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**From:** "Michael" <mholwill1@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 3/08/2010 8:20 pm  
**Subject:** Breakfast Point Concept Plan 2005 Mod 1  
**Attachments:** 20100803111121948.pdf

3 August 2010

Attention: Mr. Michael Woodland

Dear Sir

I refer to my letter to you dated 18 July 2010 regarding the Breakfast Point Concept Plan 2005 Mod 1. To date I have not received your reply and am most disappointed.

I have attached my original letter to you and look forward to your response prior to the submission closing date of 6 August 2010 - by email if it is more convenient.

Thank you

Bruce Dunlop  
24/56 Village Drive  
Breakfast Point

MR MICHAEL WOODLAND  
DIRECTOR

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24/56 VILLAGE DRIVE  
BREAKFAST POINT  
NEW 2137

METROPOLITAN PROJECTS

Date 18-7-2010

DEAR SIR,

IN REFERENCE TO YOUR LETTER OF  
5 JULY 2010 BREAKFAST POINT CONCEPT PLAN 2005 MOD 1  
FILE 10/13652-1

I AM ABSOLUTELY AMAZED & DISAPPOINTED THAT I  
HAVE TO WASTE TIME AND EFFORT WRITING TO YOU ABOUT  
THE CONTENTS OF YOUR LETTER IN RESPECT OF THIS APPLICATION  
TO MODIFY THE MINISTER'S APPROVAL UNDER SECTION 75 N OF  
"THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979".

TO BE PERFECTLY HONEST I AM A "COMPLETE DOPE" IN  
RESPECT OF UNDERSTANDING DEVELOPMENT APPLICATIONS  
AND THIS LETTER IS NOT OBJECTING TO A SENIORS LIVING  
ACCOMMODATION PLACE ONLY WANT TO ESTABLISH THE EXACT  
TRUTH BEFORE COMMENCEMENT OF WHAT IS GOING TO BE BUILT  
ON THE SEASHORES PRECINCT.

AS STATED IN YOUR LETTER I WENT TO CONCORD LIBRARY  
TO ACCESS AND READ THE MODIFICATION PROPOSAL DOCUMENTS AS  
PREPARED BY "PERCIA & ASSOCIATES URBAN PLANNING P/L". I AM  
NOT QUOTING PAGE NUMBERS FROM THIS DOCUMENT AS I BELIEVE  
YOU HAVEN'T READ THIS DOCUMENT AND WHAT I QUOTE OR STATE  
IN THIS LETTER <sup>WILL</sup> MAKE YOU AT LEAST READ PART OF IT. AS I AM  
SEEKING CLARIFICATION ON FOLLOWING -

(A) STATED IN THIS PROPOSAL "QUOTE" ONE BUILDING TAB IS  
PROPOSED TO REMAIN AS UNITS REMAINING (4) BUILDINGS APPROVED  
IN CONCEPT PLAN ARE PROPOSED TO BE CONVERTED TO SENIORS  
HOUSING BUILDINGS \*(NOT STRATA TITLED) CONTAINING ACCOMMODATION  
WITH A TOTAL OF \*(509 BEDROOMS) "UNQUOTE" I REFER TO YOUR  
LETTER WHICH STATES QUOTE USE OF (4) APPROVED BUILDING ENVIRONMENTS  
IN THE SEASHORES PRECINCT FOR SENIORS LIVING ACCOMMODATION  
COMPRISING \*(509 BEDS). IF YOU HAD READ THIS PROPOSAL DOCUMENT  
SURELY YOU WOULD HAVE NOTICED THE DIFFERENCE "BEDS" AND "BEDROOMS"  
AS EVERYBODY THAT RECEIVED YOUR LETTER WILL THANK ONLY 509 INDIVIDUALS  
BUT THE DOCUMENTED PROPOSAL STATES BEDROOMS AND IF THEY <sup>ARE</sup> TWO BEDROOMS  
BEDROOMS WHO KNOWS HOW MANY PEOPLE WILL RESIDE IN THIS PRECINCT

AB

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Date

(B) AS THIS PROPOSAL STATES SENIORS HOUSING BUILDING ARE "NOT STRATA TITLED" AND IT ALSO STATES IN THIS PROPOSAL THEY WILL HAVE ACCESS TO THE COUNTRY CLUB & BOATSHED. IN RESPECT OF THE COUNTRY CLUB - TO AVOID FUTURE DEBATE ETC BY PEOPLE WHO HAVE TO PAY FOR MEMBERSHIP OUTSIDE THE "STRATA TITLED" SYSTEM I FIRMLY BELIEVE THIS PROPOSAL SHOULD INCLUDE HOW THIS "NOT STRATA TITLED" DEVELOPMENT WILL CONTRIBUTE TO THE LOSS OF BEING A COUNTRY CLUB MEMBER SO EVERYBODY THAT LIVES IN BARRACKS TOWN UNDERSTANDS THAT PAYMENT IS BEING MADE AS PROBLEMS ARE ALREADY PREVALENT IN THIS CATEGORY. ALSO IN RESPECT OF THE BOATSHED I WOULD HAVE ANY IDEA WHAT THAT MEANS AS ITS NOT BUILT YET AND IF SOMETHING IN RESPECT OF CONTRIBUTION IS REQUIRED THAT SHOULD BE INCLUDED.

