

5 November 2010



Mr. Andrew Smith
Team Leader
Urban Assessments
Department of Planning
23-33 Bridge Street, Circular Quay
GPO Box 39 SYDNEY 2001

Dear Andrew,

**Re: Breakfast Point Seashores Precinct 7D5 Building
Request for Director General's Requirements**

We wish to advise of our intention to lodge a Project Application for the Seashores Precinct 7D5 Building (Part Lot 26 in DP 270347).

In summary the proposed development is described as follows:

- (5) storey building
- (30) x 1br Apartments
- (30) x 2br Apartments

Attached and marked Annexure A is a copy of preliminary plans and development statistics.

This proposal differs from the Breakfast Point Concept Plan 2005 MOD 1 which includes for (5) x 3br, (29) x 2br and (26) x 1 br apartments. Attached and marked Annexure B is a copy of the Development Detail Component schedule upon which the Breakfast Point Concept Plan 2005 MOD 1 approval is based.

Accordingly we request the Director General's Requirements be issued for this proposed development

Should you have any queries please contact the undersigned on (02) 8302 1443.

Yours Faithfully

Ray Kearns
Development Manager

Rosecorp Management Services Pty Ltd ACN 092 138 504



ANNEXURE A

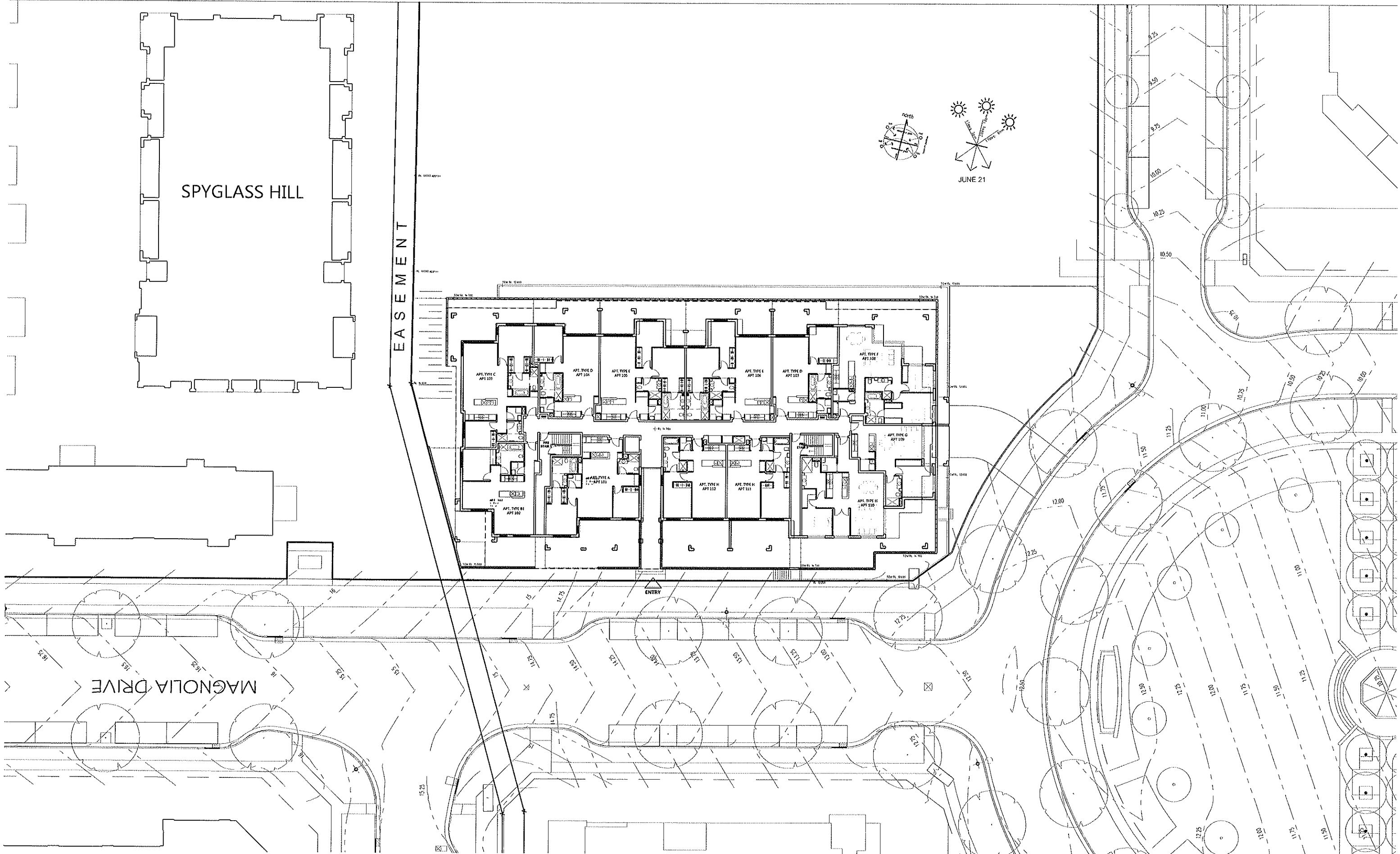
Building Statistics

30 x 1 Bedroom Apartments

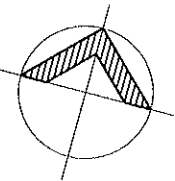
30 x 2 Bedroom Apartments

60 x Apartments Total

Apt No.	Level	No. of Beds	Areas				Aspect	Car Spaces
			Internal	Balcony	Courtyard	Total		
101	1	2	92		50	142	S	1
