

Memo: General Manager, Mayor, Councillors, staff, OSCA, BVSA.

After consultation with representatives of the greater Ocean Shores communities, including the Brunswick Valley Sports Association Inc., Ocean Shores Community Association Inc., the parent community of the Ocean Shores Primary School, Yelgun Progress Association and others, as well as the Chair and a spokesperson of the Tweed/Byron Local Aboriginal Land Council, the following is a précis of the basis of conditions required by those consulted should Council decide to proceed with the purchase of Lot 102 for sportsfields. Jan Mangleson.

## Proposed Integrated Sports Fields for Ocean Shores

### Purchase of Lot 102

#### *The following conditions are required*

That Council delegate to the general manager the authority to enter into immediate negotiations for the purchase of Lot 102 for the purpose of an integrated sports field for Ocean Shores. *(eg .an option to purchase, plus enter into a contract of sale and proceed to exchange of contracts as soon as possible).*

That Council clarify with the RTA the status of the corridor owned by them within Lot 102.

That Council does not make rezoning approval a condition of sale.

That the whole site available for sale totaling approximately 50 ha, be purchased.

That the land is to be purchased primarily for sportsfields and not for inclusion in a nature reserve. That environmentally and culturally sensitive areas remain within the site and be appropriately zoned, and not be sold off or given away. That the land be classified for community purposes.

That Council advise in writing the greater Ocean Shores communities within the catchment area of the proposed sportsfields including Billinudgel, Yelgun and the rural hinterland the procedure by which it will purchase Lot 102 and build sport facilities including playing lights, how this will be funded and how long it will take before sports activities can commence. That all the proceeds from the possible sale of Lot 107 or part thereof, and a significant portion of the proceeds from the sales of the Roundhouse development be considered for inclusion in funding options.

That in the sale of Lot 107, council consult with DEC and the RTA on the possibility that the southern half of Lot 107 be purchased for environmental purposes and corridor, and the northern half be retained for active open space. That Council note this is the position of the Ocean Shores Primary School parent community because Lot 107 is within walking distance of the school and bus access to Lot 102 will be expensive for parents.

That Council facilitates as soon as possible, but before any sale of Lot 107 is finalized, a legally binding document by way of a signed Deed of Agreement between Council and the Brunswick Valley Sports Association Inc. and the Ocean Shores Community Association Inc. on behalf of the greater Ocean Shores community outlining the above conditions of the purchase of Lot 102 and its provision as sportsfields, and any others which may be defined following negotiations on the conditions contained in this document.

That the Deed of Agreement contains a guarantee to the community that Lot 102 is to be purchased for the primary purpose of community open space sportsfields and no areas of Lot 102 will be given or sold for inclusion in a nature reserve or given or sold for other purposes.

**That Council not complete the sale of Lot 107 Shara Boulevard until the above conditions have been met.**

As well, that Council:

Ensure that any landfill on Lot 102 does not interfere with the flood levels of the access road to Yelgun, and obtain confirmation that areas of Lot 102 previously under cultivation for cane fields have been laser leveled and that landfill for sportsfields embellishments would be expected to be minimal.

Meet with spokesperson/s appointed by the Tweed /Byron Local Aboriginal Land Council regarding culturally sensitive areas on the site and that these areas be set aside for cultural purposes.

Designate the existing house on the site for the purpose of a cultural centre for both indigenous and non indigenous purposes.

Provide access to Lot 102 for cycleways and walkways from the town areas and include this in the council bikeways plan.

Clarify with the RTA the provision of a continuous link of the local road along the old Pacific Highway from the Brunswick River to the Yelgun interchange and that a bikeway will be provided along this route.

Proceed urgently with a management plan and rezoning to reflect sensitive areas, their protection and regeneration, and passive and active open space for the purpose of sportsfields, with a guarantee to fast track this process so that some sports events could be held in the winter of 2006.

Include in the Management Plan the provision and positioning of environmentally appropriate playing lights.

Consult with DEC (Department of the Environment and Conservation) as to the relationship of Lot 102 with the nature reserve, including buffer zones which are to be agreed upon and clearly defined and any other DEC concerns eg management of fertilizers etc be identified before the Management Plan is finalized.

That council negotiates with the RTA on the extension of the services provided for the truck and rest area at Yelgun, to ascertain whether major savings for services including sewerage connection to the sports fields could be achieved.

Ascertain with the RTA the final confirmation of the redesign of the Yelgun truck rest area to ensure that truck entrance is via the roundabout and not across ongoing local traffic on the old Pacific Highway.

Acknowledge that Lot 102 is within the town boundary of Ocean Shores and the site will be named the Ocean Shores sportsfields.

Form as soon as possible a management committee consisting of council, representatives of the above organizations including the Tweed/Byron LALC and the general community within the greater Ocean Shores sportsfields catchment to meet on a regular basis to work with council to facilitate the acquisition, rezoning, management plan, embellishment and ongoing maintenance of the site as sportsfields and other uses, as indicated above.

Hold a public meeting with interested residents of the greater Ocean Shores sportsfields catchment to explain Council's intentions regarding the acquisition of sportsfields and the carrying out of the above conditions.

6 September 2005

Frank Mills  
President Ocean Shores Community Association Inc

Les Ogsten  
President Brunswick Valley Sports Association.