

WESTON CREEK COMMUNITY COUNCIL

- *Your Local Voice* -

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26 September 2003

Mr Peter Johns
Manager
Community and Social Area
Land Development Agency
GPO Box 158
CANBERRA ACT 2601

**Proposed Direct sale of Block 10 Section 24 Stirling
Arawang Netball Association Incorporated.**

Dear Mr Johns

The Weston Creek Community Council (WCCC) has been actively involved in Weston Creek as a consultation conduit for the local community since 1991. It is appreciated that the WCCC is being asked to comment on the *proposed* direct sale of Block 10 Section 24 Stirling to the Arawang Netball Association (ANA).

It is understood that the area of the lease is that of the hard-topped netball courts which is enclosed with a fence and the footprint of the building. There are several issues which need to be considered and perhaps written into any proposed sale / lease.

1. The grassed netball courts to the east and north of the lease should be included in the lease, or if not, their maintenance and upkeep should be the responsibility of the ANA. This includes maintaining a high quality level surface to reduce ankle injuries which is a significant problem in children and young adults playing netball.
2. The storage of netball posts stacked against the building is outside the lease area and needs appropriately provided storage. The area is a danger for young children climbing on the stack of poles when they are not in use.

3. The rear of the building (in the southern direction) needs to have appropriate treatment to deal with the large waste hopper which is located off the lease and on unleased land. This needs appropriate rectification.
4. It is also suggested that a driveway access point be provided off Stretton Drive (to the north of the lease) onto the unleased open space. This grassed area can then be accessed for car parking on an irregular basis which would not damage the grass surface. This will reduce on-street parking. Urban Services may see this as an off-site capital works for the leaseholder who is generating excessive traffic congestion.
5. The current bitumen car park to the south of the lease is the subject of deliberations with Treasurer Quinlan to double the size of the car park (note our correspondences to the Treasurer of 2 September 2003). This is a medium to long term capital works program and (4) above would be a short term interim solution addressing a problem caused by the Defence Housing Complex nearby.
6. The change of concrete and podium levels within the lease needs attention. Balustrades and handrails need to be provided to meet Australia Standards. In addition some concrete slopes from the building to the playing surface exceed Australia Standards and these are extremely slippery in wet weather. It has also been commented that the lease area does not meet disability and wheelchair accessibility requirements.

We understand that the lease has previously been in place for in excess of 20 years, the WCCC is presenting these comments to encourage better management of leased land in Weston Creek. We wish the ANA well in their endeavours.

Yours sincerely

(signed)

Jeff Carl
Chairperson, Weston Creek Community Council.