102	1	1	74		65	139	SW	1
103	1	2	100		120	220	NW	2
104	1	1	68		25	93	N	1
105	1	2	98		35	133	N	2
106	1	2	98		35	133	N	2
107	1	1	68		25	93	N	1
108	1	2	100		55	155	NE	2
109	1	1	61		10	71	E	1
110	1	2	97		60	157	SE	2
111	1	1	65		40	105	S	1
112	1	1	65		40	105	S	1
201	2	2	96	19		115	S	1
202	2	1+	81	14		95	SW	1
203	2	2	100	18		118	NW	1
204	2	1	68	12		80	N	1
205	2	2	98	15		113	N	1
206	2	2	98	15		113	N	1
207	2	1	68	12		80	N	1
208	2	2	100	21		121	NE	2
209	2	1	61	10		71	E	1
210	2	2	97	18		115	SE	1
211	2	1	65	18		83	S	1
212	2	1	65	15		80	S	1
301	3	2	96	19		115	S	1
302	3	1+	81	14		95	SW	1
303	3	2	100	18		118	NW	1
304	3	1	68	12		80	N	1
305	3	2	98	15		113	N	1
306	3	2	98	15		113	N	1
307	3	1	68	12		80	N	1
308	3	2	100	21		121	NE	2
309	3	1	61	10		71	E	1
310	3	2	97	18		115	SE	1
311	3	1	65	18		83	S	1
312	3	1	65	15		80	S	1
401	4	2	96	19		115	S	1
402	4	1+	81	14		95	SW	1
403	4	2	100	18		118	NW	2
404	4	1	68	12		80	N	1
405	4	2	98	15		113	N	1
406	4	2	98	15		113	N	1
407	4	1	68	12		80	N	1
408	4	2	100	21		121	NE	2
409	4	1	61	10		71	E	1
410	4	2	97	18		115	SE	2
411	4	1	65	18		83	S	1
412	4	1	65	15		80	S	1
501	5	2	96	19		115	S	1
502	5	1+	81	14		95	SW	1
503	5	2	100	18		118	NW	2
504	5	1	68	12		80	N	1
505	5	2	98	15		113	N	1
506	5	2	98	15		113	N	2
507	5	1	68	12		80	N	2
508	5	2	100	21		121	NE	2
509	5	1	61	10		71	E	1
510	5	2	97	18		115	SE	2
511	5	1	65	18		83	S	1
512	5	1	65	15		80	S	1
TOTAL		90	4,974	748	560	5,722		75
Ave			83	12		95		



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SCALE 1:100
10 20 30m on original A11

