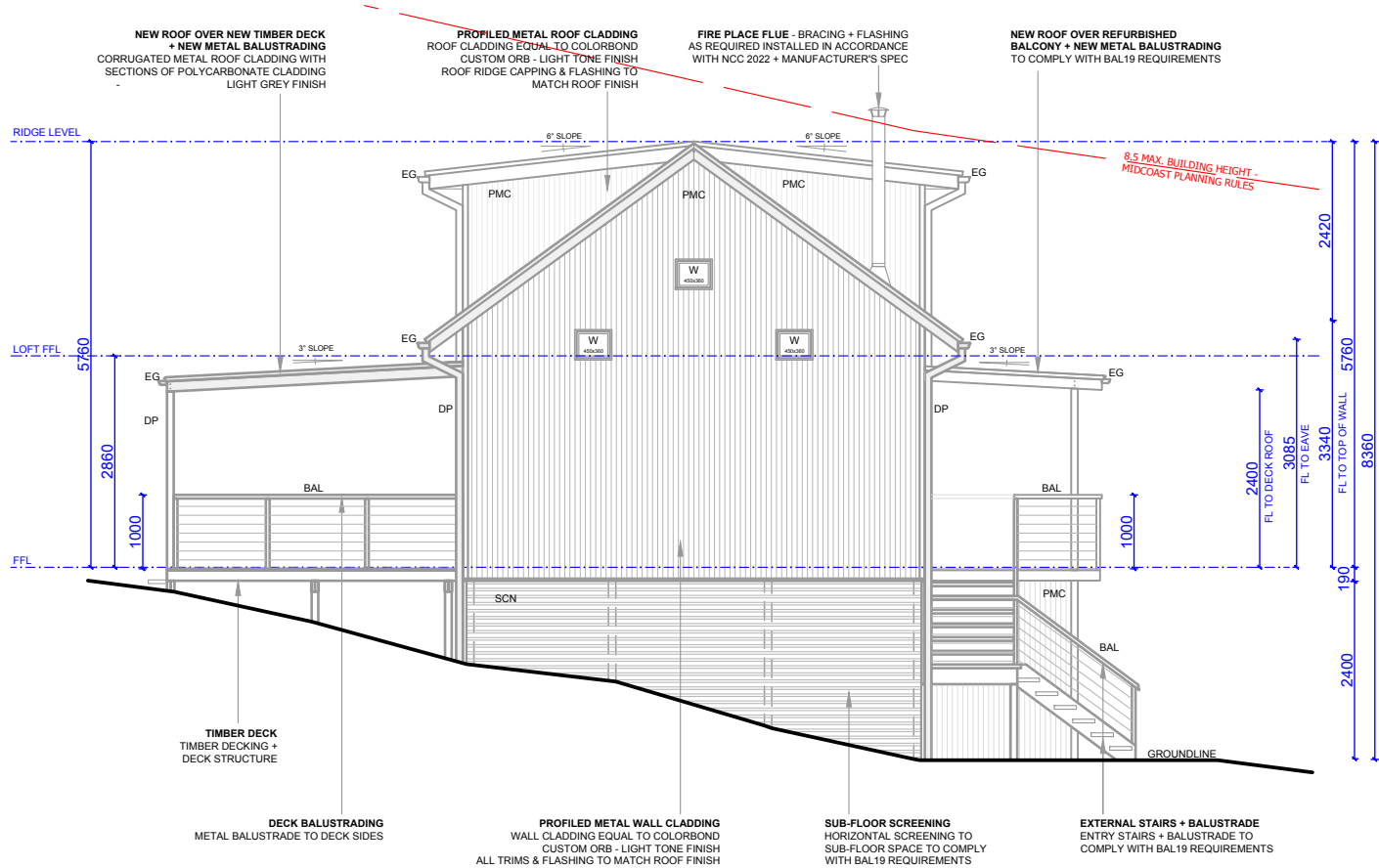
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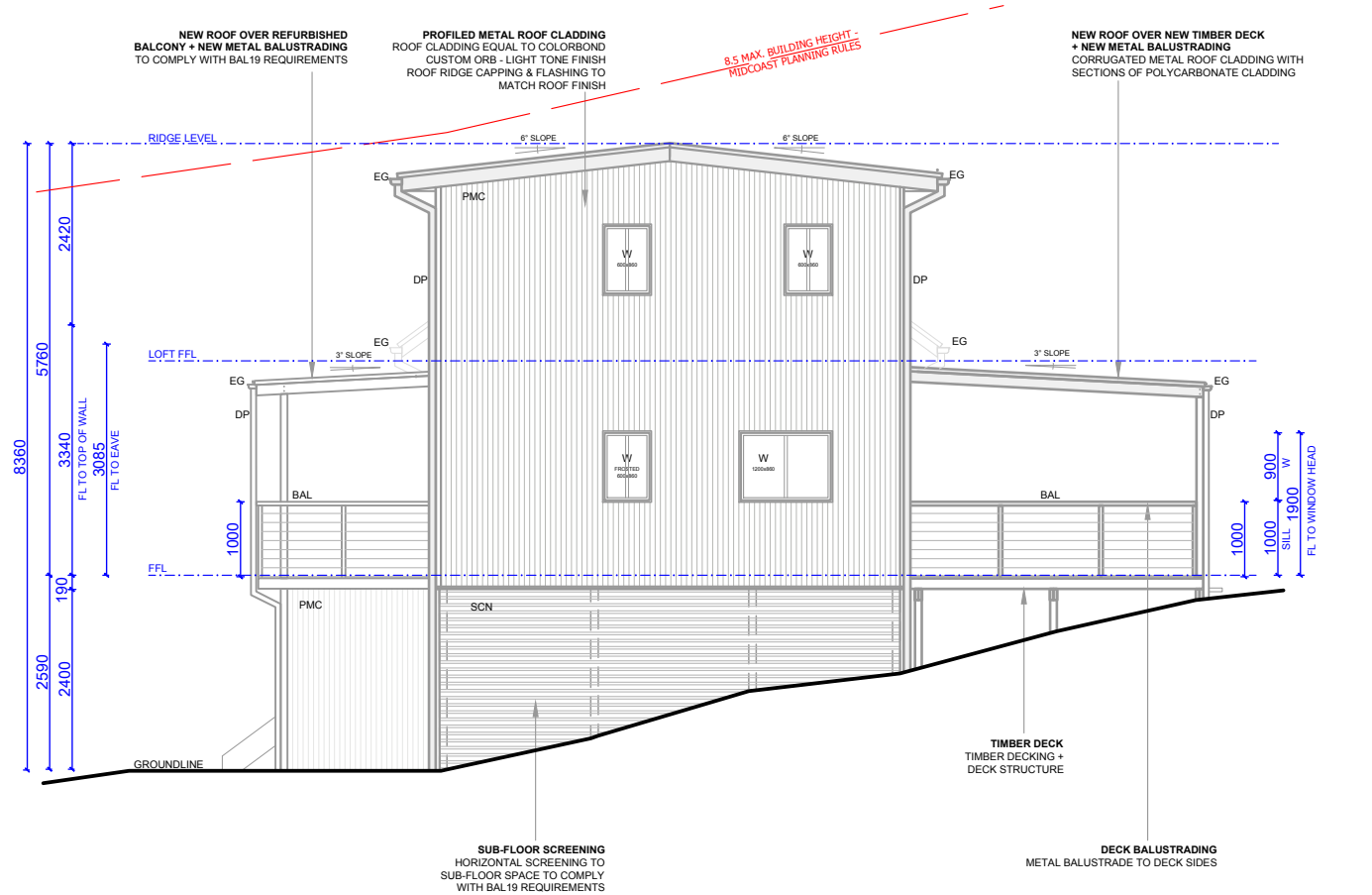
