



**ACT**  
Government

**Suburban Land**  
Agency

**FOR DISCUSSION**

Meeting	Board	Audit & Risk Committee	Significant Programs & Culture Committee
Date of Meeting	29 July 2021	N/A	N/A
Meeting No.	57	N/A	N/A
Agenda No.	10.1	N/A	N/A
Title	Update on Market Advice and Draft Indicative Land Release Program		
Purpose	The purpose of this paper is to provide an update on: <ul style="list-style-type: none"><li>• the Colliers market advice consultancy; and</li><li>• Progress by the Government in finalising the next Indicative Land Release Program (ILRP) (2021-22 to 2025-26).</li></ul>		
Paper Prepared by	Rob Thorman, Program Manager, Sustainability & Release Coordination Nick Vithalis, Senior Project Manager, Sustainability and Release Coordination		
Paper Approved by	Neil Bulless, Deputy Chief Executive Officer		
Previous Meeting and Agenda No. (if applicable)	3 June 2021, Agenda Item 56.7.1 Update on Market Analysis – land development and supply consultancy and Agenda Item 56.7.2 Update on Draft Indicative Land Release Program and Related Risks.		

<b>Recommendation</b>	That the Board <b>note</b> the progress on the Colliers consultancy and the current status of the ILRP.
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### **Executive Summary**

1. Following a request by the Board at the December 2020 Strategic Planning Day, Colliers International Valuation and Advisory Services (Colliers) was engaged to assess developable greenfield and urban infill land in the short, medium and long term.
2. The key findings from the draft report were presented to the Board at the 3 June 2021 meeting. The final report will be made available for the Board to review in the Diligent Reading Resource Room in advance of the Board meeting.
3. EPSDD continues to develop the next ILRP, and in order to present a longer-term view of the Government's land release strategy, a five year ILRP was prepared for 2021-22 to 2025-26. The ILRP was considered by Cabinet on 13 July 2021, however, as at the date of this paper (14 July 2021), there were a number of outstanding items requiring clarification as a result of the Cabinet consideration. The updated program, dated 5 July 2021, is shown in [Attachment A](#).
4. The five year program incorporates EPSDD's site risk ratings, with the Agency to consider specific site risks once the program has been endorsed by Cabinet. A full overview of Agency related site risks will be presented to the Board at a later date following internal consideration and circulation of the Cabinet endorsed ILRP.

### **Issues**

#### Colliers Market Consultancy Update

5. The final Colliers Report was provided to the Agency mid July 2021 following feedback from Agency staff. The final report is available for the Board to review in the Diligent Reading Resource Room.
6. The report provided the following findings:
  - a. A total of 37,972 dwellings are potentially in the future greenfield pipeline with the majority of supply concentrated over four localities (Ginninderry, Molonglo 3, CSIRO Belconnen and Western Edge land);
  - b. Most of the supply over the past five years has been mainly from SLA estates, with remaining supply from Denman Prospect and Ginninderry;
  - c. The supply of greenfield blocks over the next five years will likely exceed 30% of new supply;
  - d. A total of 33,298 multi-unit dwellings are in the future infill pipeline, mostly controlled by private developers – this represents 83% of potential multi-unit supply and approximately twelve years of supply based on current demographics and growth; and
  - e. Most of the infill supply is classified as high density (75%) with limited supply of low density (3.6%).
7. The report provided the following recommendations:
  - a. The Suburban Land Agency needs to ensure that there is adequate future supply of land that is 'shovel ready' and potentially to bring forward future releases within different geographic locations such as Jacka 2, Molonglo 3 and Western Edge land;
  - b. Infill/greenfield mix needs to reflect the current market conditions with the potential to increase the availability of greenfield sites. This can be reset to accommodate the changing market demands;
  - c. Ensure that preliminary planning and associated studies are well advanced to enable to release land in a timely manner (Such as Western Edge Land);
  - d. Potentially increase land that is suitable for separate title or multi-unit townhouse sites to address housing affordability concerns; and



- e. A review of housing demand is undertaken given the change in market conditions to ensure the ACT and surrounds can deliver the right housing choice to the Canberra market. Product like rural residential and large lot housing are needed to cater for increased demand.

Progress on developing the 2021-22 to 2025-26 ILRP

8. A number of release risks have been identified throughout the draft program. These risks were articulated in detail at the Board meeting of 3 June 2021, Agenda Item 56.7.2.
9. Following finalisation of the ILRP, a detailed paper on the delivery of the program from the Agency's perspective will subsequently be presented to the Board following internal consideration.

**Legal Advice Received**

10. No legal advice has been sought in relation to this matter.

**Financial Impacts**

11. The commissioning of the Colliers report itself has minimal financial implications and is covered from within existing budget. However, the longer-term issues raised in relation to future land supply will have potential financial implications to the SLA's revenue in the future.
12. The ILRP provides targets for the release of land, which then inform the basis for determining exchange rates and revenue forecasts.
13. The planning uncertainty around a number of sites in the latter years of the ILRP has resulted in a lowering of revenue expectations.

**Impact on Indicative Land Release Program**

14. The Colliers report does not impact directly on the delivery of the new ILRP, however it highlights issues for the development and delivery of future ILRPs.

**Risks**

15. Risks highlighted in the ILRP relating to required due diligence, planning, approvals and capital works, will impact the ability of the Agency to deliver land releases in accordance with the ILRP. The Agency is working with other directorates to ensure that there is an understanding of these release dependencies and the potential impact on delivery of the ILRP.

**Consultation and Engagement**

16. Executive level input has been provided when briefing the consultant and the report.
17. The Agency regularly consults with EPSDD, CRA and Treasury on the ILRP through the ILRP Working Group and ILRP Steering Committee and at officer and Executive levels.
18. The CEO meets regularly with the Director General of EPSDD to discuss issues including those raised in this paper.
19. The CEO and Chair have regular updates with the Minister where the issues raised in this paper can be discussed if necessary.

**Attachments**

Attachment A – Draft ILRP 2021-22 to 2025-26 and related risks

(The Colliers final market report is available in the Diligent Reading Resource Centre under SLA Board Meeting No.57 – Reference papers)

## Market Consultancy Brief– February 2021

### Statement of Requirements

- The purpose of this advice is to present a strategy to the Suburban Land Agency (SLA) and its Board to address the potential/forecast shortage of developable greenfields, englobo and urban infill land in the ACT in the short, medium and longer term.
- The SLA Board has discussed the issue of medium to long term greenfield land and urban infill supply in the ACT at a number of meetings in recent months and it was raised as a primary area of interest at a recent strategic planning day.

### Objectives

- The Suburban Land Agency is seeking advice around a strategic approach to the Indicative Land Release Program, encompassing a wholistic market view of both greenfields and urban infill supply within the ACT and region, for both land released and controlled by the ACT Government, our competitors and private developers.
- In particular, the advice should allow the Agency to form an overall view of the potential supply available in the ACT and region in the short to medium term, for both the Greenfield and urban infill segments of the market and the expected demand for dwellings within these market segments (greenfield and urban, single residential, low rise medium density, high density multi units).
- This advice should also analyse and comment on the likelihood and potential barriers in achieving the strategic direction and actions as indicated in the ACT Planning Strategy 2018 on greenfield and urban infill development, based on identified future development areas and fronts.
  - Specifically, the strategy stipulates that there is a need to support sustainable urban growth by working towards delivering up to 70% of new housing within the ACT's existing urban footprint by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors. This results in only 30% of new housing development being delivered in greenfield sites.

### Scope

- In order to meet the abovementioned objectives, the SLA is seeking expert advice on the following:
  - Current and future supply and demand of dwellings in greenfield locations, both in existing residential estates (ACT Government and Private) and proposed future residential estates. This analysis should include potential future residential land supply both planning and not planning ready, such as the western edge land, Molonglo and other potential areas for future release.
  - Current and future supply and demand of dwelling in urban infill locations, particularly in town and group centres and along the Northbourne Avenue corridor. This analysis should include supply of sites by both the ACT Government and Private developers, as well as analysis on multi-unit developments in various stages of the pipeline (proposed, planning with no DA, planning with DA, under construction, complete and mooted).
- The analysis should provide the potential future demand for dwellings based on underlying (demand due to population and other demographic factors) as well as an opinion of

effective demand that is currently within the market (demand based on sales rates and take up of single detached residential land and units).

- An opinion on the nature and type of future releases is sought in order to determine what the short to medium term supply profile is for the ACT for both detached single residential dwellings in greenfield estates as well as low rise medium density and high density multi-unit dwellings within these greenfield estates and urban infill locations.
- This advice should balance the need to maintain the ongoing supply of detached housing, as well as the risks associated with:
  - having limited development fronts in relation to housing type, price and location;
  - the implications for housing affordability in the ACT; and
  - strong and sustained growth in cross-border development (and the corresponding impact on the ACT Budget)
- Specifically, it should have regard to the objective with the ACT Planning Strategy 2018 on achieving 70% of new housing within urban infill areas, and 30% in greenfield areas.
- Furthermore, detail should be provided on what proportion of infill and greenfield development will be provided by the ACT Government and the private sector based on land controlled by either party in the short, medium and long term.

Additional detail to the requirements in the scope are shown in the sections below.

#### Current Supply

In terms of current supply, we are seeking advice on the following:

- The current available level of supply across the ACT and surrounding NSW (Googong Township, South Tralee, etc) for residential dwelling sites (single residential, low rise medium density and multi-unit high density etc) in greenfield and urban infill locations for ACT Government and private developer controlled / owned land; and
- An indication of the level and nature of planned development activity in the short term, including analysis of single residential, low rise medium density and multi-unit dwelling sites in greenfield and urban infill locations scheduled for release and the high level dwelling/block mix and yield;

#### Future Supply

In terms of future supply, we are seeking advice on the following:

- The future forecast / potential supply across the ACT and surrounding NSW (Googong Township, South Tralee, etc) for residential dwelling sites (single residential, low rise medium density and multi-unit high density etc) in greenfield and urban infill locations for ACT Government and private developer controlled / owned land;
- Consideration of the following factors should also be discussed and assessed:
  - The need for the ACT Government to maintain an ongoing supply of detached housing, and at what level the market supply should be;
  - The risks associated with having too few development fronts in relation to housing type, price and location and the ACT Government's objective to provide adequate housing mix as per the ACT Planning Strategy 2018; and
  - The implication associated with the risks above for housing affordability in the ACT.

### Current Demand

In terms of current demand, we are seeking advice on the following:

- The level of effective market demand based on take-up rates (sales per month/annum) for residential blocks in greenfield estates across the ACT and surrounding NSW as well as recently completed and under construction unit developments in urban infill locations;
- The absolute number of residential dwelling sites (single residential, low rise medium density and multi-unit high density etc) per annum that the market in each area can absorb over the short term; and
- How the level of planned development activity compares to the market's capacity for development in the short term;

### Future Demand

In terms of future demand, we are seeking advice on the following:

- Estimated demand based on forecast population growth in the medium to long term and the need to provide a mix of housing typologies in greenfield and urban infill locations noting the ACT planning strategy target of 70% infill and 30% greenfield.
- The absolute number of residential dwellings sites (single residential, low rise medium density and multi-unit high density etc) per annum that the market in each area can absorb over the medium to long term;
- How the level of planned development activity compares to the market's capacity for development in the medium to long term;

### Indicative timeframes

And indicated timeframe for the consultancy advice and milestones is shown below:

22 February	RFQs sent to respondents
1 March	RFQs submission to Suburban Land Agency
10 March	Respondents notified of RFQ outcome
12 March	Inception Meeting
12 April	Draft Report due along with presentation of findings and recommendations of the draft report and meeting to discuss draft report
5 May	Potential brief presentation to SLA Board on the findings and recommendations of report
17 May	Final report due

## Evaluation

Responses will be evaluated on against the following Assessment Criteria:

<b>Assessment Criteria</b>	<b>Weighting</b>
<p>1. Demonstrated knowledge of the ACT property market, that would provide confidence that the Respondent can provide robust market advice.</p> <p>Respondents should submit no more than two (2) A4 pages outlining their experience with similar projects and demonstrating their knowledge of the ACT property market.</p>	40%
<p>2. Demonstrated understanding of the scope of works required and the extent to which the Respondent's proposal meets the ACT Government's objectives.</p> <p>Respondents should submit no more than three (3) A4 pages outlining their proposed methodology to achieve the scope of works as detailed in the Statement of Requirements, objective and scope.</p>	40%
<p>3. Demonstrated capacity and technical skills to deliver the tasks within required timeframes.</p> <p>Respondents should submit no more than three (3) A4 pages outlining a proposed program for the work and an organisational chart showing the proposed team structure and team responsibilities. A Curriculum Vitae of no more than half an A4 page should be provided for each team member.</p>	20%

Following the technical evaluation, the evaluation team will consider price as part of determining overall value for money.



## Request for Quotation - SL2211141



# Territory Request for Quotation

**Reference ID: SL2211141**

This *Territory Request for Quotation* (RFQ) is seeking responses for the provision of: Commercial Advice (**the Requirement**).

The ACT Government as represented by Suburban Land Agency, Program Solutions (**the Customer**) is seeking responses for the provision of Services as described in this RFQ.

In submitting a response, Potential Suppliers are required to comply with all requirements set out in this RFQ, and if successful, agree to enter into a contract which incorporates the enclosed *Territory Contract Terms*.

This RFQ must be read with the *Territory Standard Terms of Quotation*, which apply.

### **THRESHOLD ASSESSMENT CRITERIA**

This RFQ has not specified any **Threshold Criteria**.

**Statement of Requirement**
**A.A.1 KEY DETAILS**
**RFQ Dates and Times**

Event	Date	Time
Issue date:	22-Feb-2021	
Closing time:	01-Mar-2021	5:00PM Local Canberra Time
Question closing time:	25-Feb-2021	

**Contract Dates**

Expected Contract Start date:	14-Mar-2021
The Services are required to commence on or before:	15-Mar-2021
Contract End Date:	30-Jun-2021
Contract Extension Option:	One (1) period, of one (1) month(s)

**A.A.2 THRESHOLD ASSESSMENT CRITERIA**
**Threshold criteria**

The Customer will exclude from consideration any Response that does not meet the Threshold Criteria (if any) specified in this RFQ cover page.

**A.A.3 THE REQUIREMENT**
**Required Services**

The specification of the Services is included in separate 'Attachment A – Detailed Specification'.

**Attached Specifications**

The specification of the Services is included in separate 'Attachment A – Detailed Specification'.

**A.A.3 (a) Standards**

None specified

**A.A.3 (b) Security**

None specified

**A.A.3 (c) Workplace Health and Safety**

See the *Territory's Standard Contract Terms* clause C.C.22.1 [*Work Health and Safety*].

**A.A.3 (d) Delivery and Acceptance**

See the *Territory's Standard Contract Terms* clause C.C.11 [*Delivery and Acceptance*].

**A.A.3 (e) Meetings**

Refer to separate 'Attachment A – Detailed Specification' for Indicative meeting requirements.

### **A.A.3 (f) Customer Material**

Potential data and reports if required.

### **A.A.3 (g) Facilities and Assistance provided by the Customer**

None specified.

## **A.A.4 REQUEST FOR QUOTATION (RFQ) DISTRIBUTION**

This RFQ and any updates will be distributed by via eMail.

Any questions relating to this RFQ must be directed to the Customer's Contact Officer at A.A.6 [CONTACT OFFICER].

## **A.A.5 LODGEMENT METHOD**

**eMail:**

Responses should be lodged via Email:

- to [nick.vithalis@act.gov.au](mailto:nick.vithalis@act.gov.au),
- identifying the Reference Number SL2211141 in the subject line,

by the Closing Time specified in A.A.1 [CLOSING TIME].

## **A.A.6 CUSTOMER'S CONTACT OFFICER**

For all matters relating to this RFQ, the Customer's Contact Officer will be the person occupying the position of:

Position: [nick.vithalis@act.gov.au](mailto:nick.vithalis@act.gov.au)

Email: [nick.vithalis@act.gov.au](mailto:nick.vithalis@act.gov.au)

## **COMPLAINTS HANDLING**

A Tenderer who wishes to make a complaint about a procurement activity must follow the process outlined in the ACT Government Supplier Complaints Management Procedure. This procedure can be accessed from the ACT Procurement website at [www.procurement.gov.au](http://www.procurement.gov.au).

Any complaints relating to this procurement should, in the first instance, be referred to the Customer's Contact Officer.

## **A.A.7 WARRANTY PERIOD (for Supplies that include Goods)**

None specified.

## **A.A.8 INSURANCE**

The Supplier should effect and maintain for the Term, all insurances required to be effected by it by law and the following insurances in the amounts stated:

- (a) Public Liability insurance with coverage in the amount of no less than \$10 million in respect of each occurrence.
- (b) For Supplies that include services, professional indemnity insurance with coverage in the amount of no less than \$10 million in the annual aggregate.



## Request for Quotation - SL2211141

- (c) For Supplies that include goods, product liability insurance to a value of \$10 million in the annual aggregate.

The Supplier must provide evidence of the insurance if required by the Customer.



## Request for Quotation - SL2211141

### DRAFT ADDITIONAL CONTRACT TERMS

## TERRITORY STANDARD TERMS OF QUOTATION

### A.B.1 Background

Some terms used in this document have been given a special meaning. Their meanings are set out in the Territory Glossary of Terms.

#### Discrepancies, Misdescriptions, Error and Omissions

The Request for Quotation (RFQ) may contain information that may be described as data, documents, and images, prepared by Territory agencies. While that information has been formulated with care, the Customer does not warrant or represent that it is free from misdescription, error or omission.

A Potential Supplier who utilises an automatic language translation service in connection with this RFQ does so at its own risk.

#### Amendments to RFQ

The Customer may amend, or clarify any aspect of this RFQ, prior to the Closing Time by issuing a formal amendment to this RFQ in the same manner as the original RFQ was distributed. Such amendments or clarifications will be issued simultaneously to all Potential Suppliers, as far as practicable.

#### Queries and clarifications

Any queries regarding this RFQ should be addressed to the contact officer as set out in clause A.A.6 [*Customer's Contact Officer*].

#### Costs of Submitting a Response

No contract will be formed until executed by the Customer. The Customer, acting in good faith, may discontinue this RFQ, decline to accept any Response; decline to issue any contract; or satisfy its requirement separately from this RFQ process.

Participation in any stage of an RFQ is at the Potential Supplier's sole risk and cost.

### A.B.2 Precedence of Documents

If there is inconsistency between any of the parts of this RFQ, the following order of precedence shall apply:

- (a) Request for Quotation (RFQ);
- (b) Territory Standard Terms of Quotation; and
- (c) Territory Glossary of Terms,

so that the provision in the higher ranked document will prevail to the extent of the inconsistency.

### A.B.3 Customer and Reference Material

The Customer will make available the Customer's material (if any) specified in clause A.A.3(f) [*Customer Material*].

If this RFQ references any other materials, including but not limited to, reports, plans, drawings, samples or other reference material which are publicly available (including at a cost), the Potential Supplier is responsible for obtaining the referenced material and considering it in framing their Response.

### A.B.4 Lodging a Response

#### Acknowledgement

By lodging a Response, Potential Suppliers agree that the Response will remain open for acceptance for ninety (90) calendar days from the date set out in clause A.A.1 [*Closing Time*] and to sign a Contract which incorporates the *Territory Contract Terms*.

The Customer will not be liable to the Potential Supplier on the basis of any promissory estoppel, contractual, quasi contractual

or restitutionary grounds whatsoever arising as a consequence of any matter relating or incidental to a Potential Supplier's participation in this RFQ process.

This includes instances where the Potential Supplier is not invited to participate in any subsequent process following completion of this RFQ process; the Customer varies or terminates this RFQ process; or the Customer decides not to contract for all or any of the requirements.

#### Price Basis, English Language and Metric Units

Potential Suppliers should submit Responses using the Response Form provided.

The Response must be in English.

Prices must be quoted in Australian currency and must show the GST exclusive price, the GST component, if any, the GST inclusive price, all other taxes, duties (including any customs duties) and any government charges imposed or levied in Australia or overseas.

All dimensions and units on plans and drawings and all references to measurements must be in metric units.

#### Non-Conforming Responses

A Response that:

- (a) is at variance with or does not respond to or does not fully comply with any requirement of the RFT; or
  - (b) is incomplete, cannot be read or decrypted; or
  - (c) potentially contains any virus, malicious code or anything else that might compromise the integrity or security of Tenders ACT and/or the Territory's ICT environment
- may be deemed to be non conforming.

The Territory may at its absolute discretion, in respect of a Tender that is non conforming or which has been deemed by the Territory to be non-conforming having regard to any Conditions of Tender:

- (a) reject and not further consider the Tender;
- (b) ignore any non-conformance in the Tender and assess the Tenders against the Assessment Criteria; or
- (c) if it is possible to correct the non-conformance without affecting the probity of the Tender process, permit the Tenderer to do so.

#### Alternative Responses

Potential Suppliers may submit Responses for alternative methods of addressing the Customer's Statement of Requirement described in this RFQ, where the option to do so was stated in this RFQ or agreed in writing with the Customer prior to the Closing Time.

Potential Suppliers are responsible for providing a sufficient level of detail about the alternative solution to enable its evaluation.

#### Lodgement and Closing Time

The Response must be lodged as set out in clause A.A.5 [*Lodgement Method*] prior to the A.A.1 [*Closing Time*].

#### Extensions and Late Response

The Customer will only agree to extensions to the Closing Time in exceptional circumstances and, if approved, the extension will apply equally to all Potential Suppliers. The Customer will not consider any Responses received after the Closing Time specified in this RFQ unless the Response is late as a consequence of the Customer's mishandling.

## TERRITORY STANDARD TERMS OF QUOTATION

### Further Information, Clarification and Enquiries

The Customer may, at any time prior to execution of a contract, seek clarification or additional information from, and enter into discussions and negotiations with, any or all Potential Suppliers in relation to their Responses. In doing so, the Customer will not allow any Potential Supplier to substantially tailor or amend their Response.

### Improper Conduct

Potential Suppliers and their officers, employees, agents and advisors must not engage in any collusive, anti-competitive or any other similar conduct with any other Potential Supplier or person, or offer any unlawful inducements in relation to their Response or this RFQ process.

### Conflict of Interest

Potential Suppliers must notify the Customer immediately if any actual, potential or perceived conflict of interest arises. A perceived conflict of interest is one in which a reasonable person would think that the person's judgement and/or actions may be compromised.

### A.B.5 Evaluation

The Customer will evaluate Responses in accordance with the *Government Procurement Act 2001* (ACT), *Government Procurement Regulation 2007* (ACT) and related Territory procurement policies, to determine the best value for money outcome for the Customer.

### Threshold Assessment Criteria

The Customer will exclude from consideration any Response that does not meet clause A.A.2 [*Threshold Assessment Criteria*], if any, and the Response will not be considered for further assessment against the Comparative Assessment Criteria.

### Assessment Criteria

Unless otherwise stated in an RFQ, the Customer will assess value for money, in consideration of:

- (a) the extent to which the Potential Supplier's Response meets the Customer's requirement set out in this RFQ;
- (b) the extent to which the Potential Supplier's Response demonstrates the Potential Supplier's capacity to provide the requirement;
- (c) the whole of life costs to be incurred by the Customer (noting this criterion may consider both the quoted price and any costs which the Customer would incur as a result of accepting any Potential Supplier's Response);
- (d) the risk (which may include, without limitation, financial risk and risk arising as a result of the Response being assessed as an unacceptably high risk against any Assessment Criteria); and
- (e) any other matters specified as assessment criteria in this RFQ.

### Viability

If requested by the Customer, the Potential Supplier must be able to demonstrate its ability to remain viable over the Contract Term and must promptly provide the Customer with such information or documentation as the Customer reasonably requires.

### Reference Checks

The Customer reserves the right to contact the Potential Supplier's referees, or any other person, directly and without notifying the Potential Supplier.

### Selection of Supplier and Debrief

The Customer is under no obligation to select any Response and may vary or discontinue this RFQ process upon giving written notice to Potential Suppliers.

Upon conclusion of this RFQ assessment process the Customer may commence contract negotiations with Potential Supplier(s), however is not obliged to execute a contract with any Potential Supplier.

The Customer will notify unsuccessful Potential Suppliers of the final decision and, if requested, will debrief Potential Suppliers following the award of a contract.

### A.B.6 Disclosure

Potential Suppliers acknowledge that the Territory may be required to disclose information, either under the *Freedom of Information Act 2016* (ACT) or by the responsible Minister in the Legislative Assembly.

### A.B.7 Confidentiality of Potential Supplier's Information

Potential Suppliers should note that if successful, parts of their Response may be included in a subsequent Contract. Potential Suppliers must identify any aspects of their Response or the proposed Contract that they consider should be kept confidential, including reasons.

Potential Suppliers should note that the Customer will only agree to treat information as confidential in cases that it considers appropriate.

In the absence of such an agreement, Potential Suppliers acknowledge that the Customer has the right to publicly disclose the information, in accordance with A.B.A [*Notifiable Contracts*].

### A.B.8 Criminal Code

Potential Suppliers should be aware that the giving of false or misleading information to the Territory is a serious offence under section 137.1 of the schedule to the *Criminal Code Act 1995* (Cth).

The Potential Supplier must ensure that any intended subcontractors participating in the Potential Supplier's Response are aware of the information in this clause.

## TERRITORY STANDARD TERMS OF QUOTATION

### A.B.A Notifiable Contracts

Potential Suppliers must specify in writing if they believe any information in relation to this ATM is confidential and wishes that information to be treated as confidential in any potential contract.

Potential Suppliers are advised that under the *Government Procurement Act 2001* (ACT) the Territory must publish prescribed information about invoices with a value of \$25,000 (inclusive of GST) or more ("notifiable invoices") on the "Notifiable Invoices Register". Refer [www.procurement.act.gov.au](http://www.procurement.act.gov.au).

Potential Suppliers should seek their own legal advice as to the implications for them of the notifiable contracts and notifiable invoices provisions of the *Government Procurement Act 2001* (ACT).

### A.B.B. Affirmative Action

The Customer will not enter into a contract with a Potential Supplier named by the Workplace Gender Equality Agency as an employer currently not complying with the *Workplace Gender Equality Act 2012* (Cth).

### A.B.C Ownership of Responses

All Responses lodged in accordance with this RFQ become the property of the Territory, which may use each Response for assessment purposes.

A Potential Supplier:

- (a) retains intellectual property rights in their Response; and
- (b) authorises the Territory, subject to any other person's rights, to communicate, reproduce, use or supply the content of their Response for any purpose in respect of the assessment of their Response; and
- (c) must specify in their Response if any intellectual property or moral rights vest in an entity or a person other than the Potential Supplier, naming the entity or person, and indicating to what extent this authorisation in paragraph (b) may be limited.

### A.B.D. Complaints Handling

The Potential Supplier should notify the contact officer, as set out in clause A.A.6 [*Customer's Contact Officer*], of the nature of any complaint in regard to the procurement activity.

If the Customer's Contact Officer cannot resolve the matter, the Potential Supplier will then submit a completed Supplier Complaint Form.

The contact officer will provide a written acknowledgement of the receipt of the Supplier Complaint Form within 2 business days.

A Complaint received and managed under the Territory Supplier Complaints Management Procedure will not generally stop or reverse any decision made by a Territory Entity.

## TERRITORY CONTRACT TERMS

### C.C.1 Background

- a) The Customer requires the provision of certain Goods and/or Services. The Supplier has fully informed itself on all aspects of the Customer's requirements and has responded representing that it is able to meet the Statement of Requirement.
- b) Some terms used in these *Territory Contract Terms* have been given a special meaning. Their meanings are set out either in the *Territory Glossary of Terms* or in the relevant Contract.
- c) In the Contract, unless a contrary intention is expressed:
  - i) references to "Supplier" include any employees, agents or subcontractors of the Supplier;
  - ii) references to legislation or to provisions in legislation include references to amendments or re-enactments of them and to all regulations and instruments issued under the legislation;
  - iii) words in the singular include the plural and vice versa;
  - iv) headings are for convenience only and do not affect the construction or interpretation of this Contract;
  - v) an obligation imposed on more than one person binds them jointly and severally; and
  - vi) the word "include" and any derivation is not to be construed as a word of limitation.

### C.C.2 Relationship of the Parties:

- a) Neither party is the employee, agent, officer or partner of the other party nor, by virtue of the Contract, authorised to bind or represent the other party.
- b) The Supplier must ensure that its officers, employees, agents or subcontractors do not represent themselves as being an officer, employee, partner or agent of the Customer.
- c) In all dealings related to the Contract, the parties agree to:
  - i) communicate openly with each other and cooperate in achieving the contractual objectives; and
  - ii) act honestly and ethically; and
  - iii) comply with reasonable commercial standards of fair conduct; and
  - iv) consult, cooperate and coordinate activities to identify and address any overlapping work health and safety responsibilities aimed at ensuring the health and safety of workers and workplaces; and
  - v) comply with all reasonable directions and procedures relating to work health and safety, record keeping and security in operation at each other's premises or facilities whether specifically informed or as might reasonably be inferred from the circumstances.

### C.C.3 Conflict of Interest:

- a) The Supplier has either declared any real or perceived conflicts of interest that might arise; or states that no conflicts of interest exist, or are anticipated, relevant to the performance of its obligations under the Contract.
- b) If any conflict or potential conflict arises during the Contract Term, the Supplier will immediately notify the Customer and comply with any reasonable Notice given to the Supplier by the Customer in relation to the conflict. As soon as practicable, any verbal advice must be followed by written confirmation.

### C.C.4 Precedence of Documents:

- a) The Contract is comprised of:
  - i) *Additional Contract Terms* (if any);
  - ii) *Territory Glossary of Terms*;
  - iii) *Territory Contract Terms*; and
  - iv) *Statement of Work*; and
  - v) *Contract Annex 1 – Supplementary information* (if any),  
unless otherwise agreed in writing between the parties.
- b) If there is ambiguity or inconsistency between documents comprising the Contract, the document appearing higher in the list will have precedence.
- c) The Contract may be signed and dated by the parties on separate, but identical, copies. All signed copies constitute one (1) Contract.

### C.C.5 Governing Law:

The laws of the Australian Capital Territory apply to the Contract.

### C.C.6 Entire Agreement:

- a) The Contract represents the parties' entire agreement in relation to the subject matter, at the time the Contract was entered.
- b) Anything that occurred before the making of the Contract shall be disregarded (unless incorporated into the Contract in writing). However, the Supplier represents that the claims made in its Response to the Request for Quotation were correct when made and remain correct.
- c) The parties agree that no agreement or understanding varying or extending the Contract will be legally binding upon either party unless in writing and agreed by both parties.
- d) If either party does not exercise (or delays in exercising) any of its contractual rights, that failure or delay will not prejudice those rights.

### C.C.7 Survival:

Clauses C.C.14 (a), (b) and (c) [*Liability of the Supplier*], C.C.17 (d) and (f) [*Supplier Payments*], C.C.20 [*Transition Out*], C.C.22 [*Compliance with Territory Laws and Policies*], C.C.23 [*Access to Supplier's Premises and Records*], C.C.25 [*Non-disclosure of Customer Information*], C.C.28 [*Fraud*] and any other provisions stated as surviving termination of this Contract will survive termination or expiry of the Contract.

### C.C.8 Notices:

- a) A Notice is deemed to be effected:
  - i) if delivered by hand - upon delivery to the relevant address;
  - ii) if sent by registered post - upon delivery to the relevant address; or
  - iii) if transmitted electronically - upon actual delivery as evidenced by a delivery receipt by the addressee.
- b) A Notice received after 5.00 pm, or on a day that is not a Business Day in the place of receipt, is deemed to be effected on the next Business Day in that place.

### C.C.9 Assignment:

- a) The Supplier may not assign any rights under the Contract without the Customer's written consent. To seek consent, the Supplier must provide the Customer with a

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Notice, which includes full details of the proposed assignee and the rights the Supplier proposes to assign.

- b) To decline consent, the Customer must provide a Notice to the Supplier, setting out its reasons, within twenty-eight (28) calendar days of receiving the Notice seeking consent. Otherwise, the Customer is taken to have consented.

### C.C.10 Subcontracting:

- a) Subcontracting any part of, or the entire Supplier's obligations under the Contract, will not relieve the Supplier from any of its obligations under the Contract.
- b) The Supplier must ensure that Subcontractors specified in Item C.A.6 [Subcontractors] (if any) perform that part of the Services Specified in that item. Unless otherwise agreed by the Customer (in writing) the Supplier must not subcontract any part of its obligations under the Contract other than to Subcontractors named in Item C.A.6.
- c) The Supplier must ensure that specified Subcontractors in Item C.A.6 [Subcontractors] (if any) are not replaced without the prior written consent of the Customer. The Customer's written consent will not be unreasonably withheld.
- d) The Supplier must make available to the Customer the details of all Subcontractors engaged to provide the Goods and/or Services under the Contract. The Supplier acknowledges that the Customer may be required to publicly disclose such information.
- e) The Supplier must ensure that any subcontract entered into by the Supplier, for the purpose of fulfilling the Supplier's obligations under the Contract, imposes on the Subcontractor the same obligations that the Supplier has under the Contract (including this requirement in relation to subcontracts).
- f) At the Customer's request, the Supplier, at no additional cost to the Customer, must promptly remove from involvement in the Contract any Subcontractor that the Customer reasonably considers should be removed.

### C.C.11 Delivery and Acceptance:

- a) The Supplier must provide the Goods and/or Services as specified in the *Statement of Work* and meet any requirements and standard specified in the *Statement of Work*.
- b) The Supplier must promptly notify the Customer if the Supplier becomes aware that it will be unable to provide all or part of the Goods and/or Services specified in Item C.A.2(d) [Delivery and Acceptance] and advise the Customer when it will be able to so.
- c) Any Goods must be delivered at the times and to the places detailed in Item C.A.2(d) [Delivery and Acceptance], free from any security interest. Unless otherwise stated in the Contract, Goods must be new and unused. Any Services must be provided to the higher of the standard that would be expected of an experienced, professional supplier of similar services and any standard specified in the *Statement of Work*.
- d) The Customer may reject the Goods and/or Services within fourteen (14) calendar days after delivery or such longer period specified in the *Statement of Work* at Item C.A.2(d) [Delivery and Acceptance], if the Goods and/or Services do not comply with the requirements of the Contract ("Acceptance Period").