Issue	Description	Date	Issue	Description	Date
A	23/12/10	23/12/10			

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Client
BREAKFAST POINT

Project
LOT 7D5
7, 9 & 11 Magnolia Drive,
Breakfast Point

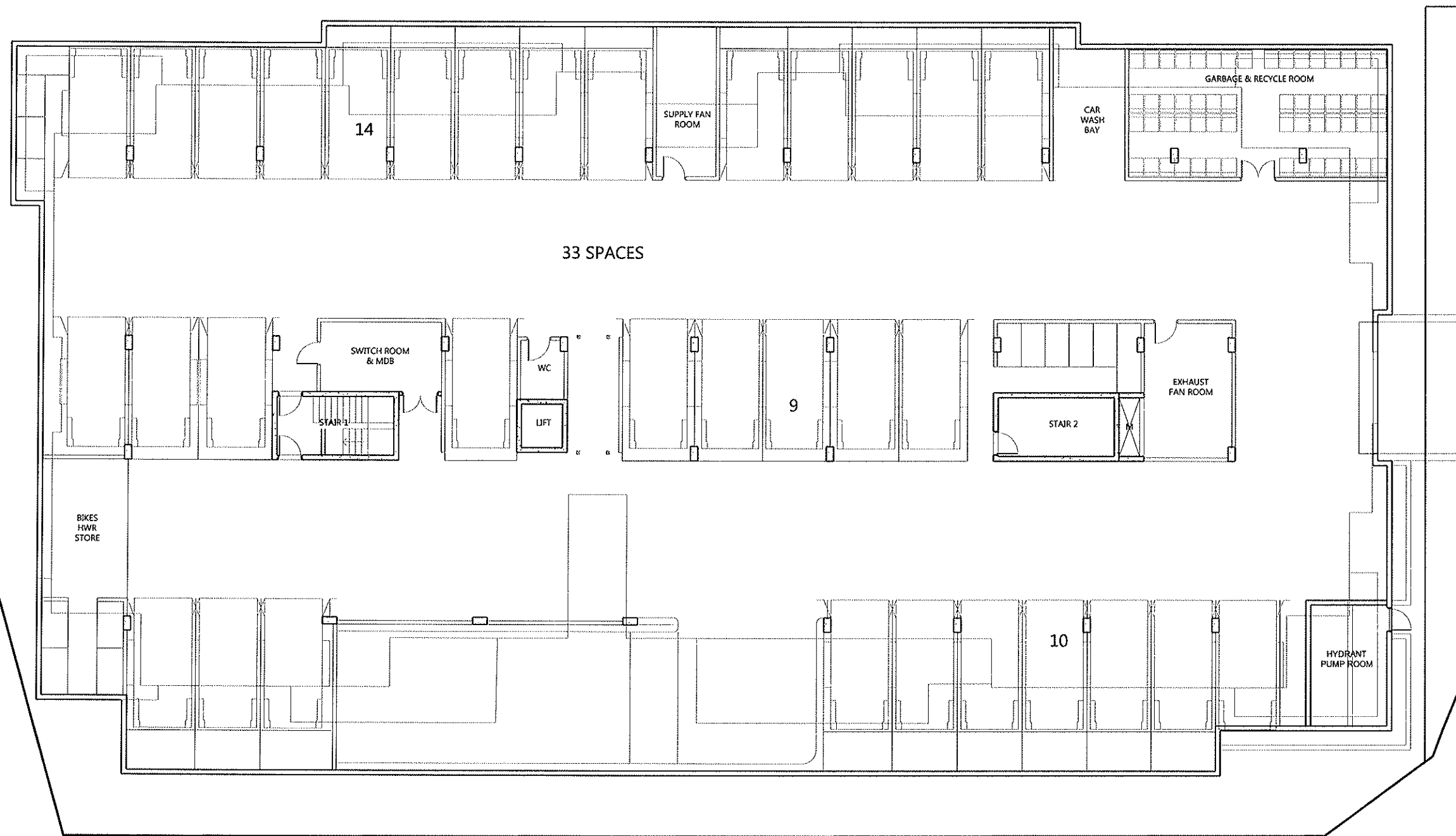
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Date NOV 2010
Drawn
Reviewed
Approved

Title
SITE PLAN

Project No
0610
Drawing No
DA.01
Revision
A



Status
PRELIMINARY



BASEMENT LEVEL 1 PLAN
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10m on original A11