(C) I HAVE NO IDEA HOW THE HERITAGE SYSTEM WORKS BUT I FIND IT DIFFICULT TO UNDERSTAND IN THIS PROPOSAL IF THE PLUMBERS WORKSHOP IS UNDER THE HERITAGE SYSTEM. I KNOW THAT THE FORMER PLUMBERS WORKSHOP IS NOT HERITAGE LISTED ALTHOUGH HAS SOME ARCHITECTURAL MERIT. THE SITE IS NOT LOCATED IN A HERITAGED CONSERVATION AREA. THE PICTURE IN THIS PROPOSAL IS A PHOTOGRAPH PAGE OF ALL DWELLINGS UNDER HERITAGE CONSERVATION AND SO MY AMAZEMENT IS A PHOTO OF THE PLUMBERS WORKSHOP. HOW DOES THIS HERITAGE SYSTEM WORK? AND IS THE PLUMBERS WORKSHOP UNDER THE HERITAGE SYSTEM? I REALLY COULD CARE IF ITS LISTED OR NOT BUT FOR A "DUMB" PERSON LIKE MYSELF NOT INVOLVED IN ANYWAY WITH DEVELOPMENT PROPOSALS I FIND IT VERY HARD TO UNDERSTAND AND REACH A CONCLUSIVE CONVICTION OF THE ACCURACY OF THIS PROPOSAL.

(D) APPARENTLY CERTAIN REQUIREMENTS ARE TO BE AVAILABLE FOR THIS PROPOSAL TO BE APPROVED WITH A SERVICED SELF CONTAINING HOUSING FACILITY AS THIS IS A SENIORS LIVING FACILITY AND I BELIEVE EVERYTHING INVOLVING HEALTH SERVICES SHOULD BE CLEARLY SORTED.

ad

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Date

THE PROPOSAL INDICATED "DENTAL" IS CURRENTLY OR OTHER "LIKELIHOOD" IS COMING AND GENERAL PRACTITIONER (DOCTOR) WILL BE SOUGHT IF THIS PROPOSAL IS APPROVED. I MUST BE "COMPLETELY DUMB" I DON'T SEE HOW ANY PROPOSAL WOULD BE SUBMITTED FOR A SENIORS FACILITY WITH THE MOST NEEDED HEALTH FACILITY NOT CLEARLY IDENTIFYING THE EXACT LOCATION IN BREATHTAKE POINT. IT STATES CHEMISTS IS COMING WITH CAN THE ADDRESS BE INCLUDED IN THIS PROPOSAL. IN RESPECT OF A G.P (DOCTOR) I NEED ONE NOW READING THIS PROPOSAL ITS "MIND Boggling" AS TO ME ITS POINTLESS SAYING YOU WILL SEEK ONE IF THIS PROPOSAL IS APPROVED AS THIS G.P. HEALTH IS THE MOST DEMANDING SERVICE THAT WILL BE REQUIRED BY SENIORS AND MAY INVOLVE ANOTHER BUILDING PROPOSAL APPLICATION FOR ANOTHER B/POINT AREA AS BEAT IN MIND THE NUMBER OF PEOPLE LIVING IN THIS FACILITY (MAYBE 500) TELLS YOU IT WILL BE A BUSY AREA AND WILL PROBABLY NEED DISABLED PARKING AREAS ETC. I WILL HAVE GREAT CONCERNS IF THIS PROPOSAL IS APPROVED WITH THE (G.P) DOCTOR LOCATION IS NOT CLEARLY INDICATING THE ACTUAL LOCATION ADDRESS. I BELIEVE ITS SO DIFFICULT FOR THE PROPOSER THAT WHY IS NOT INDICATED.

