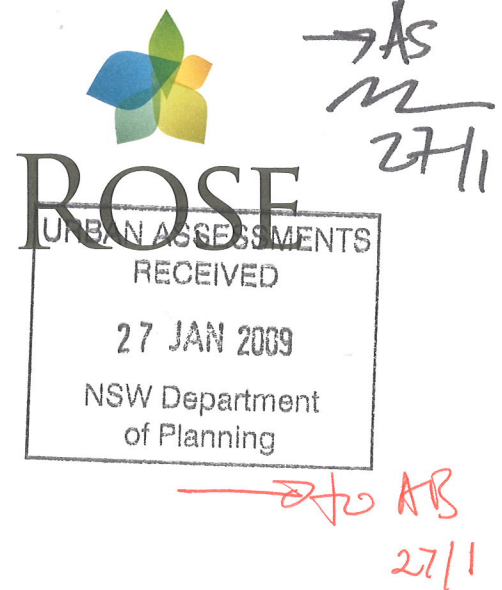


22 January 2009

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
Request for Director General's Requirements**

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

In summary the proposed development is described as follows:

Attached and marked Annexure A is a Site Plan of the proposed Seashores Precinct. The precinct is to be subdivided into (14) lots, comprising (1) x Precinct Property, (5) x residential strata lots and (8) x Torrens Title lots.

This proposal differs from the Breakfast Point Concept Plan 2005 ("the Concept Plan") which included for (5) x stratas and (1) x Precinct Property. Attached and marked Annexure B is the Clause 7 plan upon which the Concept Plan approval is based.

Attached and marked Annexure C is a copy of the Breakfast Point Compliance Summary schedule for buildings completed, not yet completed but with approved development consents and Project Applications yet to be submitted. This schedule has been updated in reflect this proposed Precinct scheme and demonstrates that the Breakfast Point development still complies with the planning requirements of the Concept Plan.

Attached and marked Annexure D is a landscape concept plan for the Precinct.

With reference to the aforementioned and the attached we request the Director General's Requirements be issued for the Precinct development lot.