Issue	Description	Date	Issue	Description	Date

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Project
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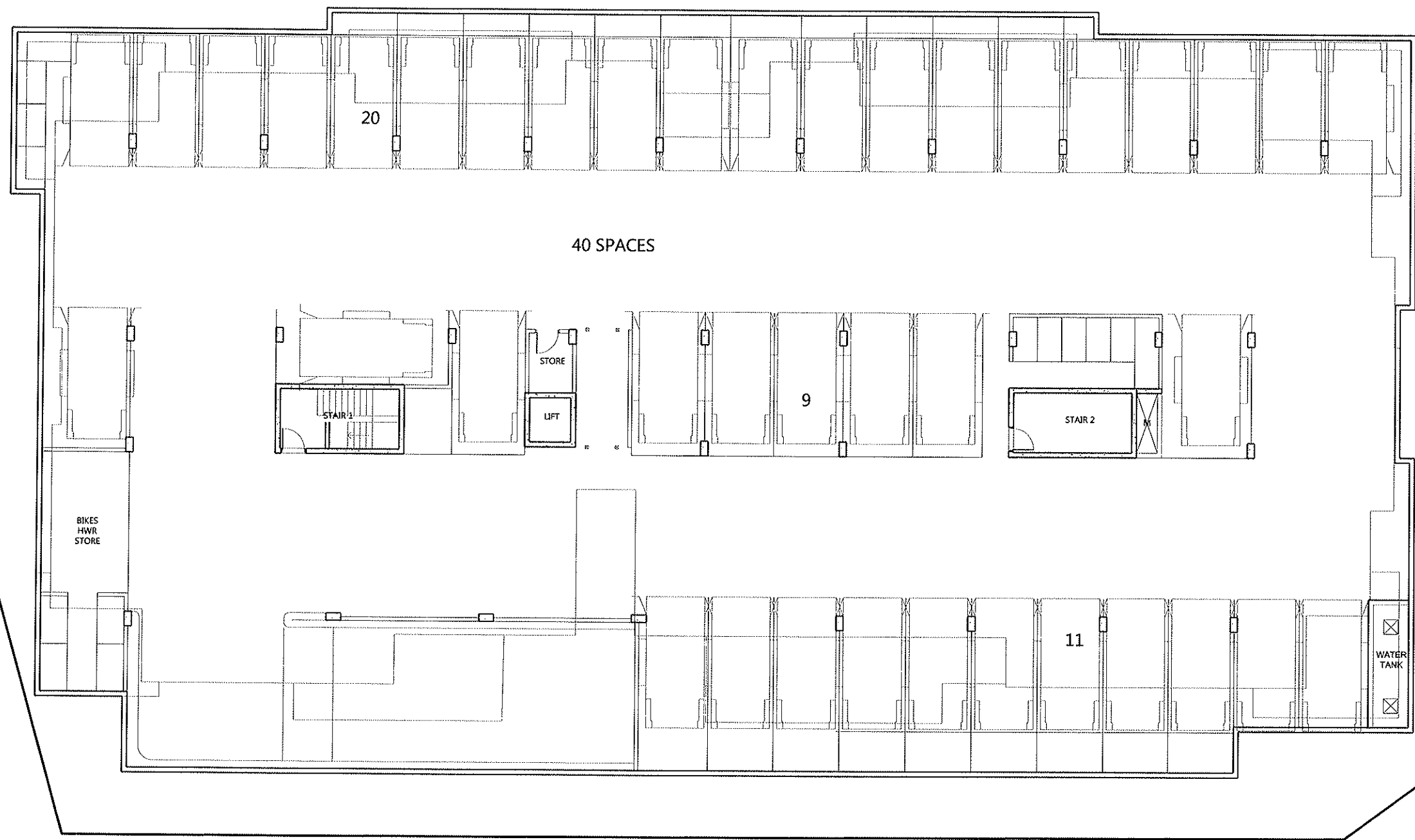
Scale 1:100 @ A1
Date NOV 2010
Drawn
Revised
Approved

Title
BASEMENT LEVEL 1

Project No
0610
Drawing No
DA.02
Revision
A

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Status
PRELIMINARY



BASE OF TANK RL 6.40
TOP OF LID RL 13.50
WATER CAPACITY 7.20m x 3.3m
20,000 L

BASEMENT LEVEL 2 PLAN PRELIMINARY

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SCALE 1:100
10m of original A11

