



28 Lots
28 Dwellings
7 Adaptable (25%)

TYPES

- A1

7

25%
- A2

1

3.5%
- A3

3

11%
- B1

7

25%
- B2

1

3.5%
- B3

1

3.5%
- B4

2

7%
- B5

1

3.5%
- C1

1

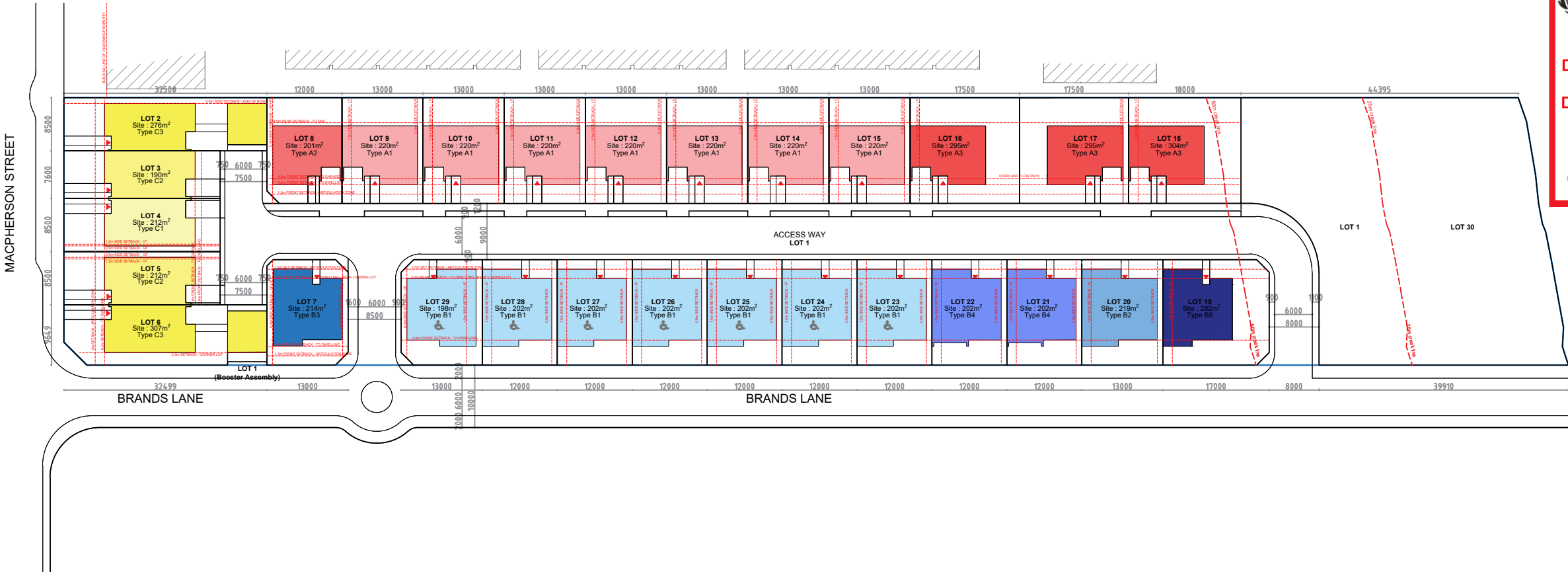
3.5%
- C2

2

7%
- C3

2

7%



1 LOT PLAN
SCALE 1:400@A1 / 1:800@A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 2-LR RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS



THIS PLAN IS TO BE READ IN
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DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329

(Activation of consent must be obtained
from Northern Beaches Council)

05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE TO COUNCIL
03	11.03.24	ISSUE FOR S34
02	05.02.24	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA

ISSUE DATE DESCRIPTION



CLIENT:
WARRIMAC Pty Ltd

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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
LOT PLAN

DRAWN BY: SS CHECKED BY: HV

SCALE: 1:400@A1 / 1:800@A3 PROJECT NO: 2235	DRAWING NO: DA 004	ISSUE: 05
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 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
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 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS



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2023/0250329**

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ISSUE	DATE	DESCRIPTION
07	29.05.24	ISSUE TO LEC
06	28.03.24	ISSUE TO COUNCIL
05	22.03.24	ISSUE FOR COORDINATION
04	11.03.24	ISSUE FOR S34
03	05.02.24	ISSUE FOR COORDINATION
02	24.10.23	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**MASTER PLAN
GROUND LEVEL**

DRAWN BY: SS CHECKED BY: HV

SCALE: 1:400@A1 / 1:800@A3 PROJECT NO: 2235	DRAWING NO: DA 005	ISSUE: 07
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MACPHERSON STREET

BRANDS LANE

BRANDS LANE

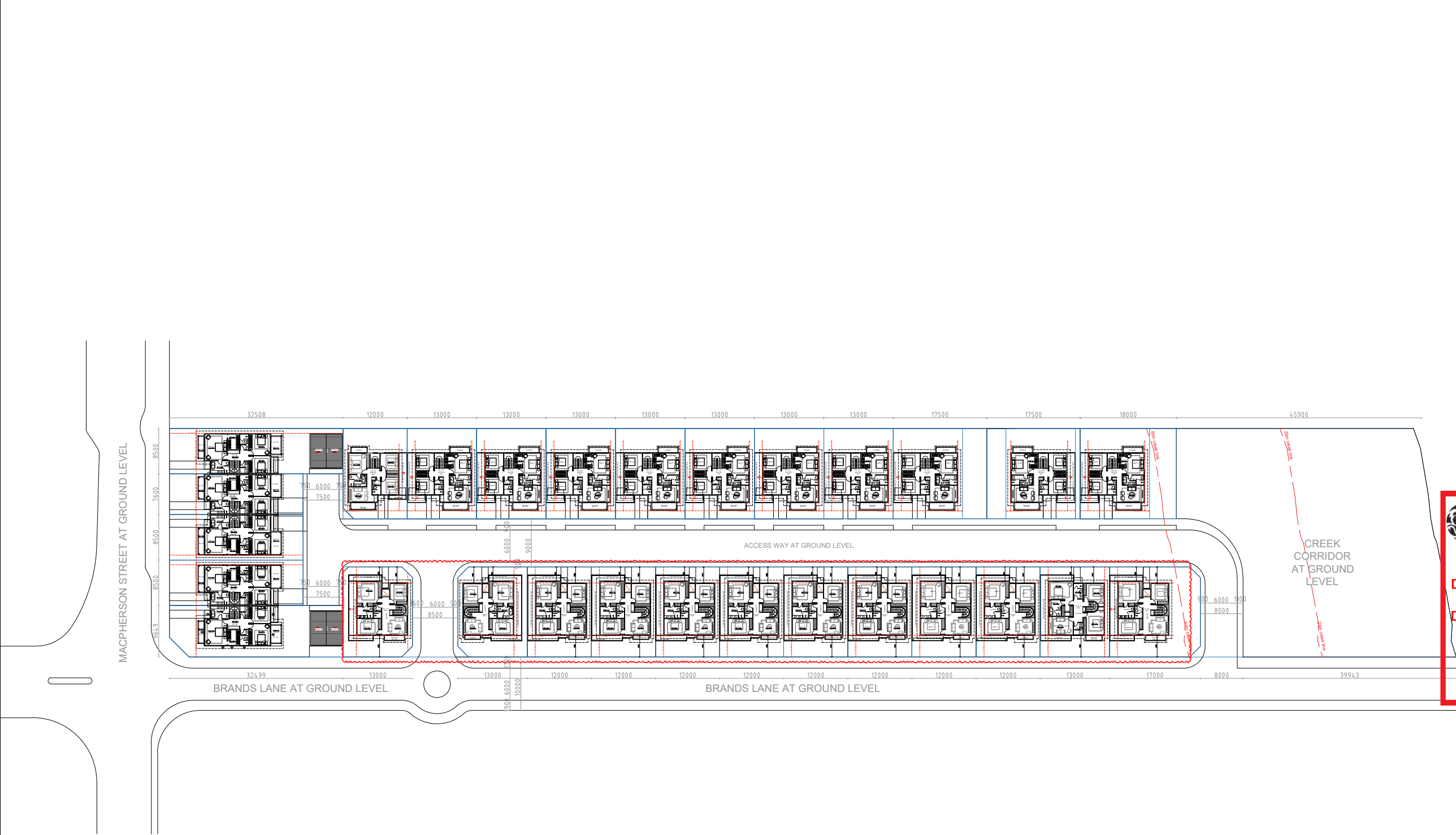
CREEK
CORRIDOR

ACCESS WAY

ACCESS WAY

1 MASTER PLAN GROUND LEVEL

SCALE 1:500@A1 / 1:1000@A3



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- LEGEND:
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| HV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| MB | MAILBOX TO FUTURE DETAIL |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |



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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**MASTER PLAN
FIRST FLOOR**

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:400@A1 / 1:800@A3 PROJECT NO: 2235	DRAWING NO: DA 006	ISSUE: 05

1 MASTER PLAN - FIRST FLOOR
SCALE 1:500@A1 / 1:1000@A3



1 MASTER PLAN - ROOF LEVEL
SCALE 1:500@A1 / 1:1000@A3

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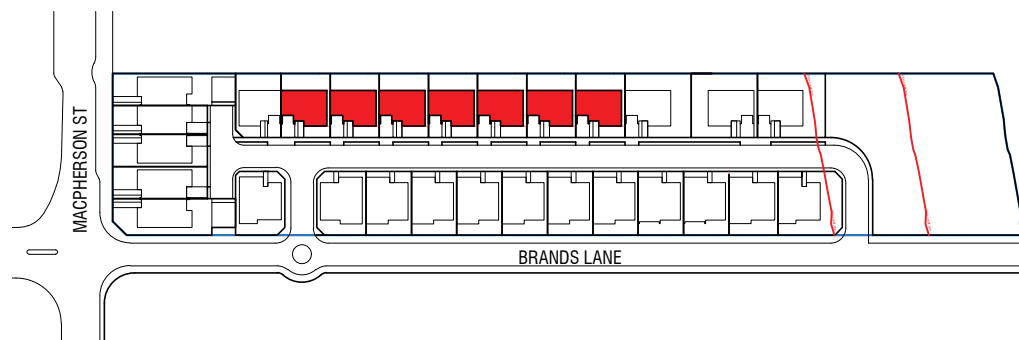
4/7/23

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Environment Court Proceedings
2023/0250329**

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ISSUE	DATE	DESCRIPTION
 N		
CLIENT: WARRIMAC Pty Ltd		
ARCHITECT: PBD ARCHITECTS ABN 36 147 035 550 P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Level 2, 52 Albion Street, Surry Hills NSW 2010 Nominated Architect: Paul Buljevic NSW 7768		
PROJECT: 28 TERRACES 16 MACPHERSON STREET WARRIEWOOD		
APR. 2023 DRAWING TITLE: MASTER PLAN ROOF LEVEL		
DRAWN BY: SS		CHECKED BY: HV
SCALE: 1:400@A1 / 1:800@A3 PROJECT NO: 2235	DRAWING NO: DA 007	ISSUE: 05

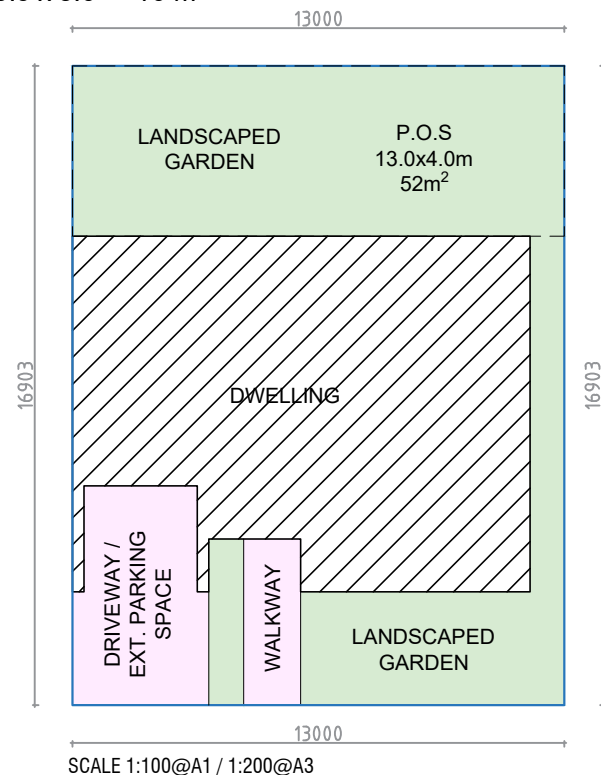


TYPE A1
LOTS 9-15
7 DWELLINGS = 25 % of total units

INTERNAL AREA GF = 69 m²
1F = 83 m²
TOTAL = 152 m²

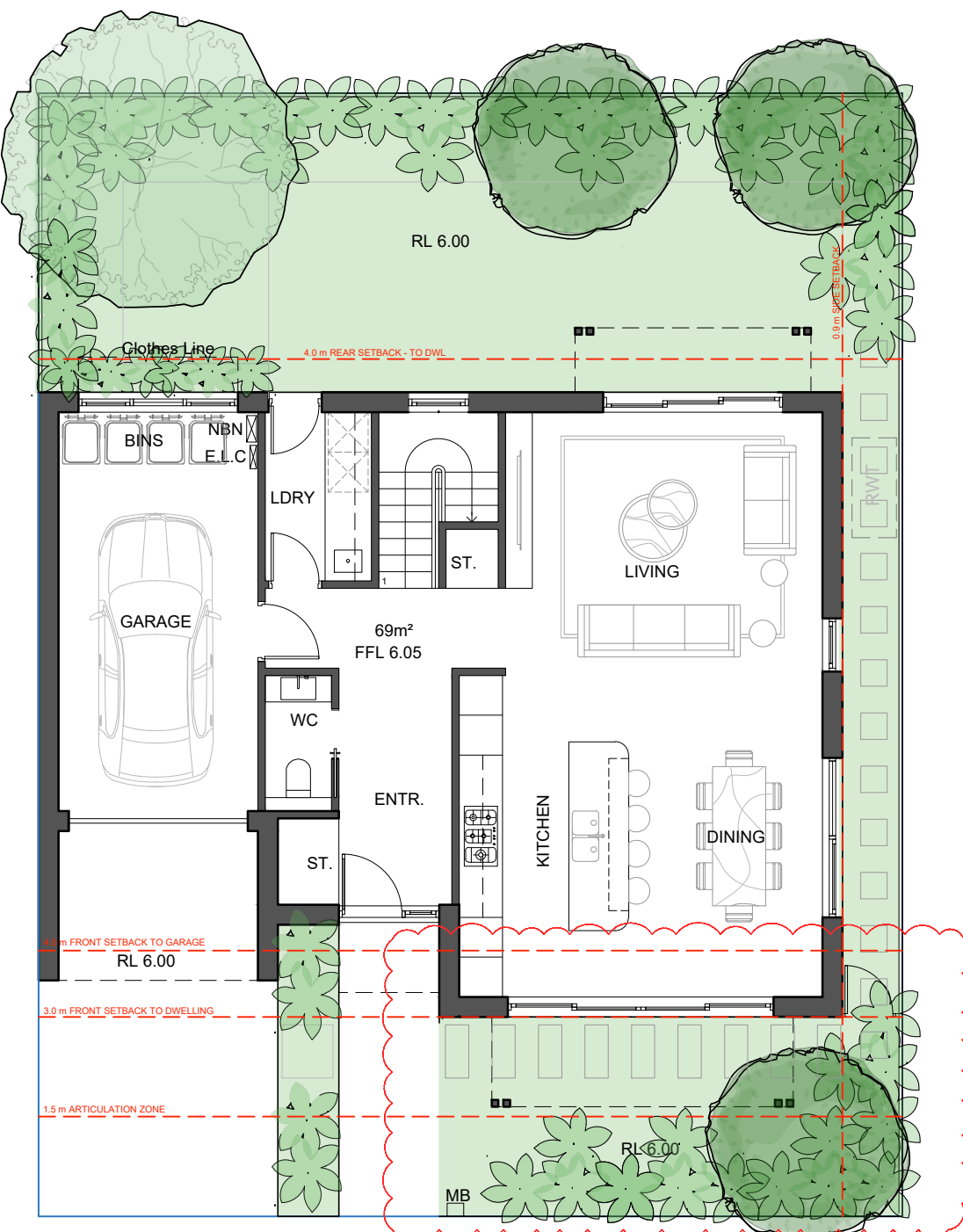
PARKING SPACE 1
IN GARAGE (single)
6.0 x 3.0m = 18 m²

PARKING SPACE 2
EXTERNAL (WITHIN LOT BOUNDARY)
5.5 x 3.0 = 16 m²



SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	220 m ²
BUILDING COVERAGE	102 m ²
LANDSCAPE AREA (Inc. Overhead Planters)	94-98 m ² 43-45 % of Lot Area



REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



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LEGEND:

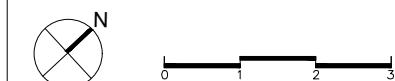
AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

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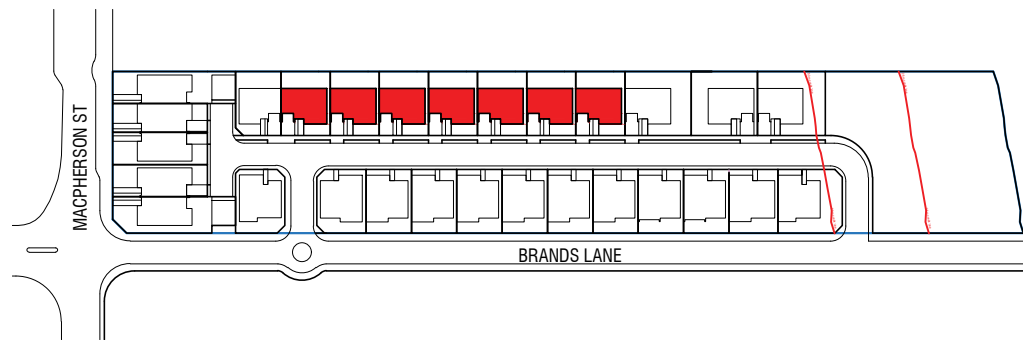
CLIENT:
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Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

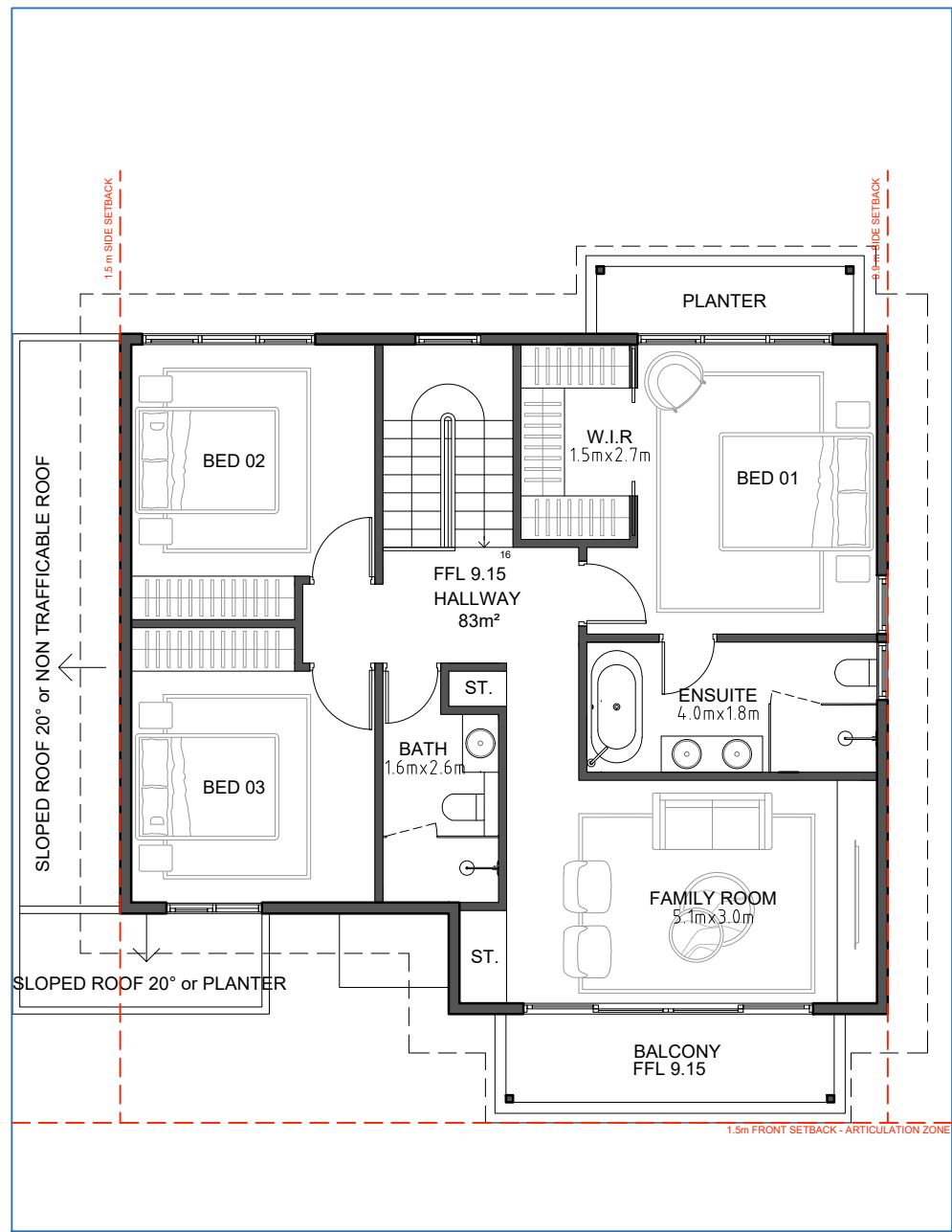
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE A1
GROUND FLOOR LEVEL

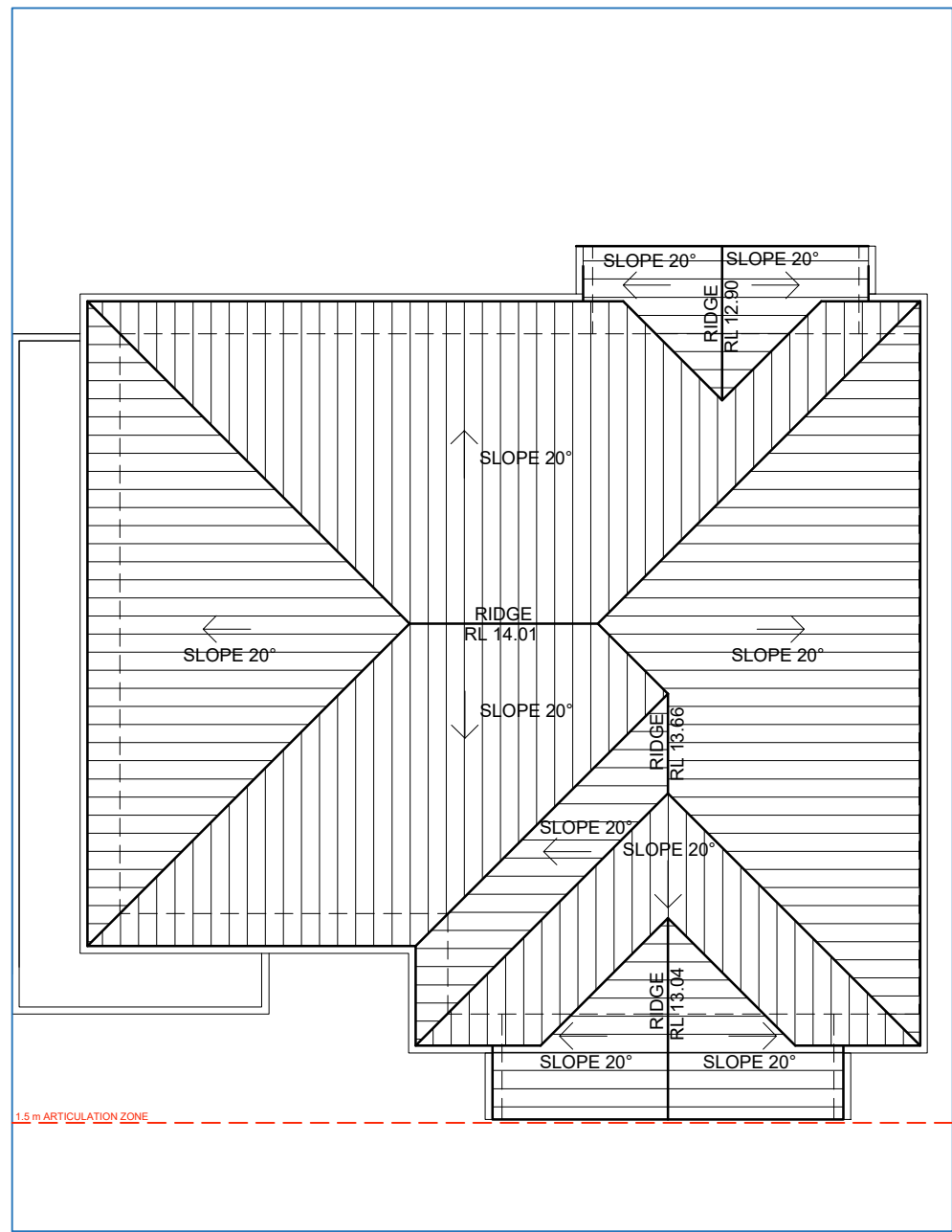
DRAWN BY: SS	CHECKED BY: HV
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 100 ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
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WT	HOT WATER UNITS



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0 1 2 3m

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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

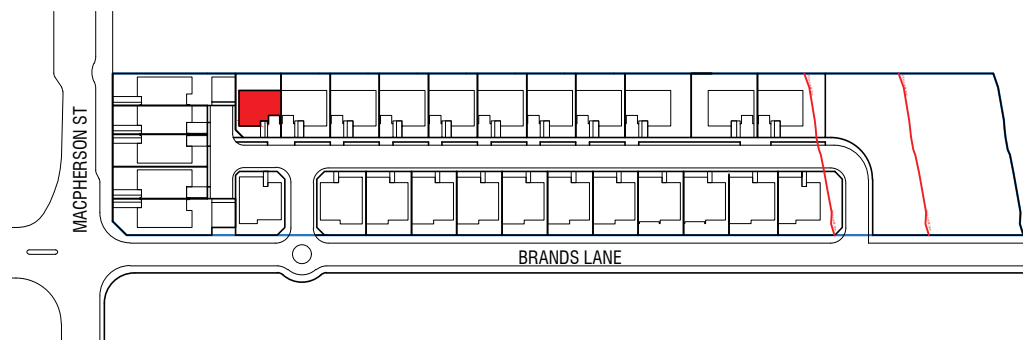
**TYPE A1
FIRST FLOOR + ROOF**

DRAWN BY: SS CHECKED BY: HV

SCALE:
1:50@A1 / 1:100@A3
PROJECT NO:
2235

DRAWING NO:
DA 101

ISSUE:
05

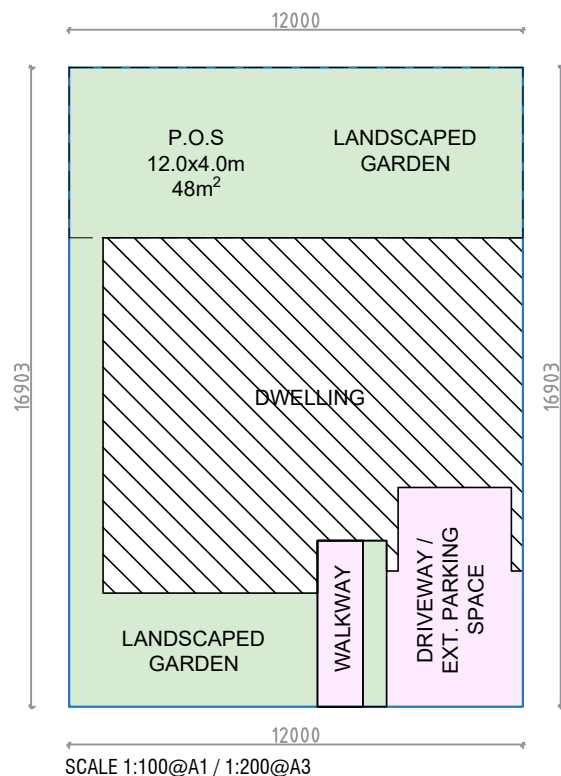


TYPE A2
LOT 8
1 DWELLING = 3.5% of total units

INTERNAL AREA GF = 62 m²
1F = 83 m²
TOTAL = 145 m²

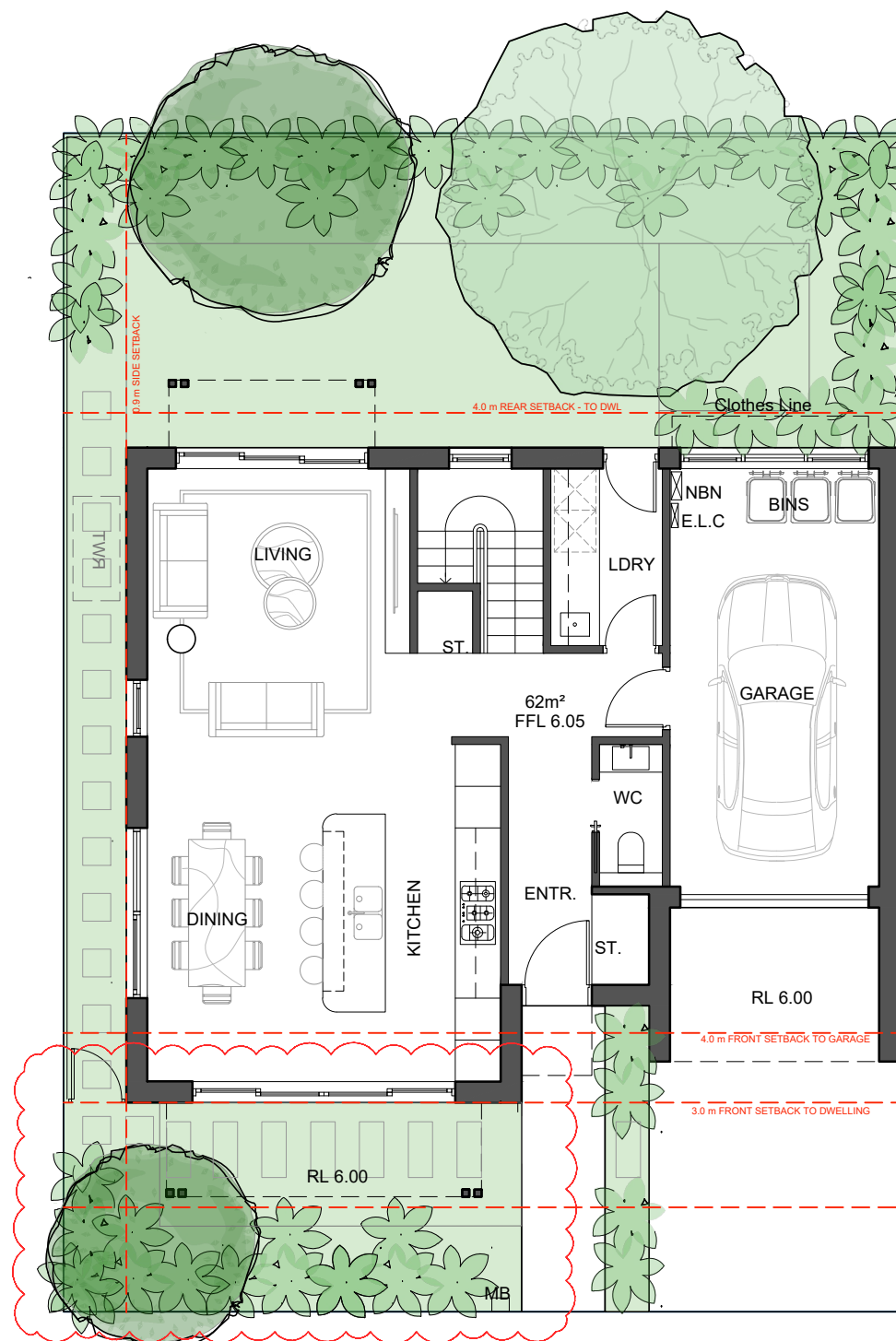
PARKING SPACE 1
IN GARAGE (single)
6.0 x 3.0m = 18 m²

PARKING SPACE 2
EXTERNAL (WITHIN LOT BOUNDARY)
5.5 x 3.0 = 16 m²



SITE COVERAGE (TYPICAL LOT SIZE)

	LOT AREA	201 m ²
	BUILDING COVERAGE	93 m ²
	LANDSCAPE AREA (Inc. Overhead Planters)	88 m ² 44 % of Lot Area



REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

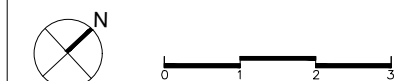
northern beaches council

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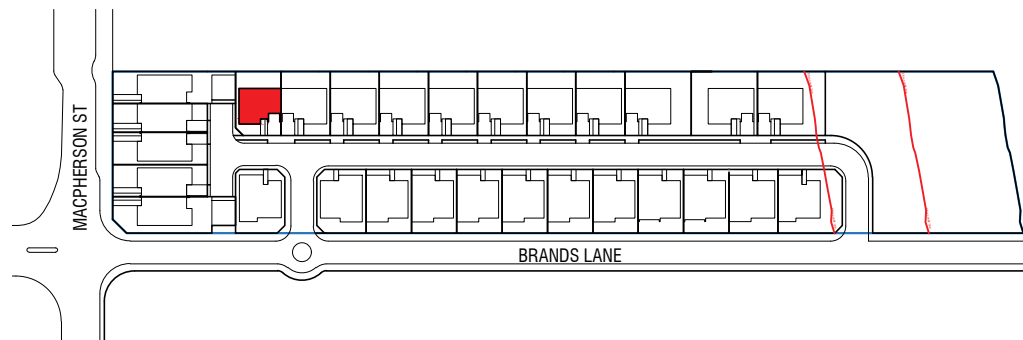
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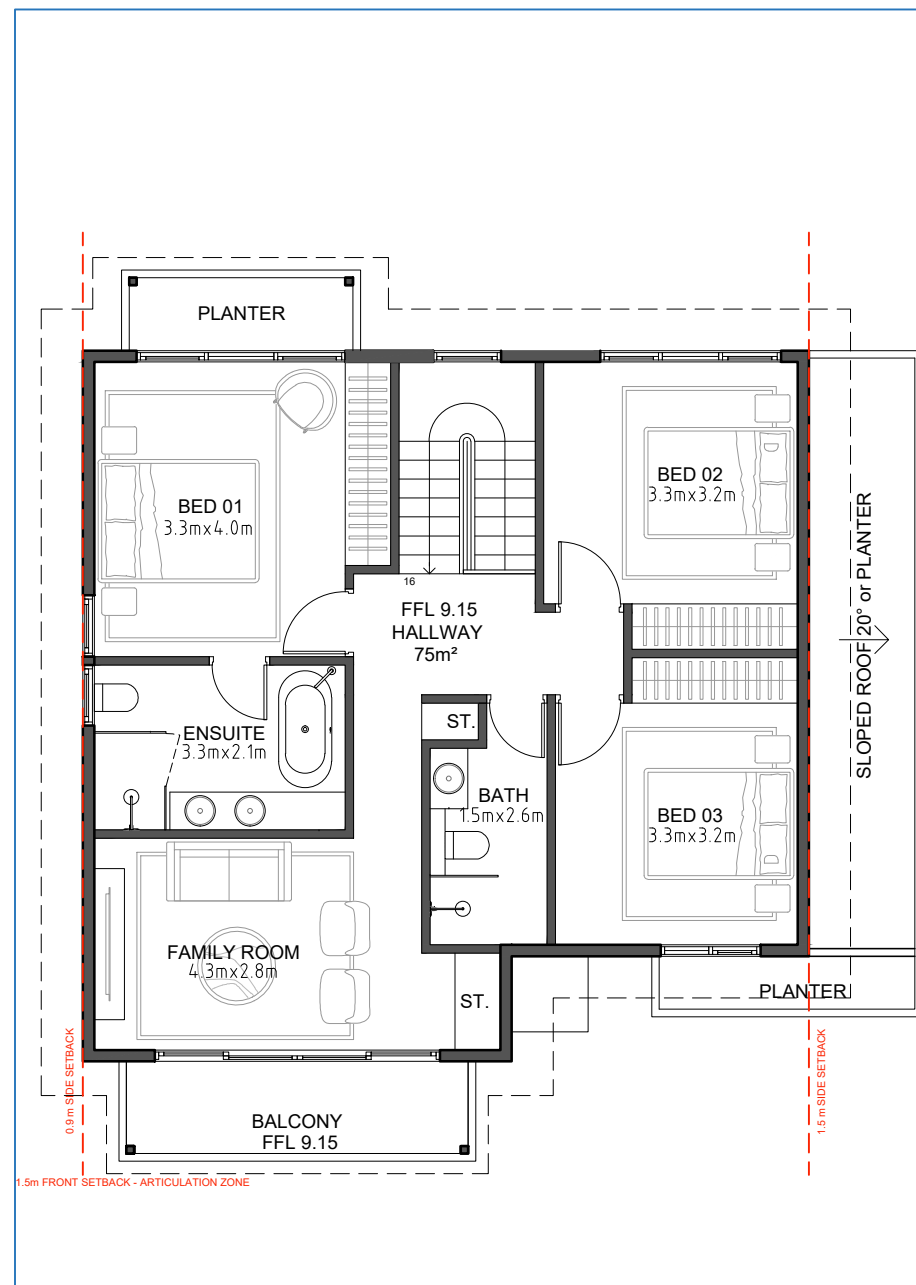
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE A2
GROUND FLOOR LEVEL

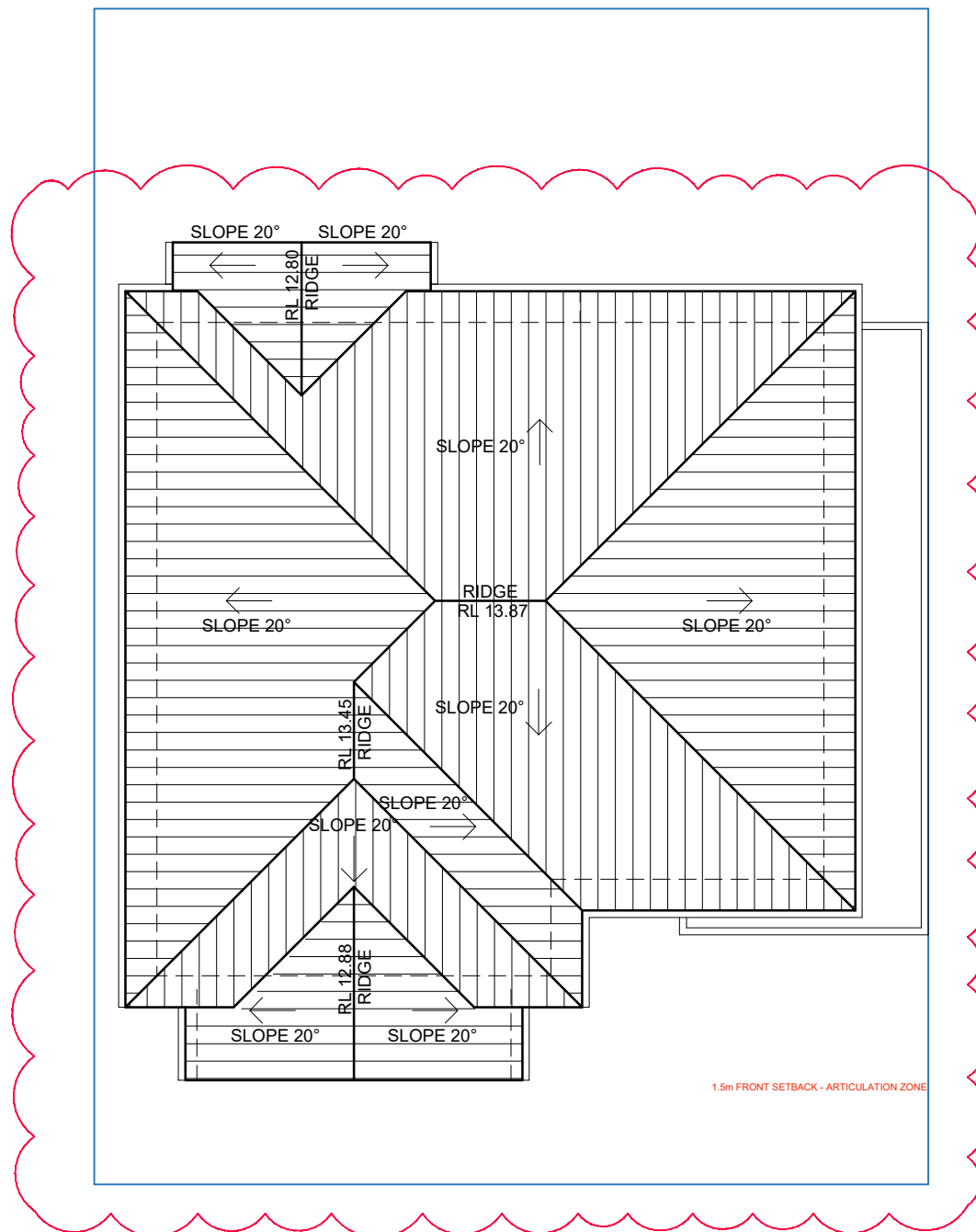
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 102	ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

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ST	STORAGE
WT	HOT WATER UNITS

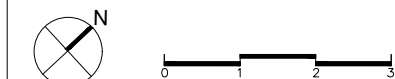


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329

(Activation of consent must be obtained
from Northern Beaches Council)

ISSUE	DATE	DESCRIPTION
05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE TO COUNCIL
03	11.03.24	ISSUE FOR S34
02	05.02.24	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



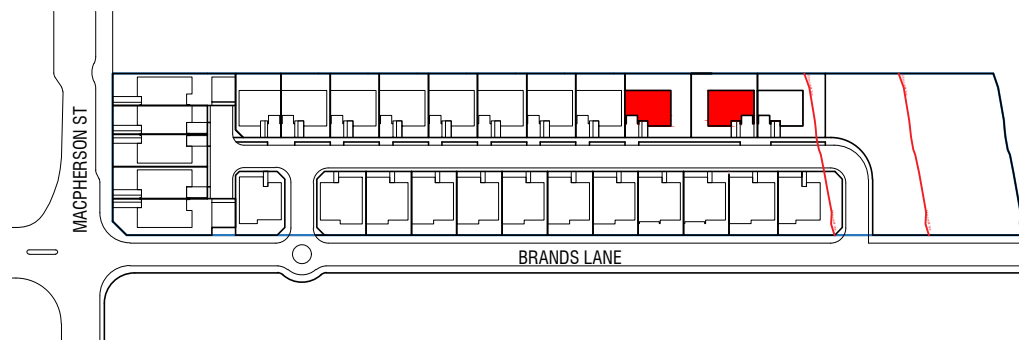
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

DRAWING TITLE:
TYPE A2
FIRST FLOOR + ROOF

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA 103	ISSUE: 05
PROJECT NO: 2235		

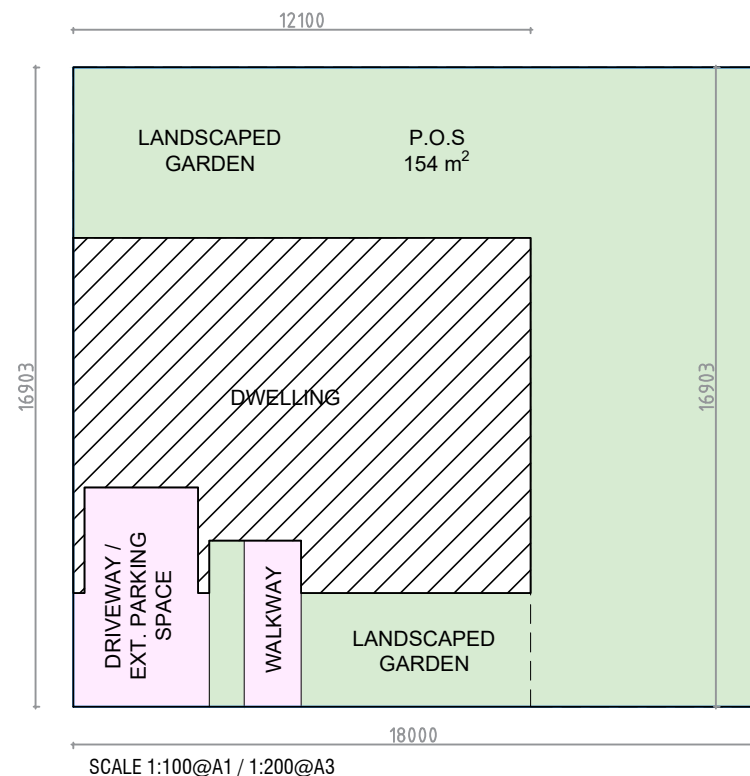


TYPE A3
LOTS 16-18
3 DWELLINGS 11 % of total units

INTERNAL AREA GF = 62 m²
1F = 83 m²
TOTAL = 145 m²

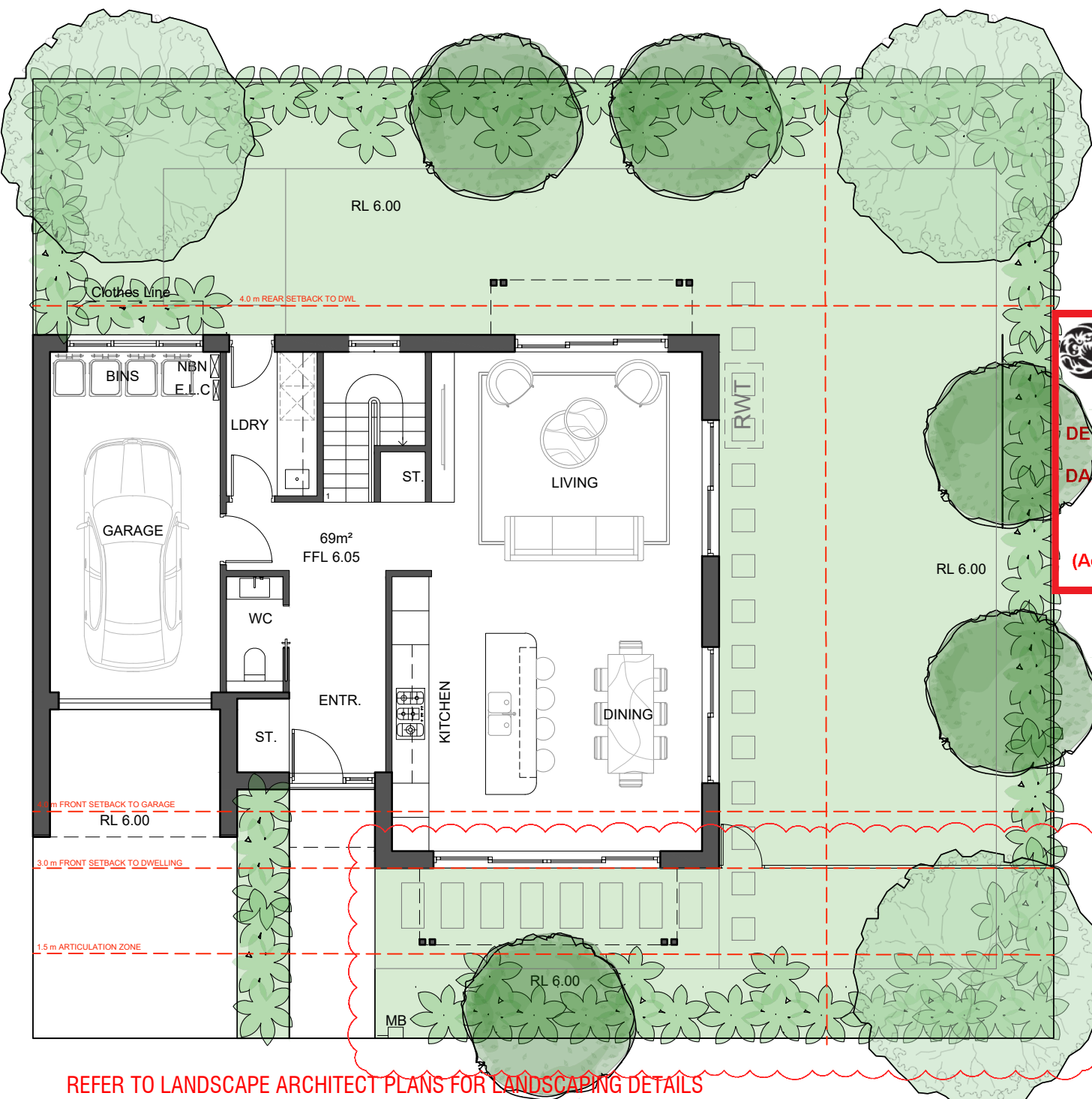
PARKING SPACE 1
IN GARAGE (single)
6.0 x 3.0m = 18 m²

PARKING SPACE 2
EXTERNAL (WITHIN LOT BOUNDARY)
5.5 x 3.0 = 16 m²



SITE COVERAGE (TYPICAL LOT SIZE)

	LOT AREA	295 - 304 m ²
	BUILDING COVERAGE	93 m ²
	LANDSCAPE AREA (Inc. Overhead Planters)	178 - 187 m ² 60 - 62% of Lot Area



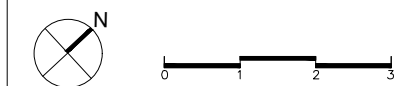
- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

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DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329
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02	24.10.23	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



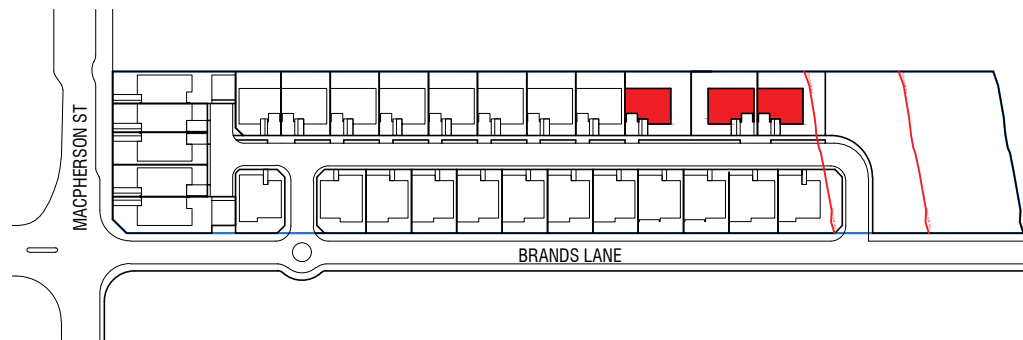
CLIENT:
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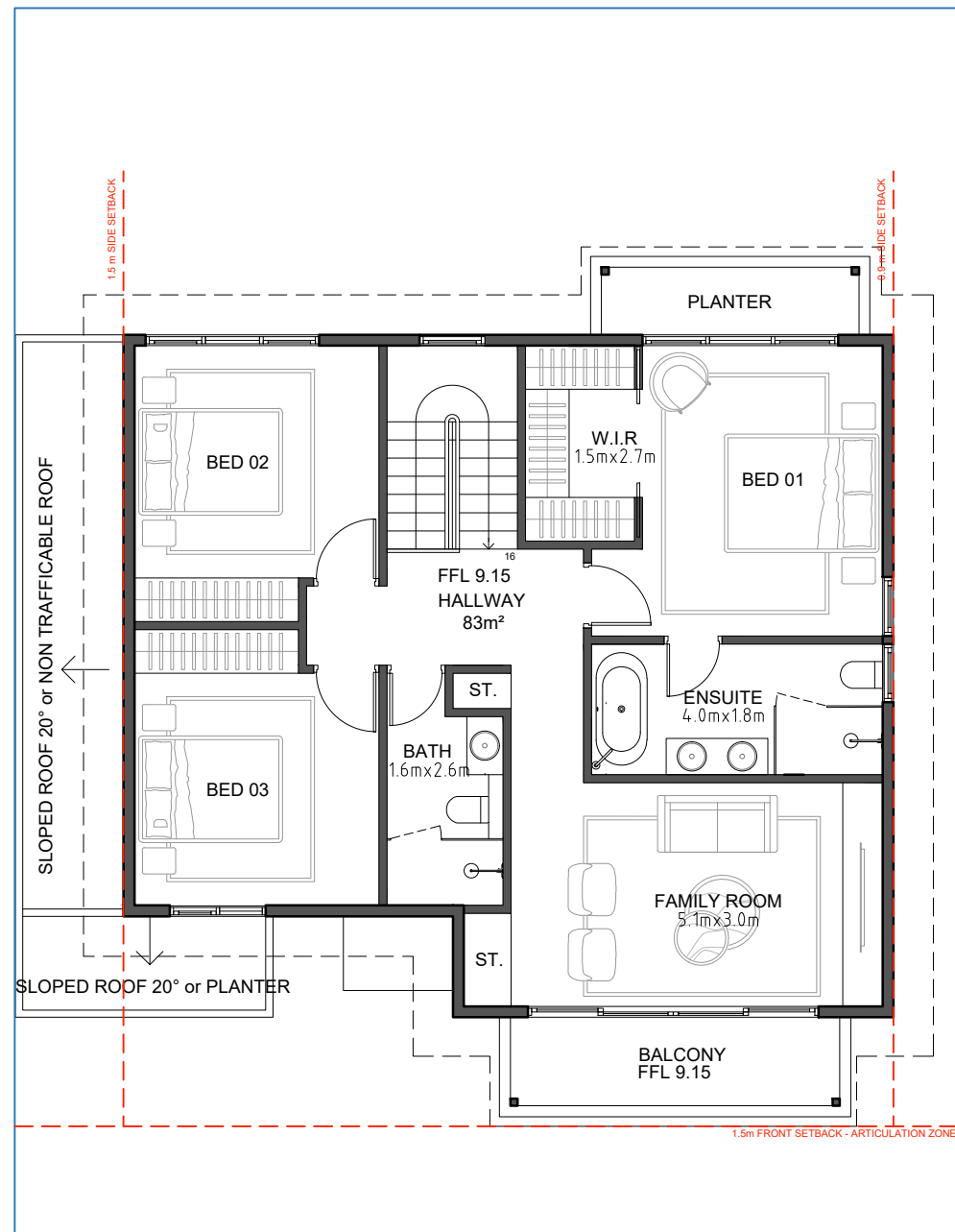
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE A3
GROUND FLOOR LEVEL

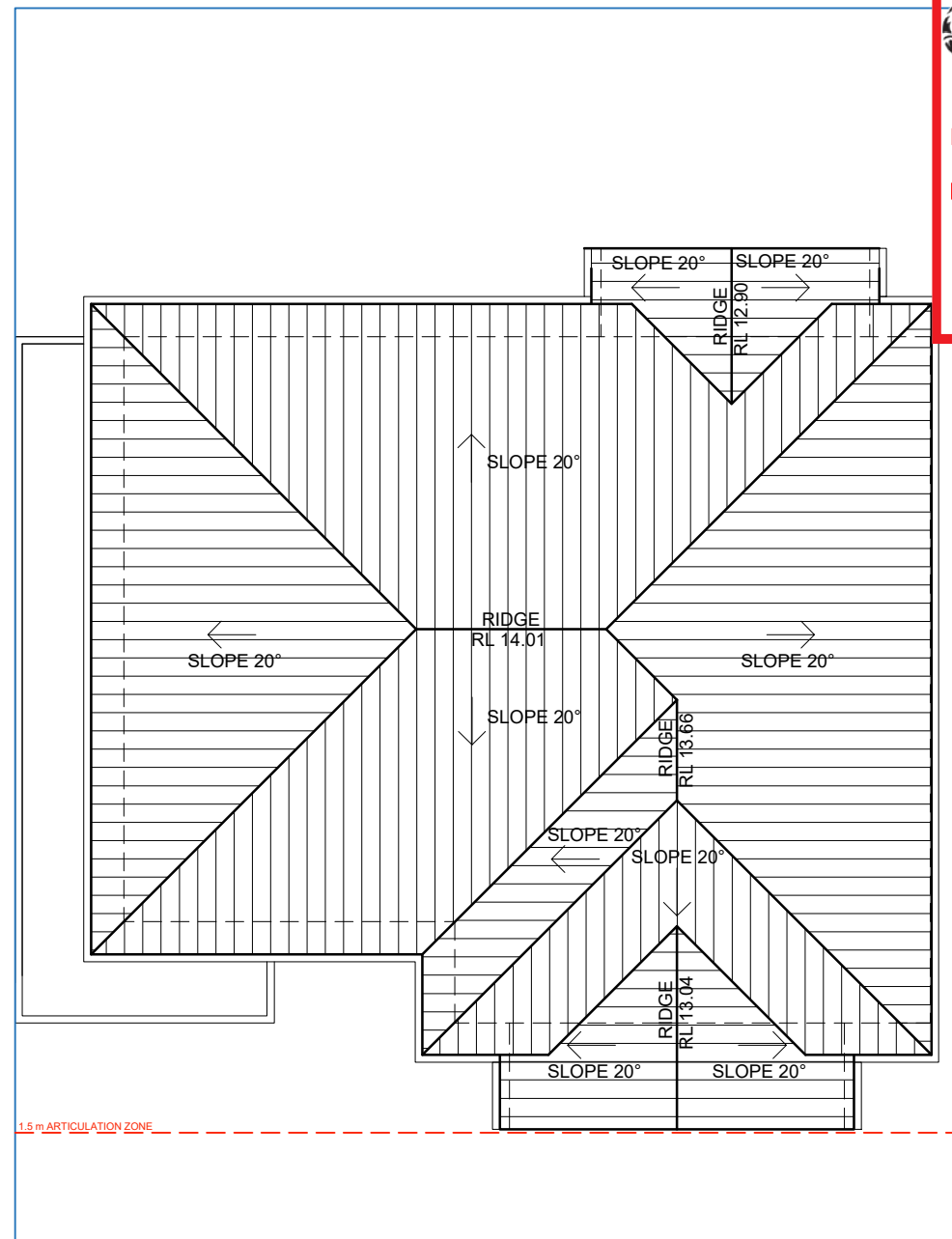
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 104	ISSUE: 06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

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- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

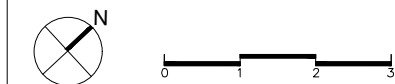


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DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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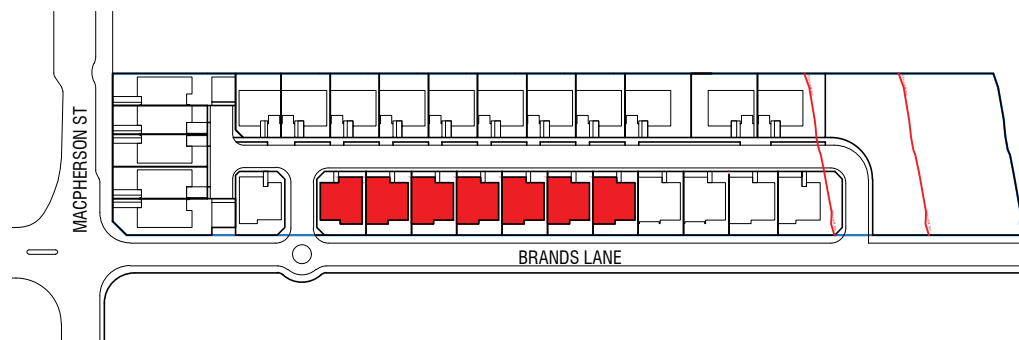
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE A3
FIRST FLOOR + ROOF

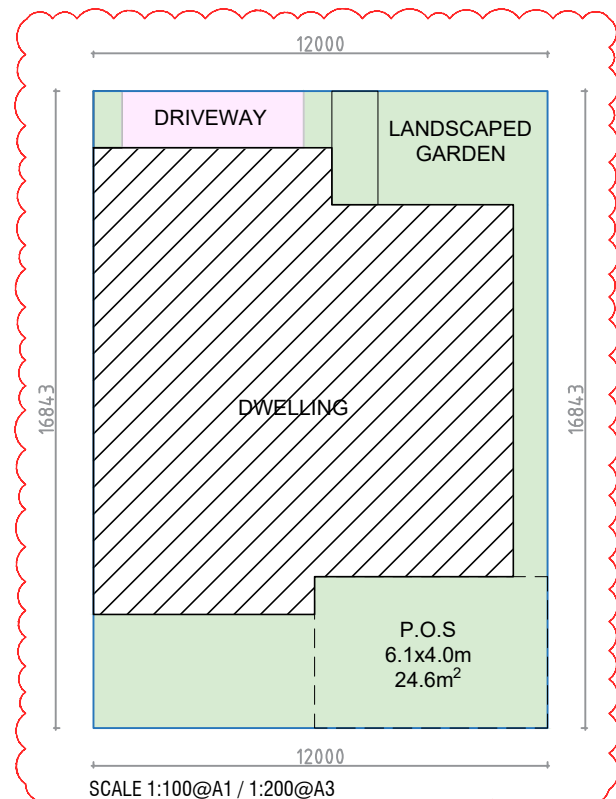
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 105	ISSUE: 05



TYPE B1
LOTS 23-29
7 DWELLINGS = 25% of total units

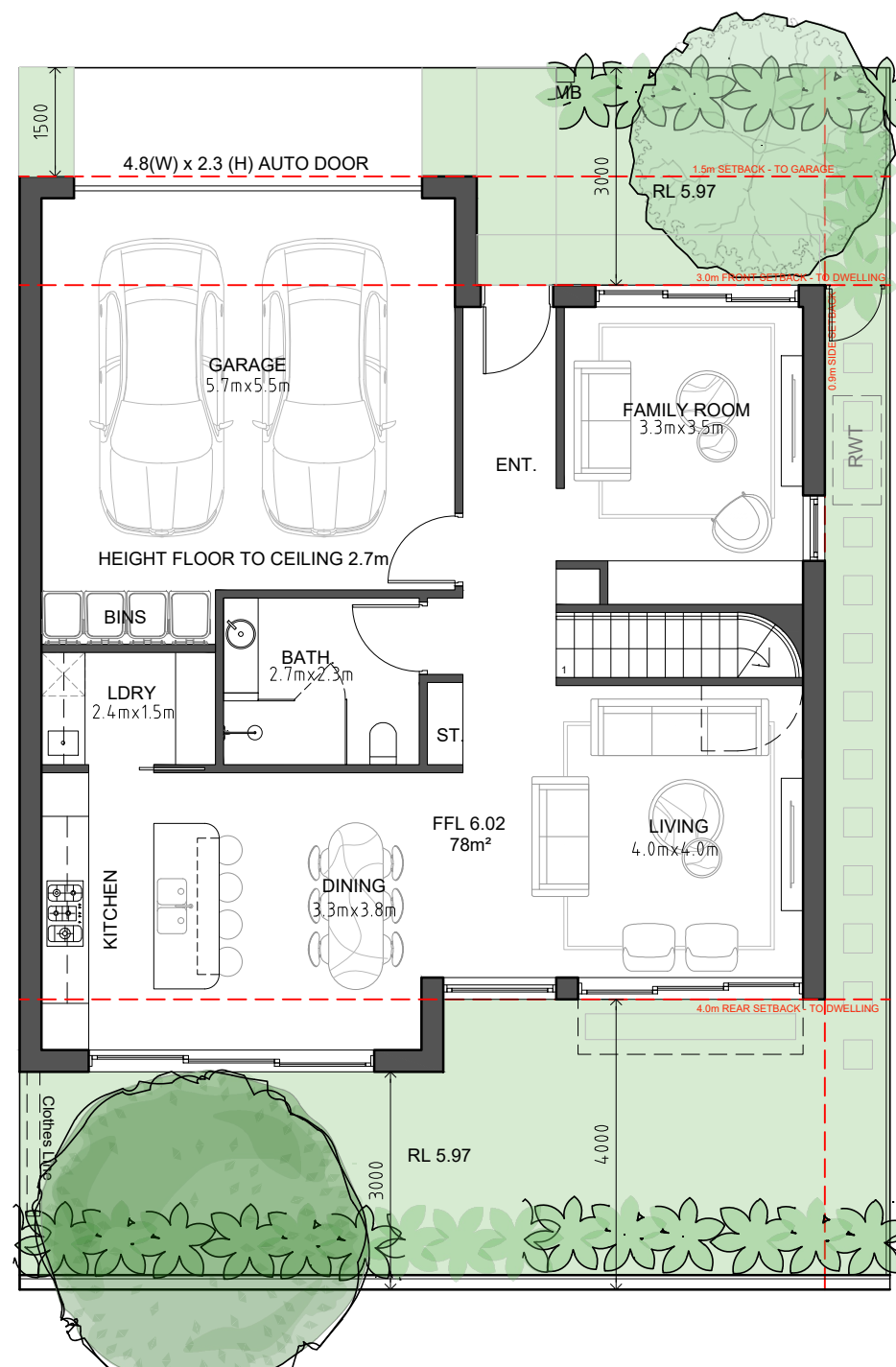
INTERNAL AREA GF = 78 m²
1F = 84 m²
TOTAL = 162 m²

