

Submission No. 8

3 June, 2013

Senator Louise Pratt
Committee Chair,
Joint Standing Committee on the National Capital and External Territories
PO Box 6021
Parliament House
Canberra ACT 2600

Via email: jscnncet@aph.gov.au

Dear Senator Pratt,

Joint Standing Committee on the National Capital and External Territories (“the JSC”) inquiry into the provision of amenity within the Parliamentary Triangle

We refer to the announcement on 17 May 2013 by the Minister for Regional Services, Local Communities and Territories, the Hon Catherine King MP, asking the JSC to inquire into and report on provision of amenity within the Parliamentary Triangle.

While the Media Release announcing the inquiry issued on 24 May 2013 makes no reference to it, we assume that the inquiry has been called in response to the introduction of paid parking to the Parliamentary Triangle in the 2013-14 Federal Budget. This is referenced at Page 18 of *Budget Measures: Budget Paper No. 2, 2013-14 – Part 1: Revenue Measures*.

We note that the terms of reference of the inquiry are restricted to the “Parliamentary Triangle”, whereas Budget 2013-14 introduces paid parking to National Land in the suburbs of Parkes, Barton, Russell and Acton. The map issued by the National Capital Authority shows that this includes areas outside of the Parliamentary Triangle.

The Doma Group has interests in two mixed-use sites in Barton that include the requirement for significant car parking structures in Barton that are adjacent to the Parliamentary Triangle. I have attached a modified version of the NCA map for ease of reference.

1. Block 14 Section 22 Barton (21 National Circuit)

This property was purchased at auction in May 2011 from the ACT Government by Section 22 Pty Limited, a company wholly-owned by the Doma Group. The Crown Lease requires development of the property to incorporate 500 car parking spaces in addition to any car park demand generated by the development. A development application has been lodged with the National Capital Authority to construct a 120-room hotel atop a structured car park containing 489 cars. The residual land provides 106 cars, resulting in a total of 595 cars once Stage 1 is complete. The development will commence upon approval by the NCA with the hotel component to be owned and operated by the Doma Group.

Development
Construction
Commercial Property
Residential Property
Doma Hotels

The Crown Lease allows a range of diverse uses on the site, including cafe, bar, child care centre, commercial accommodation, consulting rooms, health centre, hotel, indoor recreation facility, office, personal service establishment, residential, restaurant and retail.

An investigation was carried out into the market demand for retail services in this location. It was determined that there was no significant retail demand in this location as workers and residents in the area have access to the full range of retail and services that is offered in the nearby Manuka and Kingston retail centres.

2. Block 13 Section 9 Barton (44 Macquarie Street)

This property was purchased in a joint venture between the Doma Group and the Morris Property Group from the Commonwealth in May 2010. The holding lease for the property allows 27,000sqm of gross floor area of development, with a mandatory requirement for the provision of 470 car parking spaces on the site in addition to any spaces that are required to service development on the site.

Again, the property has a very diverse range of uses allowed, including bar, bank, cafe, child care centre, consulting rooms, co-operative society, office, personal service establishment, and retail. The holding lease and the National Capital Plan require that a retail plaza be provided on the site.

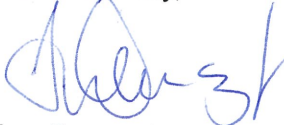
Market research has indicated a lack of adequate retail services in this precinct, with the catchment including the Barton office precinct and the Parkes area of the Parliamentary Triangle. Interest has been expressed for various retail and personal services uses, including a convenience store (express supermarket), post office and/or parcel delivery function, newsagent, dry cleaner and personal services establishments. The site is located far enough from the Manuka and Kingston retail centres to warrant the provision of these services. It is also unlikely that there is a suitable site within the Parkes area of Parliamentary Triangle for this type of building.

These two properties have been earmarked by the planning authorities to be part of the long-term parking solution for the Barton precinct, with flow-on benefits to parking in the Parkes area. The introduction of pay parking in the Parliamentary Triangle is welcomed as it will ensure that the construction of the proposed car parking developments is brought forward.

