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**From:** Forner, Julia  
**Sent:** Monday, 5 November 2018 12:48 PM  
**To:** Radnell, Shane  
**Cc:** Reid, Josh; Balzanelli, Andrew; [REDACTED] Cantamessa, Cindy  
**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [DLM=Sensitive: Legal]

Thank you

---

**From:** Radnell, Shane [mailto:Shane.Radnell@colliers.com]  
**Sent:** Monday, 5 November 2018 12:30 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Balzanelli, Andrew <Andrew.Balzanelli@ap.jll.com>; Mutton, Tim [REDACTED] Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>  
**Subject:** Re: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [DLM=Sensitive: Legal]

Hi Julia, we will obtain this info from John.  
Regards

**Shane Radnell**

Director  
Residential  
Colliers International  
**Dir** [+61 2 6225 7334](tel:+61262257334) | **Mob** [+61 434 077 684](tel:+61434077684) | [View My Profile](#)  
**Main** [+61 2 6257 2121](tel:+61262572121) | **Fax** [+61 2 6225 7384](tel:+61262257384) | [vCard](#)  
Ground Floor, [21-23 Marcus Clarke Street](#) | [Canberra, ACT 2600](#) | [Australia](#)

On 5 Nov 2018, at 12:28 pm, Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)> wrote:

Good afternoon

Please find attached letter requesting clarification from Braturn Pty Ltd (John Russell) contact details as per their submission attached. I am sending this to all of you as I am not sure who has the relationship with them.

Can you please send this on and provide their response to myself and Cindy once received.

Many thanks  
Julia

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**  
Senior Manager, Sales & Client Services.

**T:** 02 6207 7096 |

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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<RT1 \_ Tenderer's Details Braturn Pty Ltd.pdf>

<Clarification questions 5 November 2018.pdf>

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**ACT**  
Government

**Suburban Land**  
Agency

**Request for Tender (RFT)  
for the  
Sale and Development of Block 4 Section 60 Braddon and Block 1 Section 68 Turner**

**Clarification Questions – clause 20.1(1) of RFT**

**Requirements of the RFT**

These clarification questions are issued to the Tenderer in accordance with clause 20.1(1) of the RFT and are required to be responded to by the Tenderer in writing by **10 am on Monday, 19 November 2018**.

It is noted that in accordance with clause 20.1(5) of the RFT, the Tenderer is not permitted as part of this process to undertake refinements of its Tender, or to seek to improve the substance of its Tender.

**Background to Clarification Questions**

*Legal framework*

In accordance with section 246(1) of the *Planning and Development Act 2007* (ACT) (**P&D Act**) the planning and land authority must not grant a lease other than for payment of an amount that is not less than the market value of the lease. However, section 246(3) of the P&D Act allows that an entity pays an amount that is not less than the market value of a lease if: (a) the entity pays less than the market value of the lease (**monetary component**); (b) the entity provides another component (**non-monetary component**) comprising – (i) infrastructure, or other work, in relation to the lease or another lease; or (ii) one or more of the following under a deed or agreement with the Territory or a Territory authority: (A) goods; (B) services; (C) works; and (c) the total value of the monetary component and the non-monetary component is not less than the market value of the lease.

Whether a person entitled to the grant of a lease intends to pay an amount for the grant of a lease comprising only a monetary component, or comprising a combination of a monetary component and a non-monetary component, the person is required to pay that amount prior to the required time in order to be granted the lease. Accordingly, section 250 of the P&D Act states that if a person who is entitled to the grant of a lease fails by the required time to pay any amount the person is required to pay before being granted the lease, then the planning and land authority may end the person's right to be granted the lease. Further, section 250(6) states that a person whose right to be granted a lease has been ended under section 250 does not have any claim for compensation in relation to the ending of the right or for the recovery of any money paid to the planning and land authority in relation to the grant of the lease.

## *Tender*

The Tender presents the financial offer for the grant of the two leases as having a monetary component and a non-monetary component. The non-monetary component is itself divided into a number of sub-components.

### **Clarification Questions**

#### *Clarification Question 1*

In relation to the non-monetary component of the financial offer presented in the Tender, please clarify in detail how that non-monetary component (and each of its sub-components) is intended to relate to, and satisfy, the terms of section 246 of the P&D Act, and in particular the terms of section 246(3)(b).

#### *Clarification Question 2*

Following from Clarification Question 1, would the Tenderer be proposing to enter into a deed or agreement (or into deeds or agreements) with the Territory or with any Territory authorities in relation to the non-monetary component (or any of its sub-components), and if so, which entities?

#### *Clarification Question 3*

Please clarify in detail how the Tenderer proposes the non-monetary component (and each of its sub-components) should be valued so that it will be possible to confirm that the total value of the monetary component and the non-monetary component is, in money terms, not less than the market value of the leases for the purposes of section 246(3)(c). The response to this clarification question must explain in detail the valuation methodologies being used by the Tenderer to assess the value of the non-monetary component (and each of its sub-components) including by explaining why those valuation methodologies are valid, recognised, and robust valuation methodologies for this particular application.

#### *Clarification Question 4*

By applying the valuation methodologies above, calculate and state the total value of the monetary component and the non-monetary component, showing all assumptions and working in detail (including the assumptions and working for each sub-component of the non-monetary component).

*Clarification Question 5*

Please clarify in detail to whom the Tenderer intends to provide the non-monetary component (and each of its sub-components) and how the Tenderer proposes that the provision of the non-monetary component (and each of its sub-components) would be independently and objectively confirmed.

*Clarification Question 6*

In light of the terms of section 250 of the P&D Act, please clarify when the Tenderer would intend that the monetary component and the non-monetary component (including each of its sub-components) would be paid (or provided), when all amounts would be paid (or provided), and when the Tenderer would expect to be granted the leases.

---

**From:** Forner, Julia  
**Sent:** Monday, 19 November 2018 8:40 AM  
**To:** John Russell; Shane Radnell  
**Cc:** Reid, Josh  
**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [DLM=For-Official-Use-Only]

Good morning John

Thank you for this. We will be in touch if we need further information.

Regards  
Julia

**From:** John Russell [redacted]  
**Sent:** Sunday, 18 November 2018 9:49 PM  
**To:** Shane Radnell <Shane.Radnell@colliers.com>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Forner, Julia <Julia.Forner@act.gov.au>  
**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions

Hi Shane,

Thank you for your email.

Please find attached our responses to the clarification questions.

Should you require any additional information, please feel to contact us.

Could you please confirm receipt.

Best regards

John Russell  
Director



Sent from my Sony Xperia™ smartphone

---- Radnell, Shane wrote ----

Hi John

Please find attached letter from the Suburban Land Agency requesting clarification from Braturn Pty Ltd contact details as per your submission attached.

If you could please respond to us by the 10am 19 November 2018 deadline that would be appreciated.

Regards

**Shane Radnell**

Director

Residential

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**From:** Forner, Julia  
**Sent:** Monday, 19 November 2018 9:04 AM  
**To:** Cantamessa, Cindy; Sharp, Andy; Jones, Bronwen  
**Subject:** FW: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [DLM=For-Official-Use-Only]  
**Attachments:** Clarification Questions 18\_11\_18.pdf

Good morning

Please find attached the response to our clarification questions from Braturn. I will forward these to Minter Ellison for their review and advice prior to Friday's meeting.

Regards  
Julia

**From:** John Russell [redacted]  
**Sent:** Sunday, 18 November 2018 9:49 PM  
**To:** Shane Radnell <Shane.Radnell@colliers.com>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Forner, Julia <Julia.Forner@act.gov.au>  
**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions

Hi Shane,

Thank you for your email.

Please find attached our responses to the clarification questions.

Should you require any additional information, please feel to contact us.

Could you please confirm receipt.

Best regards

John Russell  
Director



Sent from my Sony Xperia™ smartphone

---- Radnell, Shane wrote ----

Hi John

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If you could please respond to us by the 10am 19 November 2018 deadline that would be appreciated.

Regards

**Shane Radnell**

Director

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**From:** Forner, Julia  
**Sent:** Friday, 30 November 2018 1:48 PM  
**To:** Dietz, John  
**Subject:** IN CONFIDENCE \_Braddon and Turner on Northbourne \_ tender Evaluation [DLM=For-Official-Use-Only]  
**Attachments:** Braddon and Turner - Evaluation Report\_29 Nov 2018\_Final.docx

Good afternoon John

As discussed yesterday, please find attached a draft of the Braddon and Turner on Northbourne RFT Evaluation report – I will drop a hard copy in this afternoon.

I have asked Ruth to set up a meeting with the panel to discuss with you next week, but please let me know if you have any questions before then?

Regards  
Julia

Please do not hesitate to contact me if you have any queries.

regards  
**Julia Forner**  
Senior Manager, Sales & Client Services.

T: 02 6207 7096|

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Forner, Julia  
**Sent:** Monday, 3 December 2018 1:49 PM  
**To:** Dietz, John  
**Subject:** Accepted: Braddon & Tuner on Northbourne Tender | discuss evaluation report

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**Subject:** FW: Braddon & Tuner on Northbourne Tender | discuss evaluation report  
**Location:** John Dietz Office, TransACT House, 470 Northbourne Avenue, Dickson

**Start:** Wed 12/12/2018 9:30 AM  
**End:** Wed 12/12/2018 10:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Dietz, John

If you are available?

-----Original Appointment-----



**From:** Dietz, John  
**Sent:** Monday, 3 December 2018 1:10 PM  
**To:** Dietz, John; Forner, Julia; Sharp, Andy; Cantamessa, Cindy  
**Subject:** Braddon & Tuner on Northbourne Tender | discuss evaluation report  
**When:** Wednesday, 12 December 2018 9:30 AM-10:00 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** John Dietz Office, TransACT House, 470 Northbourne Avenue, Dickson

Kind regards  
Ruth

**Ruth Price**  
Executive Assistant to Chief Executive Officer John Dietz

**T:** 02 6205 0278 | [REDACTED]

**Suburban Land Agency | ACT Government**  
TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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[twitter.com/suburbanland](https://twitter.com/suburbanland)



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**From:** SLABoard  
**Sent:** Friday, 7 December 2018 5:57 PM  
**To:** Angus Dawson; John Fitzgerald; Julie Garland McLellan; Peter Howman; Suzanne Jones  
**Cc:** Bailey, Anthony; Bulless, Neil; Dietz, John; Gordon, Tom; Lee, Joey; Munyard, Nicole; O'Connell, Elizabeth; Peters, Clint; Price, Ruth; Ten Donkelaar, Tara  
**Subject:** Suburban Land Agency Land development media coverage for week ending 7 Dec 2018 (A17821693) [DLM=For-Official-Use-Only]  
**Attachments:** Suburban Land Agency Land development media coverage for week ending 7 Dec 2018.docx

Please find the media report prepared by Alison, for the week ending 7 Dec for your information.

Have a lovely weekend.

Regards

Sarah Pau

Board Administration

T: 02 6205 5342 | E: SLABoard@act.gov.au Suburban Land Agency | ACT Government TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601  
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## **SLA/ACT Land development media coverage: Week ending 7 Dec 2018**

### **Interview with ACT Chief Planner Ben Ponton**

[ABC Radio Canberra, Mornings, 06/12/18 09:35AM, Adam Shirley](#)

Interview with ACT Chief Planner Ben Ponton. Shirley says 12 new homes could be needed daily to accommodate the booming population in Canberra over the next 20 years. Ponton mentions their 2018 planning strategy is a refresh of the 2012 strategy. He adds the Canberra population by 2030 will be around 500,000. He states they spoke to the industry and the community and found out Canberrans value the concept of a city in the landscape the most. He explains growth can be managed in various ways. Shirley notes there are concerns in areas in the Molonglo Valley and Gungahlin about public amenities. Ponton says there are fantastic open spaces in Yerrabi and Moncrieff. He adds there are further infrastructure plans for Prospect and Coombs. He mentions there are opportunities to engage with ACTCOSS through the planning strategy. He points out they can't allow the city to continue growing without thinking about how it is going to grow.

### **AIS has \$200m in ageing assets**

[Canberra Times, General News, 07/12/18, Doug Dingwall, page 10](#)

Sport Australia boss Kate Palmer says the ageing facilities at the AIS are worth \$200 million, but refused to reveal details of the proposed sale of Canberra Stadium at a Senate hearing on Thursday. Ms Palmer fronted the hearing into Canberra's national institutions to discuss the proposed major redevelopment of the 65-hectare Bruce campus to reinvent the AIS.

### **'Spirited bidding' as five Mr Fluffy blocks sold in latest offering**

[Canberra Times, General News, 06/12/18, Han Nguyen, page 2](#)

Five more former Mr Fluffy blocks have been sold in the latest and last mass auction for 2018. A total of 18 blocks, ranging in size from 632 square metres to 1846 square meters, went under the hammer on Wednesday.

### **Canberra's future needs to be planned**

[Canberra Times, Editorials, 06/12/18, page 16](#)

Those people who have been asking who is going to live in the thousands of apartments under construction in Canberra have just had their questions answered. According to the ACT government's latest planning strategy, as many as 589,000 people may be calling Canberra home by 2041, just 23 years from now.

### **Revamp of ACT Planning Strategy takes place**

[2CC, 05:30 News, 06/12/18, Melissa Blomeley](#)

A revamp of the ACT Planning Strategy has taken place to reflect the changing nature of Australia's capital. Commitments to renewable energy at the light rail project and urban renewable initiatives are significant changes that have not been updated since the 2012 strategy. Planning Minister Mick Gentleman says the 2018 plan aims to ensure Canberra retains its name as the bush capital catering for a growing population.

### **Former head of the now-defunct Land Development Agency has confessed to keeping poor records about the Dickson Land Swap deal**

[ABC, ABC News, 05/12/18 07:10PM, Dan Bouchier](#)

The former head of the now-defunct Land Development Agency, David Dawes, has confessed to keeping poor records about the Dickson Land Swap deal. Dawes faced an inquiry into an audit of the deal which involved a carpark in Dickson and other blocks of land. The former

chief negotiator of the deal, Greg Ellis, called for the audit to be officially withdrawn, accusing its author, Maxine Cooper, for erroneous assumptions.

### **Government refreshes planning strategy**

[ABC, ABC News, 05/12/18 07:05PM, Dan Bouchier](#)

The Government has opted for a compromise -- developments will go out to new lands and the rest will go to the town centres. The Government will have to battle to keep commuter plans down. There are no major plans in the strategy to spread employment from the CBD, but they intend to improve public transport. There is a possible light rail line from Belconnen to the airport. A plan also acknowledges the need for more public space in high-density areas.

### **'We didn't tick enough boxes': former LDA chief on Dickson land swap**

[Canberra Times, Other, 05/12/18 12:44PM, Daniel Burdon](#)

The former head of the ACT's now-defunct Land Development Agency, David Dawes, has told an inquiry into the Dickson land swap that perhaps the public servants involved did not 'tick enough boxes'. But Mr Dawes has also said he had no role in the day-to-day negotiations with the CFMEU-linked Tradies Club over the controversial land swap deal sealed in late 2014.

### **Planning strategy paves way for more infill, dual occupancy**

[The RiotACT, Other, 05/12/18 01:32PM, Ian Bushnell, Canberra Will](#)

The densification of Canberra is set to gather pace with the great majority of new housing in the ACT to occur within existing suburbs as urban infill or the carving up of large residential blocks for dual occupancy. The ACT Government Planning Strategy Refresh released today says about 100,000 new homes will be needed between 2018 and 2041 to cater for a projected population of 589,000, equating to almost 12 new homes a day.

### **An estimated 100,000 new houses are needed by 2041 to accommodate the ACT's population**

[ABC Radio Canberra, 07:45 News, 05/12/18 07:52AM, Newsreader](#)

It has been estimated 100,000 new houses will be needed before 2041 to accommodate the ACT's population. Under the new planning strategy, under 70% of new housing will be built within the existing urban footprint. New urban areas beyond the Western Creek and Molonglo Districts will also be investigated. The Government says around 29,000 new houses can be accommodated in existing areas.