PARKING SPACES
IN GARAGE (double)
5.7 x 5.5m = 31 m²

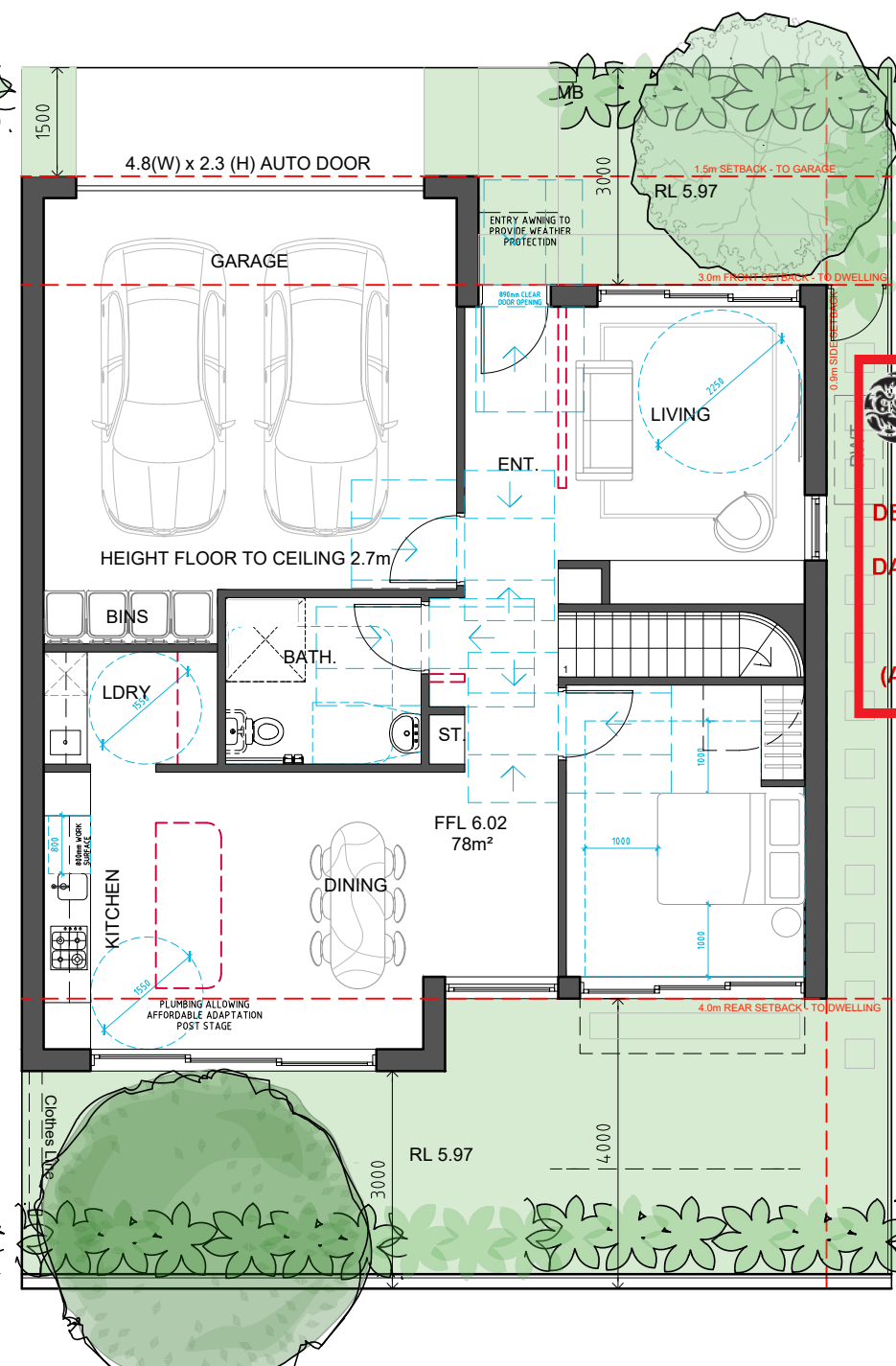


SITE COVERAGE (TYPICAL LOT SIZE)

	LOT AREA	202- 215 m ²
	BUILDING COVERAGE	124 m ²
	LANDSCAPE AREA (Inc. Overhead Planters)	73 - 86 m ² 36 - 41% of site area



2 GROUND FLOOR PLAN - PRE ADAPTATION
SCALE 1:50@A1 / 1:100@A3



3 GROUND FLOOR PLAN - POST ADAPTATION
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

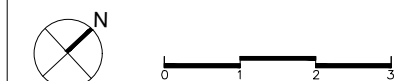
AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
HV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

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CLIENT:
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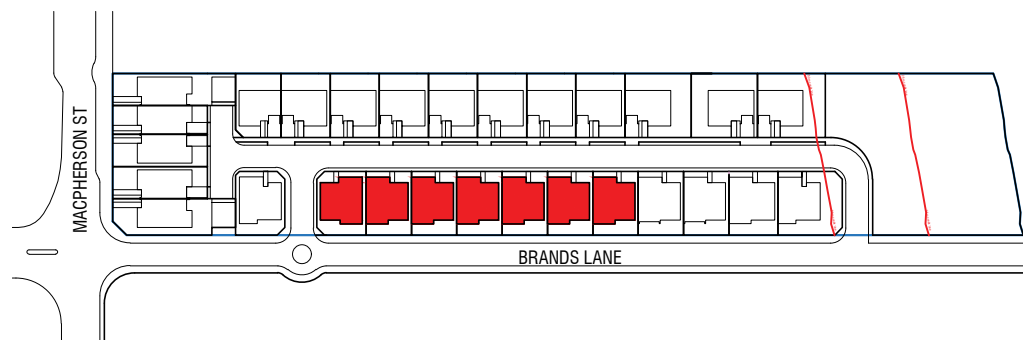
ARCHITECT:
PBD ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

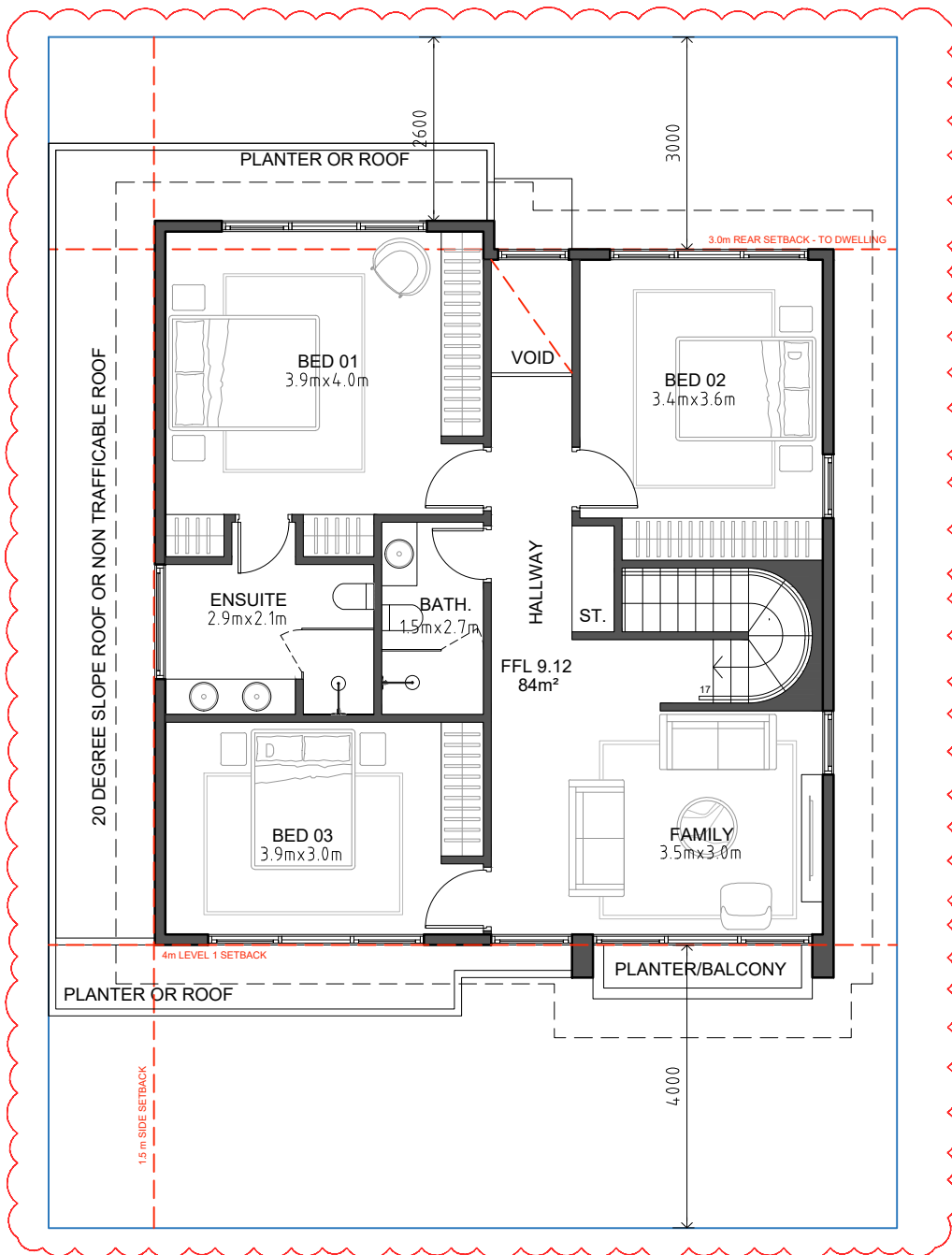
APR. 2023
DRAWING TITLE:
TYPE B1
GROUND FLOOR LEVEL
PRE + POST ADAPTATION

DRAWN BY: SS	CHECKED BY: HV
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 106
	ISSUE: 05

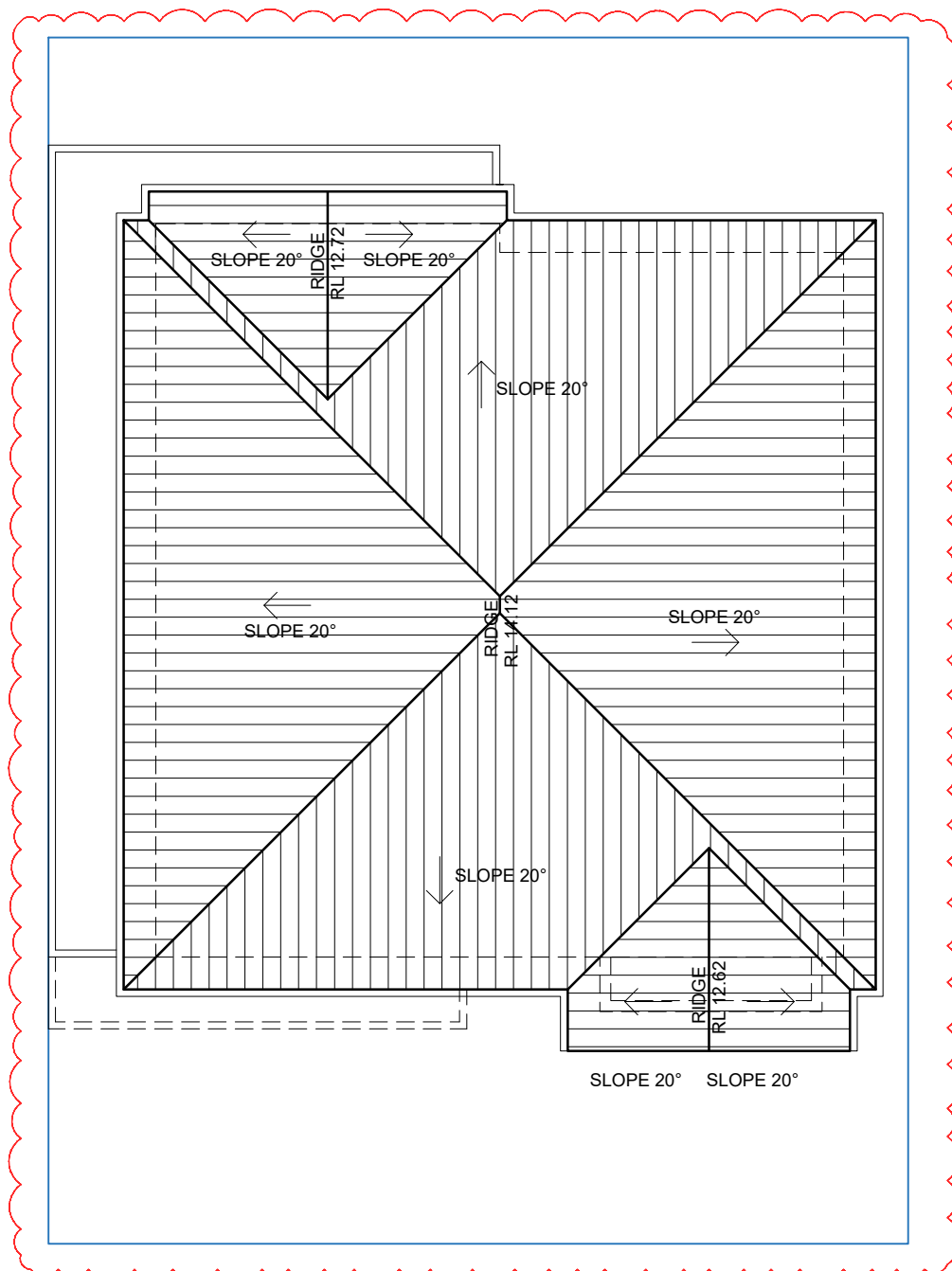
REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS



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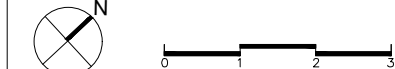
**THIS PLAN IS TO BE READ IN
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Environment Court Proceedings
2023/0250329**

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ISSUE	DATE	DESCRIPTION
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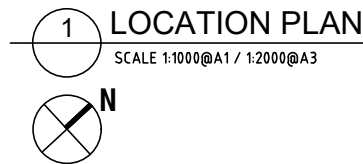
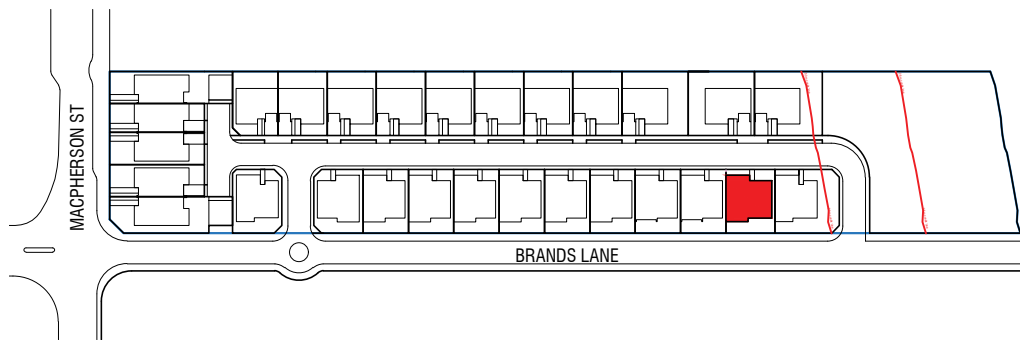
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**TYPE B1
FIRST FLOOR + ROOF**

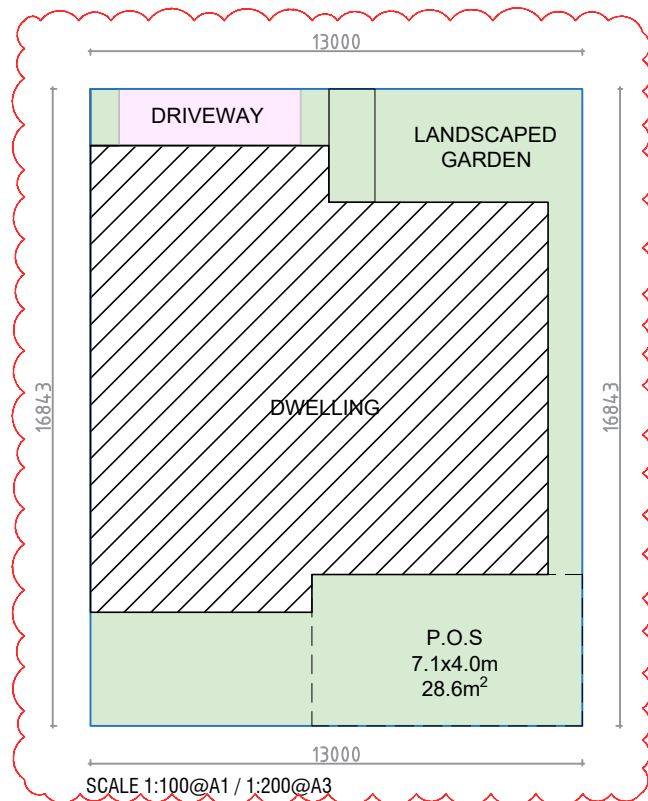
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA 107	ISSUE: 05
PROJECT NO: 2235		



TYPE B2
LOT 20
1 DWELLING = 3.5% of total units

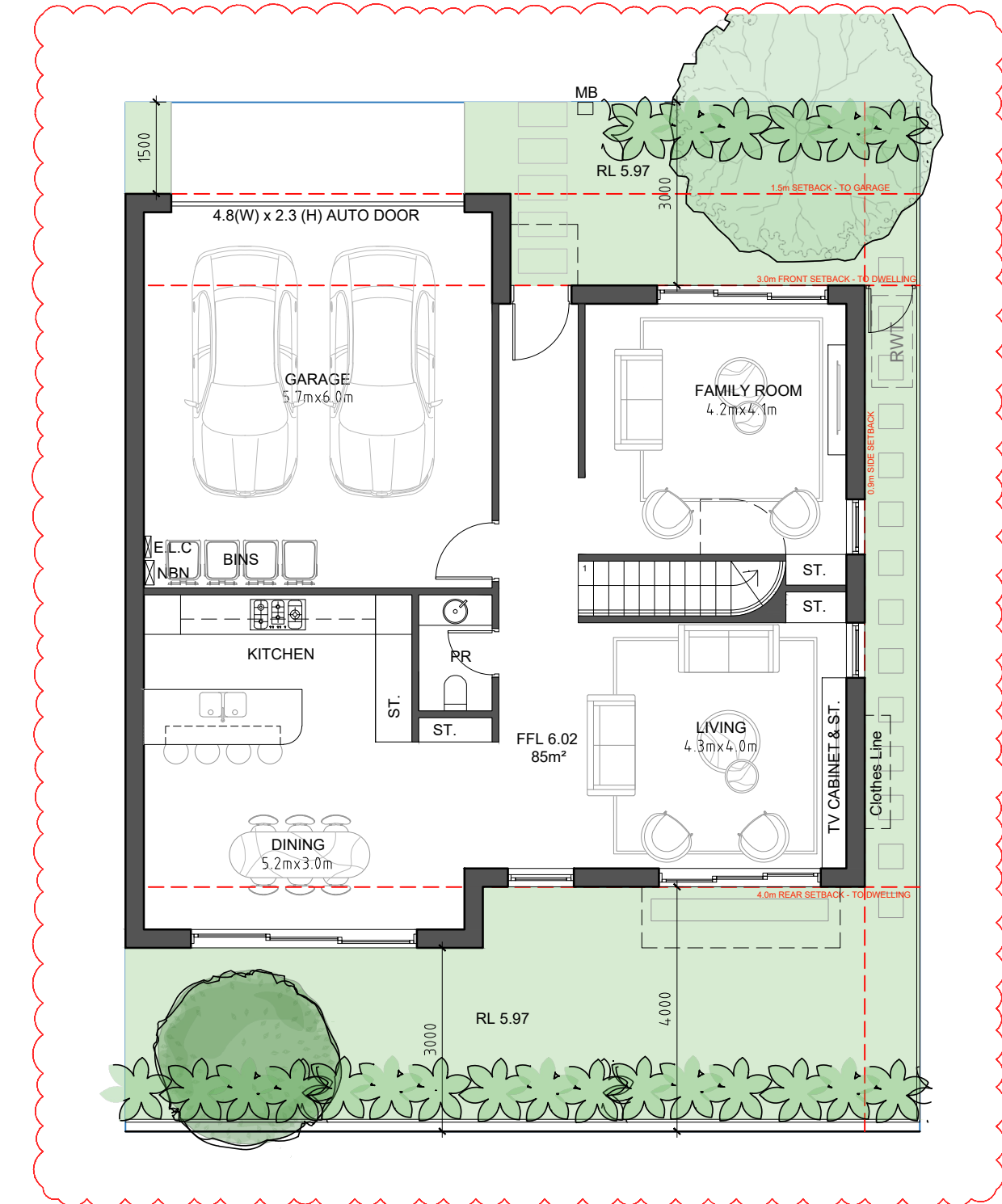
INTERNAL AREA GF = 85 m²
1F = 96 m²
TOTAL = 181 m²

PARKING SPACES
IN GARAGE (double)
5.7 x 6.0m = 34 m²



SITE COVERAGE (TYPICAL LOT SIZE)

	LOT AREA	219 m ²
	BUILDING COVERAGE	134 m ²
	LANDSCAPE AREA (Inc. overhead planters)	83 m ² 38% of site area



2 GROUND FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	24L RECYCLING BIN
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ST	STORAGE
WT	HOT WATER UNITS



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CLIENT:
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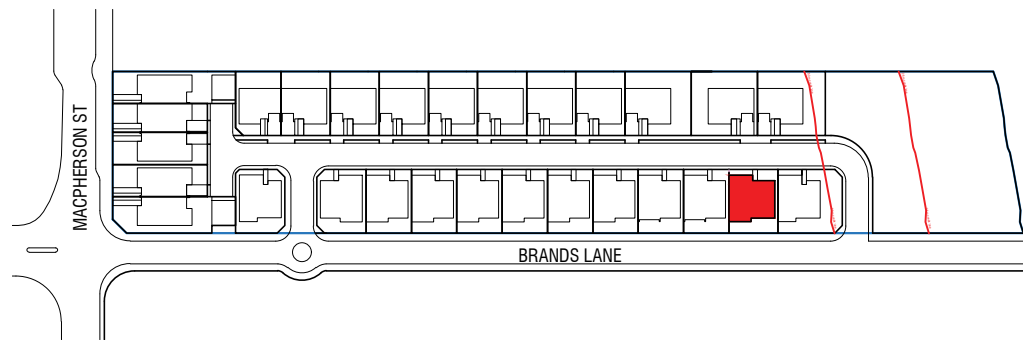
ARCHITECT:
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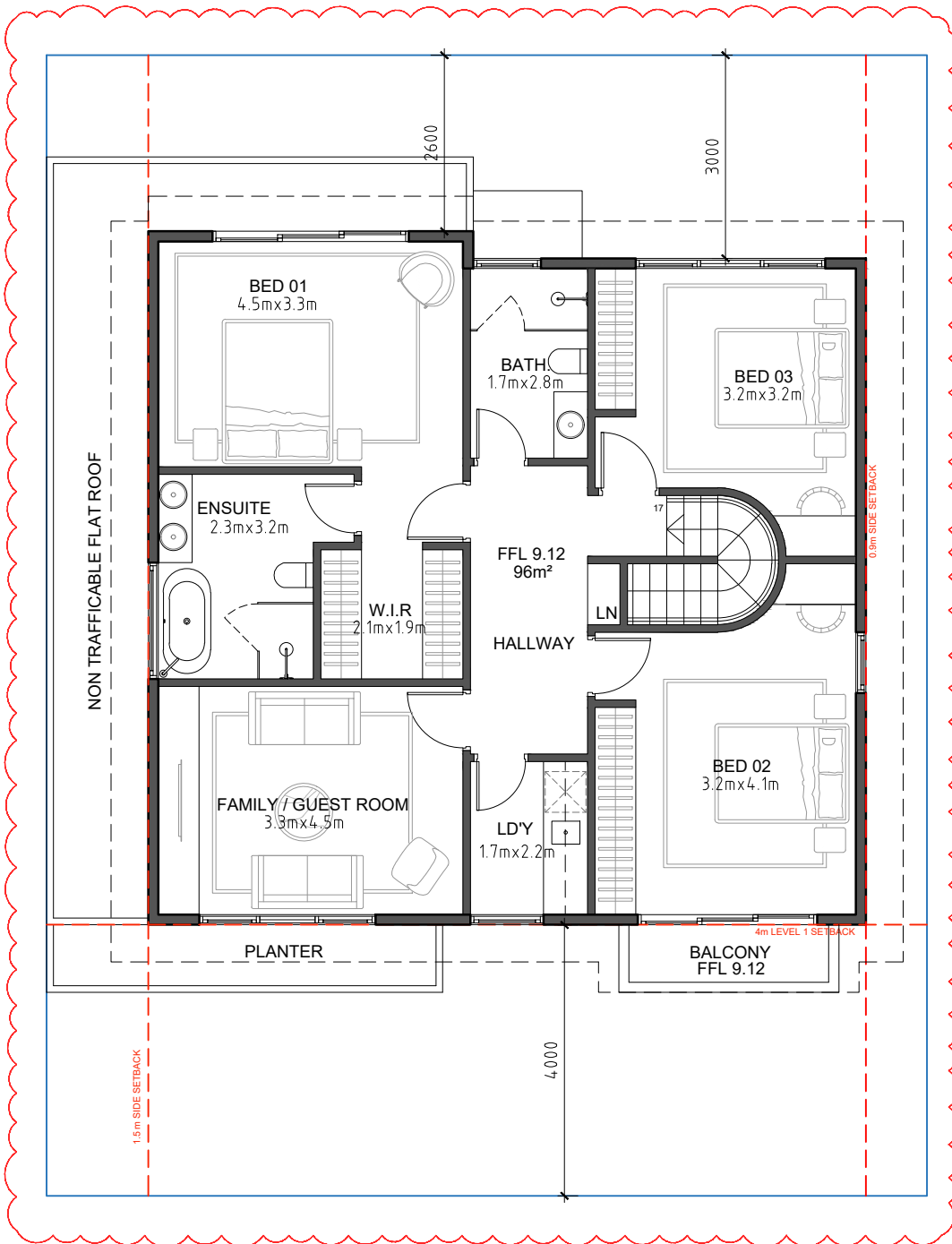
APR. 2023
DRAWING TITLE:

**TYPE B2
GROUND FLOOR LEVEL**

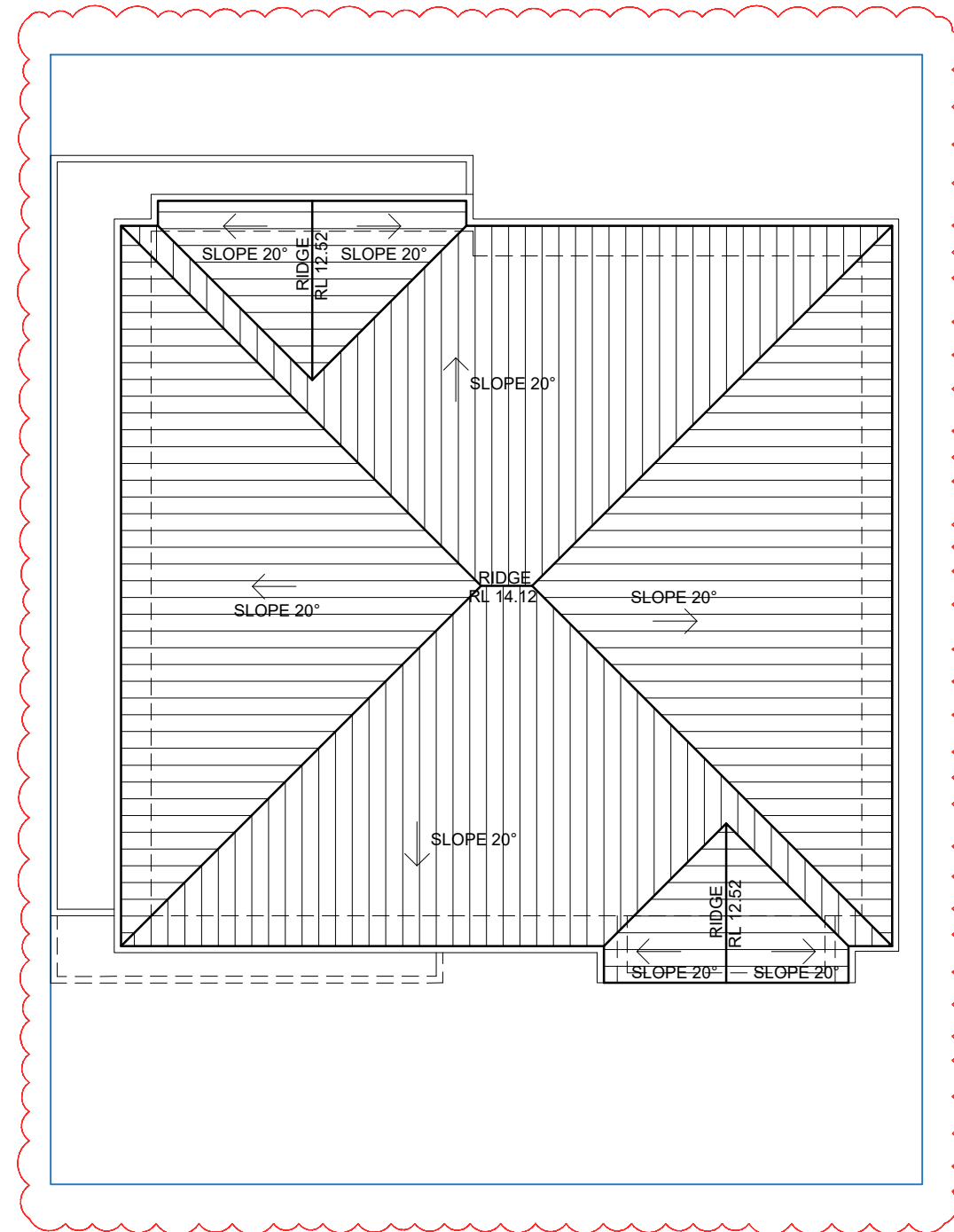
DRAWN BY: SS	CHECKED BY: HV
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1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

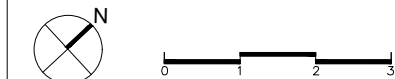
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- LEGEND:
- | | |
|-----|-----------------------------------|
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| FH | FIRE HYDRANT |
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| MB | MAILBOX TO FUTURE DETAIL |
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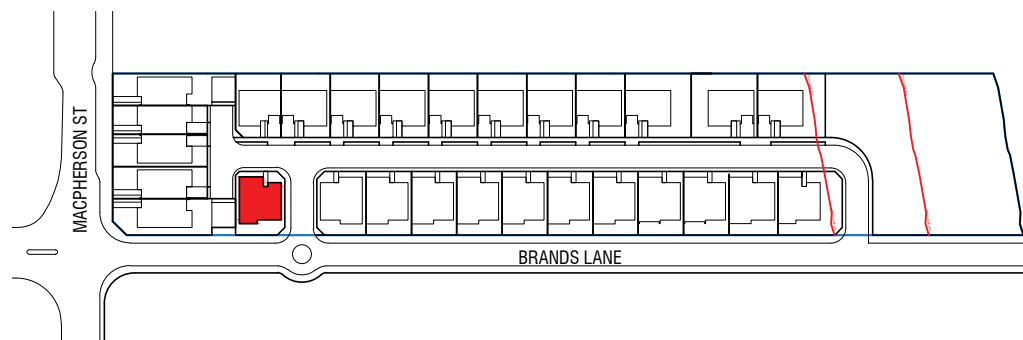
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE B2
FIRST FLOOR + ROOF

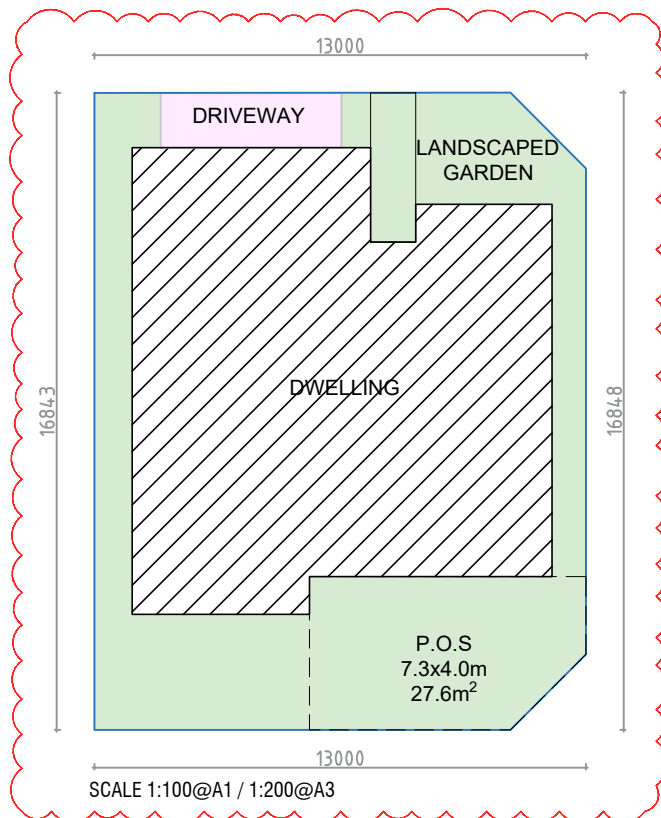
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA 109	ISSUE: 05
PROJECT NO: 2235		



