

10 December 2019

Job No.5295

The General Manager
Port Macquarie Hastings Council
Corner Lord and Burrawan Street
PORT MACQUARIE NSW 2444

Attention: Melissa Watkins / Vanessa Penfold

Dear Melissa & Vanessa,

Re: Voluntary Planning Agreement Request – Planning Proposal – Le Clos Sancrox

Further to early discussions held with Peter Cameron, Council's then Manager – Strategic Planning, we wish to initiate and investigate through the Voluntary planning Agreement process, the ability to meet developer contributions requirements by way of construction or upgrade of Sancrox Road.

We also note that a Sewer Pump Station and rising main will be required to serve not only this development but will cater for other land in the Sancrox area.

Both matters are to form part of negotiations for the VPA.

We have previously requested to meet to determine the Heads of Agreement and look forward to doing so in the near future.

We feel that there is the opportunity for a Sancrox specific material public benefit in a VPA in lieu of standard contributions.

Yours faithfully



Graham Burns

Director – Land Dynamics Australia