### **Access Canberra will put more public scrutiny on some big players in the property industry**

[2CC, 07:00 News, 05/12/18 07:01AM, Newsreader](#)

Access Canberra has told an owner's corporation network forum that it will put more public scrutiny on some big players in the property industry.

### **Former top bureaucrat returns as ACT Auditor-General**

[The RiotACT, Other, 05/12/18, Ian Bushnell](#)

A former Chief Executive of the ACT Chief Minister's Department will soon be holding government in the Territory to account, filling the key Auditor-General's role left vacant by the retirement of Dr Maxine Cooper. Speaker of the ACT Legislative Assembly Joy Burch announced today that Michael Harris has been appointed for a seven-year term, starting early next year.

### **Number of homes for sale soars**

[The Australian, Business News, 05/12/18, Turi Condon, page 21](#)

More property is pouring into the weak housing market. The number of homes listed for sale around the country jumped 7.9 per cent last month, according to SQM Research. [...] Asking

prices for houses in Canberra increased 0.8 per cent over the month to \$836,500, up 7.3 per cent from a year ago, the greatest growth of any capital city.

#### **Chastised builders list to be revealed**

[Canberra Times, General News, 05/12/18, Dan Jervis-Bardy, page 1](#)

The ACT government will put a spotlight on builders and contractors who have been subjected to disciplinary action, as it urges Canberrans to shun poor-quality developments. The move would draw greater public scrutiny to some of the biggest players in the ACT's property industry, including developers Geocon and the Bulum Group.

#### **Capital's race for inner space**

[Canberra Times, General News, 05/12/18, Peter Brewer, page 1](#)

Canberra needs 12 new homes a day as the ACT's population climbs to a predicted 589,000 by 2041, the government's new planning strategy reveals. The strategy, which replaces the last one in 2012, puts the emphasis firmly on urban infill rather than expansion, saying 70 per cent of new homes will come from infill.

#### **Chief Minister warns Canberra must contain urban sprawl or lose Bush Capital status**

[2CC, 07:30 News, 04/12/18, Newsreader](#)

Barr warns Canberra must contain urban sprawl or risk losing its status as the Bush Capital.

#### **Australia's housing market is continuing to weaken**

[ABC Radio Canberra, 11:00 News, 03/12/18 11:04AM, Newsreader](#)

According to CoreLogic, Australia's housing market is continuing to weaken with prices falling at their fastest phase since the global financial crisis. Falls in Sydney and Melbourne are accelerating. Head of Research Tim Lawless says the price fall back is starting to gather momentum. Prices in Canberra continue to grow at 4.1% annually.

#### **Bulldozers herald new start for Flats site**

[Canberra Times, General News, 03/12/18, Han Nguyen, page 7](#)

Demolition of Canberra's Northbourne Flats is underway as the government prepares to choose a winning tender to redevelop the sites. In June, the ACT government called for tender applications for the two prominent blocks in Turner and Braddon, a combined 39,000 square metres.

#### **Apartment boom unmatched**

[Sunday Canberra Times, General News, 02/12/18, Blake Foden, page 4](#)

Canberra region's apartment boom is moving at a pace unmatched elsewhere in urban Australia, but experts expect construction of detached houses to ramp up again. Multi-unit dwellings accounted for 35.5 per cent of housing in Canberra and Queanbeyan in 2016, according to the Australian Bureau of Statistics' Progress in Australia Yearbook 2018.

To 3pm Bulletin 7/12/18

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**From:** Woods, Elliot  
**Sent:** Tuesday, 11 December 2018 1:33 PM  
**To:** Benson, Andrew; Cantamessa, Cindy; Forner, Julia  
**Subject:** RE: media request from CT re Northbourne Flats sales process [SEC=UNCLASSIFIED]

Ok great.

I'm just adding a few lines.. will confer with Jules and send back our inclusions highlighted for you guys to consider.

EW.

---

**From:** Benson, Andrew  
**Sent:** Tuesday, 11 December 2018 1:31 PM  
**To:** Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>; Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Woods, Elliot <Elliot.Woods@act.gov.au>  
**Subject:** FW: media request from CT re Northbourne Flats sales process [SEC=UNCLASSIFIED]

Hi Cindy and Julia,

 is happy to wait until tomorrow for this response.

But we should try to get this signed off in the morning.

Thanks

Benno

Andrew Benson  
Media and Communications Manager

**T:** 02 6207 8277 **M:** 0481 004 015 **E:** [andrew.benson@act.gov.au](mailto:andrew.benson@act.gov.au)

**City Renewal Authority ACT Government**

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GPO Box 158 Canberra City ACT 2601  
ABN 40 746 096 162

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---

**From:** Benson, Andrew  
**Sent:** Tuesday, 11 December 2018 11:26 AM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Subject:** FW: media request from CT re Northbourne Flats sales process [SEC=UNCLASSIFIED]

Hi Julia,

I've tried drafting some answers to these questions below. Cindy is away today, could you help me out with ensuring these are accurate and on message?

Thanks

Benno

Andrew Benson  
Media and Communications Manager

**T:** 02 6207 8277 **M:** 0481 004 015 **E:** [andrew.benson@act.gov.au](mailto:andrew.benson@act.gov.au)

**City Renewal Authority ACT Government**

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**From:** [REDACTED]  
**Sent:** Tuesday, 11 December 2018 10:30 AM  
**To:** Benson, Andrew <[Andrew.Benson@act.gov.au](mailto:Andrew.Benson@act.gov.au)>  
**Subject:** Request

Hey Benno!

I'm still lol-ing about our phone call this morning - sorry about that haha.

wanted an update but didn't realise I that yarn last week. But she's hoping for me to do a more detailed yarn about it.

Can I get a rundown of the process of the tender? How many tenders have been lodged, how many will be/have been shortlisted, the timeframe of how everything works. Confirming it will just be one winning tender?

Remind me again - the blocks were released together, and would be sold as one right?

?? tenders were received and ?? tenders were shortlisted. A winning tender will be selected to purchase both Braddon and Turner on Northbourne as a single package.

What's being considered when choosing a winning tender?

The sites were released by tender with a strong emphasis upon design criteria. Design, build quality and other factors, such as ??????????, will be considered along with the financial proposals. To support design excellence, the Government Architect has been engaged to provide technical services during the tender evaluation.

Tenders will need to meet a high design standard before consideration of other elements of their bid.

The winning tender

I might use some stuff from my previous yarn too if that's okay like "Mr Snow said the proposals for the two sites would include a masterplan that considered the previous Weave Design, chosen in a design competition in 2011, as well as existing site constraints, the interface with Haig Park, the city and Gateway Draft Urban Design Framework, light rail and other site opportunities."

Also - another note, can I get an update on what's happening with the health building in the city? 1 Moore street I believe? I understand it was part of the asset recycling initiative. What's the update on that?

Is there any information you can provide on this?

Can I get the info by EOD please?

Thanks so much!



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**From:** Forner, Julia  
**Sent:** Friday, 14 December 2018 4:48 PM  
**To:** Dietz, John  
**Cc:** Bulless, Neil; Peters, Clint  
**Subject:** FW: 18/34681 - Ministerial Information Brief - Asset Recycling Initiative Sales Process & Next Steps (A17528697) [SEC=UNCLASSIFIED, DLM=Sensitive]  
**Attachments:** 18\_34681 - Ministerial Information Brief - Asset Recycling Initiative Sales Process & Next Steps.docx  
**Importance:** High

Good afternoon John

Please find attached for your discussion with the Board the draft brief to Minister Stephen- Smith that EPSDD have prepared.

Please do not hastate to contact me if you have questions or wish to discuss.

Regards  
Julia

-----Original Message-----

**From:** Valdivia, Jamie  
**Sent:** Friday, 14 December 2018 4:41 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Howorth, Chloe <Chloe.Howorth@act.gov.au>; Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Durie, Lea <Lea.Durie@act.gov.au>; Nichol, Murray <Murray.Nichol@act.gov.au>; Morton, Stacey <Stacey.Morton@act.gov.au>  
**Subject:** FW: 18/34681 - Ministerial Information Brief - Asset Recycling Initiative Sales Process & Next Steps (A17528697) [SEC=UNCLASSIFIED, DLM=Sensitive]  
**Importance:** High

Hi Julia

Please find attached Draft Brief to inform the Minister for Urban Renewal on the remaining Asset Recycling Initiative Sites.

This draft brief is for the SLA Board to note at its meeting on 18 December 2018.

Please be aware the draft brief has been cleared by Chloe Howorth and is to be viewed as draft only. The content of the brief may change once it goes to the Minister's office. However, should any major changes occur prior the 18 December, I will provide you an amended copy.

Regards  
Jamie

Jamie Valdivia  
Senior Project Manager  
Strategic Projects & Infrastructure | Urban Renewal | Sustainability & the Built Environment Environment, Planning and Sustainable Development Directorate | ACT Government L2, 221 London Cct, Canberra City ACT | GPO Box 158 Canberra ACT 2601  
Tel: 6205 4417

-----Original Message-----

From: Valdivia, Jamie

Sent: Friday, 14 December 2018 4:08 PM

To: Valdivia, Jamie <Jamie.Valdivia@act.gov.au>

Subject: 18/34681 - Ministerial Information Brief - Asset Recycling Initiative Sales Process & Next Steps (A17528697)  
[SEC=UNCLASSIFIED, DLM=Sensitive]

Jamie Valdivia has sent you a copy of "18/34681 - Ministerial Information Brief - Asset Recycling Initiative Sales Process & Next Steps" (A17528697) v14.0 from Objective.

**Environment, Planning and Sustainable  
Development Directorate**

FOR OFFICIAL USE ONLY

<b>To:</b>	Minister for Urban Renewal	Tracking No.: 18/34681
<b>Date:</b>	14 December 2018 <b>DRAFT BRIEF</b>	
<b>CC:</b>	Chief Executive Officer, Suburban Land Agency	
<b>From:</b>	Executive Director, Urban Renewal Division	
<b>Subject:</b>	Asset Recycling Initiative – Sales Process and Next Steps	
<b>Critical Date:</b>	24 December 2018	
<b>Critical Reason:</b>	At Minister’s Request	

- DG .../.../...
- DDG, Sustainability and the Built Environment .../.../...

**Purpose**

To inform you of next steps for each of the remaining Asset Recycling Initiative sites, the process for going out to market and background information on the community engagement undertaken to date.

**Recommendations**

That you:

1. Note the information contained in this brief

**Noted / Please Discuss**

Rachel Stephen-Smith MLA ...../...../.....

Minister’s Office Feedback

## Background

### Sales process

1. There are seven properties yet to meet the 30 June 2019 release and settlement objective for the Asset Recycling Initiative (ARI) program and the Suburban Land Agency's (SLA) Statement of Intent commitments.
2. The Stuart Flats (Griffith), Gowrie Court (Narrabundah) and Strathgordon Court (Lyons) sites will be released via auction in late March 2019 with settlement expected in May/June 2019. Soft marketing of these sites will commence in December 2018.
3. MacArthur House is expected to be released in late March 2019 via auction. However, at this point in time, the Territory is awaiting the finalisation of the *City and Gateway Framework*. Soft marketing of the site will commence in January 2019.
4. The SLA is currently assessing the sale of Northbourne Turner and Braddon (via tenders). It is expected that a decision will be made on the successful tenderer by late February/early March 2019.
5. The Lyneham and DeBurgh Flats sites (Lyneham) have already exchanged, and settlement is expected by June 2019.



## Issues

### Sales methodology

14. The SLA, the City Renewal Authority (CRA) and EPSDD have been working closely, as part of the ARI process, to develop strategies to best sell these sites while committing the future developers to construct buildings that are well-designed and of high build-quality.
15. The possibility of a prequalification process to participate in the auctions of the ARI sites was initially considered. However, the strategy was retracted as it was unlikely that the criteria, relating to 2016-17 audited accounts, would provide any real insight into the bidders' ability to deliver a quality outcome.

### Design Requirement


16. In order to ensure the community's expectations are met in relation to design, build quality and community consultation, it is proposed to sell each site with Project Delivery Agreements (PDAs) requiring compliance as detailed below.
  - a. The Territory will develop a set of Design Principles that will be used by the National Capital Design Review Panel (NCDRP) to assess the design as input to the Development Application (DA) process.
  - b. In order to promote a high quality innovative design the PDA will contain a requirement for the developer to design in accordance with the Design Principles, attend a number of meetings with the SLA to be briefed on expectations, participate in the National Capital Design Review Panel process and incorporate their feedback and endorsement of their design from the SLA prior to lodging it for approval.

17. EPSDD, the CRA and SLA have been working together to resolve issues in a timely manner. The working relationship has resulted in a net benefit to the Territory in the form of improved social, environmental and economical returns.

Future Community Consultation:

18. The developer of each site will be required to undertake Pre DA Community Consultation ahead of the lodgement of a DA. This will allow community to provide feedback on the design in the early stages of planning and encourage community and developer unity. To ensure this process is robustly followed the PDA will contain a requirement for the developer to provide evidence of Compliance with the Pre- DA Public Consultation process.
19. The public will be notified when the DA (for the built form) has been lodged and will have an opportunity to provide further comment.
20. There is no requirement to determine a commencement DA lodgement date. However, under the sales documentation, the successful purchaser will be required to complete the redevelopment within an agreed timeframe.

**Financial Implications**

- 
- the milestone two payments associated with the sale of Precinct Three – Braddon and Precinct Four – Turner (depending upon the final sale price for these properties).
23. Depending on the settlement of the abovementioned sites, the Territory will not receive Commonwealth contributions for MacArthur House in Lyneham, Strathgordon Court in Lyons, Stuart Flats in Griffith and Gowrie Court in Narrabundah.

## Consultation

### Internal

24. Regular consultation undertaken in the EPSDD Urban Renewal Division.

### Cross Directorate

25. This brief has been developed in conjunction with the SLA and CRA. The ARI team within EPSDD will continue to liaise with the SLA and CRA throughout the marketing and sales process of the remaining sites.

### External

26. Nil. Matters and information contained in this brief is internal ACT Government business.

## Work Health and Safety

27. Nil.

## Benefits/Sensitivities

28. In February 2015, the ACT Government signed a National Partnership Agreement with the Commonwealth Government under the Asset Recycling Initiative to sell these sites and have them redeveloped. Through this agreement, the ACT Government receives a fifteen percent bonus from the Commonwealth Government for Stage 1. Light Rail.
29. Some sensitivity may arise from the community where some individuals may project views that the sites will be 'overdeveloped'. However, it should be noted that significant de-risking and mitigation of this view has been undertaken through community engagement on the original Territory Plan Variation as discussed above and that redevelopment of the sites is an important piece of the ACT Government's Urban Renewal agenda.

Signatory Name: Bruce Fitzgerald

Phone: x58294

Action Officer: Jamie Valdivia

Phone: x54417

---

**From:** Snow, Malcolm  
**Sent:** Wednesday, 19 December 2018 2:53 PM  
**To:** Dietz, John  
**Subject:** RE: Catchup with John Dietz - regarding Braddon and Turner Tender [SEC=UNCLASSIFIED]

John

I'm returning from a meeting and will back by 12 so happy to catch up then.

Malcolm

**Malcolm Snow**  
**Chief Executive Officer**

**T:** 02 6205 1878 **E:** malcolm.snow@act.gov.au

**City Renewal Authority ACT Government**  
Canberra Nara Centre, 1 Constitution Avenue, Canberra City  
GPO Box 158 Canberra City ACT 2601  
ABN 40 746 096 162

[cityrenewalCBR.com.au](http://cityrenewalCBR.com.au)  
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**From:** Dietz, John  
**Sent:** Wednesday, 19 December 2018 2:51 PM  
**To:** Snow, Malcolm <Malcolm.Snow@act.gov.au>  
**Subject:** Catchup with John Dietz - regarding Braddon and Turner Tender [SEC=UNCLASSIFIED]

Malcolm,

I am in the city tomorrow morning for a meeting finishing about noon. If you are available, I would love to drop by your office for a quick chat regarding the subject tender. I will send a calendar invite to confirm.