Issue	Description	Date	Issue	Description	Date

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Breakfast Point

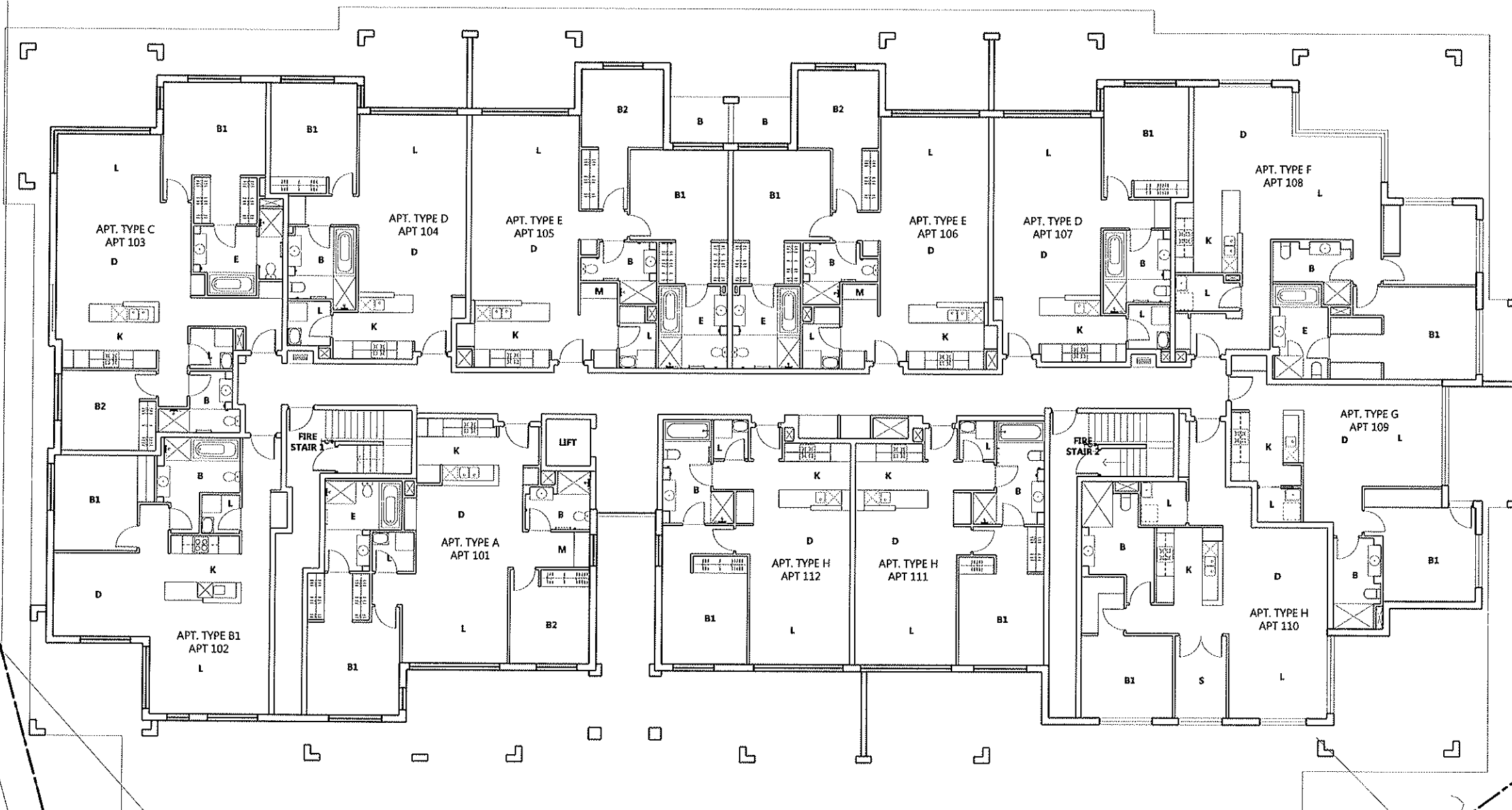
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Date NOV 2019
Drawn
Reviewed
Approved

Title
BASEMENT LEVEL 2

Project No 0610
Drawing No **DA.03**
Revision A

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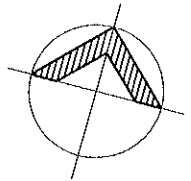
Status
PRELIMINARY



GROUND FLOOR PLAN PRELIMINARY

ENTRY

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SCALE 1:100
10m on original A11

