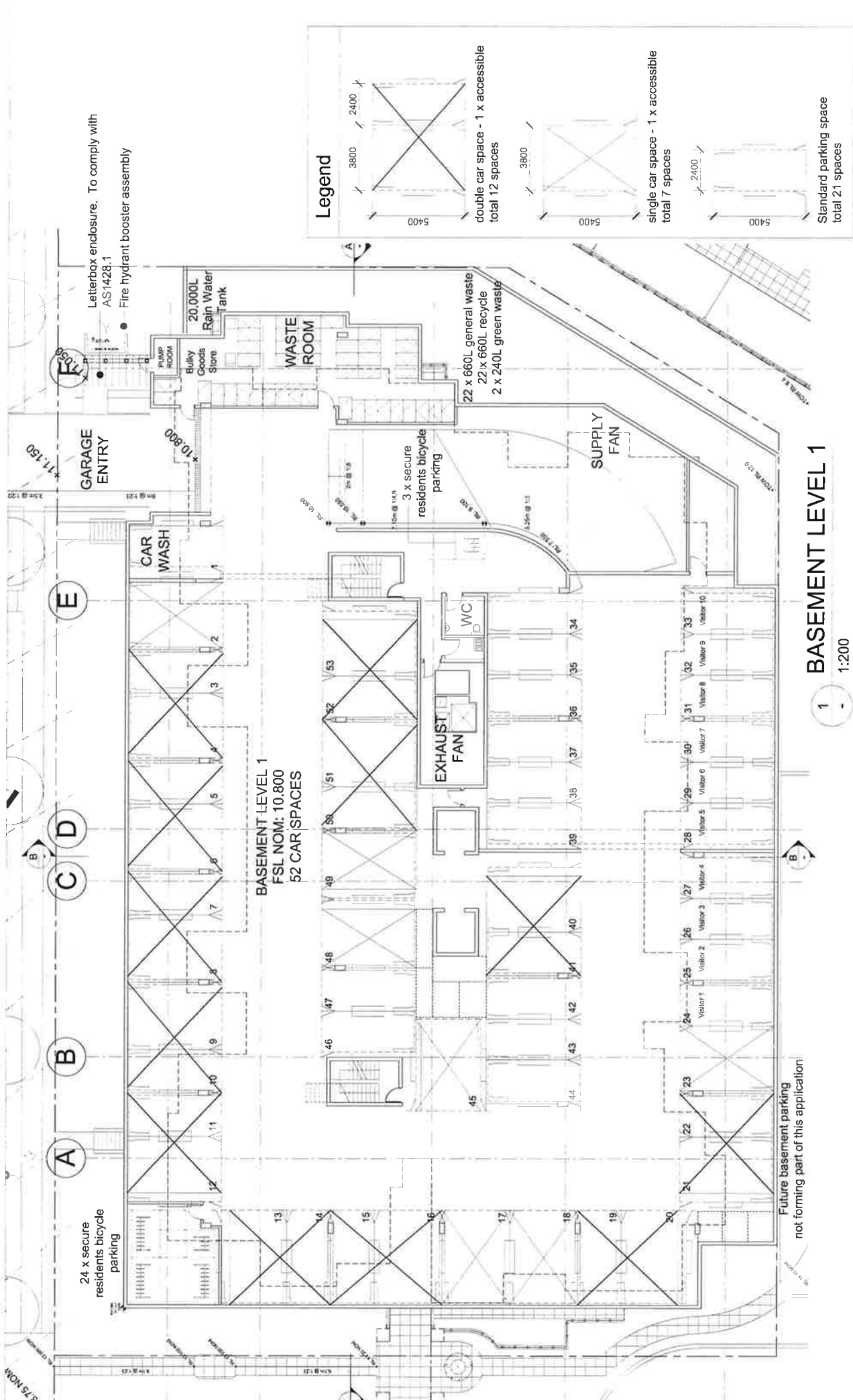




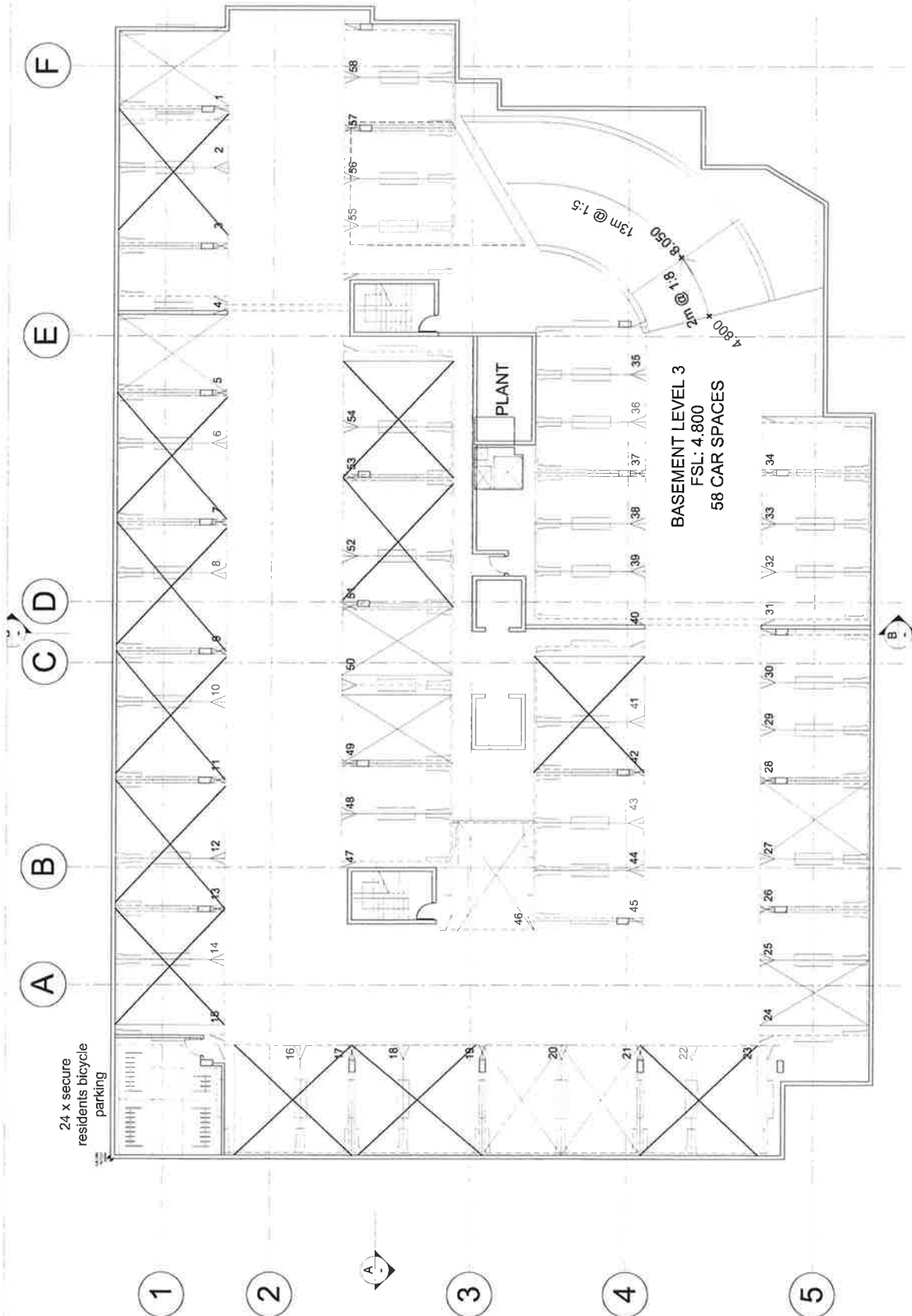
BASEMENT LEVEL 1
1:200

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Project Name	701 - PROVIDENCE	Project No.	1502
Project Address	17 Woodlands Avenue, Breakfast Point	Project Name	DA.202
Project Description	rose architectural design	Project Name	C
Project Contact	11 Macdonald Street, Woodlands Point, QLD 4211 Australia	Project Name	
Project Email	www.rosearchitect.com.au	Project Name	
Project Phone	07 5531 3344	Project Name	
Project Fax	07 5531 3344	Project Name	
Project Website	www.rosearchitect.com.au	Project Name	
Project Date	10/10/20	Project Name	
Project Status	Final	Project Name	
Project Author	DA.202	Project Name	
Project Designer	DA.202	Project Name	
Project Engineer	DA.202	Project Name	
Project Architect	DA.202	Project Name	
Project Structural	DA.202	Project Name	
Project Electrical	DA.202	Project Name	
Project Mechanical	DA.202	Project Name	
Project Landscape	DA.202	Project Name	
Project Civil	DA.202	Project Name	
Project Other	DA.202	Project Name	