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

Yours Faithfully

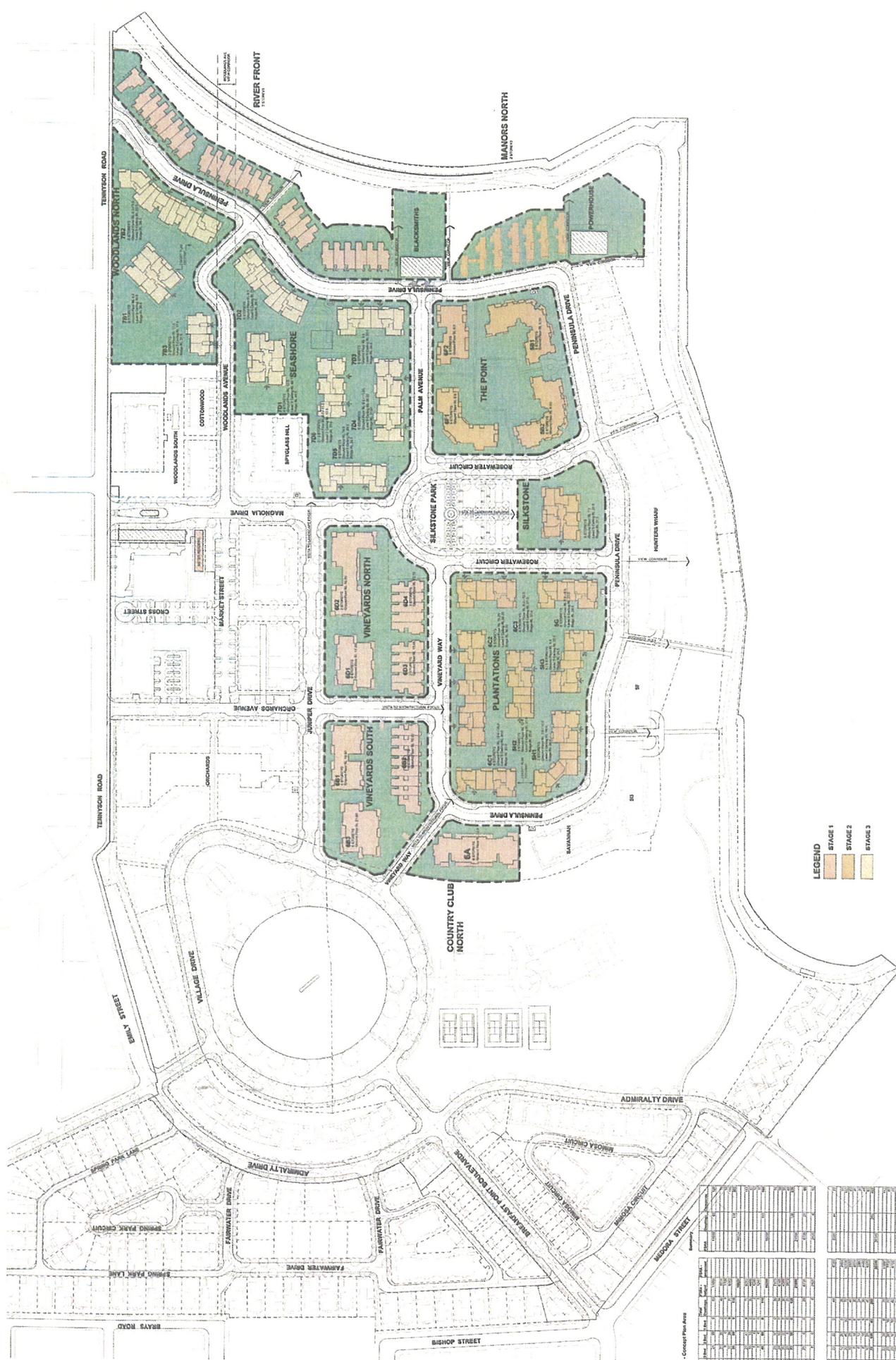
A handwritten signature in black ink, appearing to read "Ray Kearns", is written over a horizontal line.