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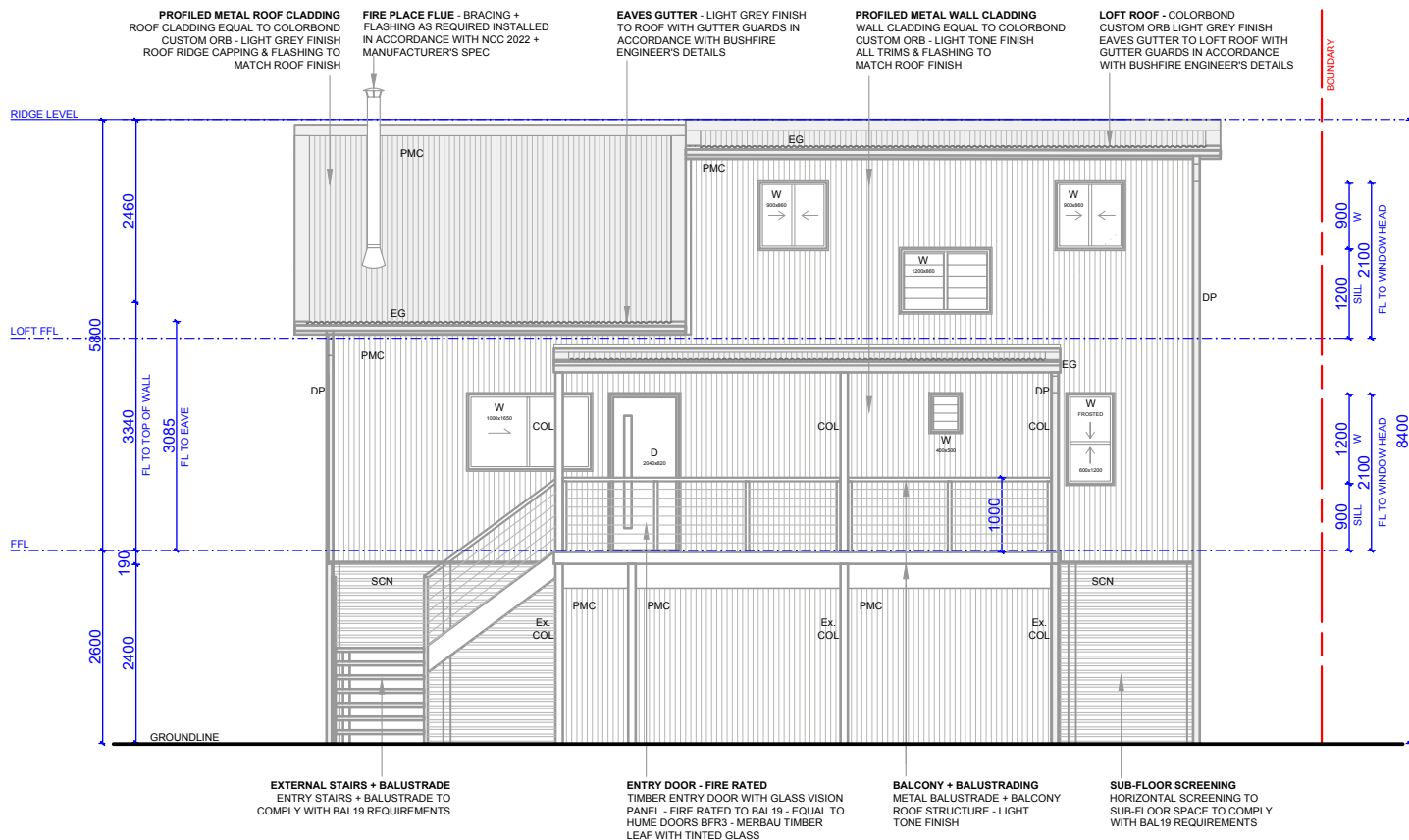
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16/04/2025
18/05/2025