DATUM: AHD



BASEMENT LEVEL 3

1:200

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BASEMENT LEVEL 3 PLAN

DATUM AND



1502 **DA.200** B

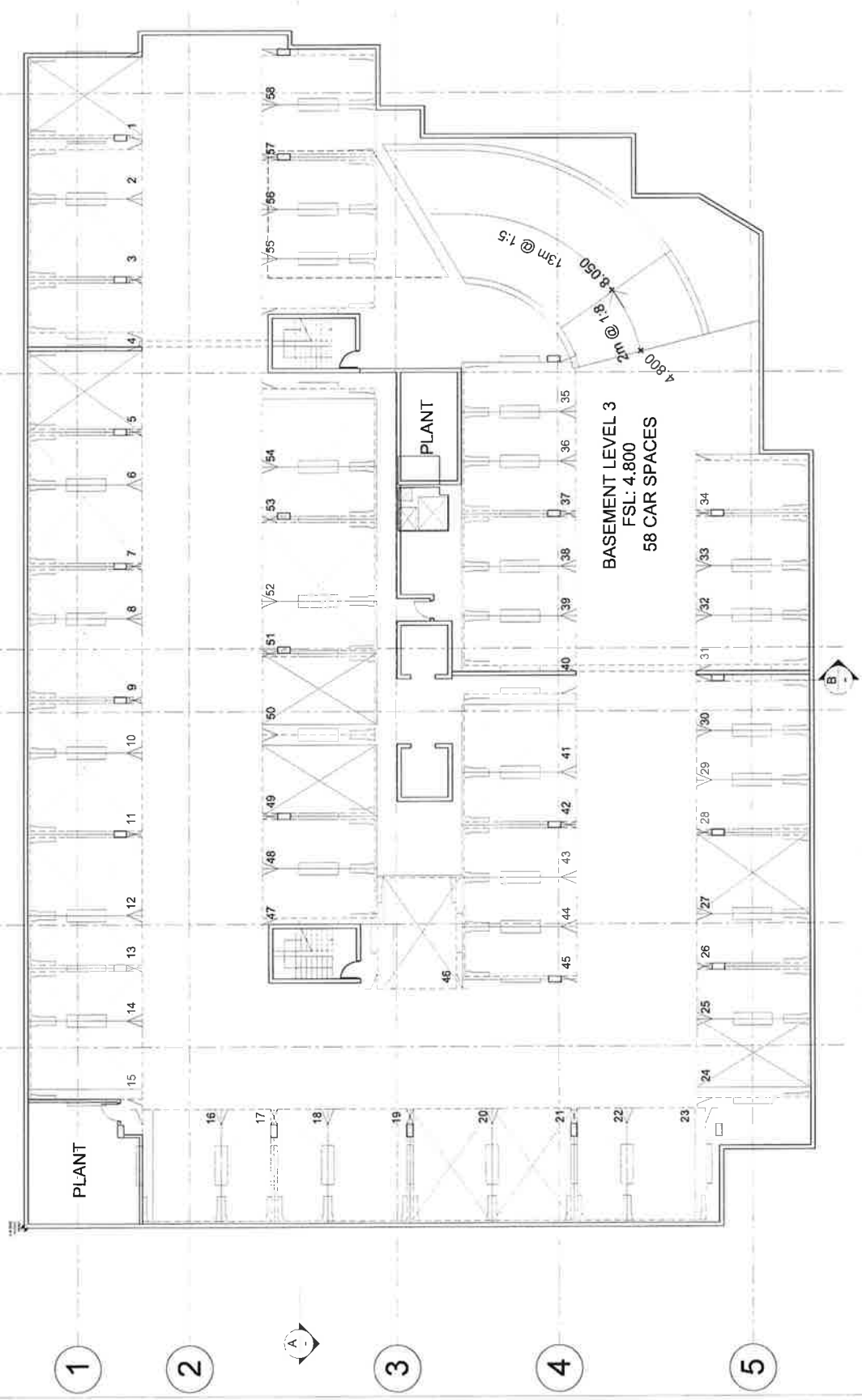
1502 **DA.200** B

Legend

double car space - 1 x accessible
total 12 spaces

single car space - 1 x accessible
total 9 spaces

Standard parking space
total 25 spaces



BASEMENT LEVEL 3
FSL: 4.800
58 CAR SPACES

BASEMENT LEVEL 3
1:200

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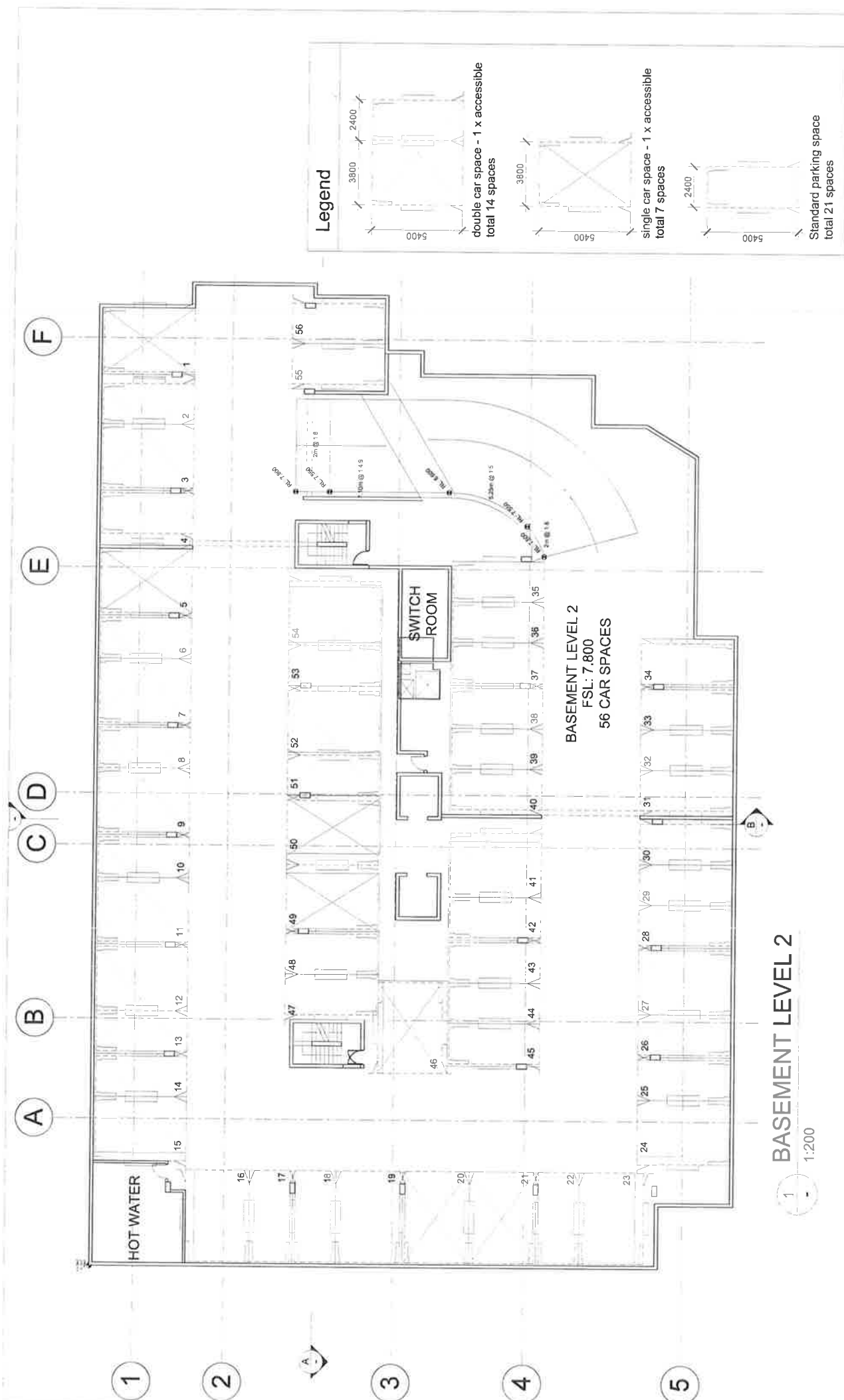
Rev.	Description	Date	By	Check
1	Issued for construction	10/10/2023	DA.200	1502

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BASEMENT LEVEL 3 PLAN
1502 **DA.200** A