Ray Kearns
Development Manager

Rosecorp Management Services Pty Ltd ACN 092 138 504



ANNEXURE A



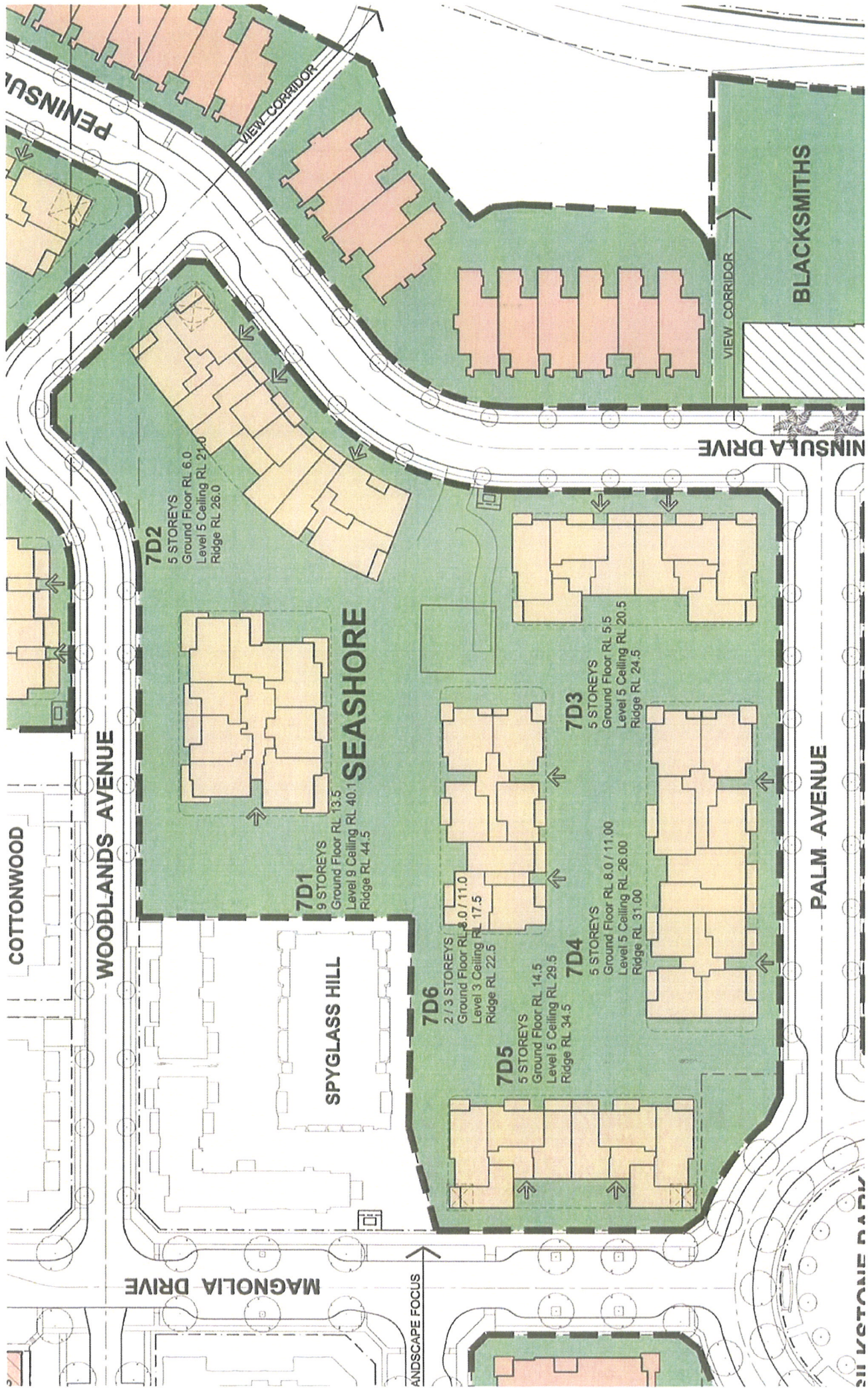
BREAKFAST POINT
CLAUSE 7 PLAN 05070 P01
 DATE: 1/1/01
 CLIENT: ADULTS
 PROJECT: 05070 P01
 DRAWING: 05070 P01



Development Schedule - Concept Plan Area		Development Schedule - Detailed Plan Area	
Item	Start Date	Item	Start Date
1. Concept Plan	1/1/01	1. Detailed Plan	1/1/01
2. Detailed Plan	1/1/01	2. Construction	1/1/01
3. Construction	1/1/01	3. Completion	1/1/01
4. Completion	1/1/01	4. Handover	1/1/01
5. Handover	1/1/01	5. Occupancy	1/1/01
6. Occupancy	1/1/01	6. Maintenance	1/1/01
7. Maintenance	1/1/01	7. Decommission	1/1/01
8. Decommission	1/1/01	8. Reclamation	1/1/01
9. Reclamation	1/1/01	9. Rehabilitation	1/1/01
10. Rehabilitation	1/1/01	10. Restoration	1/1/01