TYPE B3
LOT 7
1 DWELLING = 3.5% of total units

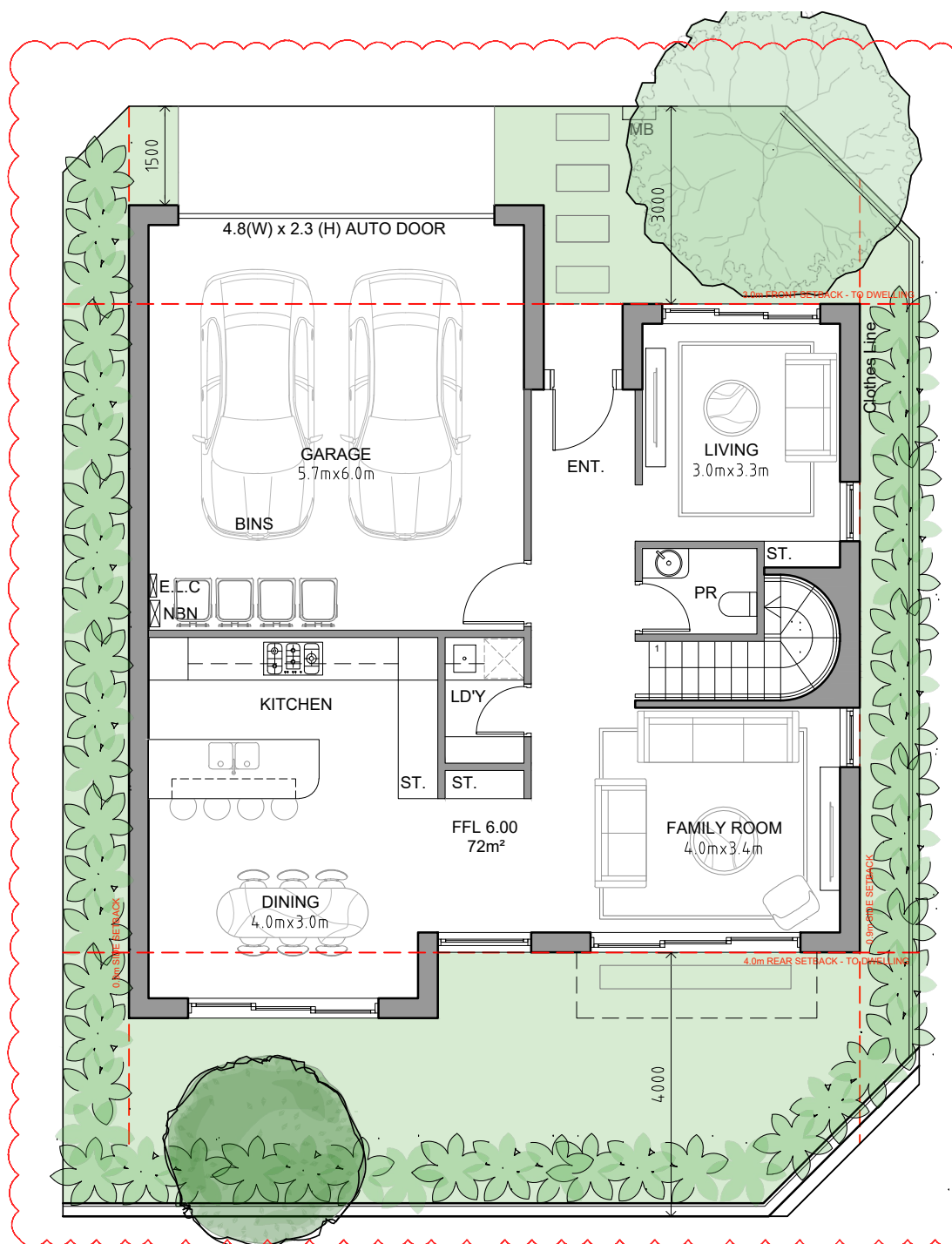
INTERNAL AREA GF = 72 m²
1F = 83 m²
TOTAL = 155 m²

PARKING SPACES
IN GARAGE (double)
5.7 x 6.0m = 34 m²



SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	214 m ²
BUILDING COVERAGE	122 m ²
LANDSCAPE AREA (Inc. overhead planters)	91 m ² 43% of site area



REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

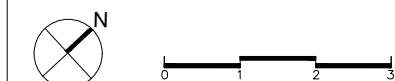


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329**

**(Activation of consent must be obtained
from Northern Beaches Council)**

ISSUE	DATE	DESCRIPTION
06	29.05.24	ISSUE TO LEC
05	28.03.24	ISSUE TO COUNCIL
04	11.03.24	ISSUE FOR S34
03	05.02.24	ISSUE FOR COORDINATION
02	24.10.23	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



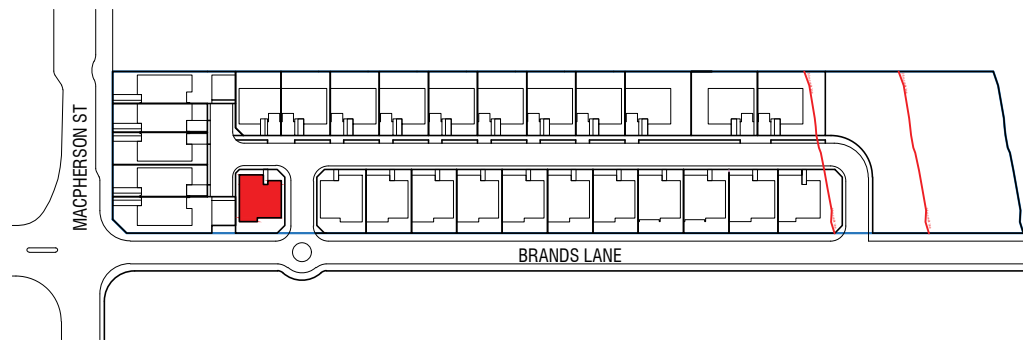
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

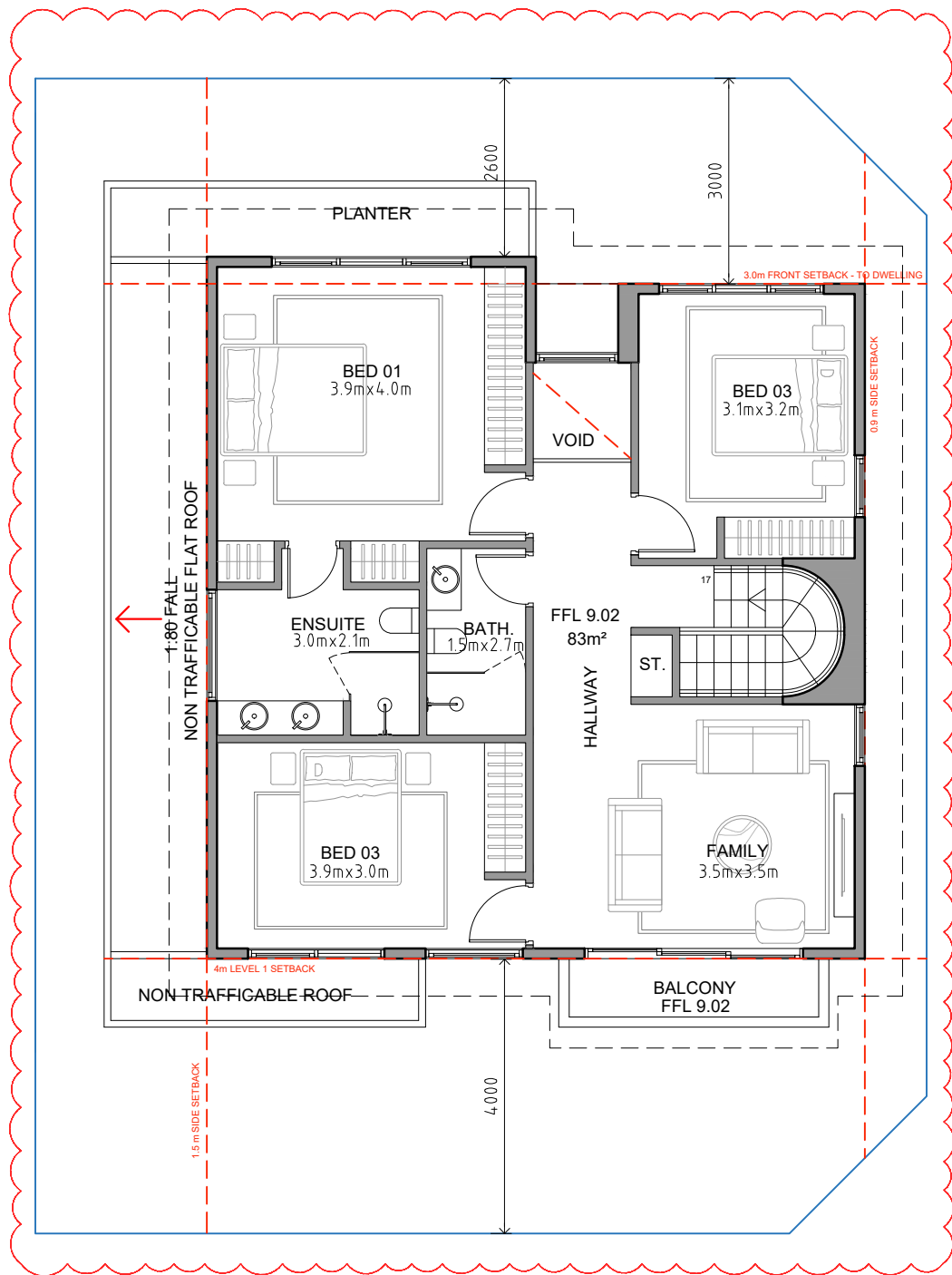
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**TYPE B3
GROUND FLOOR LEVEL**

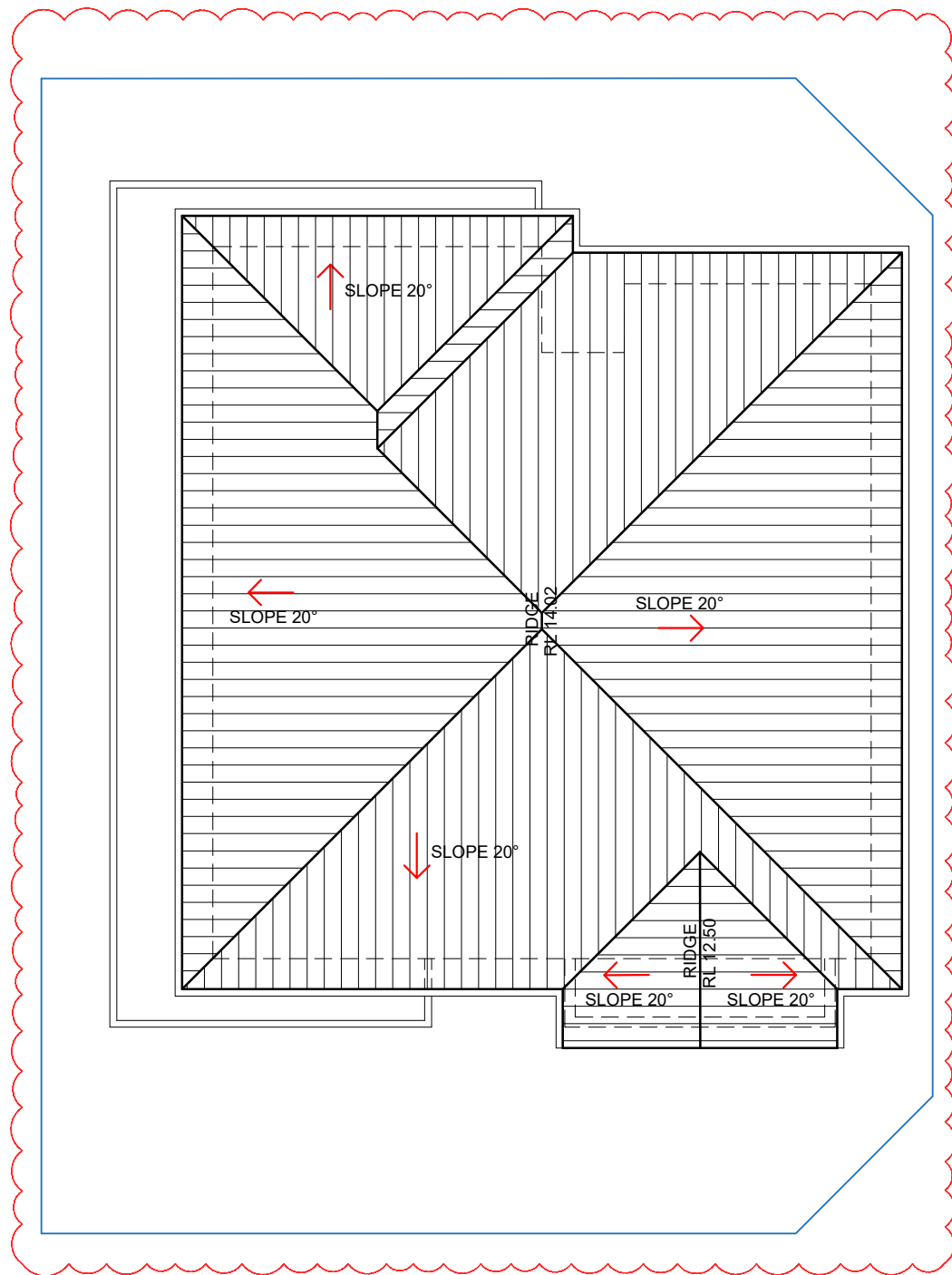
DRAWN BY: SS	CHECKED BY: HV
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 110 ISSUE: 06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

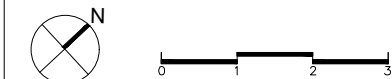
AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
HV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

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01	12.04.23	ISSUE FOR DA



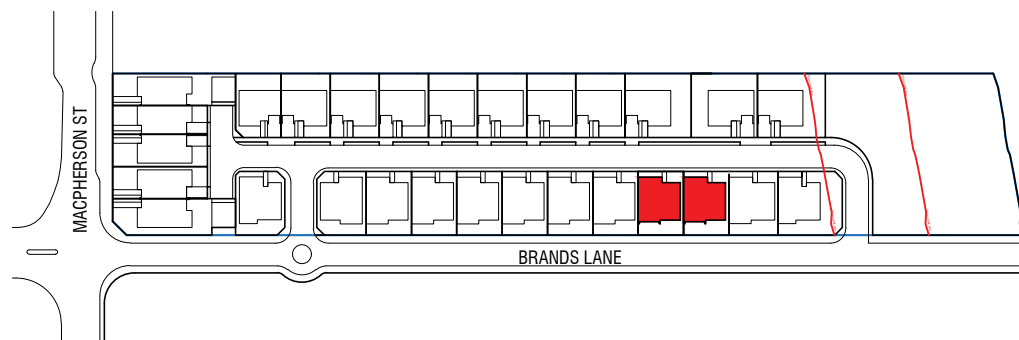
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujewicz NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

DRAWING TITLE:
TYPE B3
FIRST FLOOR + ROOF

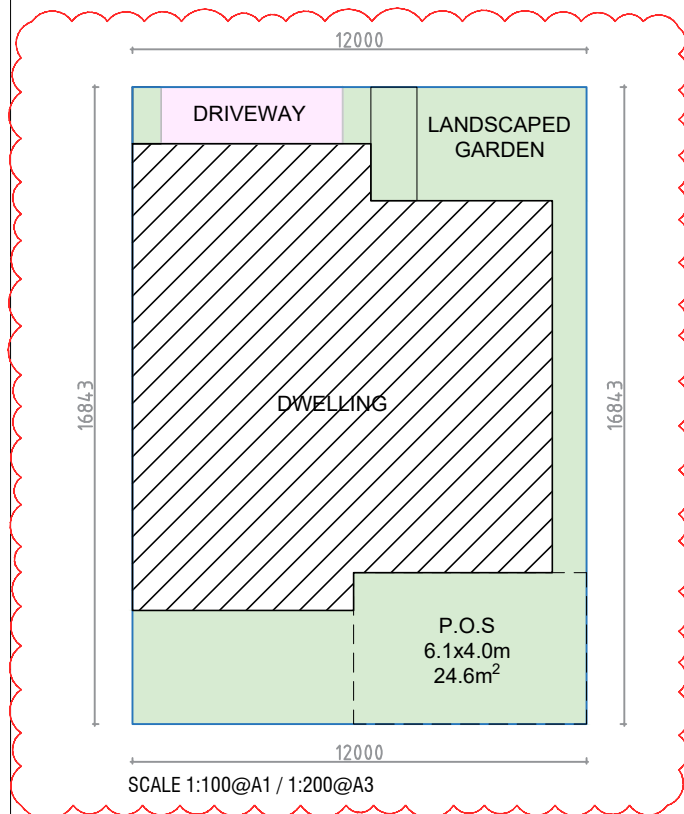
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA 111	ISSUE: 05
PROJECT NO: 2235		



TYPE B4
LOTS 21, 22
2 DWELLINGS = 7% of total units

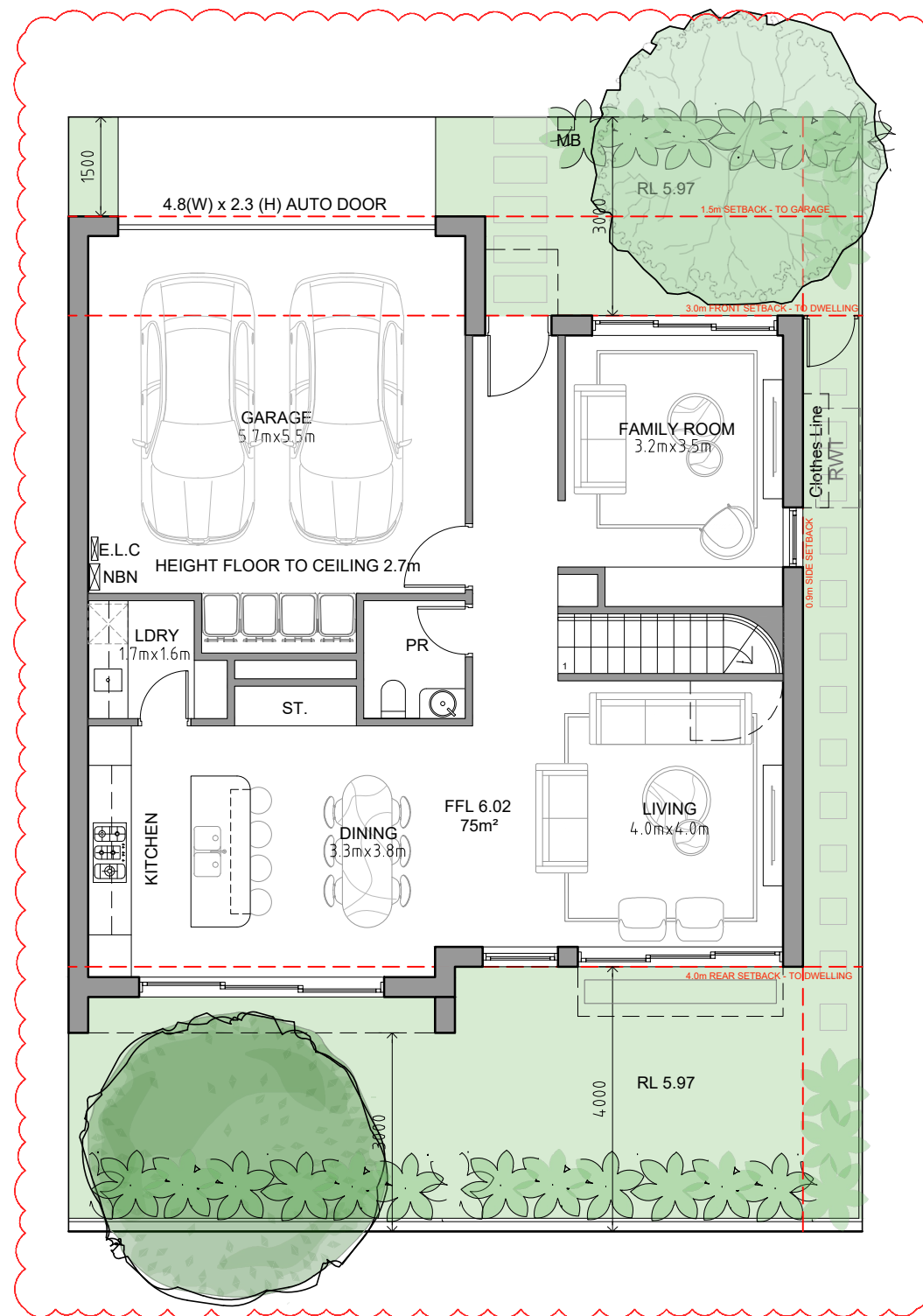
INTERNAL AREA GF = 75 m²
1F = 84 m²
TOTAL = 159 m²

PARKING SPACES
IN GARAGE (double)
5.7 x 5.5m = 31 m²



SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	202 m ²
BUILDING COVERAGE	121 m ²
LANDSCAPE AREA (Inc. overhead planters)	76 m ² 38% of site area



2 GROUND FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3

REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	24L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS



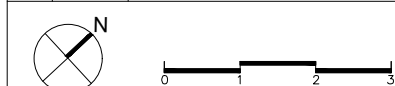
**THIS PLAN IS TO BE READ IN
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**DA NUMBER: DA2023/0669 - NSW Land &
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02	24.10.23	ISSUE FOR COORDINATION
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ISSUE	DATE	DESCRIPTION
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CLIENT:
WARRIMAC Pty Ltd

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PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

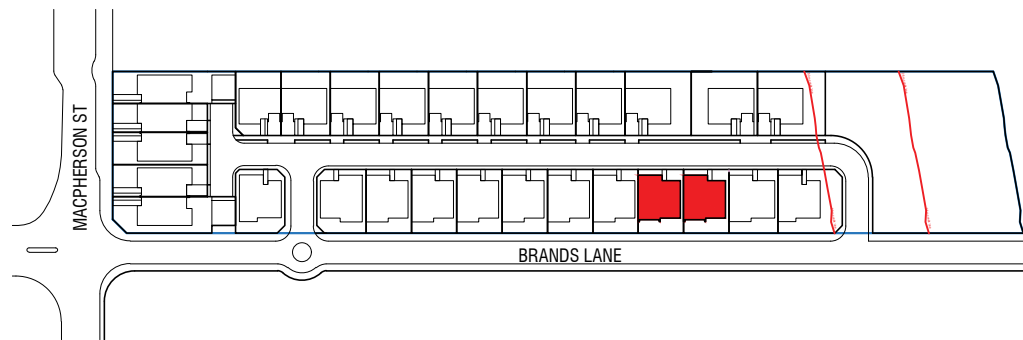
**TYPE B4
GROUND FLOOR LEVEL
PRE + POST ADAPTATION**

DRAWN BY: SS
CHECKED BY: HV

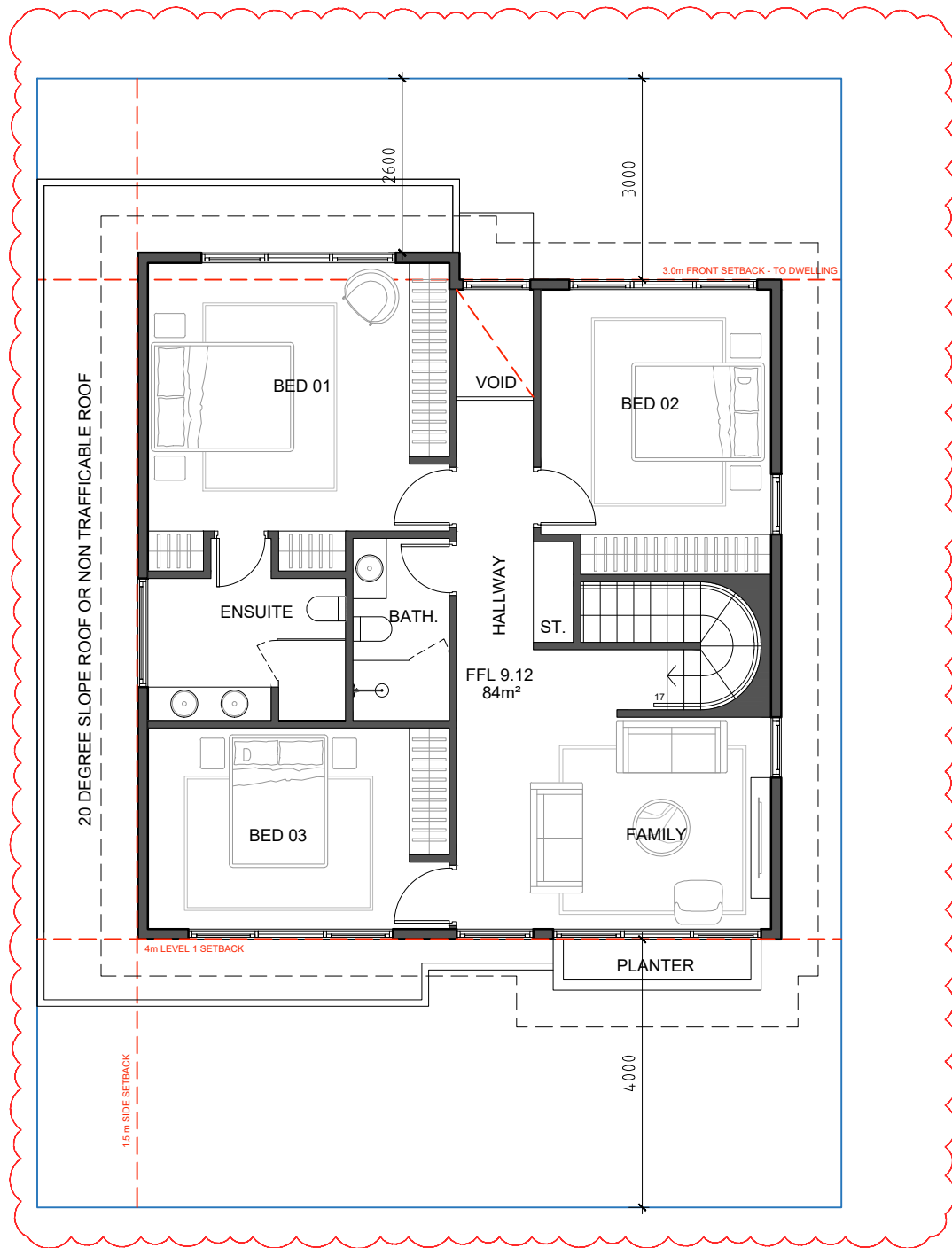
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1:50@A1 / 1:100@A3
PROJECT NO:
2235

DRAWING NO:
DA 112

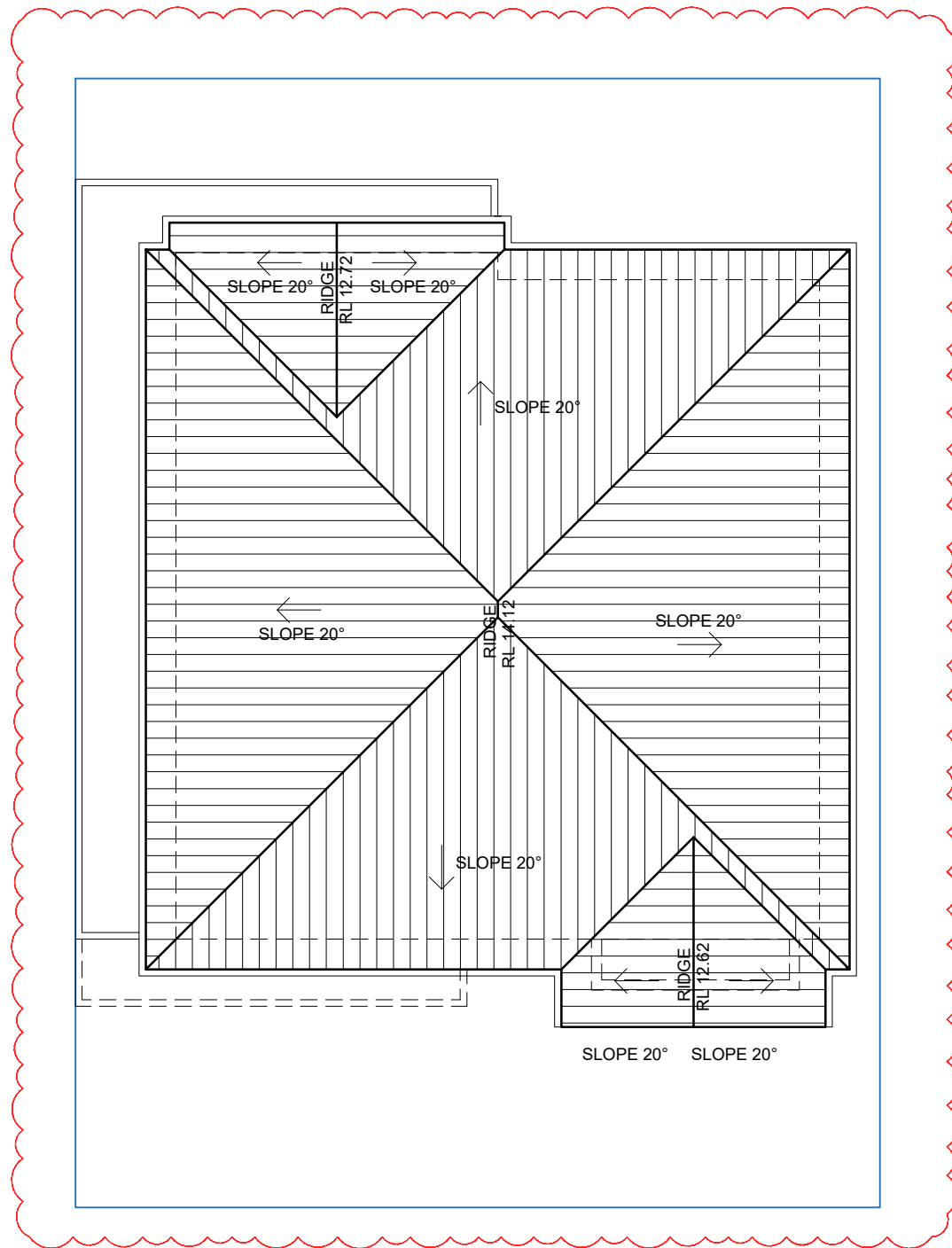
ISSUE:
06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

- GENERAL NOTES:
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS



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ISSUE DATE DESCRIPTION



0 1 2 3m

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PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

