

28th November 2013

For the attention of: Mr Simon Trong

Dear sir,

As discussed here is a summary of the events involving the Breakfast Point Community Association Executive and Breakfast Point Pty Ltd.

Particularly , myself Peter Marshall, Mr Mason Allen, Mr Terrence Brandson (as representatives of the community association) and Mr Bryan Rose.

After much discussion we formulated the following requests for commitments from the developer to help allay the gross overdevelopment that could possibly be allowed in this grab for apartments in this MOD 4.

1. Gifting the land originally proposed for, but now abandoned, Marina car park. To either the community or Canada Bay Council. The legal procedure to accomplish this to be worked out.
2. That if either a car park, open space or a recreational area is to be agreed upon by the community, the developer would construct this at the developers cost.
3. Gifting the one metre strip along the water front to the community or Council;.
4. 60 – 70 discreetly located car parking spots throughout the Sea Shores precinct off the road at their cost. To alleviate road parking.
5. Funds in the sum of \$1.4 million dollars to provide for the expansion of the Community club facilities to accommodate the massive increase in population.
6. Assist in said development application to council.
7. A sum of \$100,000.00 for CCTV security cameras throughout the estate.
8. Agree to replace all road signage in the estate to a lawful and Council enforceable standard.
9. Bring forward the re surfacing of roads that remain unfinished, including all pedestrian crossings, signage and repaint all existing road signage.
10. Amend the application so as to restore the Plumbers workshop to its original standard and only construct boutique apartments within its confines.

11. The handover of the building and land called the Blacksmith's shop to the community.
12. The installation by the developer of substantial further underground water storage (approx.. 500,000 litres) to help with water usage and costs to the community,.

As at time of writing items 1 to 10 have been agreed to in principle by the Developer.

The community would like to see all requests met before any thought of this development going ahead is considered.

Without all these requests the burden on our infrastructure would be impossible.

I request that you consider all these proposals carefully prior to any decision.

Regards

Peter Marshall

Peter Marshall

Chairman

Mason Allen

Mason Allen

Executive member

Paul Clarke

Paul Clarke

Secretary

Terrence Bransdon

Terrence Bransdon

Executive member

Don Halliday

Don Halliday

Treasurer

Paul Driver

Paul Driver

Executive member

Laurie Ihnativ

Laurie Ihnativ

Executive member

Breakfast Point Community Association Executive DP 270347