ANNEXURE B



Approved
268

Development Statistics - Concept Plan Area

Detail

Approved / Lodged

	3 Bed	2 Bed	1 Bed	Total Dwellings	FSRA - lodged	FSRA - proposed
Country Club North						
6A	24	59	0	83	11889	
Vineyards South						
6Bi	20	20	0	40	5536	
6Bii	8	0	0	8	1726	
6Biii	22	39	9	70	9362	
Precinct Totals:	50	59	9	118		
Precinct Total:					16624	
Vineyards North						
6Di	20	41	9	70	9362	
6Dii	15	15	0	30	4446	
6Diii	5	0	0	5	1240	
6Div	5	0	0	5	1240	
Precinct Totals:	45	56	9	110		
Precinct Total:					16288	
The Point						
5Bi	29	10	0	39	7170	
5Bii	24	10	0	34	6166	
6Fi	20	10	0	30	4388	
6Fii	20	5	0	25	3872	
Precinct Totals:	93	35	0	128		
Precinct Total:					21596	
River Front						
6EA, 6EB, 6EC, 6ED, 6EE	25	0	0	25	6735	
Manors North						
5A Houses	6	0	0	6	2420	

Summary

FSRA	Dwellings	Carspaces
11889	83	137
		78
		16
		116
	118	202
16624		
		111
		53
		10
		10
	110	184
16288		
		78
		58
		55
		48
	128	239
21596		
6735	25	50
2420	6	12

To Be Designed

Silkstone					
Apartments	22	22	0	44	6380
Plantations					
6Ci	10	20	5	35	4955
6Cii	20	40	10	70	10335
6Ciii	10	25	5	40	5370
5Hi	6	18	6	30	4559
5Hii	6	12	6	24	3360
5Hiii	8	16	6	30	4400
5G	10	25	5	40	5370
Precinct Totals:	70	156	43	269	
Precinct Total:					38349
Seashore					
7Di	22	39	9	70	10260
7Dii	20	20	10	50	7700
7Diii	20	10	10	40	6100
7Div	20	20	10	50	7850
7Dv	10	20	10	40	5900
7Dvi	6	12	0	18	2660
Precinct Totals:	98	121	49	268	
Precinct Total:					40470
Woodlands North					
7Bi	22	39	9	70	10260
7Bii	30	20	10	60	9800
7Biii	0	8	0	8	1150
7Biv - DELETED					
Precinct Totals:	52	67	19	138	
Precinct Total:					21210
Sub-Total	485	575	129	1189	
Schedule 11 Uses					
Totals for Concept Plan Area					
Approved / Completed outside Concept Plan Area					
Totals for Breakfast Point Site					

6380	44	77
		55
		110
		63
		45
		39
		48
		63
	269	423
38349		
		112
		80
		65
		80
		60
		30
	268	427
40470		
		112
		100
		12
	138	224
21210		
1519		
183480	1189	1975
158532	876	
342012	2065	