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DRAWING APPROPRIATION

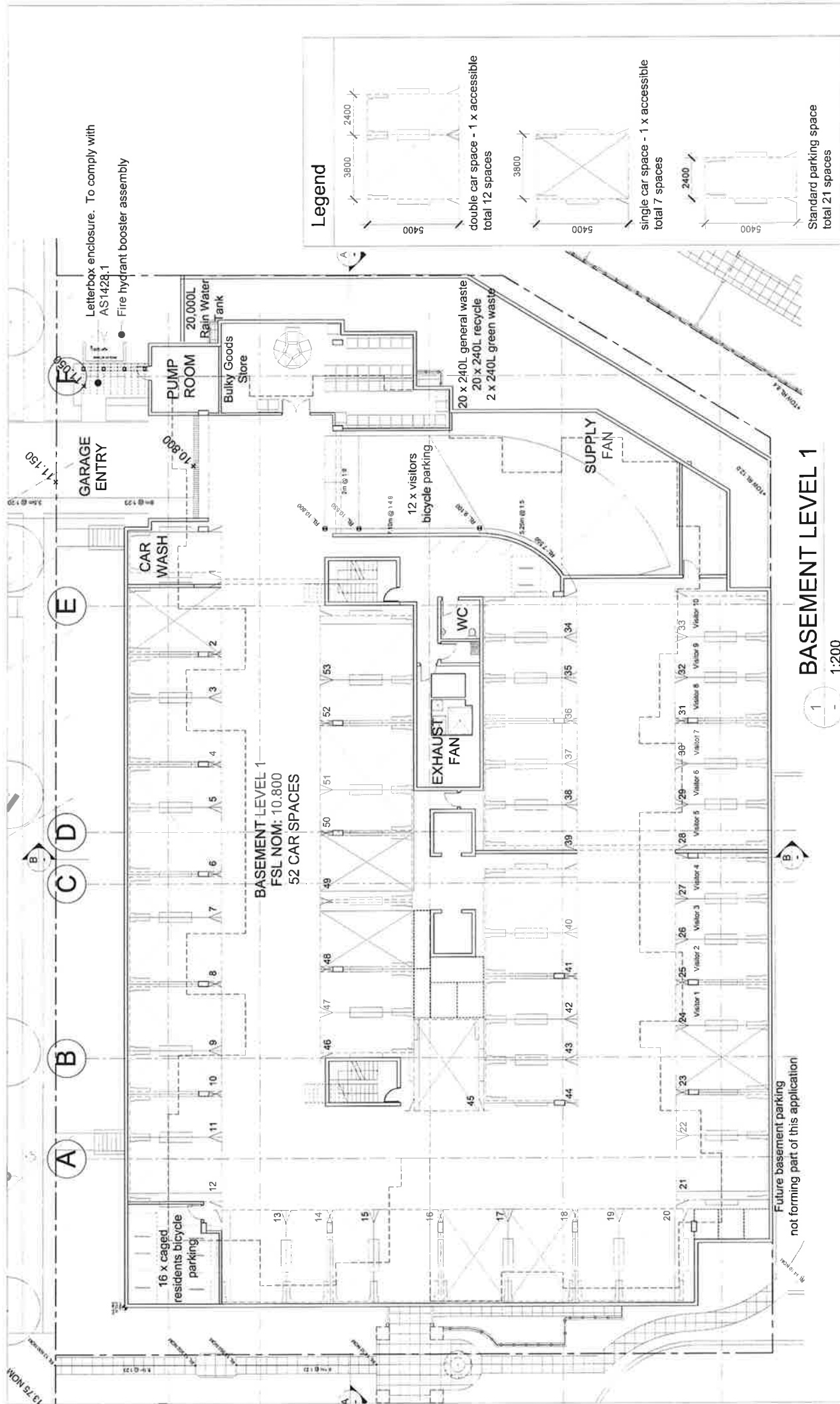


NOTES: This drawing is the design basis for the project. It is not to be used for construction without the approval of the architect. Verify all dimensions on the ground prior to construction of work. All dimensions are in millimeters unless otherwise stated.

DATE: 04/04/2014

NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION
1	04/04/2014	DA.201	DA.201	DA.201	BASEMENT LEVEL 2 PLAN

rose architectural design
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BASEMENT LEVEL 1

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BASEMENT LEVEL 3 PLAN

1502

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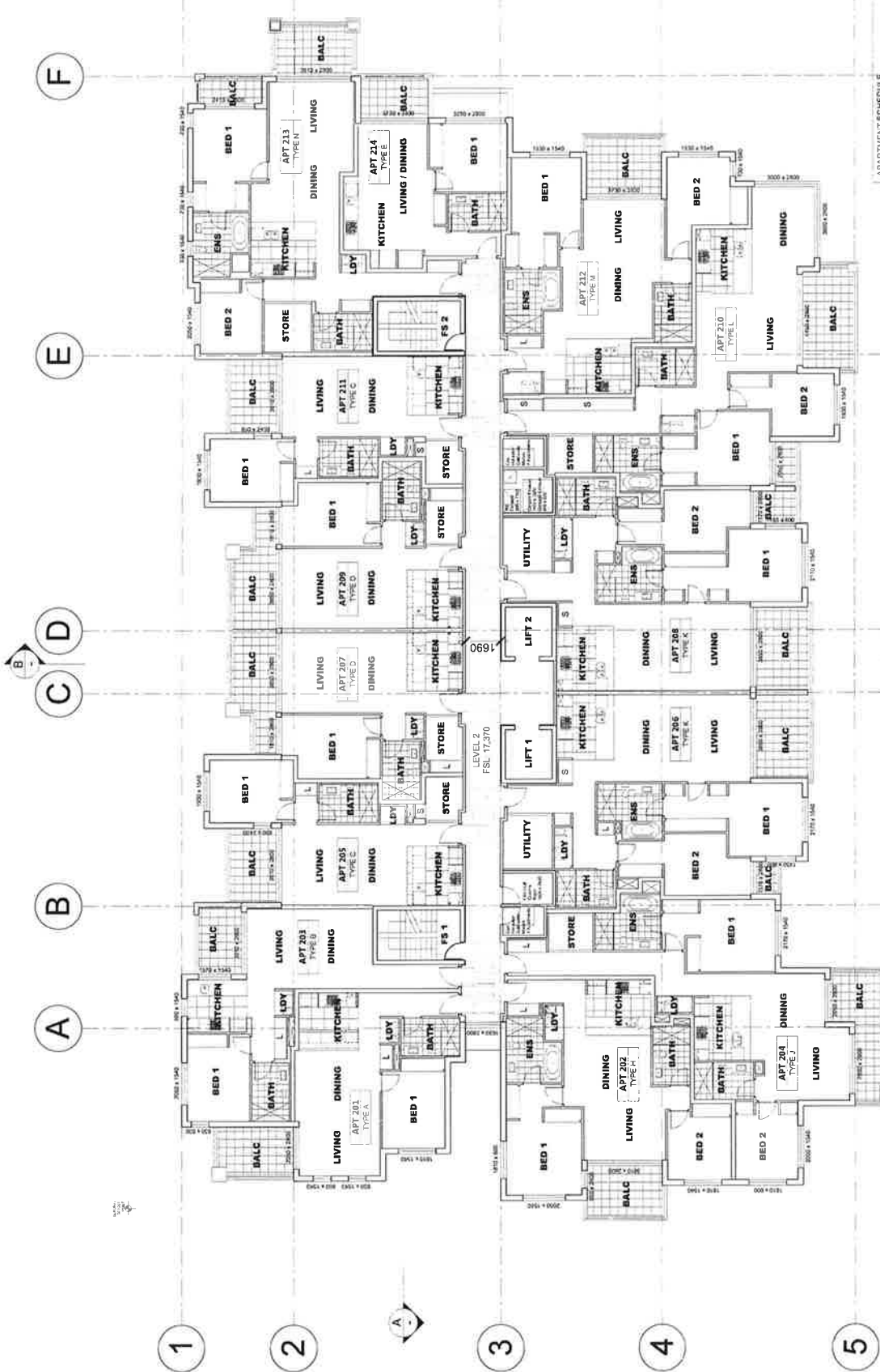
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IBRAK FANFAN POINT

Room	Area	Volume	Notes
Garage Entry			
Car Wash			
Pump Room			
Bulky Goods Store			
WC			
Exhaust Fan			
Supply Fan			
20,000L Rain Water Tank			
12 x visitors bicycle parking			
16 x caged residents bicycle parking			

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1 LEVEL 2-5 PLAN (TYPICAL)

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BUILDING LEVELS		
Level	Apartment No.	Type
Level 2 - RL 17.370	201, 301, 401, 501	A
Level 3 - RL 20.370	202, 302, 402, 502	B
Level 4 - RL 23.370	203, 303, 403, 503	C
Level 5 - RL 26.370	204, 304, 404, 504	D

APARTMENT SCHEDULE		
Apartment No.	Type	Area (sqm)
201, 301, 401, 501	A	108.0
202, 302, 402, 502	B	108.0
203, 303, 403, 503	C	108.0
204, 304, 404, 504	D	108.0

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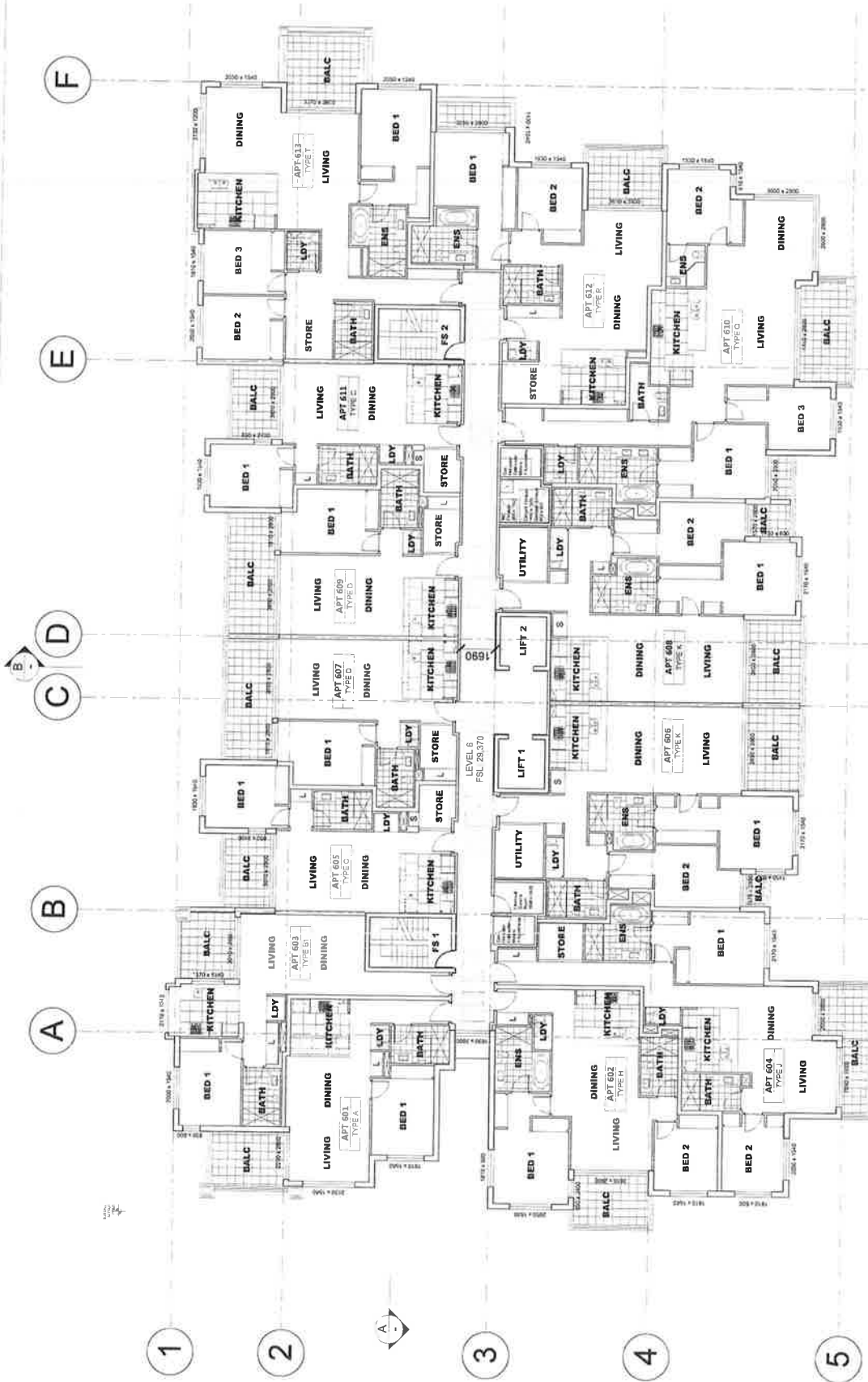
1502 DA.204 A