Issue	Description	Date	Issue	Description	Date
A	Description	22.07.20			

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Breakfast Point

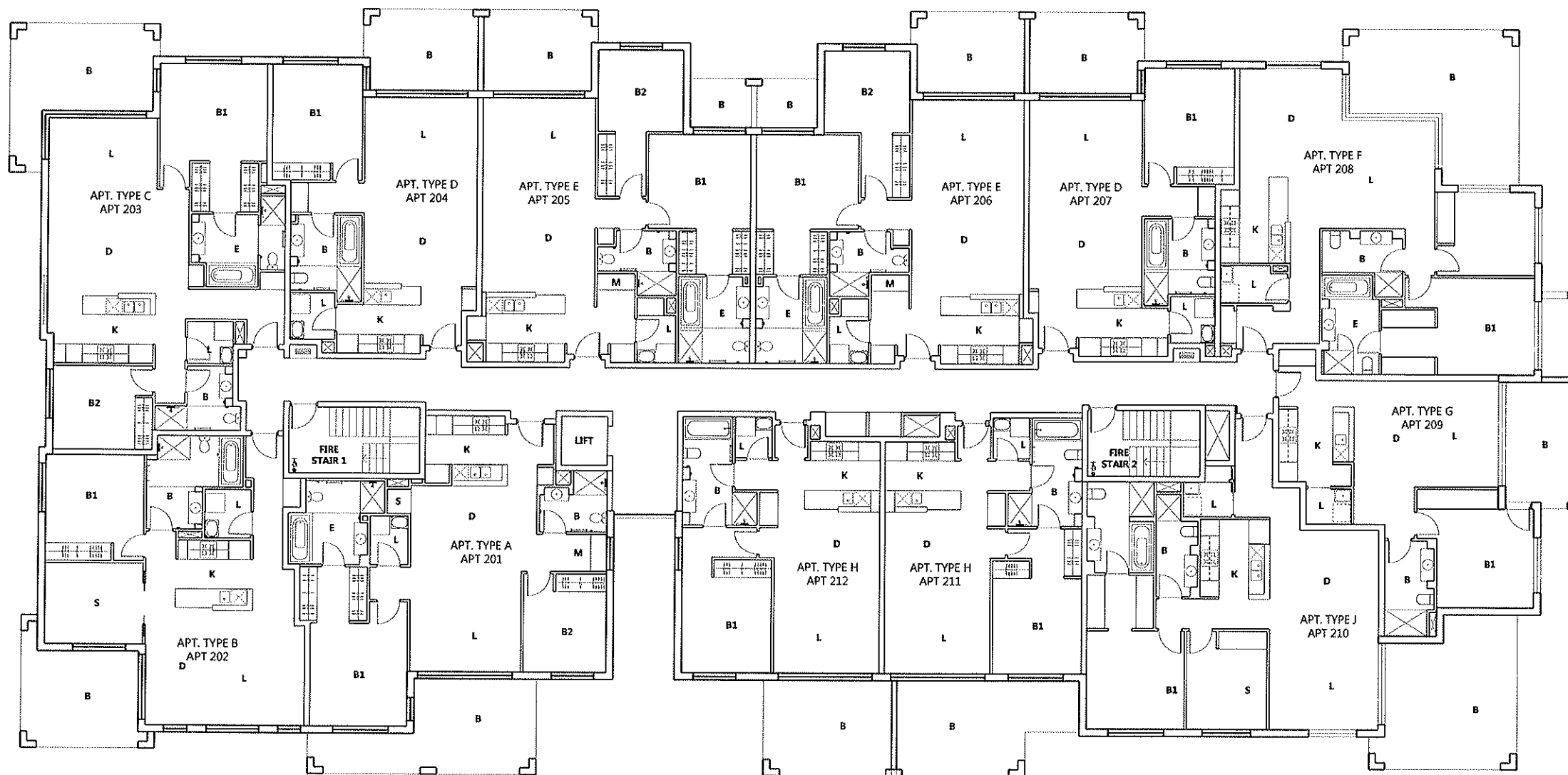
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Date NOV 2010
Drawn
Reviewed
Approved

Title
GROUND FLOOR PLAN

Project No
0610
Drawing No
DA.04
Revision
A

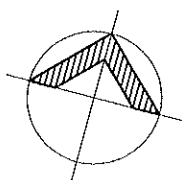
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property

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PRELIMINARY



TYPICAL FLOOR PLAN
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SCALE 1:100
10 5 10m on original A11