(D) LET ME MAKE IS QUITE <sup>CLEAR</sup> TO YOU I AM NOT "OBJECTING" OR "SUPPORTING" <sup>THIS</sup> PROPOSAL AS THIS POINT IN TIME I AM ENDEAVOURING TO CLEARLY ESTABLISH THE FACTS. I AM CONCERNED WHEN I READ THE LISTS OF PAST MONEY DONATIONS WERE INCLUDED IN THIS PROPOSAL TO POLITICAL PARTIES WHICH FAVOUR THE CURRENTLY SERVING PARTY NOW IN OFFICE. I'M SURE DUBIOUS THOUGHTS WILL CROSS MANY MIND AS THIS IS A PROPOSAL NOT ORIGINALLY ON THE B/POINT DEVELOPMENTAL AND ALREADY THERE HAS BEEN PREVIOUS CHANGES AND MORE NO DOUBT WILL SURFACE AND TO ME THIS AND FUTURE PROPOSALS MUST BE EXACT IN DETAIL SO EVERY BODY IS FULLY AWARE OF ALL DETAILS IF SUBMITTED AS I SAID BEFORE I AM A COMPLETE <sup>"DUMB"</sup> ON READING DEVELOPMENTAL APPLICATIONS AS I HAVE NO IDEA ON BUILDING MEASURE MEETS ETC BUT I CAN CONCERNED WHEN PROPOSALS LIKE THIS ONE "CONTAINS" QUOTE INCREASE ON OUTSIDE BEDS CONVERTED INTO DWELLING

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Date

NET INCREASE IS 67 BEDS WHICH = 34 TWO BEDROOM UNITS WHICH WOULD BE REASONABLE AND A DECREASE OF 50 LIVING PEOPLE. THE TRAFFIC IMPACT ASSOCIATED ARE SAME AS APPROVED. DENSITY LEVEL BELOW PREVIOUSLY APPROVED "UNIQUE". I WAS CONCERNED WHEN THIS PROPOSAL REFERS TO THE PREVIOUSLY APPROVED DEVELOPMENTS. FOR EXAMPLE "NO WHERE" DO I SEE HEIGHTS OF THE DWELLINGS ONLY "ROOFS" AS PREVIOUSLY APPROVED. AND AGAIN I READ "BUSES" WILL ENTER SITE WHEN COMPLETED - SURELY THAT NOT THE SAME AS PREVIOUSLY APPROVED. ON TRAFFIC IMPACT, AS I SAID I DON'T UNDERSTAND CERTAIN THINGS BUT ONE THING I DO KNOW IS THE DIFFERENCE BETWEEN A "BED" AND "BEDROOM" AND THIS ALONE CONCERNS ME AND HOPEFULLY YOU WILL ADVISE EVERYBODY THAT RECEIVED <sup>YOUR</sup> LETTER IN THE NEAR FUTURE THE EXACT NUMBER OF PEOPLE THAT WILL LIVE IN THIS FACILITY.

I WOULD APPRECIATE YOU ACKNOWLEDGE RECEIPT OF MY LETTER PRIOR TO SUBMISSION CLOSING DATE.

Yours faithfully  
Bruce Dunlop

\* PLEASE NOTE

THIS IS A REPEAT OF MY LETTER FORWARDED TO YOU ON 18-7-2010. WHICH CLEARLY REQUESTED YOU ACKNOWLEDGE RECEIPT OF MY LETTER PRIOR TO CLOSING SUBMISSION DATE OF FRIDAY 6 AUGUST 2010.

I HAVE TO DATE RECEIVED "NO REPLY" SO I AM NOW FORCED TO USE THIS SYSTEM TO ENSURE YOU HAVE RECEIVED MY WRITTEN SUBMISSION PRIOR TO THE CLOSING DATE.

Bruce Dunlop



5 July 2010

# Planning

ANDREW BEATTIE - 9228-6384

Our ref: Breakfast Point Concept Plan 2005 MOD 1  
File: 10/13652-1

Mr B Dunlop  
24/50-58 Village Drive  
BREAKFAST POINT NSW 2137

Dear Sir/Madam,

### Breakfast Point Concept Plan 2005 MOD 1 - Breakfast Point

The Department of Planning has received an application from Breakfast Point Pty Ltd (the Proponent) to modify the Minister's approval under Section 75W of the *Environmental Planning and Assessment Act 1979*.

The application seeks approval for the following modifications:

- Use of 4 approved building envelopes in the Seashores Precinct for Seniors Living accommodation comprising 509 beds
- Retention and adaptive reuse of the Plumbers' Workshop
- Redistribution of dwellings approved on the Seashores Precinct to the remaining undeveloped precincts
- Change to the dwelling mix of approved building envelopes
- Overall increase in car parking by 65 off-street spaces

The Modification Application and associated documents is on public exhibition from **Wednesday 7 July 2010** until **Friday 6 August 2010**. You may access these documents at the following locations, during regular business hours:

- **Department of Planning**, Information Centre, 23-33 Bridge Street, Sydney
- **Canada Bay Council**
  - Drummoyne Office, 1a Marlborough Street, Drummoyne 2047
  - Concord Library, 60 Flavelle Street, Concord 2137
  - Five Dock Library, Level 1, 4-12 Garfield Street, Five Dock 2046

You may also view a copy of the application on the Department's website under the Major Project Register at <http://majorprojects.planning.nsw.gov.au>.