Thanks

**John Dietz**

Chief Executive Officer

T: 02 6205 7346 [REDACTED]

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:** Snow, Malcolm  
**Sent:** Wednesday, 19 December 2018 2:54 PM  
**To:** Dietz, John  
**Subject:** Accepted: Braddon & Turner Tender

---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Monday, 7 January 2019 11:33 AM  
**To:** Forner, Julia  
**Cc:** Reid, Josh; Andrew Balzanelli (andrew.balzanelli@ap.jll.com); [REDACTED]  
**Subject:** RE: Northbourne Braddon & Turner [DLM=For-Official-Use-Only]

Hi Julia, happy new year and hope that you had a good break.

As expected, we've received further requests for an update from JWLand and John Russell on Braddon and Turner and I suspect Tim and Andrew have received the same from Geocon.

Josh and I are back at work this week and available to meet if you wish to discuss the outcome of the evaluation and the next steps from here.

Regards

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



---

**From:** Radnell, Shane  
**Sent:** Thursday, December 13, 2018 10:56 AM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>  
**Subject:** FW: Northbourne Braddon & Turner [DLM=For-Official-Use-Only]  
**Importance:** High

Hi Julia

Just following up on my email below if you have any update for us to pass on to the tenderers.

Thanks

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



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**From:** Radnell, Shane  
**Sent:** Tuesday, December 11, 2018 12:49 PM  
**To:** 'Forner, Julia' <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Cc:** Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; [REDACTED]  
**Subject:** RE: Northbourne Braddon & Turner [DLM=For-Official-Use-Only]  
**Importance:** High

Hi Julia

Josh and I have had calls again from both John Russell and JW Land requesting an update on when we will be able to notify them of a decision on Braddon and Turner. They both have consultants waiting to be engaged prior to Christmas so timing is of the essence if we can get advice asap.

Look forward to your advice.

regards

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



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**From:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Sent:** Tuesday, December 04, 2018 12:20 PM  
**To:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Cc:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>; Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; [REDACTED]  
**Subject:** RE: Northbourne Braddon & Turner [DLM=For-Official-Use-Only]

Good morning

We have a meeting with the Delegate next week – hopefully I will be able to provide an update after that.

Regards  
Julia

---

**From:** Reid, Josh [<mailto:Josh.Reid@colliers.com>]  
**Sent:** Tuesday, 4 December 2018 11:16 AM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Cc:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>; Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; [REDACTED]  
**Subject:** Northbourne Braddon & Turner

Hi Julia,

Just checking in to see if we are any closer to receiving the outcome of the tender? We have the tenderers contacting us.

Regards,

**Josh Reid**  
Director Land Marketing  
Residential  
Dir +61 2 6225 7305 | Mob +61 432 423 699  
Main +61 2 6257 2121 | Fax +61 2 6257 2937 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



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**From:** Forner, Julia  
**Sent:** Tuesday, 8 January 2019 3:22 PM  
**To:** Cantamessa, Cindy  
**Cc:** Sharp, Andy; Jones, Bronwen  
**Subject:** Braddon and Turner - signed evaluation report [DLM=For-Official-Use-Only]  
**Attachments:** Signed Evaluation report B4 S60 Braddon and B1 S68 Turner.pdf

Good afternoon all

Please find attached a scan of the body of the evaluation report without all the annexures for your reference and records.

I have asked Minters to draft a letter to Braturn to commence negotiations and one to be used to notify the unsuccessful proponents.

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Senior Manager, Sales & Client Services.

T: 02 6207 7096|

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Forner, Julia  
**Sent:** Tuesday, 8 January 2019 3:28 PM  
**To:** Cantamessa, Cindy  
**Subject:** Emailing: Braddon and Turner - Evaluation Report\_29 Nov 2018\_Final JD's edits [DLM=For-Official-Use-Only]  
**Attachments:** Braddon and Turner - Evaluation Report\_29 Nov 2018\_Final JD's edits.docx

Word version as requested :-)

Your message is ready to be sent with the following file or link attachments:

Braddon and Turner - Evaluation Report\_29 Nov 2018\_Final JD's edits

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**ACT**  
Government

**Suburban Land**  
Agency


Mr John Russell  
Braturn Pty Ltd  
17 Torrens St  
Braddon ACT

Dear Mr Russell

**REQUEST FOR TENDER FOR THE SALE AND DEVELOPMENT OF  
BLOCK 4 SECTION 60 BRADDON AND BLOCK 1 SECTION 68 TURNER**

1. The Suburban Land Agency (**Agency**) is pleased to inform you that the evaluation of Tenders received in response to the above Request for Render (**RFT**) has been completed and Braturn Pty Limited (**Braturn**) has been selected as the preferred Tenderer.
2. The Agency wishes to invite you to enter formal negotiations in relation to the Price component of the Tender submitted by Braturn. You will be contacted shortly to arrange dates and a location for the negotiations to occur.
3. Please be reminded that until the completion of the RFT process, Braturn's selection as preferred Tenderer is Confidential Information to the Agency in accordance with the terms and conditions of the RFT and:
  - a. does not affect or limit the Agency's rights or Braturn's obligations under the RFT;
  - b. is not a representation that any Transaction Documents will be entered into between the Agency and Braturn; and
  - c. the Agency may commence negotiations under the RFT with any other Tenderer whether or not a Tenderer has been selected as a preferred Tenderer or a Successful Tenderer.
4. Please contact Shane Radnell, [Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com), Ph. 0434 077 684 or Andrew Balzanelli, [Andrew.balzanelli@ap.jll.com](mailto:Andrew.balzanelli@ap.jll.com), Ph. 0418 257 129, should you wish to discuss this matter further.

Yours sincerely

  
Julia Forner  
Senior Manager, Sales and Client Services

9 January 2019

---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Friday, 11 January 2019 2:40 PM  
**To:** Forner, Julia  
**Cc:** Reid, Josh  
**Subject:** RE: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Hi Julia, fyi we are meeting with John Russell on Tuesday.  
regards

**Shane Radnell**

Director  
Residential  
**Dir +61 2 6225 7334** | Mob +61 434 077 684 | [View My Profile](#)  
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---

**From:** Radnell, Shane  
**Sent:** Wednesday, January 09, 2019 7:00 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Balzanelli, Andrew <Andrew.Balzanelli@ap.jll.com>; [REDACTED]  
**Subject:** Re: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Thank you Julia,  
[REDACTED], so we will most likely meet with him next week. But I will keep you notified.  
Regards

**Shane Radnell**

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On 9 Jan 2019, at 5:25 pm, Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)> wrote:

Good afternoon

While I know this goes without saying, can I please remind you that this site is still under the Probity requirement of the tender process and all of the information contained in this email is confidential and may not be shared or discussed beyond those involved in that process.

As discussed, Braturn (John Russell) have been identified as the preferred tenderer for Braddon and Turner on Northbourne, however they are quite some way from reserve. Please find attached a formal letter notifying them that they are the preferred tenderer and inviting them to commence negotiations with you with a view to achieving an offer at or above reserve. I will provide letters for the unsuccessful tenderers tomorrow or Friday – Just waiting on drafts from the solicitors.

I have attached a copy of the clarification questions we asked in relation to the community and social component and their response for your information. I have also attached a copy of their submission and the main content of the assessment panel's recommendation paper for context. Once you have had a chance to review, please feel free to contact me with any questions.

Please do not hesitate to contact me if you have any queries.

regards  
Julia Forner  
Senior Manager, Sales & Client Services.

T: 02 6207 7096 |

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<image001.jpg>

<image002.gif>

<image003.gif>

<image004.jpg>

<Clarification questions 5 November 2018.pdf>

<Clarification Questions 18\_11\_18.pdf>

<Preferred Tenderer Letter\_ Braturn.pdf>

<Signed Evaluation report B4 S60 Braddon and B1 S68 Turner.pdf>

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---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Wednesday, 16 January 2019 4:59 PM  
**To:** Forner, Julia  
**Subject:** RE: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Thanks Julia, I will let him know.

[REDACTED] so he has some thinking/work to do and will come back to us.  
regards

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



---

**From:** Forner, Julia <Julia.Forner@act.gov.au>  
**Sent:** Wednesday, January 16, 2019 8:28 AM  
**To:** Radnell, Shane <Shane.Radnell@colliers.com>; Reid, Josh <Josh.Reid@colliers.com>; Balzanelli, Andrew <Andrew.Balzanelli@ap.jll.com>; [REDACTED]  
**Subject:** RE: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Good morning Shane

We were hoping to conclude this within a month – so let's say 16 Feb.

What was his initial reaction?

Regards  
Julia

---

**From:** Radnell, Shane [<mailto:Shane.Radnell@colliers.com>]  
**Sent:** Tuesday, 15 January 2019 5:54 PM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; [REDACTED]  
**Subject:** RE: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Hi Julia, we have met with John Russell today and he will consider his position. Can you confirm the date for negotiations to be finalised as it wasn't outlined in the letter.

Regards

**Shane Radnell**

Director

Residential

Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)

Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)

Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



---

**From:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>

**Sent:** Monday, January 14, 2019 5:46 PM

**To:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>; Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; Mutton, Tim <[Tim.Mutton@ap.jll.com](mailto:Tim.Mutton@ap.jll.com)>

**Subject:** RE: COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Good afternoon

Further to the below – I finally received the unsuccessful letter template this afternoon. Please find the relevant letters attached.

Andy Sharp at the CRA is the contact officer for the debrief however this cannot be held until negotiations with the preferred tenderer are concluded.

Many thanks  
Julia

---

**From:** Forner, Julia

**Sent:** Wednesday, 9 January 2019 5:22 PM

**To:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>; 'Reid, Josh' <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; Balzanelli, Andrew <[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)>; [REDACTED]

**Subject:** COMMERCIAL IN CONFIDENCE \_ Preferred Tenderer \_ Braddon and Turner on Northbourne [DLM=Sensitive]

Good afternoon

While I know this goes without saying, can I please remind you that this site is still under the Probity requirement of the tender process and all of the information contained in this email is confidential and may not be shared or discussed beyond those involved in that process.

As discussed, Braturn (John Russell) have been identified as the preferred tenderer for Braddon and Turner on Northbourne, however they are quite some way from reserve. Please find attached a formal letter notifying them that they are the preferred tenderer and inviting them to commence negotiations with you with a view to achieving

an offer at or above reserve. I will provide letters for the unsuccessful tenderers tomorrow or Friday – Just waiting on drafts from the solicitors.

I have attached a copy of the clarification questions we asked in relation to the community and social component and their response for your information. I have also attached a copy of their submission and the main content of the assessment panel's recommendation paper for context. Once you have had a chance to review, please feel free to contact me with any questions.

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Senior Manager, Sales & Client Services.

T: 02 6207 7096 |

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:** Forner, Julia  
**Sent:** Monday, 4 February 2019 5:32 PM  
**To:** O'Connell, Elizabeth  
**Subject:** FW: Braddon and Turner on Northbourne - preferred tenderer meeting. [DLM=For-Official-Use-Only]

Hi Beth

Can I please ask your help to set up a meeting on this one.

It needs to have Shane Radnell from Colliers (and he will bring the preferred tenders so you will need to get in touch with him about their availability....) and Clint, myself and Andy Sharp (CRA).

Many thanks  
Julia

---

**From:** Sharp, Andy  
**Sent:** Monday, 4 February 2019 1:28 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>; Jones, Bronwen <Bronwen.Jones@act.gov.au>; Peters, Clint <Clint.Peters@act.gov.au>  
**Cc:** Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>  
**Subject:** RE: Braddon and Turner on Northbourne - preferred tenderer meeting. [DLM=For-Official-Use-Only]

Hi Julie,  
I can make 4.00pm on Thursday 7<sup>th</sup>. I have Board meetings prior to that but if required I could probably make a 3.30ish....  
A

Kind Regards  
Andy Sharp  
Director Design and Place Strategy  
**T:** 02 6207 2003  **E:** [andy.sharp@act.gov.au](mailto:andy.sharp@act.gov.au)



---

**From:** Forner, Julia  
**Sent:** Monday, 4 February 2019 12:10 PM  
**To:** Sharp, Andy <[Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au)>; Jones, Bronwen <[Bronwen.Jones@act.gov.au](mailto:Bronwen.Jones@act.gov.au)>; Peters, Clint <[Clint.Peters@act.gov.au](mailto:Clint.Peters@act.gov.au)>  
**Cc:** Cantamessa, Cindy <[Cindy.Cantamessa@act.gov.au](mailto:Cindy.Cantamessa@act.gov.au)>  
**Subject:** RE: Braddon and Turner on Northbourne - preferred tenderer meeting. [DLM=For-Official-Use-Only]

Hi Andy

Your calendar looks busy most of the afternoon and Clint has meetings at 2 and 4 in Dickson – is there any particular time that would suit?

Cheers  
Julia

---

**From:** Sharp, Andy  
**Sent:** Monday, 4 February 2019 9:33 AM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Cantamessa, Cindy <[Cindy.Cantamessa@act.gov.au](mailto:Cindy.Cantamessa@act.gov.au)>; Jones, Bronwen <[Bronwen.Jones@act.gov.au](mailto:Bronwen.Jones@act.gov.au)>  
**Subject:** RE: Braddon and Turner on Northbourne - preferred tenderer meeting. [DLM=For-Official-Use-Only]

Thanks Julie,  
Please send a diary invite and we will be there.  
Cheers  
A

Kind Regards  
Andy Sharp  
Director Design and Place Strategy  
T: 02 6207 2003  E: [andy.sharp@act.gov.au](mailto:andy.sharp@act.gov.au)



---

**From:** Forner, Julia  
**Sent:** Monday, 4 February 2019 9:04 AM  
**To:** Cantamessa, Cindy <[Cindy.Cantamessa@act.gov.au](mailto:Cindy.Cantamessa@act.gov.au)>; Jones, Bronwen <[Bronwen.Jones@act.gov.au](mailto:Bronwen.Jones@act.gov.au)>; Sharp, Andy <[Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au)>  
**Subject:** Braddon and Turner on Northbourne - preferred tenderer meeting. [DLM=For-Official-Use-Only]

Good morning

John Russell has requested a meeting with Suburban Land Agency to progress discussions on the purchase of the Braddon and Turner sites. His partner Wayne Gregory is overseas at the moment but will be back the week of 4 February. We are suggesting the afternoon of 7 February.

Clint Peters will attend from the SLA as he is the Project Owner for ARI – I think it would also be useful for one or more of you to be there also.

It looks like you are all free at 4pm Thursday – happy to make it in your offices if that works?

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Senior Manager, Sales & Client Services.

T: 02 6207 7096|

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**Subject:** Braddon and Turner meeting with SLA  
**Location:** Colliers office, 21-23 Marcus Clarke St

**Start:** Wed 13/02/2019 11:30 AM  
**End:** Wed 13/02/2019 12:30 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Organizer:** Radnell, Shane

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**From:** Anderson, Karley  
**Sent:** Tuesday, 12 February 2019 11:47 AM  
**To:** Anderson, Karley; Marshall, Guenivere  
**Subject:** Chat with Anderson, Karley

**12 February 2019**

**Anderson, Karley**

RSS would like to discuss Braddon and Turner on Northbourne 11:17

**Marshall, Guenivere**

Hi Karley, the Braddon and Turner on Northbourne development is a City Renewal Authority project (within the precinct) the chair of the Tender Evaluation Panel is CRA, the management and design post sale is also CRA. We could speak about it from a high-level as SLA provides sales support - consistent with the service level agreement but its not an SLA development. Can you let me know what they want to discuss based on the above? 11:36

**Anderson, Karley**

thanks - just checking with the office 11:40

---

**From:** Thorman, Rob  
**Sent:** Tuesday, 19 February 2019 4:29 PM  
**To:** Gordon, Tom  
**Cc:** Marshall, Guenivere; Forner, Julia; Hillcrest, Jessica  
**Subject:** RE: FOR REVIEW: National Capital Plan: Draft Amendment 91: City and Gateway Urban Design Provisions - Request for Comments [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thanks Tom

The City and Gateway Urban Design Provisions will have implications for some of the sales we are involved in with CRA along Northbourne Avenue (similar to what has happened in the Braddon Turner sites) and will potentially impact on future sales processes particularly Macarthur House.

