



61 2 62732791



8 August 2005

The Secretary
Standing Committee on Planning and the Environment
ACT Legislative Assembly
London Circuit
Canberra City ACT 2601

 A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	3
DATE AUTH'D FOR PUBLICATION	

Dear Ms Jaireth

RE: FINAL RECOMMENDED VARIATION NO. 238 – SECTION 27 BARTON

I refer to the invitation to make a submission to the Standing Committee on Planning and Environment Inquiry about the Final Recommended Variation No 238 for Section 27 Barton, the former Macquarie Hotel site. The Brassey Hotel would like to make the following comments on the Variation and in support of the proposed development.

I understand the proposed project is a mixed use development that will include office space, visitor accommodation, housing, retail and personal services and child care as well as open space and a new road connecting Sydney Avenue and Bourke Street.

Currently Barton does not have a precinct for food and beverages although there is a diversity of land uses generally concentrated in single use precincts. The proposed mixed use development on Section 27, which is located at the intersection of the various precincts, will complement the facilities at the Brassey Hotel and help to create a food and beverage precinct as against a single restaurant at the Brassey and at the Press Club. This proposal should be strongly supported by ACTPLA and the Legislative Assembly.

This proposal will have a number of dimensions. It will not only help create a food and beverage hub and an accommodation precinct, but will offer retail and personal services not currently available in the area.

Whilst both the Brassey Hotel and the Press Club offer food and beverages, the activities proposed on Section 27, together with these existing outlets, will create a critical mass of activity and an identifiable food and beverage precinct within Barton. This will make the precinct more attractive for the local workforce, residents and visitors, than is achieved by one or two individual outlets.

Similarly the development of additional but different accommodation options from those offered at the Brassey Hotel will contribute towards the development of an accommodation precinct by increasing accommodation choice in the area.

The Brassey of Canberra, Belmore Gardens and Macquarie Street, Barton ACT 2600
Telephone: 02 6273 3766 Facsimile: 02 6273 2791 Toll Free: 1 800 659 191
Email: info@brassey.net.au conference@brassey.net.au <http://www.brassey.net.au>

ACN 008 828 257 ABN 40 098 349 094

CANBERRAN OWNED AND OPERATED

These aspects of the proposed development strengthen and diversify Barton's role in Central Canberra and contribute to a more interesting suburb.

We consider that a mixed use proposal in this location is highly desirable and will be of significant benefit to both Barton and inner Canberra. We support the proposal and encourage the Committee to ensure that the Territory Plan Variation ensures that this mixed use development contributes to a vital accommodation and food and beverage precinct.

There will be some adverse parking implications for the Brassey, but these will be addressed in a submission to go to ACTPLA for additional parking for the Brassey that we can provide in Belmore Gardens on ACT Government land, which is clearly within the design precinct of the Brassey Hotel.

To remain competitive, we also intend to lodge plans for an extension of the Restaurant/Bar area within our property and to lodge plans to add 10 to 12 rooms to our southern wing within our property.

Given the number of jobs now located in Barton, and the age and social structure of the residents, the development of a precinct based on accommodation, food and beverages and some related retail uses, as proposed in Variation 238, is to be endorsed. Residents, workers and hotel and serviced apartment guests, will have facilities within walking distance and these facilities should interact with and reinforce each other.

Our one area of strong disappointment is that the restaurant and retail facilities do not interact directly with the Brassey. In insisting on houses directly opposite the Brassey Hotel, the plan may be creating future opponents to our proposed extensions to our dining room, accommodation and car park. In keeping with existing uses of both the Macquarie Hotel and the Brassey, it is clearly more appropriate that the interface with the Brassey on Macquarie Street should be either accommodation, food and beverage, retail or commercial rather than residential. Residences located opposite our bar and dining room and conference wing, have the potential to impact on the ongoing commercial viability of the Brassey and on our proposed extensions on Macquarie Street.

We would appreciate an appointment to discuss this last issue with you.

Yours sincerely



Mark Sproat
General Manager
The Brassey of Canberra