Issue	Description	Date	Issue	Description	Date
A	Description	22.11.22			

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Breakfast Point

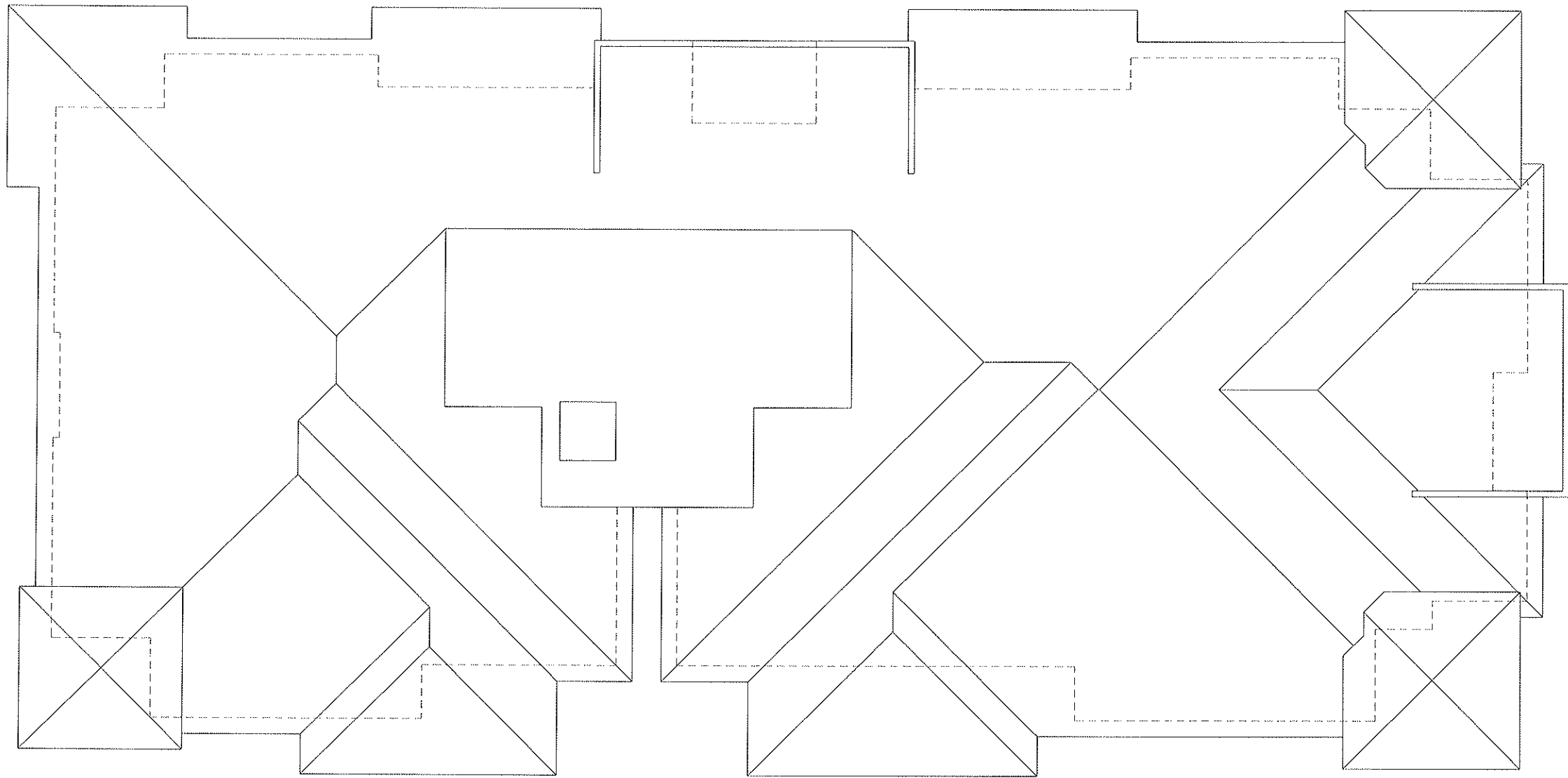
Scale 1:100 @A1
Date NOV 2010
Drawn
Reviewed
Approved

Title
LEVEL 2-5 FLOOR PLAN
TYPICAL

Project No
0610
Drawing No
DA.05
Revision
A

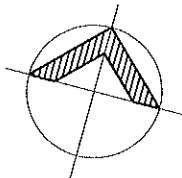
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ROOF PLAN
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SCALE 1:100
0 5 10m on original A11

Issue	Description	Date	Issue	Description	Date
A	Description	29.01.10			

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Project
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Breakfast Point

Scale: 1:100 @A1
Date: NOV 2010
Drawn:
Reviewed:
Approved:

Title
ROOF PLAN

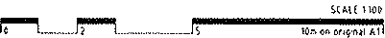
Project No: 0610
Drawing No: DA.06
Revision: A

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Issue	Description	Date	Issue	Description	Date
A	Description	22 12 22			

