

Your local voice



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Comments on Request for Lease Variation

Block 1 Section 17 Coombs

Development Application 202037450

The Weston Creek Community Council would like to offer the following comments in relation to this request for a lease variation to this block in Coombs. It is asking

To amend the current purpose clause to remove the mandatory requirement for a minimum 120 children 'Child Care Centre' and a 300 square metre 'Community Activity Centre' AND place a 300 square metre minimum in relation to all community uses EXCLUDING Child care centre.

Council is totally opposed to this request. In fact council considers this an "outrageous" request. The applicant well knew when purchasing this land what the requirements were for the Community Facility Zoned Land and they were written into the lease. Coombs and Wright have been crying out for a community facility to use and this sale was conditioned to allow the community to use this facility.

The only reason that council can find is this request is in background in one of the papers

The lease has been granted with a mandatory requirement to provide a child care centre for a minimum 120 places and a community activity centre with a minimum gross floor area of 300 square metres. The child care centre is up and operational. Although the area for a community centre has been provided, since completion it has only been used by a couple of community groups who occupied approximately 50m². It is not financially viable for the lessee to continue to have the premises sitting unused. The variation will allow for the 300 square metres to be occupied by any of the community uses already in the purpose clause, excluding child care centre.

Council can't comment on the financial plan that the lessee developed for this purchase but should have well known that Community groups do not have substantial funds with which to rent premises. Anecdotal information placed a price of some \$90,000 rent per annum for the facility. Ewe have since heard again anecdotally that this rental rate of \$300 per square metre is only an introductory one and that the real rate is more like \$450 per square metre or \$ 135,000 per year. Clearly, this is not within the reach of most community organisations. Even on a casual basis most community organisations are unable to pay more than about \$150 for an evening or an afternoon session.

Further, Council understands that the area is unfurnished and has a bare concrete floor which we consider makes the area virtually unsuitable for most uses by the Community. If the lessee was interested in attracting Community use Council believes that there would be floor coverings as well as seating and other equipment available to make the area viable and attractive to use.

An additional anecdotal comment is that many people and Groups did not know that there was a community facility available for lease and secondly, it was difficult if you were aware to contact someone to try to hire the space.

Perhaps better knowledge of the space being available to rent at a Community rate rental would mean that the space was utilised. It almost seems that the rental rate has been placed at a level which is well outside the capacity of any community organisation to pay and make it virtually impossible for the community to rent.

I would just re-iterate that the Weston Creek Community Council remains **totally opposed** to this request.



Tom Anderson
Chair
Weston Creek Community Council