The Provisions will also impact on sites on the ILRP in Watson (Parts of Sections 74 and 76) in 2020 -21 and 2021-22

Regards Rob

**Rob Thorman** | Program Manager

Phone: 6205 3062 | Email: [rob.thorman@act.gov.au](mailto:rob.thorman@act.gov.au)  
Sustainability and Release Coordination | **Suburban Land Agency** | ACT Government  
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**From:** Gordon, Tom  
**Sent:** Tuesday, 19 February 2019 8:21 AM  
**To:** Thorman, Rob <[Rob.Thorman@act.gov.au](mailto:Rob.Thorman@act.gov.au)>  
**Subject:** FW: FOR REVIEW: National Capital Plan: Draft Amendment 91: City and Gateway Urban Design Provisions - Request for Comments [SEC=UNCLASSIFIED]

---

**From:** Marshall, Guenivere  
**Sent:** Monday, 18 February 2019 10:16 AM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Peters, Clint <[Clint.Peters@act.gov.au](mailto:Clint.Peters@act.gov.au)>; Lee, Joey <[Joey.Lee@act.gov.au](mailto:Joey.Lee@act.gov.au)>; Gordon, Tom <[Tom.Gordon@act.gov.au](mailto:Tom.Gordon@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; O'Connell, Elizabeth <[Elizabeth.O'Connell@act.gov.au](mailto:Elizabeth.O'Connell@act.gov.au)>; Ten Donkelaar, Tara <[Tara.TenDonkelaar@act.gov.au](mailto:Tara.TenDonkelaar@act.gov.au)>  
**Subject:** RE: FOR REVIEW: National Capital Plan: Draft Amendment 91: City and Gateway Urban Design Provisions - Request for Comments [SEC=UNCLASSIFIED]

Good Morning

Friendly reminder that any comments on this one were due by COB last Friday, can you please advise ASAP if you have any comments.

Thanks

Guen

---

**From:** Marshall, Guenivere  
**Sent:** Wednesday, 6 February 2019 4:02 PM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Peters, Clint <[Clint.Peters@act.gov.au](mailto:Clint.Peters@act.gov.au)>; Lee, Joey <[Joey.Lee@act.gov.au](mailto:Joey.Lee@act.gov.au)>; Gordon, Tom <[Tom.Gordon@act.gov.au](mailto:Tom.Gordon@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; O'Connell, Elizabeth <[Elizabeth.O'Connell@act.gov.au](mailto:Elizabeth.O'Connell@act.gov.au)>; Ten Donkelaar, Tara <[Tara.TenDonkelaar@act.gov.au](mailto:Tara.TenDonkelaar@act.gov.au)>  
**Subject:** FOR REVIEW: National Capital Plan: Draft Amendment 91: City and Gateway Urban Design Provisions - Request for Comments [SEC=UNCLASSIFIED]

Good Afternoon

Please see attached Draft Amendment 91 City and Gateway Urban Design Provisions for review.  
Please advise of any comments by no later than **COB Friday, 15 February 2019**.

Thanks  
Guen

---

**From:** Radice, David On Behalf Of Terrplan  
**Sent:** Thursday, 31 January 2019 10:02 AM  
**To:** Paynter, Patrick <[Patrick.Paynter@act.gov.au](mailto:Patrick.Paynter@act.gov.au)>; EPD Strategic Planning Referrals <[EPDStrategicPlanningReferrals@act.gov.au](mailto:EPDStrategicPlanningReferrals@act.gov.au)>; Finlay, Jennifer <[Jennifer.Finlay@act.gov.au](mailto:Jennifer.Finlay@act.gov.au)>; Richardson, Dave <[Dave.Richardson@act.gov.au](mailto:Dave.Richardson@act.gov.au)>; Morris, VanessaX <[VanessaX.Morris@act.gov.au](mailto:VanessaX.Morris@act.gov.au)>; McDonald, Helen <[Helen.McDonald@act.gov.au](mailto:Helen.McDonald@act.gov.au)>; Jurcevic, Suzanne <[Suzanne.Jurcevic@act.gov.au](mailto:Suzanne.Jurcevic@act.gov.au)>; Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Walker, IanS <[IanS.Walker@act.gov.au](mailto:IanS.Walker@act.gov.au)>; Heritage <[Heritage@act.gov.au](mailto:Heritage@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; Saad, Monica <[Monica.Saad@act.gov.au](mailto:Monica.Saad@act.gov.au)>; Deedman <[Deedman@act.gov.au](mailto:Deedman@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>; Keirnan, Catherine <[Catherine.Keirnan@act.gov.au](mailto:Catherine.Keirnan@act.gov.au)>; EPSDLegalServices <[EPSDLegalServices@act.gov.au](mailto:EPSDLegalServices@act.gov.au)>; cityrenewal <[cityrenewal@act.gov.au](mailto:cityrenewal@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>; Blume, Kristin <[Kristin.Blume@act.gov.au](mailto:Kristin.Blume@act.gov.au)>; Clapham, David <[David.Clapham@act.gov.au](mailto:David.Clapham@act.gov.au)>; CMTEDD, Economic Development <[ecodev@act.gov.au](mailto:ecodev@act.gov.au)>; EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>; Johns, Peter <[Peter.Johns@act.gov.au](mailto:Peter.Johns@act.gov.au)>; EDU, School Planning <[EDUSchoolPlanning@act.gov.au](mailto:EDUSchoolPlanning@act.gov.au)>; DDGCorporate <[DDGCorporate@act.gov.au](mailto:DDGCorporate@act.gov.au)>; EmergencyManagement <[EmergencyManagement@act.gov.au](mailto:EmergencyManagement@act.gov.au)>; [REDACTED]  
Joseph, Gabriel <[Gabriel.Joseph@act.gov.au](mailto:Gabriel.Joseph@act.gov.au)>; [REDACTED]  
[REDACTED]  
**Cc:** Cousins, Meagan <[Meagan.Cousins@act.gov.au](mailto:Meagan.Cousins@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>; Gianakis, Steven <[Steven.Gianakis@act.gov.au](mailto:Steven.Gianakis@act.gov.au)>; Moroney, Anne <[Anne.Moroney@act.gov.au](mailto:Anne.Moroney@act.gov.au)>; Power, Gary <[Gary.Power@act.gov.au](mailto:Gary.Power@act.gov.au)>; Luchetti, Christine <[Christine.Luchetti@act.gov.au](mailto:Christine.Luchetti@act.gov.au)>; ConservatorFloraFauna <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>; OConnell, Jennifer <[Jennifer.OConnell@act.gov.au](mailto:Jennifer.OConnell@act.gov.au)>; Russell, Meaghan <[Meaghan.Russell@act.gov.au](mailto:Meaghan.Russell@act.gov.au)>; Phillips, Brett <[Brett.Phillips@act.gov.au](mailto:Brett.Phillips@act.gov.au)>; Edgar, Olivia <[Olivia.Edgar@act.gov.au](mailto:Olivia.Edgar@act.gov.au)>; Billing, Dale <[Dale.Billing@act.gov.au](mailto:Dale.Billing@act.gov.au)>; Cargill, James <[James.Cargill@act.gov.au](mailto:James.Cargill@act.gov.au)>; McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Craemer, Raoul <[Raoul.Craemer@act.gov.au](mailto:Raoul.Craemer@act.gov.au)>; [simon.doljesi@act.gov.au](mailto:simon.doljesi@act.gov.au); Jeffrey, David <[David.Jeffrey@act.gov.au](mailto:David.Jeffrey@act.gov.au)>; Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>; Brown, Robin <[Robin.Brown@act.gov.au](mailto:Robin.Brown@act.gov.au)>; Jones, David <[David.Jones@act.gov.au](mailto:David.Jones@act.gov.au)>; Chadwick, Graham <[Graham.Chadwick@act.gov.au](mailto:Graham.Chadwick@act.gov.au)>; Simon, Martin <[Martin.Simon@act.gov.au](mailto:Martin.Simon@act.gov.au)>; Beresford, Cameron <[Cameron.Beresford@act.gov.au](mailto:Cameron.Beresford@act.gov.au)>; Saunders, Cathryn <[Cathryn.Saunders@act.gov.au](mailto:Cathryn.Saunders@act.gov.au)>; Bell, Jeff <[Jeff.Bell@act.gov.au](mailto:Jeff.Bell@act.gov.au)>; Uddin, Kamal <[Kamal.Uddin@act.gov.au](mailto:Kamal.Uddin@act.gov.au)>; Pillig, Carl <[Carl.Pillig@act.gov.au](mailto:Carl.Pillig@act.gov.au)>; [sharfudden.ahmed@act.gov.au](mailto:sharfudden.ahmed@act.gov.au); Percival, Tom <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>; [REDACTED]  
Kaucz, Alix <[Alix.Kaucz@act.gov.au](mailto:Alix.Kaucz@act.gov.au)>  
**Subject:** National Capital Plan: Draft Amendment 91: City and Gateway Urban Design Provisions - Request for Comments [SEC=UNCLASSIFIED]

**REQUEST FOR COMMENTS**

# NATIONAL CAPITAL PLAN DRAFT AMENDMENT 91: CITY AND GATEWAY URBAN DESIGN PROVISIONS

Draft Amendment 91 (DA91) (see attached) to the National Capital Plan (NCP) has been released for public consultation by the National Capital Authority (NCA).

## **Background**

The NCA has prepared DA91 to implement the key policies of the jointly (ACT and Federal Government) prepared [City and Gateway Urban Design Framework](#) (GGUDF) into the NCP.



DA91 contains a variety of design controls ceiling and building heights, setbacks, separation, length of buildings, facades and roof design, minimum apartment sizes, environmental performance, landscaping (including deep soil zones) and signage.

## **Process**

NCA propose that DA91 will remove the current Development Control Plans (DCPs) which front Federal Highway as this information will be contained in the NCP. This replicates the existing arrangement for Northbourne Avenue.

Where land is not 'designated land', the ACT planning and land authority (within the Environment, Planning and Sustainable Development Directorate (EPSDD)) will use the NCP, along with the Territory Plan when assessing development applications. The Territory Plan cannot be inconsistent with the NCP.

EPSDD is planning to implement the key policies from the GGUDF by draft variation to the Territory Plan in the future. ACT government agencies will be consulted with again as part of the draft variation process.

### **How to Comment**

Please provide any comments, including 'nil comments', on DA91 to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) by **COB Tuesday 19 February 2019**. As EPSDD need to provide comments to the NCA prior to the closure of the public consultation period we ask if comments could be provided by the due date stated.

Regards,

**Territory Plan Section | General Enquiries Inbox**

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

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Dietz, John  
**Sent:** Monday, 4 March 2019 6:51 PM  
**To:** Snow, Malcolm  
**Subject:** RE: Northbourne Flats Braddon and Turner [SEC=UNCLASSIFIED]

Malcolm,

Happy for the discussion. Our current approach, should the tender fall through, is to consider an over the counter sale with similar design requirements. The detail of which is still to be worked out. Happy to consider your demonstration housing option.

Cheers

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

**Suburban Land Agency | ACT Government**

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---

**From:** Snow, Malcolm  
**Sent:** Friday, 1 March 2019 3:08 PM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Subject:** Northbourne Flats Braddon and Turner [SEC=UNCLASSIFIED]

John

I appreciate the tender process for the above site is still ongoing but I would like to understand what the next steps might be if should negotiations be unsuccessful and conscious that the ARI arrangements cease on 30 June. One possible option for consideration would see site custodianship transferred to the CRA and subject to Ministerial agreement and budget funding, it be developed as a demonstration housing project.

When you have a moment perhaps we could discuss further?

Regards, Malcolm

**Malcolm Snow**  
**Chief Executive Officer**

**T:** 02 6205 1878 **E:** [malcolm.snow@act.gov.au](mailto:malcolm.snow@act.gov.au)

**City Renewal Authority ACT Government**

Canberra Nara Centre, 1 Constitution Avenue, Canberra City  
GPO Box 158 Canberra City ACT 2601  
ABN 40 746 096 162

[cityrenewalCBR.com.au](http://cityrenewalCBR.com.au)

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---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Wednesday, 6 March 2019 1:27 PM  
**To:** Forner, Julia  
**Cc:** Reid, Josh; [REDACTED]; Andrew Balzanelli (andrew.balzanelli@ap.jll.com)  
**Subject:** FW: Braturn

Hi Julia

Please see below for an update on John Russell's reply to the SLA following our recent meeting.

Regards

**Shane Radnell**

Director  
Residential  
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**From:** John Russell [REDACTED]  
**Sent:** Wednesday, March 06, 2019 1:18 PM  
**To:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Subject:** Braturn

Hi Shane

Trust you are well.

We are working through the request for information to quantify the economic and social impact from our proposal.

We take very seriously the governments desire to interrogate and understand all elements of this complex proposal. As you can imagine, analysing and quantifying measures that are not commonplace in contemporary developments, requires some time and effort.

Once we have received that information we will provide a cover brief to contextualise and summarise the information for the government to consider.

Our hope is that this body of work will provide the ACT Government a significant amount of data to assist in the process of consideration of the Braturn proposal.

We expect to have this completed by late March.

Yours sincerely

John Russell  
John Russell  
Director



Sent from my Sony Xperia™ smartphone

---

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---

**From:** Dietz, John  
**Sent:** Wednesday, 20 March 2019 5:29 PM  
**To:** Bulless, Neil  
**Subject:** Re: ARI sales + Updated on ARI incentive payment amounts from CW [DLM=For-Official-Use-Only]

That is good news.

Get [Outlook for iOS](#)

---

**From:** Bulless, Neil  
**Sent:** Wednesday, March 20, 2019 4:36:22 PM  
**To:** Dietz, John  
**Subject:** FW: ARI sales + Updated on ARI incentive payment amounts from CW [DLM=For-Official-Use-Only]

John

Confirmation that following today's results we have met the ARI payments cap, without Braddon/Turner, Mac House and Lyons.

Cheers

Neil

---



Remaining assets under ARI to be settled and outstanding incentive payments are outlined below:

Asset	Outstanding Calculated Incentive Payment \$ Million
[Redacted]	
Northbourne Flats – Braddon	TBC (Tender Evaluation/Negotiations ongoing)
Northbourne Flats – Turner	TBC (Tender Evaluation/Negotiations ongoing)
[Redacted]	

Most importantly, on the basis of the good outcomes today for Gowrie Court/Stuart Flats, we will still reach the Commonwealth cap even if:

- Northbourne Flats – Braddon and Northbourne Flats – Turner are not successfully settled in time for inclusion in the ARI, [Redacted]

---

**From:** Forner, Julia  
**Sent:** Wednesday, 27 March 2019 10:22 AM  
**To:** Sharp, Andy; Cantamessa, Cindy; Jones, Bronwen  
**Subject:** Braddon and Turner on Northbourne - Braturn submission [DLM=Sensitive]

Good morning

Braturn have provided a submission in response to our meeting on 12 February 2019. It is on USB as it is 87m – I will send 3 USB's to your office this afternoon and arrange a meeting next week to discuss next steps.

At this stage I have not shared this with anyone else – please let me know if you would like anyone else included in this meeting?

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Senior Manager, Sales & Client Services.

T: 02 6207 7096

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Thursday, 28 March 2019 8:08 AM  
**To:** Forner, Julia  
**Subject:** Re: Braturn [DLM=For-Official-Use-Only]

Excellent, thanks Jules

**Shane Radnell**

Director

Residential

Colliers International

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On 28 Mar 2019, at 8:02 am, Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)> wrote:

Good afternoon Shane

Yes I received it and the evaluation panel will be meeting next week to review it.

