

COFFS HARBOUR CITY COUNCIL



Our ref: 2299027 (DA 91/08)

3 September 2009

de Groot & Benson
Attention Mr Rob de Groot
PO Box 1908
COFFS HARBOUR NSW 2450

Dear Mr de Groot

**Forward Funding - Major Project 07-0075 - Subdivision
Development Application No. 91/08
Lot 21, DP 714858, No. 45 Hearnese Lake Road, Woolgoolga**

Council refers to your email of 26 August 2009 concerning funding of infrastructure for the subject development, specifically:

- Proposed Sewerage Pumping Station in Hearnese Lake Road.
- Rising Main from Pumping Station to existing reticulation in Bosworth Road.
- Footpath along Hearnese Lake Road.
- Water Main from Pacific Highway along Hearnese Lake Road to site.

Please note that the "*footpath along Hearnese Lake Road*" is not a developer contribution work. This is a work required as a result of the development and is therefore the responsibility of the proponent.

Council does not support a planning agreement arrangement for the water and sewer infrastructure. Council has, in the past, entered into a "*Deed of Agreement*" with other developers that forward fund infrastructure. In summary the proponent works out the infrastructure costs, including that amount apportioned to the actual development and the amount to be forward funded. The "*Deed of Agreement*" sets out the repayment method – and it normally follows that as contributions are collected from other developments in the relevant contribution catchment these contributions are then paid to the party that has forward funded.

As you are aware The Minister, not Council, is the consent authority for this application. In this regard you should discuss these arrangements with the relevant Department of Planning officer.

For any additional details on proposed forward funding for this project please liaise with Council's Contributions Co-ordinator Mr Tony Mutkins on (02) 6648 4285.

For further information in relation to this matter please contact Mark Hannon on (02) 6648 4631.

Yours faithfully


Mark Hannon
Project Manager Development

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