You are invited to make a written submission on this proposal. Submissions should be received by close of business on **Friday 6 August 2010**, marked with the reference **Breakfast Point Concept Plan 2005 MOD 1** and forwarded to:

The Director, Metropolitan Projects, Department of Planning, GPO Box 39, SYDNEY NSW 2001

If you have any enquiries you may contact the Department by phone on 1300 305 695 or via email at [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Yours sincerely

Michael Woodland  
Director  
Metropolitan Projects

## PROPOSED MODIFICATION OF MINISTER'S CONCEPT PLAN APPROVAL

The Department of Planning has received the following application to modify the Concept Plan approval under Section 75W of the Environmental Planning and Assessment Act 1979.

<b>Major Project:</b>	Breakfast Point Concept Plan 2005 MOD 1
<b>Location:</b>	Breakfast Point
<b>Proponent:</b>	Breakfast Point Pty Ltd
<b>Council Area:</b>	Canada Bay
<b>Approval authority:</b>	Minister for Planning

### Description of proposed modification:

- Use of 4 approved building envelopes in the Seashores Precinct for Seniors Living accommodation comprising 509 beds
- Retention and adaptive reuse of the Plumbers' Workshop
- Redistribution of dwellings approved on the Seashores Precinct to the remaining undeveloped precincts
- Change to the dwelling mix of approved building envelopes
- Overall increase in car parking by 65 off-street spaces

### Original Approval:

- 989 residential dwellings (and up to a maximum of 1,189 residential dwellings, subject to compliance with Concept Plan Modification No. 7) and up to 1,519m<sup>2</sup> commercial and non-residential uses
- Landscaped public and private open space
- Land use distribution, building heights, densities, dwelling mixes and types
- Subdivision into Strata and Torrens Title lots

### Exhibition

This modification application will be on public exhibition from **Wednesday 7 July 2010** until **Friday 6 August 2010** during regular business hours at:

- **Department of Planning**, Information Centre, 23-33 Bridge Street, Sydney
- **Canada Bay Council**
  - Drummoyne Office, 1a Marlborough Street, Drummoyne 2047
  - Concord Library, 60 Flavelle Street, Concord 2137
  - Five Dock Library, Level 1, 4-12 Garfield Street, Five Dock 2046

The application may also be viewed online by following the link from the Department of Planning's Major Projects website (<http://majorprojects.planning.nsw.gov.au>).

### Submissions

You are invited to make a written submission on this proposal. This submission should include:

- your name and address;
- the name and application reference number (Breakfast Point Concept Plan 2005 MOD 1) of the modification;
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Your submission must be received by the Department of Planning by close of business on **Friday 6 August 2010** and should be addressed to:

The Director, Metropolitan Projects  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

You may also make a submission online by going to the Department's major projects website (<http://majorprojects.planning.nsw.gov.au>) and following the links to the "On Exhibition" page, or email [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au).

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Department policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

### Disclosure of Political Donations and Gifts

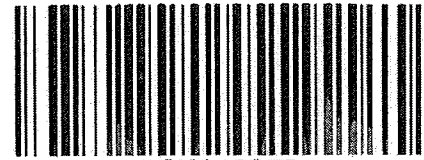
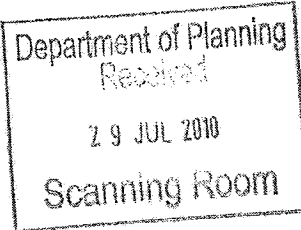
Persons lodging submissions are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years and up until determination of the development. For more details including a disclosure form go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

If you have any enquiries you may contact the Department by phone or email:

Enquiries: 1300 305 695

Email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

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The Director,  
Metropolitan Projects,  
Department of Planning

July 28<sup>th</sup> 2010

BREAKFAST POINT CONCEPT PLAN 2005 MOD 1

Dear Sir/Madam,

I am currently a resident of Breakfast Point, I am over 65 and live alone, so I am just the type of person that this plan is aimed at. Here are my views.

\*In principal I agree with the need and desirability for a seniors living precinct.

\*I do not agree with all "Self Care" living, as that is what we have now with all the facilities available.

\*I believe that there is a need for both "Assisted Care" and "Full Care" accommodation.

My suggestion for the 4 proposed buildings is to have

\*1 building for "Self Care" - 1, 2 & 3 bedroom apartments with full kitchen and laundry, one car space per apartment. Cleaning as an optional extra.

\*2 buildings for "Assisted Care - Studio, 1 & 2 bedroom apartments with a kitchenette. 1 car space each for the 1 & 2 bedroom apartments. Cleaning and laundry included. Lunch and dinner provided in the dining room, and a lounge area to meet friends, play cards etc.

\*1 building for "Full Care" - Studios with all services provided, communal lounge and dining areas. Nurses on staff.

\*The central building (Plumbers workshop) to be used for administration and some facilities like a gym, coffee shop and theaterette for the residents of the whole senior precinct.