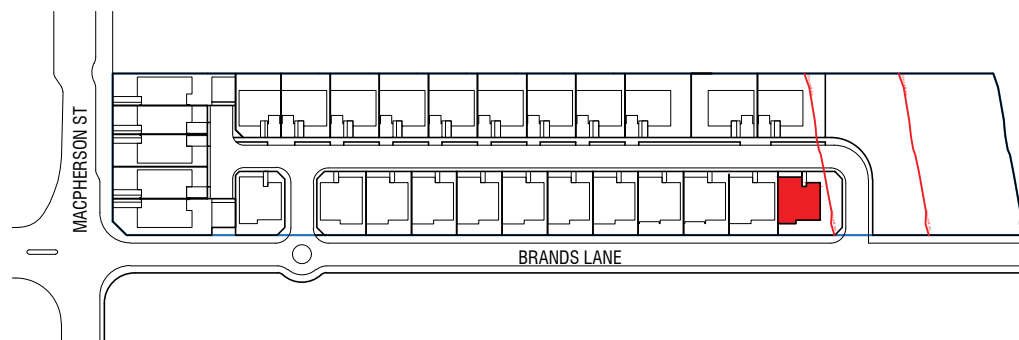
TYPE B4
FIRST FLOOR + ROOF

DRAWN BY: SS CHECKED BY: HV

SCALE:
1:50@A1 / 1:100@A3
PROJECT NO:
2235

DRAWING NO:
DA 113

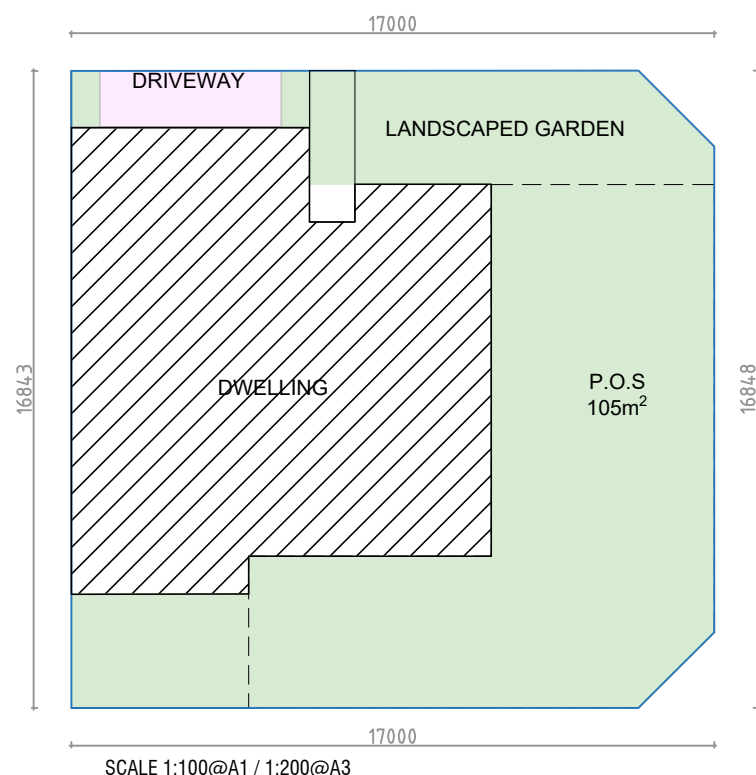
ISSUE:
05



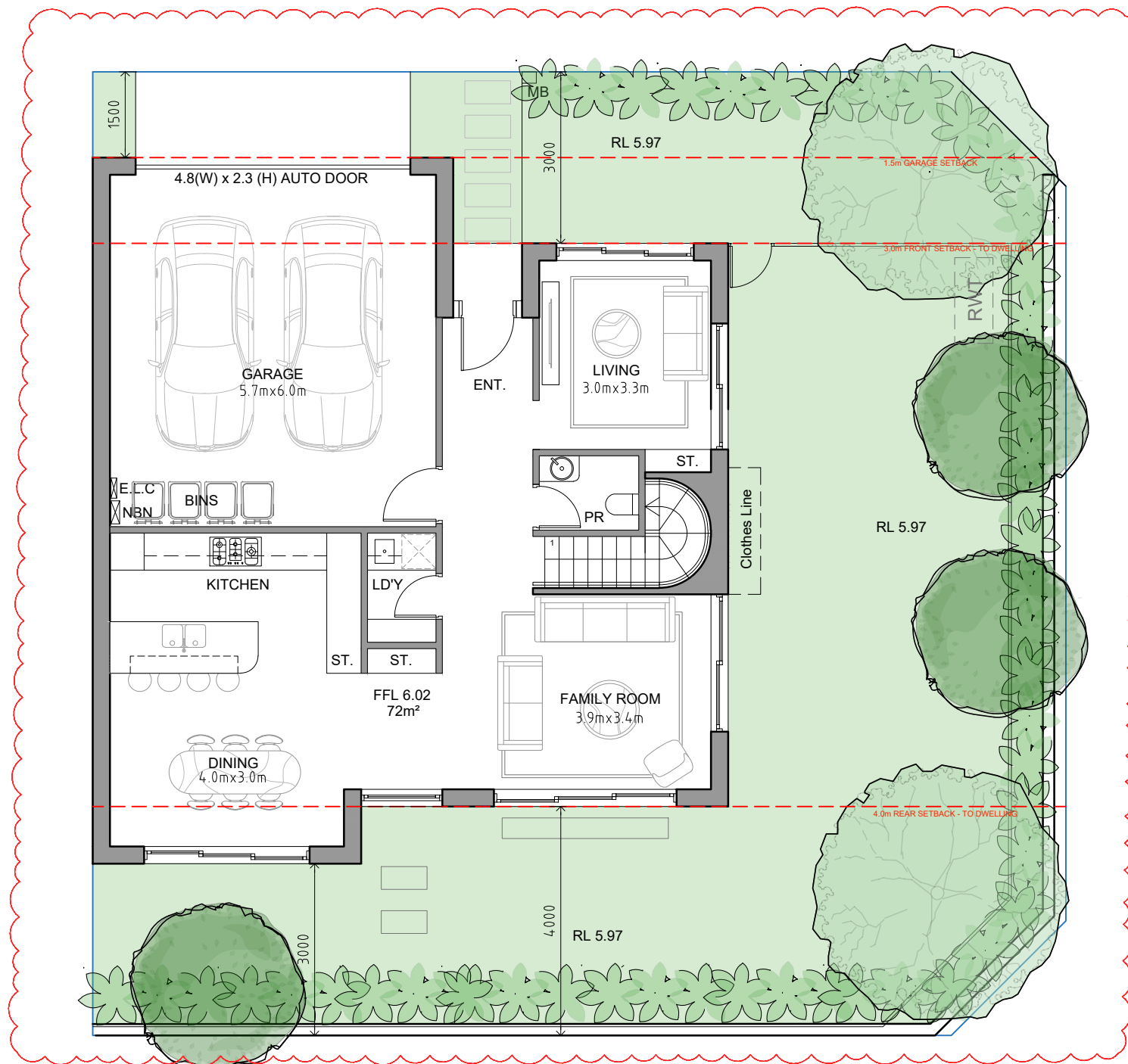
TYPE B5
LOT 19
1 DWELLING = 3.5% of total units

INTERNAL AREA GF = 72 m²
1F = 83 m²
TOTAL = 155 m²

PARKING SPACES
IN GARAGE (double)
5.7 x 6.0m = 34 m²



SITE COVERAGE (TYPICAL LOT SIZE)		
	LOT AREA	282 m ²
	BUILDING COVERAGE	122 m ²
	LANDSCAPE AREA	159 m ²
	(Inc. overhead planters)	56% of site area



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

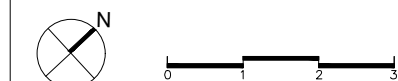
AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

(Activation of consent must be obtained from Northern Beaches Council)

ISSUE	DATE	DESCRIPTION
06	29.05.24	ISSUE TO LEC
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04	11.03.24	ISSUE FOR S34
03	05.02.24	ISSUE FOR COORDINATION
02	24.10.23	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



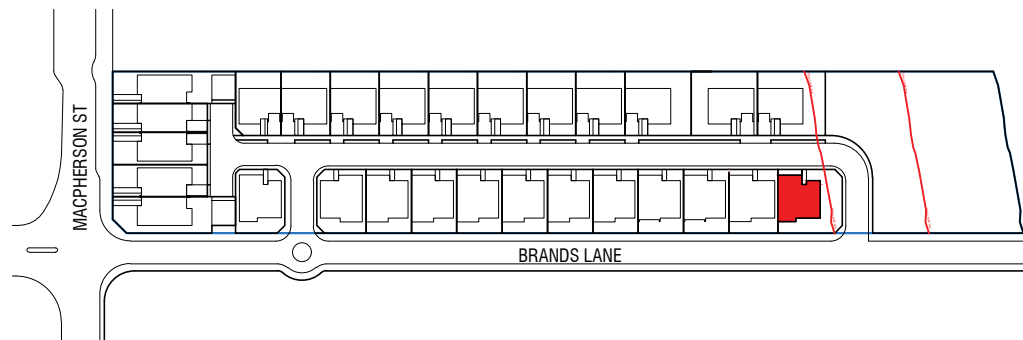
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

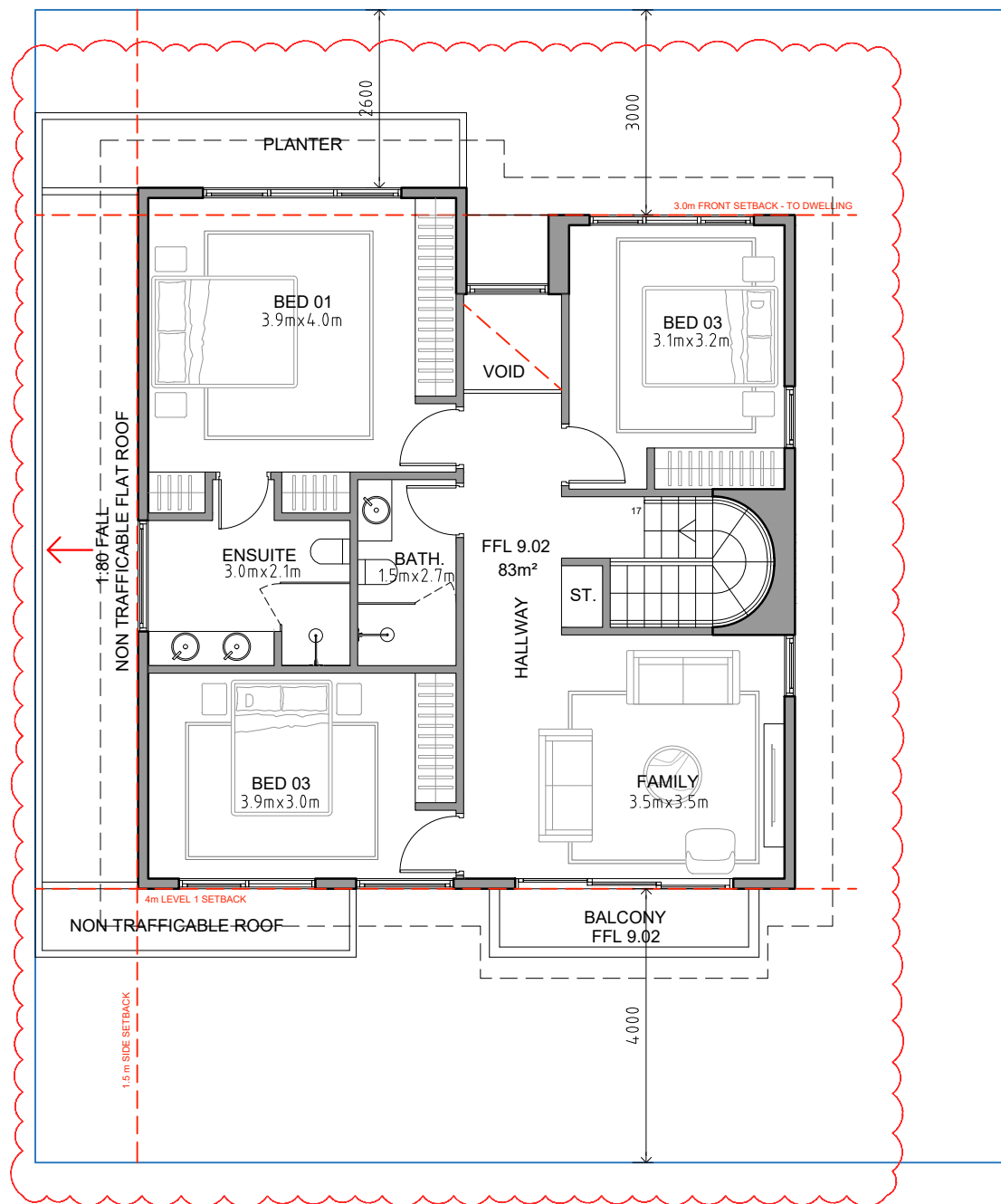
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE B5
GROUND FLOOR LEVEL

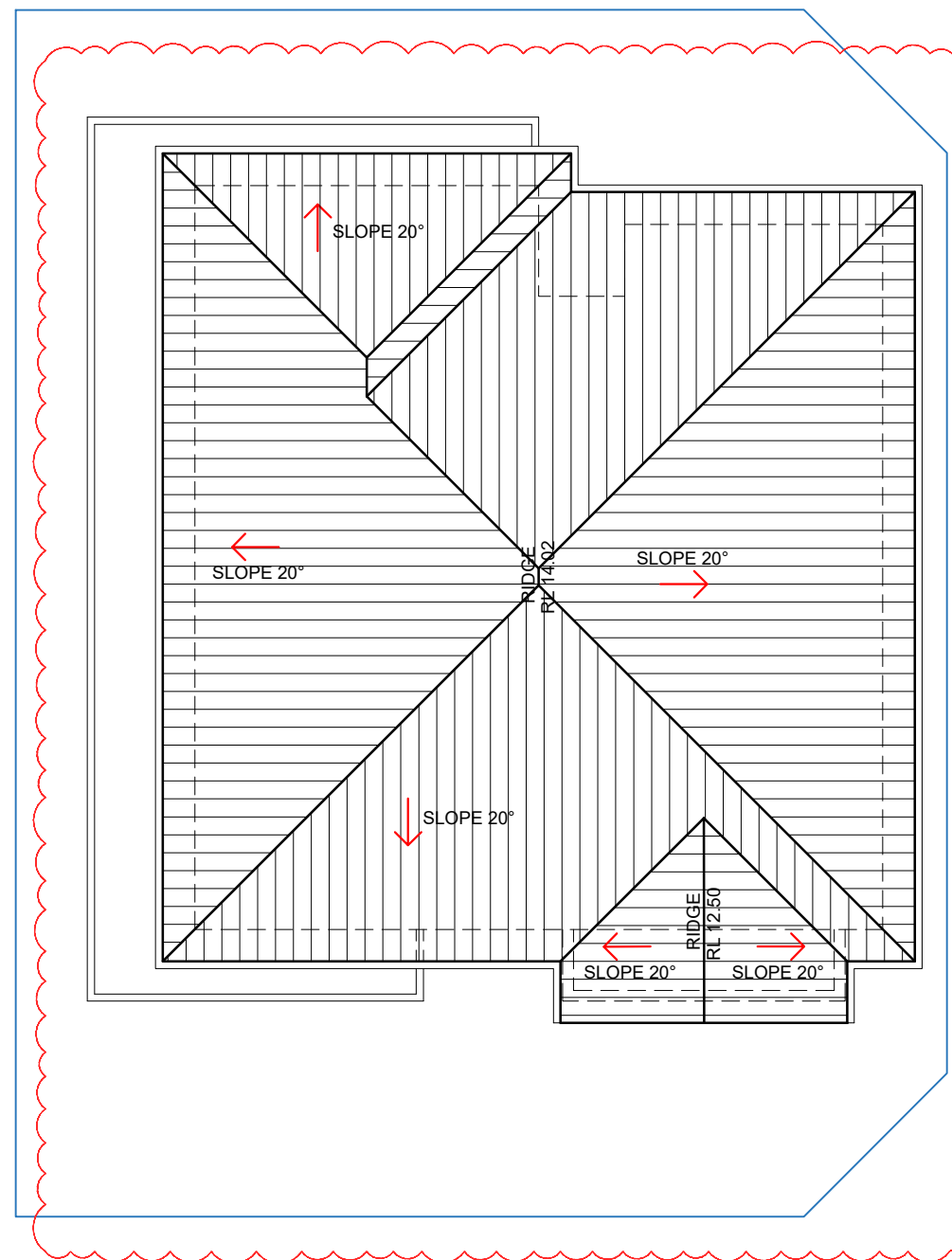
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 114	ISSUE: 06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

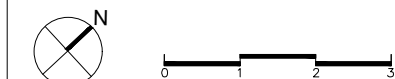
northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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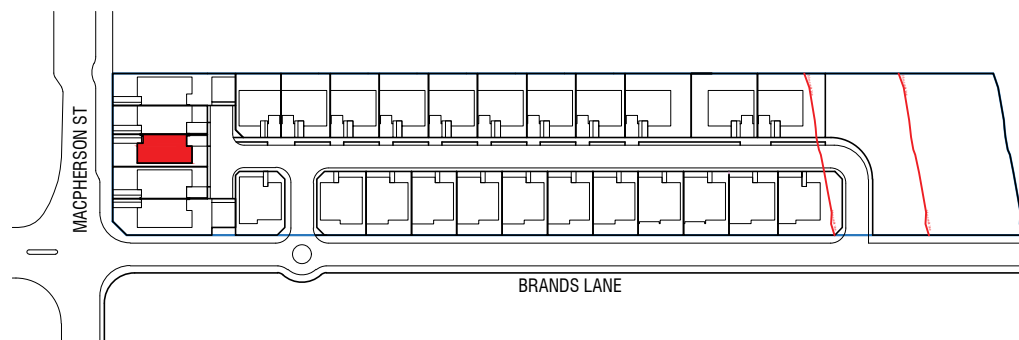
CLIENT:
WARRIMAC Pty Ltd

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PBD | ARCHITECTS
ABN 36 147 035 550
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE B5
FIRST FLOOR + ROOF

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA 115	ISSUE: 05
PROJECT NO: 2235		



TYPE C1

LOT 4

1 DWELLINGS = 3% of total units

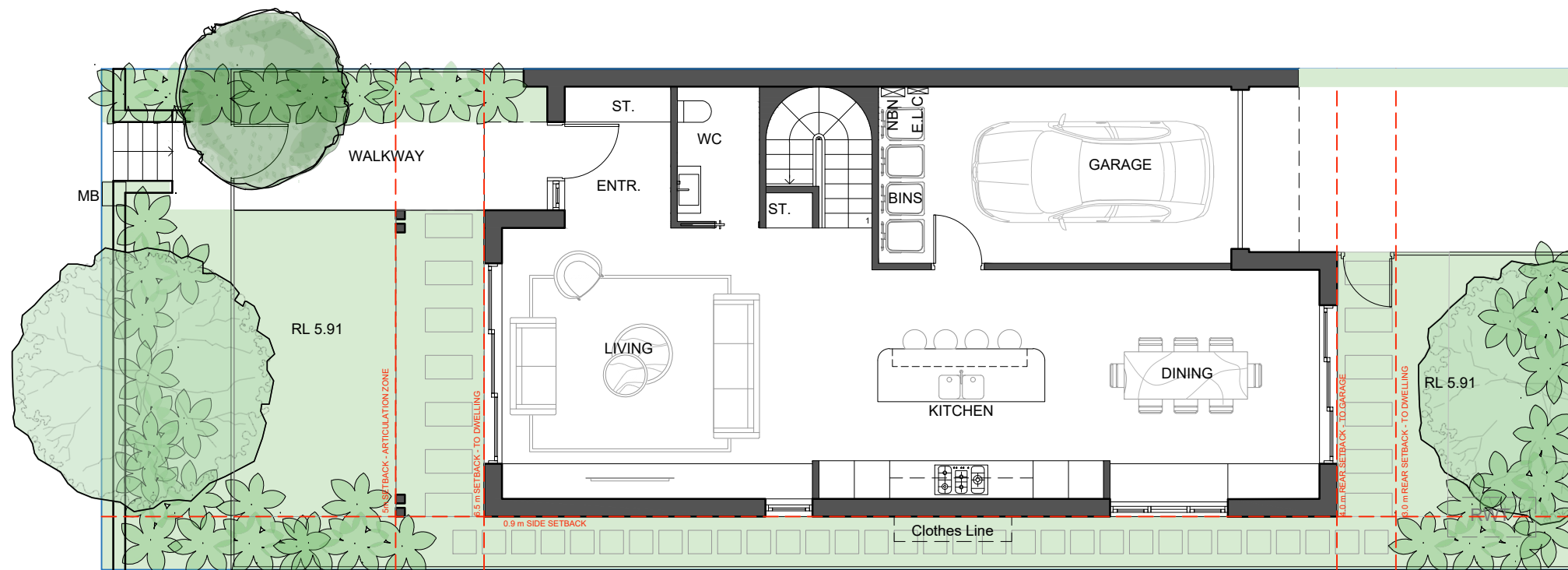
INTERNAL AREA GF = 71 m²
1F = 86 m²
TOTAL = 157 m²

PARKING SPACE 1

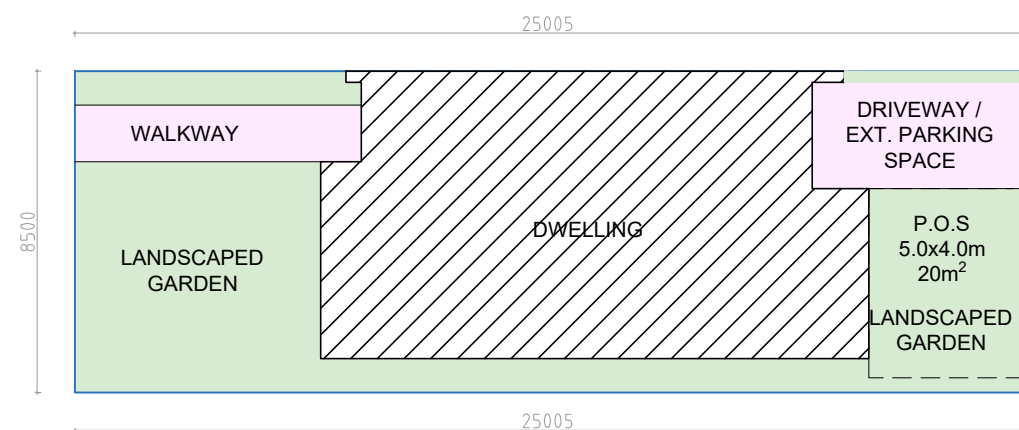
IN GARAGE (single)
6.0 x 3.0m = 18 m²

PARKING SPACE 2

EXTERNAL (within Lot Boundary)
5.5 x 3.0 = 16 m²



REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



SCALE 1:100@A1 / 1:200@A3

SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	212 m ²
BUILDING COVERAGE	103 m ²
LANDSCAPE AREA	83 - 87 m ² 39 - 41% of site area

- GENERAL NOTES:
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LEGEND:

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

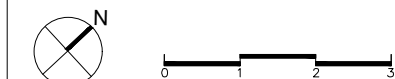
northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

(Activation of consent must be obtained from Northern Beaches Council)

ISSUE	DATE	DESCRIPTION
06	29.05.24	ISSUE TO LEC
05	28.03.24	ISSUE COUNCIL
04	11.03.24	ISSUE FOR S34
03	05.02.24	ISSUE FOR COORDINATION
02	24.10.23	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



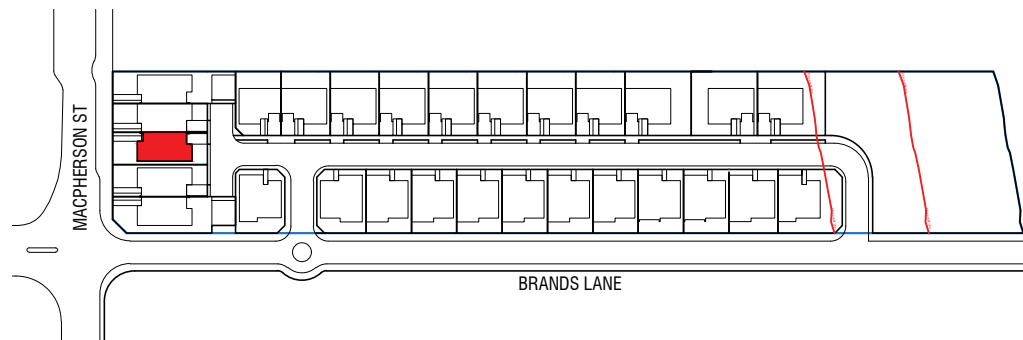
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

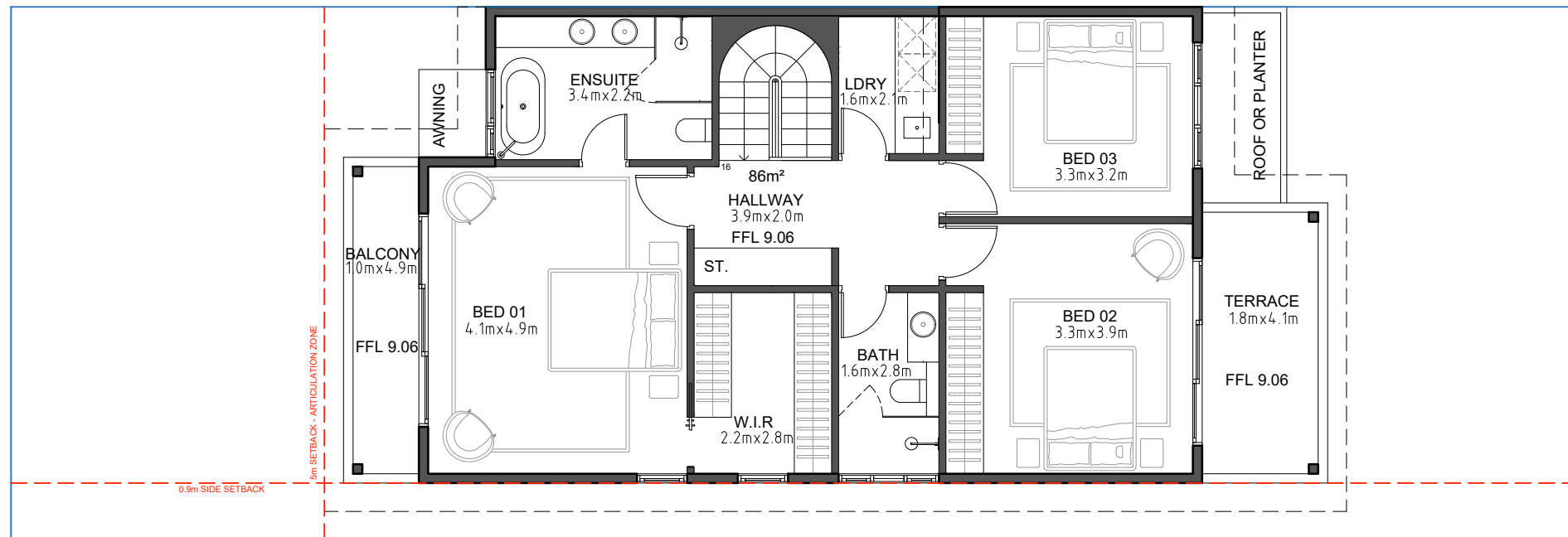
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE C1
GROUND FLOOR LEVEL

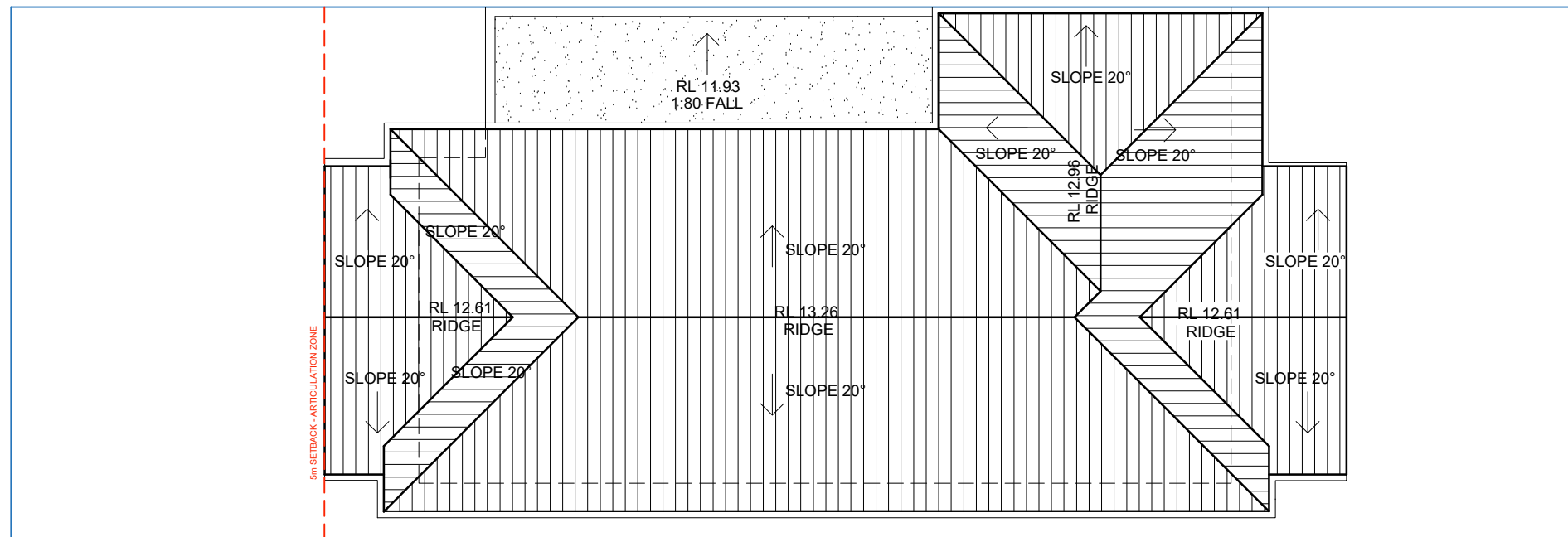
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 116	ISSUE: 06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS



northern
beaches
council

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**DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329**

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ISSUE	DATE	DESCRIPTION
05	29.05.24	ISSUE TO LEC
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0 1 2 3m

CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

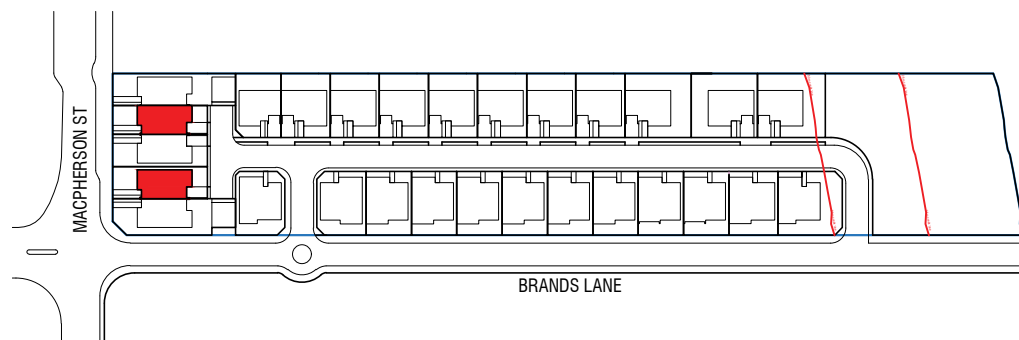
**TYPE C1
FIRST FLOOR + ROOF**

DRAWN BY: SS CHECKED BY: HV

SCALE:
1:50@A1 / 1:100@A3
PROJECT NO:
2235

DRAWING NO:
DA 117

ISSUE:
05

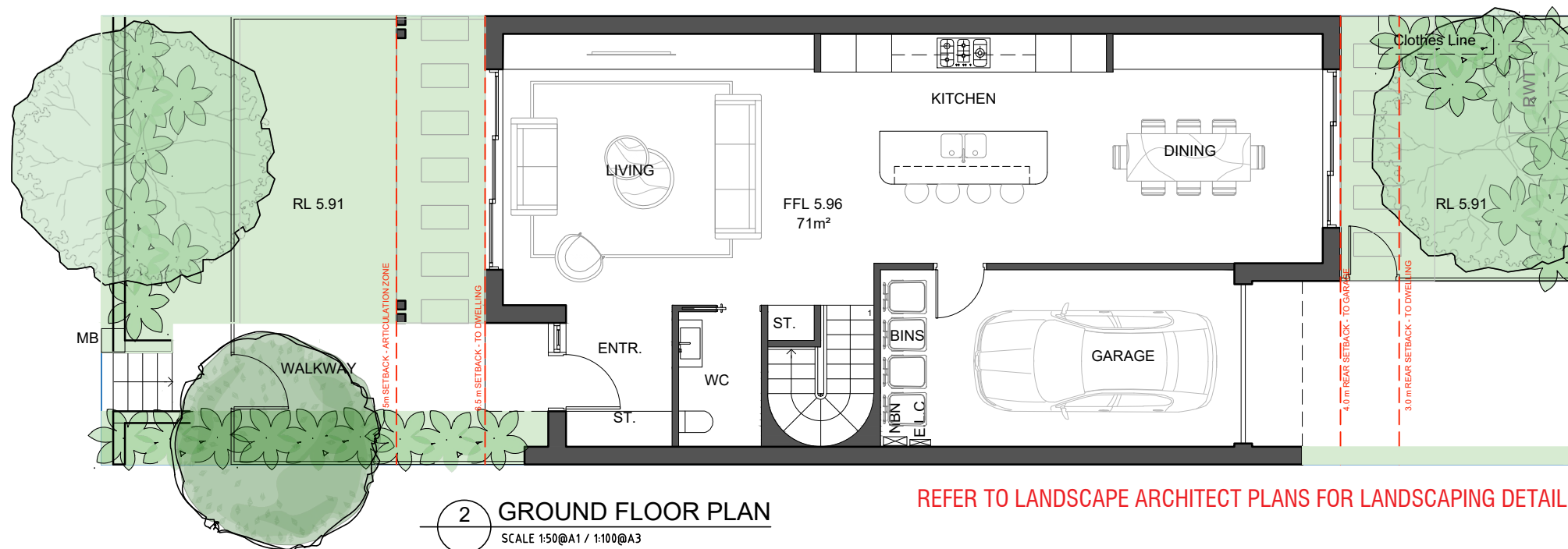


TYPE C1
LOTS 3, 5
2 DWELLINGS = 7% of total units

INTERNAL AREA GF = 71 m²
1F = 86 m²
TOTAL = **157 m²**

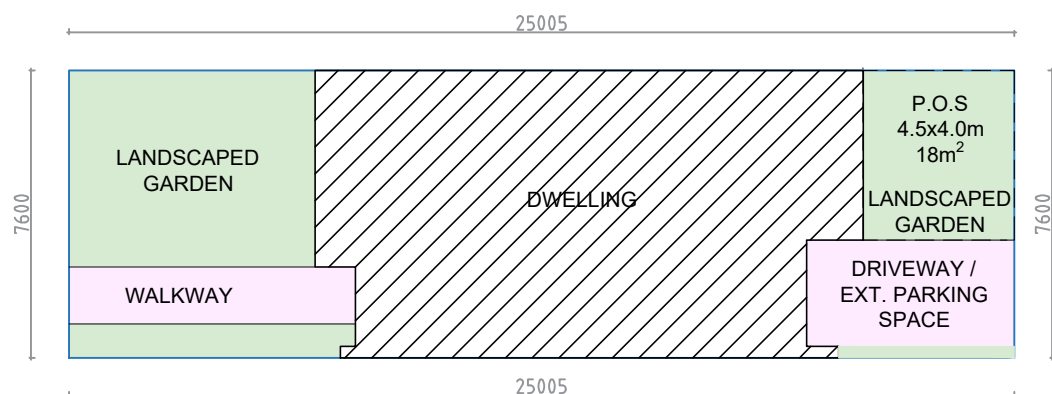
PARKING SPACE 1
IN GARAGE (single)
6.0 x 3.0m = 18 m²