- e) If during the Acceptance Period circumstances outside the Customer's reasonable control cause a delay in the Customer's evaluation of the compliance of the Goods and/or Services with the Contract, the Customer may give the Supplier a Notice before the end of the original Acceptance Period, setting out the reason for the delay and the revised Acceptance Period date (which must be reasonable having regard to the circumstances causing the delay).
- f) If the Customer does not notify the Supplier of rejection within the Acceptance Period (as extended if applicable) the Customer will be taken to have accepted the Goods and/or Services, though the Customer may accept the Goods and/or Services sooner. Title to Goods transfers to the Customer only on acceptance.
- g) If the Customer rejects the Goods and/or Services, the Customer must issue a Notice clearly stating the reason for rejection and the remedy the Customer requires. No payment will be due for rejected Goods and/or Services until their acceptance.
- h) If requested by the Customer, the Supplier must provide the Customer with evidence to the Customer's satisfaction that the Goods are free of any encumbrance including any security interest.
- i) The Supplier bears all risks for and associated with the Goods and their delivery to the Customer until the Goods have been delivered to and accepted by the Customer and (if required in the *Statement of Work*) installed and/or commissioned, including but not limited to insurance for the full replacement value of the Goods.

### C.C.12 Licences Approvals and Warranties:

- a) During the Warranty Period for the Goods the Supplier must without delay and at no cost to the Customer correct all defects in the Goods by way of repair, replacement or such other means acceptable to the Customer. The Supplier is liable for all costs incidental to the discharge of the warranty in this clause C.C.12(a) and any other warranty given in respect of the Goods, including any packaging, freight, disassembly and reassembly costs.
- b) The Supplier warrants that no virus, worm, or other malicious code will be introduced into the Customer's systems as a result of the provision of any Goods and Services by the Supplier.
- c) At no cost to the Customer, the Supplier must obtain and maintain all Intellectual Property Rights, licences or other approvals required for the lawful provision of the Goods and/or Services and arrange any necessary customs entry for any Goods.
- d) The Supplier must provide the Customer with all relevant third party warranties in respect of Goods. If the Supplier is a manufacturer, the Supplier must provide the Customer with all standard manufacturer's warranties in respect of the Goods it has manufactured and supplied.
- e) To the extent permitted by law and for the benefit of the Customer, the Supplier consents, and must use its best endeavours to ensure that each author of Material consents in writing, to the use by the Customer of the Material, even if the use may otherwise be an infringement of their Intellectual Property Rights and/or Moral Rights.

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- f) The Customer owns the Intellectual Property Rights in the Customer Material and the Material.
- g) To the extent the Supplier or a third party holds any Intellectual Property Rights in any Pre-Existing Material, the Supplier grants to the Customer a royalty free, irrevocable, non-exclusive licence to enable the Customer to exercise full rights and interest in the Intellectual Property Rights in the Pre-Existing Material, including a right to sublicense. The Supplier agrees to create, execute or sign any documents and perform all acts which may be necessary to allow the use of those rights by the Customer for any purpose.
- h) The Customer grants to the Supplier a non-exclusive, royalty free licence for the term of the Contract to exercise the Intellectual Property Rights in the Material and the Customer Material for the sole purpose of fulfilling its obligations under the Contract. The licence in this clause is subject to any conditions or limitations of third parties that the Customer notifies to the Supplier.
- i) Intellectual Property Rights in Goods provided under the Contract, and pre-existing Intellectual Property Rights of the Supplier will not change as a result of the Contract.
- C.C.13 Specified Personnel:**
- a) The Supplier must ensure that the Specified Personnel set out in Item C.A.5 [*Specified Personnel*] (if any) perform the part of the Services specified in that item. The Supplier must ensure that Specified Personnel (if any) are not replaced without the prior written consent of the Customer. The Customer's written consent will not be unreasonably withheld.
- b) At the Customer's reasonable request, the Supplier, at no additional cost to the Customer, must as soon as reasonably practicable replace any Specified Personnel that the Customer reasonably considers:
- is not performing the Supplier's obligations under the Contract to the standard or within the timeframe reasonably required by the Customer;
  - is not a fit and proper person; or
  - is not suitably qualified to perform the Services.
- c) Any Specified Personnel must be replaced with personnel that are acceptable to the Customer.
- C.C.14 Liability of the Supplier:**
- a) The Supplier indemnifies the Customer, its employees and agents against liability in respect of any claims, costs and expenses and for all loss, damage, injury or death to persons or property caused by the Supplier, its employees, agents or subcontractors in connection with its obligations or representations under the Contract.
- b) The Supplier's obligation to indemnify the Customer, its employees and agents will reduce proportionally to the extent that any act or omission, on the part of the Customer, its employees or agents contributed to the claim, loss or damage.
- c) The parties acknowledge the Supplier's liability under this clause may be limited under a scheme operating under Schedule 4 of the *Civil Law (Wrongs) Act 2002* (ACT), or any corresponding State, Territory or Commonwealth legislation, that limits the civil liability of members of particular professions arising from the performance of their professional services, where the Supplier is a member of that scheme, and where that scheme applies to the Goods and/or Services delivered under the Contract.
- d) The Supplier must effect and maintain during the Contract Term all insurances required by law, and insurances in amounts not less than the amounts (if any) specified in Item C.A.8 [*Insurances*] with a Prescribed Insurer and provide the Customer with proof when reasonably requested
- C.C.15 Termination or Reduction for Convenience:**
- a) In addition to any other rights either party has under the Contract, the Customer acting in good faith, may at any time terminate the Contract or reduce the scope or quantity of the Goods and/or Services, by providing a Notice to the other party.
- b) If the Customer issues a Notice under this clause, the Supplier must stop or reduce work in accordance with the Notice and comply with any reasonable directions given by the Customer.
- c) The Supplier must mitigate all loss and expenses in connection with the termination or reduction in scope (including the costs of its compliance with any directions).
- d) The Customer will pay the Supplier for Goods and/or Services accepted in accordance with clause C.C.11 [*Delivery and Acceptance*] and Item C.A.2(d) [*Delivery and Acceptance*] before the effective date of termination or reduction.
- e) If the Customer issues a Notice under this clause, the Customer will also pay the Supplier for any reasonable costs the Supplier incurs that are directly attributable to the termination or reduction, provided the Supplier substantiates these costs to the satisfaction of the Customer.
- f) Under no circumstances will the total of all payments to the Supplier exceed the Contract Price. The Supplier will not be entitled to loss of anticipated profit for any part of the Contract not performed.
- C.C.16 Termination for Cause:**
- a) The Customer may terminate the Contract in whole or in part if:
- the Supplier does not deliver the Goods and/or Services as specified in the Contract, or notifies the Customer that the Supplier will be unable to deliver the Goods and/or Services as specified in the Contract;
  - the Customer rejects the Goods and/or Services in accordance with clause C.C.11 [*Delivery and Acceptance*] and the Goods and/or Services are not remedied as required by the Notice of rejection;
  - the Supplier breaches a material term of the Contract and the breach is not capable of remedy;
  - the Supplier does not remediate a material breach of the Contract which is capable of remediation within the period specified by the Customer in a Notice of default issued to the Supplier; or
- b) Subject to complying with any requirements in the *Corporations Act 2001* (Cth), the Customer may issue a Notice to terminate this Contract, in whole or in part, if the Supplier:
- is unable to pay all its debts when they become due;

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- ii) if incorporated – has a liquidator, receiver, administrator or other controller appointed or an equivalent appointment is made under legislation other than the *Corporations Act 2001* (Cth); or
  - iii) if an individual – becomes bankrupt or enters into an arrangement under Part IX or Part X of the *Bankruptcy Act 1966* (Cth).
- c) Termination of the Contract under this clause does not change the Customer's obligation to pay any Correctly Rendered Invoice.
- C.C.17 Supplier Payments:**
- a) The Customer must pay the Supplier the Contract Price following its receipt of a Correctly Rendered Invoice and otherwise in accordance with Item C.A.3 [*Contract Price and Payment*] of the *Statement of Work*.
  - b) The Supplier must promptly provide to the Customer such supporting documentation and other evidence reasonably required by the Customer to substantiate performance of the Contract by the Supplier.
  - c) Payment of any invoice is payment on account only, and does not substantiate performance of the Contract.
  - d) If the Supplier owes any amount to the Customer in connection with the Contract or any other contract between the parties or between the Supplier and any other Territory entity as defined in section 3(1) of the Procurement Act, the Customer may offset that amount, or part of it, against its obligation to pay any Correctly Rendered Invoice.
  - e) Except if otherwise stated in this Contract, the Contract Price is:
    - i) payable within 30 days of receipt by the Customer of a Correctly Rendered Invoice;
    - ii) inclusive of GST and all other taxes, duties and charges; and
    - iii) inclusive of all disbursements, including out of pocket expenses incurred by the Supplier.
  - f) If, after payment, any invoice is found to have been incorrectly rendered, any underpayment or overpayment will be recoverable by or from the Supplier as the case may be and, without limiting recourse to other available remedies, may be offset against any amount subsequently due by the Customer to the Supplier under the Contract.
- C.C.18 Dispute Resolution:**
- a) For any dispute arising under the Contract both the Supplier and the Customer agree to comply with (i) to (iv) of this clause sequentially:
    - i) both Contract Managers will try to settle the dispute by direct negotiation;
    - ii) if unresolved, the Contract Manager claiming that there is a dispute will give the other Contract Manager a Notice setting out details of the dispute and proposing a solution;
    - iii) if the proposed solution is not accepted by the other Contract Manager within five (5) Business Days, each Contract Manager will nominate a more senior representative, who has not had prior direct involvement in the dispute. These representatives will try to settle the dispute by direct negotiation;
    - iv) failing settlement within a further ten (10) Business Days, the Customer will, without delay, refer the dispute to an appropriately qualified mediator selected by the Customer or, at the Customer's discretion, to the chairperson of an accredited mediation organisation to appoint a mediator, for mediation to commence within fifteen (15) Business Days of the request.
  - b) Representatives for the Supplier and the Customer must attend the mediation. The nominated representatives must have the authority to bind the relevant party and act in good faith to genuinely attempt to resolve the dispute.
  - c) The Customer and the Supplier will each bear their own costs for dispute resolution. The Customer will bear the costs of a mediator.
  - d) If the dispute is not resolved within thirty (30) Business Days after mediation commences, either the Supplier or the Customer may commence legal proceedings.
  - e) Despite the existence of a dispute, the Supplier will (unless requested in writing by the Customer not to do so) continue their performance under the Contract.
  - f) This procedure for dispute resolution does not apply to action relating to clause C.C.16 [*Termination for Cause*] or to legal proceedings for urgent interlocutory relief.
- C.C.19 Transition In:**
- The Supplier must perform all tasks reasonably required to facilitate the smooth transition of the provision of the Goods and/or Services from any outgoing supplier to the Supplier.
- C.C.20 Transition Out:**
- If the Contract expires or is terminated under clause C.C.16 [*Termination for Cause*] the Supplier must comply with any reasonable directions given by the Customer in order to facilitate the smooth transition of the provision of the Goods and/or Services to the Customer or to another supplier nominated by the Customer.
- C.C.21 Compliance with Laws:**
- The Supplier must comply with the laws from time to time in force in any jurisdiction in which any part of the Contract is performed.
- C.C.22 Compliance with Territory Laws and Policies:**
- a) The Supplier must comply with, and ensure its officers, employees, agents and subcontractors comply with all laws and Territory policies relevant to the Goods and/or Services.
  - b) Without limiting clause C.C.22(a), if the Supplier becomes aware of any actual or suspected breach of the requirements set out in clauses A to H below, it must:
    - i) immediately report it to the Customer and provide a written report on the matter within five (5) Business Days; and
    - ii) comply with any reasonable directions by the Customer in relation to any investigation or further reporting of the actual or suspected breach.
- C.C.23 Access to Supplier's Premises and Records:**
- a) The Supplier must maintain proper business and accounting records relating to the supply of the Goods and/or Services and performance of the Contract.

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- b) Without limiting the powers of the Territory's Auditor-General under the *Auditor-General Act 1996 (ACT)*, the Supplier agrees to provide to the Customer, or its nominee, access to the Supplier's, or its Subcontractor's premises, personnel, documents and other records, and all assistance reasonably requested, for any purpose associated with the Contract or any audit or review of the Supplier's or the Customer's performance under the Contract, including (but not limited to) in connection with a request made under the *Freedom of Information Act 1982 (Cth)* or *Freedom of Information Act 2016 (ACT)*.
- c) The Supplier must act reasonably to cooperate with persons authorised to conduct an audit or checks and allow the Customer (at the Customer's expense) to take copies of all relevant records.
- d) The Supplier must not transfer, or permit the transfer of, custody or ownership, or allow the destruction, of any Territory record (as defined in the *Territory Records Act 2002 (ACT)*) without the prior written consent of the Customer. All Territory records, including any held by subcontractors, must be returned to the Customer at the conclusion of the Contract.
- C.C.24 Information Privacy Act Requirements:**
- a) In respect of any Personal Information held in connection with the Contract, the Supplier must:
- comply with the *Territory Privacy Principles (TPPs)* and any applicable TPP Code and must not (and procure that any subcontractor engaged by the Supplier does not) act or engage in a practice that breaches a TPP or a TPP Code; and
  - co-operate with any reasonable requests or directions of the Customer arising directly from, or in connection with, the exercise of the functions of the Information Privacy Commissioner under the Information Privacy Act.
- C.C.25 Non-Disclosure of Customer Information:**
- a) The Supplier must:
- use Customer Information held in connection with this Contract only for the purposes of fulfilling its obligations under this Contract;
  - not transfer Customer Information held in connection with this Contract outside the Territory, or allow any person (other than its authorised personnel) outside the Territory to have access to it, without prior written approval of the Customer; and
  - notify the Customer immediately if the Supplier becomes aware that a disclosure of Customer Information may be required by law or any unauthorised disclosure of Customer Information has occurred.
- b) Other than as provided in the Contract, the Supplier must not disclose to any person, other than the Customer, any Customer Information, without prior written approval from the Customer. This obligation will not be breached where the Customer Information is:
- required or authorised to be disclosed by law or a stock exchange;
  - disclosed to the Supplier's solicitors, auditors, insurers or advisers;
  - publicly available (other than through breach of a confidentiality or non-disclosure obligation); or
- iv) in the possession of the Supplier without restriction in relation to disclosure before the date of receipt from the Customer.
- c) The Customer may at any time require the Supplier to arrange for its employees, agents or subcontractors to give a written undertaking relating to nondisclosure of the Customer's confidential information in a form acceptable to the Customer.
- C.C.26 Security and Safety:**
- a) When accessing any Territory place, area or facility, the Supplier must comply with any security and safety requirements notified to the Supplier by the Customer or of which the Supplier is, or should reasonably be aware. The Supplier must ensure that its officers, employees, agents and subcontractors are aware of, and comply with, such security and safety requirements.
- b) The Supplier must ensure that all information, material and property provided by the Customer for the purposes of the Contract is protected at all times from unauthorised access, use by a third party, misuse, damage and destruction and is returned as directed by the Customer.
- C.C.27 Criminal Code:**
- a) The Supplier acknowledges that the publication or communication of any fact or document by a person which has come to its knowledge or into its possession or custody by virtue of the performance of the Contract (other than to a person to whom the Supplier is authorised to publish or disclose the fact or document) may be an offence under section 153 of the *Crimes Act 1900 (ACT)*. The Supplier must ensure that any subcontractor engaged in connection with the Contract is aware of the information contained in this clause.
- C.C.28 Fraud:**
- a) For the purposes of this clause, Fraud means dishonestly obtaining a benefit from the Territory or causing a loss to the Territory by deception or other means.
- b) The Supplier must take all reasonable steps to prevent and detect Fraud in relation to the performance of the Contract. The Supplier acknowledges the occurrence of Fraud will constitute a breach of the Contract.
- c) If an investigation finds that the Supplier or its employees have committed Fraud, or the Supplier has failed to take reasonable steps to prevent Fraud by an employee or subcontractor, the Supplier must reimburse or compensate the Customer in full.
- C.C.29 Taxation:**
- a) The Supplier agrees to comply, and to require its subcontractors to comply, with all applicable laws relating to taxation.
- C.C.30 Confidential Text under the Procurement Act:**
- a) In giving effect to the principles of open and accountable government, the Customer may disclose documents and information unless it has otherwise agreed, or is otherwise required under law, to keep the information confidential. In accordance with those principles, this Contract may be a notifiable contract under the Procurement Act and, if so, the Customer will be required to make the text of this Contract available to the public, including by publication on a contracts register.



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- b) If Item C.A.9 [CONFIDENTIAL TEXT UNDER THE GOVERNMENT PROCUREMENT ACT 2001 (ACT)] states that this Contract is a notifiable contract under the Procurement Act, the grounds on which the text is confidential are set out in Item C.A.9 and clause C.C.30 (c) applies.
- c) Except as provided in this Contract, the Customer must not disclose confidential text specified in the Contract to any person without the prior written consent of the Supplier (which consent will not be unreasonably withheld) except to the extent that the confidential text:
- v) is required or authorised to be disclosed under law;
  - vi) is reasonably necessary for the enforcement of the criminal law;
  - vii) is disclosed to the Territory's solicitors, auditors, insurers or advisers;
  - viii) is generally available to the public;
  - ix) is in the possession of the Territory without restriction in relation to disclosure before the date of receipt from the Supplier;
  - x) is disclosed by the responsible Minister in reporting to the Legislative Assembly or its committees; or
- xi) is disclosed to the ombudsman or for a purpose in relation to the protection of public revenue.
- C.C.31 Work Health and Safety**
- a) The Supplier must comply with the WHS Legislation and ensure all work is carried out safely and in a manner that does not put the health and safety of persons at risk.
  - b) The Supplier must comply with its duty under the WHS Legislation to consult, cooperate and coordinate activities with all persons who have a work health and safety duty in relation to the same matter.
  - c) The Supplier must exercise a duty of utmost good faith to the Customer in carrying out the work under this Contract to enable the Customer to discharge the Customer's duties under the WHS Legislation .
  - d) The Supplier must provide the Customer with a written report on all work health and safety matters referable to the conduct of the Services or provision of the Goods if requested.
  - e) Without limiting the above, the Supplier must comply with any additional obligations set out in Item C.A.2(c) (if any).

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The following definitions apply unless the context otherwise requires, a reference to:

- (a) an Item in the form A.A.[x] – is a reference to an item in the **Territory Request for Quotation**;
- (b) an Item in the form A.B.[x] – is a reference to an item in the **Territory Standard Terms of Quotation**;
- (c) an Item in the form A.C.[x] – is a reference to an item in the **Draft Additional Contract Terms**;
- (d) an Item in the form C.A.[x] – is a reference to an item in the **Statement of Work**;
- (e) a clause in the form C.B.[x] – is a reference to a clause in the **Additional Contract Terms**; and
- (f) a clause in the form C.C.[x] – is a reference to a clause in the **Territory Contract Terms**.

A reference to legislation or to provisions in legislation, include references to amendments or re-enactments of them and to all regulations and instruments issued under the legislation.

**“Acceptable Quality”** means quality of goods that is:

- (a) fit for all the purposes for which goods of that kind are commonly supplied;
- (b) acceptable in appearance and finish;
- (c) free from defects;
- (d) delivered at the times to the places detailed in the *Statement of Work*;
- (e) safe; and
- (f) durable,

as the Customer, acting reasonably and being fully acquainted with the state and conditions of the goods (including any hidden defects of the goods), would regard as being acceptable having regard to the following matters:

- (g) the nature of the goods;
- (h) the price of the goods (if relevant);
- (i) any statements made about the goods on any packaging or label on the goods;
- (j) any representation made about the goods by the Supplier; and
- (k) any other relevant circumstances relating to the supply of the goods.

**“Acceptance Period”** has the meaning given in clause C.A.2(d) [*Delivery and Acceptance*], if specified.

**“Acceptance Tests”** has the meaning given in clause C.A.2(d) [*Delivery and Acceptance*].

**“Additional Contract Terms”** means the terms and conditions set out in the section of the Contract with the heading “Additional Contract Terms”.

**“Business Day”** means any day between Monday to Friday and not including any official public holidays in the Australian Capital Territory.

**“Canberra Region”** means the area comprising the Australian Capital Territory and the NSW Member Councils including Bega Valley, Eurobodalla, Goulbourn-Mulwaree, Hilltops, Queanbeyan-Palerang, Snowy Monaro, Upper Lachlan, Wingecarribee and Yass Valley.

**“Confidential Text”** means any text of this Contract that, for the purposes of the Procurement Act, either party proposes should not be published and which is specified in clause C.A.9 [*Confidential Text under the Government Procurement Act 2001 (ACT)*] as being Confidential Text.

**“Contract”** means an agreement for the provision of Goods and/or Services comprising the documentation specified in clause C.C.4 [*Precedence of Documents*].

**“Contract Manager”** means the contract manager for the Customer and/or Supplier (as relevant) specified in the Contract.

**“Contract Price”** means the total price specified in the Contract, including any GST component payable, but does not include any simple interest payable on late payments.

**“Contract Term”** has the meaning given in Item C.A.1 [*Key Events and Dates*].

**“Correctly Rendered Invoice”** means an invoice that:

- (a) is correctly addressed and calculated in accordance with the Contract;
- (b) relates only to Goods and/or Services that have been accepted by the Customer in accordance with the Contract;
- (c) includes any purchase order number, and the name and phone number of the Customer’s Contract Manager;
- (d) is for an amount which, together with all previously Correctly Rendered Invoices, does not exceed the Contract Price; and
- (e) is a valid tax invoice in accordance with the GST Act.

**“Customer”** means the party specified in a Contract as a Customer and, unless a contrary intention is expressed, references to “Customer” include any employees, agents or subcontractors of the Customer.

**“Customer Information”** the kind of information that:

- (a) is or relates to documents, submissions, consultations, policies, strategies, practices and procedures of the Customer which are by their nature confidential;
  - (b) is notified (whether in writing or not) by the Customer to the Supplier as being confidential; or
  - (c) is Personal Information,
- but does not include information that:
- (d) is or becomes public knowledge other than by breach of a Contract;
  - (e) has been independently developed or acquired by the Supplier; or
  - (f) has been notified by the Customer to the Supplier as not being confidential.

**“Customer Material”** means any material provided by the Customer to the Supplier for the purposes of this Contract including documents, equipment, information and data stored by any means, including, without limitation, any specified in Item C.A.2(g) in the *Statement of Work*.

**“Delivery and Acceptance”** means the process by which Goods and/or Services are delivered to a Customer and accepted by the Customer as meeting the terms specified in the Contract.

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**"Draft Additional Contract Terms"** means the terms and conditions set out in the section of the Request for Quotation with the heading "Draft Additional Contract Terms".

**"Goods and Services"** means:

- (a) the Goods, Services or Goods and Services and any Material specified in the Contract; and
- (b) all such incidental Goods and Services that are reasonably required to achieve the purpose of the Customer specified in the Contract.

**"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**"GST"** means a Commonwealth goods and services tax imposed by the GST Act.

**"Information Privacy Act"** means the *Information Privacy Act 2014* (ACT).

**"LIPP"** means the Territory's Local Industry Participation Policy.

**"Local"** means located within the Canberra Region, recognising constraints on application arising from the Territory's participation in inter-jurisdictional procurement and trade agreements.

**"Intellectual Property Rights"** means all intellectual property rights which may subsist in Australia or elsewhere, whether or not they are registered or capable of being registered.

**"Material"** means any material brought into existence as part of, or for the purpose of producing the Goods and/or Services, and includes but is not limited to documents, equipment, information or data stored by any means.

**"Moral Rights"** means the rights in *Part IX* of the *Copyright Act 1968* (Cth) including the right of attribution, the right against false attribution and the right of integrity.

**"Notice"** means an official notice or communication under the contract in writing, from one Contract Manager and delivered to the other Contract Manager, at the postal address, or email address, or facsimile number set out in the Contract or as notified from time to time.

**"Personal Information"** has the meaning set out in the Information Privacy Act.

**"Potential Supplier"** means a Respondent.

**"Pre-Existing Material"** means all material in existence at the date of this Contract and used by the Supplier for the purpose of providing the Goods and/or Services, including documents, information and data stored by any means.

**"Prescribed Insurer"** means an insurer that is authorised by the Australian Prudential Regulation Authority to conduct new or renewal insurance business in Australia and rated at AA or better by Standard and Poor's.

**"Procurement Act"** means the *Government Procurement Act 2001* (ACT).

**"Requirement"** means:

- (a) when used in the Request for Quotation, the Goods and Services described in A.A.2 [*The Requirement*]; and
- (b) when used in the Territory Contract Terms, the Goods and Services described in the section of the *Statement of Work* with the heading "The Supplies".

**"Respondent"** means the legal entity that submits a response to a Request for Quotation.

**"Response"** means a quotation lodged by a respondent in response to a Request for Quotation.

**"RFQ"** means a Request for Quotation.

**"SME"** means Small to Medium Enterprise as defined by the Australian Bureau of Statistics (ABS) as businesses employing less than 200 people, or in accordance with the ABS Estimated Value of Agricultural Operations.

**"Specified Personnel"** means the personnel specified in the Contract or such other personnel who are accepted by the Customer in accordance with clause C.C.13 [*Specified Personnel*].

**"Statement of Requirement"** means the statement of the Customer's requirement issued in the approach to the market for the Goods and/or Services (howsoever named).

**"Statement of Work"** means the section of the Contract, as the case may be, with the heading "Statement of Work".

**"Supplier"** means a party specified in a Contract as a Supplier and, unless a contrary intention is expressed, references to "Supplier" include any employees, agents or subcontractors of the Supplier.

**"Supplies"** has the same meaning as Goods and Services.

**"Support Material"** is Pre-Existing Material specified as support material in the *Statement of Work* (if any).

**"Territory"** means, when used in a geographical sense the Australian Capital Territory, when used in any other sense the body politic established under the *Australian Capital Territory (Self-Government) Act 1988* (Cth).

**"TPPs"** means the Territory Privacy Principles provided for in section 13, and set out in Schedule 1, of the Information Privacy Act.

**"TPP Code"** means a code of practice about information privacy which, having regard to section 21(1) and (3) of the Information Privacy Act, binds an agency that engages the Supplier in the provision of the Goods and/or Services.

**"Warranty Period"** means the period of warranty for the Goods specified in Item C.A.7 in the *Statement of Work* or, if no warranty period is specified, 90 days from the date of acceptance of the Goods by the Customer in accordance with clause C.C.11 [*Delivery and Acceptance*].

**"WHS Legislation"** means:

- (a) the *Work Health and Safety Act 2011* (ACT);
- (b) the *Work Health and Safety Regulation 2011* (ACT);
- (c) all instruments issued under the *Work Health and Safety Act 2011*(ACT) or the *Work Health and Safety Regulation 2011* (ACT);
- (d) all laws that replace the above laws; and
- (e) all other laws applicable in the Australian Capital Territory dealing with work health and safety matters.

### SUPPLIER COMPLAINT FORM

#### GENERAL INFORMATION

- The purpose of this form is to provide a mechanism for Potential Suppliers to notify the Territory of any complaints in relation to procurement activity undertaken by the Territory.
- This form is to be submitted to the Customer's Contact Officer, as set out in clause A.A.6 [*Customer's Contact Officer*] of the RFQ.
- The Territory will only investigate those claims where there is sufficient evidence provided to support the claim, and where it has the relevant authority to do so.

#### SECTION 1 CONTACT DETAILS

Supplier name	
Organisation	
Name of person acting on behalf of supplier (if applicable)	
Address	
Telephone	
email Address	
Procurement name and number (if applicable)	

#### SECTION 2 DESCRIPTION OF COMPLAINT

Provide all details of claim, including names, dates, sufficient evidence and any other relevant information. Provide attachment/s if necessary:



## Supplier Complaint Form SL2211141

### SECTION 3 ACKNOWLEDGMENT

I confirm that all of the information provided above is true and correct to the best of my knowledge.

Signature of person/s  
completing this form

Signature:

Date:

Full name:

Position:

#### NEXT STEPS

We will contact you within two business days of receiving your complaint to let you know what we will do to investigate your complaint. Your complaint will be treated seriously and we will contact you to keep you up to date.

#### GIVING FALSE OR MISLEADING INFORMATION IS A SERIOUS OFFENCE

The *Criminal Code 2002* (ACT) provides for significant penalties, including fines and imprisonment, for making a false or misleading statement to the Territory.

#### CONFIDENTIALITY

Any information the Territory gathers through this complaint management process will be treated as confidential and will be used by the Territory only for the purpose of resolving the complaint. The Territory may need to share the information you provide to relevant third parties to help resolve your complaint. You can request that your personal details be withheld. The Territory will respect your request. In the case where withholding your personal details makes it difficult to resolve your complaint we will contact you before taking further action.



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

<<Insert Supplier Name and/or Logo>>

**Response to RFQ for the Provision of  
Commercial Advice**

**Reference ID: SL2211141**

**THRESHOLD ASSESSMENT CRITERIA**

This RFQ has not specified any **Threshold Criteria**.



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

**PART 1 - POTENTIAL SUPPLIER'S DETAILS**

**ENTITY DETAILS**

*Instruction to Potential Suppliers: Potential Suppliers should be aware of the ACT Government's policies for Local Industry Participation, Indigenous Business, Sustainability, Workplace Health and Safety, and Environment.*

*IMPORTANT: The ACT Government is committed to ensuring competitive local businesses are given every opportunity to compete for government contracts.*

<b>Full legal business name:</b>	
<b>Registered business address:</b>	
<b>ACN/ARBN (if applicable):</b>	
<b>ABN (if applicable):</b>	
<b>Web Address:</b>	
<b>The entity's legal status</b>	<input type="checkbox"/> Company <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Trader <input type="checkbox"/> Sole Director Company <input type="checkbox"/> *Other (specify)
<b>Is your company located in the Canberra Region?</b>	
<b>Is your company a Small to Medium Enterprise (SME)?</b>	
<b>Do you identify your organisation as an Aboriginal and Torres Strait Islander business?</b>	
<b>Is your company a Social Enterprise?</b>	

**CONTACT OFFICER**


For all matters relating to this RFQ, including any notices, the Respondent's contact officer will be:

<b>Name or position title:</b>	
<b>Work:</b>	
<b>Mobile:</b>	
<b>Email:</b>	
<b>Postal Address:</b>	

**ADDRESS FOR NOTICES**

If different to the Contact Officer, the address for notices relating to this RFQ is:

<b>Name or position title:</b>	
--------------------------------	--

 <b>ACT</b> Government	<b>Response to RFQ SL2211141</b>	<<Insert Supplier Name and/or Logo>>
--	--------------------------------------	---


<b>Work:</b>	
<b>Mobile:</b>	
<b>Email:</b>	
<b>Postal Address:</b>	

**CONTRACT MANAGER**

*Instruction to Potential Suppliers:*  
*Potential Suppliers should provide the requested details of the person they propose to be their Contract Manager if a contract is awarded. That person will be responsible for general liaison with the Customer and accepting and issuing any written notices for that Contract.*

If different to the Contact Officer, the address for notices relating to this RFQ is:

<b>Name or position title:</b>	
<b>Work:</b>	
<b>Mobile:</b>	
<b>Email:</b>	
<b>Postal Address:</b>	

 The logo for ACT Government, featuring a circular emblem with a lighthouse and a figure, next to the text "ACT Government".	<b>Response to RFQ SL2211141</b>	<<Insert Supplier Name and/or Logo>>
---	--------------------------------------	---

**PART 2 - EXECUTIVE SUMMARY**

*Instruction to Potential Suppliers:*  
*Provide a brief (less than 1 page) Executive Summary of your proposal highlighting any key aspects, including how you (and any subcontractors) propose to comply with the ACT Government's requirements.*



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

**PART 3 - ABILITY TO MEET THE REQUIREMENT**

**THRESHOLD ASSESSMENT CRITERIA**

*If there are any Threshold Assessment Criteria (any of Threshold criteria and Secure Local Jobs criteria), you must specifically respond to them here.*

***Please Note: If you are unable to meet any Threshold Assessment Criteria your response will be excluded from consideration.***

**DETAILED PROPOSAL TO MEET THE CUSTOMER'S REQUIREMENT**

*Please refer to the RFQ Statement of Requirements and insert your description of how you will meet the Territory's requirements as set out in A.A.3 THE REQUIREMENT as set out in 'Attachment A – Detailed Specification'.*

*Include details of goods/services and your capability to deliver against the requirements.*

*Evaluation of your quote will be based on value for money (e.g. capacity, capability and budget/cost) and will be assessed against the Assessment Criteria outlined within 'Attachment A – Detailed Specification'. We will also consider your business status (i.e. SME). When completing this RFQ ensure your response covers these areas.*



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

**PART 4 - POTENTIAL SUPPLIER'S PROVEN CAPACITY**

**CAPACITY TO DELIVER THE REQUIREMENTS**

*Insert your description of how you can demonstrate proven capacity to deliver the Services described in A.A.3 THE REQUIREMENT as set out in 'Attachment A – Detailed Specification'.*

**REFEREES**

*Include at least three (3) referee contacts that are for the provision of Services of a similar nature and comparable size.*

<b>Name</b>	
<b>Position/Company</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Description of Goods/Services provided</b>	

<b>Name</b>	
<b>Position/Company</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Description of Goods/Services provided</b>	

<b>Name</b>	
<b>Position/Company</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Description of Goods/Services provided</b>	



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

**PART 5 - TOTAL COSTS TO BE INCURRED BY THE CUSTOMER**

*Note: all rate, prices and monetary values must be in Australian dollars and include, or itemise, any duties payable.*

**PRICES FOR GOODS**

*Provide the following for each product required:*

*Item number, Item description, Quantity required, Unit price excluding GST, Unit price GST component, Total price.*

*Also include an overall total price including GST.*

**PRICES FOR SERVICES**

*Please refer to the RFQ Statement of Requirements and 'Attachment A – Detailed Specification'*

*Provide the following for each service requirement:*

*Task, Milestone deliverable (if applicable), Milestone delivery date (if applicable), Payment schedule excluding GST, Payment schedule GST component, Payment schedule including GST.*

*Also include the total costs showing the: Total GST Exclusive, Total GST, Total GST inclusive.*

**SPECIAL CONDITIONS OF QUOTATION**

*Insert any special conditions that apply to your Quotation*



**Response to RFQ  
SL2211141**

<<Insert Supplier Name and/or Logo>>

**PART 6 - OTHER DETAILS**

**SPECIFIED PERSONNEL (DELETE IF NOT APPLICABLE)**

*Provide the following information for each specified personnel:*

*Name, Position or Role, Rate excluding GST, Rate including GST, Anticipated time, Current level of security clearance.*

*Also include a summary of the total costs for all personnel, if applicable.*

**SUBCONTRACTORS**

*Provide the following information for each proposed subcontractor:*

*Legal name and ABN/CAN,*

*Scope of work to be subcontracted and technical specifications,*

*Fees and associated expenses excluding GST, and*

*Fees and associated expenses including GST.*

*Where no subcontractors are proposed simply state "No subcontractors are proposed".*

**CONFIDENTIAL TEXT**

*Under the Procurement Act, a resultant contract (if any) resulting from this RFQ would be a notifiable contract, and accordingly, the full text of a notifiable contract must be published on the Territory's Contracts Register except where text is deemed to be confidential. In addition C.C.22 (H) of the Territory's Contract Terms will apply.*

*Div 3.2 of the Procurement Act clause 28 (1) stipulates that the following sections of a contract must be published:*

- the parties to the contract;*
- the responsible Territory entity for the contract and any change in the responsible Territory entity for the contract;*
- a brief description of what the contract is for;*
- the date the contract was made; and*
- the date the contract ends;*
- the value of the total consideration, or estimated total consideration, for the contract.*

*Aside from items specified above, Respondents may identify any sections of their response (that may be included in any resultant contract) that it considers to be confidential text and the applicable grounds for that consideration.*

*Please note that whether information proposed by a Respondent is ultimately considered and treated as confidential text (and therefore redacted from the published contract) is a matter for the Territory's delegated authority.*

*For information about confidential text, please refer to <https://www.legislation.act.gov.au/a/2001-28/current/pdf/2001-28.pdf>*

<b>Parts of this Response that are to be considered as Confidential Text</b>	<b>Applicable grounds under section 35(1) Procurement Act</b>
insert the Section and details of proposed Confidential Text	insert the grounds for consideration



**Response to RFQ  
SL2211141**

<<Insert Supplier Name  
and/or Logo>>

## Respondent Declaration

I/We declare that all information required by the A.A.2 [*Requirements*] of this RFQ has been included in our Response to RFQ SL2211141, and is true and accurate.

