



Mr Luke Simpkins MP  
Chair  
Joint Standing Committee on the National Capital and External Territories  
Parliament House  
Canberra ACT 2600

Cc: Ms Sara Edson  
Inquiry Secretary  
Joint Standing Committee on the National Capital and External Territories

Dear Mr Simpkins

**Questions on Notice: Amenity in the Parliamentary Triangle and Diplomatic Sites**

I am writing in relation to your email dated 7 December 2015, concerning Questions on Notice arising from the 26 November 2015 meeting of the Joint Standing Committee on the National Capital and External Territories. Please find the response of the National Capital Authority (NCA) below.

**1. Amenity in the Parliamentary Triangle**

*Question:*

Can you please provide an update on the progress of the following services in the Parliamentary Triangle?:

- Mini-Mart
- Hairdresser
- Dry-cleaner
- Post office
- Other retail services

*Answer:*

In 2014, the NCA prepared a report on an audit of these services in the Central National Area (CNA). It was found that specific precincts within the CNA, were subject to different market forces and customer demographics. The absence of weekend trade impacted the potential for more commercial activity in all precincts.

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The NCA's planning framework allows for, and in some areas requires, mixed-use development. This enables the provision of additional commercial and retail services, however market demand will determine the nature of any such developments.

The NCA understands that two mixed used developments in Barton are nearing completion, one of which will include new commercial and retail tenancies. One of these tenancies is likely to include a small supermarket. The NCA is unaware of any proposals to establish other personal service uses within the precinct.

The NCA continues to engage with the ACT Government to improve access to public transport to and within the CNA to allow people to access services available in the surrounding centres.

## **2. Diplomatic Sites**

*Question:*

- a) Please provide an update on the status of reserved diplomatic sites that have been released in the diplomatic estate process.

*Answer:*

There has not been a release of land reserved for Diplomatic purposes. The NCA is still in consultation with the ACT Government to determine the possible sites suitable for diplomatic missions.

*Question:*

- b) Please provide an update on the status of diplomatic missions in Deakin and O'Malley in terms of numbers of sites that are used and vacant and the interest from countries in acquiring a site.

*Answer:*

There are eight available blocks of the twenty two blocks in the West Deakin Estate. However, of these eight sites, six blocks have caveats which restrict their development.

The NCA has received an official expression of interest in Block 10, Section 80 Deakin from an embassy looking to move to the Diplomatic Estate. The NCA has commenced the process to issue a Crown Lease for this site.

There are two available blocks of the eleven blocks in O'Malley. Following discussions in 2015 with several missions seeking to acquire land within the Diplomatic Estate, no further action has yet been taken by these missions.

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*Question:*

- c) What progress has been made on the use of strata title arrangement in commercial business areas?

*Answer:*

The NCA does not manage strata titling arrangements. This activity is undertaken by the ACT Government. On occasion the ACT Government's lease management unit seeks the NCA's view on proposals for unit titles within Designated Areas. The NCA generally supports such requests.

Draft Amendment 86 – the revised National Capital Plan - clarifies land use provisions in Designated Areas and facilitates greater use of strata title tenure arrangements.

I hope you find this information of assistance.

Yours sincerely

Malcolm Snow  
Chief Executive

4 January 2016

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