ANNEXURE C

BREAKFAST POINT COMPLIANCE SUMMARY

Updated By NJ 7/01/2009

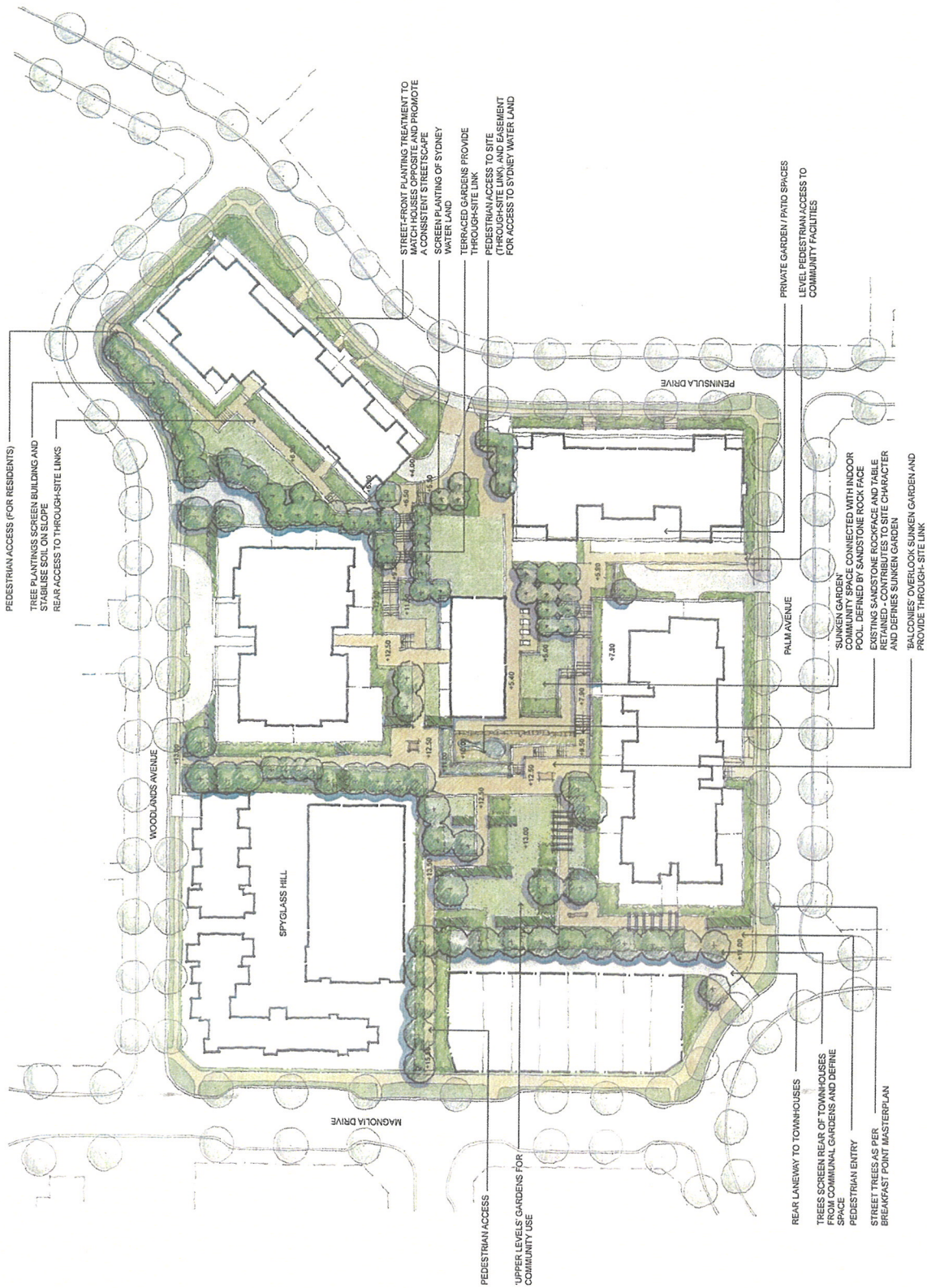
NOTE: SITE AREA

51,820

NOTE: SITE AREA						RESIDENTIAL																				OTHER USES				
STAGE/ SUPERLOT	PRECINCT/ DEVELOPMENT SITE	MARKETING NAME	Height(storeys)	No. of Buildings	FSR (Whole Site)	ALL USES FSR Area sqm	Total Residential FSR	Residential FSR Completed	Residential FSR Under Construction	Residential FSR DA Approved	Residential FSR To Be Designed	Dwellings Completed	Dwelling Under Construction	Dwellings DA Approved	Dwellings DA Submitted	TOTAL DWELLINGS	1B DWELLINGS	2B DWELLINGS	3B DWELLINGS	4B DWELLINGS	BEDROOMS	PARKING (off street)	VISITORS (on Street)	ADAPTABLE HOUSING UNITS	RETAIL GF/Am	RETAIL PARKING	OFFICE/COMMUNITY USE GF/Am	OFFICE/COMMUNITY USE PARKING		
LOT 1	Lot 1A	Houses				12825	12825	12825	0	0	0	45	0	0	0	45	45	0	0	0	0	135	90	9	0	0	0	0	0	
Subtotal Lot 1	Lot 1B	Houses			0.049	25650	25650	25650	0	0	0	90	0	0	0	90	90	0	0	0	0	270	180	18	0	0	0	0	0	
LOT 2	Apartment W	Fairwater	3	2	0	3164	3164	3164	0	0	0	24	0	0	0	24	24	14	10	0	0	62	43	5	0	0	0	0	0	
	Townhouses	Boulevard Homes	2	24	0	4910	4910	4910	0	0	0	24	0	0	0	24	24	0	0	0	0	72	48	6	0	0	0	0	0	
	Apartment E	Mimosa	3	3	0	2697	2697	2697	0	0	0	20	0	0	0	20	20	14	6	0	0	54	37	4	0	0	0	0	0	
	Residual Site	34/35 Admiralty Dr	2	2	0	507.8	507.8	507.8	0	0	0	2	0	0	0	2	2	2	0	0	0	6	4	1	0	0	0	0	0	
	Subtotal Lot 2				0.022	11278	11278	11278	0	0	0	70	0	0	0	70	70	54	16	0	0	194	132	16	0	0	0	0	0	0
	LOT 3	Lot 3A1	Admiralty	3	1	0	6010	6010	6010	0	0	0	30	0	0	0	30	30	0	0	0	0	90	60	6	0	0	0	0	0
Subtotal Lot 3	Lot 3A2	N/A	2	3	0	795	795	795	0	0	0	3	0	0	0	3	3	0	0	0	0	9	6	1	0	0	0	0	0	
	Lot 3A3	Sovereignty	3	2	0	5438	5438	5438	0	0	0	32	0	0	0	32	32	0	0	0	0	96	64	10	0	0	0	0	0	
	Lot 3A4	Camellia	2	1	0	1210	1210	1210	0	0	0	8	0	0	0	8	8	6	2	0	0	22	15	2	0	0	0	0	0	
	Lot 3A5	Robinia	2	1	0	838	838	838	0	0	0	6	0	0	0	6	6	2	0	0	0	14	10	2	0	0	0	0	0	