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DATUM AND



APARTMENT SCHEDULE

Appt No	Type	Appt No	Type
601, 701, 801	A	608, 708, 808	K
602, 702, 802	H	609, 709, 809	D
603, 703, 803	B	610, 710, 810	G
604, 704, 804	J	611, 711, 811	C
605, 705, 805	C	612, 712, 812	M
606, 706, 806	K	613, 713, 813	T
607, 707, 807	D		

BUILDING LEVELS
 Level 6 - RL 29.370
 Level 7 - RL 32.370
 Level 8 - RL 35.370

1 - LEVEL 6-8 PLAN (TYPICAL)
1:200

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Level	Area	Volume	Weight	Value
Level 6				
Level 7				
Level 8				

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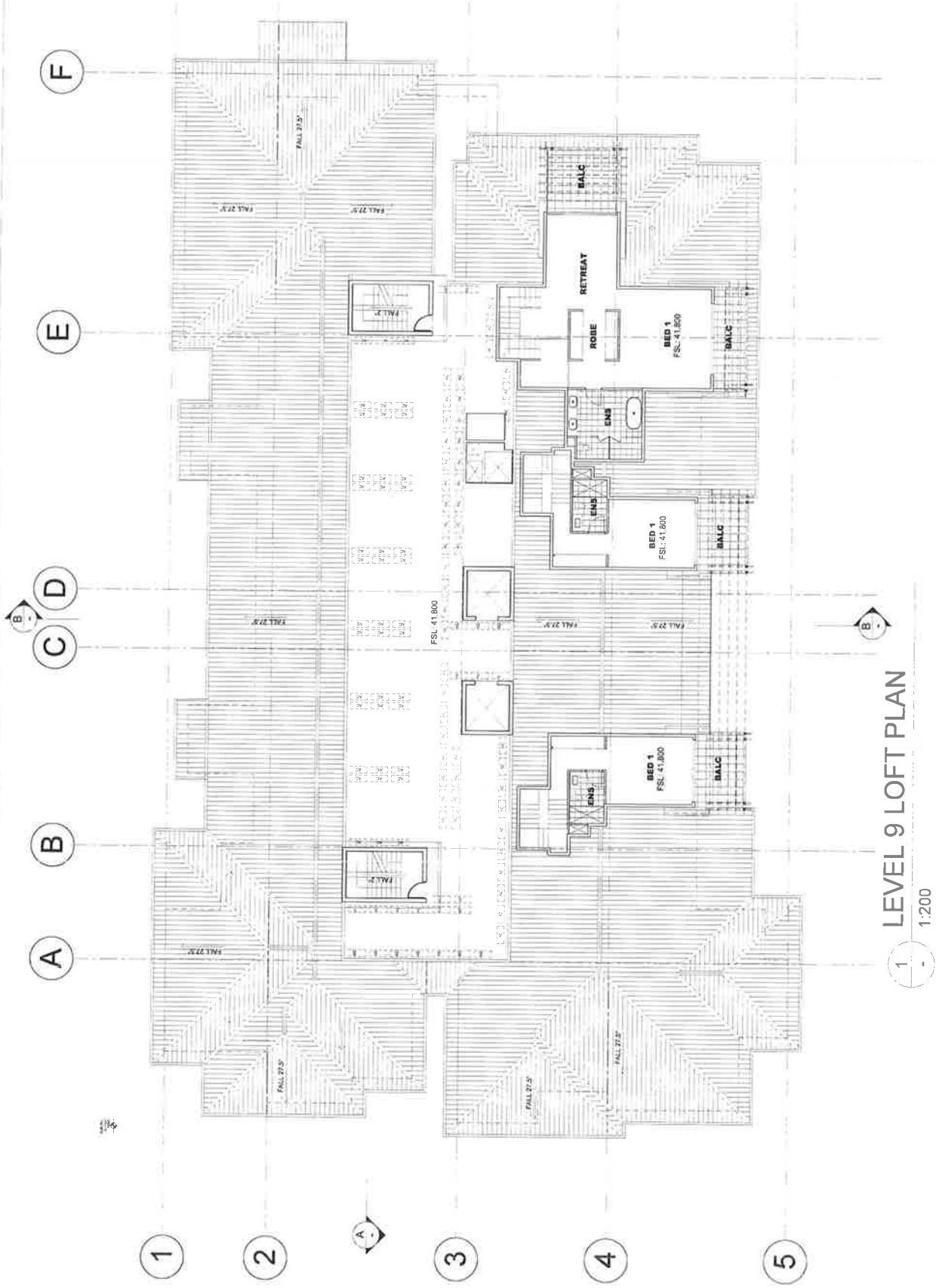
LEVEL 6 - 8 PLAN

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DEVELOPMENT APPLICATION



1 LEVEL 9 LOFT PLAN
1:200

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Rev	Description	Date	By	App'd
1	Issued for construction	10/10/2022	DA.207	

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27 Woodlands Avenue, Breakfast Point

LEVEL 9 LOFT PLAN

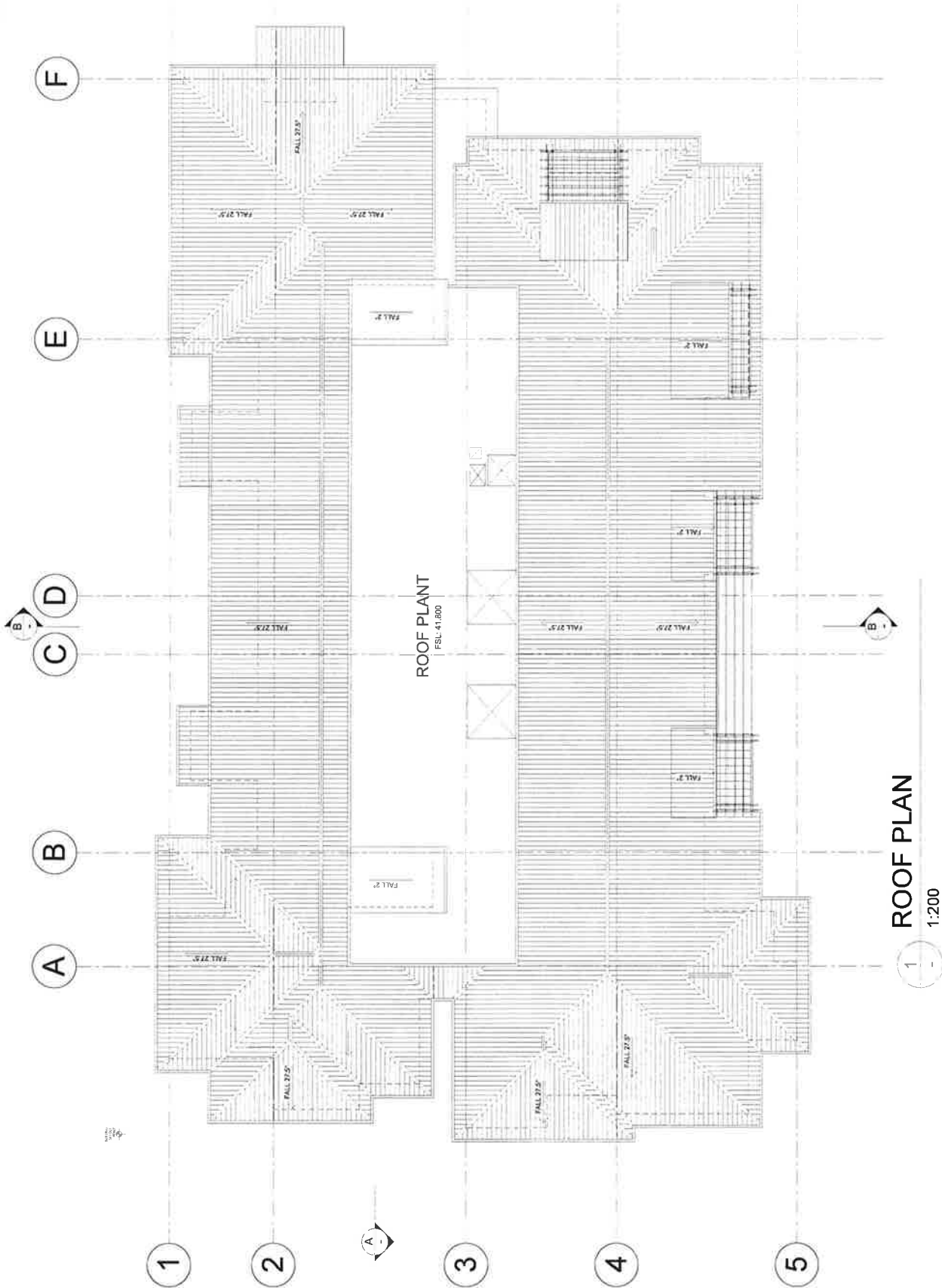
ROSE
architects

BREAKFAST POINT

1502 DA.207 A

1502 DA.207 A

DA.207
PROPERTY
APPLICATION



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DATE: 04/10/2018



NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	04/10/2018	ISSUED FOR PERMIT	DAVID		

rose architectural design
1000 W. 11th Ave.
Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