Many thanks

Julia

---

**From:** Radnell, Shane [<mailto:Shane.Radnell@colliers.com>]  
**Sent:** Wednesday, 27 March 2019 4:48 PM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Subject:** RE: Braturn

Hi Julia, can you please confirm that you received the USB with the Braturn submission?  
thanks

**Shane Radnell**

Director

Residential

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<image002.jpg>

<image003.png> <image004.png> <image005.png> <image006.png>

---

**From:** Radnell, Shane

**Sent:** Monday, March 25, 2019 3:12 PM

**To:** [Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)

**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)> [redacted] Andrew Balzanelli  
([andrew.balzanelli@ap.jill.com](mailto:andrew.balzanelli@ap.jill.com)) <[andrew.balzanelli@ap.jill.com](mailto:andrew.balzanelli@ap.jill.com)>

**Subject:** Re: Braturn

Hi Julia

Please note that I have just dropped off a USB with Braturn's comprehensive response to the issues raised at our last meeting.

If you can advise as to the next steps I will inform John Russell accordingly.

Regards

**Shane Radnell**

Director

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Colliers International

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On 25 Mar 2019, at 11:25 am, Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)> wrote:

Hi Julia

I am meeting with John Russell at 2.30pm today. I suspect that I will have his revised information but will let you know after the meeting.

Regards

**Shane Radnell**

Director

Residential

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<image001.jpg>

<image002.jpg>

<image003.png> <image004.png> <image005.png> <image006.png>

---

**From:** Radnell, Shane

**Sent:** Wednesday, March 06, 2019 1:27 PM

**To:** [Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)

**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; [REDACTED]

Andrew Balzanelli ([andrew.balzanelli@ap.jll.com](mailto:andrew.balzanelli@ap.jll.com)) <[andrew.balzanelli@ap.jll.com](mailto:andrew.balzanelli@ap.jll.com)>

**Subject:** FW: Braturn

Hi Julia

Please see below for an update on John Russell's reply to the SLA following our recent meeting.

Regards

**Shane Radnell**

Director

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<image001.jpg>

<image002.jpg>

<image003.png> <image004.png> <image005.png> <image006.png>

**From:** John Russell [REDACTED]  
**Sent:** Wednesday, March 06, 2019 1:18 PM  
**To:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Subject:** Braturn

Hi Shane

Trust you are well.

We are working through the request for information to quantify the economic and social impact from our proposal.

We take very seriously the governments desire to interrogate and understand all elements of this complex proposal. As you can imagine, analysing and quantifying measures that are not commonplace in contemporary developments, requires some time and effort.

In response to that request, we have engaged a number of consultants (which has taken time) to prepare and compile that additional information.

The documentation we are preparing includes:



Once we have received that information we will provide a cover brief to contextualise and summarise the information for the government to consider.

Our hope is that this body of work will provide the ACT Government a significant amount of data to assist in the process of consideration of the Braturn proposal.

We expect to have this completed by late March.

Yours sincerely

John Russell  
John Russell  
Director



Sent from my Sony Xperia™ smartphone

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---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Friday, 5 April 2019 4:02 PM  
**To:** Forner, Julia  
**Subject:** FW: Braturn  
**Attachments:** Braturn .pdf

Hi Julia, letter attached for your info.  
regards

**Shane Radnell**

Director  
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---

**From:** John Russell <john@pialligo.estate>  
**Sent:** Friday, April 05, 2019 3:13 PM  
**To:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Subject:** Braturn

Hi Shane

Trust your well.

I have attached a letter for your information, and request you pass it onto the Territory.

Enjoy the weekend.

Kind regards

John Russell  
Director

Sent from my Sony Xperia™ smartphone

---

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Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT

5 April 2019

Julia Forner  
Sales and Client Services  
Suburban Land Agency

**Regarding the Request for Tender for  
Block 4 Section 60 Braddon and Block 1 Section 68 Turner.**

Dear Julia

In the absence of any feedback or response from the ACT Government, I write to re-iterate Braturn's interest in and commitment to this project.


As you can imagine Braturn has invested considerable time and resources into developing the Hyper on Northbourne proposal.

Let me state again that Braturn would welcome an opportunity to discuss the fiscal, economic and social elements of the proposal.

Braturn is flexible in its outlook and wants to ensure all the stakeholders' expectations are met.

We look forward to an opportunity to discuss the proposal further.

Yours sincerely



John Russell  
Braturn Pty Ltd

---

**From:** Cantamessa, Cindy  
**Sent:** Tuesday, 16 April 2019 9:38 AM  
**To:** Forner, Julia  
**Subject:** Northbourne Flats Evaluation Minute - Signed [SEC=UNCLASSIFIED, DLM=Sensitive]  
**Attachments:** 201904161034.pdf

Regards  
Cindy

-----Original Message-----

From: NARAHSB01LOGP07@act.gov.au [mailto:NARAHSB01LOGP07@act.gov.au]  
Sent: Tuesday, 16 April 2019 10:35 AM  
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>  
Subject: Message from "NARAHSB01LOGP07"

This E-mail was sent from "NARAHSB01LOGP07" (Aficio MP C5502A).

Scan Date: 16.04.2019 10:34:52 (+1000)  
Queries to: NARAHSB01LOGP07@act.gov.au



UNCLASSIFIED

**To:** Chief Executive Officer

Tracking No.: Click here to enter text.

**CC:**

**From:** Director, Design and Place Strategy, City Renewal Authority

**Subject:** Sale and Development of Northbourne Flats Braddon and Turner Release.  
(Block 4 Section 60 Braddon and Block 1 Section 68 Turner)

**Critical Date:** Routine

**Critical Reason:**

**Purpose**

To finalise the Northbourne Flats Braddon and Turner Tender.

**Recommendations**

That you:

1. Note the information in this brief;  
**Noted / Please Discuss**
2. Agree to conclude the tender process.  
**Agreed / Not Agreed / Please Discuss**
3. Note that Braturn will be notified in writing that they are unsuccessful and offered a debriefing;  
**Noted / Please Discuss**
4. Note that a discussion paper will be prepared on the 'way forward' for the sites;  
**Noted / Please Discuss**

John Dietz..... /...../.....

Chief Executive Officer Feedback

**Background**

1. The sites are listed on the Asset Recycling Initiative (ARI) Program which expires on 30

UNCLASSIFIED

June 2019. As part of the program the Commonwealth will contribute a 15% bonus payment for investment into light rail.

2. The sites were released by tender as a precinct on 26 June 2018. The tender closed on 4 Oct 2018 and you agreed on 21 December 2018 to the Tender Evaluation Report which identified Braturn as the preferred tenderer. You also instructed that negotiations were to be entered to increase the financial offer, and letters were to be sent to unsuccessful tenderers.
3. Braturn was advised on 9 January 2019 that they were the preferred tenderer and met with the Suburban Land Agency and Tender Evaluation Team on 12 February 2019 to discuss their proposal. Braturn provided further information regarding the social and economic benefits of their proposal on 22 March 2019.
4. The Tender Evaluation Team has reviewed this further information to inform their assessment of the financial offer by Braturn.

### Issues

#### Monetary Component - Financial Offer

5. Section 246 of the *Planning and Development Act 2007* states that the '*planning and land authority must not grant a lease other than for payment of an amount that is not less than the market value of the lease*'.

#### Non Monetary Component – Financial Offer

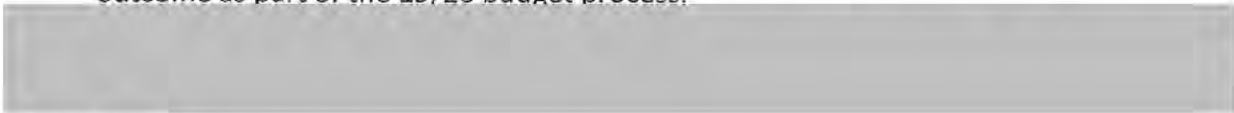
7. Market value may comprise both a monetary and non-monetary component. Section 246 (3) (b) (ii) defines the non-monetary component as:
  - a. Infrastructure, or other work, in relation to the lease or another lease; or
  - b. One (1) or more of the following under a deed of agreement with the Territory or a Territory authority:
    - i. Goods,
    - ii. Services, or
    - iii. Works.

#### Future Release and Development for the Sites

- 10. The sites are located within the City Renewal Precinct but are assets on the Suburban Land Agency's accounts.
- 11. A joint discussion paper will be prepared on the future management of the sites and options for future land release and development.

**Financial Implications**

- 12. A revenue offset from the sale of Northbourne Flats was made for the 18-19 estimated outcome as part of the 19/20 budget process.



**Consultation**

- 14. Not applicable.

**Benefits/Sensitivities**

- 15. Environment, Planning and Sustainable Development has been advised that the sale is unlikely to progress. They have advised that the Commonwealth contribution from the ARI program has been achieved and revenue from this sale will not be considered in relation to the ARI bonus claim.

**Media Implications**

- 16. Regular media enquiries are received on the progress of the ARI program. It is likely that there will be media interest in the outcome of the sale and the future management and release of the sites.

*Signed*

**Andy Sharp**  
Chairperson

**Cindy Cantamessa**  
Member

**Julie Forner**  
Member

**Bronwen Jones**  
Member



Dated

16 / 14 / 2019

16 / 14 / 2019

1 / / 2019

16 / 04 / 2019

---

**From:** Forner, Julia  
**Sent:** Tuesday, 16 April 2019 10:52 AM  
**To:** Dietz, John  
**Subject:** Accepted: Julia Braddon & Turner tender recommendation | discussion

---

**From:** Chappell, Hazel  
**Sent:** Tuesday, 16 April 2019 2:05 PM  
**To:** Forner, Julia  
**Subject:** FW: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Sorry Julia  
That should read CRA.  
Thanks Hazel

---

**From:** Chappell, Hazel  
**Sent:** Tuesday, 16 April 2019 2:04 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Travis, Garry <Garry.Travis@act.gov.au>  
**Subject:** FW: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hi Julia  
Unfortunately I have not seen any of the documentation for the Sale of Northbourne Flats. You may know more about what Garry Travis is requesting and are CGA involved at all with this site as it is on Northbourne Ave.  
Also Is this another site that requires Michael Grdur to sign off on the Project Delivery Deed if so this will require further discussions.  
Thanks Hazel

---

**From:** Travis, Garry  
**Sent:** Tuesday, 16 April 2019 11:39 AM  
**To:** Bunnett, Geoff <[Geoff.Bunnett@act.gov.au](mailto:Geoff.Bunnett@act.gov.au)>; Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>  
**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>; Mundy, Graham <[Graham.Mundy@act.gov.au](mailto:Graham.Mundy@act.gov.au)>; Coyles, Laurel <[Laurel.Coyles@act.gov.au](mailto:Laurel.Coyles@act.gov.au)>  
**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hi Geoff,

We are waiting on EPA to approve the Environmental sign-offs for the Northbourne Flats sites. However I understand that EPA need SLA to accept stewardship of the Environmental Management Plan (EMP) before they will approve the sign-offs. These sign-offs are crucial in getting the final documentation e.g. 'Site Suitability Reports', etc, so settlement for the sale of the blocks can occur.

We would like to have all paper work completed as soon as possible to hand to the SLA sales area.

I am going on leave over the Easter/Anzac break and won't be back until the 29<sup>th</sup>, so would it be possible to meet this week?

Cheers Garry

***Garry Travis | Project Manager/Urban Renewal***  
**Environment Planning Sustainable Development Directorate**

Level 2, 221 London Circuit, Canberra City. Phone: 02 62052630 | Fax: 02 62076110 | 

Email [garry.travis@act.gov.au](mailto:garry.travis@act.gov.au) Web: [www.epsdd.act.gov.au](http://www.epsdd.act.gov.au)

---

**From:** Bunnett, Geoff  
**Sent:** Tuesday, 16 April 2019 9:06 AM  
**To:** Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>  
**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>; Travis, Garry <[Garry.Travis@act.gov.au](mailto:Garry.Travis@act.gov.au)>  
**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]


Hello Narelle,

Garry – we are struggling to organise a time this week.

Can you let me know the timing on this project so we can work out a meeting time with Narelle.

Thanks, Geoff

**Geoff Bunnett**  
Senior Manager, Estate Presentation

**T:** 02 6207 2297   
**Suburban Land Agency | ACT Government**  
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<< OLE Object: Picture (Device Independent Bitmap) >> [twitter.com/suburbanland](https://twitter.com/suburbanland)  
<< OLE Object: Picture (Device Independent Bitmap) >>

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**From:** Sargent, Narelle  
**Sent:** Tuesday, 16 April 2019 8:56 AM  
**To:** Bunnett, Geoff <[Geoff.Bunnett@act.gov.au](mailto:Geoff.Bunnett@act.gov.au)>  
**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hi Geoff

It appears that there is not a time that all your staff are available this week. I have attached a copy of the EPA's Policy on Institutional Controls and SMPO Enforcement Update.

Warm regards  
Narelle

---

**From:** Bunnett, Geoff  
**Sent:** Tuesday, 16 April 2019 8:50 AM << Message: Policy on Institutional Controls and SMP Enforcement\_Update\_Jan\_15\_Final.pdf >>  
**To:** Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>; Heckenberg, Mark <[Mark.Heckenberg@act.gov.au](mailto:Mark.Heckenberg@act.gov.au)>  
**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Travis, Garry <[Garry.Travis@act.gov.au](mailto:Garry.Travis@act.gov.au)>; Chappell, Hazel

<[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>

**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hello Narelle,

Please let us know a suitable time to re-schedule this week.

Geoff

**Geoff Bunnett**

Senior Manager, Estate Presentation

**T:** 02 6207 2297 

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-----Original Appointment-----

**From:** Sargent, Narelle

**Sent:** Tuesday, 16 April 2019 7:42 AM

**To:** Heckenberg, Mark; Bunnett, Geoff

**Cc:** Nugent, Adam; Travis, Garry; Chappell, Hazel

**Subject:** Canceled: Braddon and Turner EPA requirements

**When:** Tuesday, 16 April 2019 10:00 AM-10:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

**Where:** TransACT Little Eagle Room LG (6 People);

**Importance:** High

Hi Everyone

Due to unforeseen circumstances, this meeting will be rescheduled.

Warm regards

Narelle

---

**From:** Terracini, Stephen  
**Sent:** Wednesday, 17 April 2019 12:36 PM  
**To:** Forner, Julia  
**Cc:** Emerson, Mark  
**Subject:** Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [ME-ME.FID2745140] [DLM=Sensitive: Legal]

**Importance:** High

Hi Julia,

Is the Braddon and Turner still an active tender?

The reason I ask is that, we are requesting some legal advice from the GSI that is similar to the advice provided by Minter Ellison lawyers. We think the advice provided below answers our questions, however we can't be sure.

I wanted to know if you would have any concerns with us sharing Minter Ellison advice with the GSO? We could redact any information that is of concern?

Please let me know what you think?

Thanks  
Stephen

---

**From:** Emerson, Mark  
**Sent:** Wednesday, 10 April 2019 12:26 PM  
**To:** Terracini, Stephen <Stephen.Terracini@act.gov.au>  
**Subject:** FW: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [ME-ME.FID2745140] [DLM=Sensitive: Legal]

FYI





---

**From:** Forner, Julia [<mailto:Julia.Forner@act.gov.au>]

**Sent:** Monday 19 November 2018 11:47 am

**To:** Ben Fuller <[Ben.Fuller@minterellison.com](mailto:Ben.Fuller@minterellison.com)>; Edward Campbell <[Edward.Campbell@minterellison.com](mailto:Edward.Campbell@minterellison.com)>


**Subject:** FW: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions  
[DLM=Sensitive: Legal]

Good morning

Please find attached the response received in relation to the Clarification questions asked of Braturn in relation to their submission.

The Tender evaluation panel has a meeting Friday to discuss this –any thoughts/advice you would be able to provide before then would be greatly appreciated.