PARKING SPACE 2
EXTERNAL (within Lot Boundary)
5.5 x 3.0 = 16 m²



2 GROUND FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3

REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS



SCALE 1:100@A1 / 1:200@A3

SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	190 m ²
BUILDING COVERAGE	103 m ²
LANDSCAPE AREA (Inc. overhead planters)	65 m ² 34% of site area

- GENERAL NOTES:
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LEGEND:

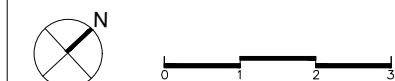
AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

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DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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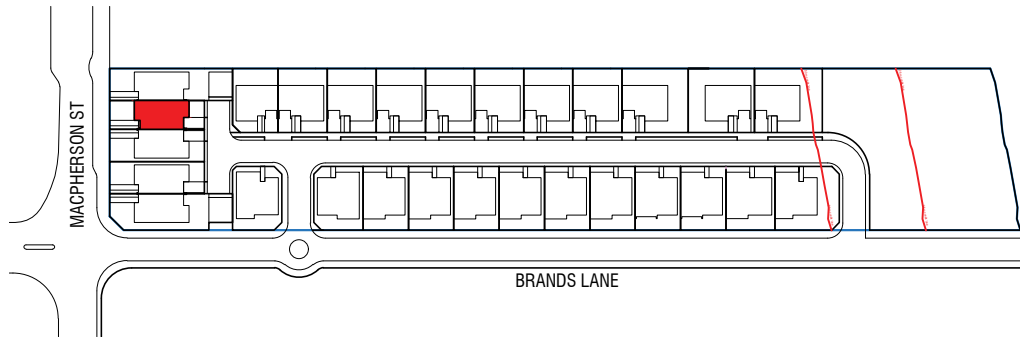
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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ABN 36 147 035 550
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Nominated Architect: Paul Buljevic NSW 7768

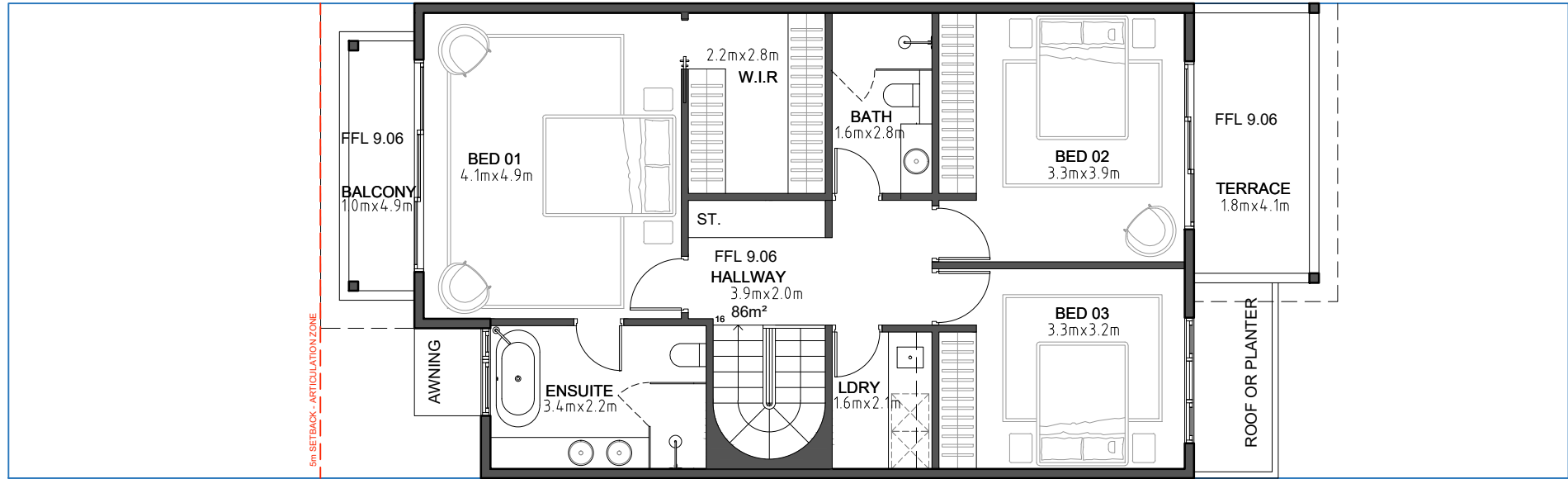
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

DRAWING TITLE:
TYPE C2
GROUND FLOOR LEVEL

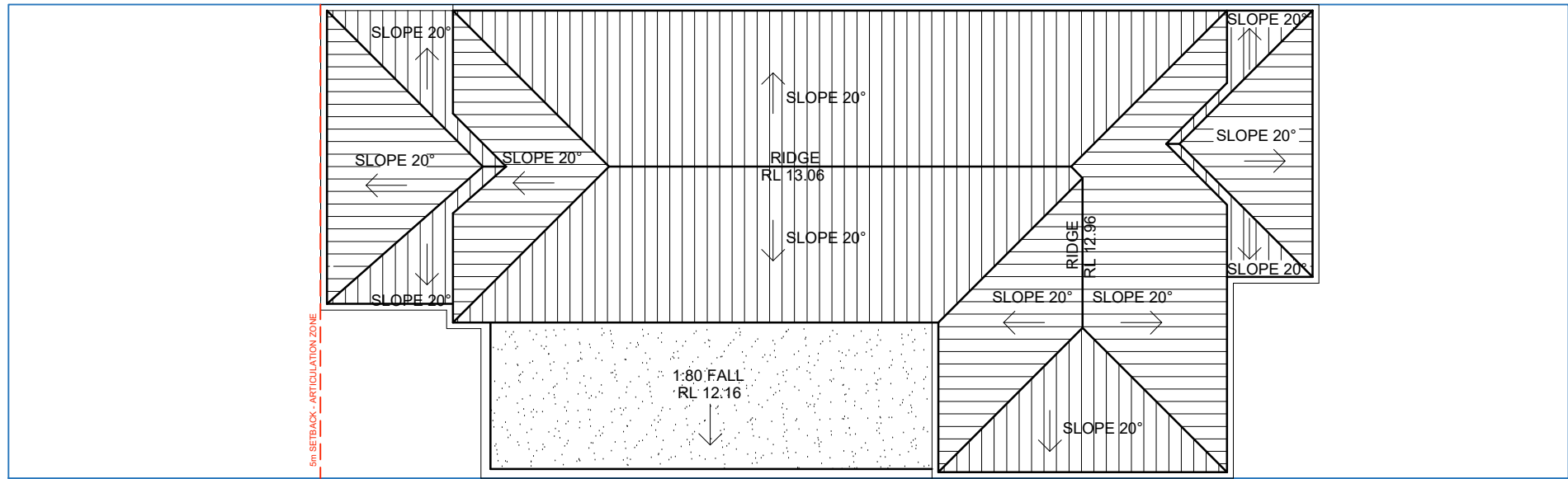
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 118	ISSUE: 06



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

GENERAL NOTES:

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LEGEND:

AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
HV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS



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**DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329**

**(Activation of consent must be obtained
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0 1 2 3m

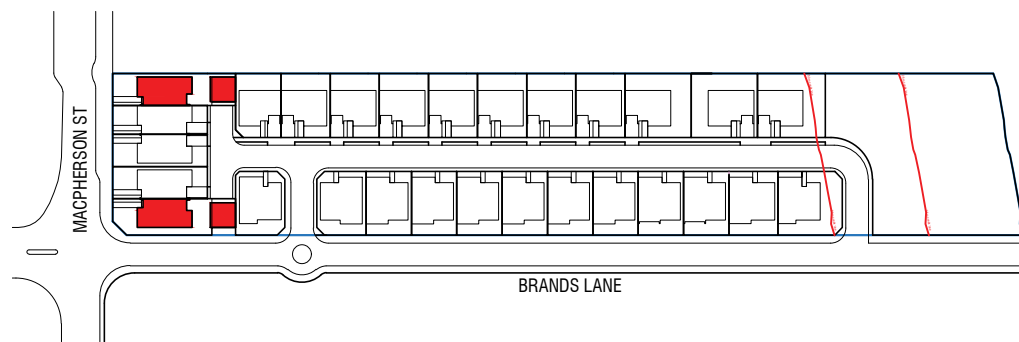
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**TYPE C2
FIRST FLOOR + ROOF**

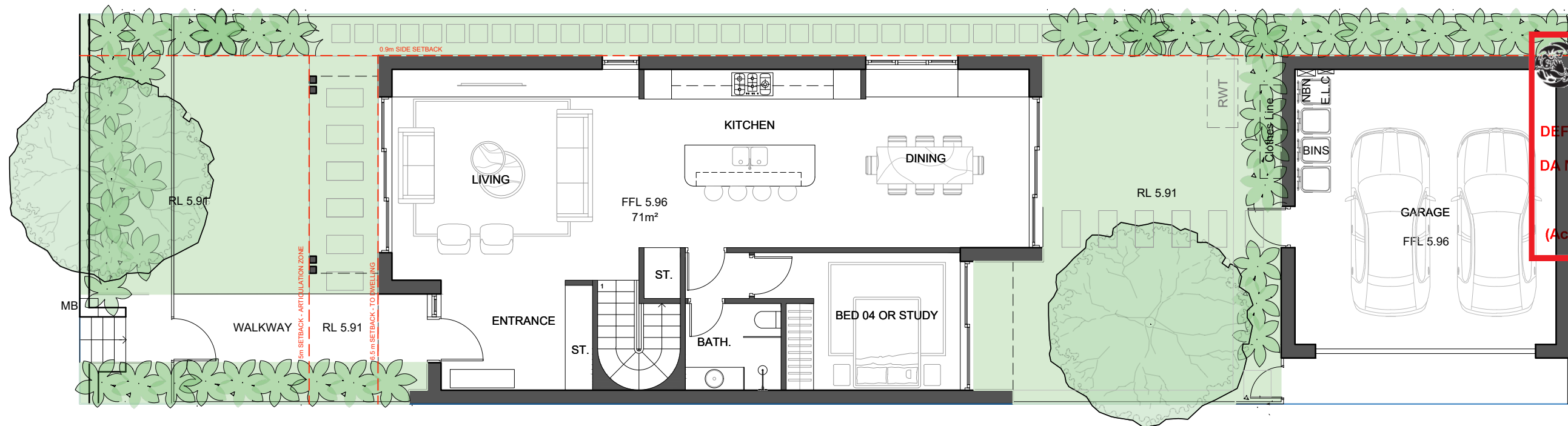
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 119	ISSUE: 05



TYPE C3
LOTS 2, 6
2 DWELLINGS = 7% of total units

INTERNAL AREA GF = 71 m²
1F = 86 m²
TOTAL = **157 m²**

PARKING SPACES
IN GARAGE (double)
5.7 x 6.0m = 34 m²

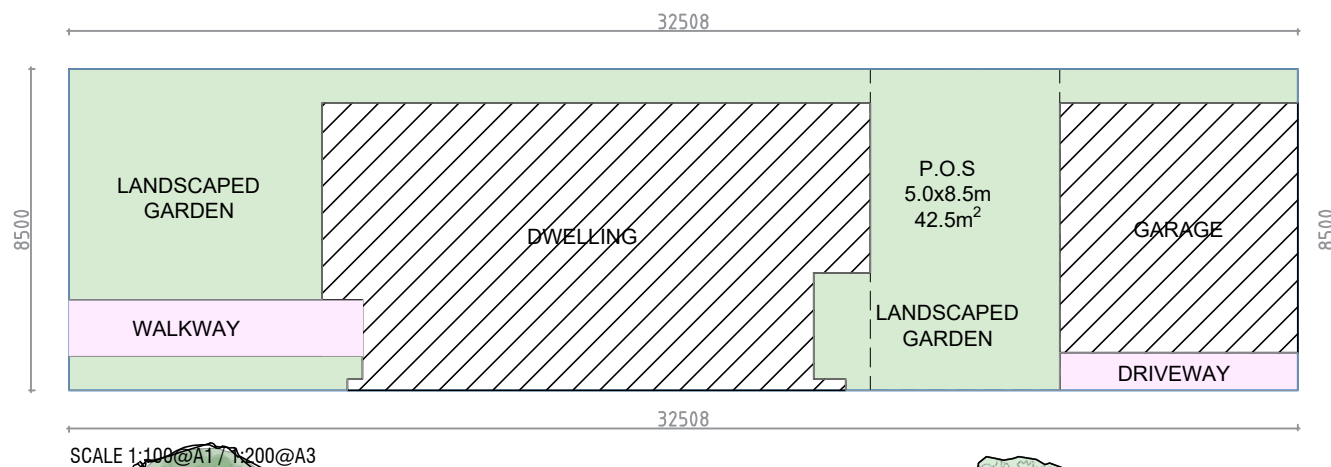


2 GROUND FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3

REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPING DETAILS

SITE COVERAGE (TYPICAL LOT SIZE)

LOT AREA	276 - 307 m ²
BUILDING COVERAGE	145 m ²
LANDSCAPE AREA (Inc. overhead landscape)	118 - 149 m ² 43 - 49% of site area



SCALE 1:100@A1 / 1:200@A3

- GENERAL NOTES:
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LEGEND:

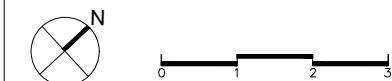
AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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HV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

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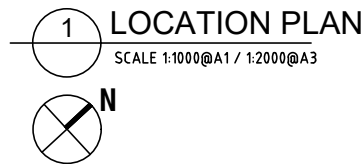
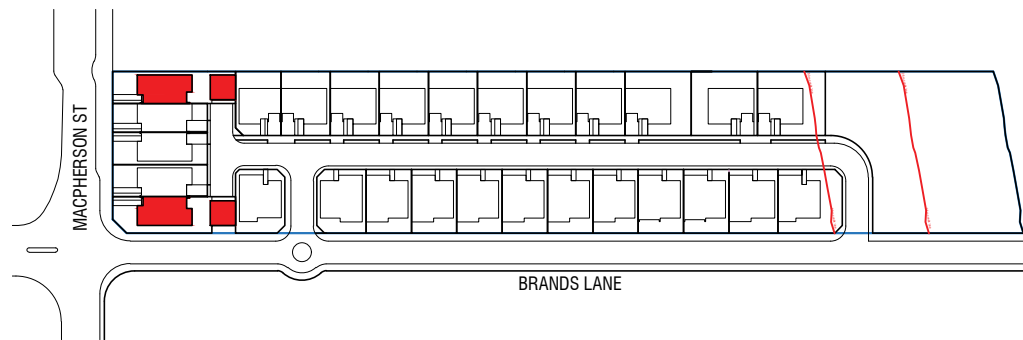
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

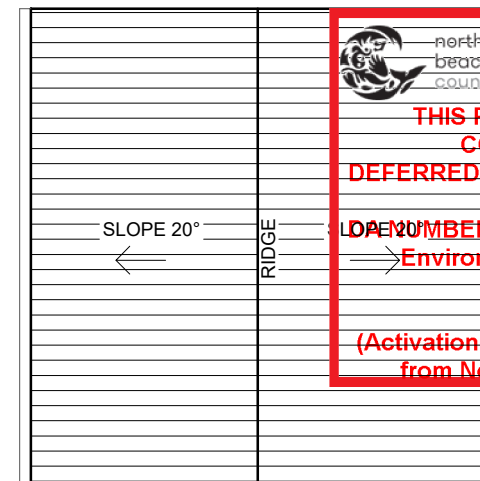
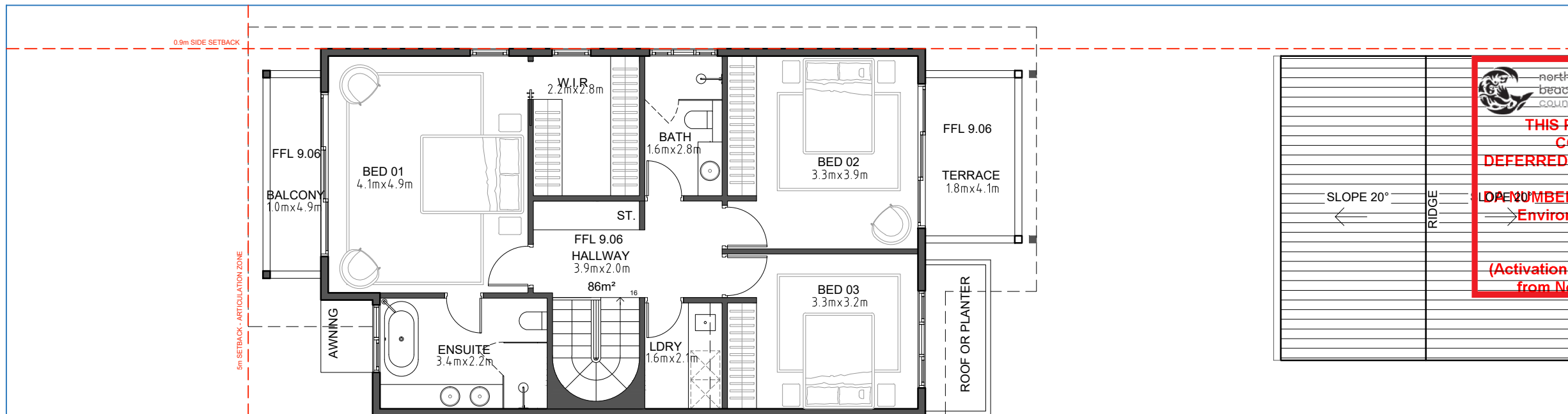
APR. 2023
DRAWING TITLE:
TYPE C3
GROUND FLOOR LEVEL

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:50@A1 / 1:100@A3 PROJECT NO: 2235	DRAWING NO: DA 120	ISSUE: 06



- GENERAL NOTES:
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- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 24L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

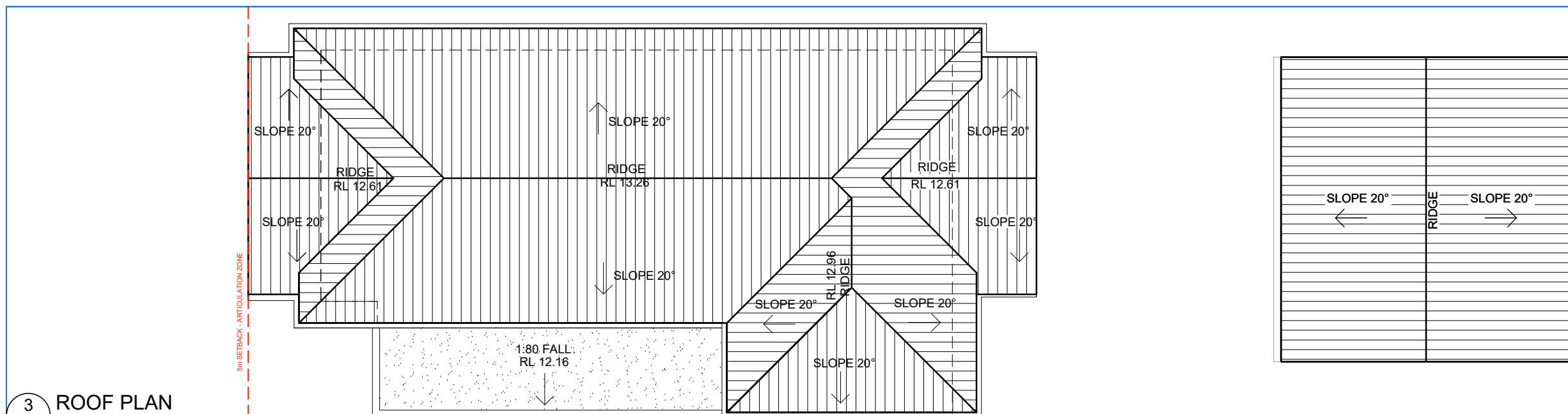


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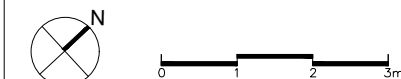
(Activation of consent must be obtained from Northern Beaches Council)

2 FIRST FLOOR PLAN
SCALE 1:50@A1 / 1:100@A3



3 ROOF PLAN
SCALE 1:50@A1 / 1:100@A3

ISSUE	DATE	DESCRIPTION
05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE COUNCIL
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Level 2, 52 Albion Street, Sunny Hills NSW 2010
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
TYPE C3
FIRST FLOOR + ROOF

DRAWN BY: SS
CHECKED BY: HV

SCALE:
1:50@A1 / 1:100@A3
PROJECT NO:
2235

DRAWING NO:
DA 121

ISSUE:
05

- GENERAL NOTES:
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LEGEND:

AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
HV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS



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council

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2023/0250329**

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ISSUE	DATE	DESCRIPTION



CLIENT:
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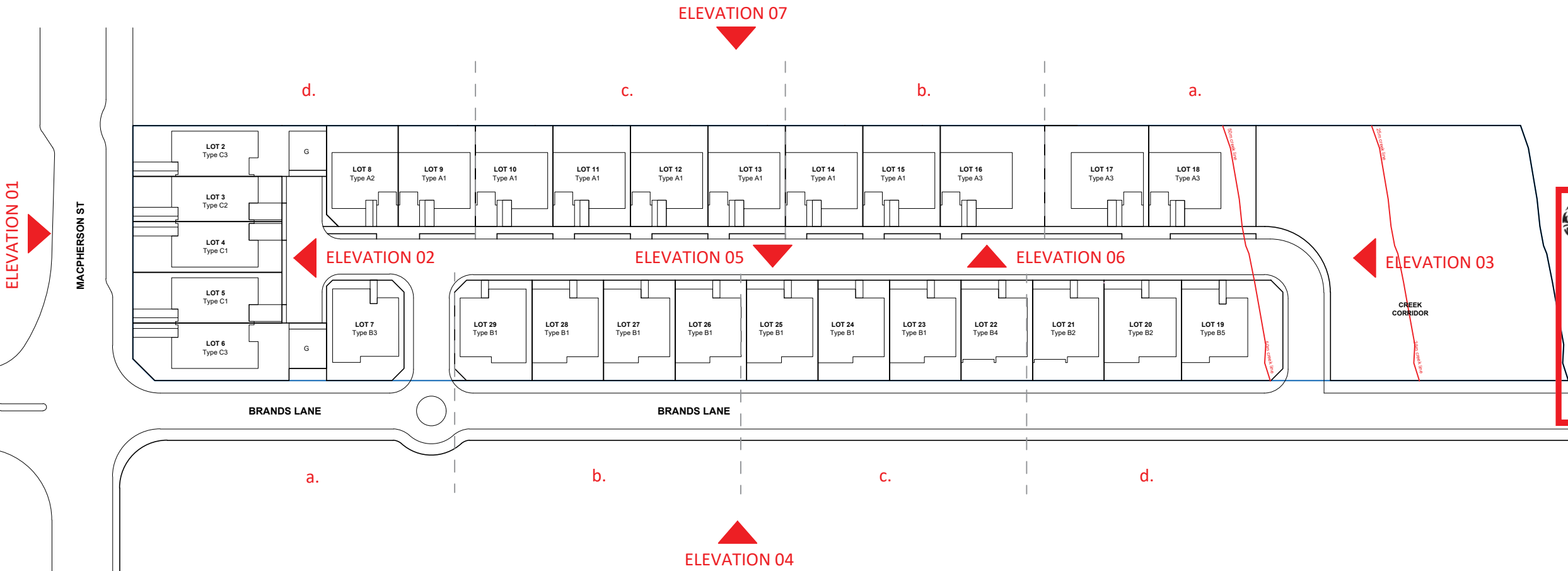
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PROJECT:
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16 MACPHERSON STREET
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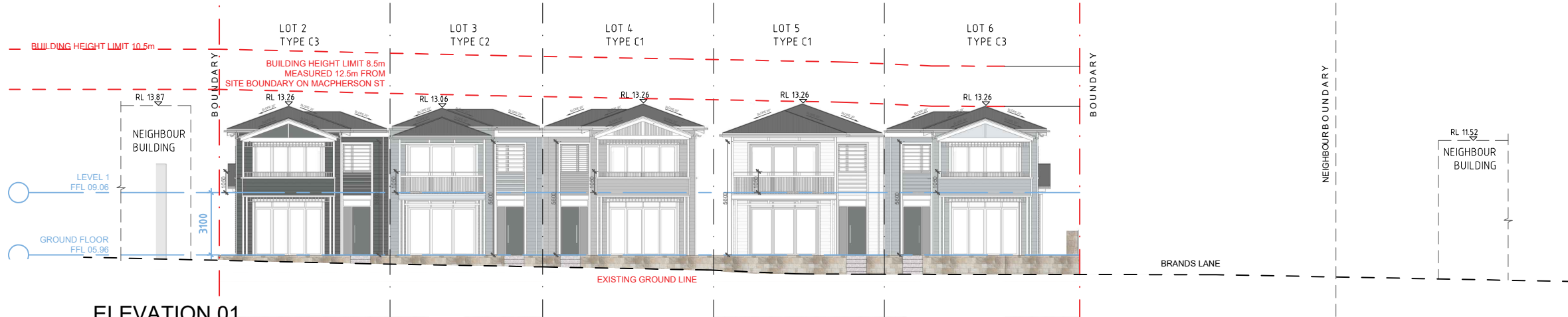
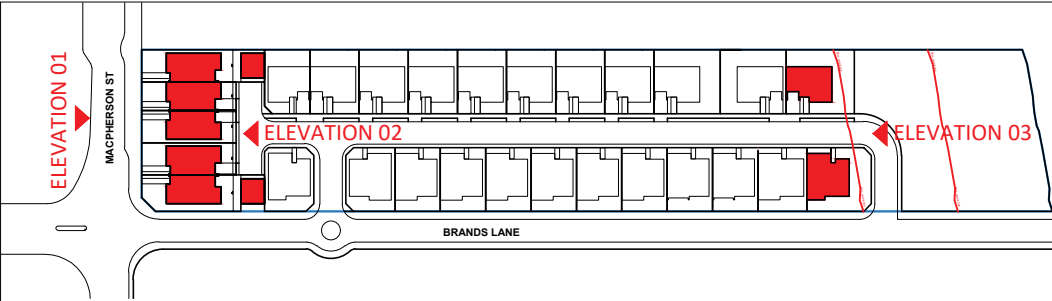
APR. 2023
DRAWING TITLE:
**ELEVATIONS
LOCATION PLAN**

DRAWN BY: SS CHECKED BY: HV

SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA 200	ISSUE: 05
PROJECT NO: 2235		

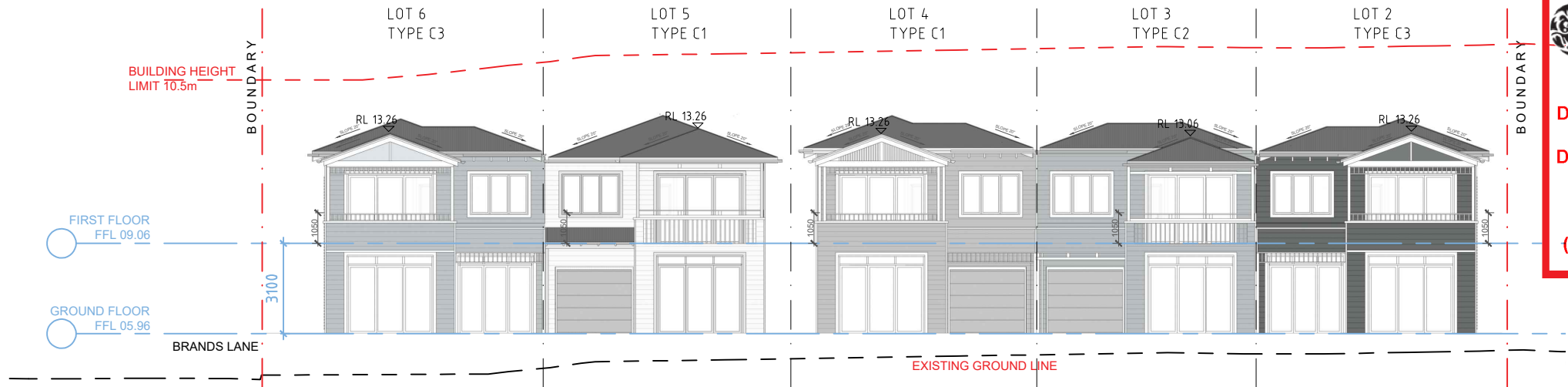


1 ELEVATIONS LOCATION PLAN
SCALE 1:400@A1 / 1:800@A3



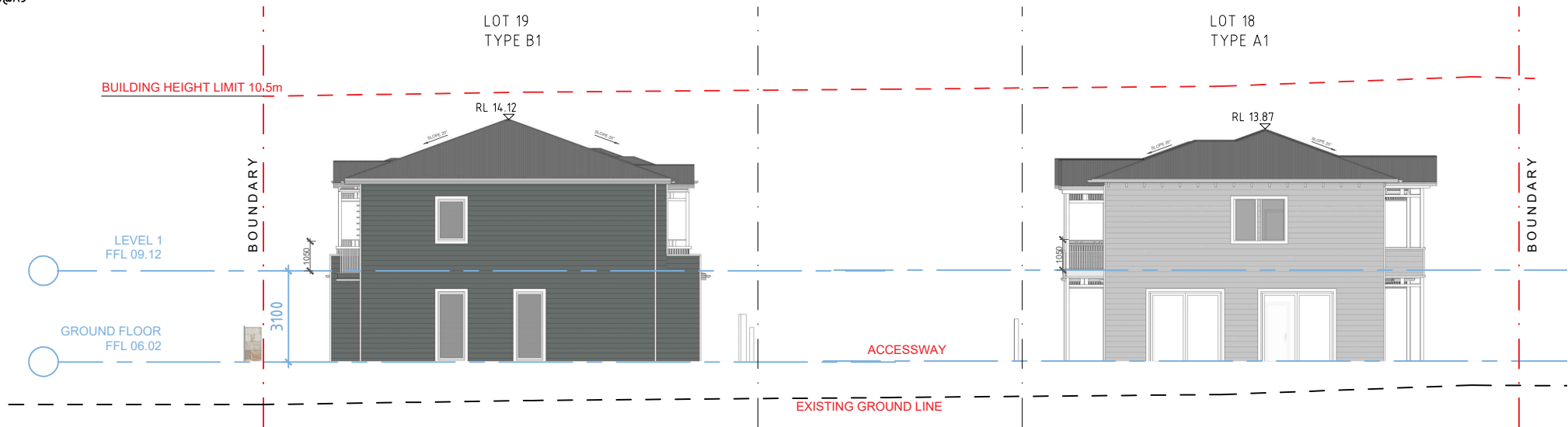
ELEVATION 01
on Macpherson St

SCALE 1:200@A1 / 1:400@A3



ELEVATION 02
on Accessway

SCALE 1:100@A1 / 1:200@A3



ELEVATION 03
on Accessway

SCALE 1:100@A1 / 1:200@A3

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 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 24L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS



northern
beaches
council

**THIS PLAN IS TO BE READ IN
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**DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329**

**(Activation of consent must be obtained
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ISSUE	DATE	DESCRIPTION
05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE TO COUNCIL
03	11.03.24	ISSUE FOR S34
02	05.02.24	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA

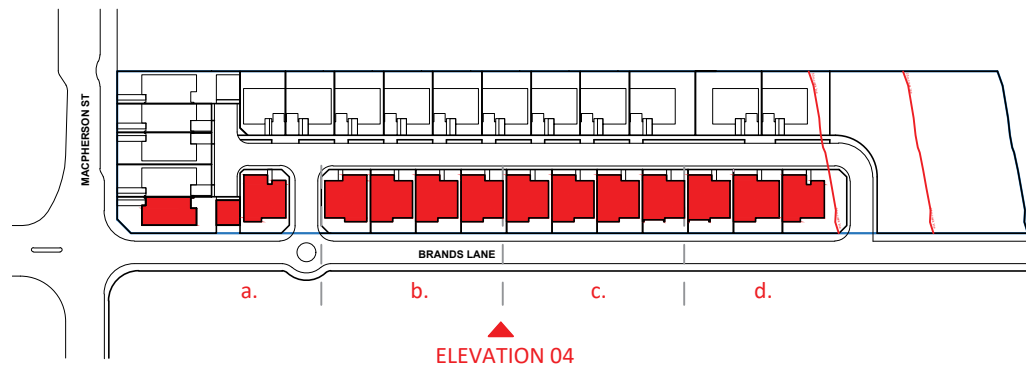
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