701 - PROVIDENCE
17 Woodlands Avenue, Breakfast Point
Tel: 303.733.1111
Fax: 303.733.1112

ROOF PLAN

1502 DA.208 A

BREAKFAST POINT

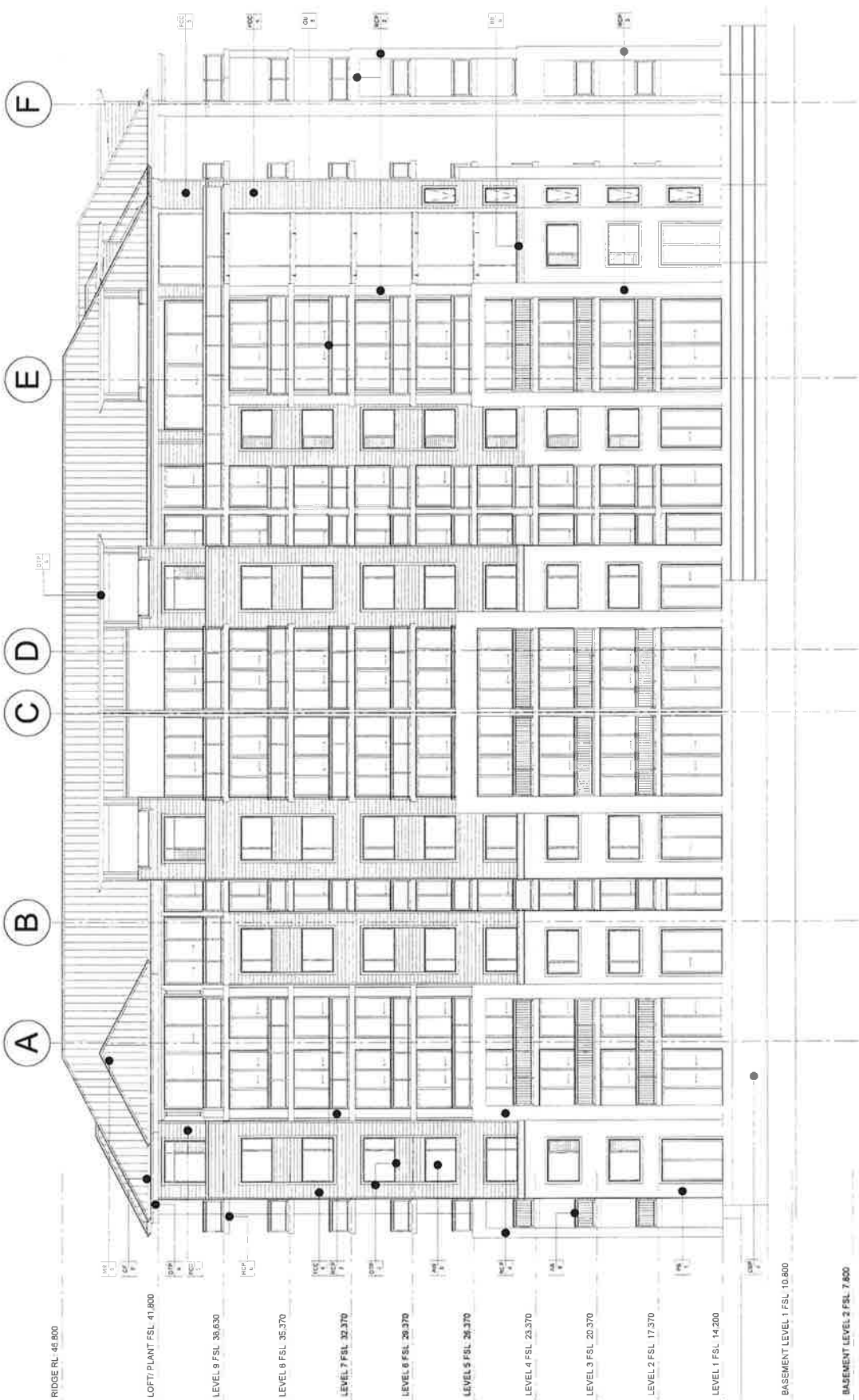
701 - PROVIDENCE

17 Woodlands Avenue, Breakfast Point

1502 DA.208 A

ROSE PROPERTY

ARCHITECTURAL



1:200



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Case	E_1, μ^{opt} Displacement (mm)	Time [sec]	Δu [mm]	$\Delta \mu$ [mm]	$\Delta \mu^{\text{opt}}$ [mm]	$\Delta \mu^{\text{opt}}$ [mm]
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16	0.0000	0.0000	0.00			

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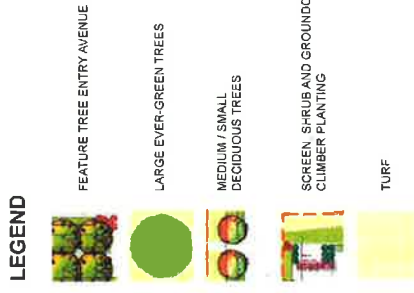
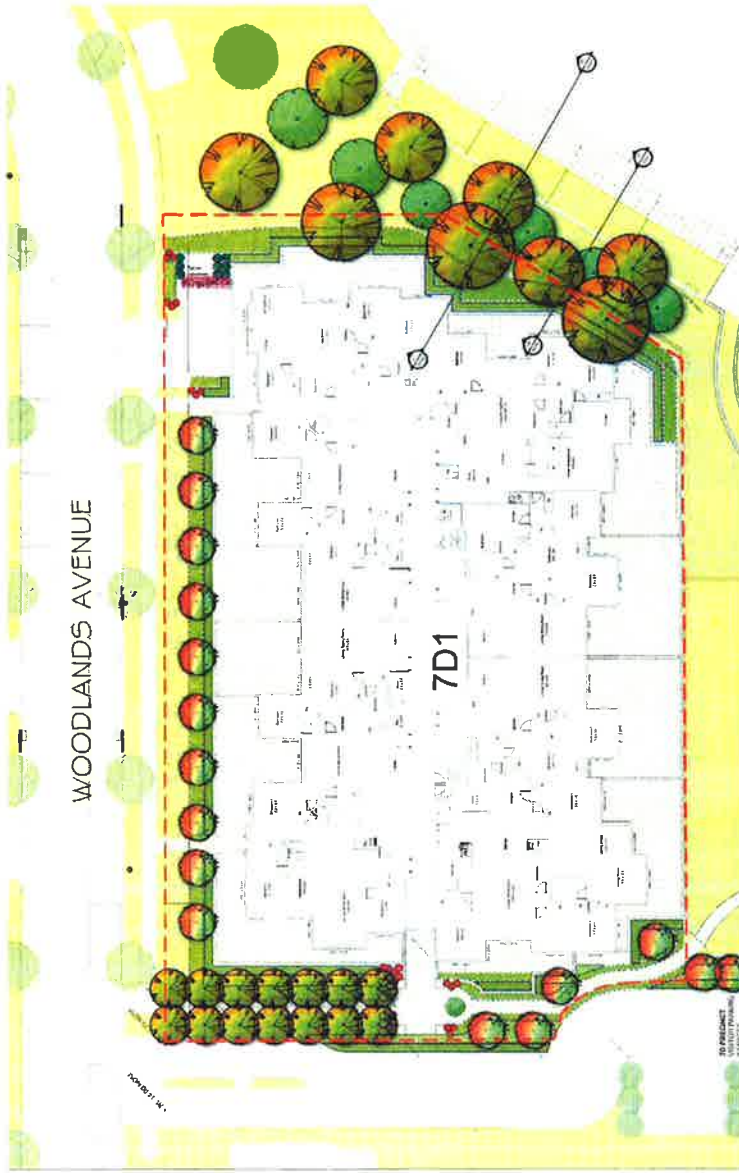
7D1 - PROVIDENCE
17 Woodlands Avenue, Breakfast