Regards  
Julia

**From:** John Russell 

**Sent:** Sunday, 18 November 2018 9:49 PM

**To:** Shane Radnell <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>

**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>

**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions

Hi Shane,

Thank you for your email.

Please find attached our responses to the clarification questions.

Should you require any additional information, please feel to contact us.

Could you please confirm receipt.

Best regards

John Russell  
Director



Sent from my Sony Xperia™ smartphone

---- Radnell, Shane wrote ----

Hi John

Please find attached letter from the Suburban Land Agency requesting clarification from Braturn Pty Ltd contact details as per your submission attached.

If you could please respond to us by the 10am 19 November 2018 deadline that would be appreciated.

Regards

**Shane Radnell**

Director

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**From:** Forner, Julia  
**Sent:** Wednesday, 17 April 2019 4:16 PM  
**To:** Cantamessa, Cindy  
**Cc:** Bunnett, Geoff  
**Subject:** FW: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Good afternoon Cindy

As discussed, here's the info we have to date. Geoff will probably be in touch to discuss further.

Regards  
Julia

---

**From:** Bunnett, Geoff  
**Sent:** Tuesday, 16 April 2019 12:01 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Subject:** FW: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hello Julia,

Can I talk to you about the below when you have a sec?

Thanks, Geoff

**Geoff Bunnett**  
Senior Manager, Estate Presentation

T: 02 6207 2297 [REDACTED]

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**From:** Travis, Garry  
**Sent:** Tuesday, 16 April 2019 11:39 AM  
**To:** Bunnett, Geoff <[Geoff.Bunnett@act.gov.au](mailto:Geoff.Bunnett@act.gov.au)>; Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>  
**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>; Mundy, Graham

<[Graham.Mundy@act.gov.au](mailto:Graham.Mundy@act.gov.au)>; Coyles, Laurel <[Laurel.Coyles@act.gov.au](mailto:Laurel.Coyles@act.gov.au)>

**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hi Geoff,

We are waiting on EPA to approve the Environmental sign-offs for the Northbourne Flats sites. However I understand that EPA need SLA to accept stewardship of the Environmental Management Plan (EMP) before they will approve the sign-offs. These sign-offs are crucial in getting the final documentation e.g. 'Site Suitability Reports', etc, so settlement for the sale of the blocks can occur.

We would like to have all paper work completed as soon as possible to hand to the SLA sales area.

I am going on leave over the Easter/Anzac break and won't be back until the 29<sup>th</sup>, so would it be possible to meet this week?

Cheers Garry

**Garry Travis | Project Manager/Urban Renewal  
Environment Planning Sustainable Development Directorate**

Level 2, 221 London Circuit, Canberra City. Phone: 02 62052630 | Fax: 02 62076110 | 

Email [garry.travis@act.gov.au](mailto:garry.travis@act.gov.au) Web: [www.epsdd.act.gov.au](http://www.epsdd.act.gov.au)

---

**From:** Bunnett, Geoff

**Sent:** Tuesday, 16 April 2019 9:06 AM

**To:** Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>

**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>; Travis, Garry <[Garry.Travis@act.gov.au](mailto:Garry.Travis@act.gov.au)>

**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hello Narelle,

Garry – we are struggling to organise a time this week.

Can you let me know the timing on this project so we can work out a meeting time with Narelle.

Thanks, Geoff

**Geoff Bunnett**

Senior Manager, Estate Presentation

**T:** 02 6207 2297 

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**From:** Sargent, Narelle  
**Sent:** Tuesday, 16 April 2019 8:56 AM  
**To:** Bunnett, Geoff <[Geoff.Bunnett@act.gov.au](mailto:Geoff.Bunnett@act.gov.au)>  
**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hi Geoff

It appears that there is not a time that all your staff are available this week. I have attached a copy of the EPA's Policy on Institutional Controls and SMPO Enforcement Update.

Warm regards  
Narelle

---

**From:** Bunnett, Geoff  
**Sent:** Tuesday, 16 April 2019 8:50 AM << Message: Policy on Institutional Controls and SMP Enforcement\_Update\_Jan\_15\_Final.pdf >>  
**To:** Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>; Heckenberg, Mark <[Mark.Heckenberg@act.gov.au](mailto:Mark.Heckenberg@act.gov.au)>  
**Cc:** Nugent, Adam <[Adam.Nugent@act.gov.au](mailto:Adam.Nugent@act.gov.au)>; Travis, Garry <[Garry.Travis@act.gov.au](mailto:Garry.Travis@act.gov.au)>; Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>  
**Subject:** RE: Braddon and Turner EPA requirements [SEC=UNCLASSIFIED]

Hello Narelle,

Please let us know a suitable time to re-schedule this week.

Geoff

**Geoff Bunnett**

Senior Manager, Estate Presentation

**T:** 02 6207 2297 

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-----Original Appointment-----

**From:** Sargent, Narelle  
**Sent:** Tuesday, 16 April 2019 7:42 AM  
**To:** Heckenberg, Mark; Bunnett, Geoff  
**Cc:** Nugent, Adam; Travis, Garry; Chappell, Hazel  
**Subject:** Canceled: Braddon and Turner EPA requirements  
**When:** Tuesday, 16 April 2019 10:00 AM-10:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** TransACT Little Eagle Room LG (6 People);  
**Importance:** High

Hi Everyone

Due to unforeseen circumstances, this meeting will be rescheduled.

Warm regards

Narelle

---

**From:** Dietz, John  
**Sent:** Wednesday, 24 April 2019 2:37 PM  
**To:** Price, Ruth  
**Cc:** Marshall, Guenivere  
**Subject:** RE: FYI - Min RSS was going to call John re Braddon and Turner on Northbourne [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thanks Ruth,

Minister called minutes before you sent this email. All good, I gave her a quick brief and will call her again next week as the B&T outcome matures.

thanks

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

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**From:** Price, Ruth  
**Sent:** Wednesday, 24 April 2019 12:27 PM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Cc:** Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Subject:** FW: FYI - Min RSS was going to call John re Braddon and Turner on Northbourne [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi John

For your information.

Thank you

Ruth

---

**From:** EPSDD DLO

**Sent:** Wednesday, 24 April 2019 12:20 PM

**To:** Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>

**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>

**Subject:** FYI - Min RSS was going to call John re Braddon and Turner on Northbourne

**UNCLASSIFIED For-Official-Use-Only**

Hi Guen,

FYI at the EPSDD meeting yesterday with Minister Stephen-Smith the Minister asked Bruce Fitzgerald about Braddon and Turner on Northbourne. Bruce didn't know much about the site so the Minister said she would give John a call.

I doubt the Minister will have time to call John today and she is on leave Friday. I will chat to the Advisor when he is back from leave next week and get some more info. The MO might request this be discussed at the next SLA meeting.

I will keep you posted 😊

Karley Anderson | Directorate Liaison Officer | 02 6207 7415

Chief Minister Andrew Barr - City Renewal Authority

Minister Yvette Berry - Minister for Housing and Suburban Development/Suburban Land Agency

Minister Shane Rattenbury – Climate Change and Sustainability

Minister Rachel Stephen-Smith – Urban Renewal/Employment and Workplace Safety

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---

**From:** Price, Ruth  
**Sent:** Friday, 26 April 2019 4:44 PM  
**To:** Dietz, John  
**Cc:** Marshall, Guenivere  
**Subject:** Braddon and Turner on Northbourne [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi John

At Malcolm's request I've set up a meeting for their new coo Craig Gillman and Malcolm to meet with you regarding the above.

\*Malcolm stipulated is imperative you call him before any decision making but also he is happy to have a 15minute teleconference meeting (rather than 30 meeting in person meeting) if that suits you earlier in the week?

If you go ahead with Malcolm attending SLA he would like to have a quick chat prior.

Cheers  
Ruth

**Ruth Price**

Executive Assistant to Chief Executive Officer John Dietz

T: 02 6205 0278 | [REDACTED]

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---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Tuesday, 30 April 2019 10:54 AM  
**To:** Forner, Julia; Balzanelli, Andrew  
**Cc:** [REDACTED] Reid, Josh  
**Subject:** Braddon and Turner

Hi Julia

Is there an update on Braddon and Turner that I can convey to John Russell if the SLA hasn't already?

thanks

**Shane Radnell**

Director

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---

**From:** Forner, Julia  
**Sent:** Tuesday, 30 April 2019 4:55 PM  
**To:** Dietz, John  
**Subject:** Braddon and Turner report [DLM=Sensitive]  
**Attachments:** Signed Evaluation report B4 S60 Braddon and B1 S68 Turner.pdf

Good afternoon John

Please find attached the signed evaluation report for the stage one assessment of RFT's for these sites. I have not included all the attachments as I think the detail you need is in this, but please let me know if you would like any of them?

Regards  
Julia

Please do not hesitate to contact me if you have any queries.

regards  
**Julia Forner**  
Director, Sales & Client Services.

T: 02 6207 7096|

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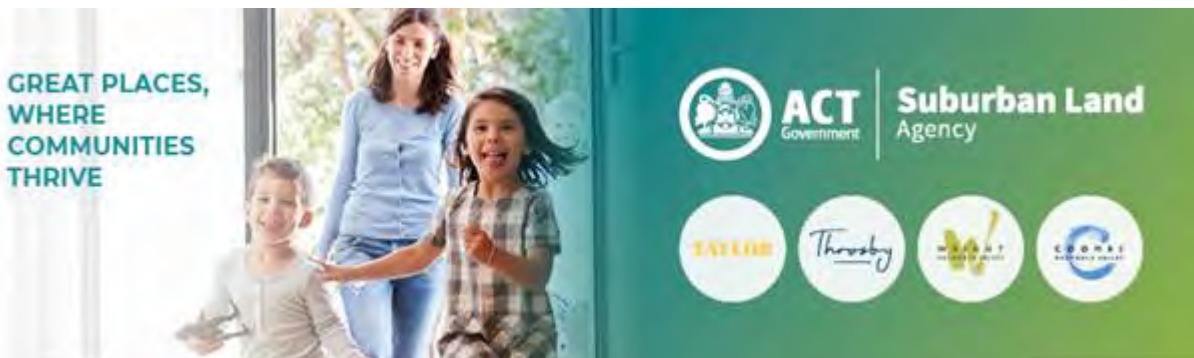
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**From:** Snow, Malcolm  
**Sent:** Wednesday, 1 May 2019 10:06 AM  
**To:** Dietz, John  
**Subject:** Accepted: Malcolm Braddon & Turner on Northbourne | Discussion



## BACKGROUND – B&T ON NORTHBOURNE TENDER DECISION (NO-SALE OUTCOME)

- The tender for the sale of Braddon and Turner on Northbourne has been concluded as an acceptable design outcome that met the reserve price was not achieved.
  - It is important that the ACT Government receives value for money from the sale of the two sites.
  - That means achieving a high-quality design and a fair financial return for the sale of valuable public assets.
  - A request for tender sales process for Braddon and Turner on Northbourne was selected to achieve a design-led and people-focused development that respected the winner of an earlier design competition, known as *Weave*.
  - While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
  - The decision to conclude the tender is evidence of the City Renewal Authority's commitment to achieving a high-quality outcome.
  - Suburban Land Agency and the City Renewal Authority will work together to determine a new process and deliver the desired outcomes for these two gateway sites.
- 

## Q&A

### **Why has the tender been concluded without selecting a successful tenderer?**

The preferred tenderer was unable to meet the reserve price for the land. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

### **Why has it taken so long since tenders closed to reach this conclusion?**

The government has been in negotiations with a preferred tenderer to see if they could meet the reserve price for the land. While the preferred tenderer's design was assessed as 'outstanding' they were unable to increase their financial offer enough to be accepted.

### **Did any of the other tenders meet the financial requirements?**

Tenders were assessed on value for money, which considered financial and technical criteria, including design and build quality, and risk associated with tenderers' responses. Tenders considered to offer limited value for money and who did not demonstrate an acceptable level of quality were advised in January that they were unsuccessful.

### **Why didn't the government drop its asking price in order to get a good design outcome?**

We are not allowed to sell public land for less than market value. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

### **What will happen to the blocks now?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory.

### **Does the non-sale of these sites affect the ACT's asset recycling initiative payment from the Australian Government?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Monday, 6 May 2019 11:36 AM  
**To:** Forner, Julia  
**Cc:** Reid, Josh; [REDACTED]  
**Subject:** Fwd: Braturn

Hi Julia

As per below, if you can please advise John of the status of his submission that would be appreciated.  
Thank you

**Shane Radnell**

Director

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Begin forwarded message:

**From:** john [REDACTED]  
**Date:** 6 May 2019 at 12:59:18 pm NZST  
**To:** "Radnell, Shane" <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Subject:** Re: Braturn

Thanks Shane

Trust your enjoying this wonderful weather, Raiders and Brumbies wins!

It's been a month, could you please have the Territory acknowledge receipt of our letter.

Kind regards,

John Russell  
Director



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**From:** Piper, Mayumi  
**Sent:** Tuesday, 7 May 2019 2:55 PM  
**To:** Dietz, John  
**Subject:** Accepted: Mayumi Braddon & Turner ARI site | Board Paper



## BACKGROUND – B&T ON NORTHBOURNE TENDER DECISION (NO-SALE OUTCOME)

- The tender for the sale of Braddon and Turner on Northbourne has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved.
  - It is important that the ACT Government receives value for money from the sale of the two sites.
  - That means achieving a high-quality design and a fair financial return for the sale of valuable public assets.
  - A request for tender sales process for Braddon and Turner on Northbourne was selected to achieve a design-led and people-focused development that respected the winner of an earlier design competition, known as *Weave*.
  - While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
  - The decision to conclude the tender is evidence of the City Renewal Authority's and the Suburban Land Agency's commitment to achieving a high-quality outcome.
  - Suburban Land Agency and the City Renewal Authority will work together to determine a new process and deliver the desired outcomes for these two gateway sites.
- 

## Q&A

### **Why has the tender been concluded without selecting a successful tenderer?**

The preferred tenderer was unable to meet the reserve price for the land. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

### **Why has it taken so long since tenders closed to reach this conclusion?**

The government has been in negotiations with a preferred tenderer to see if they could meet the reserve price for the land. While the preferred tenderer's design was assessed as 'outstanding' they were unable to increase their financial offer enough to be accepted.

### **Did any of the other tenders meet the financial requirements?**

Tenders were assessed on value for money, which considered financial and technical criteria, including design and build quality, and risk associated with tenderers' responses. Tenders considered to offer limited value for money and who did not demonstrate an acceptable level of quality were advised in January that they were unsuccessful.

### **Why didn't the government drop its asking price in order to get a good design outcome?**

We are not allowed to sell public land for less than market value. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

### **What will happen to the blocks now?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory.

### **Does the non-sale of these sites affect the ACT's asset recycling initiative payment from the Australian Government?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

---

**From:** Piper, Mayumi  
**Sent:** Tuesday, 7 May 2019 4:30 PM  
**To:** Dietz, John  
**Cc:** Price, Ruth; Marshall, Guenivere; Pau, Sarah  
**Subject:** RE: FOR APPROVAL: Braddon & Turner on Northbourne talking points [SEC=UNCLASSIFIED]

Thanks John. I'll have this drafted as soon as possible and send it through to you.

m

---

**From:** Dietz, John  
**Sent:** Tuesday, 7 May 2019 4:24 PM  
**To:** Piper, Mayumi <Mayumi.Piper@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Subject:** RE: FOR APPROVAL: Braddon & Turner on Northbourne talking points [SEC=UNCLASSIFIED]

Hi Mayumi,

Comments attached. In addition, I would like these points to be provided to the Board for their approval prior to lifting the embargo. We have a Board meeting on the 14<sup>th</sup> of May for which the papers are due out tomorrow...  
Argghhhh

Could you please create a very short Board paper with the talking points attached for the Board's information.

The Body of the paper should be very short (half page?).

It should merely introduce the Tender and timeframe and note it has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved. Please also note that under the Planning and Development Act 2007, we are not allowed to sell public land for less than market value.