	Lot 3A6	Garland Mews	5	2	0	7980	7980	7980	0	0	0	50	0	0	0	50	50	32	18	0	0	132	91	13	0	0	0	0	0	
	Lot 3A7(A)	Ascot	5	1	0	2824	2824	2824	0	0	0	20	0	0	0	20	20	10	10	0	0	50	35	4	0	0	0	0	0	
	Lot 3A7(B&C)	Newbury & York	3	2	0	4946	4946	4946	0	4946	0	0	0	0	0	0	0	0	0	0	0	12	16	8	0	0	0	0	0	
	Lot 3B	Woodlands	5	2	0	6407	6407	6407	0	0	0	56	0	0	0	56	56	36	18	0	0	130	93	12	0	0	0	0	0	
	Lot 3C1	Building A	4	1	0	3466	3466	3466	0	0	0	24	0	0	0	24	24	12	12	0	0	60	43	5	10	0	0	0	0	
		ChildCare	0	0	0	749	749	749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Building B	2	1	0	1478	1478	1478	0	0	0	10	0	0	0	10	10	0	0	0	0	20	15	2	0	0	0	0	0	0
		Shops	2	1	0	697	697	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	697	39	0	0	0
		Building C	2	1	0	1359	1359	1359	0	0	0	6	0	0	0	6	6	0	0	0	0	18	12	2	0	0	0	0	0	0
		Flexi-use	0	0	0	192	192	192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Building D	3	6	0	1422	1422	1422	0	0	0	6	0	0	0	6	6	0	0	0	0	18	12	1	0	0	0	0	0	0
		Building E	2	6	0	1444	1444	1444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1444	72	0	0	0
		Office No.1	1	1	0	405	405	405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Metor Readers	1	1	0	230	230	230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Lot 3C2	Mulberry Hill	9	1	0	8860	8860	8860	0	0	0	58	0	0	0	58	58	26	33	0	0	141	100	12	0	0	0	0	0
		Lot 3C3	Celeste	5	1	0	6285	6285	6285	0	0	0	40	0	0	0	40	40	20	20	0	0	100	70	8	0	0	0	0	0
		Lot 3C4	Carolina	5	1	0	6434	6434	6434	0	0	0	40	0	0	0	40	40	22	18	0	0	102	71	8	0	0	0	0	0
		Lot 3C5	Appleton	2	1	0	3408	3408	3408	0	0	0	31	0	0	0	31	31	8	23	0	0	70	51	5	0	0	0	0	0
		Lot 3C6	Glengarry	2	1	0	2884	2884	2884	0	0	0	19	0	0	0	19	19	8	11	0	0	46	33	5	0	0	0	0	0
		Miscellaneous	GateHouse	1	1	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Lot 3					0.146	75791	72044	67098	4946	0	0	439	36	0	0	475	475	252	215	8	1194	828	106	10	2141	111	1606	49	0	
