

enquiries refer

Simon Scott

in reply please quote

Epiq Community and Sporting Infrastructure (19/60153)



14 August 2019

James Webb
Development Manager
Clarence Property
PO Box 1478
BALLINA NSW 2478

Dear Mr Webb

Re: Epiq Community and Sporting Infrastructure

I write further to our meeting on 2 August 2019 with respect to the above.

As you are aware, the Council considered a report regarding this matter at its Ordinary Meeting held on 27 June 2019. The Council's resolution included the following:

1. *That Council authorises the General Manager (or delegate) to continue to negotiate with Clarence Property for an alternative community infrastructure outcome and progress an associated voluntary planning agreement (should one be offered) based on the following principles:*
 - *Clarence Property to proceed to lodge a development application for an enhanced amenities building at the playing fields inclusive of toilets, change rooms, a canteen space, storage areas and a meeting space generally in accordance with the design plan shown in Figure 3.*
 - *Clarence Property to construct the enhanced sporting amenities building.*
 - *Council and Clarence Property to determine final costings based on builders estimates or as otherwise agreed.*
 - *Any funds beyond the builders estimate for the combined sporting facility relative to the value of the required infrastructure is to be directed to the provision of lighting at the Epiq playing fields.*
 - *That the agreed values and approach to deliver of the infrastructure be outlined in a voluntary planning agreement (should Clarence Property wish to offer such an agreement).*

In accordance with the above resolution, Council invites Clarence Property to consider the delivery of community infrastructure as outlined in the Council report in lieu of the items required to be provided with respect to the Epiq Concept Approval (MP 07_0026 MOD 5).

It is recognised that Clarence Property intends to make an application to modify the Statement of Commitments under the concept approval to remove the obligation to provide a stand alone multi-purpose community hall. This approach is consistent with the resolution of Council and the intention to deliver an enhanced amenities building on the playing fields.

As discussed, Council would like to address the infrastructure delivery through a voluntary planning agreement. Council prefers to prepare a voluntary planning agreement so that it can be exhibited concurrently with a development application for the amenities building. However, this is not essential and I note that Clarence Property would like to progress the development application as a matter of priority.

Council now intends to liaise further with Clarence Property to confirm the approach to development application and the process for the consideration and preparation of a voluntary planning agreement.

In the meantime, if you have any enquiries in regard to this matter please contact Simon Scott on telephone 6686 1432 or email simon.scott@ballina.nsw.gov.au.

Yours faithfully



Matthew Wood
Director
Planning and Environmental Health Division