EAST ELEVATION

1502 **DA.400** A

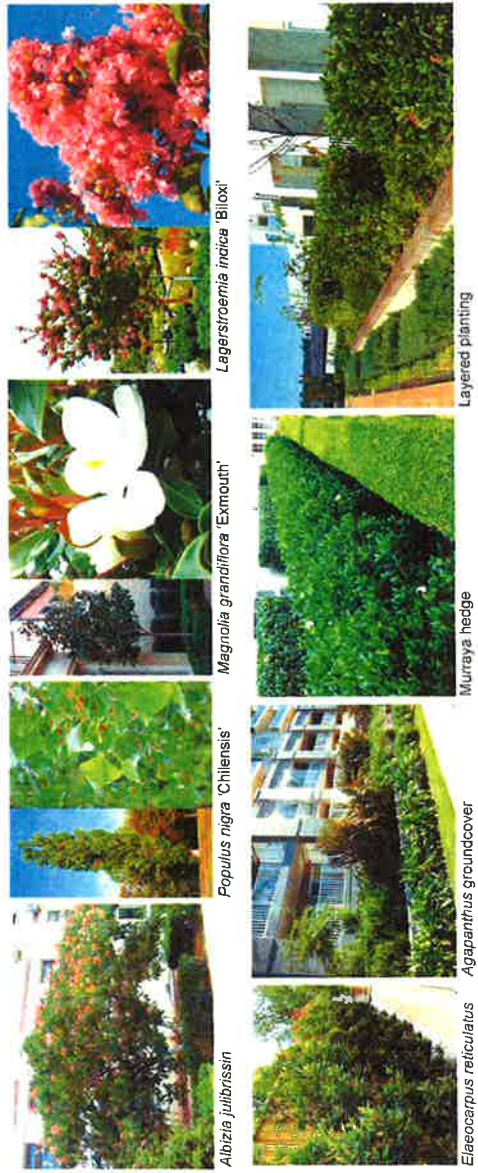
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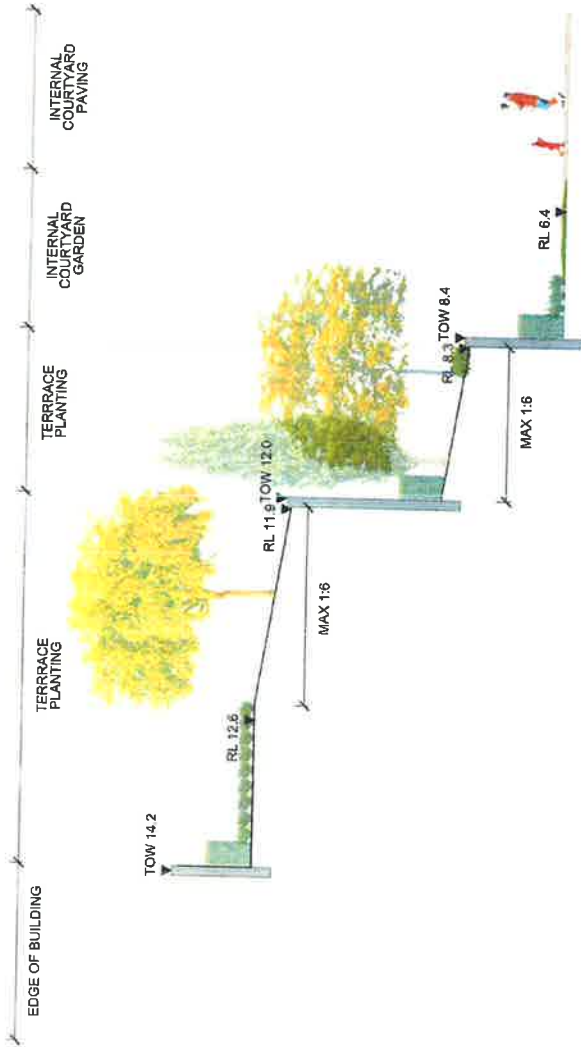




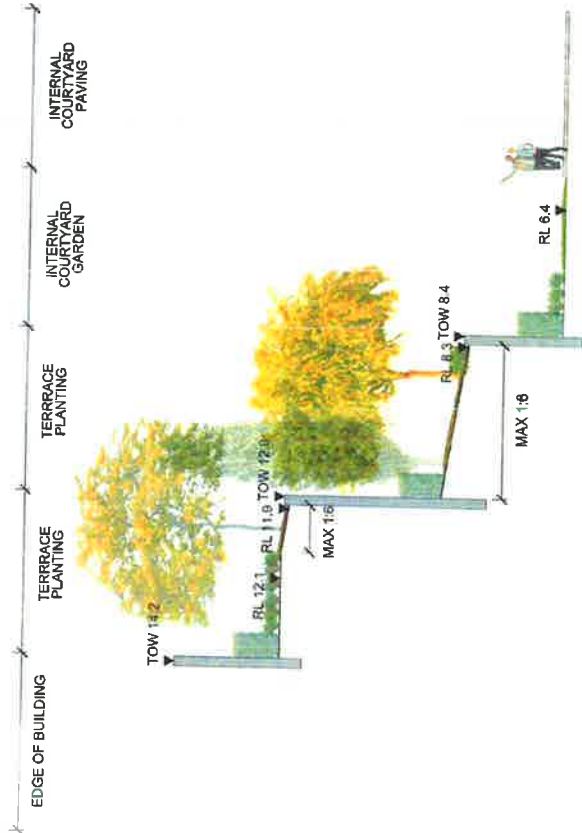
INDICATIVE PLANT SCHEDULE

Botanical Name	Common Name	Mature H x W (m)	Spacing	Installation Pot Size
Feature Trees				
<i>Albizia julibrissin</i>	Silk Tree	8 x 5	As Shown	200L
<i>Cercas chinensis</i>	Chinese Redbud	3 x 2	As Shown	200L
<i>Gleditsia 'Sunburst'</i>	Honey-Locust	6 x 8	As Shown	200L
<i>Lagerstroemia indica 'Blossi'</i>	Pink Crepe Myrtle	7 x 5	As Shown	200L
<i>Ulmus parviflorus 'Toad'</i>	Em	10 x 11	As Shown	200L
Evergreen Trees				
<i>Fraxinus griffithii</i>	Ash	7 x 4	As Shown	200L
<i>Juniperus spartea</i>	Palud Pine	10 x 1	As Shown	200L
<i>Magnolia grandiflora 'Exmouth'</i>	Evergreen Magnolia	6 x 3	As Shown	200L
<i>Populus nigra 'Chilensis'</i>	Poplar	20 x 4	As Shown	200L
Screen Hedge / Small Trees				
<i>Carrollia japonica</i>	Carrollia	5 x 3	As Shown	75L
<i>Eleocharis reticulatus</i>	Blucery / Ash	8 x 6	As Shown	75L
Shrub (1.5 - 2.5m)				
<i>Abies x grandiflora</i>	Glasy Abelia	1.5 x 1.8	600mm	300mm
<i>Escallonia rubra</i>	Escallonia Crimson	2.5 x 2.5	600mm	300mm
<i>Munroa paniculata</i>	Orange Jasmine	Chopped 2.5	1000mm	300mm
<i>Rhepholops umbellata</i>	Japanese Hawthorn	2.5 x 2.5	600mm	300mm
<i>Viburnum opoditesum 'Avebury'</i>	Sweet Viburnum	2.5 x 3.0	600mm	300mm
Low Shrubs (1 - 1.5m)				
<i>Carolina radicans</i>	Dwarf Gardenia	0.5 x 1.5	500mm	300mm
<i>Pyracantha 'Macropuntia'</i>	White Spine Hawthorn	0.5 x 0.6	500mm	300mm
<i>Prunella 'Nana'</i>	White Spine Hawthorn	1.5 x 1.5	500mm	300mm
<i>Westringia fruticosa 'Culvers'</i>	Dwarf Coastal Rosemary	0.6 x 0.6	500mm	300mm
Groundcover / Grasses (< 1m)				
<i>Agapanthus orientalis 'White'</i>	White Agapanthus	0.7 x 0.7	6m2	150mm
<i>Agapanthus africanus</i>	African Lily	0.7 x 0.8	6m2	150mm
<i>Azalea 'Kiri'</i>	Azalea 'Kiri	0.4 x 0.4	300mm	150mm
<i>Chamaeneris</i>	Civet			





SECTION 1/4000



SECTION 2/4000

27 May 2015
Our Ref: 15.545

Breakfast Point Pty Ltd
51 Riley Street
Woolloomooloo NSW 2011

To whom it may concern,

BREAKFAST POINT CONCEPT MASTER PLAN LETTER OF CONSISTENCY

In CONTEXT's professional opinion the landscape design, of the communal spaces, street frontage and the private courtyards, for Building 7D1 located on Woodlands Avenue is consistent with the Breakfast Point Landscape Concept Master Plan 2002.

It should be noted, that some of the objectives discussed in the Breakfast Point Landscape Concept Master Plan Report are not relevant to Building 7D1 as they are site wide objectives rather than specific lot design aims.

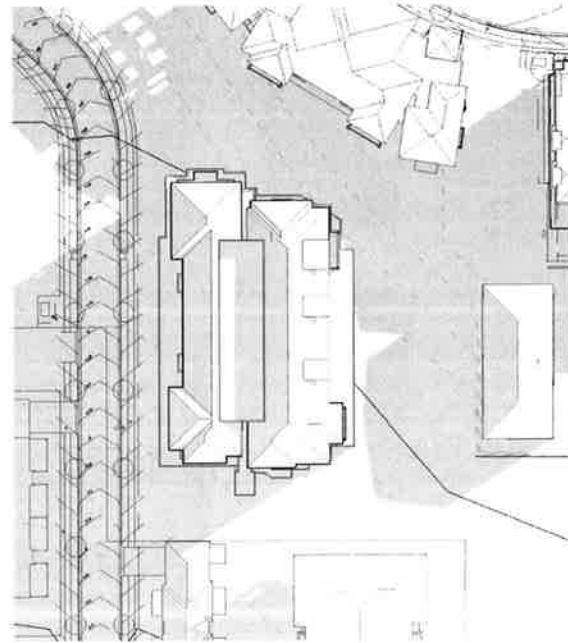
Refer to drawings:

Drawing Number	Revision	Drawing Title
LSK-001	A	Landscape Concept Plan
LSK-002	A	Landscape Concept Section