I/We declare I/We have sighted and agree to the *Territory Standard Terms of Quotation*, and any *Additional Contract Terms* specified in this RFQ.

I/We undertake to provide evidence of insurance policies, if selected as the preferred Supplier, prior to entering into a contract with the Territory.

I/We declare I/We are not named by the Workplace Gender Equality Agency as an employer currently not complying with the *Workplace Gender Equality Act 2012* (Cth).

I/We declare that I/We have not engaged in any collusive, anti-competitive or any other similar conduct with any other Respondent or person, or offer any unlawful inducements in relation to this RFQ process.

Prior to completing this declaration ensure you have the legal authority to be a signatory for this quotation.

<b>Signatory's Full Name:</b>	
<b>Signatory's Title/Position:</b>	
<b>Signatory's Phone Number:</b>	
<b>Signatory's email address</b>	
<b>Date:</b>	

**NB: physical signatures are not required for this document. Complete the information and return electronically to the email address provided in A.A.5 [*LODGEMENT METHOD*].**



## Buying Goods and Services EVALUATION FORM

### Evaluation

#### General Information

Purchase for:	Property Market Advice	RFQ Number:	SL2211141
Directorate:	Environment, Planning and Sustainable Development Directorate	Section/Business Unit:	Suburban Land Agency – Sustainability and Release Coordination.
RFQ Type:	Multiple Quotes	Referees Requested:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Date of RFQ Issue:	22/2/2021	RFQ Closing Date:	1/3/2021

#### Suppliers

Company Name:		Supplier Responded:	
ABN:		Response saved to G Drive:	
Business Address:		Contact Phone:	
Contact Person:		Contact Email:	

Company Name:		Supplier Responded:	
ABN:		Response saved to G Drive:	
Business Address:		Contact Phone:	
Contact Person:		Contact Email:	

Company Name:	CIVAS (ACT) Pty Limited trading as Colliers	Supplier Responded:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ABN	70168282451	Response saved to G Drive:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Business Address:	Level 8, 68 Northbourne Avenue, City ACT2600	Contact Phone:	(02) 6225 7315
Contact Person:	Matthew Curtis, Director	Contact Email:	matthew.curtis@colliers.com

## Buying Goods and Services

### Evaluation Criteria

Criterion	Weighting
1. Demonstrated knowledge of the ACT property market, that would provide confidence that the Respondent can provide robust market advice.	40%
2. Demonstrated understanding of the scope of works required and the extent to which the Respondent's proposal meets the ACT Government's objectives.	40%
3. Demonstrated capacity and technical skills to deliver the tasks within required timeframes.	20%

Following the technical evaluation, the evaluation team will consider price as part of determining overall value for money.

### Evaluation Rating Scale

Rating	Description	Score (example)
Excellent	Exceeds requirements in all ways, with very little or no risk	10
Very Good	Meets requirements in all ways, exceeds it in some, little risk involved	8-9
Good	Meets the requirement and is workable, acceptable risk	6-7
Marginal	Nearly meets requirement, workable but may be deficient or limited in some areas, some element of risk	4-5
Poor	Offer is difficult to assess against criteria, high risk	1-3
Non-compliant	Tenderer has either stated non-compliance, demonstrated non-compliance, or there is insufficient information to assess	0

## Buying Goods and Services

**CRITERION ONE:** Demonstrated knowledge of the ACT property market, that would provide confidence that the Respondent can provide robust market advice.

Supplier	Score	Notes
Colliers	5 Weighted Score: 2	Sch 2.2(a)(xiii)
[REDACTED]	[REDACTED] Weighted Score: [REDACTED]	
[REDACTED]	[REDACTED] Weighted Score: [REDACTED]	

## Buying Goods and Services

**CRITERION TWO:** Demonstrated understanding of the scope of works required and the extent to which the Respondent's proposal meets the ACT Government's objectives.

Supplier	Score	Notes
Colliers	6  Weighted Score: 2.4	
<div style="background-color: #cccccc; width: 80px; height: 20px; margin-bottom: 5px;"></div>	<div style="background-color: #cccccc; width: 20px; height: 15px; margin-bottom: 5px;"></div> Weighted Score: <div style="background-color: #cccccc; width: 30px; height: 15px; margin-top: 5px;"></div>	Sch 2.2(a)(xiii)
<div style="background-color: #cccccc; width: 70px; height: 15px; margin-bottom: 5px;"></div>	<div style="background-color: #cccccc; width: 20px; height: 15px; margin-bottom: 5px;"></div> Weighted Score: <div style="background-color: #cccccc; width: 30px; height: 20px; margin-top: 5px;"></div>	

## Buying Goods and Services

**CRITERION THREE:** Demonstrated capacity and technical skills to deliver the tasks within required timeframes.

Supplier	Score	Notes
Colliers	5 Weighted Score: 2	Sch 2.2(a)(xiii)
[REDACTED]	[REDACTED] Weighted Score: [REDACTED]	
[REDACTED]	[REDACTED] Weighed Score: [REDACTED]	

### Weighted Assessment

Supplier	Raw Score	Weighted Score	Weighted Ranking
Colliers	18/30	5.8	1 <sup>st</sup>
Sch 2.2(a)(xiii)			2 <sup>nd</sup>
			3 <sup>rd</sup>

Following the technical weighted evaluation, the TET considered price as part of determining overall value for money for the three submissions. The assessment was as follows:

Sch 2.2(a)(xiii)

A summary of the pricing as submitted by each of the respondents is shown below:


	Colliers
Price (inc. GST)	\$62,700
Hours	[REDACTED]
Average Rate	[REDACTED]

# Buying Goods and Services

## Evaluation Recommendation

Recommended Supplier	Total Score	Notes
Colliers	18 Weighed Score: 5.8	

## Evaluation Personnel

Evaluation Team Member	Evaluation Team Member	Evaluation Team Member	Delegate
David Thornhill	Ashleigh Haltiner	Rob Thorman	<del>Neil Bullless</del> Tom Gordon
<b>David Thornhill</b> <small>Digitally signed by David Thornhill Date: 2021.03.09 19:30:59 +11'00'</small>	<b>Ashleigh Haltiner</b> <small>Digitally signed by Ashleigh Haltiner Date: 2021.03.09 08:54:29 +11'00'</small>	<b>Rob Thorman</b> <small>Digitally signed by Rob Thorman Date: 2021.03.09 10:54:22 +11'00'</small>	 10.3.2021

# Market Advice

Suburban Land Agency

30 June 2021

Prepared by:



**Colliers International**

Level 8, 68 Northbourne  
Ave Canberra ACT 2600  
Australia

Main: +61 2 6225 7320

[Colliers.com](http://Colliers.com)

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# Executive Summary

In response to the ACT Planning Strategy 2018 and the requirement to provide 70% infill and 30% greenfield, Colliers have been engaged by the Suburban Land Agency to provide advice in regard to the potential/forecast shortage of developable greenfields, englobo and urban infill land in the ACT in the short, medium and longer term.

Colliers has gathered data from a wide variety of sources and have reported on:

- Forecasted population growth in the ACT;
- Impact of COVID 19, taking into account:
  - Influence on future population growth in the ACT; and
  - The residential market in the existing environment.
- Current supply of standard residential land and multi-unit sites, focusing on the latest significant land releases within Canberra;
- Land subdivisions across the border in NSW, concentrating on Googong, South Jerrabomberra and Jumping Creek;
- Future land supply in the ACT addressing greenfield and major infill sites, noting there is a strong focus to develop 70% infill sites and 30% greenfield sites as outlined in the ACT Planning Strategy 2018; and
- Commentary on our findings and recommendations.

## Findings

- Population growth has slowed with the impact of COVID 19 due to a decrease in the net overseas migration. Prior to the impact of COVID 19, the ACT Population Projections to 2058 indicated growth of 71% and a population of 703,421.
- Over the past five and a half years 23,553 infill and greenfield dwellings have been delivered with an average of 4,282 dwellings per annum.
- Greenfield dwellings accounted for 42.3% of the total over the past five and a half years with the sales occurring in SLA developments of Throsby, Taylor, Strathnairn, Whitlam, North Coombs, North Wright and the privately developed estate of Denman Prospect.
- Infill multi-unit sites comprised an overall five year average of 57.69% of sales. The percentage of infill dwelling sales has increased to 66.93% in 2020 from a low of 36.6% in 2016.
- Of the multi-unit site sales, 72.3% were classified as high density and only 5.1% as low density. The large percentage of high density dwellings highlights the lack of 'missing middle' accommodation within both infill and greenfield developments.
- A total of 43,608 greenfield dwellings have been identified of which 5,623 dwellings have been delivered. An overall total of 37,983 dwellings are in the pipeline which potentially address supply over the next 28 years.

- It has been identified that future land supply will occur in the following **greenfield** sites:
  - Kenny with a development timing of 2020 – 2025 producing approximately 1,500 dwellings.
  - Jacka 2 being developed during 2021 – 2024 generating 680 dwellings.
  - CSIRO Site to be developed during 2025 – 2047 with a take up rate of 300 dwellings per annum.
  - Molonglo 3 which is projected to accommodate 10,000 to 12,000 dwellings. Whitlam commenced development in 2021 whilst the land east of John Gorton Drive and west of Copping's Creek is the next suburb to be developed.
  - Western Edge comprises a mix of rural land held by the ACT Government and private entities. Due to the requirement for Territory Plan variation, planning studies and potential infrastructure upgrade, development may not proceed for another ten years.
  - Identified supply of 12.04 years of infill dwelling at an absorption rate of 2,690 dwellings per annum.
  
- Future development of **infill** sites include:
  - University of Canberra, Bruce to be developed with approximately 1,020 dwellings with a thirty year development period.
  - Proposed development of Lawson 2 is subject to the relocation of overhead power lines and subdivided into 11 blocks producing a maximum of 988 units.
  - The long-term partial redevelopment of Yowani Country Club will see the site subdivided into smaller sites with a yield of approximately 1,300 units.
  - Thoroughbred Park Lyneham will have a long-term development period with site to be subdivided into smaller parcels producing approximately 200 dwellings per year during the period 2023 – 2038.
  - The development of Dairy Road, Fyshwick will comprise a mixed-use stage development accommodation 2,404 units/townhouses and retail, commercial, workshops and galleries. Development timing approximately 2023 – 2034 and Colliers have assumed the release of 200 dwellings per unit.
  - East Lake Urban Renewal is a site located to the east of the Kingston Foreshore precinct and we have been advised by the SLA will produce a yield of 2,000 units.
  - North Curtin Diplomatic Estate and Urban Area known as 'The Curtin Horse Paddocks' is planned to be developed with 1,250 units with development timing unknown.
  - Fenner Hall is likely to be sold in 2021 and redeveloped with approximately 600 units.

## Recommendations

- Suburban Land Agency needs to ensure that it has adequate supply of 'shovel ready' land and potentially bring forward future land releases in different geographic locations such as Jacka 2, Molonglo and Stromlo.
- Infill/greenfield mix to reflect the current market conditions with potential to increase the availability of greenfield sites.
- Ensure preliminary plans and associated studies are completed well in advance to enable release of land in a timely manner.
- Increase land supply of multi-unit townhouses sites to address housing affordability concerns.
- Changing housing demands will continue as the Territory grows and need to ensure that the right housing choices are delivered to the Canberra market. Particular emphasis is required in providing the 'missing middle' accommodation requirements which include small lot housing, townhouses and terraces.

Colliers have endeavoured to provide an overall picture to the Suburban Land Agency of sites that will be developed in the short, medium and long term, projecting when locations will be developed.

We trust that the information provided assists the Suburban Land Agency going forward in planning developable land in the ACT.

# Introduction



Part of the ACT Planning Strategy 2018 aims to provide a more compact and efficient city with the objective to support sustainable urban growth by delivering 70% of new housing within Canberra's existing footprint and 30% within greenfield sites.

The SLA and their board have requested advice with regard to the supply of infill and greenfield land in the short, medium and longer term.

The SLA has approached Colliers to provide a wholistic market view of both greenfield and urban infill supply within the ACT and region, for both land release controlled by ACT Government, competitors and private developers.

The advice is to encompass the following:

- Current and future supply and demand of dwellings in greenfield locations with existing and proposed future residential estates.
- Current and future supply and demand of dwellings in urban infill locations, particularly in town and group centres and along the Northbourne Avenue Corridor.

As part of providing this advice, we include the following:

- Potential future demand based on population increase.
- Nature and type of future releases with regard to various accommodation types.
- Risks associated with providing land supply and the implications of housing affordability.
- Ability to provide land in accordance within the ACT Planning Strategy 2018 with 70% infill.

Our report comprises the following:

### **Introduction**

We have highlighted the following:

- Summary of the ACT Planning Strategy 2018, with regard to two relevant strategies for this advice:
  1. Compact and Efficient City
  2. Liveable City
- Summary of Indicative Land Release Program focusing on the 2021 – 2023 Land Release Program.
- Delivery of affordable housing 2019 - 2024
- Projected population growth to 2058.
- COVID-19 and the current market.

### **Past to Present**

We have identified land releases over the past six years within the ACT in the suburbs of **Throsby, Taylor, Strathnairn, North Wright, North Coombs, Whitlam and Denman**. We have summarised blocks sold in each suburb and take up rates over this time. We have also tracked multi-unit sites for the respective suburbs, identifying the site density for each development.

We have also identified land subdivisions in NSW with the major subdivision being Googong located south of Queanbeyan CBD. Recently a further two subdivisions in NSW have been released to the public which comprise South Jerrabomberra to the south east of ACT and Jumping Creek, which is approximately three kilometres south east of the Queanbeyan CBD.

Canberra has experienced a surge in multi-unit dwellings over the past ten to twelve years. We have recorded the number of developments completed over the past five (5) years and have summarised this into dwellings delivered in each District. We have documented the number of multi-unit developments under construction in Quarter 1 2021 or currently have a development application lodged for the site.

### **Going Forward**

CIVAS (ACT) Pty Ltd has identified the future land supply in the ACT, categorising into Greenfield and Infill sites. We have summarised each site, recognising the possible development in each location.

Future multi-unit development sites have been established which project a total of approximately 20,668 dwellings to be delivered to the market and we have identified the potential supply of a further 18,504 dwellings within infill locations.

### **Findings and Recommendations**

A summary of our research and recommendations in regard to land supply in the short, medium and long term.

# ACT Planning Strategy 2018

The ACT Planning Strategy 2018 is a refresh of the 2012 Planning Strategy and reflects and integrates the vision and directions of the community and other ACT Government strategies particularly housing, transport and climate change.

The strategy has five (5) related themes and can be summarised as follows:

<b>1</b>	<p><b>Compact and Efficient City</b></p> <ul style="list-style-type: none"> <li>▪ Grow mostly within our urban footprint or in areas close to our footprint</li> <li>▪ Maintain environmental values</li> <li>▪ Use infrastructure effectively to support an efficient, sustainable and liveable city.</li> </ul>
<b>2.</b>	<p><b>Diverse Canberra</b></p> <ul style="list-style-type: none"> <li>▪ Celebrate our culture, uniqueness and difference</li> <li>▪ Be innovative and continue to diversify</li> <li>▪ Support a city structure that strengthens our economy, and the economy of the region</li> </ul>
<b>3.</b>	<p><b>Sustainable and Resilient Territory</b></p> <ul style="list-style-type: none"> <li>▪ Adapt to a changing climate and establish resilience in our built forms, infrastructure and natural assets</li> <li>▪ Look after natural resources</li> <li>▪ Support the transition to net zero carbon emissions by 2045.</li> </ul>
<b>4.</b>	<p><b>Liveable Canberra</b></p> <ul style="list-style-type: none"> <li>▪ Create cohesive communities through good design, amenity and connectivity</li> <li>▪ Be socially and culturally inclusive</li> <li>▪ Support housing diversity for greater choice</li> </ul>
<b>5.</b>	<p><b>Accessible Canberra</b></p> <ul style="list-style-type: none"> <li>▪ Provide equitable access to all that the city has to offer</li> <li>▪ Include more options to move around in a connected and fair city</li> <li>▪ Better integrate land use and transport planning.</li> </ul>

The strategy is one of many ACT Government policies that will inform the future development of Canberra, within the main aim of the strategy under the Planning and Development Act 2007:

*'to promote the orderly and sustainable development of the ACT, consistent with the social, environmental and economic aspirations of the ACT in accordance with sound financial principles'*.

With regard to this paper, the two relevant strategies are:

1. Compact and Efficient City
2. Liveable Canberra

The following provides a brief summary of strategies with a more detailed analysis attached at Appendix A.

## 1. Compact and Efficient City

This strategy is a continuation of the 2012 ACT Planning Strategy which sought to create a more compact, efficient and inclusive city.

Within the ACT, it is forecasted that approximately 100,000 new homes will need to be constructed between 2018 and 2041 to meet housing demand. This is approximately 4,350 dwellings per year.

Continued urban expansion puts pressure on the city, and the location of urban growth should be located to meet the needs of current and future Canberrans, whilst upholding the qualities of the city.

In managing urban growth, the strategy paper outlines two key options.

### Infill Development

Increases in the capacity of existing urban areas to support growth and can be achieved by the following:

1.	<b>Urban Intensification Areas</b> City, town and group centres, and transit areas of high accessibility.
2.	<b>Areas within Existing Residential Footprint</b> Increase density of blocks or sites in appropriate locations.
3.	<b>Areas Close to Local Centres</b> Areas that could be suited to medium density typologies.

The definition of infill is *'development of unused or underutilised land in existing urban areas. It involves increasing the capacity of our existing urban area to support growth'*.

### Greenfield Development

Further expansion of the city must be balanced against the need to protect key environmental values and be in locations that facilitate accessibility to existing employment, services and infrastructure.

It has been identified that potential expansion of the city subject to environmental, transport, infrastructure and planning issues need to be:

1. Next to or close to existing urban areas; and
2. In areas that facilitate the efficient use of existing infrastructure and transport.

Greenfield land is defined as follows:

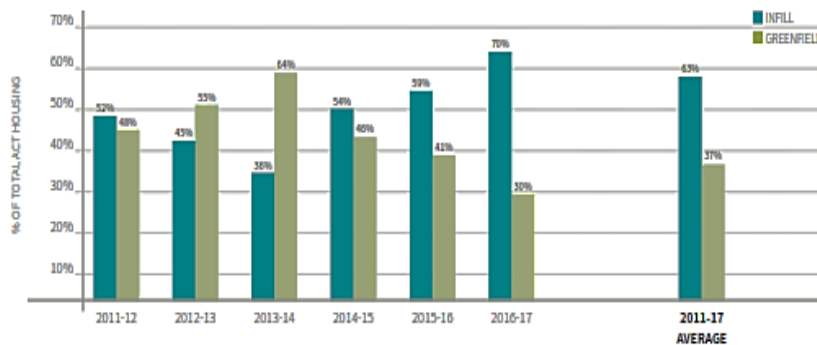
*'Greenfield areas are made up of undeveloped land outside of the existing urban footprint. Often located on the edge of existing urban areas. Greenfield development requires full assessment of environmental, infrastructure and planning issues, to determine future use and suitability for expansion of the City.'*

### Direction 1.1

Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development areas located close to the city centre, town and group centres and along key transit corridors

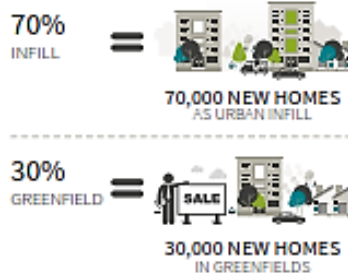
As part of the 2012 strategy, urban intensification around key town and group centres was a major focus. For the period 2011–12 to 2016-17 an average of 63% of all new housing was achieved within 'infill' development.

FIGURE 5. RATES OF INFILL DEVELOPMENT COMPARED TO GREENFIELD 2011-2017



The 2018 strategy seeks to enhance the 2012 strategy and will pursue to deliver up to 70% of new housing as infill development.

#### INDICATIVE BREAKDOWN OF HOUSING SUPPLY 2018-2041



The strategy paper identifies the following actions to achieve the desired result.

Actions	
1.1.1	To manage growth and achieve a compact and efficient city, work towards achieving up to 70% of new housing within the existing urban footprint by identifying, investigating and planning for infill development in: <ul style="list-style-type: none"> <li>➤ urban intensification areas (see section 1.1.2)</li> <li>➤ areas within the existing residential footprint</li> <li>➤ areas close to local centres</li> </ul>
1.1.2	Investigate the opportunities for higher density development within future urban intensification locations in order to inform prioritisation and staging of future development, land release and infrastructure (social and physical) investment options. Investigate locations that meet the following criteria. <ul style="list-style-type: none"> <li>➤ frequent bus network corridor (800 metres/average 10 minute walk)</li> <li>➤ light train stop (800 metres/average 10 minute walk)</li> <li>➤ city centre and town centres (1,000 metres/average 15 minute walk)</li> <li>➤ group centre (800 metres/average 10 minute walk)</li> </ul>

Actions	
1.1.3	Undertake preliminary land use investigations for the potential City to Woden light rail line to determine the opportunities for urban intensification afforded by increased transport accessibility.
1.1.4	<p>Building on the Master Plan Program, investigate opportunities for district-level strategic and spatial planning approaches (<i>refer District level planning section</i>) for districts likely to accommodate substantial infill growth and/or significant change, focussing on:</p> <ul style="list-style-type: none"> <li>➤ role, function and catchment of the district, including its role in the provision of employment (in the context of the changing role centres), residential and other key uses</li> <li>➤ identification of strengths, opportunities and character of each district</li> <li>➤ infill capacity, including potential sites</li> <li>➤ infrastructure capacity (existing and future) and cost of augmentation</li> <li>➤ role in the delivery of other directions under this Strategy; for example, as a key transport node or interchange, in the provision of living infrastructure and other initiatives</li> <li>➤ ability to provide for a range of housing choices</li> <li>➤ easy access to nearby open space</li> </ul>

## Direction 1.2

### *New residential areas to the west of the city*

The 2012 strategy assumed an estimated supply of new greenfield land in Gungahlin and the Molonglo Valley of 48,000 dwellings between 2012 – 2031, however this was reduced to 36,887 dwellings due to a number of areas being removed to protect and retain their environmental values.

Future growth areas are determined against the following criteria:

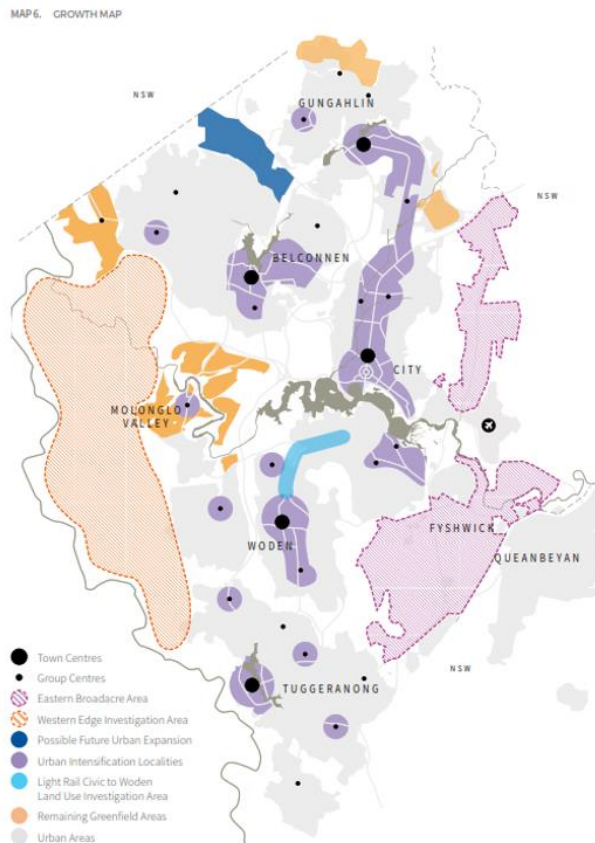
- **Location** Proximity to existing urban areas, employment centres, facilities and services.
- **Physical Attributes** Biodiversity, topography, heritage and other environmental factors.
- **Infrastructure** Access to existing infrastructure, transport services and ease of augmentation (ie extension)

As part of determining future growth areas, the following areas have not been considered suitable.

1. To the east of the city, the airport and environmentally significant areas preclude residential development;
2. To the south, bushland and mountain areas limit opportunities for expansion;
3. To the north, the ACT/NSW border and nationally significant areas preclude development;
4. West Murrumbidgee, Western Greenway and Central Molonglo were removed from consideration in the 2018 strategy due to the complexity of environmental, landscape and community values.
5. Kowen Plateau was discounted due to significant infrastructure and sustainability considerations associated with distance from urban Canberra.

The strategy paper indicated that the above areas could be reconsidered in future reviews of the ACT Planning Strategy.

As per the growth map, the western edge of the city (beyond Weston Creek and Molonglo) was identified as possible future expansion subject to detailed investigation.



**The western edge was considered to:**

1. Have few significant environmental and infrastructure constraints;
2. Close to urban areas and provides good access to facilities, services and employment.

It was noted that central Molonglo forms part of the Western investigation areas.

**The Action Plan from the Strategy Paper was to:**

- 1.2.1 Undertake environmental, infrastructure and planning studies for the western edge of the city to identify suitable areas for:
  - Potential urban areas (excluding Central Molonglo)
  - Nature reserves
  - Environmental offset and potential environmental offset areas
  - The consideration of cultural and heritage values
  - Other uses, for example rural, broadacre, major infrastructure, transport and services.

The planning investigations referred to above must consider the appropriateness of the western area in the context of ACT-wide opportunities for urban (greenfield) growth.

## 2. Liveable City

Canberra is well regarded as a liveable city with accessible green space, natural environment and bushland settings, connected communities, urban neighbourhoods, good design of buildings and housing choice.

Planning for the future, this legacy can be improved by enhancing the quality in the design of the building and landscaped environment.

To embrace the improved quality, the ACT Planning Strategy 2018 outlines a number of directions.

- Direction 4.1** Deliver social infrastructure that meets community needs and supports strong communities.
- Direction 4.2** Deliver recreation, open (green) space and public spaces that support social interaction, physical and mental health and engagement in public life.
- Direction 4.3** Strengthen neighbourhoods and support the diverse character by creating strong local activity hubs.
- Direction 4.4** Deliver housing that is diverse and affordable to support a liveable city.
- Direction 4.5** Encourage high quality design, built form and places for a changing climate.

In relation to this paper, Direction 4.4 is considered most relevant.

### **Direction 4.4 Deliver housing that is diverse and affordable to support a liveable city.**

<b>The strategy paper indicates the following</b>
• Canberra has added 65,000 dwellings over the past twenty five (25) years or 2,600 per annum
• 100,000 dwellings required in the next twenty five (25) years or 4,000 per annum
• Single detached housing comprise 65% of existing stock.
• Historically Canberra has been dominated by detached housing on large blocks.
• Recently there has been a consistent supply of multi-level apartment buildings.
• Limited supply of medium density housing options.
• People living in smaller units with increasing number of one and two person households.
• Rising housing prices make it increasingly difficult for young people to obtain home ownership.

The paper indicates that it is a requirement to increase the supply of well located and designed medium density housing to respond to changing demographic and community needs. Medium density housing is often described as the ‘missing middle’.



The paper concludes that the community has clearly articulated that our future housing must be:

- Diverse – offering choice in location and housing type.
- Respectful of our landscape and existing neighbourhood character.
- Affordable to the whole community.
- Of high quality design and constructions.
- Working to minimise our ecological footprint.

# Indicative Land Release Program

The ACT Government via the Environment, Planning and Sustainable Development Directorate release a four year Indicative Land Release Program (ILRP) to accompany the Territory Budget. The program includes land for residential, mixed use, commercial, industrial and community and non-urban land.

The Program plays a strategic role in catering for our population growth, building a compact, liveable city, attracting investment in the ACT land market and strengthening our economic advantage in the ACT region.

The land release program contributes to the financial, social and economic objectives of the Territory by:

- Delivering affordable housing choices and promoting housing diversity;
- Stimulating urban renewal where it is appropriate and sustainable and contributing to delivering up to 70% of new housing within our existing urban footprint;
- Balancing a stable supply of land against forecast demand and maintaining an appropriate inventory;
- Meeting the demand for land in the Territory across all sectors and attracting investment into Canberra;
- Supporting a sustainable and competitive land development and construction industry which creates good jobs for Canberrans; and
- Achieving satisfactory revenue returns to Government from the sale of unleased Territory land and surplus property assets.

The most recent five year program was released in the 2021 budget and highlighted the following:

- Proposed dwelling releases –

2021 – 22	4,737 dwellings
2022 – 23	3,180 dwellings
2023 – 24	2,637 dwellings
2024 – 25	2,880 dwellings
2025 – 26	3,000 dwellings

The focus on release of greenfield sites focuses on the districts of Gungahlin and Molonglo Valley. In addition Strathnairn will continue to supply land in West Belconnen.

Infill sites were identified in the City, Woden and Belconnen Town Centres and also land was being prepared for release in Watson and the East Lake urban area.

The recent land release program for 2021 to 2026 is summarised overleaf.

	Block	Section	Residential Dwellings	Mixed Use Site Area m <sup>2</sup>	Commercial Site Area m <sup>2</sup>	Industrial Site Area m <sup>2</sup>	Community Site Area m <sup>2</sup>
<b>Gungahlin - 2021 - 22</b>							
Gungahlin			300				
Gungahlin	1	228			10,171		
Gungahlin	1	249					8,995
Casey#	12 & 13	132	100		24,000		
Taylor#			157				
Jacka			200				
<b>Gungahlin - 2022-23</b>							
Gungahlin			300				
Kenny			500				
Jacka			200				
<b>Gungahlin - 2023-24</b>							
Gungahlin			300				
Kenny			500				
Jacka			280				
<b>Gungahlin - 2024-25</b>							
Gungahlin			300				
Kenny			500				
<b>Gungahlin - 2025-26</b>							
Gungahlin			300				
<b>Gungahlin - Total</b>			<b>3,937</b>		<b>34,171</b>		<b>8,995</b>
<b>Molonglo Valley - 2021-22</b>							
Coombs	3	17					12,000
Whitlam			200				
Denman Prospect			1,000				
Whitlam					10,000		
<b>Molonglo Valley - 2022-23</b>							
Whitlam			300				
Whitlam							50,000
<b>Molonglo Valley - 2023-24</b>							
Whitlam			400				
New Suburb			400				
Molonglo							40,000
Molonglo			300	10,000	10,000		
<b>Molonglo Valley - 2024-25</b>							
New Suburb			400				
Molonglo			300		10,000		
<b>Molonglo Valley - 2025-26</b>							
New suburb			400				
Molonglo			300				
<b>Molonglo Valley - Total</b>			<b>4,000</b>	<b>10,000</b>	<b>30,000</b>		<b>102,000</b>

	Block	Section	Residential Dwellings	Mixed Use Site Area m <sup>2</sup>	Commercial Site Area m <sup>2</sup>	Industrial Site Area m <sup>2</sup>	Community Site Area m <sup>2</sup>
<b>Belconnen - 2021-22</b>							
Strathnairn/Macnamara			250				
Holt	71	51	80		19,645		
Belconnen #	38, 39 & 2	52, 151	500		18,178		
Lawson *#^		49-55	850	19,650			10,008
<b>Belconnen - 2021-22</b>							
Macnamara			250				
Strathnairn							50,000
Holt	5	53	30		2,751		
Belconnen	4	185 & 21, 22 & 23	500		21,000		
<b>Belconnen - 2023-24</b>							
Macnamara			250				
<b>Belconnen - 2024-25</b>							
Macnamara			250				
<b>Belconnen - 2025-26</b>							
Macnamara			300				
<b>Belconnen - Total</b>			<b>3,260</b>	<b>19,650</b>	<b>61,574</b>		<b>60,008</b>
<b>Central Canberra - 2021-22</b>							
Kingston	1	68	518	28,895			
City	2, 3	20			8,622		
Turner*	2	57	565	23,372			
Fyshwick	28	6				5,914	
<b>Central Canberra - 2022-23</b>							
Watson		76	200				
Watson		74	200				
City	Pt Blk 20	63	500				
<b>Central Canberra - 2023-24</b>							
Kingston	2	65	167	4,982			
<b>Central Canberra - 2024-25</b>							
City			150				
<b>Central Canberra - 2025-26</b>							
City			150				
Kingston (East Lake)			650				
<b>Central Canberra - Total</b>			<b>3,100</b>	<b>57,249</b>	<b>8,622</b>	<b>5,914</b>	

	Block	Section	Residential Dwellings	Mixed Use Site Area m <sup>2</sup>	Commercial Site Area m <sup>2</sup>	Industrial Site Area m <sup>2</sup>	Community Site Area m <sup>2</sup>
<b>Jerrabomberra - 2021-22</b>							
Oaks Estate	5, 6, 9	7	11		4,380		
Oaks Estate	1-3, 31, 14&15	5, 8, 11	6				
<b>Jerrabomberra - 2022-23</b>							
Symonston	Pt Blk 8	1				40,000	
<b>Jerrabomberra - 2023-24</b>							
Nil							
<b>Jerrabomberra - 2024-25</b>							
Symonston	Pt Blk 8	1				40,000	
<b>Jerrabomberra - 2025-26</b>							
Nil							
<b>Jerrabomberra - Total</b>			<b>17</b>		<b>4,380</b>	<b>80,000</b>	
<b>Tuggeranong - 2021-22</b>							
Hume	104	22				11,116	
<b>Tuggeranong - 2022-23</b>							
Wanniassa	1	295			7,668		
<b>Tuggeranong - 2023-24</b>							
Nil							
<b>Tuggeranong - 2024-25</b>							
Nil							
<b>Tuggeranong - 2025-26</b>							
Williamsdale	1405						10,935
<b>Tuggeranong - Total</b>					<b>7,668</b>	<b>11,116</b>	<b>10,935</b>
<b>Woden Valley - 2021-22</b>							
Nil							
<b>Woden Valley - 2022-23</b>							
Phillip	1	7	200		14,000		
<b>Woden Valley - 2023-24</b>							
Mawson	6	57			5,200		
Mawson	Pt Blk 25	47	40				
<b>Woden Valley - 2024-25</b>							
Athllon Drive			580				
<b>Woden Valley - 2025-26</b>							
Sth Canberra Urban Intensification			500				
<b>Woden Valley - Total</b>			<b>1,320</b>		<b>19,200</b>		

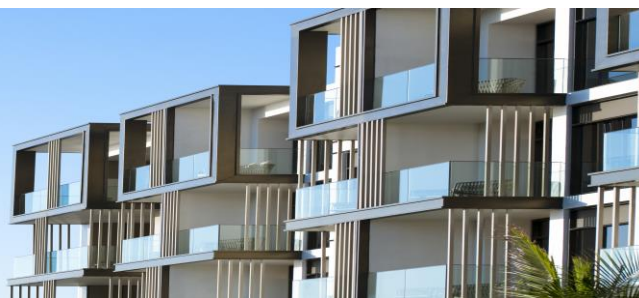
	Block	Section	Residential Dwellings	Mixed Use Site Area m <sup>2</sup>	Commercial Site Area m <sup>2</sup>	Industrial Site Area m <sup>2</sup>	Community Site Area m <sup>2</sup>
<b>Weston Creek - 2021-22</b>							
Nil							
<b>Weston Creek - 2022-23</b>							
Nil							
<b>Weston Creek - 2023-24</b>							
Weston	Pt Blk 2	75					6,500
<b>Weston Creek - 2024-25</b>							
Weston			400				
<b>Weston Creek - 2025-26</b>							
Weston			400				
<b>Weston Creek - Total</b>			<b>800</b>				<b>6,500</b>
<b>Grand Total</b>			<b>16,434</b>	<b>86,899</b>	<b>165,615</b>	<b>97,030</b>	<b>188,438</b>

\* Denotes proposed re-leases not counted against the land release target or outcome for the 2021-22 financial year as the release was counted in a previous year.