LOT 5	Lot 5A	6 Homes	2	6	0	2420	2420	0	2420	0	0	6	0	0	0	6	6	0	0	0	0	24	12	2	0	0	0	0	0	
	Lot 5D	8 Homes	0	8	0	3286	3286	3286	0	0	0	8	0	0	0	8	8	0	0	0	0	32	16	2	0	0	0	0	0	
	Lot 5B1	1 Buildings 5s	5	1	0	7042	7042	0	0	7042	0	0	0	39	0	0	39	39	0	0	0	107	73	8	0	0	0	0	0	
	Lot 5C	The Silhouette	5	1	0	6166	6166	0	0	6166	0	0	0	34	0	0	34	34	0	0	0	91	63	7	0	0	0	0	0	
	Lot 5E	Hunters Wharf	5	9	0	15441	15441	15441	0	0	0	87	0	0	0	87	87	56	31	0	0	230	174	18	0	0	0	0	0	
	Lot 5F	Shutters	3	1	0	3270	3270	0	0	3270	0	0	18	0	0	0	18	18	0	0	0	54	36	4	0	0	0	0	0	
	Lot 5H1	1 Buildings 5s	5	1	0	5210	5210	0	0	0	5210	0	0	0	0	0	0	0	0	0	0	25	5	8	0	0	0	0	0	
	Lot 5H2	1 Buildings 3s	3	1	0	3946	3946	0	0	0	3946	0	0	0	0	0	0	0	0	0	0	15	9	6	0	0	0	0	0	
	Lot 5H3	1 Buildings 5s	5/3	1	0	3816	3816	0	0	0	3816	0	0	0	0	0	0	0	0	0	0	42	28	5	0	0	0	0	0	
	Lot 5H	Savannah	5	1	0	5910	5910	5910	0	0	0	40	0	0	0	40	40	20	20	0	0	100	71	8	0	0	0	0	0	0
	Lot 5I1	Verandahs	3	1	0	3954	3954	0	0	3954	0	0	0	0	0	0	0	0	0	0	0	63	42	5	0	0	0	0	0	0
	Lot 5J	Spyglass Hill	9	2	0	11357	11357	11357	0	0	0	71	0	0	0	71	71	36	35	0	0	178	125	15	14	0	0	0	0	0
	Community	River Club	2	1	0	1089	1089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Boat Shed	1	1	0	137	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Meeting Place	1	1	0	333	333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Pavilions 1&2	1	2	0	83	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Powerhouse	2	1	0	839	839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blacksmiths		1	1	0	450	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Lot 5				0.161	83679	80748	35994	2420	2043																					



ANNEXURE D



52-58 William Street East Sydney NSW 2011
 PO Box A866 Sydney South NSW 1235
 T. 8244 8900 F. 8244 8988 E. context@context.net.au

context

Dwg Ref No: LSK 08605 - 02
 Date: Jan, 2009
 Client: Rose



0 50m
 Scale: 1:500 @ A1

Landscape Concept Plan
 Seashore Precinct, Breakfast Point