

Stockland Development

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22 LINES ATTACHED
ROADS - CLOSURES - M3/AT
S.S. 2233, 2234

TWEED SHIRE COUNCIL	
FILE No:	DA04/1618 1235
DOC. No:	
RECD:	15 NOV 2013
ASSIGNED TO:	BARR. V
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Wednesday, 13 November 2013

Mr Warren Boyd - Acting Manager Design Unit
Tweed Shire Council
PO BOX 816
Murwillumbah NSW 2148

Attn: Ms Vanessa Barr – Property Technical Officer

REF; ROAD CLOSURE RIVERBEND WAY

Dear Ms Barr

3195976

We are in receipt of Councils letter dated 14th October 2013 regarding the transfer of a parcel of land associated with the road closure of Riverbend Way at our Hundred Hills community. We note the letter includes a requirement to pay Council the amount of \$14,750, determined to be the value of the road closure parcels.

This transfer has been brought about through Condition 125 of the Development Consent DA04/1618 states that;

The cul-de-sac heads of Oakbank Terrace and Riverbend Way are to be partially closed to delete the unnecessary widening at the bulbs and provide a straight road alignment.

The previous owner of the site had attempted to contain the cul de sacs within a temporary right of carriageway, a process which had been allowed previously on the site (Riveroak Dr) and one which would have incurred minimal cost. In 2009 we were advised by Council that they would not accept a right of carriageway (to protect Council should development not proceed) and as such were required to transfer the land.

We seek Councils endorsement to waive the payment of \$14,750 with consideration that the land parcels being transferred were owned by our entity previously and that our organisation has borne significant costs associated with application fees, plan registration fees, stamp duty and legal costs.

We would appreciate your assistance in resolving this matter as quickly as possible. Should you require any further information please do not hesitate to contact me directly.

Regards,

Simon Curtis

Development Manager - Gold Coast & Northern NSW Residential QLD

Property Number Links for

DA04/1618 (From Part 26) Modified 30.09.10

26 Old Lismore Road Murwillumbah

Lot 1 Dp251297 - PN:11797

Lot 56 Dp1140823 - PN:106047

Lot 201 Dp825699 - PN:35363

Lot 10 Dp864158 - PN:11796

Lot 11 Dp864158 - PN:11795

Lot 132 Dp1057733 - PN:80210

Lot 8 Dp1064245 - PN:83330

Lot 3 Dp1074167 - PN:92930

Lot 89 Dp1104415 - PN:103433

Lot 1 Dp1046935 - PN:65740