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Sheet
BREAKFAST POINT

Project
LOT 7D5
7, 9 & 11 Magnolia Drive,
Breakfast Point

Scale 1:100 (A1)
Date NOV 2010
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Reviewed
Approved

Title
ELEVATIONS

Project No
0610
Drawing No
DA.08
Revision
A

ROSE
ONE TEAM MANY VOICES
cbus
property

Status
PRELIMINARY



ANNEXURE B

DEVELOPMENT DETAIL
COMPONENTS

MARKETING NAME	Lot No.	Total FSR	Total Residential FSR	Total Non-Residential FSR	Total Dwellings	Total Bedrooms	3 Bedroom	2 Bedroom	1 Bedroom	Carspaces
Under Construction/Completed - Stage 1										
Foreshore Townhouses	6E	6735	6735	0	25	75	25	0	0	50
Country Club North	6A	11889	11889	0	83	190	24	59	0	137
Vineyards South	6B	16624	16624	0	118	268	50	59	9	202
Vineyards North	6D	16288	16288	0	110	247	45	56	9	184
Harbourfront homes	5A	2420	2420	0	6	24	6	0	0	12
Blacksmiths	Other	450	0	450	0	0	0	0	0	11
Meter Readers		230	0	230	0	0	0	0	0	6
Total Stage 1	Subtotal	54636	53956	680	342	804	150	174	18	602
Future Stages/Under Construction - Stage 2										
Point Precinct										
1 Building 5s	Lot 5Bi	7042	7042	0	55	129	20	34	1	90
1 Building 5s	Lot 5Bii	5091	5091	0	55	95	5	30	20	75
1 Building 5s	Lot 6Fi	5552	5552	0	60	90	0	30	30	75
1 Building 5s	Lot 6Fii	4629	4629	0	40	70	5	20	15	55
Total Point Precinct		22314	22314	0	210	384	30	114	66	295
Silkstone Precinct										
The Silkstone	Lot 5C	6750	6750	0	45	100	20	15	10	73
Total Silkstone Precinct		6750	6750	0	45	100	20	15	10	73
Plantations Precinct										
Indigo & Magnolia	Lot 5G/6C3	8791	8791	0	98	140	0	42	56	119
Cypress	Lot 5H1	3946	3946	0	33	66	9	15	9	50
Maple	Lot 5H2	2736	2736	0	21	42	3	15	3	32
Jacaranda	Lot 5H3	3816	3816	0	30	62	8	16	6	46
1 Building 5s	Lot 6C1	4577	4577	0	50	75	0	25	25	63
1 Building 5s	Lot 6C2	8966	8966	0	88	146	0	58	30	117
Total Plantations Precinct		32832	32832	0	320	531	20	171	129	427
Woodlands North Precinct										
1 Building 9s	Lot 7Bi	11800	11800	0	110	198	18	52	40	154
1 Building 5s	Lot 7Bii	9800	9800	0	90	140	10	30	50	115
1 Buildings 3s	Lot 7Biii	1005	1005	0	12	24	0	12	0	18
Total Woodlands Precinct North		22605	22605	0	212	362	28	94	90	287
Seashore Precinct										
Building 7D5	Lot 7Dv	6500	6500	0	60	99	5	29	26	80
Total Seashore Precinct		6500	6500	0	60	99	5	29	26	80
Commercial Building										
Powerhouse	Other	839	0	839	0	0	0	0	0	10
Total Powerhouse		839	0	839	0	0	0	0	0	10
Total Stage 2	Subtotal	91840	91001	839	847	1476	103	423	321	1172
SUBTOTAL STAGES 1&2		146476	144957	1519	1189	2280	253	597	339	1774
Seniors Housing - Stage 3										
1 Building 9s	Lot 7D1	11800	0	11800	0	180	27	45	9	108
1 Building 5s	Lot 7D2	7800	0	7800	0	115	20	25	5	70
1 Building 5s	Lot 7D3	6800	0	6800	0	98	14	26	4	58
1 Building 5s	Lot 7D4	8200	0	8200	0	116	16	32	4	68
Plumbers Workshop	Lot 7D6	2404	0	2404	0	0	0	0	0	0
Total Seniors Housing - Stage 3	Subtotal	37004	0	37004	0	509	77	128	22	304
SUBTOTAL STAGE 3		37004	0	37004	0	509	77	128	22	304

For summary of development, see Page 5

Table 15.01 Concept Plan Stages