Yours sincerely

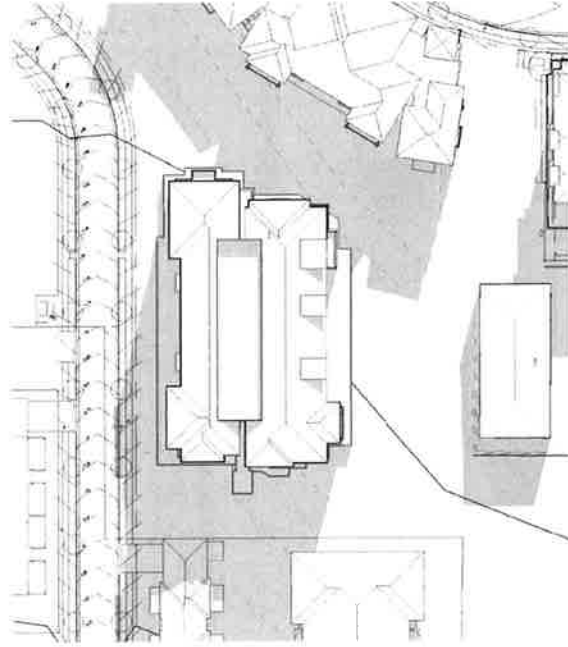


Uyen Bui
Consultant



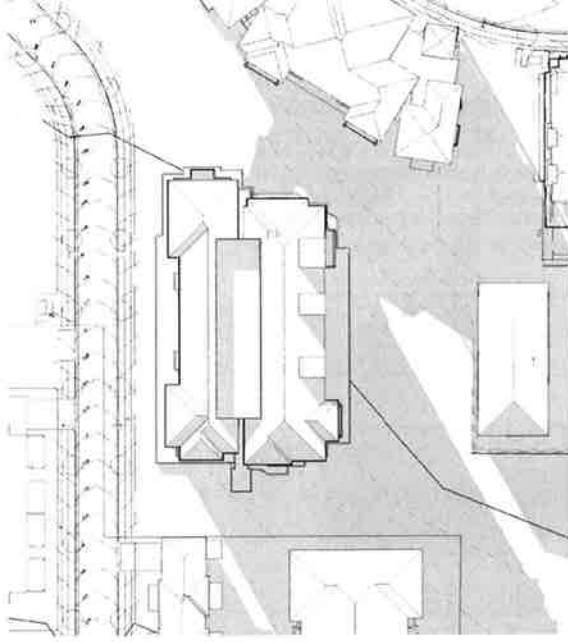
7D1 June 21st - 9am

1 : 500



7D1 June 21st - 12pm

1 : 500



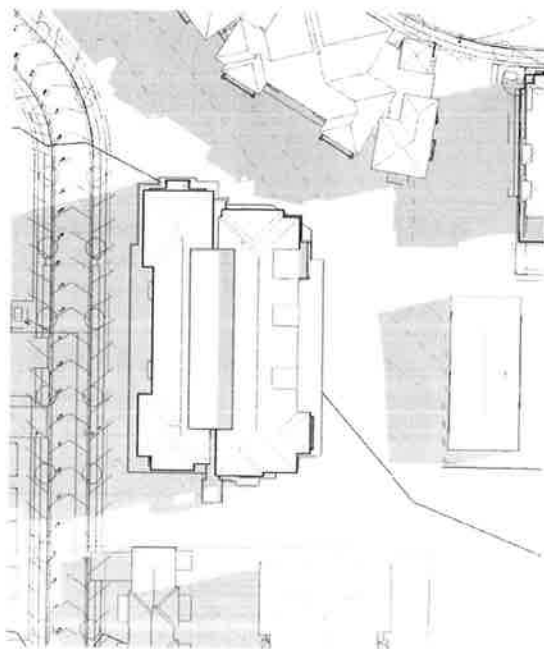
7D1 June 21st - 3pm

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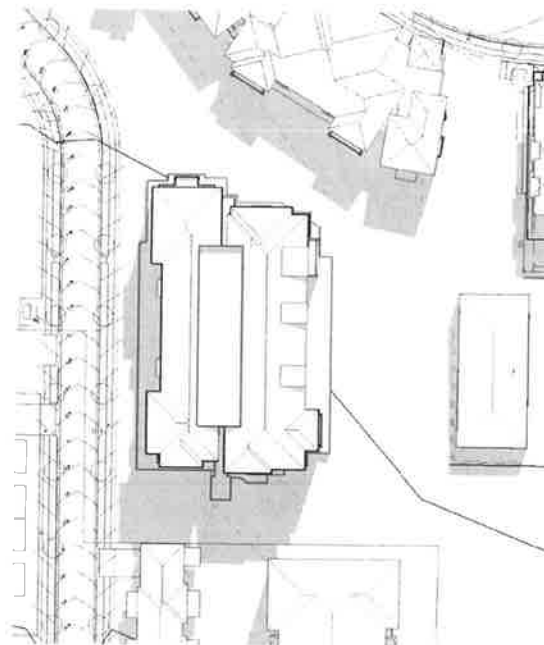
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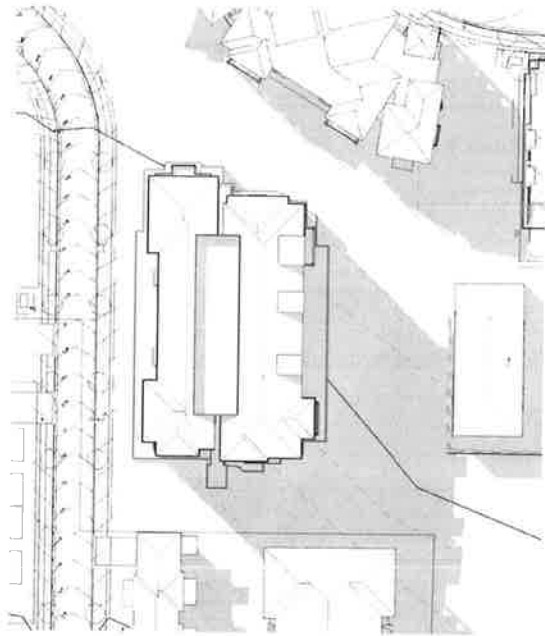
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1 7D1 March / Sept 21st - 9am



7D1 March / Sept 21st -



7D1 March / Sept 21st - 3pm

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701 SEASHORES PRECINCT
18 Woodlands Avenue, Breakfast Point

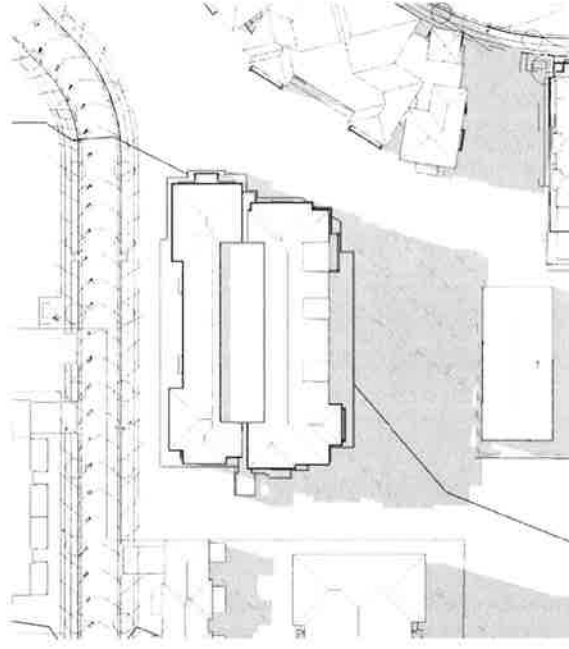
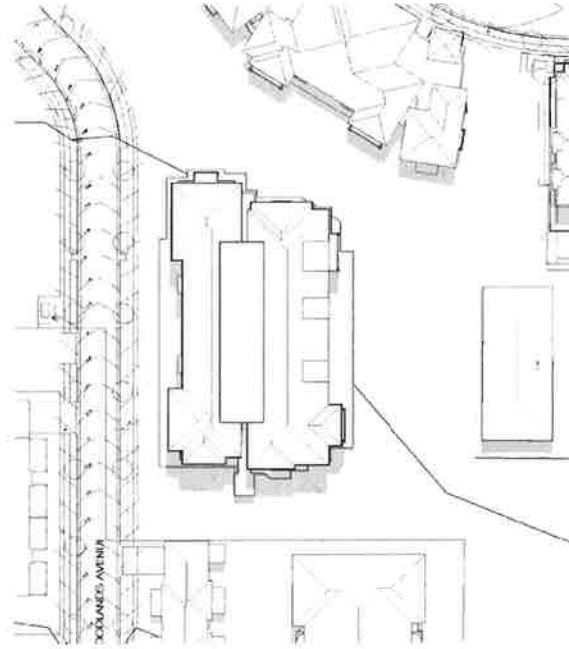
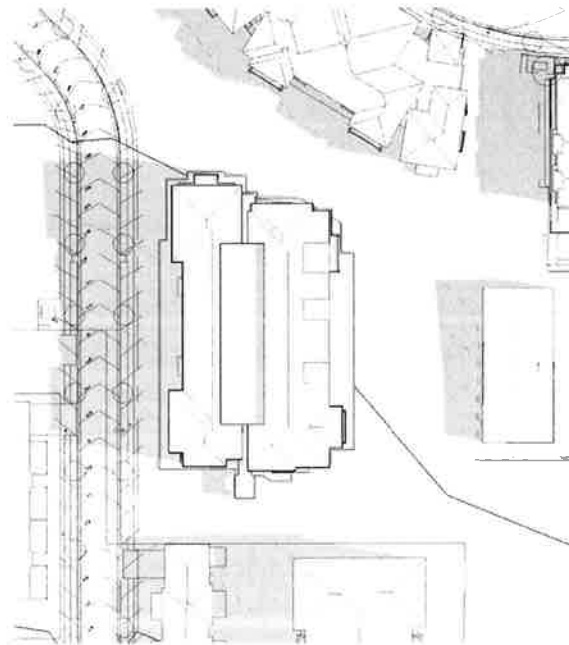
SHADOW DIAGRAMS
21st MAR / SEPT - 9am, 12pm, 3pm



BREAKFAST POINT

1501 DA.502 A

DEVELOPMENT
APPLICATION



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7D1 SEASHORES PRECINCT
18 Woodlands Avenue, Breakfast Point

SHADOW DIAGRAMS
21st DEC - 9am, 12pm, 3pm



ROSE
PROPERTY GROUP

1501 DA.503 A

BREAKFAST POINT

DEVELOPMENT
APPLICATION

[illegible]