I applaud the Rose Group for this plan, as many of us living here love it and do not want to have to move when/if we become unable to fully look after ourselves.

Kind regards

  
Janet Griffin  
16/22 Admiralty Drive  
Breakfast Point 2137

③

**Andrew Beattie - Breakfast Point Concept Plan 2005 mod 1**

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**From:** "Janet Griffin" <janeteg@tpg.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 14/07/2010 4:15 PM  
**Subject:** Breakfast Point Concept Plan 2005 mod 1

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As an interested resident of Breakfast Point I went to see the plans for the Seniors Living Accommodation. I now have more queries than before, and I cannot see how I could make any submission without having more facts.

In principle, I am in agreement for Senior Living, but as a retired person I feel that there is no benefit from "self care" facilities, as that is really what we have now, in our own apartments. What is needed is "assisted care" and "full care" so that when the time comes we can move into the appropriate level.

In proposal 4d it is stated that meals will be "available on demand", what does that mean? There should always be a dining room with meals provided - at least lunch and dinner, and a lounge for socialising, it would be dreadful having old folks put away in their own bedsits, without benefit of company. With 509 people in total there would have to be a lounge & dining facility in each building.

What are the sizes of the rooms/bedsits/units? Again I can make no submission without havng that information, as it is critical to whether I approve or disapprove the plan.

My suggestion would be to have

\*1 building for self care

\*2 buildings for assisted care

\*1 building for full care

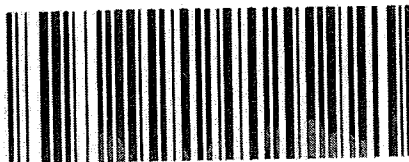
I would be grateful if you can help with some information.

Regards

Janet Griffin

Breakfast Point

④



PCU013167

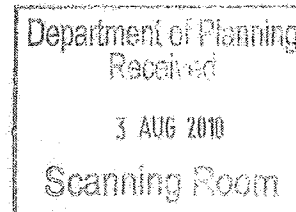
Dr G Pesce

15 Market Street

Breakfast Point NSW 2137

2 August 2010

The Director  
Metropolitan Projects NSW Dept of Planning  
GPO Box 39  
Sydney NSW 2001



Dear Sir/Madam,

Your ref: Breakfast point Concept Plan 20005 MOD 1; file 10/13652-1

I refer to the above matter and your letter of 5 July 2010 inviting submissions.

I oppose the "re-mix" part of the modification but not the "seniors housing" precinct for the reasons given below.

The summary at page 2 & 3 says that the proposal should be approved because,

1. it meets the objects of the EPA Act.

By itself this does not mean anything and, in the absence of evidence, the statement is nothing more than an assertion.

2. senior housing is in the public interest.

This is in the same category as (1) and the opposite assertion is equally available. It is nothing but a "motherhood" statement. However, since this part of the proposal is not opposed its significance lays in what it says about the strength of the proponent's overall submission.

3. senior housing is suited to the site.

This is in the same category as the previous assertions. In itself suitability might be a necessary condition to be satisfied but it is not a sufficient conditions.

4. he proposal is consistent with State Environmental Planning Policy 2004.

This falls in the same category as the previous assertions and replies. The proposal deals with this same issue at page 17 at 5.2 and I will return to that later.

5. the proposal is consistent with the built form already approved in the Concept Plan.

This is in the same category as the previous assertions and replies.

6. the overall increase in bedrooms across the whole of Breakfast Point area is modest at an additional 0.5%.

The original plan made provision for 876 residents. This has been increasing ever since and if one takes into account a pending approval for an additional 33 residences and the current proposal for 38 it means that there will be 1298 residences up to this approval. The road to this increase to 1298 has been achieved in five easy steps each, no doubt, justified on the basis of "modest" increases and other grounds substantially similar grounds as the present one. This increase of 422 residences over the initial proposal amounts to 48.17%. This is hardly, a "modest" increase.

One needs to look at the proposal as against the way it was sold to the first residents (when it looked like a "good" development and the way it will look to them not only now but the way it will look to them when it is completed (with further amendments to the plan that will no doubt be made). Looked at in this way the "good" development in 2005 will be lucky to be viewed as anything but "average" if not a "substandard one.

7. the proposal meets the development standards with the LEP and the LEP objectives.

This is in the same category as the other assertions and replies. It is a non sequitur.

8. The proposal will result in adaptive re-use of the former Plumbers Workshop and this has architectural merit and the potential to add to the built form of the site.

This claim looks only at the senior's housing area and omits reference to the re-mix part of the proposal and while one can readily agree that re-use has merit over starting anew it does not help in assessing the rest of the proposal. In any event, making use of an existing building is an incidental benefit and not the purpose of the proposal and it is the latter than needs to be assessed and for which, the issue is not particularly material.

9. the redistribution of units will not compromise the "quality" of services or "amenities" for existing or future residents.