#Denotes releases with a housing target applied in a previous year and therefore not counted this year.

^The re-release of Lawson Stage 2 is subject to further considerations which may impact release timing.

# Affordable Housing



Affordable, community and public housing targets was released in the 2021 budget. As outlined in the Indicative Land Release program (2021-22 to 2025-26) the ACT Government has dedicated 15% of the annual residential program as public, community and affordable houses.

The housing targets set for 2021-22 comprise land for 307 dedication community, public and affordable homes. The housing target is made up of land for 155 new public housing properties, 30 new community housing properties and 122 properties dedicated for affordable home purchase to eligible households.

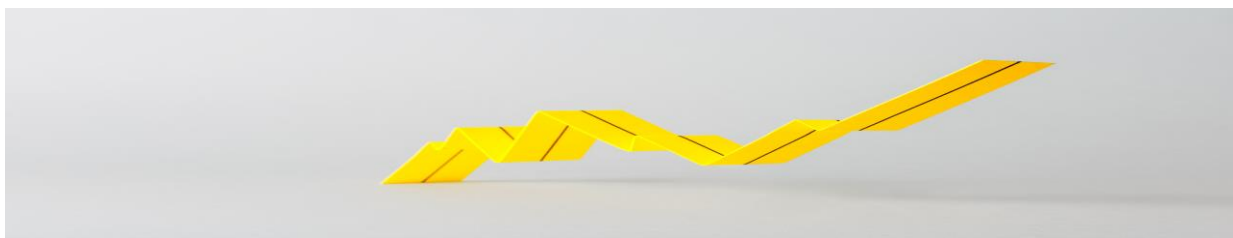
## Housing Targets for Affordable, Community and Public Housing- 2021-22

Site	No. Dwellings Affordable	No. of Dwellings Public Housing	No. of Dwellings Community Housing	Notifiable Instrument year
<b>Gungahlin</b>				
Gungahlin	20	30	10	
Casey#	10	0	0	2020-21
Taylor#	0	0	0	
Jacka	10	20	0	
<b>Molonglo</b>				
Whitlam	10	20	0	
Denman Prospect	60	60	20	
<b>Belconnen</b>				
Strathnairn/Macnamara	10	25	0	
Holt	12	0	0	
Belconnen#	50	25	0	2020-21
Lawson*#	80	24	20	2017-18
<b>Central Canberra</b>				
Turner*	0	0	0	
<b>Jerrabomberra</b>				
Oaks Estate	0	0	0	
Oaks Estate	0	0	0	
<b>Totals of 2021-22 Housing Targets</b>	<b>122</b>	<b>155</b>	<b>30</b>	
Total 2021-22 Housing Target			307	

\* Denotes proposed re-leases not counted against the land release target or outcome for the 2021-22 financial year as the release was counted in a previous year.

#Denotes releases with a housing target applied in a previous year and therefore not counted this year.

Source: Indicative Land Release Program 2021-22 to 2025-26 (Affordable, community and public housing targets)



## Population

The population for Canberra has been steadily rising with an average growth over the last five years of 6,522 people per year. We note that growth during 2020 slowed due to a decrease in net overseas migration as a result of the influence of COVID 19.

Year	Population	Change (people)	Growth Rate
2015	398,874		
2016	407,489	8,615	2.16%
2017	415,874	8,385	2.06%
2018	423,169	7,295	1.75%
2019	428,243	5,074	1.20%
2020	431,484	3,241	0.76%

\*Source – Estimated Resident Population ABS Release: National, State and Territory Population

Canberra population is estimated to reach 703,421 people by June 2058. This suggests an increase of approximately 71% from June 2017.

It is predicted that Molonglo will have the greatest increase, followed by Belconnen, North Canberra and Woden.

The table below shows the projected population growth by district.

District	Actual 2017	Projection 2058	Change (people)	Percentage
Belconnen	98,592	152,452	53,860	54.6%
Oaks Estate	1,544	1,229	-315	-20.4%
Gungahlin	76,088	87,507	11,419	15.0%
North Canberra	55,810	91,597	35,787	64.1%
South Canberra	28,788	38,530	9,742	23.8%
Tuggeranong	85,490	90,178	4,688	5.5%
Weston Creek	23,226	26,268	3,042	13.0%
Woden Valley	35,813	56,363	20,550	57.4%
Molonglo	5,710	62,033	56,323	986.4%
Urriarra-Namadgi	606	604	-2	0%
Unallocated	0	96,660	96,660	
	<b>411,667</b>	<b>703,421</b>	<b>291,754</b>	<b>70.9%</b>

\*Source – ACT Population Projections 2018 to 2058

Over this period, natural increase (births less deaths) is anticipated to contribute approximately 50% of the ACT's population growth, with net overseas migration contributing approximately 47% and net interstate migration approximately 3%.

Projected annual population growth until 2058 is summarised below.

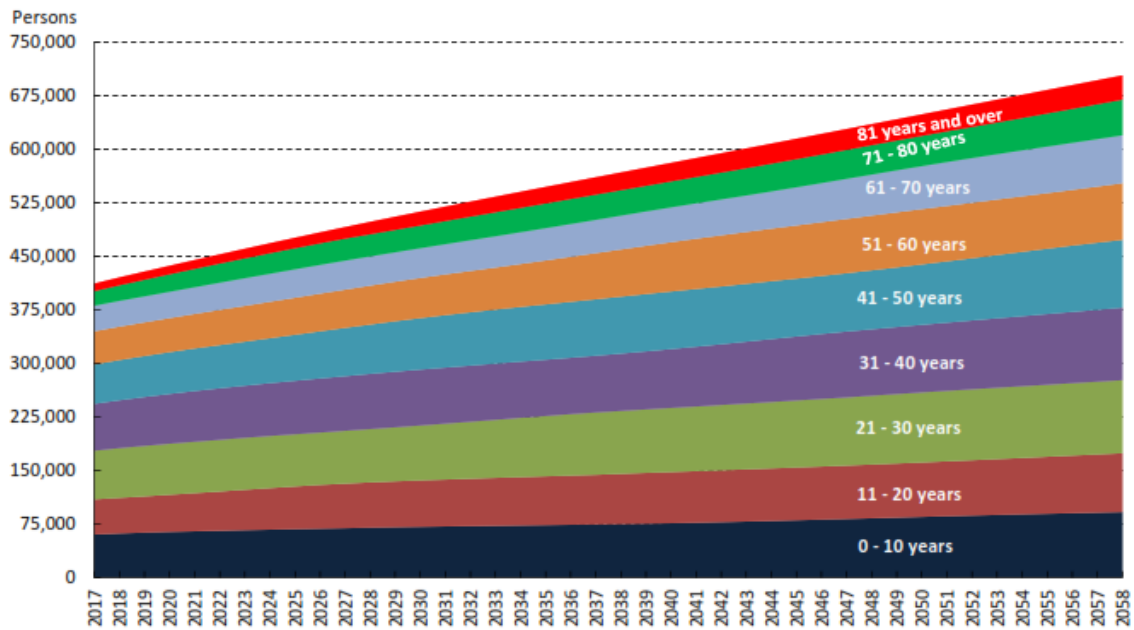
The table was comprised prior to COVID 19 and within the 2020/21 ACT Budget Paper, population growth over the four years to 2025 was expected to be 3,000 per year.

Year	Projected ACT Population			Growth	
	Males	Females	Persons	Persons	Percentage
2017(a)	203,786	207,881	411,667		
2018(e)	208,329	211,992	420,321	8,654	2.1%
2019	212,541	215,968	428,509	8,188	1.9%
2020	216,714	219,921	436,635	8,126	1.9%
2021	220,823	223,828	444,651	8,016	1.8%
2022	224,882	227,708	452,590	7,939	1.8%
2023	228,892	231,548	460,440	7,850	1.7%
2024	232,839	235,356	468,195	7,755	1.7%
2025	236,732	239,124	475,856	7,661	1.6%
2026	240,558	242,851	483,409	7,552	1.6%
2027	244,322	246,528	490,850	7,441	1.5%
2028	248,022	250,145	498,167	7,317	1.5%
2029	251,652	253,708	505,360	7,193	1.4%
2030	255,241	257,242	512,483	7,122	1.4%
2031	258,798	260,738	519,536	7,053	1.4%
2032	262,319	264,206	526,525	6,989	1.3%
2033	265,810	267,639	533,449	6,924	1.3%
2034	269,278	271,038	540,316	6,867	1.3%
2035	272,722	274,412	547,134	6,818	1.3%
2036	276,161	277,753	553,914	6,780	1.2%
2037	279,591	281,073	560,664	6,749	1.2%
2038	283,009	284,386	567,395	6,731	1.2%
2039	286,430	287,687	574,117	6,722	1.2%
2040	289,853	290,985	580,838	6,721	1.2%
2041	293,290	294,275	587,565	6,727	1.2%
2042	296,740	297,567	594,307	6,742	1.1%
2043	300,200	300,865	601,065	6,758	1.1%
2044	303,681	304,160	607,841	6,776	1.1%
2045	307,170	307,463	614,633	6,793	1.1%
2046	310,669	310,772	621,441	6,808	1.1%
2047	314,185	314,077	628,262	6,821	1.1%
2048	317,702	317,391	635,093	6,831	1.1%
2049	321,221	320,710	641,931	6,838	1.1%
2050	324,747	324,027	648,774	6,843	1.1%
2051	328,271	327,349	655,620	6,846	1.1%
2052	331,793	330,673	662,466	6,846	1.0%
2053	335,309	334,002	669,311	6,845	1.0%
2054	338,819	337,332	676,151	6,840	1.0%
2055	342,329	340,657	682,986	6,834	1.0%
2056	345,833	343,977	689,810	6,825	1.0%
2057	349,327	347,296	696,623	6,813	1.0%
2058	352,813	350,609	703,422	6,798	1.0%

\*Source – ACT Population Projections 2018 to 2058

It is anticipated that the most notable increase in population will be people aged between 20 and 40. As per the figure below, the ACT's population aged between 30 – 44 years is the largest proportion and is expected to remain so in the long term. This is closely followed by those aged between 15 – 29 years.

**Figure 3.10 Population by age cohort, 2017 to 2058**



\*Source – ACT Population Projections 2018 to 2058



# Impact of COVID and Current Market

On 11 March 2020, the World Health Organisation declared COVID-19 a pandemic.

COVID-19 Assistance Programs for Canberrans in the Q2 2021 period are as follows:

➤ **Rent and Tenancy Assistance – Residential**

For ACT renters, the ACT Government will encourage landlords to reduce rents by at least 25% for tenants under rental stress by sharing the cost reduction of the rental on a 50/50 basis, capped at \$1,300 per quarter (around \$100/week).

A rebate will also be provided on residential rates and a freeze on a number of fees and charges including the fire and emergency services levy, public transport, vehicle registration and parking fees.

➤ **Jobs for Canberrans**

The ACT Government will establish a 'Jobs for Canberrans' fund to allow ACT Government Directorates to continue employing people for cleaning, repairs and maintenance projects. This fund will focus on provide secure work opportunities for Canberrans who have relied on casual work and are not eligible for the Commonwealth's wage subsidy scheme.

➤ **Economic Survival Package**

A range of support packages for households and business including:

- A rebate on the fixed charge for 2019-20 commercial rates for properties with an AUV below \$2 million.
- A 6 month waiver on payroll tax for hospitality, creative arts and entertainment industries.
- Waiving of fees for food busines registration and liquor licencing fees (including off-license) and outdoor dining fees.
- A \$750 rebate for small business owners to help with power bills.
- Interest free deferrals of payroll tax commencing 1 July 2020 for all businesses up to a payroll threshold of \$10 million.
- One off payment of up to \$5,000 to taxi drivers who lease their taxi plates from private owners.

Businesses in the construction sector can access interest free payroll tax deferrals for 6 months.

*Reference: KPMG – COVID-19 Assistance Programs*

The residential market continued to surge in 2021, with the the following statistics by mid 2021:

- Moving annual median price in Canberra had risen by 10.4% over the June quarter.
- Median price for houses rose to \$1,015,883, joining the \$1 million group. Prices rose by almost \$1,054 a day over the June quarter, a total increase to \$96,000. This is the sharpest price acceleration in almost three decades.
- Median price for units \$504,217.
- Rental market had 0.7% vacancy rate with the average rent for a three bedroom house at \$655 per week and two bedroom accommodation reaching \$519 per week.
- Demand for standard residential blocks remains strong in 2021, with 1,152 blocks sold in the first half of 2021 (total for 2020 was 1,469). The only available blocks were located in suburb of Whitlam.
- Overall sales of standard residential and multi-unit dwellings up until June 2021 continue to remain strong.
- Strong demand for rural/residential blocks with 100 lot subdivision in Murrumbateman sold out in three months. Currently limited supply and strong demand.
- Agents in Yass and Murrumbateman reporting increased enquiry in sales due to substantial price increases in the Canberra market.

The market activity of 2020 has continued through to mid 2021.

- Builders lots within Taylor and Whitlam have attracted record prices.
- Strong demand for standard residential and multi-unit blocks in Denman Prospect.

## Source of Information

1. *ACT Planning Strategy 2018*
2. *Indicative Land Release Program released in 2019-20 Budget*
3. *Affordable Housing Program - Growing and renewing Public Housing 2019 – 2024*
4. *ACT Population Projections 2018 to 2058*
5. *Sales Databases provided by SLA*
6. *HomeBuilder | Treasury.gov.au*
7. *National Housing Finance and Investment Corporation | NHFIC.gov.au*
8. *Labour Force – October 2020 publication release date 19 November 2020*
9. *Australia Capital Territory Budget 2019-20*

Past to Present



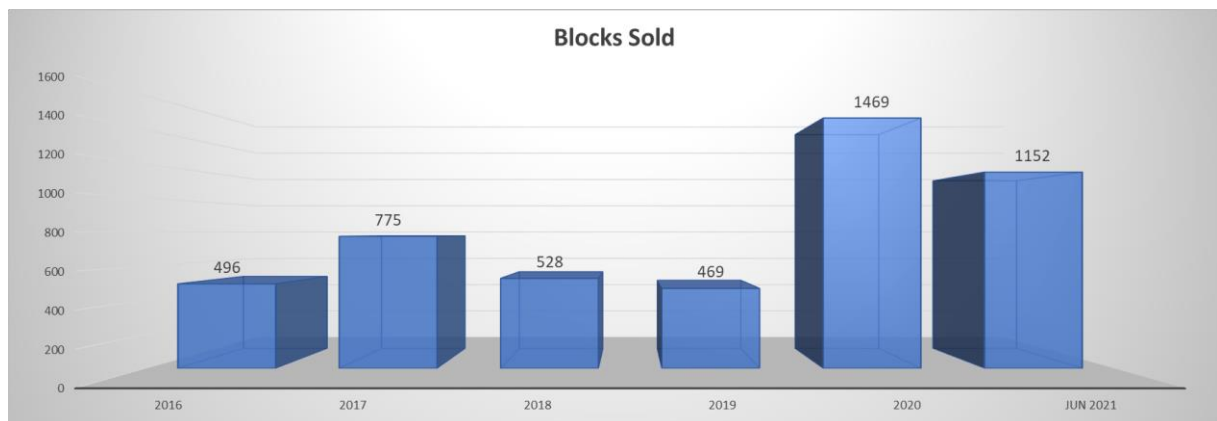


# Land Subdivisions – ACT and NSW

Over the past six (6) years, there has been significant land releases in the ACT including the Gungahlin suburbs of **Throsby** and **Taylor**, the Belconnen suburb of **Strathnairn** (*single dwelling sites*), and the Molonglo Valley suburbs of **North Wright**, **North Coombs** and **Whitlam**. The suburb of **Denman Prospect**, purchased by Capital Airport Group, began marketing in 2015. In addition land continues to be developed within NSW at Googong and two new subdivisions have been released at South Jerrabomberra and Jumping Creek.

The following table summarises the combined number of standard residential blocks (single dwelling) sold over the last five and a half years within each estate.

In 2020 there was a surge in land sales which has continued into 2021. The sales in 2020 were over three times greater than the previous year and sales in 2021 reflect 192 blocks per month which is 57% higher than 2020.



The following pages summarises each suburb in more detail based on various data sources including the Suburban Land Agency, developer sales lists and media releases.



The suburb of Denman Prospect is located between Mount Stromlo and the National Arboretum in the district of Molonglo Valley, some 15 minutes from Woden Town Centre and Canberra's CBD.

Denman Prospect Stages 1A and 1B was purchased by the Capital Airport Group for \$241.3 million in 2015. Capital Airport Group purchased Stage 2 in June 2017 for \$135,850,000. Development commenced in 2015 with the following stages:

	Total Area (ha)	Standard Residential	Multi-Unit Dwellings
Stage 1A	46.97	401	
Stage 1B	90.00	621	
			1,000
Stage 2a	78.00	461	
			753
Stage 2B	73.56	363	
			532
<b>Total</b>		<b>1,846</b>	<b>2,285</b>

### Standard Residential

We note the following sales since 2016.



Based on evidence provided from the land consultant, below represents summary of sales of standard residential blocks for each year.

# Sch 2.2(a)(xi)

As at early July 2021, all released sites had been sold.

## Multi-Unit

Below summaries the status of multi-unit blocks for Denman Prospect for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
2	62	Medium Density	Complete	2019
2	95	High Density	Complete	2019
<b>4</b>	<b>157</b>			
1	55	Medium Density	Complete	2020
2	143	High Density	Complete	2020
<b>3</b>	<b>198</b>			
<b>3</b>	<b>193</b>	Medium Density	Complete	2021
<b>3</b>	<b>193</b>			
<b>Total Delivered</b>	<b>548</b>			
				Expected Delivery Date
3	165	Medium Density	Under Construction	2021
3	169	Medium Density	Under Construction	2022
1	139	High Density	Under Construction	2021
1	84	High Density	Under Construction	2022
<b>Total Under Construction</b>	<b>557</b>			
1	10	Low Density	DA Lodged	
2	155	Medium Density	DA Lodged	
1	450	High Density	DA Lodged	
<b>4</b>	<b>611</b>			
2	95	Medium Density	Planning	
<b>2</b>	<b>95</b>			
<b>Total Planned</b>	<b>706</b>			

## Going Forward

Based on historical take up rates and proposed EDP, we have assumed the following:

Year	Standard Residential	Multi-Unit	Total
2021 (Q3 & Q4)	0	304	304
2022	165	253	418
2023	165	295	460
2024	165	295	460
2025	165	295	460
2026	165	295	460
<b>Total</b>	<b>825</b>	<b>1,737</b>	<b>2,562</b>



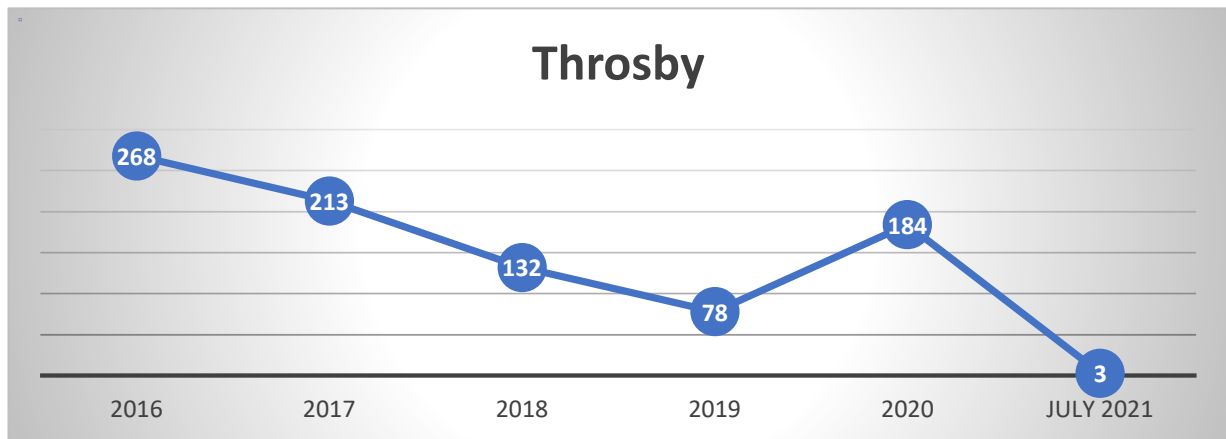
Throsby is located in north Gungahlin opposite the suburb of Harrison. The suburb is approximately 2.5 kilometres from Gungahlin Town Centre and 11 kilometres from the City centre.

Within the suburb of Throsby the mix of land (*released + forecast supply*) is as follows:

	No. of Blocks	No. of Dwellings
Standard Residential ( <i>Blocks Sold + ILRP</i> )	956	956
Multi-Unit	<u>9</u>	<u>263</u>
<b>Total</b>	<b>965</b>	<b>1,219</b>

### Standard Residential

The following sales have been recorded since the release of Throsby in 2016.



Based on evidence provided by the SLA below represents summary of sales of standard residential blocks each year.

Suburb	Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price	Rate/m <sup>2</sup>
Throsby	Feb-16	266	24.2	402	\$388,438	\$955.27
Throsby	2017	213	17.6	410	\$366,126	\$892.99
Throsby	2018	132	12	426	\$390,843	\$917.47
Throsby	2019	78	6.5	472	\$433,346	\$918.11
Throsby	2020	184	15.3	483	\$422,565	\$874.88
Throsby	Jun 2021	3	0.5	466	\$414,667	\$889.21
<b>Total</b>		<b>876</b>				
<b>Average per annum</b>		<b>159.3</b>	<b>13.3</b>			

NB: Since the latest sale in July 2021, there have been no further blocks available for purchase.

## Multi-Unit

Below summaries the status of multi-unit blocks for Throsby for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
4	92	Low Density	Complete	2019
1	25	Low	Complete	2020
<b>Total Delivered</b>	<b>117</b>			

				Expected Delivery Date
2	18 (2 x 9 dwellings)	Low Density	Under construction	2021
1	72	Medium Density	Under Construction	2021
1	56	Medium Density	Under Construction	2022
<b>Total Under Construction</b>	<b>146</b>			

## Going Forward

Based on the **ILRP** and the **Multi-Unit Table** above (*Under Construction*), the indicative land supply is as follows:

Year	Standard Residential	Multi-Unit	Total
2021 (Q3 & Q4)	80		80
2021		90 (Under Construction)	90
2022		56 (Under Construction)	56
<b>Total</b>	<b>80</b>	<b>146</b>	<b>226</b>

# TAYLOR

Taylor is located in north Gungahlin opposite Moncrieff and adjacent to Casey. The suburb is approximately four (4) kilometres from Gungahlin Town Centre and sixteen (16) kilometres from the City centre.

A total of approximately 2,700 dwellings are to be developed in the suburb. Within Taylor there will be 102 hectares of recreation and community facilities comprising six sporting fields and adjoining carparks and also the Taylor School.

The block mix of land (*released + forecast supply*) is as follows:

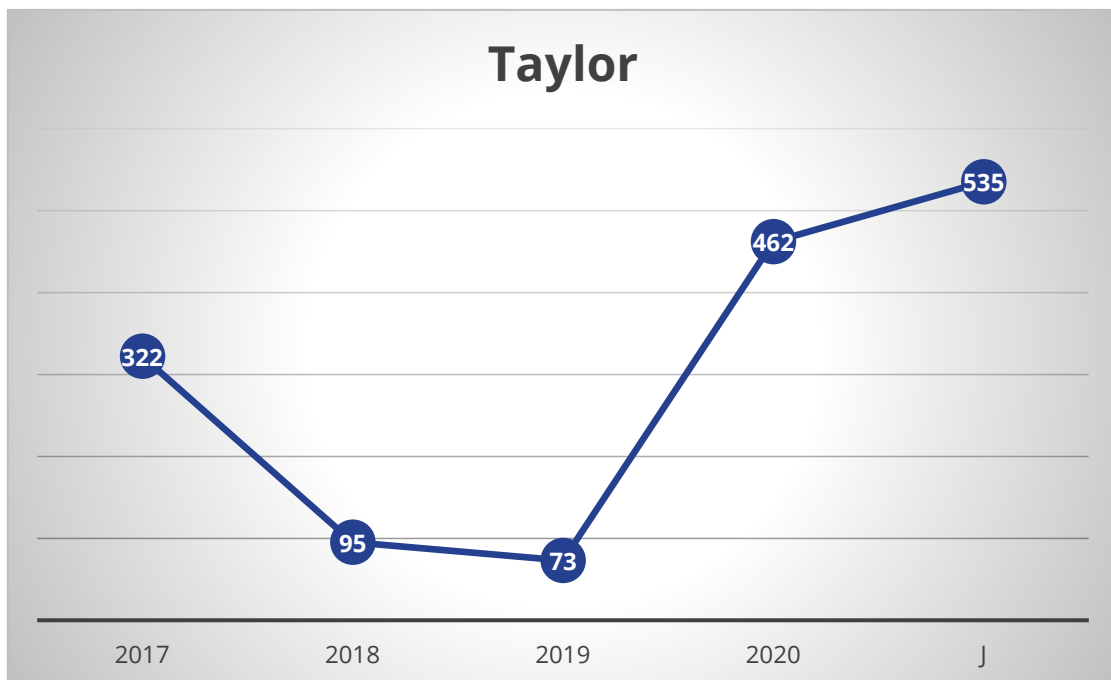
	No. of Blocks	No. of Dwellings
Standard Residential ( <i>Sold + Available + ILRP - Terrace</i> )	1,701	1,701
Terrace (≥ 250)	113	113
Multi-unit	29	899
<b>Total</b>	<b>1,843</b>	<b>2,713</b>

Land release has been via ballot with a total of 322 blocks sold in 2017. In 2018 and 2019 a total of 168 blocks were sold over the two years. 2020 has seen a dramatic increase in sales from the previous two years with a total of 462 blocks sold.

The three months in 2021 has also recorded strong sales indicating 85.7 sales per month.

## Standard Residential

The following sales have been recorded from when Taylor was released to the market.



Based on evidence provided by the SLA, below represents summary of sales of **standard residential** and **terrace** blocks each year.

Suburb	Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price	Rate/m <sup>2</sup>
Taylor	2017	322	26.8	401	\$316,482	\$789.23
Taylor	2018	95	7.9	354	\$241,706	\$682.79
Taylor	2019	73	6.1	471	\$372,274	\$790.39
Taylor	2020	462	38.5	506	\$371,794	\$734.77
Taylor	Jun-21	509	84.8	532	\$393,419	\$739.37
<b>Total</b>		<b>1,461</b>				
<b>Average per annum</b>		<b>325</b>	<b>27</b>			

As at 30 June 2021 it was proposed to release 115 standard residential blocks and 66 integrated lots within Q4 2021.

## Multi-Unit

Below summaries the status of multi-unit blocks for Taylor for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
<b>3</b>	<b>104</b>	<b>Medium Density</b>	<b>Complete</b>	<b>2019</b>
<b>Total Delivered</b>	<b>104</b>			

				Expected Delivery Date
1	15	Low Density	Under Construction	2021
8	271	Medium Density	Under Construction	2021
3	78	Medium Density	Under Construction	2022
<b>Total Under Construction</b>	<b>364</b>			
7	192	Medium Density	DA Lodged	
6	327	Medium Density	Planning	
<b>Total Planned</b>	<b>519</b>			

## Going Forward

Based on the **ILRP** and the **Multi-Unit Table** above (*Under Construction & Planning*), the indicative land supply is as follows:

Year	Standard Residential (Per Annum)	Multi-Unit (Per Annum)	Total (Per Annum)
2021 (Q3 & Q4)	181	286 (Under Construction)	467
2022	71	270	341
2023+		327	327
			<b>1,135</b>



Ginninderry is a cross border development extending across the ACT/NSW border to the west of Belconnen and is a joint venture between the ACT Government and Riverview Developments Pty Ltd.

Overall the Ginninderry precinct will comprise four (4) suburbs comprising 9,648 dwellings and housing approximately 30,000 Inhabitants.

The precinct will incorporate a 596 hectare conservation corridor along the Murrumbidgee River and Ginninderra Creek.

The Yass LEP (Parkwood) 2020 was officially adopted in July 2020 with all of the NSW land zoned to allow for residential development.

Strathnairn is the first suburb to be development in this precinct with the first public release in 2016.

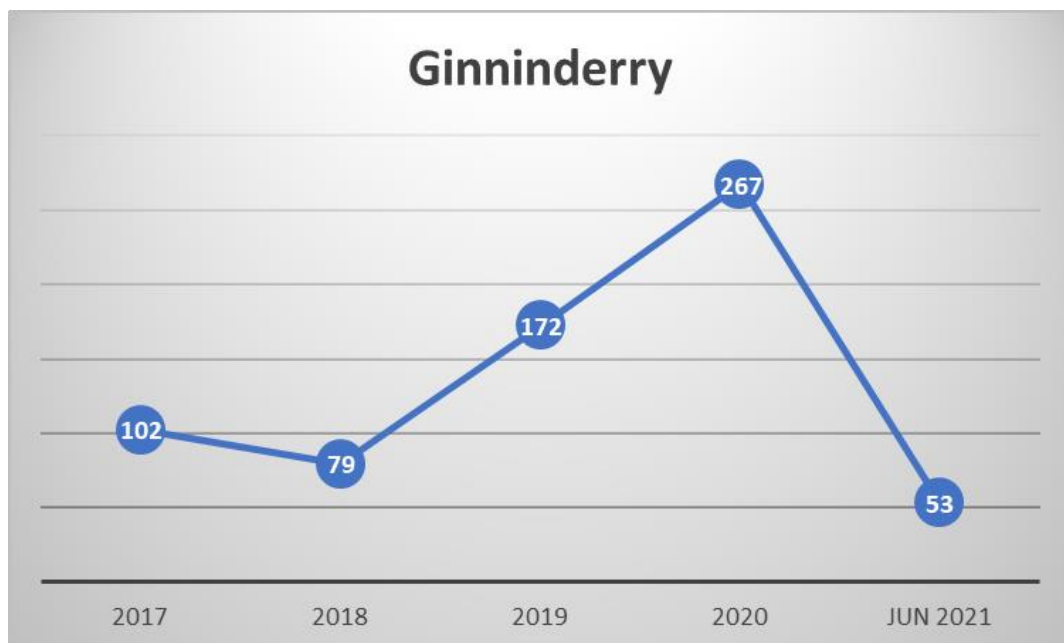
The next suburb proposed for Ginninderry is Macnamara and a DA was submitted in April 2021 for Macnamara Stage 1.

The mix of development is as follows:

	No. of Blocks	No. of Dwellings	Percentage of Dwellings
Standard Residential – 1 Dwelling	669	669	67.9%
Standard Residential – 2 Dwellings <i>(Sold + Available)</i>	36	72	7.3%
Multi-unit	15	244	24.8%
<b>Total</b>	<b>720</b>	<b>985</b>	

### Standard Residential

We make note of the following sales in Strathnairn of standard residential land which allows the development of a single dwelling.



Based on evidence provided by the SLA below represents summary of sales for single dwelling sites each year.

# Sch 2.2(a)(xi)

Out of the 49 blocks sold in 2021, 41 were under 300 square metres.

In addition we note the following sales that allow for the development of two dwellings on a single block.

# Sch 2.2(a)(xi)

As at the end of June 2021 there are currently no blocks available for purchase.

## Multi-Unit

Below summaries the status of multi-unit blocks for Ginninderry, mostly for dwellings with 10 units and over.