Role to BASIX Certificate 1459 for all BASIX requirements.
All fixtures & appliances to be as specified in BASIX certificate

NA 72.6 COMBUSTION 13

200/200 water (low energy 25,000)

to \$6000 per acre from minimum \$3000 of real area

BASIC

UPDATE

Case no	feeding	feeding	feeding
add feeding	8 size	8 size	8 size
add feeding	8 size	8 size	8 size
add feeding	8 size	8 size	8 size
add feeding	8 size	8 size	8 size

Age	Sex	Height (cm)	Weight (kg)	Body mass index (kg/m ²)	Waist circumference (cm)	Waist-hip ratio	Trunk circumference (cm)	Trunk-hip ratio	Neck circumference (cm)	Neck-hip ratio	Neck-trunk ratio
20	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
25	F	160	55	21.5	75	0.85	85	0.89	30	0.37	0.42
30	M	175	75	24.5	95	0.85	105	0.89	35	0.37	0.42
35	F	165	65	23.5	85	0.85	95	0.89	30	0.37	0.42
40	M	180	85	27.0	105	0.85	115	0.89	40	0.37	0.42
45	F	170	75	25.9	95	0.85	105	0.89	35	0.37	0.42
50	M	185	95	28.5	115	0.85	125	0.89	45	0.37	0.42
55	F	175	85	27.9	105	0.85	115	0.89	40	0.37	0.42
60	M	190	105	30.0	125	0.85	135	0.89	50	0.37	0.42
65	F	180	95	29.0	115	0.85	125	0.89	45	0.37	0.42
70	M	195	115	30.5	135	0.85	145	0.89	55	0.37	0.42
75	F	185	105	30.0	125	0.85	135	0.89	50	0.37	0.42
80	M	200	125	31.2	145	0.85	155	0.89	60	0.37	0.42
85	F	190	115	31.5	135	0.85	145	0.89	55	0.37	0.42
90	M	205	135	32.5	155	0.85	165	0.89	65	0.37	0.42
95	F	195	125	32.0	145	0.85	155	0.89	60	0.37	0.42
100	M	210	145	33.0	165	0.85	175	0.89	70	0.37	0.42
105	F	200	135	33.5	155	0.85	165	0.89	65	0.37	0.42
110	M	215	155	34.0	175	0.85	185	0.89	75	0.37	0.42
115	F	205	145	34.5	165	0.85	175	0.89	70	0.37	0.42
120	M	220	165	35.0	185	0.85	195	0.89	80	0.37	0.42
125	F	210	155	35.5	175	0.85	185	0.89	75	0.37	0.42
130	M	225	175	36.0	195	0.85	205	0.89	85	0.37	0.42
135	F	215	165	36.5	185	0.85	195	0.89	80	0.37	0.42
140	M	230	185	37.0	205	0.85	215	0.89	90	0.37	0.42
145	F	220	175	37.5	195	0.85	205	0.89	85	0.37	0.42
150	M	235	195	38.0	215	0.85	225	0.89	95	0.37	0.42
155	F	225	185	38.5	205	0.85	215	0.89	90	0.37	0.42
160	M	240	205	39.0	225	0.85	235	0.89	100	0.37	0.42
165	F	230	195	39.5	215	0.85	225	0.89	95	0.37	0.42
170	M	245	215	40.0	235	0.85	245	0.89	105	0.37	0.42
175	F	235	205	40.5	225	0.85	235	0.89	100	0.37	0.42
180	M	250	225	41.0	245	0.85	255	0.89	110	0.37	0.42
185	F	240	215	41.5	235	0.85	245	0.89	105	0.37	0.42
190	M	255									

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																												
Population (millions)	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1

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SITE PLAN &
SITE ANALYSIS PLAN

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DA:TOT A

15 JULY 2004

SITE ANALYSIS PLAN (1:1000)



LOCATION PLAN (NOT TO SCALE)



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BIATUM AHD



Case no.	Discussion of case	Lesson learned	no. of cases	date
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51 Riley Street Woolloomooloo NSW 2012 Australia

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BREAKFAST POINT

7D1 - PROVIDENCE

17 Woodlands Avenue, Breakfast P

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SITE PLAN &

SITE ANALYSIS PLAN

DA 103

ROSE
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INNOVATION

Street Numbering Schedule

Building Name: 7D1 [Seashore Precinct]

Building Address: 17 Woodlands Avenue Breakfast Point, NSW 2137

Apt. No.	Lot No.	Street Address
101	1	101 / 17 Woodlands Ave
102	2	102 / 17 Woodlands Ave
103	3	103 / 17 Woodlands Ave
104	4	104 / 17 Woodlands Ave
105	5	105 / 17 Woodlands Ave
106	6	106 / 17 Woodlands Ave
107	7	107 / 17 Woodlands Ave
108	8	108 / 17 Woodlands Ave
109	9	109 / 17 Woodlands Ave
110	10	110 / 17 Woodlands Ave
111	11	111 / 17 Woodlands Ave
112	12	112 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
201	13	201 / 17 Woodlands Ave
202	14	202 / 17 Woodlands Ave
203	15	203 / 17 Woodlands Ave
204	16	204 / 17 Woodlands Ave
205	17	205 / 17 Woodlands Ave
206	18	206 / 17 Woodlands Ave
207	19	207 / 17 Woodlands Ave
208	20	208 / 17 Woodlands Ave
209	21	209 / 17 Woodlands Ave
210	22	210 / 17 Woodlands Ave
211	23	211 / 17 Woodlands Ave
212	24	212 / 17 Woodlands Ave
213	25	213 / 17 Woodlands Ave
214	26	214 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
301	27	301 / 17 Woodlands Ave
302	28	302 / 17 Woodlands Ave
303	29	303 / 17 Woodlands Ave
304	30	304 / 17 Woodlands Ave
305	31	305 / 17 Woodlands Ave
306	32	306 / 17 Woodlands Ave
307	33	307 / 17 Woodlands Ave
308	34	308 / 17 Woodlands Ave
309	35	309 / 17 Woodlands Ave
310	36	310 / 17 Woodlands Ave
311	37	311 / 17 Woodlands Ave
312	38	312 / 17 Woodlands Ave
313	39	313 / 17 Woodlands Ave
314	40	314 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
401	41	401 / 17 Woodlands Ave
402	42	402 / 17 Woodlands Ave
403	43	403 / 17 Woodlands Ave
404	44	404 / 17 Woodlands Ave
405	45	405 / 17 Woodlands Ave
406	46	406 / 17 Woodlands Ave
407	47	407 / 17 Woodlands Ave
408	48	408 / 17 Woodlands Ave
409	49	409 / 17 Woodlands Ave
410	50	410 / 17 Woodlands Ave
411	51	411 / 17 Woodlands Ave
412	52	412 / 17 Woodlands Ave
413	53	413 / 17 Woodlands Ave
414	54	414 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
501	55	501 / 17 Woodlands Ave
502	56	502 / 17 Woodlands Ave
503	57	503 / 17 Woodlands Ave
504	58	504 / 17 Woodlands Ave
505	59	505 / 17 Woodlands Ave
506	60	506 / 17 Woodlands Ave
507	61	507 / 17 Woodlands Ave
508	62	508 / 17 Woodlands Ave
509	63	509 / 17 Woodlands Ave
510	64	510 / 17 Woodlands Ave
511	65	511 / 17 Woodlands Ave
512	66	512 / 17 Woodlands Ave
513	67	513 / 17 Woodlands Ave
514	68	514 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
601	69	601 / 17 Woodlands Ave
602	70	602 / 17 Woodlands Ave
603	71	603 / 17 Woodlands Ave
604	72	604 / 17 Woodlands Ave
605	73	605 / 17 Woodlands Ave
606	74	606 / 17 Woodlands Ave
607	75	607 / 17 Woodlands Ave
608	76	608 / 17 Woodlands Ave
609	77	609 / 17 Woodlands Ave
610	78	610 / 17 Woodlands Ave
611	79	611 / 17 Woodlands Ave
612	80	612 / 17 Woodlands Ave
613	81	613 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
701	82	701 / 17 Woodlands Ave
702	83	702 / 17 Woodlands Ave
703	84	703 / 17 Woodlands Ave
704	85	704 / 17 Woodlands Ave
705	86	705 / 17 Woodlands Ave
706	87	706 / 17 Woodlands Ave
707	88	707 / 17 Woodlands Ave
708	89	708 / 17 Woodlands Ave
709	90	709 / 17 Woodlands Ave
710	91	710 / 17 Woodlands Ave
711	92	711 / 17 Woodlands Ave
712	93	712 / 17 Woodlands Ave
713	94	713 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
801	95	801 / 17 Woodlands Ave
802	96	802 / 17 Woodlands Ave
803	97	803 / 17 Woodlands Ave
804	98	804 / 17 Woodlands Ave
805	99	805 / 17 Woodlands Ave
806	100	806 / 17 Woodlands Ave
807	101	807 / 17 Woodlands Ave
808	102	808 / 17 Woodlands Ave
809	103	809 / 17 Woodlands Ave
810	104	810 / 17 Woodlands Ave
811	105	811 / 17 Woodlands Ave
812	106	812 / 17 Woodlands Ave
813	107	813 / 17 Woodlands Ave

Apt. No.	Lot No.	Street Address
901	108	901 / 17 Woodlands Ave
902	109	902 / 17 Woodlands Ave
903	110	903 / 17 Woodlands Ave
904	111	904 / 17 Woodlands Ave
905	112	905 / 17 Woodlands Ave
906	113	906 / 17 Woodlands Ave
907	114	907 / 17 Woodlands Ave
908	115	908 / 17 Woodlands Ave
909	116	909 / 17 Woodlands Ave
910	117	910 / 17 Woodlands Ave
911	118	911 / 17 Woodlands Ave