This is nothing but an assertion. There is no evidence to support it. For this to have any meaning there would have to be an assessment of the current services and amenities per person and a comparison with the situation under the proposal. Moreover, it fails the common sense test. If the services and facilities were designed and built for 876 residences it comes to reason that these standards cannot be the same for 1298 residences. To be fair to the proponent he can show that the original "design and built" incorporated a certain amount of redundant capacity to meet this very exigency but there is no evidence for that.

In any event while one can reasonably say that services and amenities for "existing" residents will not be compromised it is untenable to say the same for "future" residents when the every day evidence is that the future of this development is not static but changes about once per year (see point 6). It is also noted that it makes no reference at all to the pending DA for a marina and associated car park on the site and all that these entail in terms of impact on services and amenities for present and future residents.

Looked at from the point of view of the present residents the only reasonable conclusion to reach is that both services and amenities have been and will be compromised by any increase in the number of residences. The quality of experience of 10 persons in a room has to be qualitatively better than if there are 15 persons in the room.

10. infrastructure (civil and social) is available to service the proposal.

Previous comments about assertions apply here as well.

11. the traffic imposts are the same as approved.

The traffic impact assessment (appears) to use hypothetical vehicle usage as the standard but this is insufficient for the task. The Breakfast Point development is of a type that attracts high prices and residents who tend to have the resources to have more than one car. Thus, any assessment should be based not on a hypothetical construct but, at the very least, on car usage in comparable developments. In any event single bedroom residences do not necessarily equate with single car usage and senior car usage does not necessarily equate with single car needs because (presumably and hopefully) they will get regular visits from friends and relatives who will impact negatively on traffic depend, availability of parking spaces and carbon footprint.

12. amenities of residents within the surrounding areas, both inside and outside the site, will not be compromised.

This has already been covered. It defies common sense particularly when you do not now what other changes are going to be sought and made in the future and when no assessment has been made of changes to residential approvals in the surrounding areas.

13. any impost arising from the proposal can be regulated through the approval process?

This is technical jargon and I do not understand its meaning and implications.

14. the approval would be in the public interest.

Like all of the previous claims there is no evidence for this either. One can just as easily frame the assertion in the negative.

At page 17 there is an assessment under s 75W. These say,

15. that the proposal is consistent with s 5 and the object of rational and orderly development, ecologically sustainable development and there is no adverse consequences in terms of climate change (see at 5.1).

This is in the same category as the other claims and reply there to.

16. At page 18 of the proposal there is a table showing a principle and a comment next to it. The first principle is

(a) context

To the extent that this looks at the outside features of the buildings this is probably correct. But "context" should not be limited in this way. It also extends to include the internal parts of the buildings which the additional residences will turn into rabbit warrens.

See also earlier comments concerning services and amenities and the steady erosion of the equality of the development since its very beginnings by steady increases over the years.

(b) scale

See previous comment.

(c) built form

It is claimed that this remains unchanged and that the retention of the Plumbers Workshop "is a positive outcome in terms of built scale, form and topology across the site, and this assists in varying scale and form in that precinct.

There is an internal inconsistency in the proposal in that it simultaneously claims that "The built form remains unchanged" and in the next sentence it is claimed it "assists in varying scale and form". Aside to this internal inconsistency the claim is a mere assertion but as the part of the senior housing proposal is not opposed this is left at this but the impact on the rest of the proposal should be noted.

(d) density

It is said that the unit composition will change but not significantly.

See previous comments concerning the increases that have occurred over the years.

(e) resource, energy etc

It is claimed that the senior housing component is likely to lead to less comparative use of resources compared to residential use and less carbon footprint, particularly noting low car use by seniors.

See previous comment concerning assertions and replies thereto. Seniors may have low car use but this may be made up by the visitors they get (hopefully). In any event the senior housing component is not opposed.

(f) landscape

It is claimed that the landscape qualities will not be affected.

This might not necessarily be the case. Landscape is not as narrow a concept as the submission makes it appear. In fact, because of the significant increase in the number of residences and residents since 2005 the quality has had to have decreased, if for no other reason, because of the number of residents with dogs and consequent droppings left behind, cigarette stubs, bottles and other litter has increased through the efforts (?) of residents and other users of the "landscape" from outside the site.

(g) amenity

See previous comments about assertions.

(h) safety & security

It is claimed that the proposal does not lead to adverse impacts.

Like other submissions this is also a mere assertion. It fails the common sense test when assessed against the significant increase since 2005 and, in particular if one takes into account the visitors that seniors can be expected to have.

(i) social dimension

The claim is made that this will be enriched because of the greater mix of household types, because there is a social benefit associated with providing for an aging population and because it introduces population diversity into the site.