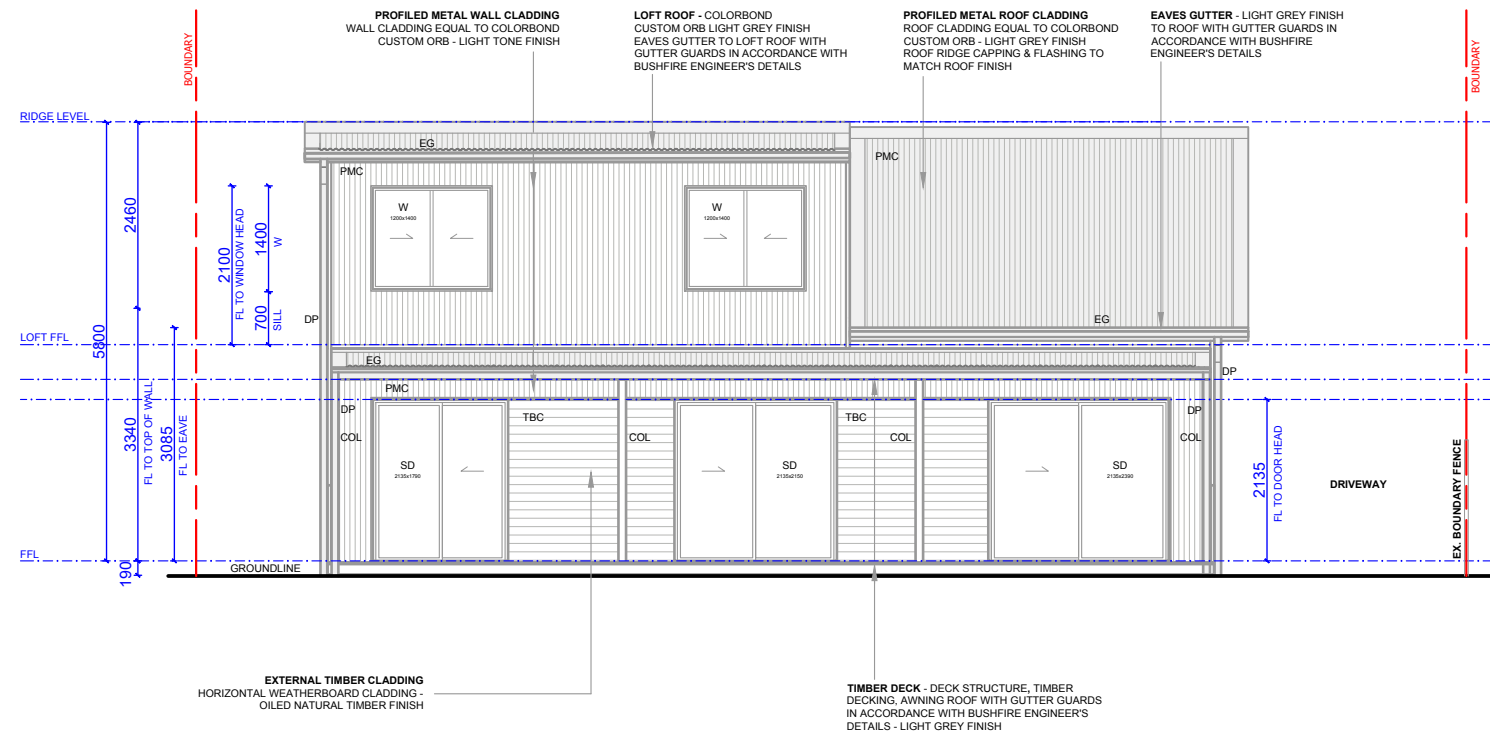
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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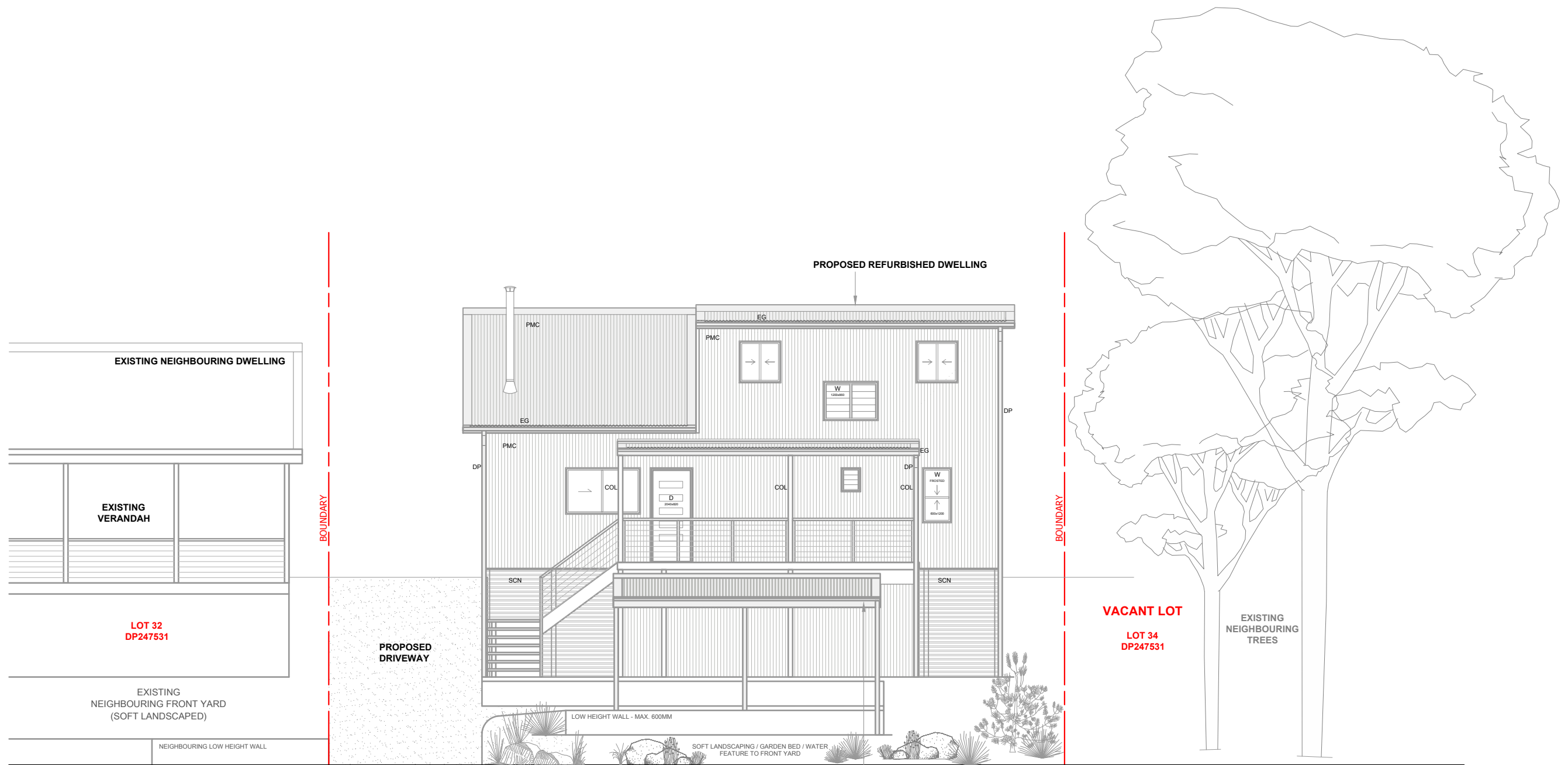
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PROJECT NAME 17 Whimbrel Drive Nerong Refurbishments	DATE MODIFIED 18/05/2025	DRAWING TITLE Proposed Elevations	DRAWING NUMBER A003
CLIENT Jenny Aitcheson	PROJECT NO. HBTR018	PROJECT STAGE DA Modification	REVISION A - ISSUE FOR FEASIBILITY B - ISSUE FOR COORDINATION C - ISSUE FOR APPROVAL D - ISSUE FOR DA MODIFICATION
PROJECT ADDRESS 17 Whimbrel Drive Nerong, NSW 2423	DRAWN DC	CHECKED -	SCALE 1:100@A3

