

# **Submission on proposed Section 75 modification to Breakfast Point approved concept plan 2005.**

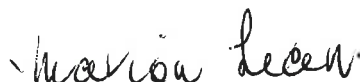
- Traffic report does not take into account the units under construction as at June 2013, the proposed units, the additional units proposed in the Mortlake Peninsula, or the traffic flows out of the Mortlake Peninsula to any major arterial road. There is no table showing the traffic volume for the proposed completed Breakfast Point, or the Level of Service at the various intersections for a completed Breakfast Point Development.
- Parking is a major problem for visitors, and no mention is made in the traffic report of this issue. As the majority of the proposed units are 1 bedroom units, visitor parking at 1 space for each 5 units will be a major unresolved issue.
- Planners report claims that appropriate parking is provided – there is no data backing up this claim.
- The Planners Report states that the amenity of the surrounding area will not be compromised, however no data backing up this claim is provided. Visitor parking will be an issue, based upon the existing development's problems.
- The planners report states that granting consent would be in the public interest, but there is no justification for this claim.
- The planners report intimates that the residents of the area are in agreement with the proposal – no consultation has been made with the Community, and the residents are raising many concerns
- The Masterplan for the area proposed 40 dwellings per hectare, while this proposal is for an increase to 47.6 dwellings per hectare. There has been no extra open space or amenities provided for the increased density.
- Building with a flat roof as proposed will be not harmonise with the existing development, which is, in the main, buildings with hipped rooves.
- We are particularly concerned by any proposal to demolish the heritage plumbers workshop. This building is the last remaining unrestored evidence of this historic place, which has been completely redesigned to become a modern community. The restored buildings give a unique charm to this village community, and we are very concerned to be able to retain the last remaining piece of Breakfast Point's unique heritage integrity.
- With the proposed increase in density, there has been no corresponding increase in amenities. Halls, the country club, ovals and open space have been provided as per the Masterplan for 1650 dwellings. There has been no corresponding increase in amenities for the additional 800 units approved or proposed. The country club, parking at the business centre, community hall, etc were all sized to cater for 1650 dwellings – there is no increase in amenity for the extra 800 dwellings
- We are opposed to the argument that the number of bedrooms in the total project should be the measure of density, rather than the total number of units in the project.
- We do not oppose the footprints of the buildings proposed, which were part of the original Masterplan. However we are opposed to the increase in dwellings, the demolition of the plumbers workshop, the lack of adequate visitor parking, that there is no proposal to increase amenitie includeds, and the propoed redesign to buildings with flat rooves.

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