See previous comments concerning assertions. The implication is that the current mix does not include seniors in the site. There is no evidence for this but the point is that the proposal is not limited to senior housing but includes other alterations to the concept plan and, for present purposes, it is the latter that is important since, as earlier stated, the senior housing aspect is not opposed.

(j) aesthetics

It is said that the aesthetic quality will remain high.

Aesthetics are invariably a matter of personal opinion and in no way helps in deciding the issue.

17. Generally, it is noted that the proposal refers to the SEPPs and the requirement to "recognise, protect, enhance and maintain..." It is said that "no adverse impact will arise from the proposal..."

It is not enough to say that the proposal does not have an adverse impact. It must prove that this is so and also show that it enhances, maintains and protects it. Consider, for example, the impact of the increased number of residents since 2005 on the drainage and storm water needs (the latter flowing into the river and directly impacting on Sydney Harbour) and the impact of the greater vehicle usage since 2005 in terms of carbon footprint, noise and social impact to mention just a few.

It is noted that the proposal does not seem to consider and assess the impact of changes in the surrounding locality as those residents also make use of the roads and recreation facilities on the site. Nor does the proposal take into account the impact of the proposed marina and the associated car park for which a DA has been lodged.

Yours sincerely,



G Pesce

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**From:** <millie@panozzogroup.com>  
**To:** Andrew Beattie <Andrew.Beattie@planning.nsw.gov.au>  
**Date:** 10/08/2010 3:59 pm  
**Subject:** Objection to Breakfast Point Concept Plan 2005 MOD1

Dear Mr Beattie

I am typing my hand written objection you accepted yesterday from me and thank you for your assistance.

RE: BREAKFAST POINT CONCEPT PLAN 2005 MOD1

I object to the current proposal on the following grounds:

- The removal of this land must reduce the 2065 apartment cap and this is not included in the proposal.
- The developer is the only one counting the apartments and most critical off street resident and visitor car parking. There needs to be a stocktake now after several years of construction. We need accountability. Currently the developer supports RTA buses through the estate so in the parking calculation there needs to be a system to identify how many car spaces will be lost for bus stops and these need to be subtracted. If they are to remain being counted in then the developer need to reach a new agreement with the RTA. This should not be a problem as the RTA did several months ago following community consultation cancel it's new bus plan through Breakfast Point. This must be formalised in a legal document.
- No separate car parking for all the numerous staff who will be employed, community bus parking, ambulance and delivery vans parking identified. The 65 off street car parking places are ridiculously inadequate and the normal parking rules are not appropriate as this complex is being built within a high density complex and not in normal suburbia where off street parking is more available.

- AS A SAFETY ISSUE WOODLANDS AVE IS A VERY NARROW AVENUE WITH ROOM FOR ONLY ONE CAR AT A TIME AND IT IS ALREADY IS A FEEDER FOR 3 SEPARATE STRATA PLAN'S TO THEIR 2 LEVEL BASEMENT PARKING (ONE ENTRANCE IS TO THE LEFT AND ONE RIGHT) THIS ALREADY IS A LOT OF CARS. OFTEN REMOVALIST TRUCKS, SES SERVICES OCCUPY AND BLOCK THE VIEW.

HOW MANY APARTMENTS IN THESE 3 PRECINCTS CURRENTLY HAVE TO USE WOODLANDS AVE?

A NEW ADDITIONAL ROAD NEEDS TO BE BUILT STRAIGHT OUT ONTO TENNYSON RD WITH A DIRECT WALKWAY TO THE BUS STOP. WOODLANDS AVE MUST REMAIN A 'NO THROUGH RD' AND NOT BE OPENED UP AND EXTENDED.

Other questions;

- Have the additional 33 apartments in Plantations been approved?
- In the 2065 cap for bedrooms or apartments and what is the distribution of 1,2 and 3 bedrooms unit or houses?
- What is the maximum off street parking places minus the RTA future bus stops?

Yours sincerely

Millie Eliasek

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Owners Corporation (Strata Plan 71690)  
Mulberry Hill  
25 Market Street  
Breakfast Point, NSW 2137  
Aug 2010

The Director  
Metropolitan Projects  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir

**Breakfast Point Concept Plan 2005 MOD1**

We are the Owners Corporation Executive Committee elected by the owners of Strata Plan 71690 to manage the Mulberry Hill strata at Breakfast Point in the interests of the owners and residents.

The Mulberry Hill strata consists of fifty-three owner occupied and leased apartments, and is one of a number of strata communities that is governed by Breakfast Point (DP27034); a master community association

**General Objection**

Simply stated, we as representatives of the residents and tenants of Mulberry Hill object to the proposed change to the concept plan because it will irrevocably alter the fundamental basis on which many residents bought property at Breakfast Point and result in lower property values and negatively impact the life styles of residents, particularly for owner-occupiers.

Our specific objections are set out below.