15/09/2024
17/02/2025
16/04/2025
18/05/2025



PROPOSED STREET ELEVATION
SOUTH ELEVATION VIEW FROM WHIMBREL DRIVE

PROPOSED CARPORT
COLORBOND PROFILED METAL ROOF.
EAVES GUTTER WITH GUTTER GUARDS IN
ACCORDANCE WITH BUSHFIRE ENGINEER'S
DETAILS - LIGHT GREY FINISH TO
STRUCTURE + CLADDING

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DRAWING TITLE
Proposed Street Elevation

PROJECT STAGE
DA Modification

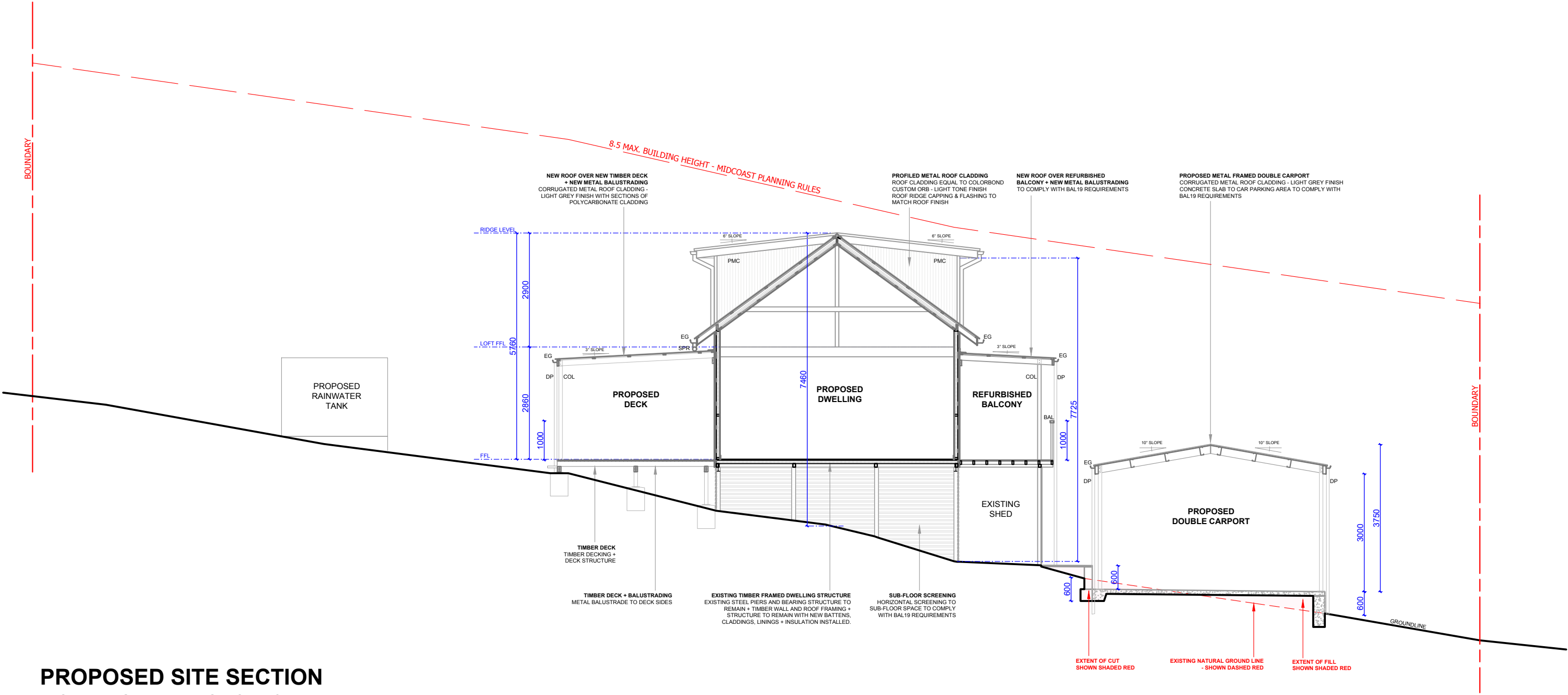
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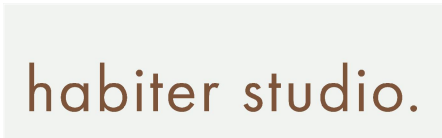
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A004