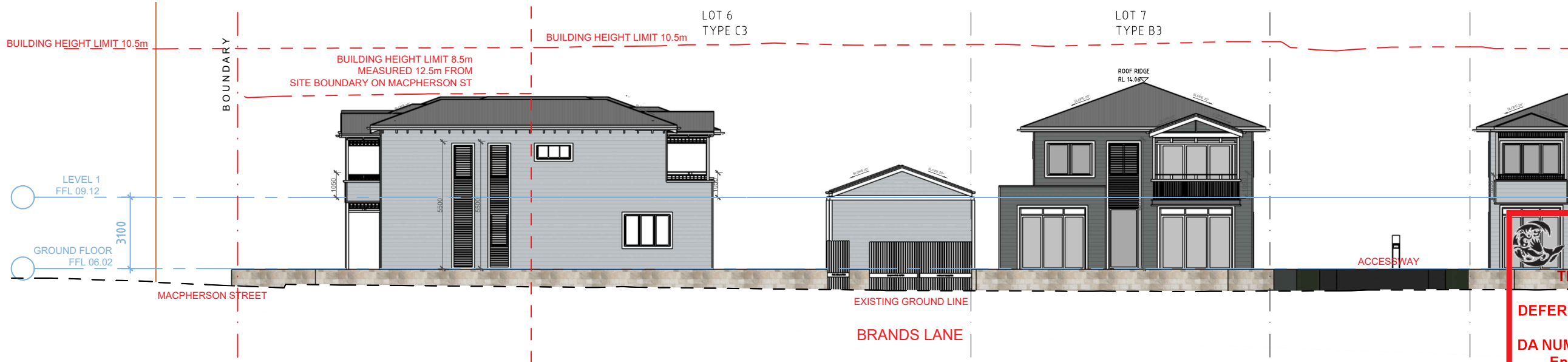
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**ELEVATIONS 01 + 02
ON MACPHERSON ST + ACCESSWAY**

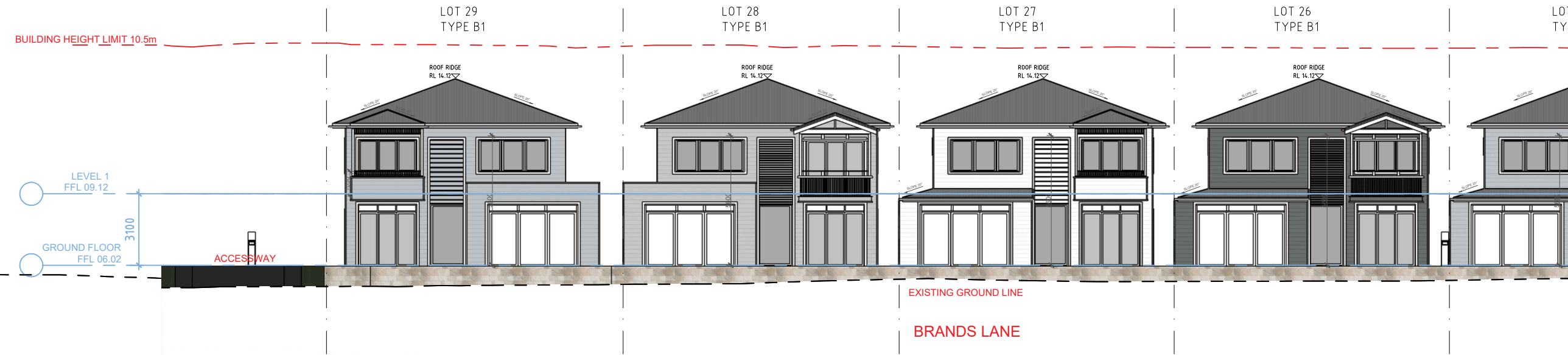
DRAWN BY: SS	CHECKED BY: HV	
SCALE: AS INDICATED	DRAWING NO: DA 201	ISSUE: 05
PROJECT NO: 2235		



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 ELEVATION 04.a
on Brands Lane
SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 04.b
on Brands Lane
SCALE 1:100@A1 / 1:200@A3

- GENERAL NOTES:
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 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

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DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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0 1 2 3m

CLIENT:
WARRIMAC Pty Ltd

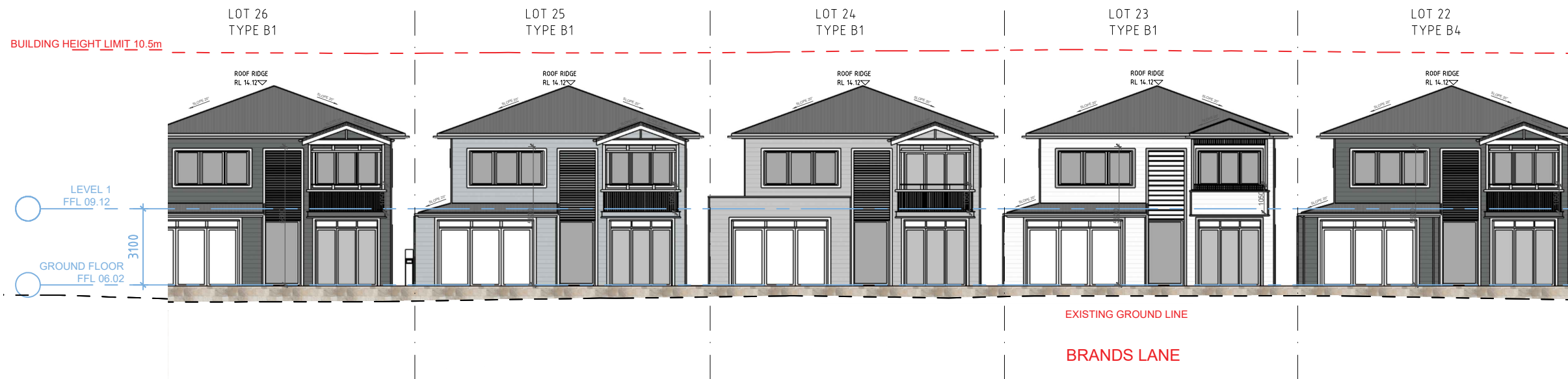
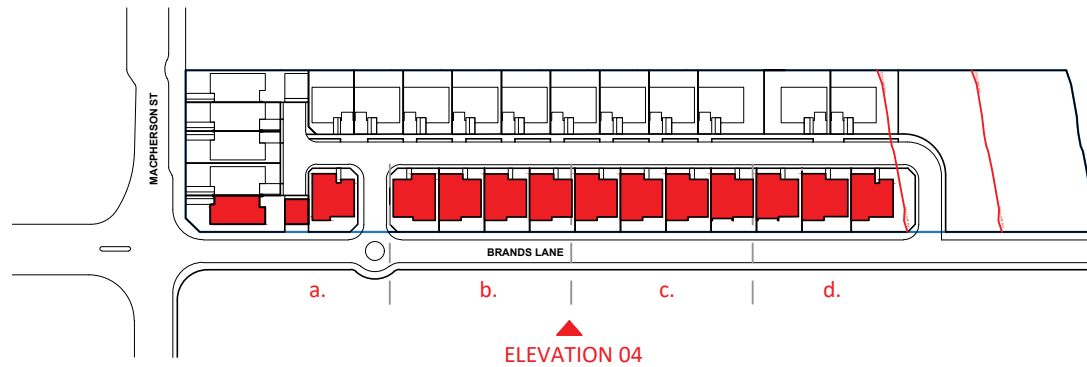
ARCHITECT:
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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

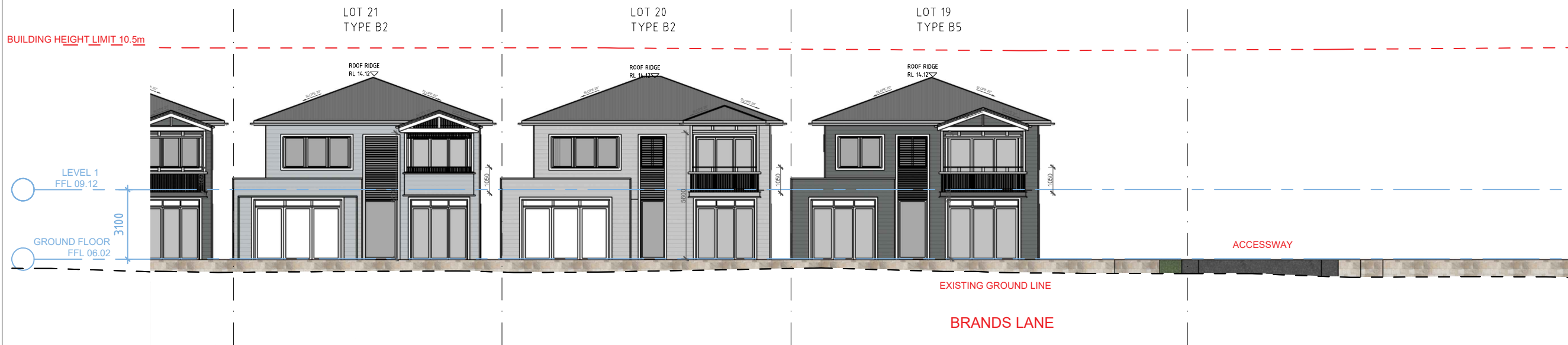
DRAWING TITLE:
ELEVATION 04
ON BRANDS LANE

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 202	ISSUE: 05

1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 ELEVATION 04.c
on Brands Lane
SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 04.d
on Brands Lane
SCALE 1:100@A1 / 1:200@A3

GENERAL NOTES:

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LEGEND:

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HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
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MV MECHANICAL RISER TO FUTURE DETAIL
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PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS



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Environment Court Proceedings
2023/0250329**

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01	12.04.23	ISSUE FOR DA



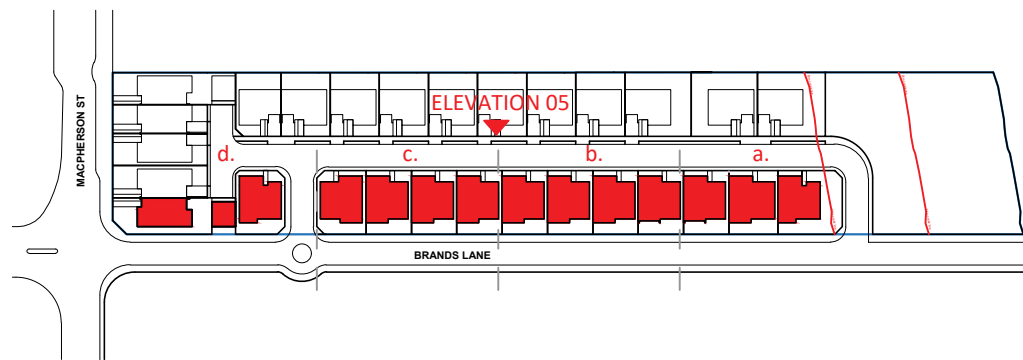
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

DRAWING TITLE:
**ELEVATION 04
ON BRANDS LANE**

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 203	ISSUE: 05



1 LOCATION PLAN

SCALE 1:1000@A1 / 1:2000@A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - ST STORAGE
 - WT HOT WATER UNITS

BUILDING HEIGHT LIMIT 10.5m

LEVEL 1
FFL 09.12

GROUND FLOOR
FFL 06.02

3100

ACCESSWAY

LOT 19
TYPE B5

LOT 20
TYPE B2

LOT 21
TYPE B2

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

EXISTING GROUND LINE

2 ELEVATION 05.a on Accessway

SCALE 1:100@A1 / 1:200@A3

LOT 22
TYPE B4

LOT 23
TYPE B1

LOT 24
TYPE B1

LOT 25
TYPE B1

LOT 26
TYPE B1

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

ROOF RIDGE
RL 14.12

EXISTING GROUND LINE

LEVEL 1
FFL 09.12

GROUND FLOOR
FFL 06.02

3100

3 ELEVATION 05.b on Accessway

SCALE 1:100@A1 / 1:200@A3



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2023/0250329**

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0 1 2 3m

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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

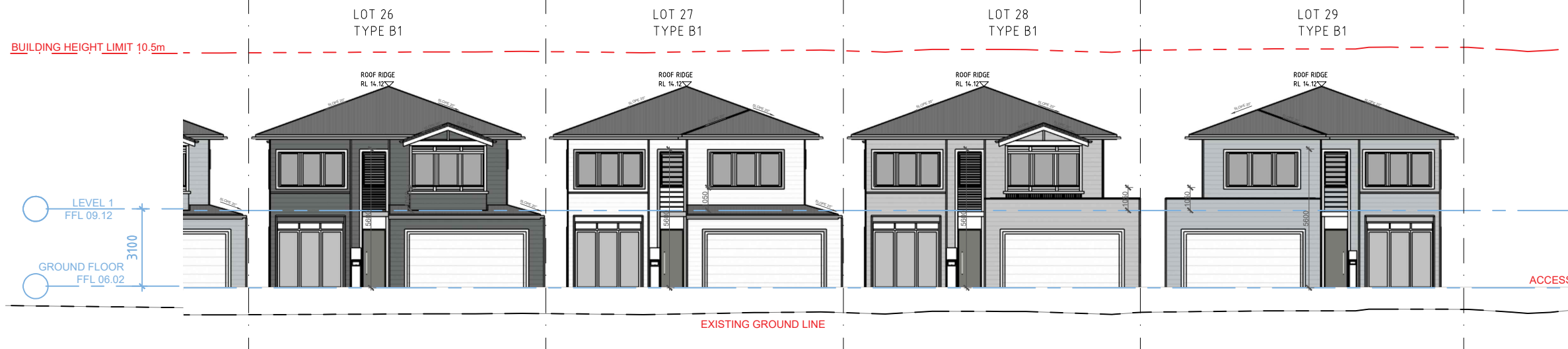
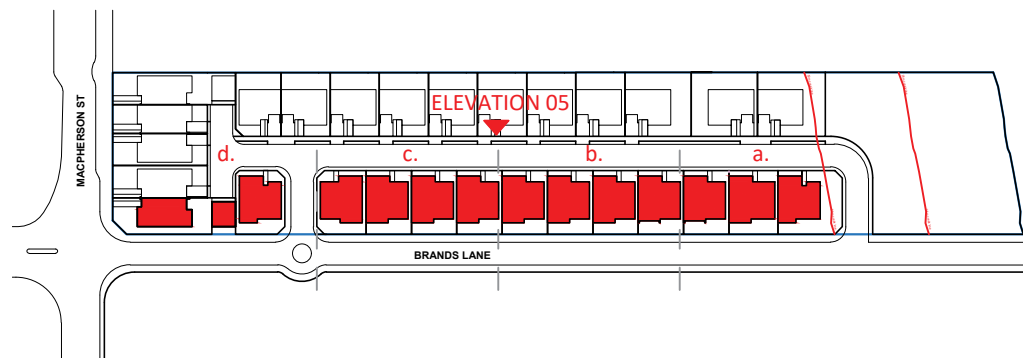
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
ELEVATION 05
ON ACCESSWAY

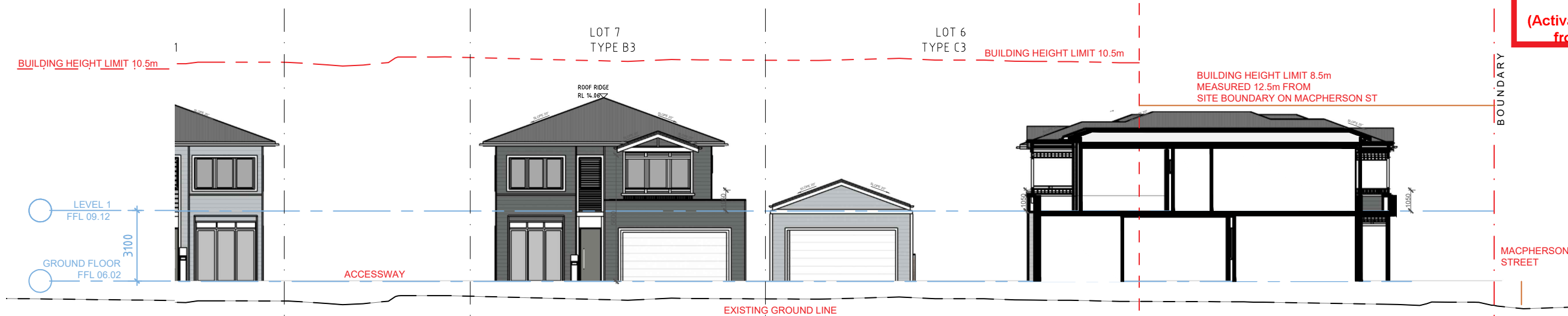
DRAWN BY: SS CHECKED BY: HV

SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 204	ISSUE: 05
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1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 ELEVATION 05.c
on Accessway
SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 05.d
on Accessway
SCALE 1:100@A1 / 1:200@A3

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 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

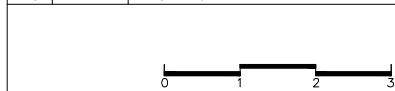
northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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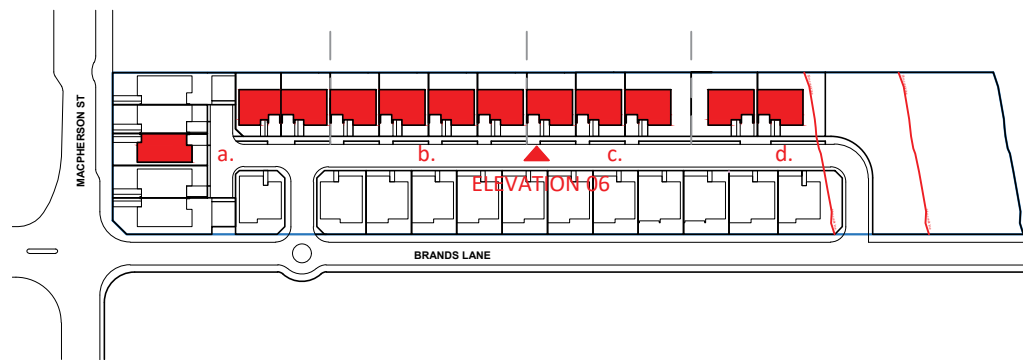
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

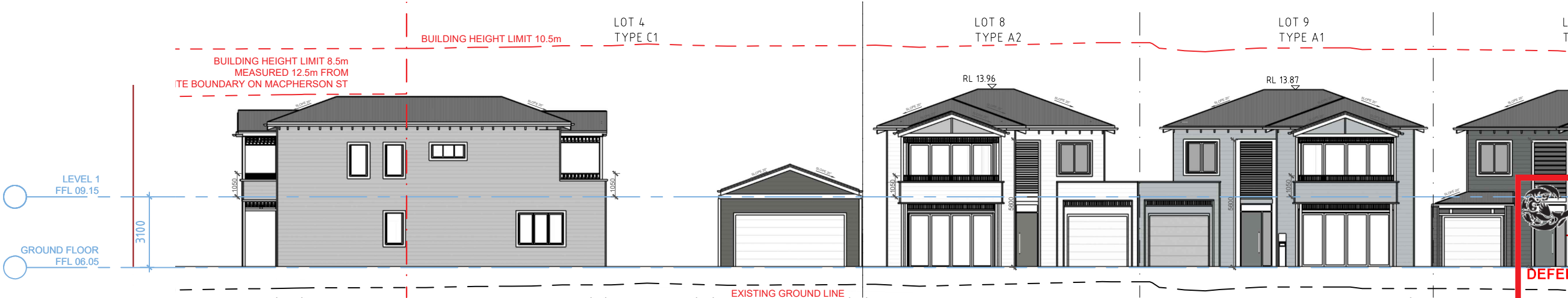
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**ELEVATION 05
ON ACCESSWAY**

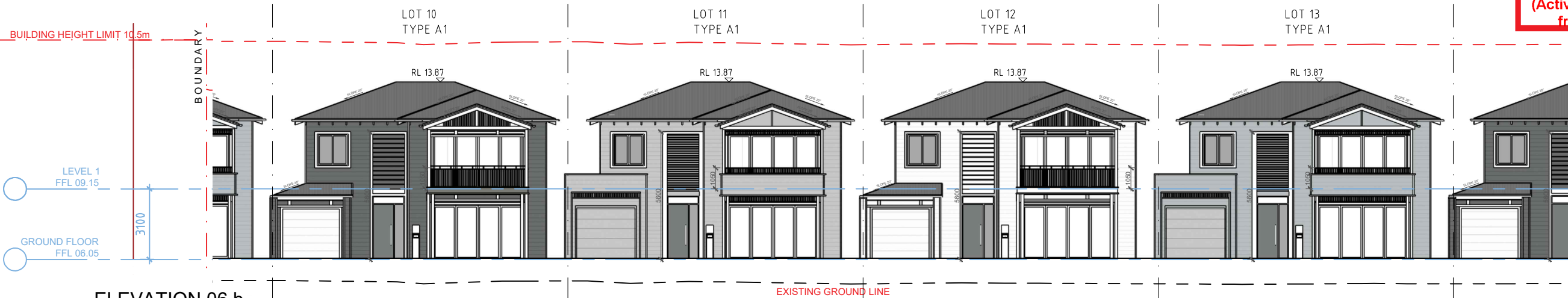
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SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 205	ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 ELEVATION 06.a
on Accessway
SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 06.b
on Accessway
SCALE 1:100@A1 / 1:200@A3

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MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

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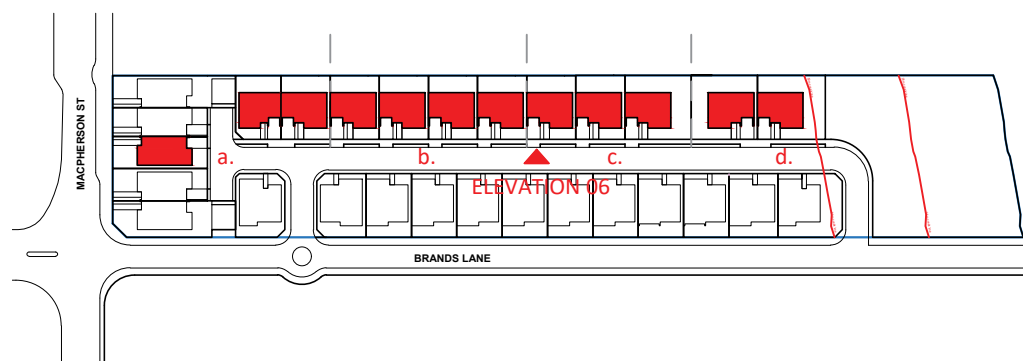
CLIENT:
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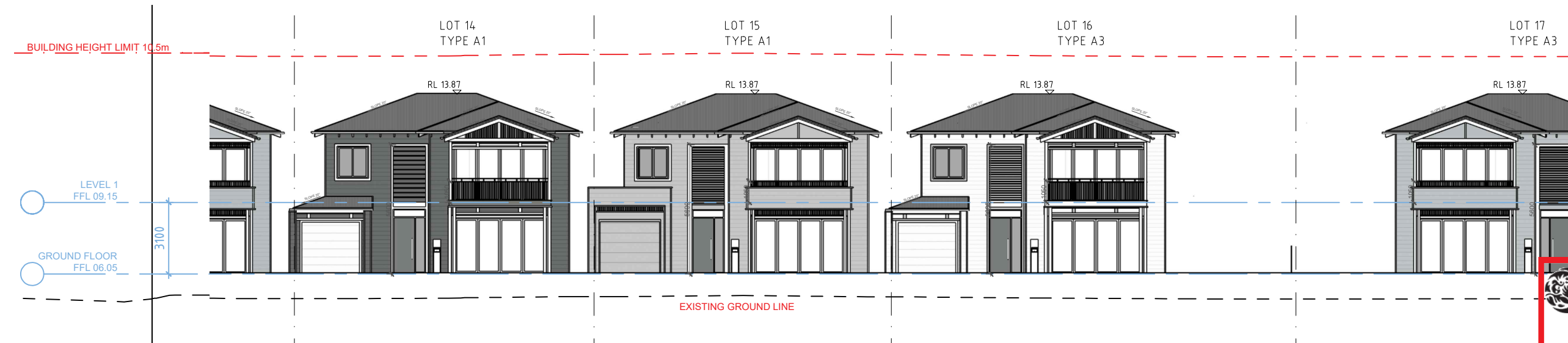
PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**ELEVATION 06
ON ACCESSWAY**

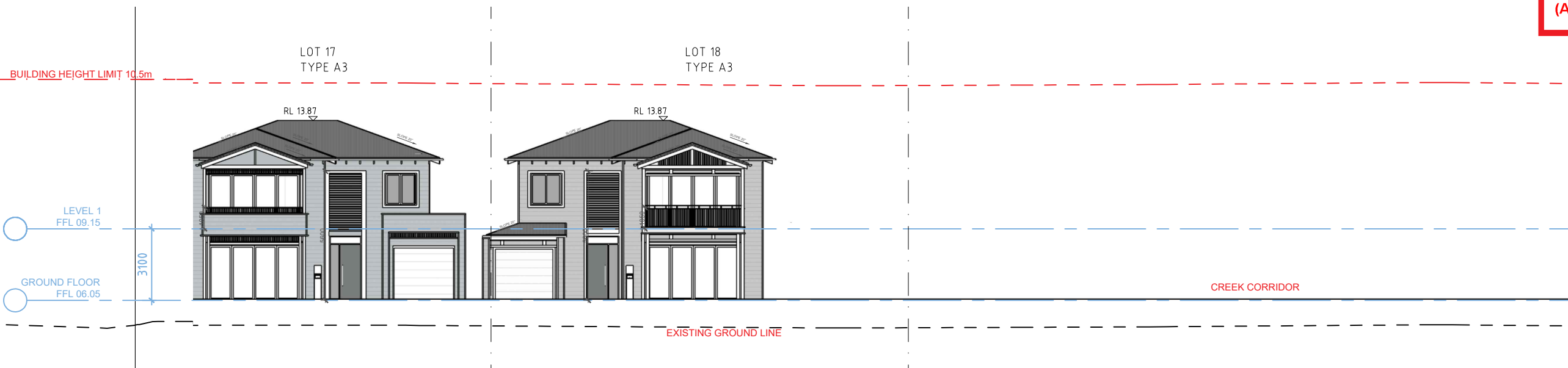
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SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 206	ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



2 ELEVATION 06.c
on Accessway
SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 06.d
on Accessway
SCALE 1:100@A1 / 1:200@A3

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 - ST STORAGE
 - WT HOT WATER UNITS



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Environment Court Proceedings
2023/0250329

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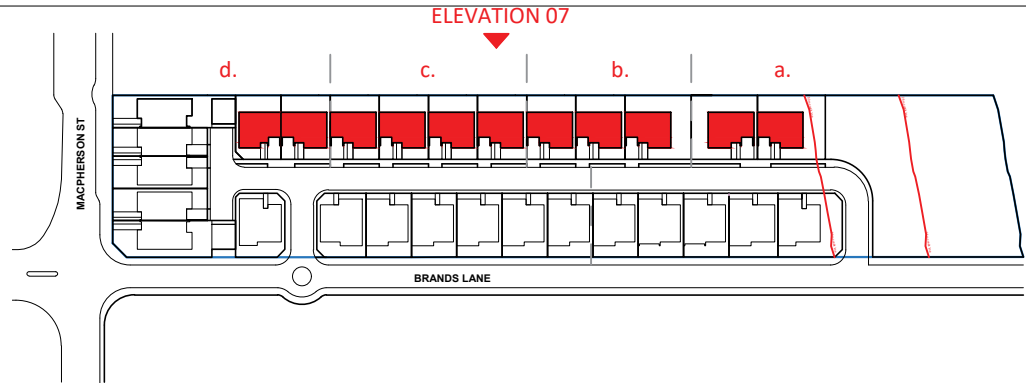
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
ELEVATION 06
ON ACCESSWAY

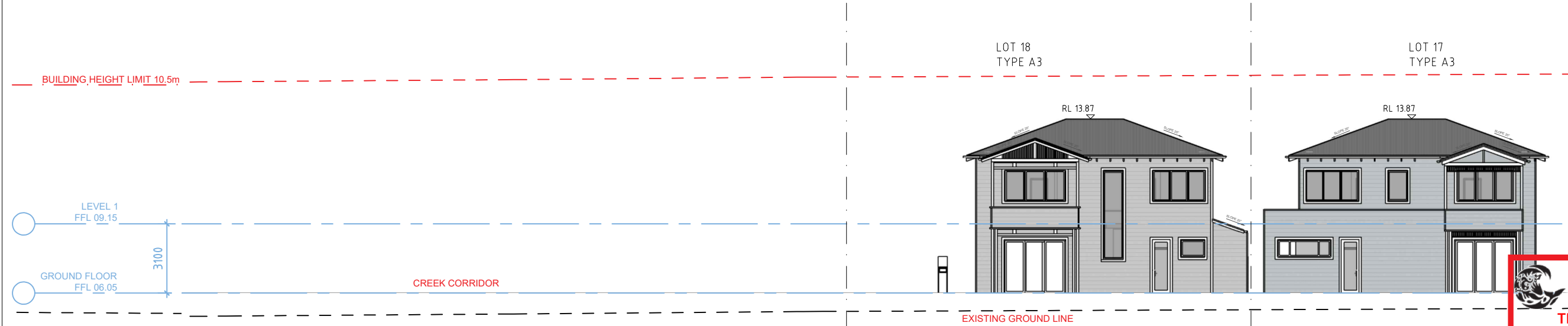
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SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 207	ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3

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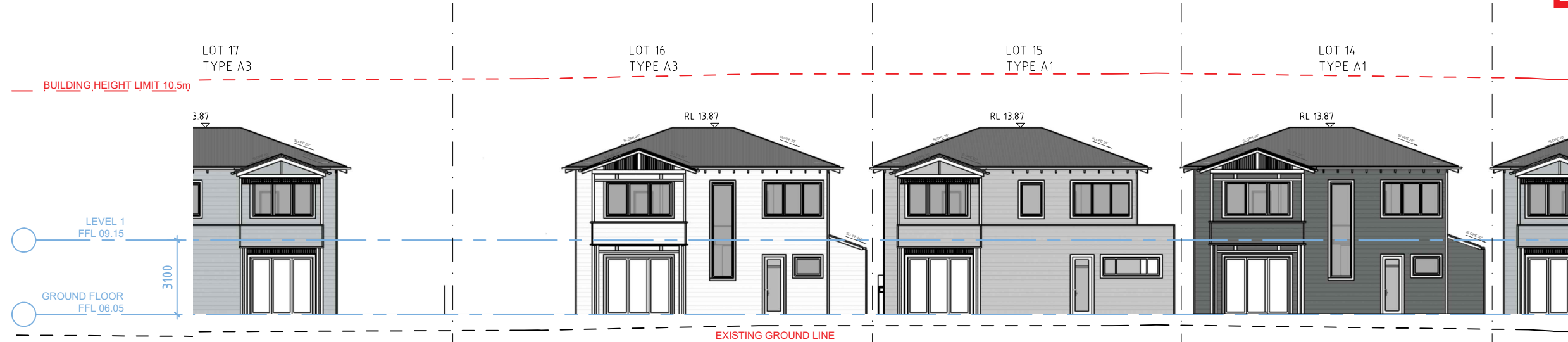


2 ELEVATION 07.a
on Northwest Boundary
SCALE 1:100@A1 / 1:200@A3

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

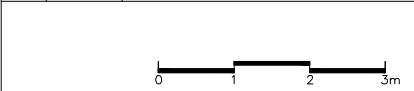
DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

(Activation of consent must be obtained from Northern Beaches Council)



3 ELEVATION 07.b
on Northwest Boundary
SCALE 1:100@A1 / 1:200@A3

ISSUE	DATE	DESCRIPTION
05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE TO COUNCIL
03	11.03.24	ISSUE FOR S34
02	05.02.24	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA



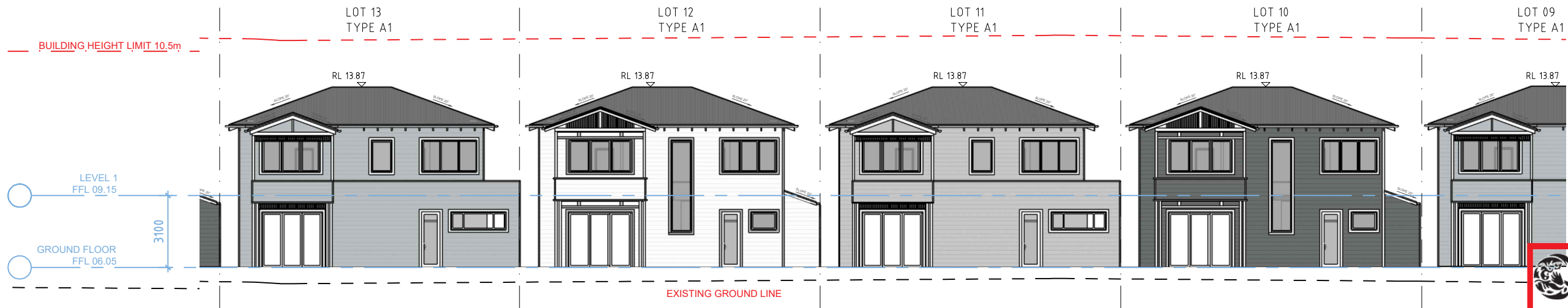
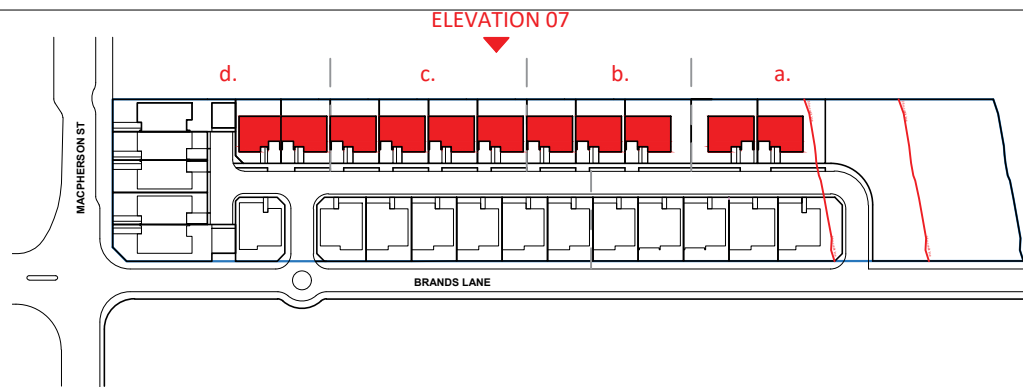
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