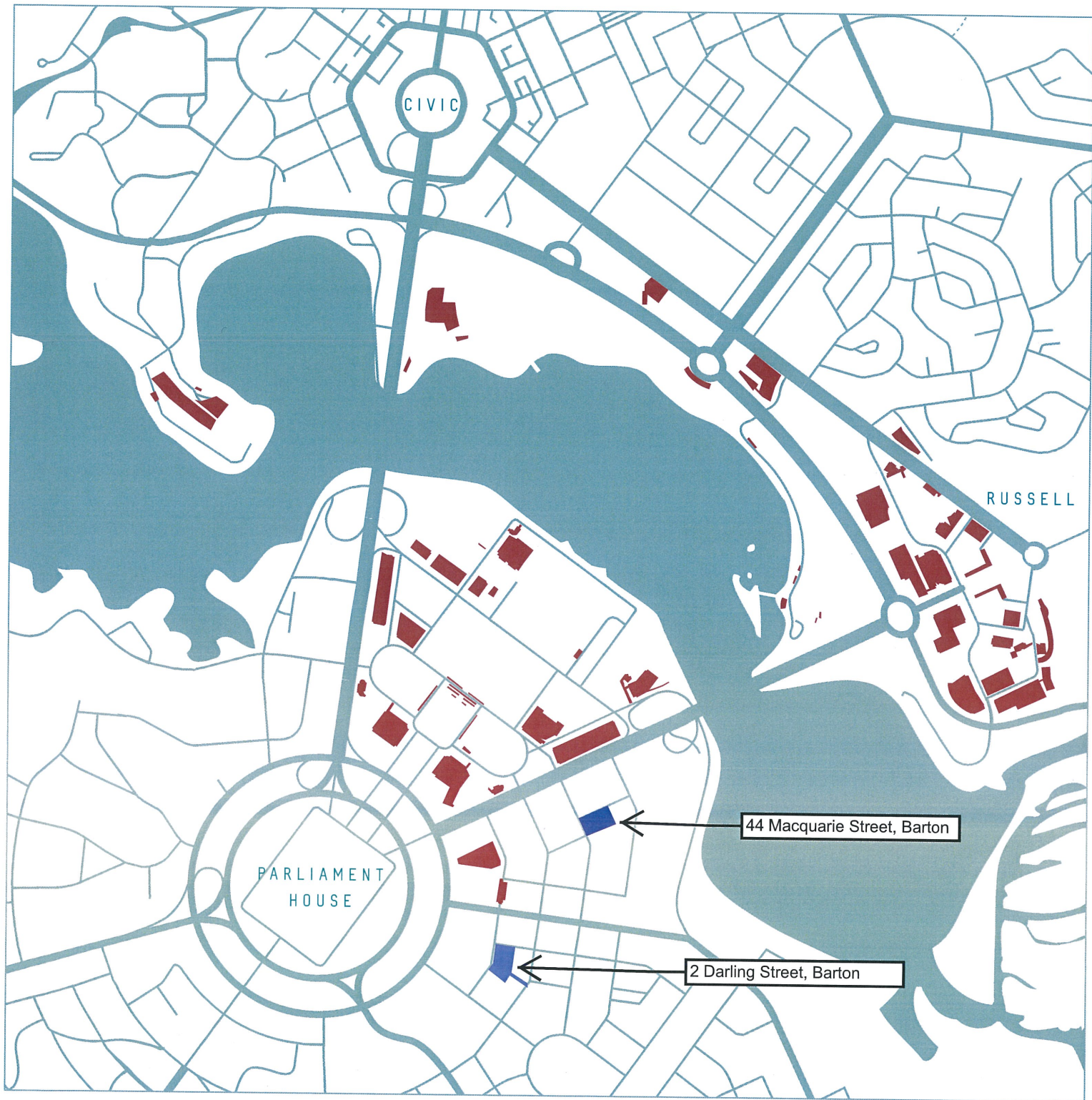
The development of the 44 Macquarie Street car parking structure will provide many of the retail services that are currently lacking in this employment district. It will provide workers both with convenient car parking and retail services reducing the need to leave the area during the working day to undertake essential personal matters. Any delay in the introduction of pay parking will also result in a delay to the introduction of these retail services.

I would be happy to be contacted for any further information in relation to this submission.

Yours Faithfully,



Jure Domazet
Director
Doma Group



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HOUSE

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