Further, please state that the result remains under embargo until the SLA/ CRA and Boards are informed and the Minister's Office is given an opportunity to review the communication points provided at attachment blah...

Will call to discuss. If you need any help re templates or structuring Board docs Guen or Sarah can be of wonderful assistance.

thanks

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346

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---

**From:** Piper, Mayumi  
**Sent:** Tuesday, 7 May 2019 12:08 PM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
**Subject:** FOR APPROVAL: Braddon & Turner on Northbourne talking points

UNCLASSIFIED

Hello John

Just a friendly reminder that the attached TPs are still with you. I wanted to touch base given timing is important for this matter.

Is the embargo still set for this Friday?

m

---

**From:** Piper, Mayumi  
**Sent:** Friday, 3 May 2019 2:40 PM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Cc:** Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>  
**Subject:** FOR APPROVAL: Braddon & Turner on Northbourne talking points

UNCLASSIFIED

Hi John

Attached are talking points for **Braddon & Turner on Northbourne**.

Julia has made some edits and Neil has also approved.

Once you have cleared, I am happy to send the talking points to Megan at Minister Berry's office whilst keeping CRA in the loop of next steps.

Many thanks

**Mayumi Piper**

A/g Media and Communications Manager - Community Development | Program Solutions

M: 0402 780 981

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Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT

8 May 2019

Julia Forner  
Sales and Client Services  
CC John Dietz, CEO  
Suburban Land Agency

**Request for Tender for  
Block 4 Section 60 Braddon and Block 1 Section 68 Turner**

Dear Ms Forner

Following our letter of 5 April 2019, I write to express again Braturn's interest in and commitment to this project.

Braturn and Bonmen (our building company) have been in a holding pattern since January 2019 when we were advised of our preferred tenderer status. While we are very enthusiastic about this opportunity we cannot sustain this holding position indefinitely.

Our involvement in this process started in June 2018 when the ACT Government commenced this tender process.


Braturn submitted a tender at significant expense in October 2018, engaging a global architectural firm to prepare a design that met the high standards outlined in the tender. Braturn provided additional information at the Government's request in November 2018, and were notified in January 2019 that we were the preferred tenderer. In February 2019 the ACT Government requested additional information about the benefits arising from the proposal, which we provided in March 2019.

In the absence of a further response to all this additional information, Braturn forwarded a letter to the ACT Government on 5 April indicating in good faith our desire to work with the ACT Government to meet its expectations with respect to the tender.

So I write again to re-iterate that Braturn is open to discussing, the fiscal, economic and social elements of this proposal. Braturn is flexible in its outlook and wants to ensure all the stakeholders' expectations are met.

We look forward to an opportunity to discuss the proposal further.

Yours sincerely



John Russell  
Director

---

**From:** Dietz, John  
**Sent:** Wednesday, 8 May 2019 6:16 PM  
**To:** Forner, Julia  
**Cc:** Bulless, Neil; Marshall, Guenivere  
**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner [SEC=UNCLASSIFIED, DLM=Sensitive]  
**Attachments:** 08052019152632-0001.pdf

Hi Julia,

Please see attached and noting we have had some correspondence to Braturn to date I am keen to ensure consistency. We will remain in the embargo period until end of next week by which time the SLA Board will have met and have been informed. I am happy to suggest Guen draft a response to this letter but I am keen for input from yourself prior to ensure consistency.

Many thanks

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

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---

**From:** Bulless, Neil  
**Sent:** Wednesday, 8 May 2019 3:58 PM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Subject:** Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner

John  
For you attention and response pls

Thks

Neil

---

**From:** Radnell, Shane <[shane.radnell@colliers.com](mailto:shane.radnell@colliers.com)>  
**Sent:** Wednesday, May 8, 2019 15:44  
**To:** Forner, Julia; Bulless, Neil  
**Cc:** Reid, Josh; Andrew Balzanelli ([andrew.balzanelli@ap.jll.com](mailto:andrew.balzanelli@ap.jll.com)); [REDACTED]  
**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner

Hi Julia (and Neil in Julia's absence).

As per below, please find attached a letter from John Russell.

If you can please acknowledge receipt of this letter that would be appreciated.

Regards

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



---

**From:** john [REDACTED]  
**Sent:** Wednesday, May 08, 2019 3:39 PM  
**To:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Subject:** Block 4 section 60 Braddon and Block 1 Section 68 Turner

Dear Shane,

I have attached a letter regarding our tender submission on Block 4 Section 60 Braddon and Block 1 Section 68 Turner.

Would you please forward it to Julia Forner and John Dietz.

Thankyou for your assistance.

Kind regards,

John Russell  
Director



Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: John Russell [REDACTED]

Date: 8/5/19 3:29 pm (GMT+10:00)

To [REDACTED]

Subject: FW: Scan Data from FX-0D2CE8

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**From:** Bulless, Neil  
**Sent:** Wednesday, 8 May 2019 6:18 PM  
**To:** Radnell, Shane; Forner, Julia  
**Cc:** Reid, Josh; Andrew Balzanelli (andrew.balzanelli@ap.jll.com); [REDACTED]  
**Subject:** RE: Block 4 section 60 Braddon and Block 1 Section 68 Turner

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**UNCLASSIFIED Sensitive**

Thks Shane – I have passed on to John D for response given the status of the tender process.

Regards

Neil

---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Wednesday, 8 May 2019 3:44 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Andrew Balzanelli (andrew.balzanelli@ap.jll.com) <andrew.balzanelli@ap.jll.com>; [REDACTED]  
**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner

Hi Julia (and Neil in Julia's absence).

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If you can please acknowledge receipt of this letter that would be appreciated.

Regards

**Shane Radnell**

Director  
Residential

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Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



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Kind regards,

John Russell  
Director



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**To:** [redacted]

**Subject:** FW: Scan Data from FX-0D2CE8

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**From:** Marshall, Guenivere  
**Sent:** Thursday, 9 May 2019 3:04 PM  
**To:** Piper, Mayumi  
**Subject:** FOR REVIEW/ADVICE: Due by 12:00PM Thursday, 9 May 2019 | Minister's Weekly Briefs - UR and H&SD [SEC=UNCLASSIFIED]  
**Attachments:** Minister Berry - SLA Weekly Brief - 13\_05.obr; Minister Stephen-Smith - SLA Weekly Brief - 13\_05.obr

Hello Mayumi

The below is included in Minister Stephen-Smith's weekly brief for week commencing 13 May 2019. Could you please confirm your happy with the below words regarding the announcement of the outcome for the Braddon and Turner on Northbourne sites?

**1. ARI Sales, Turner and Braddon on Northbourne**

The tender evaluation for this site will be finalised in the coming weeks. A plan for the communication of the result will be discussed between the SLA and CRA before being agreed with your office prior to any announcements being made.

Thank you  
Guen

---

**From:** Marshall, Guenivere  
**Sent:** Monday, 6 May 2019 10:07 AM  
**To:** Bailey, Anthony <Anthony.Bailey@act.gov.au>; Bunnett, Geoff <Geoff.Bunnett@act.gov.au>; Forner, Julia <Julia.Forner@act.gov.au>; Gleeson, Jody <Jody.Gleeson@act.gov.au>; Munyard, Nicole <Nicole.Munyard@act.gov.au>; Seelan, Guna <Guna.Seelan@act.gov.au>; Thornhill, David <David.Thornhill@act.gov.au>; Webb, Chris <Chris.Webb@act.gov.au>; Thorman, Rob <Rob.Thorman@act.gov.au>; Khng, Josie <Josie.Khng@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Cullen, Isabella <Isabella.Cullen@act.gov.au>; Ten Donkelaar, Tara <Tara.TenDonkelaar@act.gov.au>  
**Subject:** FOR ACTION: Due by 12:00PM Thursday, 9 May 2019 | Minister's Weekly Briefs - UR and H&SD [SEC=UNCLASSIFIED]

Good Morning

Please see attached links to the Ministers Weekly Briefs, for week commencing Monday, 13 May 2019. I have kept last week's input in there for information, please update/ delete as appropriate in tracked changes. Input is due back to me by no later than **12:00PM Thursday**, I will arrange Executive clearance of the complete briefs so no need to clear input before it comes to me.

Thanks  
Guen

**Guen Marshall**

Executive Officer to the Chief Executive Officer, Mr John Dietz

**T:** 02 6207 0576 | 

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**From:** Piper, Mayumi  
**Sent:** Tuesday, 14 May 2019 9:38 AM  
**To:** Forner, Julia  
**Subject:** Braddon & Turner on Northbourne talking points [SEC=UNCLASSIFIED]  
**Attachments:** 20190503 Braddon & Turner on Northbourne talking points.obr

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Julia

The attached TPs are with the board today for consideration.

Thank you 😊

**Mayumi Piper**

A/g Media and Communications Manager - Community Development | Program Solutions

**M:** 0402 780 981

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Mayumi Piper has sent you a link to "20190503 Braddon & Turner on Northbourne talking points" (A19423264) from Objective.

Open in Navigator  
Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au:8443/#/documents/A19423264/details>

Open in Your Browser

Latest: <https://objective.act.gov.au/id:A19423264/document/versions/latest>

Published: <https://objective.act.gov.au/id:A19423264/document/versions/published>

---

**From:** Marshall, Guenivere  
**Sent:** Wednesday, 15 May 2019 12:26 PM  
**To:** Fitzgerald Services  
**Cc:** Dietz, John  
**Subject:** Agenda | SLA Briefing with Minister Stephen-Smith - Thursday, 16 May 2019  
[SEC=UNCLASSIFIED]  
**Attachments:** Agenda - Stephen-Smith.docx

Good Afternoon John

Please see attached the final agenda for tomorrow's Suburban Land Agency briefing with Minister Stephen-Smith.

Thanks  
Guen

**Guen Marshall**

Executive Officer to the Chief Executive Officer, Mr John Dietz

**T:** 02 6207 0576 | [REDACTED]

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## Meeting with Minister for Urban Renewal and Suburban Land Agency

**Date:** Thursday, 16 May 2019

**Time:** 3:30pm – 4:00pm

**Venue:** Minister Stephen-Smith's Office

### Attendees

Rachel Stephen-Smith  
Tim Cooke  
Melissa James  
John Dietz  
Ben Ponton  
John Fitzgerald

### Apologies

No.	Item	Discussion/Outcome	By
1.	<i>Standing item</i> Hot issues, major projects, milestones and timeframes, actions	Update on matters arising.	John Dietz
2.			
3.			
4.			
5.	Braddon and Turner on Northbourne	Discussion	John Fitzgerald/ John Dietz
6.			
7.	<b>Other Business</b>		

---

**From:** Piper, Mayumi  
**Sent:** Thursday, 16 May 2019 9:18 AM  
**To:** Dietz, John  
**Cc:** Price, Ruth; Marshall, Guenivere  
**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED]

Hi John

As mentioned, I've drafted the SLA media release for Braddon and Turner.

Minister Stephen-Smith's office has indicated they are ok for us to take the lead on media. Malcolm Snow's quote has been provided by CRA however they have not yet seen the full media release.

Neil Bulless has cleared the below media release.

I will add those points as discussed to the talking points and send as soon as possible.

Many thanks

m



# Media Release

---

xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale given the reserve price in combination with an acceptable design outcome were not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful,” Mr Dietz said.

---

Both the Suburban Land Agency and the City Renewal Authority will continue to work together to determine a new process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October 2018. The tender was marketed nationally and three proposals were received.

It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as the first priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    **E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

**ACT Government | Suburban Land Agency**



GPO Box 158, Canberra ACT 2601



6205 0600



[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

---

**From:** Cantamessa, Cindy  
**Sent:** Thursday, 16 May 2019 2:03 PM  
**To:** Forner, Julia  
**Subject:** RE: Letter of acknowledgement - Braturn [DLM=For-Official-Use-Only]

Julia

Despite not seeing John's letter of 8 May and points raised in it, I consider the response you have drafted sufficiently broad and appropriate. Was his 8 May letter addressed to you or someone else. If it is addressed to someone else then perhaps you need to acknowledge this in the first para and advise that you are responding on their behalf.

That is my only recommended change.

Regards  
Cindy

---

**From:** Forner, Julia  
**Sent:** Thursday, 16 May 2019 11:51 AM  
**To:** Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>  
**Subject:** Letter of acknowledgement - Braturn [DLM=For-Official-Use-Only]

Hi Cindy

As discussed, can you please cast your eyes over this and let me know if you think its ok?

Many thanks  
Julia

Please do not hesitate to contact me if you have any queries.

regards  
**Julia Forner**  
Director, Sales & Client Services.

T: 02 6207 7096|

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TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Forner, Julia  
**Sent:** Thursday, 16 May 2019 3:50 PM  
**To:** Radnell, Shane  
**Cc:** Reid, Josh; Andrew Balzanelli (andrew.balzanelli@ap.jll.com); [REDACTED] Bulless, Neil  
**Subject:** RE: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]  
**Attachments:** Letter of acknowledgement - Braturn May 2019.pdf

Good afternoon Shane

Apologies for the delay in response. Please find attached a letter for provision to Mr Russell.

Please do not hesitate to contact me if you wish to discuss.

Regards  
Julia

---

**From:** Radnell, Shane [mailto:Shane.Radnell@colliers.com]  
**Sent:** Wednesday, 8 May 2019 3:44 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>  
**Cc:** Reid, Josh <Josh.Reid@colliers.com>; Andrew Balzanelli (andrew.balzanelli@ap.jll.com) <andrew.balzanelli@ap.jll.com>; [REDACTED]  
**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner

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Regards

**Shane Radnell**

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Director

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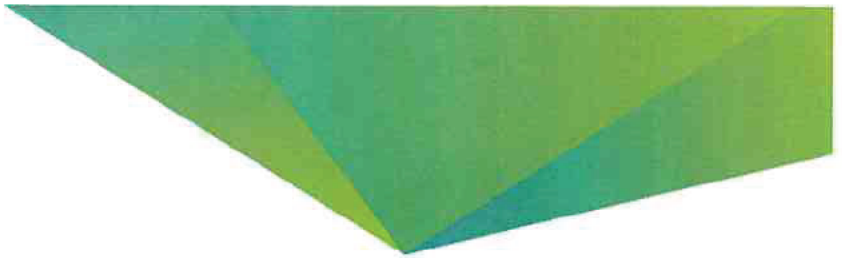
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**ACT**  
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Agency



Mr John Russell  
Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT 2612

Dear Mr Russell

Thank you for your letter of 8 May 2019, in relation to your tender for Block 4 Section 60 Braddon and Block 1 Section 68 Turner.

We appreciate the significant work you and your team have put into this project to date. As you will appreciate the additional information you provided was quite detailed and in order to give it the consideration it deserves the process is taking longer than originally anticipated.

Please be assured we will contact you if we require any clarification and as soon as we have a decision from the Delegate.

Yours sincerely



Júfa Forner  
Director, Sales and Client Services

16 May 2019

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**From:** Piper, Mayumi  
**Sent:** Monday, 20 May 2019 4:38 PM  
**To:** Dietz, John  
**Cc:** Price, Ruth  
**Subject:** FOR APPROVAL: Braddon and Turner talking points [SEC=UNCLASSIFIED]  
**Attachments:** 20190515 Braddon & Turner on Northbourne talking points.obr

Hi John

As requested, I have added some points to the talking points for Braddon and Turner.

Essentially the new info within the talking points is below.

**What is next?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory. Both agencies will work together to establish a new process. The process is complex and the agencies will take time to get it right. Given the ARI is now complete, there are also no time pressures for the ACT Government.

---

**For information only – not for media**

The tenderers who were not identified as the preferred tenderer were advised in January 2019 in writing. The non-preferred tenderers are bound by the process to ensure the outcome remains confidential until the request for tender process is finalised.

The preferred tenderer was advised in xxx 2019.

All tenderers have been offered a debrief meeting to receive feedback on their tender submission.

I've attached the full document so as you can see it context. Neil Bulless has cleared the talking points.