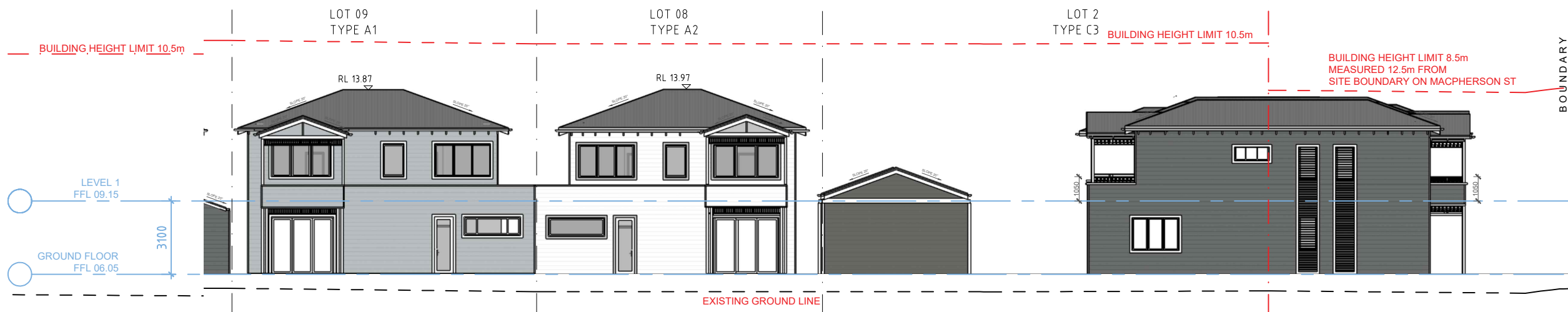
APR. 2023
DRAWING TITLE:
**ELEVATION 07
ON NORTH WEST BOUNDARY**

DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 208	ISSUE: 05



2 ELEVATION 07.c
on Northwest Boundary

SCALE 1:100@A1 / 1:200@A3



3 ELEVATION 07.d
on Northwest Boundary

SCALE 1:100@A1 / 1:200@A3

GENERAL NOTES:

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LEGEND:

AW AWNING

HW HIGHLIGHT WINDOW

CU A/C CONDENSER UNITS

FH FIRE HYDRANT

FHR FIRE HOSE REEL

FS FIRE STAIRS

HV MECHANICAL RISER TO FUTURE DETAIL

GC GARBAGE CHUTE

MB MAILBOX TO FUTURE DETAIL

PB PLANTERBOX

R 240L RECYCLING BIN

SK SKYLIGHT

ST STORAGE

WT HOT WATER UNITS



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DA NUMBER: DA2023/0669 - NSW Land &
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
ELEVATION 07
ON NORTH WEST BOUNDARY

DRAWN BY: SS

CHECKED BY: HV

SCALE:
1:100@A1 / 1:200@A3
PROJECT NO:
2235

DRAWING NO:
DA 209

ISSUE:
05

- GENERAL NOTES:
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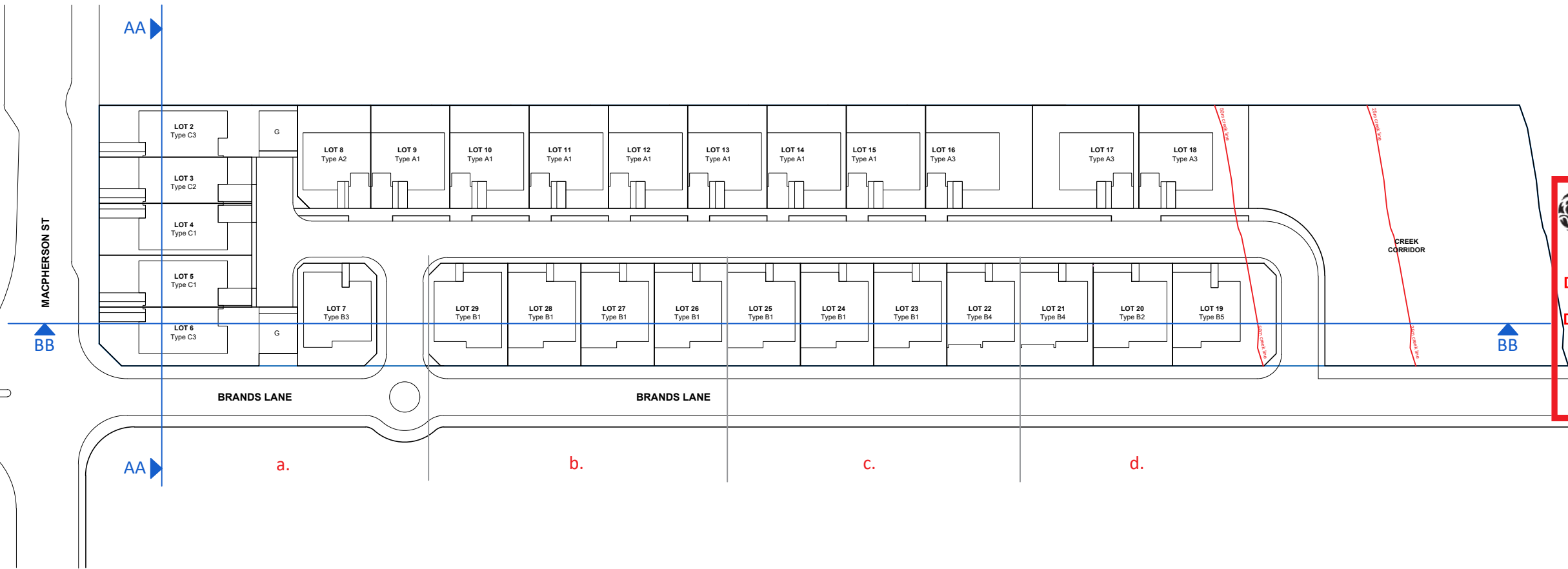
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

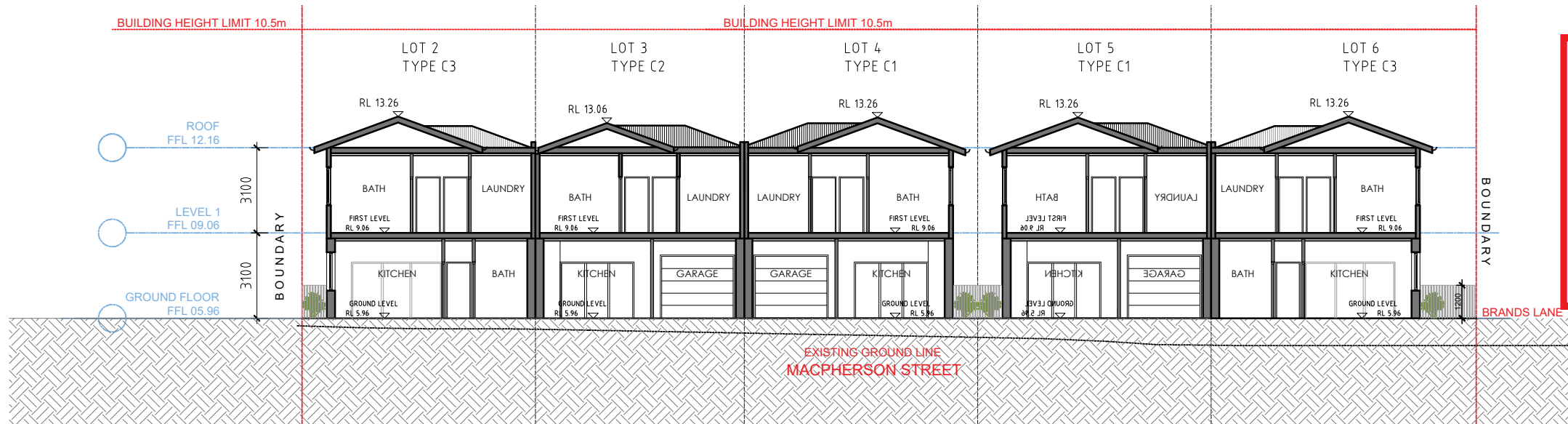
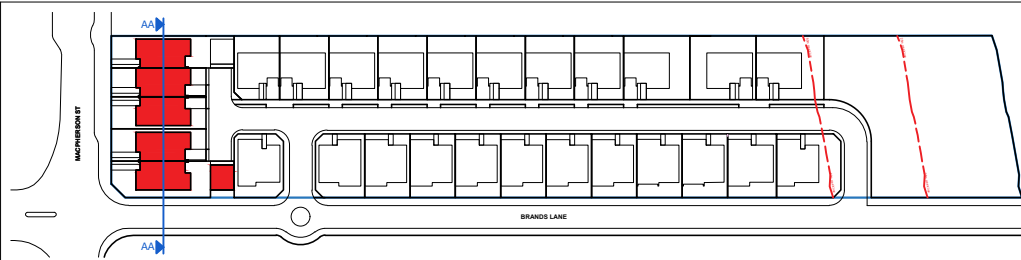
APR. 2023
DRAWING TITLE:
**SECTIONS
LOCATION PLAN**

DRAWN BY: SS CHECKED BY: HV

SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA 300	ISSUE: 05
PROJECT NO: 2235		



1 SECTIONS LOCATION PLAN
SCALE 1:400@A1 / 1:800@A3



- GENERAL NOTES:
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- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - HV MECHANICAL RISER TO FUTURE DETAIL
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 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS



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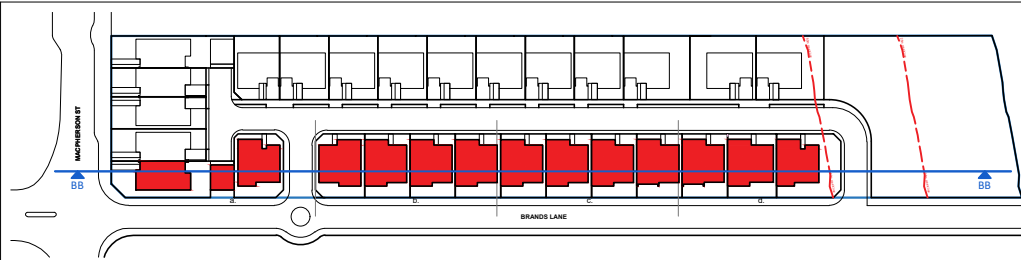
CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
SECTION AA

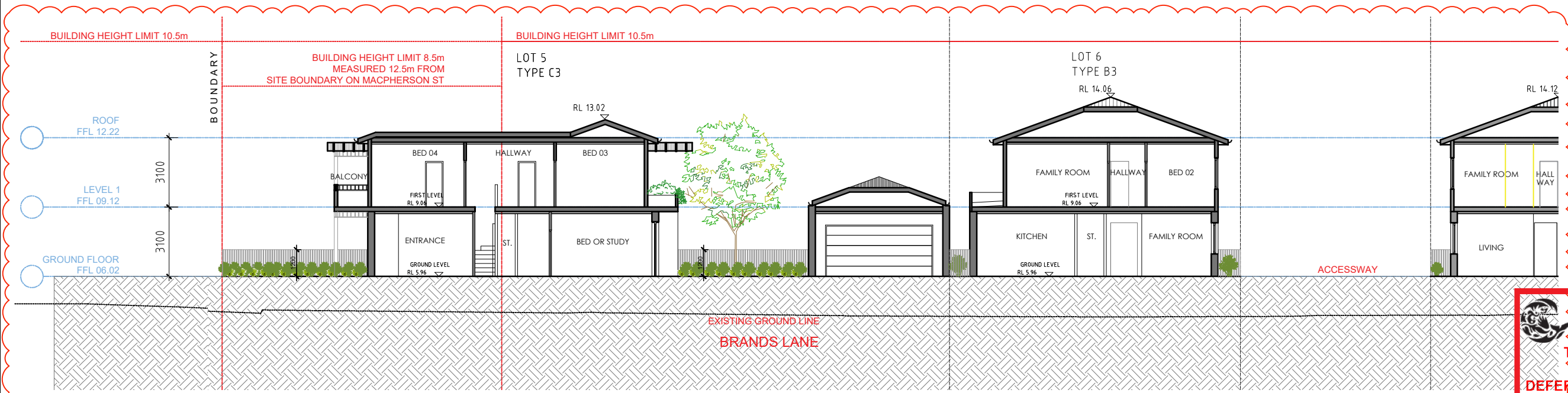
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 301	ISSUE: 05



1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3

- GENERAL NOTES:
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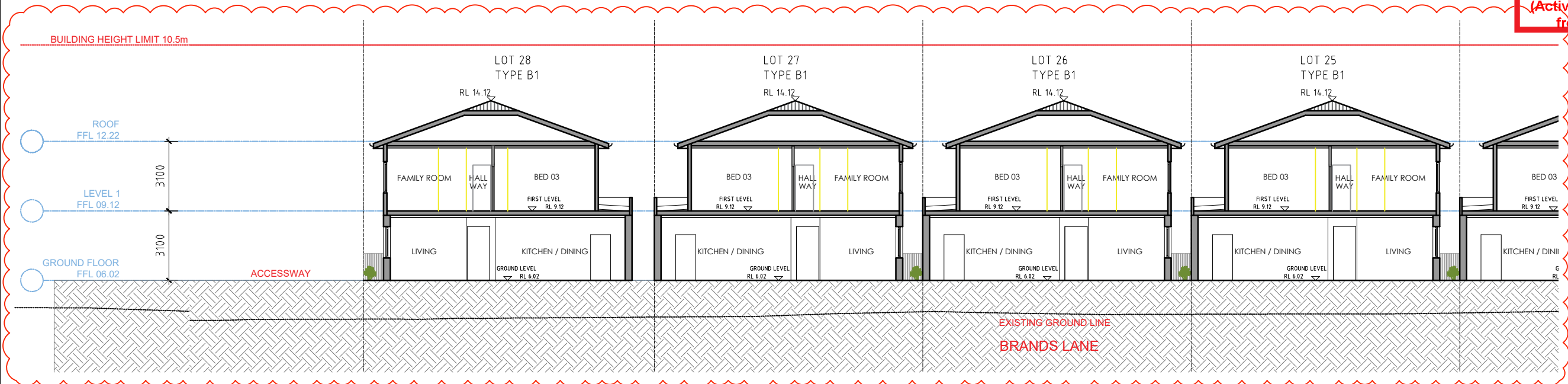
2 SECTION BB.a
SCALE 1:100@A1 / 1:200@A3



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329

(Activation of consent must be obtained
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3 SECTION BB.b
SCALE 1:100@A1 / 1:200@A3

05	29.05.24	ISSUE TO LEC
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03	11.03.24	ISSUE FOR S34
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01	12.04.23	ISSUE FOR DA
ISSUE		DATE
		DESCRIPTION



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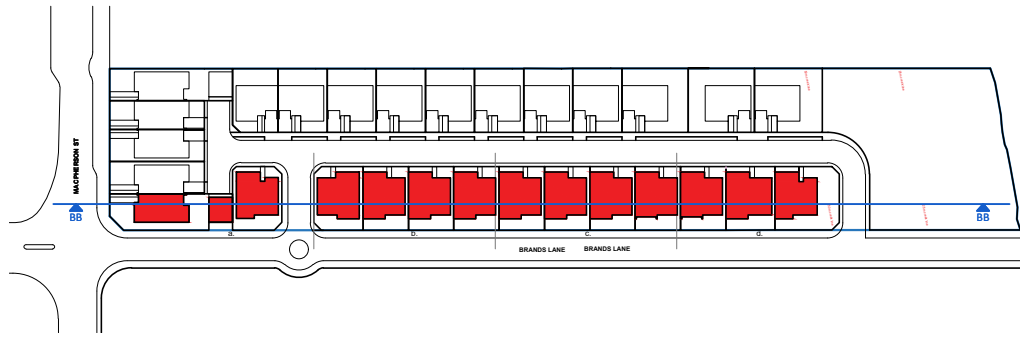
ARCHITECT:
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ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
SECTION BB (a+b)

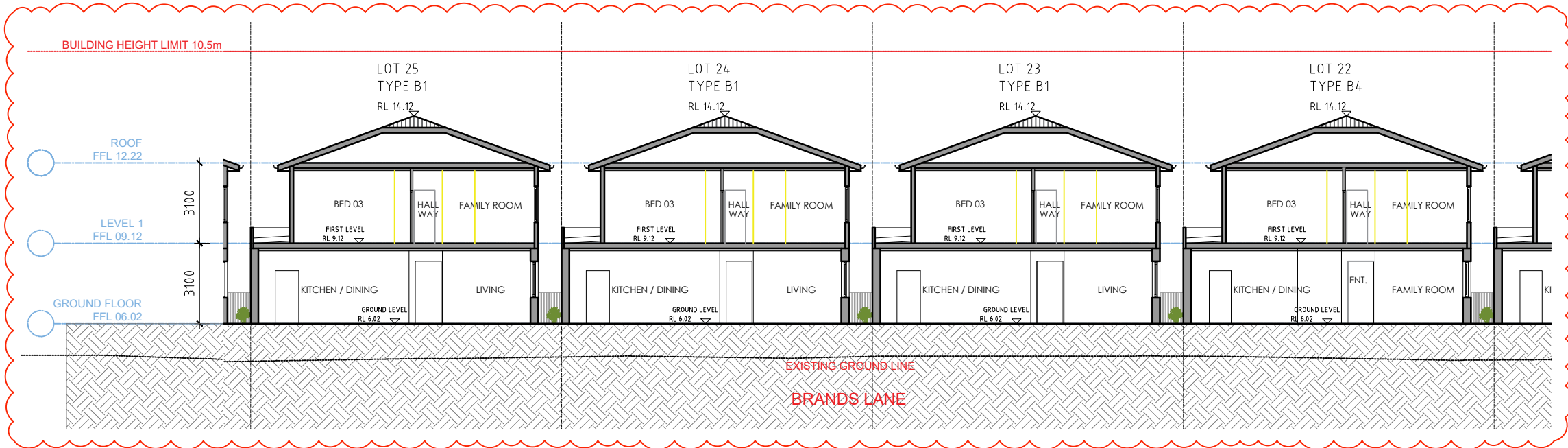
DRAWN BY: SS	CHECKED BY: HV	
SCALE: 1:100@A1 / 1:200@A3 PROJECT NO: 2235	DRAWING NO: DA 302	ISSUE: 05

1 LOCATION PLAN
SCALE 1:1000@A1 / 1:2000@A3



- GENERAL NOTES:
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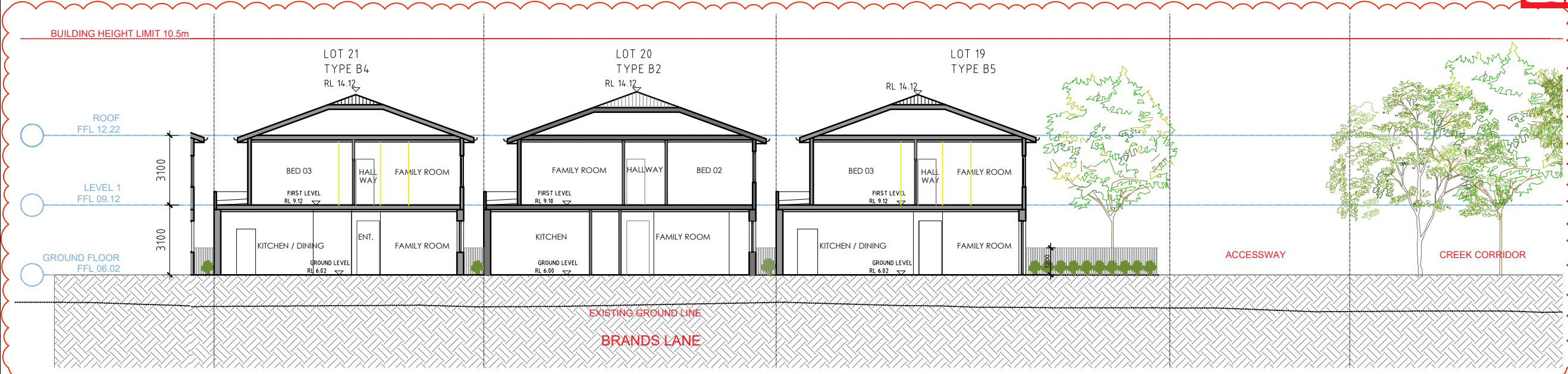
2 SECTION BB.c
SCALE 1:100@A1 / 1:200@A3



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DA NUMBER: DA2023/0669 - NSW Land & Environment Court Proceedings 2023/0250329

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3 SECTION BB.d
SCALE 1:100@A1 / 1:200@A3

05	29.05.24	ISSUE TO LEC
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ISSUE	DATE	DESCRIPTION



CLIENT:
WARRIMAC Pty Ltd

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Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
SECTION BB (c+d)

DRAWN BY: SS
CHECKED BY: HV

SCALE:
1:100@A1 / 1:200@A3
PROJECT NO:
2235

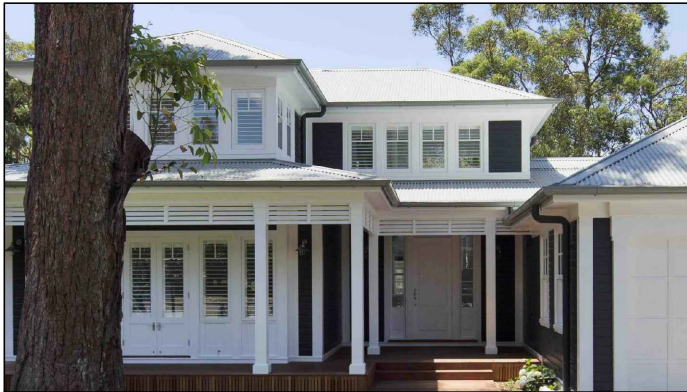
DRAWING NO:
DA 303

ISSUE:
05



E01 WEATHERBOARD

P1 - Dulux Vivid white, P2 - Dulux Grey Pail
P3 - Dulux Tranquil retreat, P4 - Dulux Tea House



E02 METAL ROOFING

P3 -Tranquil retreat



E03 SECTIONAL GARAGE DOOR



E04 BALUSTRADE

P1 - Dulux Vivid white



E05 WINDOW SCREEN

P1 - Dulux Vivid white



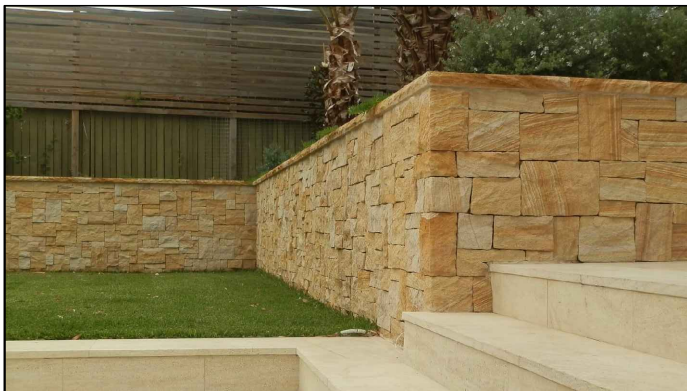
E06 ALUMINIUM WINDOW FRAMING

P1 - Dulux Vivid white



E07 BOUNDARY PICKET FENCE

P1 - Dulux Vivid white



E08 SANDSTONE CLADDED WALL

P1 DULUX - VIVID WHITE (1 W)

P2 DULUX - GREY PAIL (GR 21)

P3 DULUX - TRANQUIL RETREAT (GR 24)

P4 DULUX - TEA HOUSE (GR 23)

GENERAL NOTES:

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01	12.04.23	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION

CLIENT:
IPM PROPERTY

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

MATERIAL SCHEDULE

DRAWN BY: SS

CHECKED BY: HV

SCALE:

NTS

PROJECT NO:

2235

DRAWING NO:

DA 400

ISSUE:

01



28 Lots
28 Dwellings
SITE AREA = 10,172m²

LANDSCAPED AREA

PRIVATE GARDENS

OVERHEAD PLANTERS



COMMUNAL LANDSCAPED AREAS (VERGES)



CREEK CORRIDOR



- GENERAL NOTES:
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northern
beaches
council

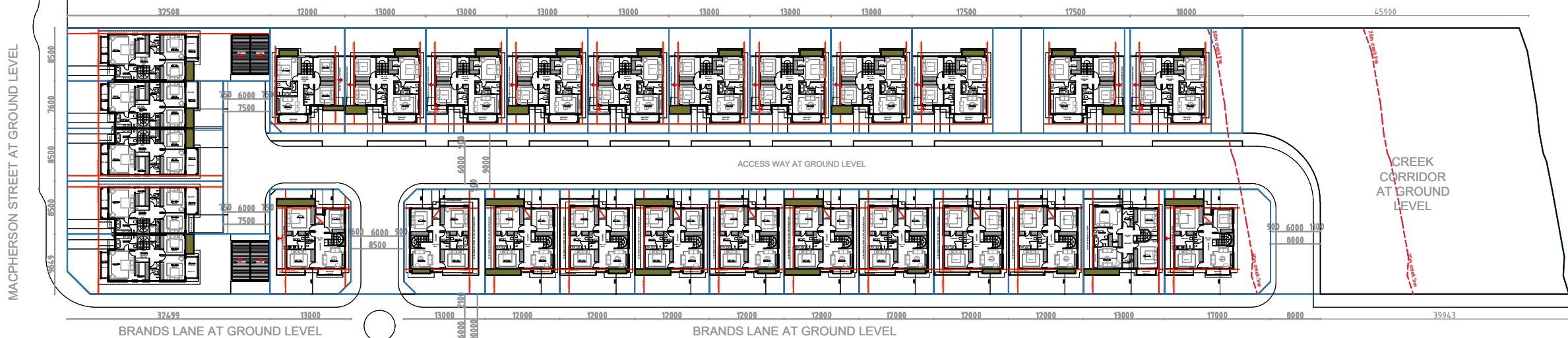
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1 SITE COVERAGE CALCULATION - PLAN GF

SCALE 1:400@A1 / 1:800@A3



1 SITE COVERAGE CALCULATION - PLAN GF

SCALE 1:400@A1 / 1:800@A3



CLIENT:
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PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
**AREA CALCULATION
PLAN**

DRAWN BY: SS CHECKED BY: HV

SCALE:
1:400@A1 / 1:800@A3
PROJECT NO:
2235

DRAWING NO:
DA 510

ISSUE:
05



28 Lots
28 Dwellings
SITE AREA = 10,172m²



1 SITE COVERAGE CALCULATION - PLAN
SCALE 1:400@A1 / 1:800@A3

GENERAL NOTES:

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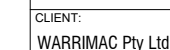
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05	29.05.24	ISSUE TO LEC
04	28.03.24	ISSUE TO COUNCIL
03	11.03.24	ISSUE FOR S34
02	05.02.24	ISSUE FOR COORDINATION
01	12.04.23	ISSUE FOR DA

VI	12.04.23	ISSUE FOR DA
ISSUE	DATE	DESCRIPTION



ARCHITECT

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

28 TERRACES

16 MACPHERSON STREET
WARRIEWOOD

APR. 2023

DRAWING TITLE:

AREA CALCULATION
PLAN 02

DRAWN BY: SS

CHECKED BY: HV

SCALE:
1:400@A1 / 1:800@A3

PROJECT NO:
2235

	DRAWING NO:
A3	DA 511

ISSUE:	05
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SITE COVERAGE CALCULATION

16 Macpherson Street, Warriewood

SITE AREA in m² 10,172

LOT NUMBER	LOT AREA (m ²)	TYPE	LANDSCAPE AREA					
			AREA REQUIRED m ²	% OF LOT AREA REQUIRED %	AREA PROPOSED m ²	% OF LOT AREA ACHIEVED	COMPLIANCE	
							YES	NO
LOT 2	276	C3	69	25	118	43	✓	
LOT 3	190	C2	48	25	65	34	✓	
LOT 4	212	C1	53	25	87	41	✓	
LOT 5	212	C1	53	25	83	39	✓	
LOT 6	307	C3	107	35	149	49	✓	
LOT 7	214	B3	75	35	91	43	✓	
LOT 8	201	A2	70	35	88	44	✓	
LOT 9	220	A1	77	35	98	45	✓	
LOT 10	220	A1	77	35	94	43	✓	
LOT 11	220	A1	77	35	98	45	✓	
LOT 12	220	A1	77	35	94	43	✓	
LOT 13	220	A1	77	35	98	45	✓	
LOT 14	220	A1	77	35	94	43	✓	
LOT 15	220	A1	77	35	98	45	✓	
LOT 16	295	A3	133	45	178	60	✓	
LOT 17	295	A3	133	45	182	62	✓	
LOT 18	304	A3	137	45	187	62	✓	
LOT 19	282	B5	127	45	159	56	✓	
LOT 20	219	B2	77	35	83	38	✓	
LOT 21	202	B4	71	35	76	38	✓	
LOT 22	202	B4	71	35	76	38	✓	
LOT 23	202	B1	71	35	73	36	✓	
LOT 24	202	B1	71	35	82	41	✓	
LOT 25	202	B1	71	35	73	36	✓	
LOT 26	202	B1	71	35	82	41	✓	
LOT 27	202	B1	71	35	73	36	✓	
LOT 28	202	B1	71	35	82	41	✓	
LOT 29	215	B1	75	35	86	40	✓	

CREEK CORRIDOR LANDSCAPED AREA
COMMUNAL LANDSCAPED AREA (VERGE)

TOTAL LANDSCAPE AREA (m²)

1779
295

4921	48.38 % of site area
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- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
HV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329

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CLIENT:
WARRIMAC Pty Ltd

ARCHITECT:
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Level 2, 52 Albion Street, Sunny Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
28 TERRACES
16 MACPHERSON STREET
WARRIEWOOD

APR. 2023
DRAWING TITLE:
AREA CALCULATION
SCHEDULE

DRAWN BY: SS	CHECKED BY: HV	
SCALE: NTS	DRAWING NO: DA 512	ISSUE: 05
PROJECT NO: 2235		

CONCEPT SUBDIVISION
OVER LOT 4 D.P.553816
16 MACPHERSON STREET WARRIEWOOD



PRELIMINARY PLAN ONLY LOT
DIMENSIONS AND AREAS SUBJECT
TO SURVEY & REGISTRATION OF
THE FINAL PLAN AT NSW LRS

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2023/0669 - NSW Land &
Environment Court Proceedings
2023/0250329**

**(Activation of consent must be obtained
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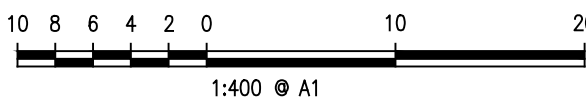
YIELD

NET SALEABLE AREA = 6380m²
ROAD LENGTH WITHIN LOT =m
ROAD LENGTH BRANDS LANE =m
ROAD LENGTH TOTAL =m
ROAD AREA WITHIN LOT =m²

LOT SIZE DIMENSIONS	LOT SIZE AREAS	NUMBER	AREA	PERCENT OF SALEABLE AREA
8.5m X 32.5m	276m ²	1	276m ²	4.3%
7.6m X 25m	190m ²	1	190m ²	3.0%
8.5m X 25m	212m ²	2	424m ²	6.7%
9.6m X 32.5m	306m ²	1	306m ²	4.8%
13m X 16.9m	219m ²	10	2190m ²	34.3%
12m X 16.9m	202m ²	9	1818m ²	28.4%
17.5m X 16.9m	295m ²	2	590m ²	9.3%
18m X 16.9m	304m ²	1	304m ²	4.8%
17.5m X 16.9m	282m ²	1	282m ²	4.4%
TOTAL		28	6380m ²	100%
AVERAGE	254m ²			

ALL AREAS SUBJECT TO SURVEY

NOTE: THE LOCATION OF THE NORTHERN BOUNDARY OF LOT 30 (FORMER CENTRELINE OF NARRABEEN CREEK) AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THAT SHOWN ON DP5464 & DP553816. THE CURRENT CENTRE OF THE CREEK AS SHOWN HEREON HAS BEEN ARTIFICIALLY REALIGNED.



Project: CONCEPT SUBDIVISION
OVER LOT 4 D.P.553816
16 MACPHERSON STREET WARRIEWOOD

Principal: WARRIEMAC PTY LTD						
Scale 1:400		Date 21/07/2022		Council Ref.		
		Datum		L.G.A.		
Calc's	F.G.	Drawn.	F.G.	Proj.Man.	A.M.	Client Ref.



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Our Ref. 048-22
Dwg File Ref. [Rev] - Sheet Ref.
048-22P L01 [14]
- CONCEPT SUBDIVISION
PLAN