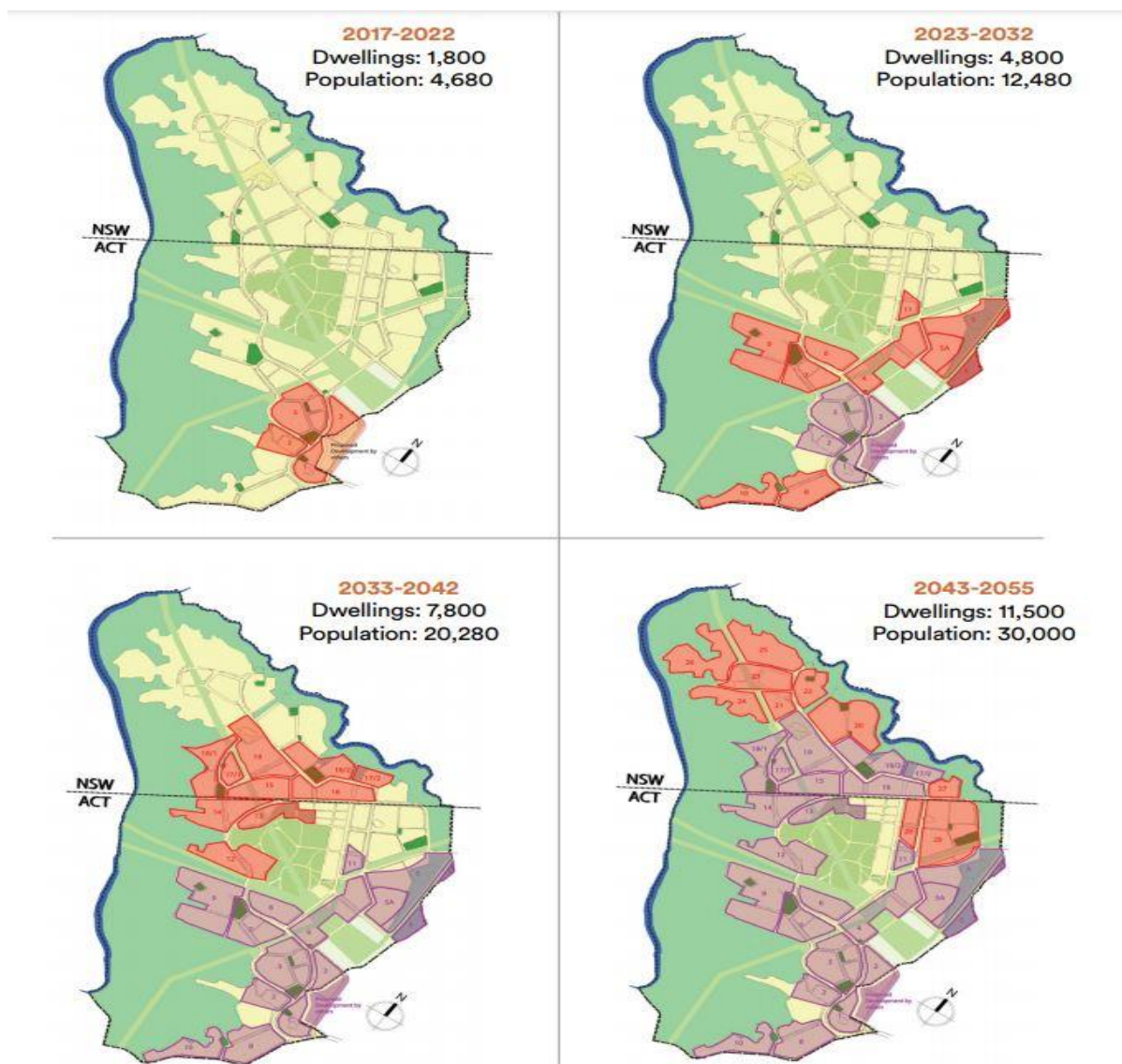
No. Blocks	No. of Units	Site Density	Status	Year Delivered
1	12	Medium Density	Complete	2018
2	22	Low Density	Complete	2019
4	43	Low Density	Complete	2020
<b>Total Delivered</b>	<b>77</b>			
				Expected Delivery Date
3	63	Low Density	Under Construction	2021
<b>Under Construction</b>	<b>63</b>			
2	63	Medium Density	DA Lodged	
<b>3</b>	<b>63</b>			
1	8	Low Density	Planning	
2	23	Medium Density	Planning	
<b>3</b>	<b>31</b>			
<b>Total Planned</b>	<b>94</b>			

### Going Forward

As stated in the **ILRP**, 300 dwellings will be released each year which has been apportioned 80% standard residential and 20% multi-unit.

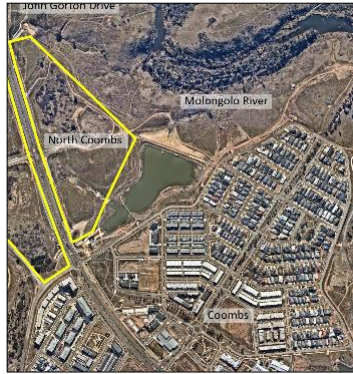
Year	Standard Residential (Per Annum)	Multi-Unit (Per Annum)	Total (Per Annum)
2021 – 2049 (28 years)	240	60	300

Indicative staging for Ginninderry as as follows:



Source: Modelling Inputs NSW Private Land Holdings – October 2016

## NORTH COOMBS



North Coombs is located north of Coombs which was the second suburb to be developed in the growing district of Molonglo located approximately 11 kilometres from Canberra City. The district of Molonglo is centrally located being within easy driving distance (8 to 10 kilometres) from the centres of Woden, Tuggeranong and Belconnen.

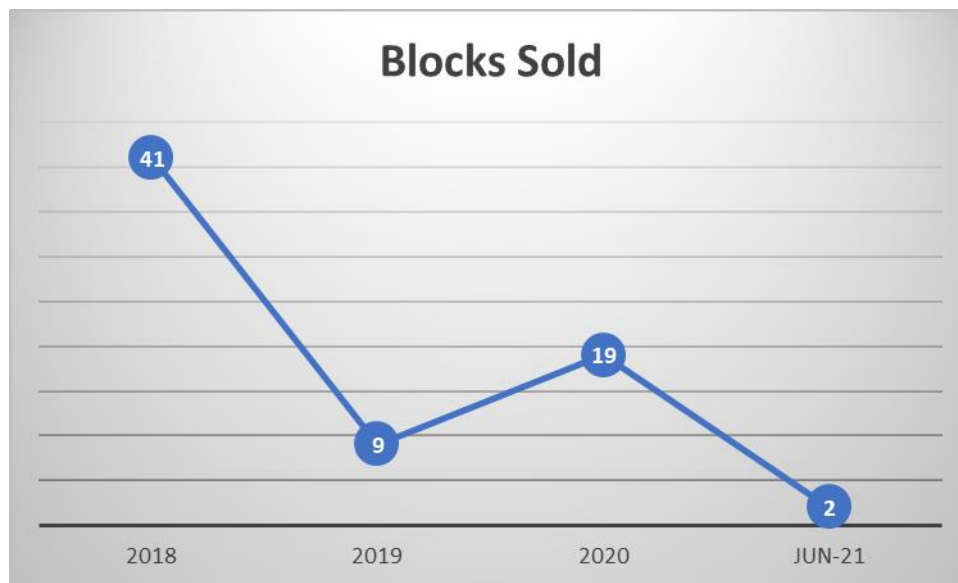
The suburb of Coombs was mainly developed over 2014/15 comprising 619 separate title sites and multi-units sites that are predominantly located fronting major suburban routes such as John Gorton Drive and Fred Daley Avenue.

North Coombs is a 17 hectare parcel of land that has been developed with the following:

	No. of Blocks	No. of Dwellings
Standard Residential	100	100
Multi-Unit	7	344

### Standard Residential

The following sales of standard residential land has been recorded since marketing.



Based on evidence provided by the SLA below represents summary of sales for each year.

Suburb	Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price	Rate/m <sup>2</sup>
Nth Coombs	2018	41	3.4	574	\$511,049	\$890.33
Nth Coombs	2019	9	0.8	607	\$514,778	\$848.07
Nth Coombs	2020	19	1.7	574	\$490,237	\$854.07
Nth Coombs	Jun-2021	2	0.3	536	\$467,750	\$871.85
<b>Total</b>		<b>71</b>				
<b>Average Per Annum</b>		<b>20.3</b>	<b>1.69</b>			

Since the latest sale in June 2021, there have been no further blocks available for purchase.

## Multi-Unit

Below summaries the status of multi-unit blocks for North Coombs for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
2	54	Medium Density	Complete	2020
1	45	High Density	Complete	2020
<b>Total Complete</b>	<b>99</b>			
1	74	Medium Density	DA Lodged	
3	97	Medium Density	Planning	
1	74	High Density	Planning	
<b>Total Planning</b>	<b>245</b>			

## Going Forward

The indicative land supply for Coombs is as follows:

Year	Standard Residential	Multi-Unit	Total
2020		99	99
2021 (Q3 & Q4)	30		30
2022	0	245 (DA Lodged & Planning)	245
<b>Total</b>	<b>30</b>	<b>344</b>	<b>374</b>

## NORTH WRIGHT



The suburb of Wright was mainly developed between 2011 to 2013 comprising 518 separate title sites and 8 multi-units sites that are predominantly located fronting major suburban routes such as John Gorton Drive.

North Wright is a 36.68 hectare parcel of land that has been developed with the following:

	No. of Blocks	No. of Dwellings
Standard Residential – Incl. Terrace (sold + available)	211	211
Multi-Unit	5	349
<b>Total</b>	<b>216</b>	<b>560</b>

### Standard Residential

The following sales have been recorded since the release of North Wright.



Based on evidence provided by the SLA, below represents summary of sales for North Wright for each year.

Suburb	Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price	Rate/m <sup>2</sup>
Nth Wright	2018	75	6.3	515	\$483,493	\$938.82
Nth Wright	2019	39	3.3	525	\$487,615	\$928.79
Nth Wright	2020	53	4.4	504	\$454,462	\$901.71
Nth Wright	Jun-21	2	0.33	621	\$502,000	\$808.37
<b>Total</b>		<b>169</b>				
<b>Average per annum</b>		<b>48.3</b>	<b>4</b>			

Since the latest sales in February 2021, there have been no further blocks available for purchase.

## Multi-Unit

Below summaries the status of multi-unit blocks for **North Wright** for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
1	57	Medium Density	Complete	2020
<b>Total Complete</b>	<b>57</b>			

				Expected Delivery Date
2	71	Medium Density	Under Construction	2021
<b>Total Under Construction</b>	<b>71</b>			

1	98	Medium Density	DA Lodged
<b>Total DA Lodged</b>	<b>98</b>		

## Going Forward

Based on the IRLP, the indicative land supply for Wright is as follows:

Year	Multi Unit
2021 (Q3 & Q4)	71
2022	98
<b>Total</b>	<b>169</b>



Whitlam is the first suburb to be developed in Molonglo Stage 3 with a further two suburbs to be released within this stage. Whitlam is the northernmost suburb in the Molonglo Valley and is situated between the major thoroughfares of John Gorton Drive and William Hovell Drive.

Molonglo Stage 3 is projected to accommodate between 10,000 to 12,000 dwellings comprising low, medium and high residential densities and mixed use residential. Whitlam will provide approximately 2,100 dwellings. Unlike the suburbs of Coombs, Wright and Denman Prospect, Whitlam will have a higher proportion of single residential blocks which will accommodate for approximately 1,600 dwellings.

It is planned Whitlam will be developed over four stages, with stage one released in early 2020. Stage four is expected to be delivered in 2023.

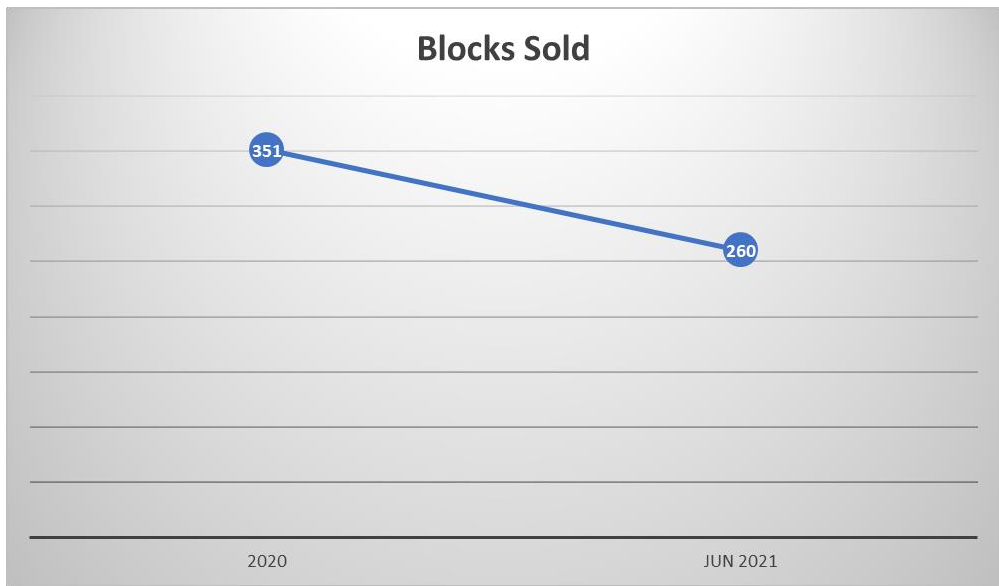
We note the following Stages:

	No of Blocks	SR Dwellings	MU Dwellings
Stage 1	542	542	
	9		77
Stage 2	207	207	
	8		178
Stage 3	372	372	
	9		300
Stage 4	281	281	
	6 (approx)		136
<b>Total</b>	<b>1,434</b>	<b>1,402</b>	<b>691</b>
		67.5%	32.4%

The proposal also includes a school, two community centres and three public open spaces.

### Standard Residential

The release in Whitlam attracted a high interest resulting in the first release selling out.



Based on evidence provided by the SLA, below represents summary of sales for Whitlam Stages 1 & 2.

Suburb	Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price	Rate/m <sup>2</sup>
Whitlam	2020	351	29.3	546	\$427,085	\$782.21
<b>Total</b>	Jun-21	260	43.3	410	\$393,565	\$959.38
<b>Total Sold</b>		611				
<b>Average per annum</b>		407	33.9			

As at the end of June 2021 there are currently 94 blocks for sale of which fifteen (15) are affordable packaged lots with site areas under 300 square metres.

The remainder seventy nine (79) lots have an average area of 556 square metres with an average asking price of \$432,070.

## Multi-Unit

Below summaries the status of multi-unit blocks for Whitlam for 10 dwellings and over.

No. Blocks	No. of Units	Site Density	Status	Year Delivered
1	23	Low Density	Planning	
5	139	Medium Density	Planning	
<b>Total Planned</b>	<b>162</b>			

## Going Forward

The ILRP indicates the following:

Year	No. of Dwellings
2020 – 2021	200
2021 – 2022	300
2022 – 2023	400
<b>Total</b>	<b>900</b>

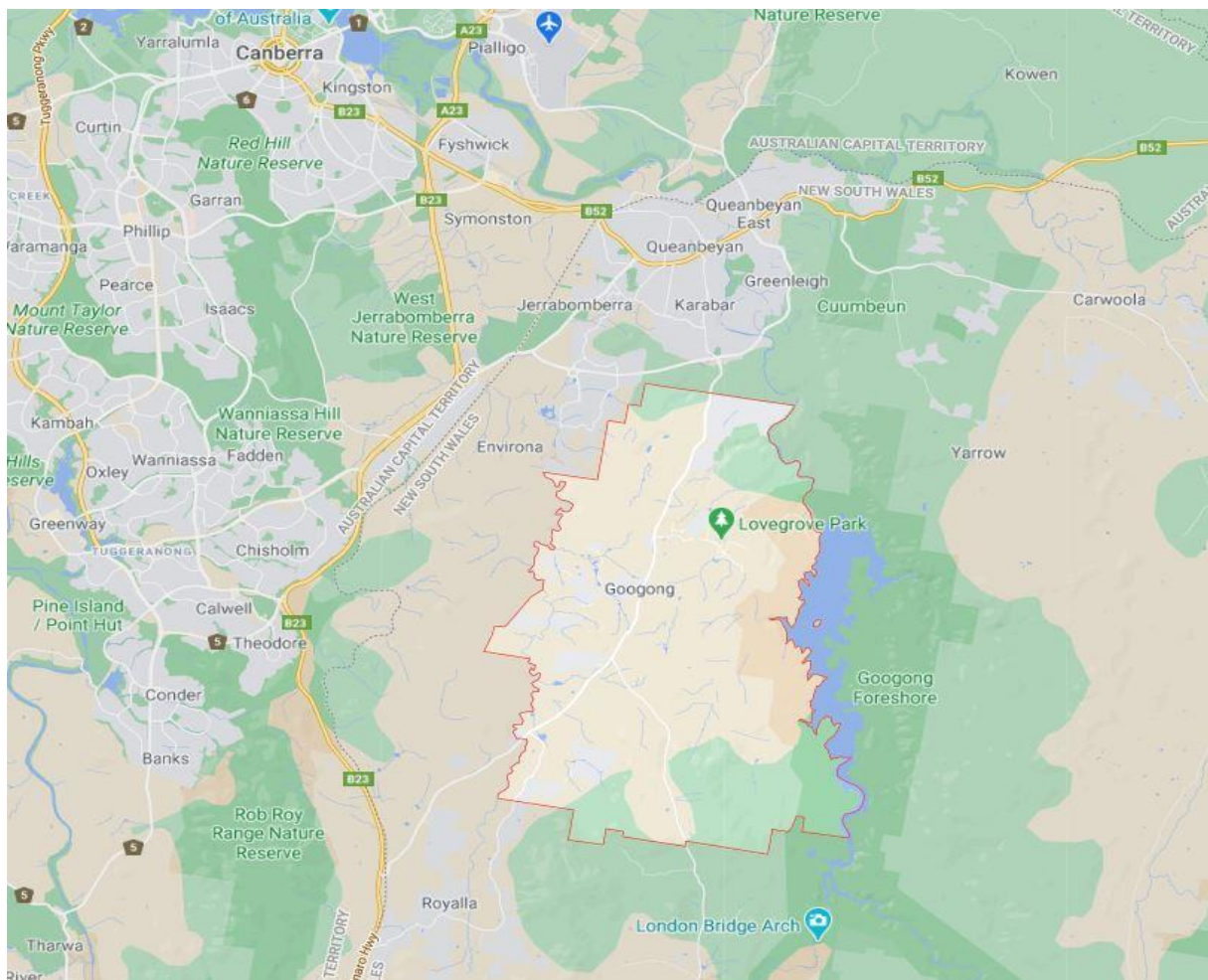
# Land Subdivisions – NSW



Googong is a suburb of Queanbeyan and is located within the Queanbeyan–Palerang Regional Council local government area, located to the south of the Queanbeyan CBD. It borders Jerrabomberra and Karabar on the north and Environa on the west. It is about 10 kilometres south of the Queanbeyan central business district.

Planning for Googong began in the early 2000s and is being developed by Googong Township Pty Ltd, a joint venture between Peet Limited and Mirvac Group. It is planned that Googong will have five (5) neighbourhoods, a town centre and four (4) local shopping centre together with 183 hectares of open space.

The township was released to the market in 2012 with the following table summarising the number of blocks sold each year. It is planned by 2035 a total of 6,500 dwellings will be providing housing a population of 18,000 people.



A summary of sales of single residential dwelling blocks is outlined below.



Below represents summary of sales for each year.

Year	Blocks Sold	Sales Per Month	Average Block Area m <sup>2</sup>	Average Price
2012	226	26.6	580	\$241,133
2013	192	16.0	527	\$235,078
2014	324	27.0	525	\$251,603
2015	347	28.9	467	\$257,441
2016	283	23.6	459	\$261,965
2017	144	12.0	478	\$288,183
2018	210	17.5	469	\$287,451
2019	109	9.1	519	\$323,798
2020	271	22.3	488	\$331,494
Jun 2021	244	40.6	497	\$289,689
<b>Total</b>	<b>2350</b>			
<b>Average Per Annum</b>	<b>247.4</b>	20.6		

### Going Forward

We have adopted the following:

Year	No. of Dwellings
2021 – 2037	250

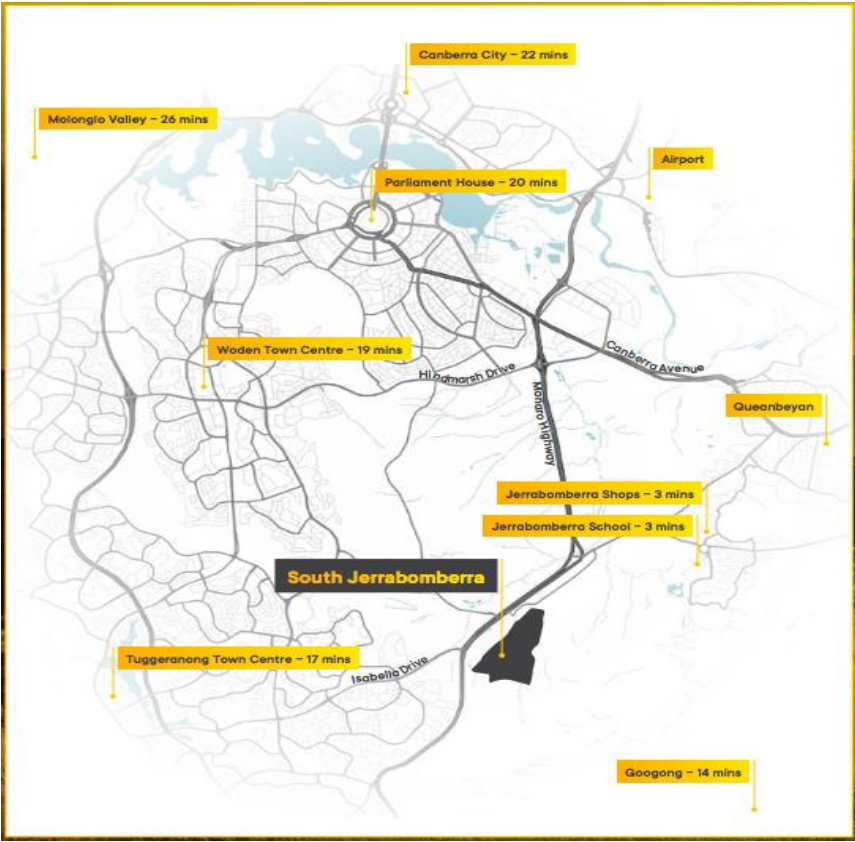


Upon completion, South Jerrabomberra will comprise approximately 1,500 dwellings. Originally marketed as Tralee, the subdivision is being developed by Village Building Company.

It is proposed that the subdivision will comprise 1,250 dwellings that consist of 962 standard residential lots, 3 townhouse sites (140 dwellings) and 4 superlot sites (148 dwellings).

The first stage will comprise 448 standard residential lots, 4 superlots and 3 townhouse sites.

The second stage of the development is in a more elevated section of the subdivision and will comprise 494 standard residential dwellings.



**Going Forward**

Civil works on Stage 1 of the subdivision have commenced with work expected to be completed in 2021. Approximately 450 blocks have been sold with the indicative land release program as follows:

Year	No. of Dwellings
2022	450
2023	200
2024	200
2025	200
2026	200

# Jumping Creek

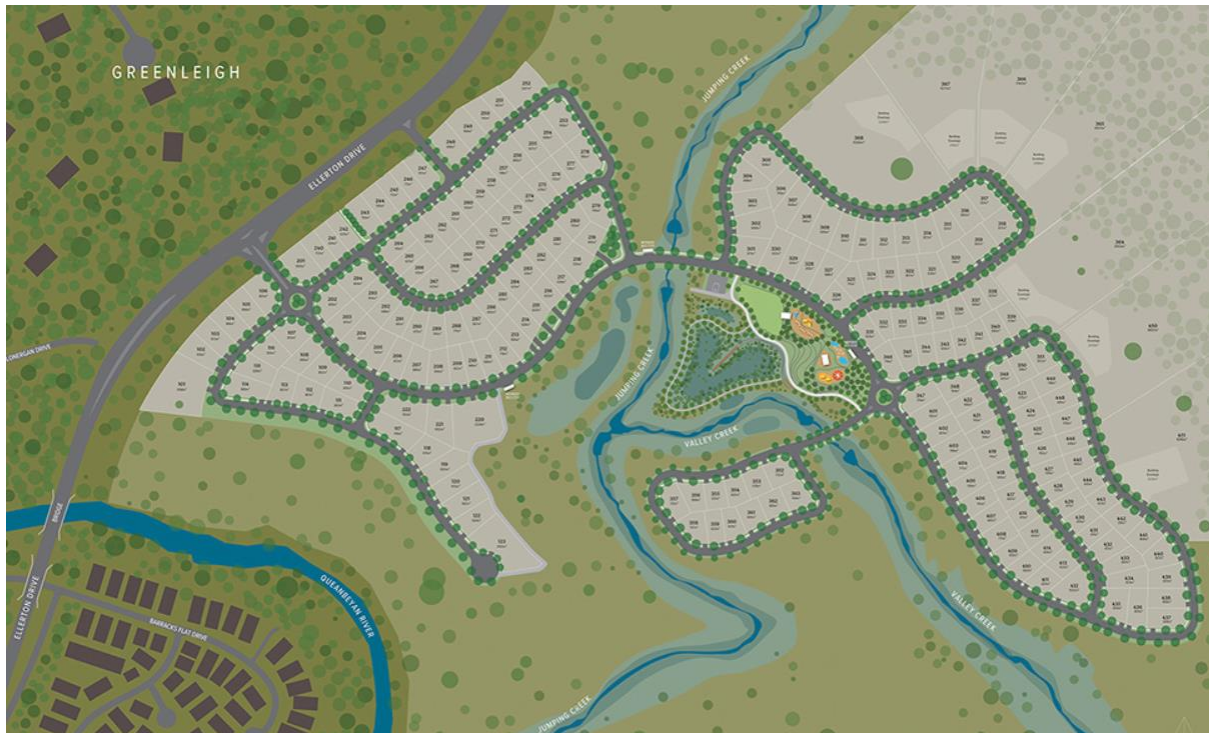
Jumping Creek is located near Greenleigh, approximately three kilometres south east of the Queanbeyan CBD. Driving distance to the Jerrabomberra Shopping Village is approximately six minutes and Canberra's CBD is approximately a fifteen minutes.

Jumping Creek comprises an approximate total area of 94.55 hectares. The developer, Peet Limited, is intending to develop the Estate with 219 rural and residential lots ranging in size from 600 square metres to 28,072 square metres.

A Development application was lodged in May 2019 for the development of approximately 219 lots over five stages within the northern portion of the site.

Stage	No of Blocks	Average size m <sup>2</sup>
1	23	1,024
2A	22	864
2B	55	743
3A	61	745
	7	14,672
3B	48	710
	3	11,525
	219	

Standard residential lots will be located adjacent to Ellerton Drive and to the north east. Some larger blocks are to be located to the north east on a steeper portion of the parcel of land.



# Unit Supply – ACT

## Completed

Over the last ten (10) to twelve (12) years, Canberra has experienced a surge in multi-unit dwellings. As part of Colliers research, we track the supply of residential developments from the planning stage until completion to obtain an indication of the unit pipeline and number of units to be constructed each calendar year.

The following table based on our research summarises the number of multi-unit dwellings constructed over the last five and a half years.

# Sch 2.2(a)(xi)

Of the dwellings constructed, the developments have been classified as low, medium or high density in accordance with the site density.

Low Density	1 unit	> 250 m <sup>2</sup> of site area
Medium Density	1 unit	101 m <sup>2</sup> to 250 m <sup>2</sup> of site area
High Density	1 unit	< 100 m <sup>2</sup> of site area

# Sch 2.2(a)(xi)

Changing demographic trends and a shift in the profile of Canberra’s population impacts buyer preferences with a shift towards varying types of accommodation including units, townhouses, terraces and villas.

The above shows a total of 18,421 units/townhouses have been delivered in the five and a half years from 2016. High density developments formed approximately 70% of developments whilst 26% were classified as medium density. The remaining 4% were low density.

## Under Construction/DA Lodged

The following table shows the status of multi-unit developments that are either under construction or with a DA lodged from 2021.

The table below indicates what is currently under construction or a Development Application lodged as at July 2021.

Sch 2.2(a)(xi)

A medium density development currently on hold is 'Audri', 7 Menkar Close, Giralang. Construction commenced in 2015 but has now ceased. A twelve unit development in Turner has also ceased construction.

Sch 2.2(a)(xi)



# Summary

Having regard to the aims of the ACT Planning Strategy 2018 of 70% infill and 30% greenfield, the data for the period 2016 to June 2021 indicates that greenfield sites comprise 42.30% of supply with the remainder being infill sites. The greenfield component includes both standard residential and multi-unit developments. We note that the trend over the past five years is that the infill component increased each year though for the six months of 2021, the infill component declined.

# Sch 2.2(a)(xi)

The sales rate of dwellings over the past five years indicates an average of 1.59 persons per dwelling, with the greatest level of supply occurring in 2020.

# Sch 2.2(a)(xi)

The rate of 1.59 persons per dwelling is lower than the ABS data which indicates an average of 2.54 persons per dwelling.

Household type	2016 No.	2017 No.	2018 No.	2019 No.	2020 No.
Family households	107,729	109,849	111,730	113,726	115,741
Group households	7,827	8,010	8,219	8,410	8,606
Lone person households	42,141	43,116	44,004	44,904	45,796
<b>Total</b>	<b>157,697</b>	<b>160,975</b>	<b>163,953</b>	<b>167,040</b>	<b>170,143</b>
Population	407,489	415,874	423,169	428,243	431,484
Persons per household	2.58	2.58	2.58	2.56	2.54

Source: ABS Household & Family Projections, Australia 2016 - 2041

# Going Forward



# Future Land Supply

Below is a summary of future land supply in the ACT.