**Yet Another Deviation from the Original Concept Plan**

The proposed change, if accepted, represents yet another change to the original concept plan; the basis on which many residents bought property at Breakfast Point. And, together with the proposed Marina, numerous changes to occupation and car parking densities already implemented and proposed new bus routes will severely impact property values and residents' life style.

**Change to the Demographic, Residential and Governance Profile of Breakfast Point**

We believe that if the change to the concept plan is accepted it will be a major change to the demographic and owner-occupier / lessee profile of Breakfast Point and impact property values and residents' life styles.

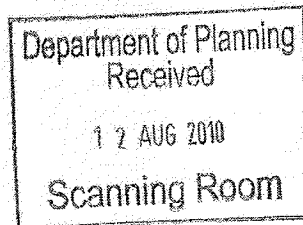
**Introduction of a New Community Entity**

The way in which the proposal will be managed and administered will introduce a complicating element to the already fractious governance and administration of the Breakfast Point community and reduce the community rights and privileges of ordinary owner-occupiers.

For these reasons we request that the proposal for the changes to the concept plan to be rejected.

Yours Faithfully

pp Garry Smith  
Chairman, Owners Corporation Executive Committee  
Strata Plan 71690



⑦

MILLIE ELIASER

11/1 WOODLANDS AVE

BREAKFAST POINT 2137

9 AUGUST 2010.

(PH 97436604)

12/8  
AS

MR ANDREW BEATIE  
NSW PLANNING

RE: Breakfast Point Concept Plan 2005 MOD 1 - Breakfast Point

Dear Mr Beatie

I object to the current proposal for the following reasons

- The removal of this land for a commercially run seniors living complex must reduce the 2065 apartment cap
- No stocktake has been done if the developer's counting of apartments and car parking is correct, only the developer is counting and doesn't need to report the tally with each modification application - no accountability if the maths are wrong at the end of construction I guess we say oops but it's too late to demolish and there is no space left to create the missing parking spots. If one day the RTA used the streets marked for bus access car parking will be lost for bus stops - has this been factored into the counting. Can bus access through the estate be permanently removed enabling the car spots to be counted in. <sup>bedrooms</sup> will there be street parking? Delivery parking?
- 509 seniors will have lots of day visitors; an increase of 65 off street spaces from how many, I need to know what the current off street spaces are, will they also have private visitor and private resident parking, if so how many? \* Need new wide road direct access Tennyson, Woodlands very narrow, one car drive
- 2065 apartment cap, is there a breakdown of how many must be 1, 2 or 3 bedrooms?
- Have the 33 additional apartments been approved for plantation?
- Need to have the big picture completed construction stage parking plan. Will this happen? Yours sincerely  
Millie Eliazer

Neil MCG.



RECEIVED

29 JUL 2010

Director General

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The Director, Metropolitan Projects  
NSW Department of Planning  
GPO Box 39 SYDNEY NSW 2001

27/7/2010

**Submission on Proposed Modification -Seashores Precinct  
Breakfast Point Concept Plan 2005 MOD 1**

**Name:** Denis Osborne and Susan White  
**Address:** 23/5 Juniper Drive Breakfast Point NSW 2137  
**Application:** Breakfast Point Concept Plan 2005 MOD 1  
**Statement:** **We strongly object to the proposed modification**

which results in the planned Seashores Precinct being changed completely from a diverse residential precinct to a Seniors Living and Assisted Care accommodation area with 509 beds.

**Reasons:**

Our main objection is that the original zoning for the Seashores Precinct was not for an aged care facility. Residents purchased housing within the Breakfast Point development believing that the developer would adhere to the approved plans for the remaining precincts. Zoned "residential" and presented to residents as an attractive residential village style development, purchasers were led to believe that Breakfast Point was definitely not a retirement or aged care facility.

This dramatic change in zoning to include a large aged care facility is totally out of keeping with the rest of the development and should not be permitted.

When dwellings become "one bedroom" and every bedroom is occupied, there will be significant density increases in the Seashores Precinct and in surrounding buildings regardless of the claims of the developer to the contrary. Amenity will be impacted upon by the different living style and service needs of this totally different zoning.

Aged care facilities such as the proposed modification in the Seashores Precinct operate very differently to a block of residential apartments in terms of service deliveries, transport requirements (buses), visitor and staff traffic and parking; the shift work requirements of medical, nursing, cleaning and catering staff will impact negatively on the amenity and peaceful enjoyment of residents within the surrounding area.

We also strongly object to the redistribution of dwellings approved on the Seashores Precinct to the remaining undeveloped precincts. This multiplies and transfers the negative impact to these other precincts, including internal reconfigurations which once again change the original integrity of well designed buildings and neighbourhoods.

*Denis Osborne Susan White*  
Denis Osborne and Susan White

*DAT*

*Michael Woodland*

*MSJ  
4/8*

*This correspondence can be noted & placed on the file without reply.*

*R. Hammond 30/7.*