

8 November 2013

Simon Truong
Senior Planning Officer
NSW Government Planning & Infrastructure.

By email: Simon.truong@planning.nsw.gov.au

Dear Simon,

**Breakfast Point Concept Plan – Mod 4
Response to Key Issues and Preferred Project Report**

Thank you for the opportunity to respond to the Preferred Project Report.

1. Traffic Impact

Given the short time frame for Council to consider the Preferred Project Report, Council has not had the time and resources to assess the supplementary traffic report prepared by Colston Budd Hunt & Kafes. Council trusts that the Department of Planning and Infrastructure will undertake the necessary independent assessment to ensure that the traffic concerns of Council and the community are appropriately addressed. Increased traffic generation through and out of the Mortlake Peninsula is of great concern to Council as several streets in the area are currently exceeding their environmental capacity, without the additional development likely to occur in Breakfast Point and Mortlake. Please refer to Part 2, Traffic in Council's submission prepared by GLN.

2. Former Plumber's Workshop Building

Council is pleased that Rose will retain this building to be adaptively reused for residential dwellings.

3. Flat Roof Forms

Council is still of the opinion that the proposed flat roof forms in the Seashores Precinct will disrupt the visual continuity created by the pitched roofs in the Breakfast Point development. Please refer to Part 5, Building Form in Council's submission prepared by GLN.

4. Development Contributions

Rose should be required to pay development contributions (s94) to Council towards the provision of public amenity and services. It is considered that the contribution amount should be determined in accordance with the development contributions plan current at the time of approval. This reflects the approach that was followed in

respect to the recent Concept Plan approval for the major residential development at Hilly Street, Mortlake (Ref. MP_0154, Condition 21). Contributions should not be directed towards private facilities (such as the Country Club) or outside the scope of what councils ordinarily include in development contribution plans (s94 plan). This approach is consistent with the Environmental Assessment submitted by Perica & Associates to support the 75W Modification.

It is presumed that Condition 9 of the Concept Plan will be amended to reflect this position. Please refer to Part 4, Development Contributions in Council's submission prepared by GLN.

For any further enquiries please contact Marjorie Ferguson, Manager Strategic Planning on 9911 6409.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Tony McNamara', written in a cursive style.

Tony McNamara
Director Planning & Environment