## Greenfield

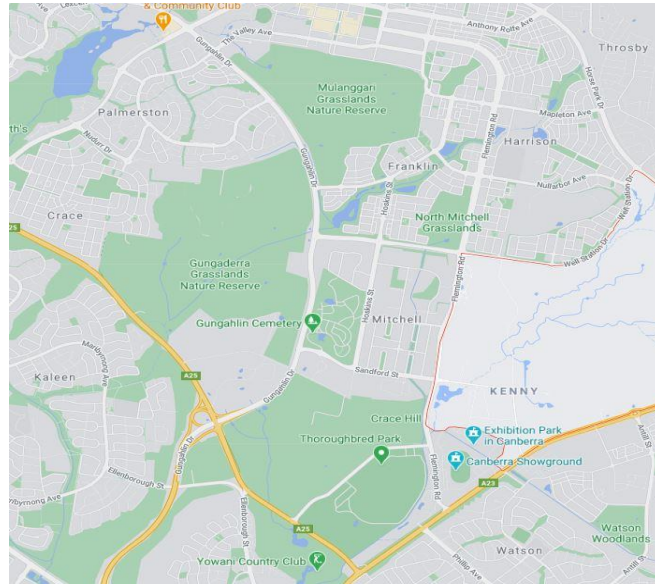
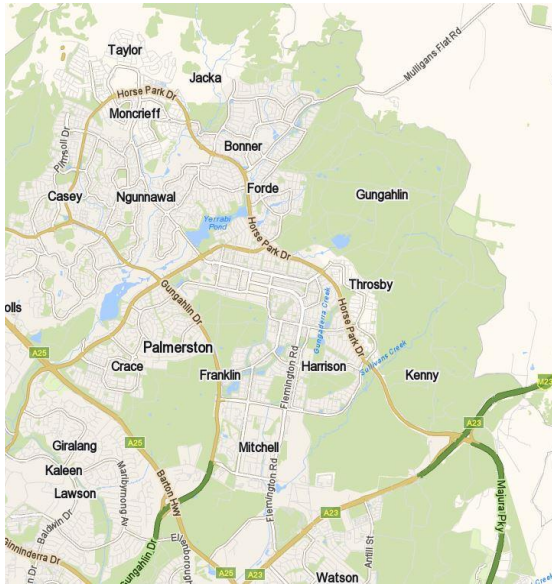
1. Kenny
2. Jacka 2
3. CSIRO Site, Belconnen
4. Molonglo 3
5. Western Edge
6. West Greenway
7. West Murrumbidgee
8. Kowen Plateau

## Infill – Major Sites

9. University of Canberra, Bruce
10. Lawson 2
11. Yowani Country Club, Lyneham
12. Thoroughbred Park, Lyneham
13. Dairy Road, Fyshwick
14. East Lake Urban Renewal
15. North Curtin Diplomatic Estate and Urban Area
16. Block 1 Section 3, Braddon (Fenner Hall)

# Greenfield Sites

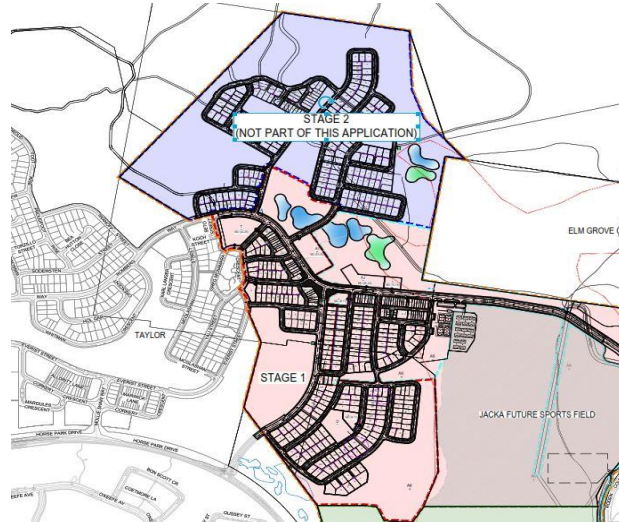
## Kenny



<b>Description</b>									
<i>Subject Property</i>	The proposed suburb of Kenny is located in the district of Gungahlin to the south east of Harrison and to the north of EPIC. The land is bounded by Wells Station Drive to the north, Horse Park Drive to the east, Flemington Reserve to the west and the Federal Highway to the south.								
<i>Legal Description &amp; Site Area</i>	<p>The blocks are located in the district of Gungahlin</p> <table border="1"> <tr> <td>Block 792</td> <td>102.48 ha</td> </tr> <tr> <td>Block 699</td> <td>73.62 ha</td> </tr> <tr> <td>Block 820</td> <td><u>157.69 ha</u></td> </tr> <tr> <td>Total</td> <td>332.79 ha</td> </tr> </table>	Block 792	102.48 ha	Block 699	73.62 ha	Block 820	<u>157.69 ha</u>	Total	332.79 ha
Block 792	102.48 ha								
Block 699	73.62 ha								
Block 820	<u>157.69 ha</u>								
Total	332.79 ha								
<i>Topography &amp; Drainage</i>	Land is relatively clear and undulating, falling to the southern boundary.								
<i>Zoning</i>	Various								
<i>Planning Objectives</i>	<p>Draft Variation No. 379 – Nature Reserve – Kenny Environmental Offset Site – December 2020.</p> <p>This applies to Block 820 and the draft variation proposes to implement the outcomes of the Gungahlin Strategic Assessment 2013 for Matters of National Environmental Significance under the Commonwealth’s Environment and Biodiversity Conservation Act 1999.</p> <p>The Gungahlin Strategic Assessment requires the creation of Kenny Nature Reserve (160 hectares) from the south western part of the suburb of Kenny in recognition of significant box gum woodland and striped legless lizard habitat. This action will avoid a potentially significant impact to striped legless lizard and retain most (90%) of Kenny’s box gum woodland and the majority of the 300 old large trees.</p> <p>The draft variation seeks to rezone the land from a range of existing Urban zonings to Non-Urban NUZ3 Hills, Ridges and Buffer Zones.</p>								

<p><i>Development Yield</i></p>	<p>As advised by the Suburban Land Agency approximately 175 hectares of developable land to be urbanised with an indicative yield of 1,500 dwellings apportioned as follows:</p> <table border="1" data-bbox="496 405 1347 568"> <tr> <td>Compact Blocks</td> <td>300 dwellings</td> <td>(20%)</td> </tr> <tr> <td>Standard Residential</td> <td>600 dwellings</td> <td>(40%)</td> </tr> <tr> <td>Multi-Unit</td> <td>600 dwellings</td> <td>(40%)</td> </tr> <tr> <td colspan="2" style="text-align: center;">1,500 dwellings</td> <td></td> </tr> </table> <p>Site Density: 8.5 dwellings per hectare</p>	Compact Blocks	300 dwellings	(20%)	Standard Residential	600 dwellings	(40%)	Multi-Unit	600 dwellings	(40%)	1,500 dwellings								
Compact Blocks	300 dwellings	(20%)																	
Standard Residential	600 dwellings	(40%)																	
Multi-Unit	600 dwellings	(40%)																	
1,500 dwellings																			
<p><i>Development Timing</i></p>	<p>In accordance with ILRP, the land release for 2020-21 to 2022-2023 is as follows. For the remaining 400 dwellings we have assumed the development of 200 dwellings per year.</p> <table border="1" data-bbox="496 703 1347 936"> <thead> <tr> <th>Year</th> <th>No. of Dwellings</th> <th>Reference</th> </tr> </thead> <tbody> <tr> <td>2020 - 21</td> <td>100</td> <td>ILRP</td> </tr> <tr> <td>2021 - 22</td> <td>500</td> <td>ILRP</td> </tr> <tr> <td>2022 - 23</td> <td>500</td> <td>ILRP</td> </tr> <tr> <td>2023 - 24</td> <td>200</td> <td></td> </tr> <tr> <td>2024 - 25</td> <td>200</td> <td></td> </tr> </tbody> </table>	Year	No. of Dwellings	Reference	2020 - 21	100	ILRP	2021 - 22	500	ILRP	2022 - 23	500	ILRP	2023 - 24	200		2024 - 25	200	
Year	No. of Dwellings	Reference																	
2020 - 21	100	ILRP																	
2021 - 22	500	ILRP																	
2022 - 23	500	ILRP																	
2023 - 24	200																		
2024 - 25	200																		
<p><i>Strengths</i></p>	<ul style="list-style-type: none"> <li>▪ Central location surrounded by established suburbs</li> <li>▪ Benefit from existing infrastructure</li> <li>▪ Easy access to main transport routes including light rail</li> <li>▪ Planning regulations allow for residential development</li> </ul>																		
<p><i>Weaknesses</i></p>	<ul style="list-style-type: none"> <li>▪ EDP has not commenced</li> </ul>																		

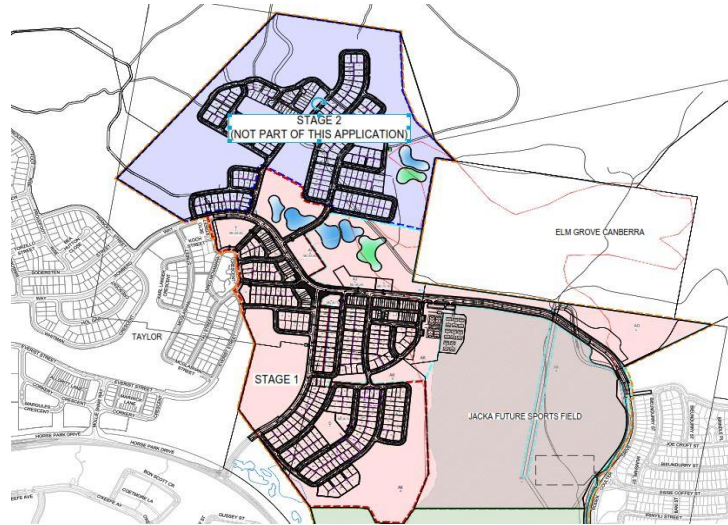
## Jacka 2



### Description

<i>Subject Property</i>	Jacka is located in the district of Gungahlin. Jacka 2 is located north of Jacka stage one and adjoins the suburbs of Taylor and Bonner. The suburb is located approximately 4 kilometres from the Gungahlin Town Centre, 7 kilometres from Mitchell and 14.5 kilometres north of Canberra's CBD.			
<i>Legal Description &amp; Site Area</i>	<b>Section</b>	<b>Block</b>	<b>Suburb</b>	<b>Area (ha)</b>
	17	4	Jacka	15.743
	16	3	Jacka	6.853
		766	Gungahlin	37.573
	132	2	Bonner	4.987
	14	3	Jacka	4.936
	21	1	Jacka	1.095
	17	2	Jacka	56.549
	100	1	Taylor	0.783
	16	2	Jacka	64.171
		826	Gungahlin	301.984
		852	Gungahlin	11.060
				<b>505.730</b>
<i>Topography &amp; Drainage</i>	Land is generally more elevated in the north of Jacka and falls to the south. Some localised high points within Jacka provide broad views south towards Gungahlin. A series of creeks to the site create a local valley with wetlands to the south east which are generally flat.			
<i>Zoning</i>	Various			
<i>Planning Objectives</i>	DA 201936527 was submitted in July 2020 for Stage 1 of EDP 2 for Jacka. The DA relates to Stage 1 only of a 3 stage development which aims to transform approximately 182 hectares of undeveloped agricultural land and wetlands into a settlement incorporating local shop, parks and community facilities.  The first stage of the EDP 2 is to consist of 330 blocks comprising the following:			
	No of Blocks	Type	No of Dwellings	
	319	SR	319	
	11	MU	180	
	330		499	

*Development Yield*



In accordance with information provided by the Suburban Land Agency we have adopted the following:

Stage	Blocks	Type	No of Dwellings	Percentage
1	319	SR	319	46.9%
	11	MR	180	26.5%
2	131	SR	131	19.3%
		MR	50	7.4%
			<b>680</b>	

*Development Timing*

In accordance with ILRP, 350 dwellings will be released in 2021/22. The have assumed the remaining dwellings will be released in the following two years.

Year	No. of Dwellings	Reference
2021 - 22	350	ILRP
2022 - 23	165	
2023 - 24	165	

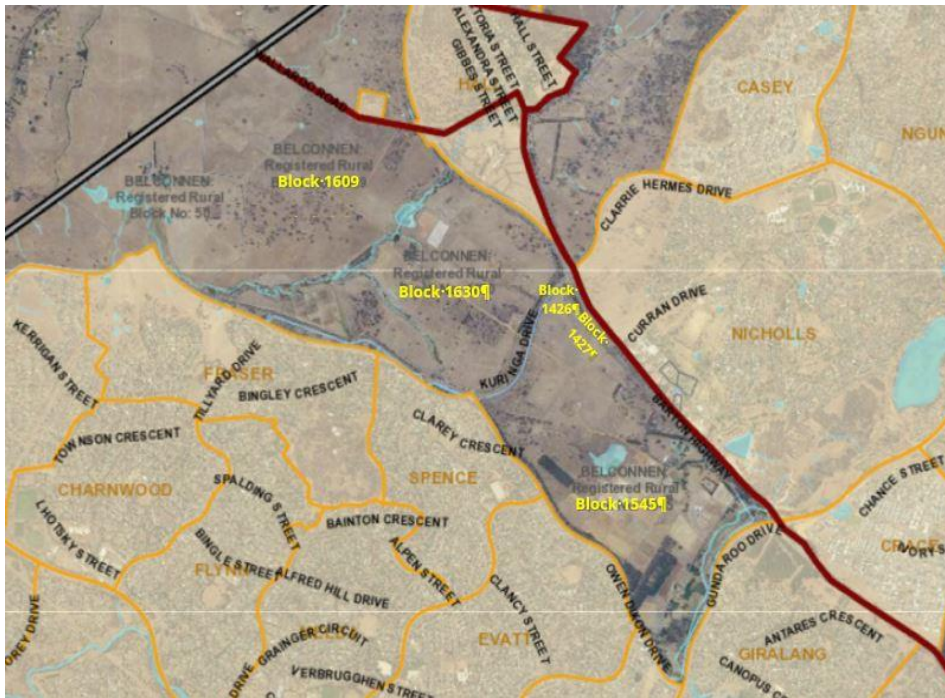
*Strengths*

- Located in semi-elevated location backing onto parkland
- Adjacent to established suburbs of Taylor and Bonner

*Weaknesses*

- Potential development impact on adjoining heritage listed Elm Grove rural holding.

## CSIRO Site, Belconnen



### Description

<i>Registered Proprietor</i>	Commonwealth Scientific and Industrial Research Organisation (CSIRO)													
<i>Subject Property</i>	The parcels of land are bounded by the Barton Highway, Hall Village and the suburb of Nicholls to the east, the ACT/NSW border to the north-west, and the suburbs of Fraser, Spence, Evatt and McKellar to the west. The blocks are located approximately 12 kilometres north west of Canberra's CBD and 5 kilometres from the Belconnen Town Centre.													
<i>Legal Description &amp; Site Area</i>	<p>The blocks are located in the district of Belconnen.</p> <table border="1"> <tr> <td>Block 1426</td> <td>5.889 ha</td> </tr> <tr> <td>Block 1427</td> <td>1.123 ha</td> </tr> <tr> <td>Block 1545</td> <td>234.300 ha</td> </tr> <tr> <td>Block 1609</td> <td>239.200 ha</td> </tr> <tr> <td>Block 1630</td> <td>221.100 ha</td> </tr> <tr> <td><b>Total</b></td> <td><b>701.612 ha</b></td> </tr> </table>	Block 1426	5.889 ha	Block 1427	1.123 ha	Block 1545	234.300 ha	Block 1609	239.200 ha	Block 1630	221.100 ha	<b>Total</b>	<b>701.612 ha</b>	
Block 1426	5.889 ha													
Block 1427	1.123 ha													
Block 1545	234.300 ha													
Block 1609	239.200 ha													
Block 1630	221.100 ha													
<b>Total</b>	<b>701.612 ha</b>													
<i>Topography &amp; Drainage</i>	The subject site comprises a total of five allotments, all of irregular shape. The larger blocks, Block 1545, Block 1609 and Block 1630, are gently undulating with some flat sections, predominantly cleared with a mix of fenced grazing and cropping paddocks, scattered stands of mature native trees and shelter belts and two very large dams and a smaller dam. The two smaller blocks, Block 1426 and Block 1427, are reasonably level small parcels, with some vegetation.													
<i>Zoning</i>	NUZ3 – Hills, Ridges and Buffer Areas													

*Planning Objectives*

The CSIRO has indicated its intent to redevelop the parcels of land for urban/residential purposes.

An amendment was lodged to the National Capital Plan to amend the land from 'Hills, Ridges and Buffer Areas' to 'Urban Areas' (Amendment 86). This was approved by the Minister for Major Projects, Territories and Local Government on 5 May 2016.

The classification of 'Urban Areas' allows for a variety of uses including residential, commercial, community services, recreation and conservation areas.

On June 2 2017 Territory Plan (TP) Technical Amendment 2017-265 brings the NCP and TP into line (the relevant reference is Number 2017/03).

A new overlay was created for the subject property, identified by a 'U'. Part 12 of the Territory Plan describes the overlay as follows:

'Land indicated on the Map enclosed by a blue border within which the code 'U' appears is urban land subject to a Development Control Plan prepared by the National Capital Authority'.

*Development Potential*

As indicated in an Expression of Interest Campaign the land was classified developable, potentially developable and land protected by assessment and Legislation.

Block	Area ha	Developable Land ha	Potential Developable Land ha	Protected by Assessment ha	Protected by Legislation ha
1545	234.3196	159.2	44	9.7	21.4
1426	5.8897	5.8897			
1427	1.1234	0.9		0.2234	
1630	221.1047	122.3	41.4	36.1	21.3
1609	239.2261	72.5	44	34.5	88.2
	701.66	360.7897	129.4	80.5234	130.9

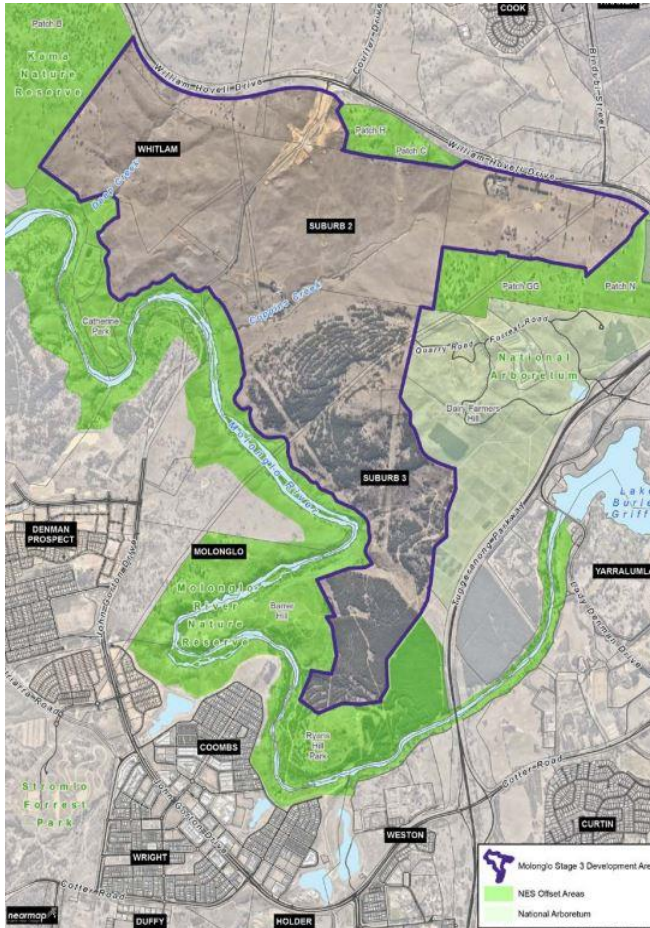
Below is a map showing the development potential



We understand that development is to be concentrated on Blocks 1426, 1427 and 1545 which is south off Kuringa Drive.

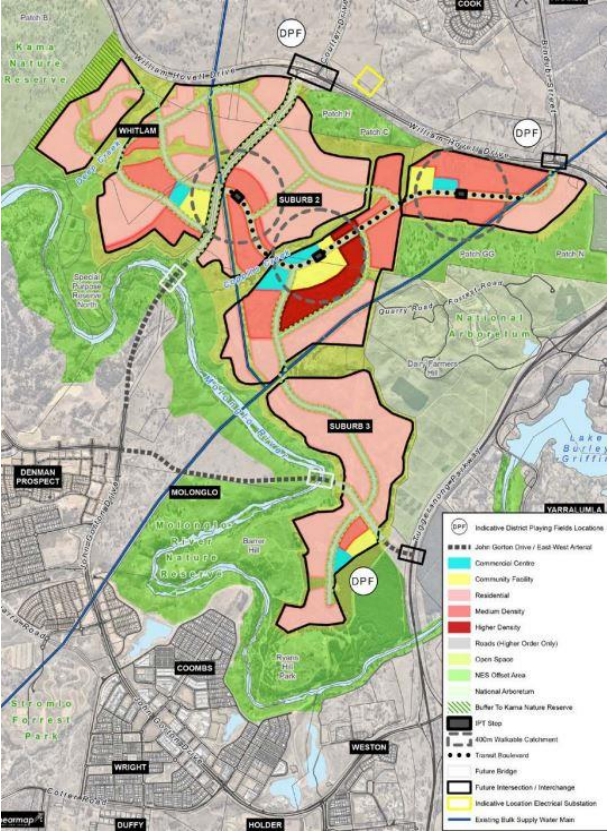
<p><i>Development Yield</i></p>	<p><u>Blocks 1545, 1426 &amp; 1427</u></p> <p>Developable and Potential Developable Area: 210 hectares.</p> <table border="0"> <tr> <td>Standard Residential</td> <td>2,100 dwellings</td> <td>67%</td> </tr> <tr> <td>Multi-Unit</td> <td><u>1,050 dwellings</u></td> <td>33%</td> </tr> <tr> <td><b>Total</b></td> <td><b>3,150 dwellings</b></td> <td></td> </tr> </table> <p><u>Blocks 1630 &amp; 1609</u></p> <p>Developable and Potential Developable area: 280 hectares</p> <p>Standard Residential 3,500 dwellings</p> <p><u>Total Dwellings</u></p> <table border="0"> <tr> <td>Blocks 1545, 1426 &amp; 1427</td> <td>3,150 dwellings</td> </tr> <tr> <td>Blocks 1630 &amp; 1609</td> <td><u>3,500 dwellings</u></td> </tr> <tr> <td><b>Total</b></td> <td><b>6,650 dwellings</b></td> </tr> </table>	Standard Residential	2,100 dwellings	67%	Multi-Unit	<u>1,050 dwellings</u>	33%	<b>Total</b>	<b>3,150 dwellings</b>		Blocks 1545, 1426 & 1427	3,150 dwellings	Blocks 1630 & 1609	<u>3,500 dwellings</u>	<b>Total</b>	<b>6,650 dwellings</b>
Standard Residential	2,100 dwellings	67%														
Multi-Unit	<u>1,050 dwellings</u>	33%														
<b>Total</b>	<b>3,150 dwellings</b>															
Blocks 1545, 1426 & 1427	3,150 dwellings															
Blocks 1630 & 1609	<u>3,500 dwellings</u>															
<b>Total</b>	<b>6,650 dwellings</b>															
<p><i>Development Timing</i></p>	<p>The site was released to the market in mid 2017 for a joint venture partnership however the attempt failed.</p> <p>It is understood that an unsolicited offer was received for the site in late 2018 however by December 2019 the buyer had pulled out.</p> <p>It is believed that the site is to be re-released to the market in 2021, however subject to Estate Planning procedures it is expected that development will not commence until 2025.</p> <p>The release of blocks will vary in accordance with market conditions and the availability of blocks within other subdivisions throughout Canberra and New South Wales. We have assumed 300 dwellings per annum which is consistent with the land release in estates such as Strathnairn and Molonglo.</p> <table border="0"> <thead> <tr> <th><b>Year</b></th> <th><b>Dwelling Take-Up Rate</b></th> </tr> </thead> <tbody> <tr> <td>2025 – 2047</td> <td>300 dwellings per annum</td> </tr> </tbody> </table>	<b>Year</b>	<b>Dwelling Take-Up Rate</b>	2025 – 2047	300 dwellings per annum											
<b>Year</b>	<b>Dwelling Take-Up Rate</b>															
2025 – 2047	300 dwellings per annum															
<p><i>Strengths</i></p>	<ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Easy access to main transport routes (Barton Highway)</li> <li>▪ Gently undulating land and generally cleared of vegetation. Well suited for residential development.</li> <li>▪ Planning regulations allow for residential development.</li> </ul>															
<p><i>Weaknesses</i></p>	<ul style="list-style-type: none"> <li>▪ Joint venture development with requirement to address varying party objectives.</li> </ul>															

## Molonglo 3

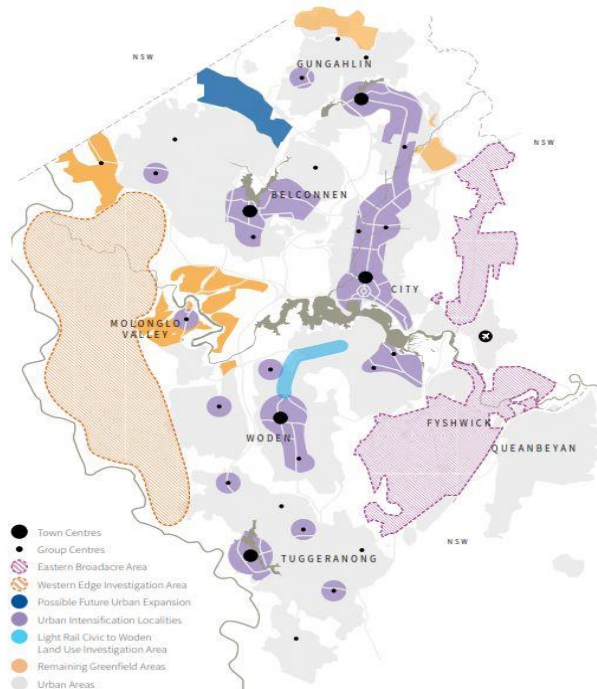


### Description

<i>Subject Property</i>	Molonglo 3 is the land located between the Molonglo River and William Hovell Drive and comprises the suburbs of Whitlam and two un-named suburbs to the east of John Gorton Drive.																												
<i>Legal Description &amp; Site Area</i>	<p>Blocks located to the east of John Gorton Drive form the following areas;</p> <table border="1"> <thead> <tr> <th>Block</th> <th>Section</th> <th>Suburb</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td>7</td> <td></td> <td>Molonglo Valley</td> <td>81.505</td> </tr> <tr> <td>6</td> <td></td> <td>Molonglo Valley</td> <td>80.486</td> </tr> <tr> <td>79</td> <td></td> <td>Molonglo Valley</td> <td>170.746</td> </tr> <tr> <td>72</td> <td></td> <td>Molonglo Valley</td> <td>130.632</td> </tr> <tr> <td>71</td> <td></td> <td>Molonglo Valley</td> <td>355.802</td> </tr> <tr> <td colspan="3"></td> <td><b>818.710</b></td> </tr> </tbody> </table> <p>The area also includes National Environmental Significance (NES) off-set areas.</p>	Block	Section	Suburb	Area (ha)	7		Molonglo Valley	81.505	6		Molonglo Valley	80.486	79		Molonglo Valley	170.746	72		Molonglo Valley	130.632	71		Molonglo Valley	355.802				<b>818.710</b>
Block	Section	Suburb	Area (ha)																										
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71		Molonglo Valley	355.802																										
			<b>818.710</b>																										
<i>Topography &amp; Drainage</i>	Gentle to moderate sloping land that falls from William Hovell Drive to the Molonglo River. The land borders the National Arboretum to the east with the Molonglo River forming the southern boundary.																												
<i>Zoning</i>	Various																												

<p><i>Planning Objectives</i></p>	<p>The suburb of Whitlam has been planned and the EDP submitted for three of four stages. In early 2019, the Molonglo Valley Stage 3 Planning and Design Framework was finalised and provides a high level strategic plan to guide future detailed planning and development within Stage 3.</p>
<p><i>Development Yield</i></p>	<p>As outlined in Molonglo Valley Stage 3 Planning and Design Framework, Molonglo 3 (including Whitlam) is projected to accommodate 10,000 to 12,000 dwellings comprising a mix of low, medium and high density residential dwellings and mixed use residential as outlined the attached plan.</p>  <p>Within Whitlam there is a total of 2,074 standard residential and mixed-use dwellings. Therefore the remaining two suburbs forming Molonglo 3 will house 8,000 to 10,000 dwellings.</p> <p>As advised by the Suburban Land Agency the town centre will have approximately 3,500 dwellings with 4,500 to 6,500 dwellings remaining.</p> <p>The land to the east of John Gorton Drive and west of Copping's Creek is the next suburb to be developed.</p>
<p><i>Development Timing</i></p>	<p>The ILRP from 2021 – 22 indicates 300 dwellings per year onwards and we have adopted the same rate over the life of the development.</p>
<p><i>Strengths</i></p>	<ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Major transport routes</li> </ul>
<p><i>Weaknesses</i></p>	<ul style="list-style-type: none"> <li>▪ Some land moderate to steep sloping.</li> </ul>

## Western Edge



The Western Edge was identified in the ACT Planning Strategy 2018 as a possible future expansion area due to:

1. Few significant environmental and infrastructure constraints
2. Close to urban areas and provides good access to facilities, service and employment

The Western Edge is land located to the south of Belconnen, west of the Districts of Molonglo Valley and Weston Creek and Woden, and to the north of Tuggeranong. The Murrumbidgee River forms the western edge of the land. The estimated total area is 9,800 hectares.

The land is owned privately, and also by the ACT Government who purchased nine parcels of land encompassing 3,378 hectares between 2014 and 2017. The land was purchased as a result of concern in regard to the Government's diminishing land stocks.

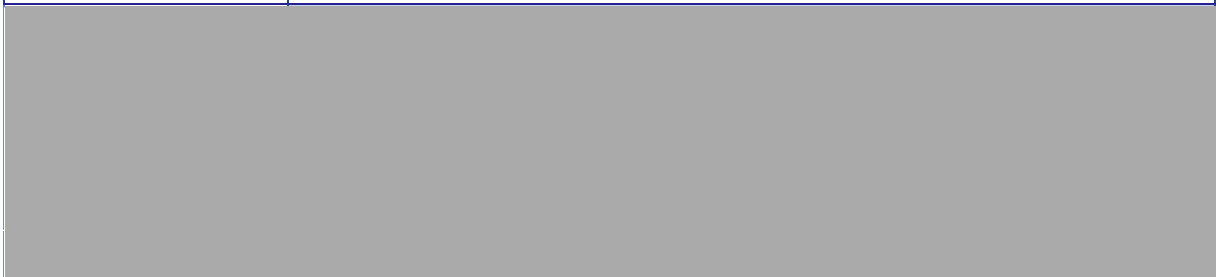
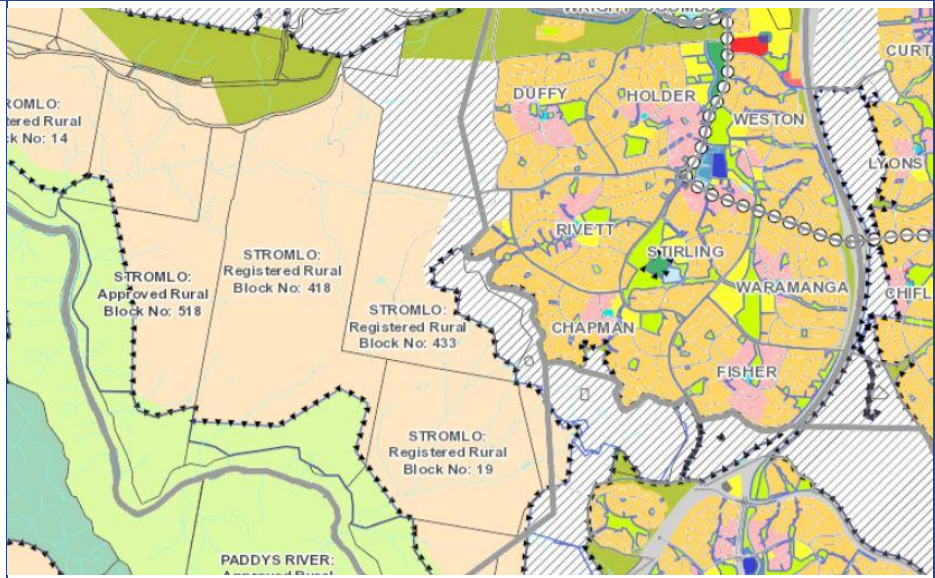
In accordance with the EPSDD, within the period 2020 and 2021, it is proposed to carry out scoping and land suitability investigations including preliminary environmental, planning, heritage and infrastructure studies.

Within the current two year program, the initial studies will understand the values of the area and consider options for future uses of the area including areas suitable for the following:

1. Nature reserves;
2. Environmental off-sets;
3. Heritage conservation;
4. Other uses – rural, broadacre, infrastructure, transport and services
5. Potential urban settlement.

Land adjoining the established areas of Weston Creek and Woden are considered to be the initial areas of potential growth and we are aware of planning studies of Blocks 418, 518, 433 and 19 in the District of Stromlo which is summarised on the following pages.

Blocks 19, 418, 433 and 518, Stromlo



Murrumbidgee River. The Wodden Town Centre is approximately 9 kilometres away, whilst the City Centre is 15 kilometres.

<i>Legal Description</i>	<p>The blocks are located in the district of Stromlo</p> <table border="1"> <thead> <tr> <th>Block</th> <th>Area ha</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>290.3</td> </tr> <tr> <td>418</td> <td>610.5</td> </tr> <tr> <td>433</td> <td>238.0</td> </tr> <tr> <td>518</td> <td>150.8</td> </tr> <tr> <td></td> <td>1,289.6</td> </tr> </tbody> </table>	Block	Area ha	19	290.3	418	610.5	433	238.0	518	150.8		1,289.6
Block	Area ha												
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<i>Topography &amp; Drainage</i>	<p>The land is bounded by natural landforms being the Murrumbidgee River to the west and south, Mount Stromlo to the north, and Narrabundah Hill and Coleman Ridge to the east. The topography is generally flat or gently undulating with the majority of the site being 0% - 10% slope. As the site progresses closer to the Murrumbidgee River, slopes reaching greater than 20% are achieved.</p> <p>There are a number of water courses and flow paths to the Murrumbidgee River running east to west through Blocks 433, 418, 518 and 517.</p>												
<i>Zoning</i>	<p>NUZ2 - Rural          NUZ4 - River Corridor          DES - Designated</p>												
<i>Planning</i>	<p>The National Capital Plan will be required to be amended to allow for residential and commercial uses.</p> <p>Within the ACT, the Territory Plan will be required to be varied, concurrently with the lease purpose clause.</p>												
<i>Development Potential</i>	<p>Approximately 900 hectares of the site is considered appropriate for urban development.</p>												

# Sch 2.2(a)(xi)

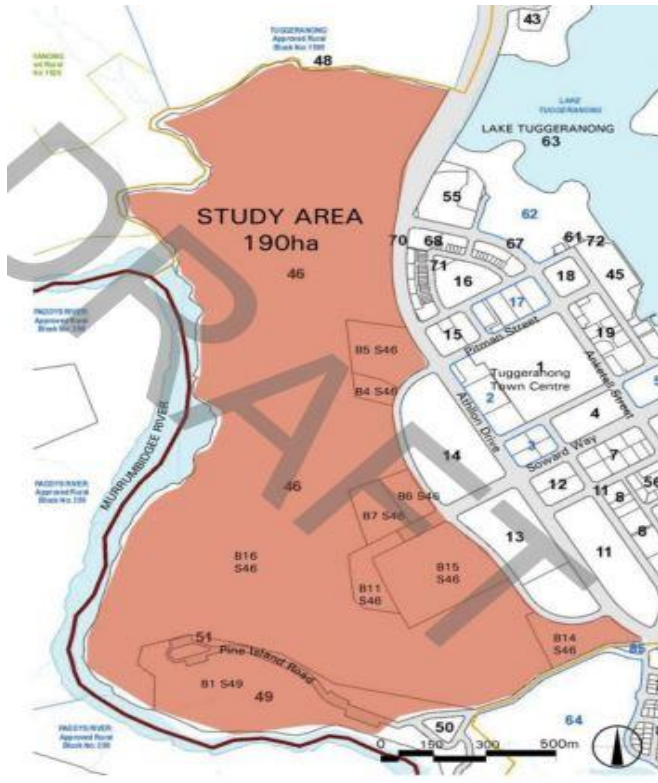
<p><i>Development timing</i></p>	<p><i>Ownership of the four blocks is a mix of private and Government entities. Due to location, the first block to be developed is Block 433 (Doma Group) which is situated adjacent to the existing suburb of Chapman.</i></p> <p><i>Adjoining blocks comprising Block 19 (ACT Government) and Block 418 (Stockland Group) will subsequently be developed.</i></p> <p><i>It is understood that EPSDD have advised SLA that it could be 10 years before the release of land is possible. Despite the possible delayed release, it is understood the Doma Group and Stockland are still proceeding with necessary planning studies to ensure that they are in a position to develop the land at the earliest time. For the purpose of this assessment we have allowed for a 5 year planning period and delayed release of land till u2030 in accordance with EPSDD timing.</i></p> <p><i>For development to commence, it would require a variation in the Territory Plan and a lease variation.</i></p> <table border="1" data-bbox="496 1747 1425 1865"> <thead> <tr> <th data-bbox="496 1747 1005 1780">Year</th> <th data-bbox="1005 1747 1425 1865"></th> </tr> </thead> <tbody> <tr> <td data-bbox="496 1780 1005 1809">2021 – 24</td> <td data-bbox="1005 1780 1425 1809">Territory Plan Variation</td> </tr> <tr> <td data-bbox="496 1809 1005 1839">2025 – 26</td> <td data-bbox="1005 1809 1425 1839">Estate Development Plan and EIS Study</td> </tr> <tr> <td data-bbox="496 1839 1005 1865">2030</td> <td data-bbox="1005 1839 1425 1865">250 dwellings per annum</td> </tr> </tbody> </table>	Year		2021 – 24	Territory Plan Variation	2025 – 26	Estate Development Plan and EIS Study	2030	250 dwellings per annum
Year									
2021 – 24	Territory Plan Variation								
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<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Located adjacent to established suburbs of Canberra</li> <li>▪ Easy connections to existing utilities infrastructure</li> <li>▪ Developable terrain with site shape and topography to allow for logical, well connected and walkable street layout</li> <li>▪ Site can accommodate a range of densities and housing typologies</li> <li>▪ Good views and vistas to mountains and surrounding natural environment</li> <li>▪ Access to quality open spaces such as the Murrumbidgee River and Stromlo Park</li> </ul>
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Requires National Capital and Territory Plan variation</li> <li>▪ Fringe development and not as appealing as development close to the City</li> <li>▪ Minimal existing infrastructure</li> <li>▪ Potential heritage constraints</li> <li>▪ Impact on Murrumbidgee River catchment</li> <li>▪ Community perception and attitudes to loss of open space</li> </ul>

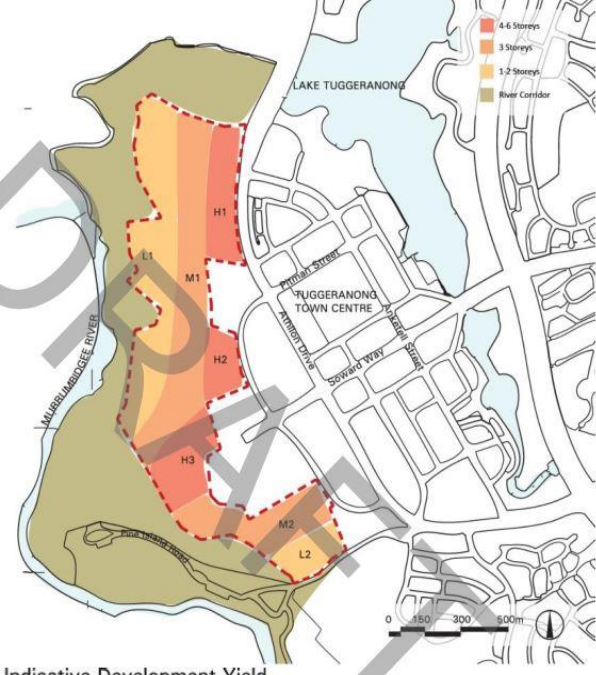
In addition to the above locations, we note that the SLA have purchased the following sites.