REVISION
A - ISSUE FOR FEASIBILITY 15/09/2024
B - ISSUE FOR COORDINATION 17/02/2025
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**PROPOSED SITE SECTION
INCLUDING EXTENT OF CUT & FILL**



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DRAWING TITLE
Proposed Site Section

PROJECT STAGE
DA Modification

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A3

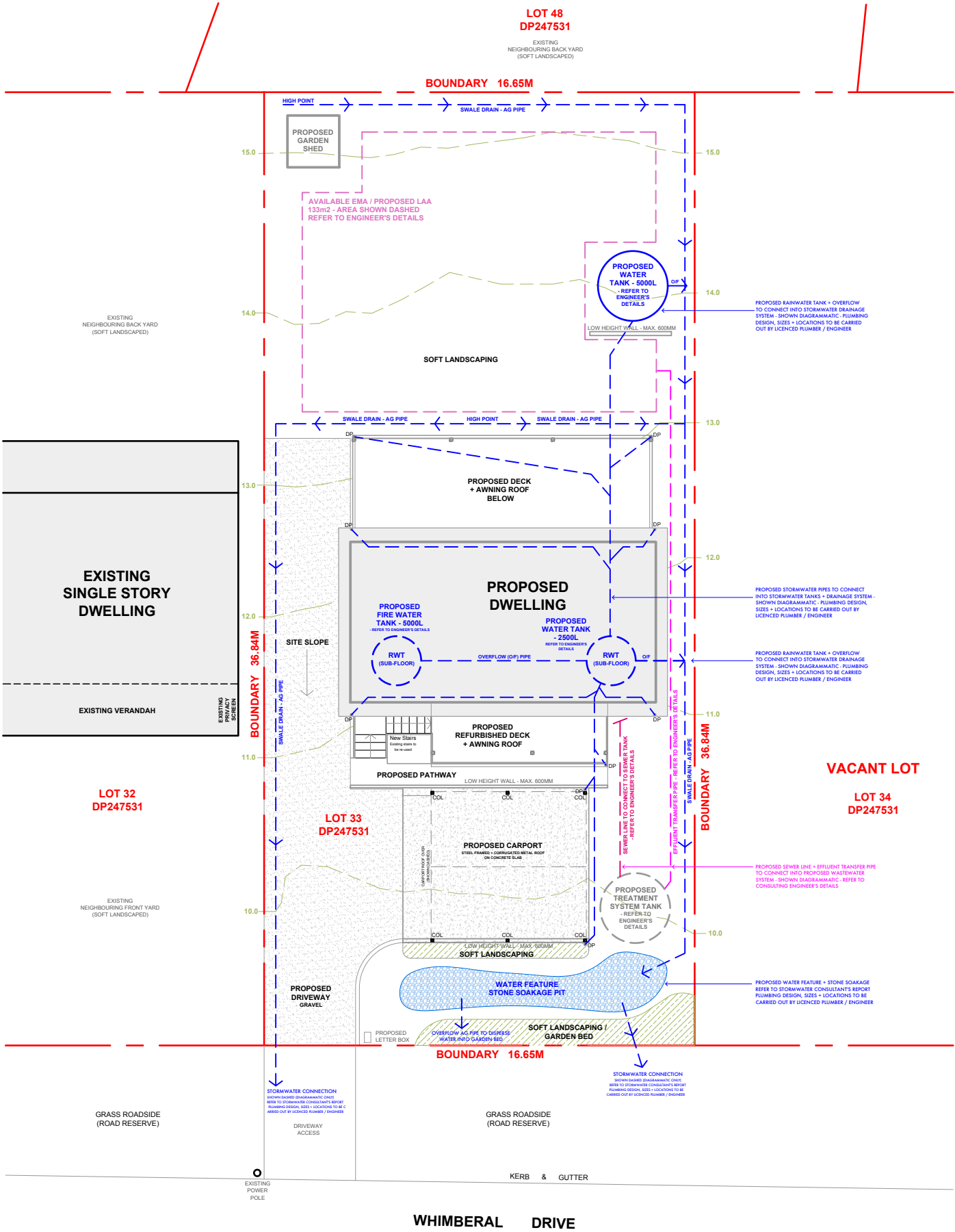
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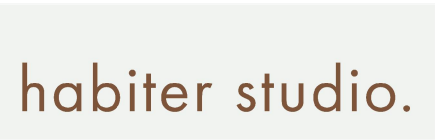
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WATER SENSITIVE DESIGN (WSD)
S3QM CALCULATIONS
TOTAL ROOF AREA: 154.2sqm
WSD REQUIRED: NO - TOTAL ROOF AREA LESS THAN 500sqm
MIDCOAST COUNCIL PLANNING RULES
CHAPTER 11.2



