



20 April 2010

Our Ref: 6096
Your Ref: MP06-0212

Port Macquarie Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Attention: Mr Dan Croft

Dear Dan,

Re: Confirm arrangements for Voluntary Planning Agreement
Major Project – 06-212 Re-subdivision
Riverpark Sancrox, Sancrox Road, Sancrox

We refer to the Preferred Project Report 06-0212 (PPR) currently before Council, and to recent dealings with Tim Molloy of your office in regards to future infrastructure works to service the Sancrox region and the management of costings for same.

This letter serves to acknowledge the present lack of Development Servicing Plans &/or Contributions Plans applying specifically to these future works. We appreciate that for the purposes of advancing the assessment of our Preferred Project Report (PPR), an alternative arrangement for funding of these future works must be determined.

Accordingly, we tender the draft document titled "Riverpark Sancrox Planning Agreement" attached to this letter. This draft document has been prepared under the provisions of S.93F of the Environmental Planning & Assessment Act 1979 and incorporates a draft outline for a Voluntary Planning Agreement (VPA) between the following parties:

- Port Macquarie Hastings Council
- Le Clos Pty Limited
- Clos Verdun Redevelopments Limited
- Riverpark Sancrox Pty Limited
- Cindy Smith and Jennifer Freeman

Directors

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We would be pleased for this draft document to be accepted in good faith and for Council's assessment of the Preferred Project Report for this site to be expedited in conjunction with the formal consideration of this VPA.

We appreciate that various processes, including the public exhibition of both documents, must be followed under the Environmental Planning & Assessment Act 1979 and Regulation. To that end, should you seek clarification of the above, or require additional information in relation to the Project, please do not hesitate to contact the undersigned.

Yours faithfully,



Andrew Lister
Senior Planner

Encl. Attachment 1 – Draft Riverpark Sancrox Planning Agreement – 19 April 2010