<b>District</b>	<b>Block</b>	<b>Property</b>	<b>Land ha</b>
Belconnen	1591 - 97	Land End	337
Stromlo	412, 413, 426, 487, 489.	Huntly	1,605
Belconnen	1491, 1492, 1587	Wintergarden	104
Stromlo	435, 439, 440, 441, 476	Winslade	486
Belconnen	1600	Pine Ridge	164
Belconnen	1582	The Vines	62
			<b>2,758</b>

## West Greenway



<i>Subject Property</i>	West Greenway is located adjacent to the west of the Tuggeranong Town Centre and to the north of Bonython. The area is constrained by the Murrumbidgee River to the west, the town centre to the east and Pine Island Road to the south.
<i>Legal Description and Site Area</i>	Blocks 4, 5, 6, 7, 11, 14, 15 and 16 Section 46 Block area            190 hectares
<i>Topography and Drainage</i>	Gentle slope from Athllon Drive in the east towards Murrumbidgee River, with steepest elevation immediately adjacent to river corridor.
<i>Zoning</i>	CZ6 – Leisure and Accommodation NUZ4 – River Corridor PRZ1 – Urban Open Space
<i>Planning</i>	The land is located in an area of national significant, and as such, the National Capital Plan provides framework and statutory development control process. The area is partially zoned Urban Area whilst the remaining land is 'River Corridor' and would require an amendment to the National Capital Plan.

<p><i>Development Yield</i></p>	<p>As per the plan, this would comprise a graduation of urban density and building height from the town centre edge to the river corridor.</p>  <p><b>Indicative Development Yield</b></p> <table border="1" data-bbox="502 1086 1101 1220"> <thead> <tr> <th>Development Zone</th> <th>Gross development area (ha)</th> <th>Net Development Area (ha)</th> <th>Low Density per Hectare</th> <th>High Density per Hectare</th> <th>Low Density Yield</th> <th>High Density Yield</th> </tr> </thead> <tbody> <tr> <td>Low</td> <td>28.1</td> <td>22.5</td> <td>35</td> <td>50</td> <td>788</td> <td>1,125</td> </tr> <tr> <td>Medium</td> <td>31.4</td> <td>25.1</td> <td>50</td> <td>80</td> <td>1,255</td> <td>2,008</td> </tr> <tr> <td>High</td> <td>20.5</td> <td>16.4</td> <td>90</td> <td>160</td> <td>1,476</td> <td>2,624</td> </tr> </tbody> </table> <p>The potential yield is between 3,500 to 5,757 dwelling apportioned as follows:</p> <table border="1" data-bbox="502 1276 1165 1422"> <thead> <tr> <th>Dwelling Type</th> <th>Low Yield*</th> <th>High Yield*</th> </tr> </thead> <tbody> <tr> <td>Two storey townhouse</td> <td>35</td> <td>50</td> </tr> <tr> <td>Three storey</td> <td>50</td> <td>80</td> </tr> <tr> <td>Four – Six storey</td> <td>90</td> <td>160</td> </tr> </tbody> </table> <p><b>*Dwellings per hectare</b></p>	Development Zone	Gross development area (ha)	Net Development Area (ha)	Low Density per Hectare	High Density per Hectare	Low Density Yield	High Density Yield	Low	28.1	22.5	35	50	788	1,125	Medium	31.4	25.1	50	80	1,255	2,008	High	20.5	16.4	90	160	1,476	2,624	Dwelling Type	Low Yield*	High Yield*	Two storey townhouse	35	50	Three storey	50	80	Four – Six storey	90	160
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<p><i>Development Timing</i></p>	<p>In accordance with the ACT Planning Strategy 2018, this land was removed from consideration due to complexity of environmental, landscape and community values.</p>																																								
<p><i>Strengths</i></p>	<ul style="list-style-type: none"> <li>▪ Close to Tuggeranong Town Centre which will increase economic activity</li> <li>▪ Gently sloping site</li> <li>▪ River mountain views</li> <li>▪ Close to public open space</li> <li>▪ Good metropolitan road connections</li> <li>▪ Connection to existing infrastructure</li> <li>▪ Range of residential density and housing</li> </ul>																																								
<p><i>Weaknesses</i></p>	<ul style="list-style-type: none"> <li>▪ Market demand in Tuggeranong not as appealing as other areas of Canberra</li> <li>▪ Increased demand on traffic and parking infrastructure</li> <li>▪ Planning variation required</li> <li>▪ Potential adverse impact on existing community values</li> </ul>																																								

## Western Murrumbidgee

This comprises land located to the west of the Murrumbidgee and was investigated by the NCA in 2014/15.

The major findings of the report are as follows:

- Only 730 hectares of the 3,800 hectare area were potentially suitable for residential development.
- Suitable for 5,585 homes.
- Population for 14,130 – 20,000 people.
- Major concern the impact of the West Murrumbidgee on water quality and its ability to meet drinking water.
- Natural environment limited development with 70% native vegetation with large patches of endangered box gum woodland. Also it was considered an important wildlife corridor for wood park birds.

## Kowen Forest / Kowen Plateau

The Kowen Plateau was previously included in the long term Residential Strategy Plan for the ACT in the mid 1970's.

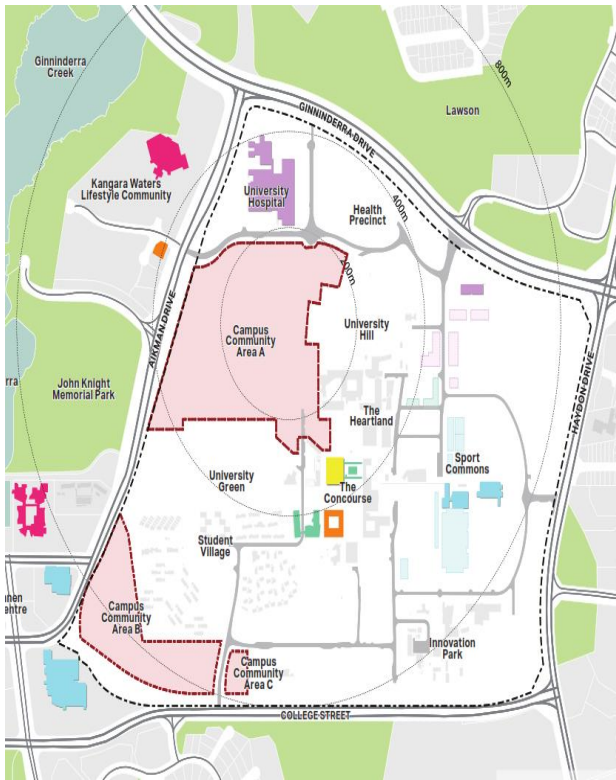
The current ACT Government Strategy for this area is that they intend to protect the Kowen Forest in its current state and has been removed from the ACT Government's future land development planning.

# Infill Sites

Within the ACT there are a number of major infill areas which we have identified and summarised as follows:

1. University of Canberra, Bruce
2. Lawson 2
3. Yowani County Club, Lyneham
4. Thoroughbred Park, Lyneham
5. Dairy Road, Fyshwick
6. East Lake Urban Renewal
7. North Curtin Urban Renewal
8. Block 1 Section 3, Braddon

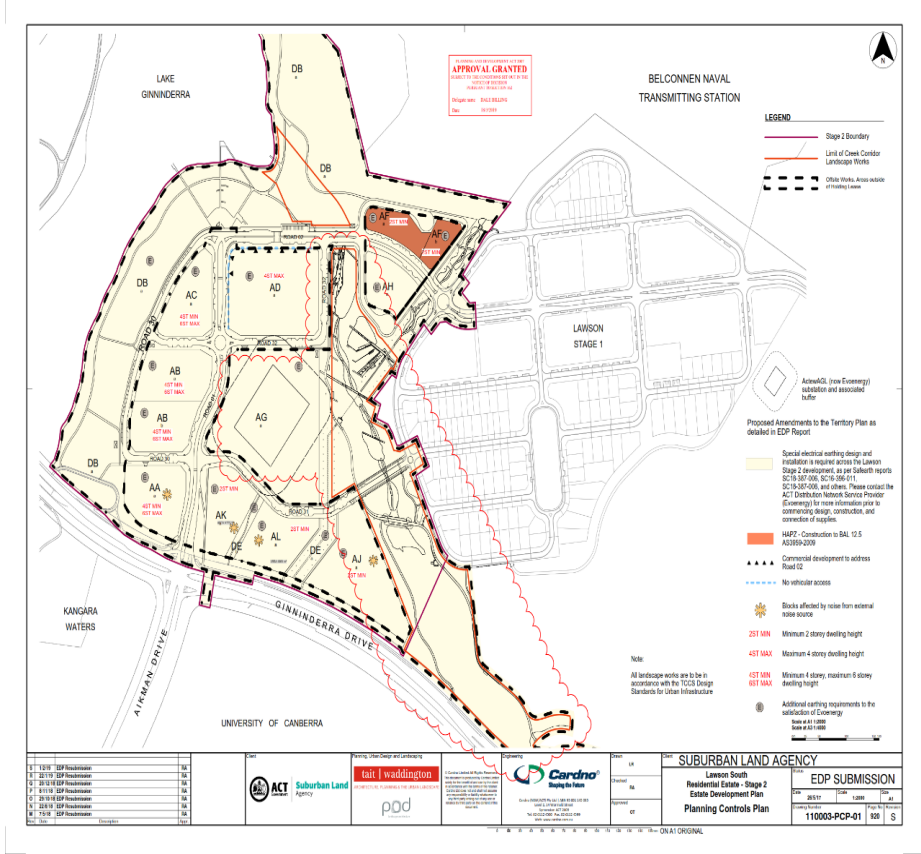
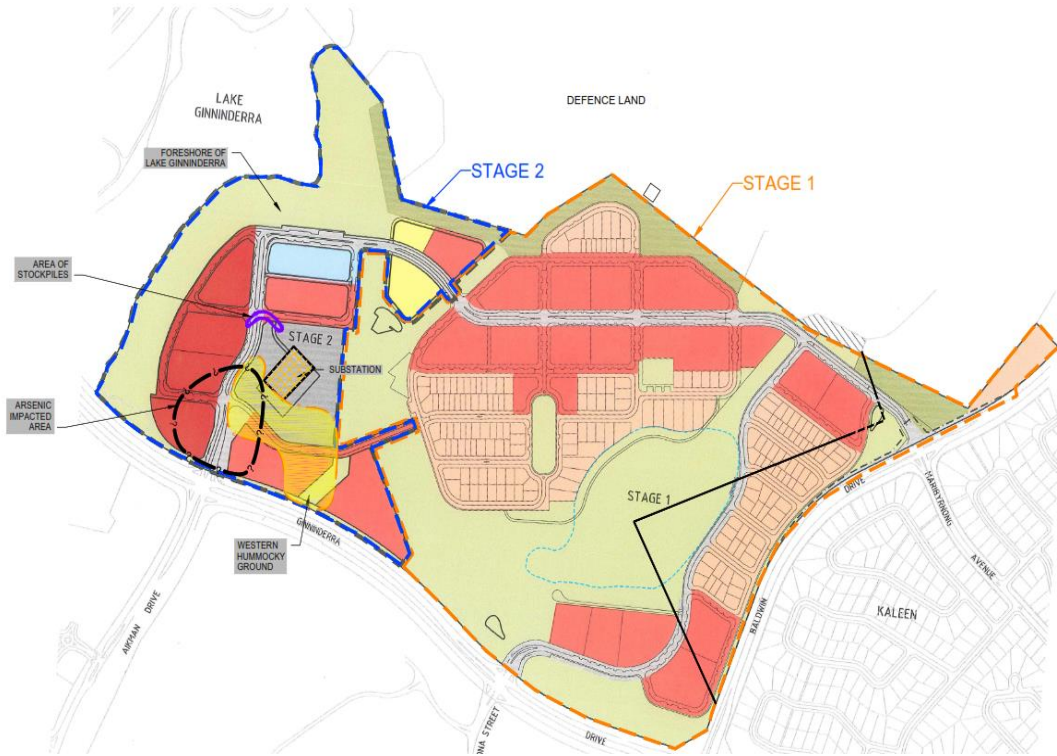
## University of Canberra, Bruce



<i>Subject Property</i>	Two parcels of land located on the western side of the University Campus. Located in close proximity to the University Hospital health precinct, Belconnen Town Centre and Lake Ginninderra.
<i>Legal Description and Site Area</i>	Part Block 9 Section 3, Bruce Block area 20 hectares

<i>Topography and Drainage</i>	<p><i>Area A:</i> Land has a gentle fall to Aikman Drive.</p> <p><i>Area B:</i> Land falls to the western boundary with a moderate fall initially with a gentle slope on the outer boundaries.</p>
<i>Zoning</i>	CF – Community Facility
<h1>Sch 2.2(a)(xi)</h1>	
<i>Development Timing</i>	<p>Long term development with only 200 units to be constructed each year. Thirty year development period.</p> <p>2022 → 200 units per annum</p>
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Central location, close to Belconnen Town Centre</li> <li>▪ Synergies with University of Canberra</li> </ul>
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Title to property by Community Title</li> <li>▪ Long term development period</li> </ul>

# Lawson 2

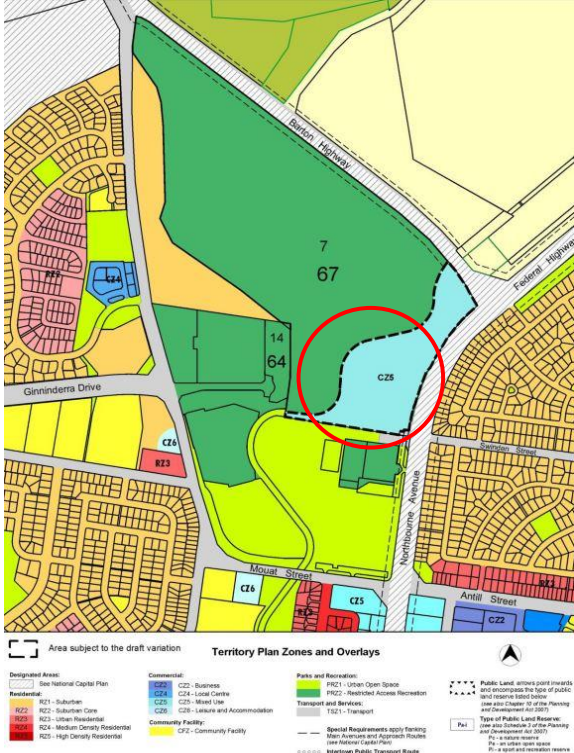


<i>Subject Property</i>	Infill englobo site located within the central Belconnen suburb of Lawson. Situated on the northern side of Ginninderra Drive with the University of Canberra located opposite.																																																	
<i>Legal Description and Site Area</i>	Blocks 1 & 2 Section 57 43.16 ha																																																	
<i>Topography and Drainage</i>	Predominately gently sloping land with some moderate sloping falling away to the Lake Ginninderra buffer zone.																																																	
<i>Zoning</i>	RZ4 – Medium Density RZ5 – High Density CZ5 – Mixed Use CF – Community Facility																																																	
<i>Development Yield</i>	<p>Proposed development yield for the site is subject to relocation of overhead power lines. Site to be subdivided into eleven (11) blocks.</p> <table border="1"> <thead> <tr> <th>Type</th> <th>No of Blocks</th> <th>Block Size m<sup>2</sup></th> <th>Zoning</th> <th>Residential Units Min</th> <th>Residential Units Max</th> <th>Affordable Housing</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>4</td> <td>34,345</td> <td>RZ5</td> <td>241</td> <td>550</td> <td>55</td> </tr> <tr> <td>Residential</td> <td>4</td> <td>35,668</td> <td>RZ4</td> <td>143</td> <td>252</td> <td>25</td> </tr> <tr> <td>Mixed Use</td> <td>1</td> <td>19,640</td> <td>CZ5</td> <td>79</td> <td>138</td> <td>14</td> </tr> <tr> <td>Community Facility</td> <td>1</td> <td>4,195</td> <td>RZ4</td> <td></td> <td>24</td> <td></td> </tr> <tr> <td>Community Facility</td> <td>1</td> <td>5,813</td> <td>RZ4 &amp; CF</td> <td></td> <td>24</td> <td></td> </tr> <tr> <td></td> <td><b>11</b></td> <td></td> <td></td> <td><b>463</b></td> <td><b>988</b></td> <td><b>94</b></td> </tr> </tbody> </table>	Type	No of Blocks	Block Size m <sup>2</sup>	Zoning	Residential Units Min	Residential Units Max	Affordable Housing	Residential	4	34,345	RZ5	241	550	55	Residential	4	35,668	RZ4	143	252	25	Mixed Use	1	19,640	CZ5	79	138	14	Community Facility	1	4,195	RZ4		24		Community Facility	1	5,813	RZ4 & CF		24			<b>11</b>			<b>463</b>	<b>988</b>	<b>94</b>
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<i>Development Timing</i>	<p>Development subject to relocation of overhead power lines.</p> <p>2021/22 Estate Development Plan</p> <p>2022/24 200 dwellings per annum</p>																																																	
<i>Strengths</i>	<ul style="list-style-type: none"> <li>Central location within Belconnen Valley</li> <li>Located in close proximity to the University of Canberra and the Australian Institute of Sport</li> <li>Located on major transport routes</li> </ul>																																																	
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>Major cost to relocate overhead power lines.</li> </ul>																																																	

# Yowani Country Club, Lyneham



Current Territory Plan



Proposed Territory Plan

<b>Subject Property</b>	Comprises the Yowani Country Club located in the inner Canberra suburb of Lyneham, on the western side of Northbourne Avenue. The site comprises the golf course, clubhouse, bowling green and carpark. Part of the site is to be rezoned to allow for mixed use development.	
<b>Legal Description and Site Area</b>	Block 7 Section 67, Lyneham	55.88 ha
	Redevelopment area	8.66 ha
<b>Topography and Drainage</b>	Gently undulating land which rises in a westerly direction.	
<b>Zoning</b>	PRZ2 – Restricted Access and Transport TSZ1 – Transport	
<b>Planning</b>	With the introduction of Amendment 91 and 93 to the National Capital Plan, it allows for the partial redevelopment of the site. Draft Variation 370 was introduced in February 2021 to change the zoning for part Block 7 Section 7, Lyneham. Proposed to change zoning to Commercial CZ5 – Mixed Use.	

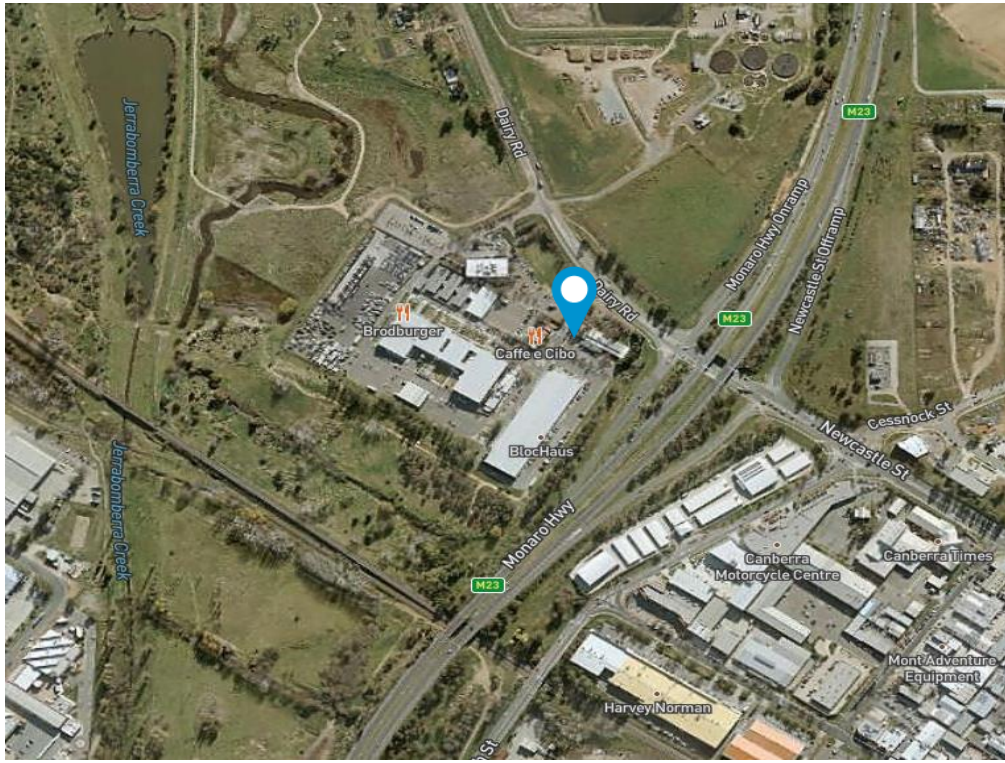
<i>Development Timing</i>	<p>Long term development with site to be subdivided into smaller sites.</p> <p>2021            Planning variation approved</p> <p>2022 - 2028    188 dwellings per annum (Yield 1,300 units)</p>
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Central infill location</li> <li>▪ Located on light rail corridor</li> <li>▪ Forms part of the ACT Planning Strategy to promote a compact city</li> <li>▪ Located on major transport route</li> <li>▪ Adjoins open space</li> </ul>
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Increased traffic</li> <li>▪ Loss of green space</li> </ul>

## Thoroughbred Park, Lyneham



<i>Subject Property</i>	Thoroughbred Park comprises the Canberra Racing Club and is located off the Federal Highway within Randwick Road located to the west, Barton Highway to the south and Flemington Road to the north. Exhibition Park is located to the north east and Kamberra Winery to the south.
<i>Legal Description and Site Area</i>	Block 9 Section 69, Lyneham                      640,524 m <sup>2</sup> or 64.0524 ha
<i>Topography and Drainage</i>	Irregular shaped site that is relatively level. Sullivan's Creek stormwater located to the east.
<i>Zoning</i>	NUZ1 – Broadacre
<i>Planning</i>	Proposal to change Territory Plan zoning to include CZ5 – Mixed Use to the north east of the site and RZ5 – High Density residential to the south west portion of the site.  The change in zoning will allow for a number of uses including non-residential commercial, a wide range of affordable housing options, residential aged care and some ancillary ground floor commercial
<i>Development Yield</i>	Approximately 3,200 dwellings. RZ5 – 3 to 6 storeys CZ5 – 8 storeys
<i>Development Timing</i>	Long term development with site to be subdivided into smaller sites. 2021 - 2022    Territory Plan Variation 2023 - 2038    200 dwellings per year
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Located on light rail corridor</li> <li>▪ Forms part of ACT Planning Strategy to promote a compact city</li> <li>▪ Central infill location</li> <li>▪ Located on a major transport route</li> </ul>
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Territory Plan variation required</li> <li>▪ Lease Variation assessment required</li> </ul>

## Dairy Road, Fyshwick



<i>Subject Property</i>	The property is located on Dairy Road in an area between the Molonglo Wetlands Environment Area, immediately to the north and the western area of Fyshwick. The site known as the 'Wetlands' complex is developed with seven (7) buildings and various ancillary structures.	
<i>Legal Description and Site Area</i>	Block 11 Section 38, Fyshwick	123,752 m <sup>2</sup>
	Block 12 Section 38, Fyshwick	<u>19,960 m<sup>2</sup></u>
	Total	143,712 m <sup>2</sup> or 14.371 ha
<i>Topography and Drainage</i>	Gently sloping site falling from Dairy Road.	
<i>Zoning</i>	IZ1 – General Industrial	
<i>Planning</i>	DV377 Dairy Road, Fyshwick to rezone the blocks to Commercial CZ3 – Services Zone	

# Sch 2.2(a)(xi)

<i>Development Timing</i>	<p>Long term redevelopment of site with planning 10 to 15 years.</p> <p>2021 - 22    Planning variation complete</p> <p>2023 - 34    Redevelopment commences</p> <p>                  Assume 200 dwellings per year</p>
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Easy access to main transport routes</li> <li>▪ Some amenities currently available</li> </ul>
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Unknown market acceptance of product in this area</li> <li>▪ Forms part of light industrial suburb of Fyshwick</li> <li>▪ Sewerage plant located nearby</li> </ul>

## East Lake Urban Renewal



<i>Subject Property</i>	Located to the east of the Kingston Foreshore precinct and comprises the area bounded by the Causeway, Eyre Street, open space to the west off Jerrabomberra Creek, the railway line, corner of Mildura and Leeton Streets, Mildura Street, Wentworth Avenue and Cunningham Street.						
<i>Legal Description and Site Area</i>	<table border="0"> <tr> <td>Causeway</td> <td>134,583 m<sup>2</sup> or 13.4583 ha</td> </tr> <tr> <td>Railway</td> <td><u>425,617 m<sup>2</sup></u> or 42.5617 ha</td> </tr> <tr> <td></td> <td>560,200 m<sup>2</sup> or 56.02 ha</td> </tr> </table>	Causeway	134,583 m <sup>2</sup> or 13.4583 ha	Railway	<u>425,617 m<sup>2</sup></u> or 42.5617 ha		560,200 m <sup>2</sup> or 56.02 ha
Causeway	134,583 m <sup>2</sup> or 13.4583 ha						
Railway	<u>425,617 m<sup>2</sup></u> or 42.5617 ha						
	560,200 m <sup>2</sup> or 56.02 ha						
<i>Topography and Drainage</i>	Gentle sloping land falling in a northerly direction towards Molonglo River and Lake Burley Griffin.						
<i>Zoning</i>	Various						
<i>Planning</i>	<p>Planning and environmental assessments currently being carried out to inform potential urban renewal in the East Lake Precinct.</p> <p>Focus on further environmental and technical studies with the main focus on the area between the railway corridor and Jerrabomberra Wetlands.</p>						
<i>Development Yield</i>	2,000 units as advised by SLA.						
<i>Development Timing</i>	2023 onwards						
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Adjoins medium/high density sites</li> <li>▪ Close to major transport routes</li> </ul>						
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Potential environment implications</li> </ul>						



<i>Subject Property</i>	Irregular shaped parcel of land of 39.33 hectares bounded by Cotter Road to the north, McCulloch Street to the west, floodway to the south and Yamba Drive to the east. The land is affectionately known as The Curtin Horse Paddocks.				
<i>Legal Description and Site Area</i>	<table border="0"> <tr> <td>Block 12 Section 121, Curtin</td> <td>26.7534 ha</td> </tr> <tr> <td>Block 13 Section 121, Curtin</td> <td>12.5760 ha</td> </tr> </table>	Block 12 Section 121, Curtin	26.7534 ha	Block 13 Section 121, Curtin	12.5760 ha
Block 12 Section 121, Curtin	26.7534 ha				
Block 13 Section 121, Curtin	12.5760 ha				
<i>Topography and Drainage</i>	Gentle to moderately sloping land falling to the south.				
<i>Zoning</i>	NUZ1 - Broadacre				
<i>Planning</i>	<p>National Capital Plan Amendment (No 95 – North Curtin Diplomatic Estate and Urban Area) Amending Instrument 2020.</p> <p>In accordance with the National Capital Plan the land has been rezoned as follows:</p> <table border="0"> <tr> <td>Block 12 Section 121</td> <td>Diplomatic Estate</td> </tr> <tr> <td>Block 13 Section 121</td> <td>Urban Area</td> </tr> </table>	Block 12 Section 121	Diplomatic Estate	Block 13 Section 121	Urban Area
Block 12 Section 121	Diplomatic Estate				
Block 13 Section 121	Urban Area				
<i>Development Yield</i>	1,250 (assume one unit per 100 square metres of site area)				
<i>Development Timing</i>	Unknown				
<i>Strengths</i>	<ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Located on major transport route</li> </ul>				
<i>Weaknesses</i>	<ul style="list-style-type: none"> <li>▪ Unlikely to be developed until light rail operating.</li> </ul>				

## Block 1 Section 3, Braddon (Fenner Hall)

### Description

<i>Subject Property</i>	<i>The property is situated on the eastern side of Northbourne Avenue, Braddon approximately 1.5 kilometres north of Canberra's CBD.</i>
<i>Site Area</i>	17,450 m <sup>2</sup>
<i>Topography &amp; Drainage</i>	Relatively level regular shaped block.
<i>Zoning</i>	CZ5 – Mixed Use
<i>Zoning Overlay</i>	MAAR – Main Avenues and Approach Routes
<i>Development Potential</i>	As per Amendment 91 – City and Gateway Urban Design Framework approved as at 1 April 2019 by the National Capital Authority
<i>No. of Units</i>	600
<i>Comment</i>	Site likely to be sold in 2021 and redeveloped.

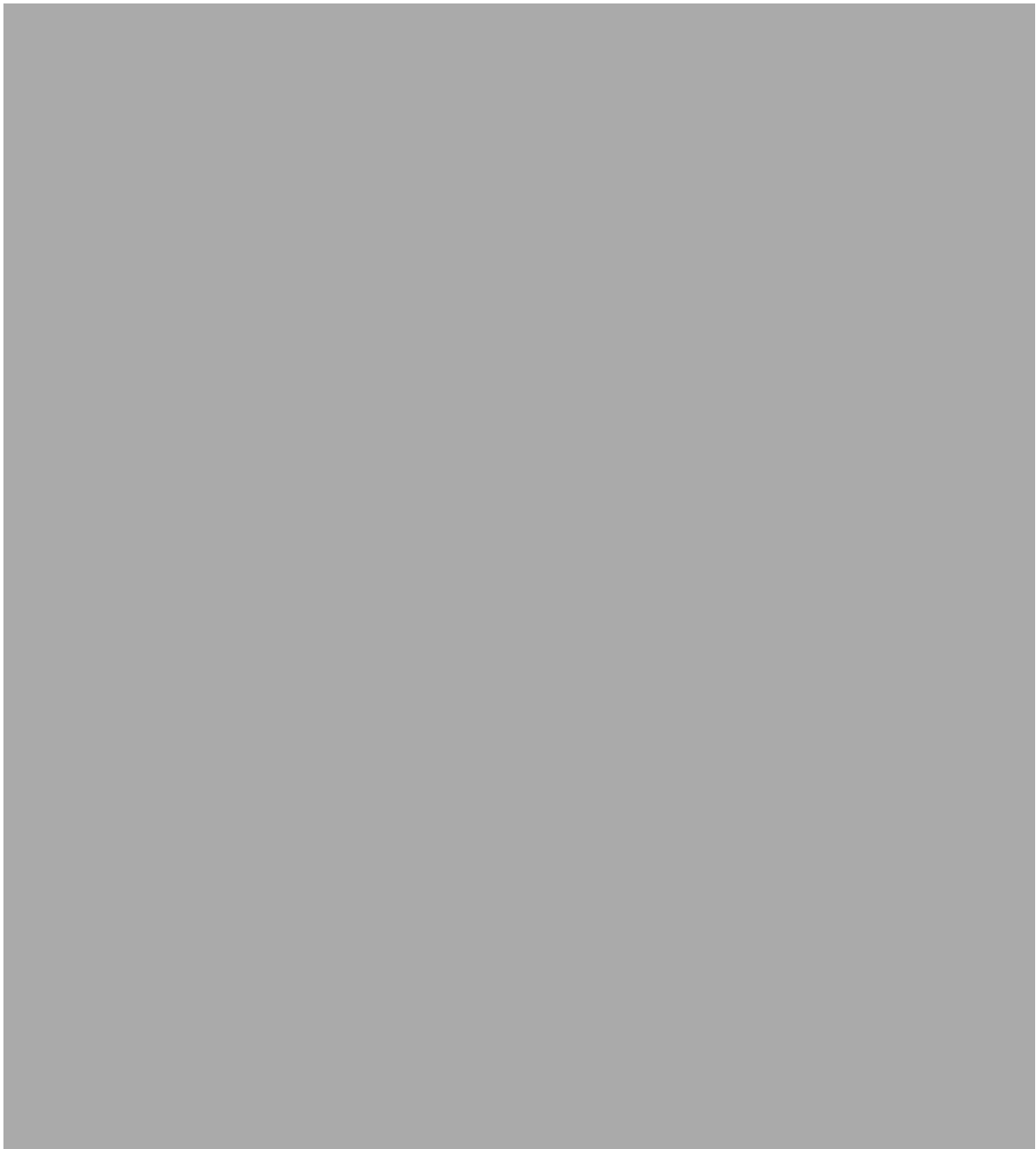
In addition to the above sites, we are aware that the following sites have been flagged for redevelopment however limited details are available in regard to potential yield.

Suburb	Section	Blk	Site	Site Area	
				m <sup>2</sup>	ha
City			West Basin		
Kingston	49		Kingston Arts Precinct	59,069	5.9069
Lyneham	71	18	Kamberra Function centre	81,026	8.1026
Lyneham			Exhibition Park	700,000	70
Gungahlin		800	Arnold Grove	209,578	20.9578
Yarralumla		764	Old Brickworks	161,000	16.1

## Future Multi-Unit Pipeline

As part of Colliers research, we track the supply of residential developments from the planning stage until completion to obtain an indication of the unit pipeline and number of units to be constructed each year.