PROPOSED STORMWATER + WASTEWATER PLAN
SCALE: 1:200 @ A3



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DRAWING TITLE
Proposed Stormwater + Wastewater Plan

PROJECT STAGE
DA Modification

PAPER SIZE
A3

SCALE
1:200 @ A3

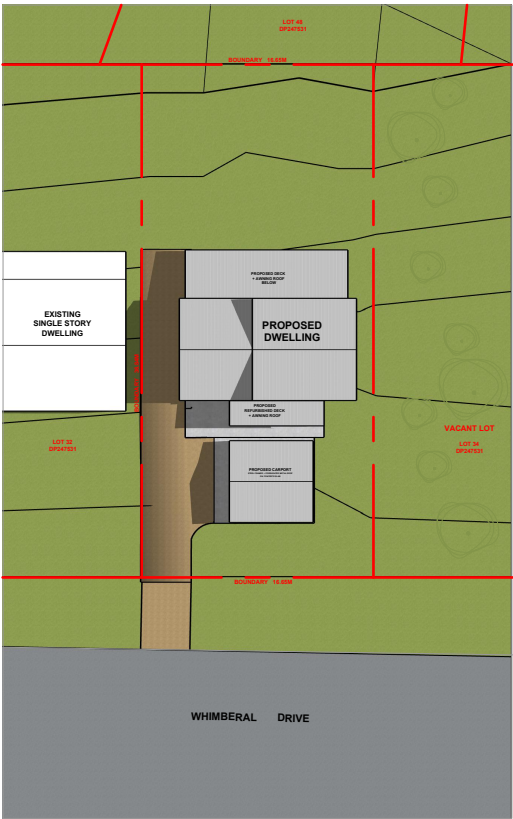
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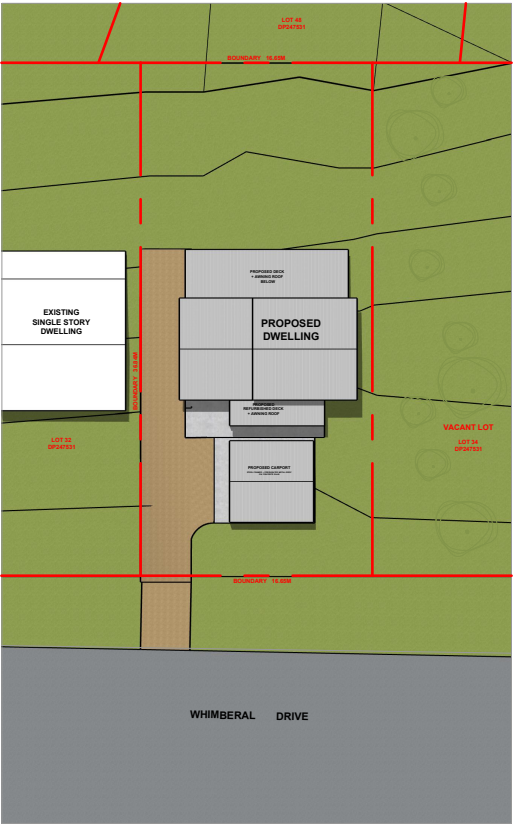
REVISION

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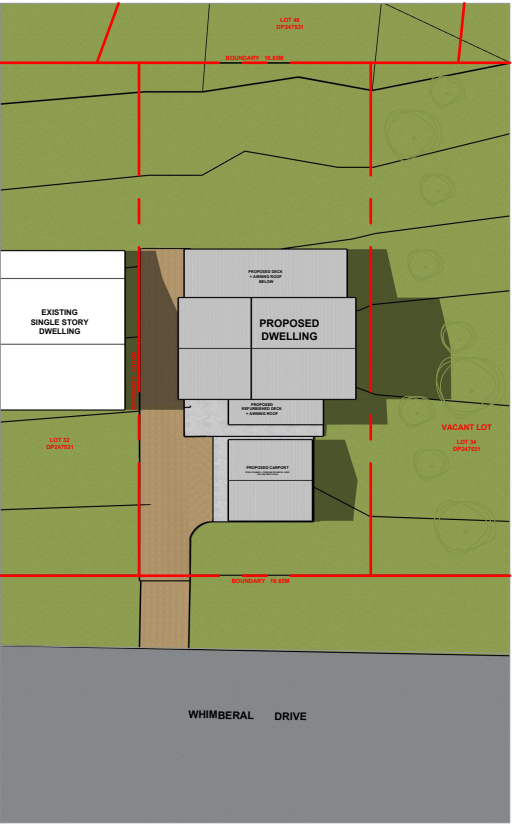
PROPOSED SHADOW DIAGRAMS