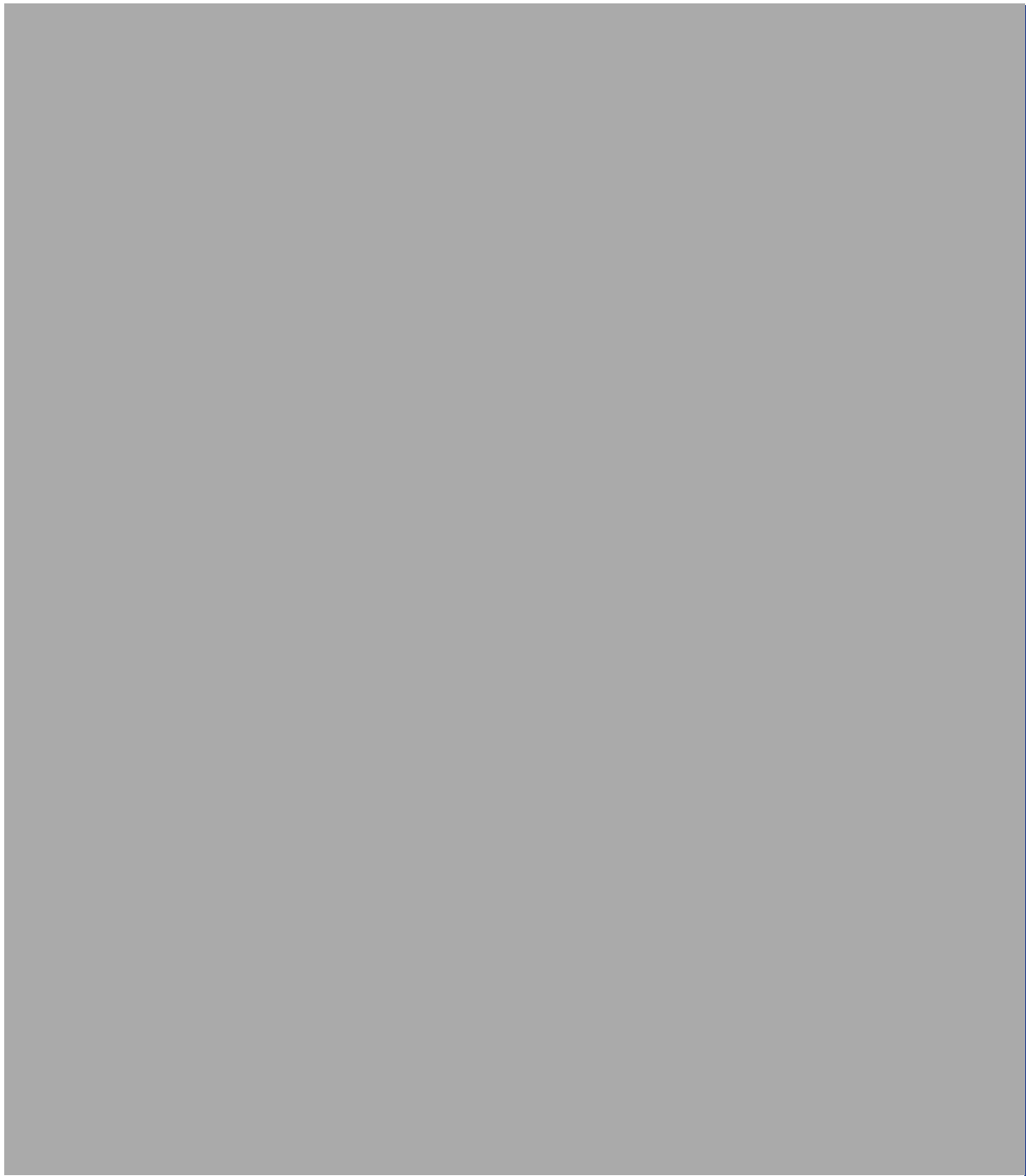
The following table outlines the current supply of multi-unit developments within the Territory by district and the construction stage. The table does not reflect the infill sites previously outlined.

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The data reflects the following:

- 21,894 units in the pipeline of which 23.5% under construction.
- Over 28% of development occurring within the inner north of which 26% is under construction.
- 75% of development is infill with the remaining greenfield.

As per the table below, most developments are classified as high density which accounts to 72.3% of all future supply. This is similar to the previous five (5) years whereby 69.72% of supply was high density.

A large, solid grey rectangular area that occupies the majority of the page below the text. It appears to be a placeholder for a table or a large figure that is not visible in this version of the document.

The accommodation mix outlined in the table on the previous page highlights the lack of housing described as the 'missing middle' within the ACT Planning Strategy.



Going forward an increased emphasis will be required to provide a range of accommodation that is neither standard residential blocks or a high-rise development. The potential supply will partially be addressed within infill developments at Yowani, University of Canberra and Lawson 2. In addition it is anticipated that greenfield developments such as the CSIRO Belconnen site will be required to provide a variety of accommodation to cater for a range of demographic groups and differing housing requirements.

# Findings & Recommendations



## Findings

The ACT Planning Strategy 2018 has five related themes that underpin land use planning within the Territory.

- Compact and efficient
- Diverse
- Sustainable and resilient
- Liveable
- Accessible

Following on from the 2012 ACT Planning Strategy which aimed to create a more compact, efficient and inclusive City, the 2018 ACT Planning Strategy aims to continue this theme to house the forecast 100,000 new homes required between 2018 and 2041.

Part of the aim to support sustainable urban growth was by delivering up to 70% of new housing within the Canberra's existing urban footprint (infill) with 30% being delivered within greenfield sites.

The analysis of the various subdivisions and multi-unit infill developments over the past five years indicate that the overall aim is being achieved with infill comprising 64.61% of new dwellings in 2019 and 66.93% in 2020.



The five and a half year average of residential land equates to 874 standard residential blocks per year with 954 multi-unit greenfield dwellings. Infill sites reported an average of 2,303 dwellings per year with the proportion of infill essentially increasing every year.

The 2016 ABS census data indicates that the average people per household for private dwellings is 2.54 persons. Correlating the population growth with the number of new dwellings reflects an overall five (5) year average of 1.59 persons per new dwelling, which is close to one person less for each dwelling than the reported average.



## Going Forward

As outlined in the publication 'ACT Population Projections 2018 to 2058, the ACT population projects for the period 2018 to 2058 indicate a growth in population of 71% to 703,421 as at 2058. We note that this is the latest available data and has the potential to change, particularly having regard to the impact of COVID 19.

The growth in population per annum over ten (10) years and thirty nine (39) years is as follows:

Period	Population 2019	Population Growth	Increase	Annual Increase
10 years	428,509	(Yr 2029) - 505,360	76,851	7,685
39 years	428,509	(Yr 2058) - 703,422	274,913	7,049

Having regard to the ABS census data, the average people per household and the five year average, the required number of dwellings per annum ranges from 2,820 to 4,406 dwellings per annum.

	Persons/dwelling	Population Increase pa		Required Dwellings	
		10 years	39 years	10 years	39 years
Average persons per dwelling	2.5	7,685	7,049	3,074	2,820
5 year average 2016 - 2020	1.6	7,685	7,049	4,803	4,406
<b>Adopt</b>	<b>2</b>	<b>7,685</b>	<b>7,049</b>	<b>3,843</b>	<b>3,525</b>

Adopting two people per household indicates a requirement to provide 3,525 dwellings each year over thirty nine (39) years and 3,843 dwellings per annum over ten (10) years.

As per the ACT Planning Strategy 2018, 70% of new housing is to be infill and 30% greenfield, the requirement can be apportioned as follows:

Period	Dwellings per annum	Infill - 70%	Greenfield - 30%
10 years	3,843	2,690	1,153
39 years	3,525	2,467	1,058

## Greenfield

As highlighted within this report, greenfield developments can be summarised as follows:

Subdivision	No of Dwellings	Development Period	Dwellings Delivered	Future Dwellings
<b>ACT</b>				
Denman Prospect	4,131	2015 - 2027	1,589	2,542
Throsby	1,219	2015 - 2021	991	228
Taylor	2,713	2017 - 2023	1,565	1,148
Ginninderry	9,648	2017 - 2049	867	8,781
Whitlam	2,060	2020 - 2023	611	1,449
Kenny	1,500	2022 - 2025	0	1,500
Jacka 2	680	2021 - 2024	0	680
CSIRO, Belconnen	6,650	2025 - 2045	0	6,650
Molonglo 3	8,000	2022 - 2048	0	8,000
Western Edge*	7,007	2025 - 2048	0	7,007
	<b>43,608</b>		<b>5,623</b>	<b>37,985</b>

<b>NSW</b>				
Googong	6,500	2012 - 2037	2,231	4,269
Sth Jerrabomberra	1,250	2022 - 2026	0	1,250
Jumping Creek	219	2023 - 2026	0	219
	<b>7,969</b>		<b>2,231</b>	<b>5,738</b>

*\*Western Edge refers to only 4 sites and based on option 2 low yield.*

Within the ACT, the supply from 2015 indicates 43,608 dwellings with 5,623 dwellings delivered. The major supply will be from Ginninderry, CSIRO, Molonglo 3 and the Western Edge.

In regard to the timing, we have estimated the delivery period. With regard to a number of SLA sites, the release program outlined in the ILRP schedule is behind schedule and the release period will need to be extended.

Year	Denman Prospect	Throsby	Taylor	G'derry	North Wright	Whitlam	Kenny	Jacka 2	Molonglo 3	CSIRO Belconnen	Western Edge	Total Dwellings
2021	304	226	401	250	123	200						1,504
2022	418		407	250		300	500	200				2,075
2023	460		327	250		400	500	280	700			2,917
2024	460			250			500	280	700			2,190
2025	460			300					300	300		1,360
2026	460			300					300	300		1,360
2027				300					300	300		900
2028				300					300	300		900
2029				300					300	300		900
2030				300					300	300	250	1,150
2031				300					300	300	250	1,150
2032				300					300	300	250	1,150
2033				300					300	300	250	1,150
2034				300					300	300	250	1,150
2035				300					300	300	250	1,150
2036				300					300	300	250	1,150
2037				300					300	300	250	1,150
2038				300					300	300	250	1,150
2039				300					300	300	250	1,150
2040				300					300	300	250	1,150
2041				300					300	300	250	1,150
2042				300					300	300	250	1,150
2043				300					300	300	250	1,150
2044				300					300	300	250	1,150
2045				300					300	300	250	1,150
2046				300					300	300	250	1,150
2047				300					300	50	250	900
2048				300					300		250	850
2049				300					300		250	850
	<b>2,562</b>	<b>226</b>	<b>1,135</b>	<b>8,500</b>	<b>123</b>	<b>900</b>	<b>1,500</b>	<b>760</b>	<b>8,900</b>	<b>6,650</b>	<b>5,000</b>	<b>36,256</b>

Within the initial five (5) year period, the required supply of blocks exceeds the greenfield threshold however as this land supply declines and depending on proposed releases, the required greenfield requirement (30%) will be achieved from 2025 onwards. This supply will be via Suburban Land Agency and private developers and possible joint venture developments.

## Multi-Units (Infill and Greenfield)

The multi-unit supply at present excluding the proposed infill developments outlined can be summarised as follows:

Greenfield	6,992 dwellings
Infill	14,902 dwellings
Total	21,894 dwellings

The following table incorporates the proposed infill developments outlined with a total of 39,084 units either under construction, DA approved or in the planning stage. Our data has been extracted from the following:

- Multi-unit supply table
- Indicative land release program
- Colliers research as outlined





The increase in supply is mainly occurring in the following geographic areas:

- Inner North      Increased development within the Northbourne Avenue corridor with partial redevelopment of the Yowani Golf Club and Thoroughbred Park.
- Belconnen        Proposed residential development of the University of Canberra Campus (200 dwellings per year) and development of Lawson 2.
- Inner South      Development of East Lakes Urban Renewal and redevelopment of Dairy Road, Fyshwick.
- Woden Valley    Increased development within Woden Town Centre and the commencement of development within Athllon Drive Corridor and North Curtin medium density.

Of the future multi-unit supply the infill/greenfield breakdown is as follows:

- Greenfield        6,687 dwellings (17.1%)
- Infill              32,397 dwellings (82.9%)
- Total              39,084 dwellings

The supply of 32,397 infill dwellings equates to 12.04 years supply based on the requirement to provide 2,690 dwellings a year to fulfill the 70% infill requirement. As previously noted there are other infill sites identified that have not been included in our analysis and supply could extend beyond fifteen (15) years. In the long term, as more infill sites are identified and developed, it will become more difficult in the long term to sustain the 70% infill requirement.

The absorption rate of 2,690 dwellings a year is in line with absorption rates over the past five (5) years reflecting 2,400 dwellings per annum.

## Comments

Having regard to the ACT Planning Strategy 2018 and the aim of 70% infill and 30% greenfield, and providing a variety of accommodation mix, we provide the following comments.

### Greenfield

- A total of 36,256 dwellings in greenfield pipeline with majority of supply in four localities – Ginninderry, Molonglo 3, CSIRO Belconnen and Western Edge.
- Within the next five (5) years strong supply with release of blocks within various development fronts including Denman Prospect, Ginninderry, Whitlam, Kenny and Jacka 2.
- Supply of greenfield blocks over the next 5 years will likely exceed 30% aim of new supply.
- Most supply over the past five years has been mainly from SLA developed estates with the exception being Denman Prospect and Ginninderry which is a Joint Venture with the SLA.
- Long term supply will be a mixture of the following:
  - Ginninderry                      Joint Venture between SLA and Riverview Group
  - Molonglo 3                      SLA development
  - CSIRO Belconnen              Sale by CSIRO to developer
  - Western Edge (4 blocks)      Development potentially by SLA, Doma Group and Stockland.
- Competition of NSW subdivisions in the next five years with the development of South Jerrabomberra and Jumping Creek.

### Infill

- A total of 32,397 multi-unit dwellings in the pipeline of which 13.19% is under construction.
- A total of 83% of multi-unit supply can be classified as infill.
- Approximately 32.3% of supply located within Inner North Canberra.
- Total supply reflects approximately twelve (12) years supply based on current population demographics and growth.
- Most of the supply is classified as high density (72.3%) with limited supply of low density (5.1%).
- Supply pipeline does not include some major projects including:
  1. West Basin
  2. Kingston Arts Precinct
  3. Kamberra Function Centre
  4. Exhibition Park
  5. Yarralumla Brickworks
- Most of the supply of infill sites is by private developers.

## Recommendations

As Canberra has emerged from the COVID-19 environment of 2020 relatively unscathed however it has changed the market place which has seen a surge in sales activity and prices, particularly for established homes, townhouses, standard residential blocks and rural residential lots in Canberra surrounds.

As home owners place more value in their home than ever before due to the lack of international travel and the ability to work from home, this has become more prevalent in the ACT where both Commonwealth and Territory Government agencies are requiring or allowing staff to work from home for a number of days per week, if not all week. We have seen this change in the workplace environment drive the demand for larger dwellings more than ever before as family units now require separation of space within the household to allow working from home without imposing on normal family life.

Whilst our research indicates that the aims of the ACT Planning Strategy in relation to infill/greenfield are achievable, this potentially needs to be reset to reflect the changes in the market place as a result of COVID-19.

Currently there is a limited supply of standard residential blocks due to strong sales activity in 2020 and early 2021 with sales of most blocks occurring in Taylor, Throsby, Ginninderry and Whitlam.

Indicative Land Release Program indicates the release of land in Kenny in 2020/21 however this is unlikely to be achieved in this period. In addition the program indicates blocks will be released in Jacka 2 and Molonglo 3 in 2021/22. This also may not be realised during this time.

The current shortage of land is likely to have housing affordability implications with lack of supply increasing prices as recently seen with the builders lot release in Taylor and Whitlam. Prices achieved were 40% to 75% above previous market levels.

In the longer term, the land release will be concentrated around four areas being Molonglo 3, Ginninderry, CSIRO Belconnen and the Western Edge. Land released within Ginninderry has already commenced, with the ILRP indicating land release for Molonglo 3 will commence in 2021/22.

Subject to anticipated sale of the land, development of the CSIRO Belconnen site is likely to commence in 2025 with all the necessary planning legislation in place to enable the development to proceed. The subdivision is well located, with existing urban infrastructure surrounding the site and easy access to major transport routes. It is anticipated that due to the location the subdivision will be attractive to a wide range of demographic groups and the product mix will provide a diverse range of housing type and accommodation, addressing the 'missing middle' medium density housing requirements.

Land within the Western Edge adjoins the established residential area of Weston Creek, however scoping works have only commenced for the area. Further planning studies, a Territory Plan variation and potential upgrade of infrastructure is required prior to the development of residential land. EPSDD have indicated that development may not commence for a period of 10 years.

We recommend the following:

- The Suburban Land Agency needs to ensure that there is adequate future supply of land that is 'shovel ready' and potentially to bring forward future releases within different geographic locations such as Jacka 2, Molonglo 3 and Stromlo;
- Infill/greenfield mix needs to reflect the current market conditions with the potential to increase the availability of greenfield sites. This can be reset to accommodate the changing market demands;
- Ensure that preliminary planning and associated studies are well advanced to enable to release land in a timely manner (Stromlo etc);
- Potentially increase land that is suitable for separate title or multi-unit townhouse sites to address housing affordability concerns; and
- A review of housing demand is undertaken given the change in market conditions to ensure the ACT and surrounds can deliver the right housing choice to the Canberra market.

In accordance with our normal practice, we confirm that this advice is confidential and provided by CIVAS (ACT) Pty Limited and not by any other company in the Colliers Group. This advice has been prepared for the Suburban Land Agency and should not be relied upon for any other purpose or by any other person. Any reliance on this advice by the nominated party must be based on the actual possession or sighting by them of an original signed document.

**CIVAS (ACT) Pty Limited**





Appendix A  
Extract from ACT Planning Strategy 2018

# ACT Planning Strategy 2018

The ACT Planning Strategy 2018 is a refresh of the 2012 Planning Strategy and reflects and integrates the vision and directions of the community and other ACT Government strategies particularly housing, transport and climate change.

The strategy has five (5) related themes and can be summarised as follows:

<b>1</b>	<b>Compact and Efficient City</b> <ul style="list-style-type: none"> <li>▪ Grow mostly within our urban footprint or in areas close to our footprint</li> <li>▪ Maintain environmental values</li> <li>▪ Use infrastructure effectively to support an efficient, sustainable and liveable city.</li> </ul>
<b>2.</b>	<b>Diverse Canberra</b> <ul style="list-style-type: none"> <li>▪ Celebrate our culture, uniqueness and difference</li> <li>▪ Be innovative and continue to diversify</li> <li>▪ Support a city structure that strengthens our economy, and the economy of the region</li> </ul>
<b>3.</b>	<b>Sustainable and Resilient Territory</b> <ul style="list-style-type: none"> <li>▪ Adapt to a changing climate and establish resilience in our built forms, infrastructure and natural assets</li> <li>▪ Look after natural resources</li> <li>▪ Support the transition to net zero carbon emissions by 2045.</li> </ul>
<b>4.</b>	<b>Liveable Canberra</b> <ul style="list-style-type: none"> <li>▪ Create cohesive communities through good design, amenity and connectivity</li> <li>▪ Be socially and culturally inclusive</li> <li>▪ Support housing diversity for greater choice</li> </ul>
<b>5.</b>	<b>Accessible Canberra</b> <ul style="list-style-type: none"> <li>▪ Provide equitable access to all that the city has to offer</li> <li>▪ Include more options to move around in a connected and fair city</li> <li>▪ Better integrate land use and transport planning.</li> </ul>

The strategy is one of many ACT Government policies that will inform the future development of Canberra, within the main aim of the strategy under the Planning and Development Act 2007:

*'to promote the orderly and sustainable development of the ACT, consistent with the social, environmental and economic aspirations of the ACT in accordance with sound financial principles'.*

With regard to this paper, the two relevant strategies are:

1. Compact and Efficient City
2. Liveable Canberra

## 1. Compact and Efficient City

This strategy is a continuation of the 2012 ACT Planning Strategy which sought to create a more compact, efficient and inclusive city.

Within the ACT, it is forecasted that approximately 100,000 new homes will need to be constructed between 2018 and 2041 to meet housing demand. This is approximately 4,350 dwellings per year.

Continued urban expansion puts pressure on the city, and the location of urban growth should be located to meet the needs of current and future Canberrans, whilst upholding the qualities of the city.

In managing urban growth, the strategy paper outlines two key options.

### Infill Development

Increases in the capacity of existing urban areas to support growth and can be achieved by the following:

<b>1.</b>	<b>Urban Intensification Areas</b> City, town and group centres, and transit areas of high accessibility.
<b>2.</b>	<b>Areas within Existing Residential Footprint</b> Increase density of blocks or sites in appropriate locations.
<b>3.</b>	<b>Areas Close to Local Centres</b> Areas that could be suited to medium density typologies.

The definition of infill is *'development of unused or underutilised land in existing urban areas. It involves increasing the capacity of our existing urban area to support growth'*.

### Greenfield Development

Further expansion of the city must be balanced against the need to protect key environmental values and be in locations that facilitate accessibility to existing employment, services and infrastructure.

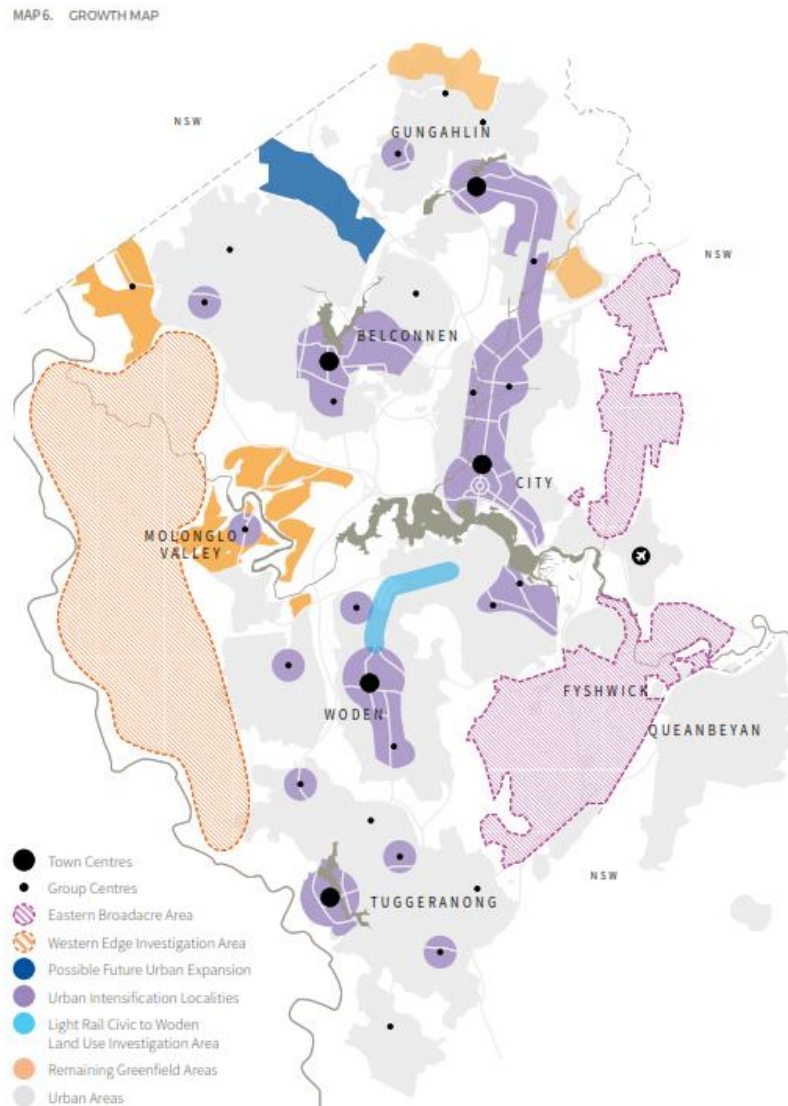
It has been identified that potential expansion of the city subject to environmental, transport, infrastructure and planning issues need to be:

1. Next to or close to existing urban areas; and
2. In areas that facilitate the efficient use of existing infrastructure and transport.

Greenfield land is defined as follows:

*'Greenfield areas are made up of undeveloped land outside of the existing urban footprint. Often located on the edge of existing urban areas. Greenfield development requires full assessment of environmental, infrastructure and planning issues, to determine future use and suitability for expansion of the City'*.

Areas of potential growth for various uses are identified in the strategy paper.



Within the strategy paper, five directions are outlined to achieve growth.

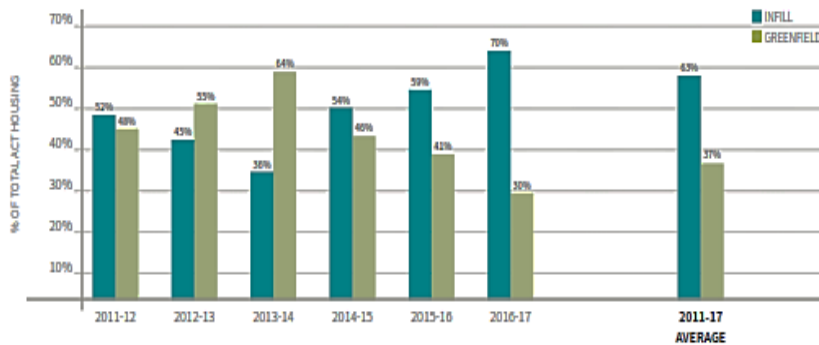
- Direction 1.1** Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development areas located close to the city centre, town and group centres and along key transit corridors.
- Direction 1.2** Investigate the potential for new residential areas to the west of the city to meet future housing need.
- Direction 1.3** Use infrastructure efficiently to support our growing community.
- Direction 1.4** Continue to work with the NSW Government and Councils to implement joint initiatives to understand and manage growth in the Canberra Region.
- Direction 1.5** Protect the ACT and NSW border interface.

### Direction 1.1

Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development areas located close to the city centre, town and group centres and along key transit corridors

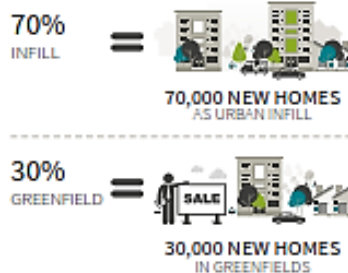
As part of the 2012 strategy, urban intensification around key town and group centres was a major focus. For the period 2011-12 to 2016-17 an average of 63% of all new housing was achieved within 'infill' development

FIGURES. RATES OF INFILL DEVELOPMENT COMPARED TO GREENFIELD 2011 - 2017



The 2018 strategy seeks to enhance the 2012 strategy and will pursue to deliver up to 70% of new housing as infill development.

#### INDICATIVE BREAKDOWN OF HOUSING SUPPLY 2018-2041



The strategy paper identifies the following actions to achieve the desired result.

Actions	
1.1.1	To manage growth and achieve a compact and efficient city, work towards achieving up to 70% of new housing within the existing urban footprint by identifying, investigating and planning for infill development in: <ul style="list-style-type: none"> <li>➤ urban intensification areas (see section 1.1.2)</li> <li>➤ areas within the existing residential footprint</li> <li>➤ areas close to local centres</li> </ul>
1.1.2	Investigate the opportunities for higher density development within future urban intensification locations in order to inform prioritisation and staging of future development, land release and infrastructure (social and physical) investment options. Investigate locations that meet the following criteria. <ul style="list-style-type: none"> <li>➤ frequent bus network corridor (800 metres/average 10 minute walk)</li> <li>➤ light train stop (800 metres/average 10 minute walk)</li> <li>➤ city centre and town centres (1,000 metres/average 15 minute walk)</li> <li>➤ group centre (800 metres/average 10 minute walk)</li> </ul>

Actions	
1.1.3	Undertake preliminary land use investigations for the potential City to Woden light rail line to determine the opportunities for urban intensification afforded by increased transport accessibility.
1.1.4	<p>Building on the Master Plan Program, investigate opportunities for district-level strategic and spatial planning approaches (<i>refer District level planning section</i>) for districts likely to accommodate substantial infill growth and/or significant change, focussing on:</p> <ul style="list-style-type: none"> <li>➤ role, function and catchment of the district, including its role in the provision of employment (in the context of the changing role centres), residential and other key uses</li> <li>➤ identification of strengths, opportunities and character of each district</li> <li>➤ infill capacity, including potential sites</li> <li>➤ infrastructure capacity (existing and future) and cost of augmentation</li> <li>➤ role in the delivery of other directions under this Strategy; for example, as a key transport node or interchange, in the provision of living infrastructure and other initiatives</li> <li>➤ ability to provide for a range of housing choices</li> <li>➤ easy access to nearby open space</li> </ul>

## Direction 1.2

*New residential areas to the west of the city*

The 2012 strategy assumed an estimated supply of new greenfield land in Gungahlin and the Molonglo Valley of 48,000 dwellings between 2012 – 2031, however this was reduced to 36,887 dwellings due to a number of areas being removed to protect and retain their environmental values.

Future growth areas are determined against the following criteria:

- **Location** Proximity to existing urban areas, employment centres, facilities and services.
- **Physical Attributes** Biodiversity, topography, heritage and other environmental factors.
- **Infrastructure** Access to existing infrastructure, transport services and ease of augmentation (ie extension)

As part of determining future growth areas, the following areas have not been considered suitable.

1. To the east of the city, the airport and environmentally significant areas preclude residential development;
2. To the south, bushland and mountain areas limit opportunities for expansion;
3. To the north, the ACT/NSW border and nationally significant areas preclude development;
4. West Murrumbidgee, Western Greenway and Central Molonglo were removed from consideration in the 2018 strategy due to the complexity of environmental, landscape and community values.
5. Kowen Plateau was discounted due to significant infrastructure and sustainability considerations associated with distance from urban Canberra.

The strategy paper indicated that the above areas could be reconsidered in future reviews of the ACT Planning Strategy.

As per the growth map, the western edge of the city (beyond Weston Creek and Molonglo) was identified as possible future expansion subject to detailed investigation.

**The western edge was considered to:**

1. Have few significant environmental and infrastructure constraints;
2. Close to urban areas and provides good access to facilities, services and employment.

It was noted that central Molonglo forms part of the Western investigation areas.

**The Action Plan from the Strategy Paper was to:**

- 1.2.1 Undertake environmental, infrastructure and planning studies for the western edge of the city to identify suitable areas for:
  - Potential urban areas (excluding Central Molonglo)
  - Nature reserves
  - Environmental offset and potential environmental offset areas
  - The consideration of cultural and heritage values
  - Other uses, for example rural, broadacre, major infrastructure, transport and services.

The planning investigations referred to above must consider the appropriateness of the western area in the context of ACT-wide opportunities for urban (greenfield) growth.

### **Direction 1.3**

*Use infrastructure to support our growing community.*

Strategy paper identified the better use of the existing infrastructure as a key to supporting population growth and investment in the right places leading to a more and efficient and compact urban form.

### **Direction 1.4**

*Joint initiative to understand and manage growth in the Canberra region with NSW Government and Councils.*

The ACT adjoins some of the fastest growing areas in NSW leading to growing relationships in terms of housing, employment and services.

The NSW Government in 2017 published the South East and Tablelands Regional Plan 2036 and acknowledges the close relationship with the ACT and contains joint actions around planning, climate change, service provision, economic development, catchment management, heritage protection, natural resource management and waste management.

The key point NSW/ACT planning initiative includes:

- Develop an agreed set of principles to inform a new cross border infrastructure funding model. This seeks to create a consistent approach to infrastructure funding and delivery.
- Work with the ACT Government to develop a cross border land and housing monitor. The monitor will improve information about the supply and demand of housing and employment land to inform infrastructure planning and service delivery.
- Enhance cross-jurisdictional collaboration to develop a coordinated strategic approach to water supply and investigate water supply options for growth areas. This acknowledges that the availability of water will continue to drive or limit the amount and location of urban development.

## Direction 1.5

*Protect the ACT and NSW border interface*

The surrounding NSW rural areas and the increasing interest in development has implications for the Canberra region and the achievement of a compact and efficient city under this strategy.

The paper identified suitable buffers are required between expanding urban areas of the ACT and adjoining areas of NSW in order to achieve compact and efficient growth, avoid land use conflict, protect rural and environmentally important areas and maintain the setting and approaches to the National Capital.

## 2. Liveable City

Canberra is well regarded as a liveable city with accessible green space, natural environment and bushland settings, connected communities, urban neighbourhoods, good design of buildings and housing choice.

Planning for the future, this legacy can be improved by enhancing the quality in the design of the building and landscaped environment.

To embrace the improved quality, the ACT Planning Strategy 2018 outlines a number of directions.

- Direction 4.1** Deliver social infrastructure that meets community needs and supports strong communities.
- Direction 4.2** Deliver recreation, open (green) space and public spaces that support social interaction, physical and mental health and engagement in public life.
- Direction 4.3** Strengthen neighbourhoods and support the diverse character by creating strong local activity hubs.
- Direction 4.4** Deliver housing that is diverse and affordable to support a liveable city.
- Direction 4.5** Encourage high quality design, built form and places for a changing climate.

In relation to this paper, Direction 4.4 is considered most relevant.

**Direction 4.4 Deliver housing that is diverse and affordable to support a liveable city.**

The strategy paper indicates the following
• Canberra has added 65,000 dwellings over the past twenty five (25) years or 2,600 per annum
• 100,000 dwellings required in the next twenty five (25) years or 4,000 per annum
• Single detached housing comprise 65% of existing stock.
• Historically Canberra has been dominated by detached housing on large blocks.
• Recently there has been a consistent supply of multi-level apartment buildings.
• Limited supply of medium density housing options.
• People living in smaller units with increasing number of one and two person households.
• Rising housing prices make it increasingly difficult for young people to obtain home ownership.

The paper indicates that it is a requirement to increase the supply of well located and designed medium density housing to respond to changing demographic and community needs. Medium density housing is often described as the 'missing middle'.



The paper concludes that the community has clearly articulated that our future housing must be:

- Diverse – offering choice in location and housing type.
- Respectful of our landscape and existing neighbourhood character.
- Affordable to the whole community.
- Of high quality design and constructions.
- Working to minimise our ecological footprint.

## Actions

- 4.4.1 Plan for a range of higher density development in appropriate and clearly defined locations with a mix of apartment and dwelling types to improve diversity and access, and to support:
- ageing in place
  - changing family housing preferences
  - range of affordability
  - adaptable apartments
- 4.4.2 Identify priority areas for medium density housing in locations that meet diverse community needs based on:
- proximity to centres or activity hubs
  - access to public transport and active travel options
  - site specifics including topography
  - physical and social infrastructure capacity
  - neighbourhood character, including heritage issues and design
  - existing subdivision pattern
  - solar access
  - living infrastructure
- 4.4.3 Building on the Housing Choices consultation, continue to develop planning mechanisms to facilitate the delivery of medium density housing options.
- 4.4.4 Building on the Housing Choices consultation, investigate options for dual occupancies in the RZ1 zone and RZ2 zone having regard to the following minimum considerations:
- appropriate residential densities
  - character and streetscape
  - access to services, infrastructure and public transport
  - site planning and access
  - appropriate minimum block sizes including titling
  - size of houses and building footprint on the block
  - solar access
  - integration of living infrastructure
  - other considerations
- 4.4.5 Investigate planning provisions to facilitate the delivery of affordable housing across the spectrum of community needs.



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