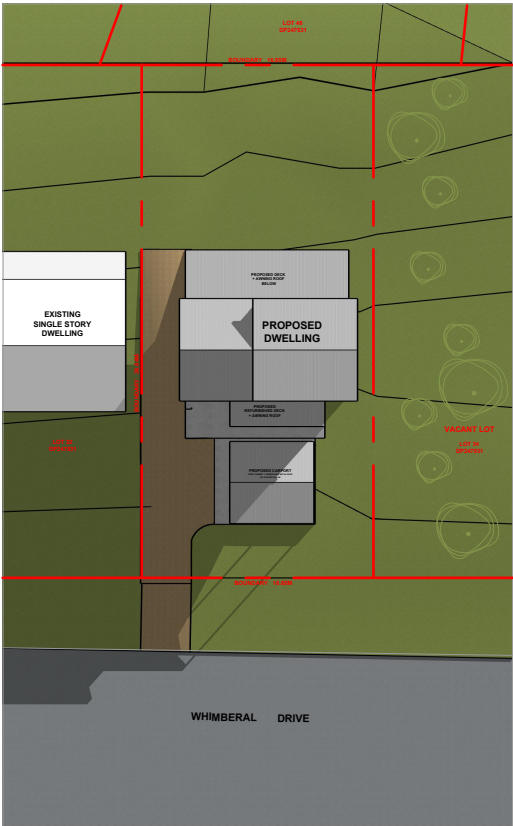
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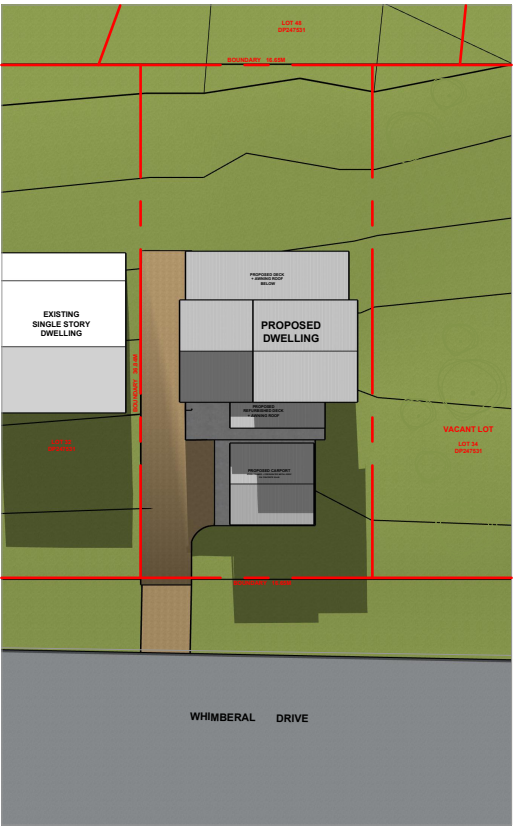
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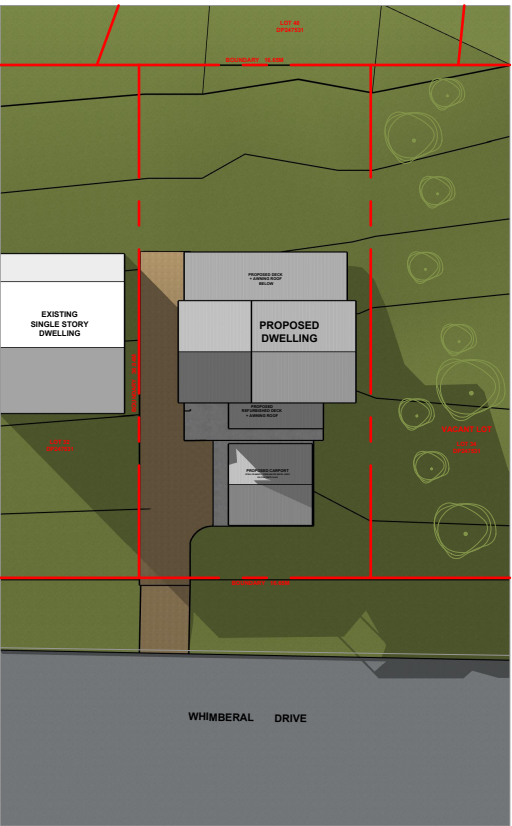
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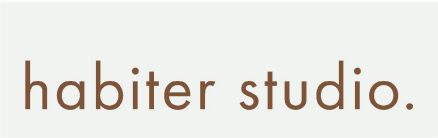
WINTER 9AM



WINTER 12NOON



WINTER 3PM



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DRAWING TITLE
Proposed Shadow Diagrams

PROJECT STAGE
DA Modification

PAPER SIZE
A3

SCALE
NTS

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A007

REVISION
A - ISSUE FOR FEASIBILITY 15/09/2024
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C - ISSUE FOR APPROVAL 18/04/2025
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