Following your clearance, I will also check the talking points with CRA.

Many thanks

**Mayumi Piper**

A/g Media and Communications Manager - Community Development | Program Solutions

**M:** 0402 780 981

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Agency



---

**From:** Dietz, John  
**Sent:** Tuesday, 21 May 2019 6:22 PM  
**To:** Snow, Malcolm  
**Cc:** Price, Ruth; Piper, Mayumi  
**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points  
**Attachments:** 20190515 Braddon & Turner on Northbourne talking points (A19423264) JD.docx

UNCLASSIFIED

Hi Malcolm,

As discussed this evening, for your review and comment, please find DRAFT talking points (attached) and a DRAFT media release (below). Both are being coordinated by Mayumi (cc'ed), your feedback is most welcome.

Many thanks

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346

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---

**From:** Piper, Mayumi  
**Sent:** Thursday, 16 May 2019 9:18 AM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED]

Hi John

As mentioned, I've drafted the SLA media release for Braddon and Turner.

Minister Stephen-Smith's office has indicated they are ok for us to take the lead on media. Malcolm Snow's quote has been provided by CRA however they have not yet seen the full media release.

Neil Bulless has cleared the below media release.

I will add those points as discussed to the talking points and send as soon as possible.

Many thanks

m



# edia Release

---

xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale given the reserve price in combination with an acceptable design outcome were not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations to **increase improve** the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together to determine a new process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

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The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October 2018. The tender was marketed nationally and three proposals were received.

It is important for the ACT Government to accomplish high quality design and place making standards for Canberra's gateway corridor. The decision to conclude the tender is evidence of the government's commitment to achieving a high-quality outcome for the two hallmark sites.

"The outcome is one that continues to seek quality for the Northbourne Avenue corridor as **the first** priority," Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    **E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

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6205 0600



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---



## BACKGROUND – B&T ON NORTHBOURNE TENDER DECISION (NO-SALE OUTCOME)

- The tender for the sale of Braddon and Turner on Northbourne sites has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved.
- It is important that the ACT Government receives value for money from the sale of the two public sites and is confident that it will result in a quality development.
- That means achieving a high-quality design and a fair financial return for the sale of valuable public assets.
- A request for tender sales process for Braddon and Turner on Northbourne was selected to achieve an outstanding development offer that respected the winner of an earlier design competition, known as *Weave*.
- While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
- The decision to conclude the tender is evidence of the City Renewal Authority and the Suburban Land Agency's commitment to achieving a high-quality outcome.
- Both agencies will continue to work together to determine a new process to realise the desired outcomes for these two gateway sites.
- The process is complex and the agencies will take time to get it right. Given the asset recycling initiative is now complete, there are no immediate time pressures for the ACT Government.

---

## Q&A

### **Why has the tender been concluded without selecting a successful tenderer?**

The preferred tenderer was unable to meet the reserve price for the land. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

### **Why has it taken so long since tenders closed to reach this conclusion?**

The government has been in negotiations with a preferred tenderer to see if they could meet the reserve price for the land. While the preferred tenderer's design was assessed as 'outstanding' they were unable to increase their financial offer enough to be accepted.

### **Did any of the other tenders meet the financial requirements?**

Tenders were assessed on value for money, which considered financial and technical criteria, including design and build quality, and risk associated with tenderers' responses. Tenders considered to offer limited value for money and who did not demonstrate an acceptable level of quality were advised in January that they were unsuccessful.

### **Why didn't the government drop its asking price in order to get a good design outcome?**

We are not allowed to sell public land for less than market value. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

### **What will happen to the blocks now?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory.

### **What is the status of the Macarthur House site?**

The next site scheduled to be released on Northbourne Avenue is the former Macarthur House site. The release of this site will incorporate learnings from the Braddon and Turner tender as part of the Territory's commitment to the delivery of both value for money and quality design.

### **Does the non-sale of these sites affect the ACT's asset recycling initiative (ARI) payment from the Australian Government?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

## **What is next?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory. Both agencies will work together to establish a new process. The process is complex and the agencies will take time to get it right. Given the ARI is now complete, there are also no time pressures for the ACT Government.

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The preferred tenderer was advised in xxx 2019.

All tenderers have been offered a debrief meeting to receive feedback on their tender submission.

---

**From:** Snow, Malcolm  
**Sent:** Wednesday, 22 May 2019 8:56 AM  
**To:** Dietz, John  
**Cc:** Ingram, Jacob; Skinner, Melanie  
**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points  
**Attachments:** 20190515 Braddon Turner on Northbourne talking points (A19423264) JD.docx

UNCLASSIFIED

John

A minor edit to TP's (attached) but happy for release to proceed.

Regards, Malcolm

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**From:** Dietz, John  
**Sent:** Tuesday, 21 May 2019 6:22 PM  
**To:** Snow, Malcolm <Malcolm.Snow@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Piper, Mayumi <Mayumi.Piper@act.gov.au>  
**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

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Many thanks

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346

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**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
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m



# Media Release

---

xx May 2019

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“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as **the first** priority,” Mr Dietz concluded.

#### **Statement ends**

#### **Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    **E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

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TALKING POINTS  
PROPOSED RESPONSE FOR  
SUBURBAN LAND AGENCY CEO

---

**BACKGROUND – B&T ON NORTHBOURNE TENDER DECISION (NO-SALE OUTCOME)**

- The tender for the sale of Braddon and Turner on Northbourne sites has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved.
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The preferred tenderer was advised in xxx 2019.

All tenderers have been offered a debrief meeting to receive feedback on their tender submission.

---

**From:** Dietz, John  
**Sent:** Wednesday, 22 May 2019 8:28 PM  
**To:** Gilbert, SallyL; Piper, Mayumi; Pau, Sarah  
**Cc:** Holt, Nicholas; Forner, Julia; Bulless, Neil  
**Subject:** Re: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

Thanks for checking Sally, I made some minor amendments not captured in your version. I will forward the update.

Cheers Jd

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---

**From:** Gilbert, SallyL <sallyl.gilbert@act.gov.au>  
**Sent:** Wednesday, May 22, 2019 8:21 pm  
**To:** Dietz, John; Piper, Mayumi; Pau, Sarah  
**Cc:** Holt, Nicholas; Forner, Julia; Bulless, Neil  
**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi John and Mayumi – before I hit send can you please confirm that the media release is the same as the version sent by Mayumi on 16/05 (see attached)?

Thanks

Kind regards  
sally

---

**From:** Dietz, John  
**Sent:** Wednesday, 22 May 2019 5:35 PM  
**To:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>; Piper, Mayumi <Mayumi.Piper@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Cc:** Holt, Nicholas <Nicholas.Holt@act.gov.au>; Forner, Julia <Julia.Forner@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>  
**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi Sally,

If we can get it out tonight I believe it would be ok to ask for comment by close of business Friday. This would allow us to progress the media release with the MO first thing Tuesday after the long weekend. I suggest we word it in such a way that if Board members are happy the action is closed, we will proceed to work with the MO to release, if the Board wish to have further discussion we can have that discussion during the Board meeting on Tuesday before progressing with the MO.

Cheers

**John Dietz**

Chief Executive Officer

T: 02 6205 7346

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---

**From:** Gilbert, SallyL

**Sent:** Wednesday, 22 May 2019 5:19 PM

**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>; Pau, Sarah <[Sarah.Pau@act.gov.au](mailto:Sarah.Pau@act.gov.au)>

**Cc:** Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>

**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi John – we will circulate the documents to the Board. I wanted to check if you are seeking comments and, if so, when you need the comments by?

Kind regards

sally

---

**From:** Dietz, John

**Sent:** Wednesday, 22 May 2019 5:02 PM

**To:** Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>; Pau, Sarah <[Sarah.Pau@act.gov.au](mailto:Sarah.Pau@act.gov.au)>

**Cc:** Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>

**Subject:** FW: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi Mayumi,

Please find attached some minor edits by both myself and Malcolm Snow following a discussion I held with Malcolm last night. If you are happy with these amendments I would like the Agency Secretary team to release both the media release and talking points to the Board in response to the recent action taken.

Thanks

**John Dietz**

Chief Executive Officer

T: 02 6205 7346

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**Cc:** Ingram, Jacob <[Jacob.Ingram@act.gov.au](mailto:Jacob.Ingram@act.gov.au)>; Skinner, Melanie <[Melanie.Skinner@act.gov.au](mailto:Melanie.Skinner@act.gov.au)>

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**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>

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**From:** Piper, Mayumi

**Sent:** Thursday, 16 May 2019 9:18 AM

**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>

**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>

**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED]

Hi John

As mentioned, I've drafted the SLA media release for Braddon and Turner.

Minister Stephen-Smith's office has indicated they are ok for us to take the lead on media. Malcolm Snow's quote has been provided by CRA however they have not yet seen the full media release.

Neil Bulless has cleared the below media release.

I will add those points as discussed to the talking points and send as soon as possible.

Many thanks

m



**ACT**  
Government

**Suburban Land**  
Agency

# Media Release

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xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale given the reserve price in combination with an acceptable design outcome were not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations to **increase improve** the financial offer were unsuccessful,” Mr Dietz said.

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“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as **the first** priority,” Mr Dietz concluded.

**Statement ends**

---

**Media contact:**

Ms Mayumi Piper

T (02) 6205 3146

M 0402 780 981

E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)

**ACT Government | Suburban Land Agency**



GPO Box 158, Canberra ACT 2601



6205 0600



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**From:** Dietz, John  
**Sent:** Wednesday, 22 May 2019 8:30 PM  
**To:** Gilbert, SallyL; Piper, Mayumi  
**Subject:** Fwd: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks & talking points [SEC=UNCLASSIFIED]

Sally,

The below version has some minor edits, made in red. Appreciated.

Thanks JD

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---

**From:** Piper, Mayumi <mayumi.piper@act.gov.au>  
**Sent:** Wednesday, May 22, 2019 5:05 pm  
**To:** Dietz, John; Pau, Sarah  
**Cc:** Holt, Nicholas; Forner, Julia; Bulless, Neil; Gilbert, SallyL  
**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks & talking points [SEC=UNCLASSIFIED]

Thanks John. Looks great – I have no objections.

m

---

**From:** Dietz, John  
**Sent:** Wednesday, 22 May 2019 5:02 PM  
**To:** Piper, Mayumi <Mayumi.Piper@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Cc:** Holt, Nicholas <Nicholas.Holt@act.gov.au>; Forner, Julia <Julia.Forner@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>; Gilbert, SallyL <SallyL.Gilbert@act.gov.au>  
**Subject:** FW: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi Mayumi,

Please find attached some minor edits by both myself and Malcolm Snow following a discussion I held with Malcolm last night. If you are happy with these amendments I would like the Agency Secretary team to release both the media release and talking points to the Board in response to the recent action taken.

Thanks

**John Dietz**

Chief Executive Officer

T: 02 6205 7346

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:** Snow, Malcolm

**Sent:** Wednesday, 22 May 2019 8:56 AM

**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>

**Cc:** Ingram, Jacob <[Jacob.Ingram@act.gov.au](mailto:Jacob.Ingram@act.gov.au)>; Skinner, Melanie <[Melanie.Skinner@act.gov.au](mailto:Melanie.Skinner@act.gov.au)>

**Subject:** RE: FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

John

A minor edit to TP's (attached) but happy for release to proceed.

Regards, Malcolm

---

**From:** Dietz, John  
**Sent:** Tuesday, 21 May 2019 6:22 PM  
**To:** Snow, Malcolm <[Malcolm.Snow@act.gov.au](mailto:Malcolm.Snow@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>  
**Subject:** FOR APPROVAL: Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED] & talking points

UNCLASSIFIED

Hi Malcolm,

As discussed this evening, for your review and comment, please find DRAFT talking points (attached) and a DRAFT media release (below). Both are being coordinated by Mayumi (cc'ed), your feedback is most welcome.

Many thanks

**John Dietz**

Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

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[SEC=UNCLASSIFIED]

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---

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**Statement ends**

**Media contact:**

Ms Mayumi Piper    T (02) 6205 3146    M 0402 780 981    [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)

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6205 0600



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---

**From:** Gilbert, SallyL  
**Sent:** Wednesday, 22 May 2019 8:47 PM  
**To:** [redacted] Suzanne A Jones; [redacted] Peter Howman; [redacted]  
**Cc:** Dietz, John; Bulless, Neil; Holt, Nicholas; Piper, Mayumi; Forner, Julia; Pau, Sarah  
**Subject:** Braddon Turner on Northbourne Media Release and Talking Points  
**Attachments:** 20190515 Braddon Turner on Northbourne talking points (A19423264) JD.docx

UNCLASSIFIED

Dear Board Members

Further to the 14 May 2019 Board meeting, please find the *below* media release and *attached* talking points in relation to the tender process for Braddon and Turner. Both documents have been reviewed by Malcom Snow (CRA CEO). It is intended that the media release will be issued on Tuesday 28 May (Monday is a public holiday in Canberra). Would you please provide any comments by **COB Friday (24 May)**?

Kind regards

Sally



# Media Release

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xx May 2019

## Tender process concludes for Northbourne blocks

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**Statement ends**

**Media contact:**

**Ms Mayumi Piper**

**T (02) 6205 3146**

**M 0402 780 981**

**[Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)**



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---

**From:** Dietz, John  
**Sent:** Thursday, 23 May 2019 6:20 AM  
**To:** Holt, Nicholas; Forner, Julia; Price, Ruth  
**Cc:** Bulless, Neil  
**Subject:** Re: Hotel/ Serviced Apartment Site - Block 3 Section 100 Cnr London Cct & Northbourne Ave (Formerly known as Block 23 Section 19)

Thanks very much Nick.

Ruth, could you please organise a short meeting with Nick, Neil and Julia to discuss this topic.

Thanks JD

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**From:** Holt, Nicholas <nicholas.holt@act.gov.au>  
**Sent:** Wednesday, May 22, 2019 8:42 pm  
**To:** Dietz, John; Forner, Julia  
**Cc:** Bulless, Neil  
**Subject:** Re: Hotel/ Serviced Apartment Site - Block 3 Section 100 Cnr London Cct & Northbourne Ave (Formerly known as Block 23 Section 19)

Hi John

I received correspondence from Matrix [REDACTED] yesterday regarding the Braddon and Turner sites. I forwarded the email to Julia for her information. It appears they are exploring a few different sites.

The site identified in the title is currently being considered by CRA as part of a broader planning study associated with the new Canberra Theatre business case as well as a feasibility study for an underground bus station.

As a precursor to a discussion with the CRA I can provide a bit more of an update about some other pieces of work related to hotels in the city. There is a fair bit of interest in hotels in the city.

Nicholas

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---

**From:** Dietz, John <john.dietz@act.gov.au>  
**Sent:** Wednesday, May 22, 2019 17:29  
**To:** Holt, Nicholas; Forner, Julia  
**Cc:** Bulless, Neil  
**Subject:** FW: Hotel/ Serviced Apartment Site - Block 3 Section 100 Cnr London Cct & Northbourne Ave (Formerly known as Block 23 Section 19)

UNCLASSIFIED

Hi Nick, Julia,

I am keen to discuss the below before we respond.

Cheers

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346 [REDACTED]

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**From:** [REDACTED]

**Sent:** Wednesday, 22 May 2019 4:18 PM

**To:** Dietz, John <John.Dietz@act.gov.au>

**Subject:** Hotel/ Serviced Apartment Site - Block 3 Section 100 Cnr London Cct & Northbourne Ave (Formerly known as Block 23 Section 19)

Hello John

Hope all is well,

We are looking for a site for a Sydney based builder / developer for a Hotel/ Serviced Apartment development.

The site must accommodate a GFA of up to 18000- 20000 sqm and you have earmarked the above site , hence the email.

Would you consider an over the counter sale subject to valuation?

If you could let me know it would be much appreciated,

Thanks

[REDACTED]



[www.matrixproperty.com.au](http://www.matrixproperty.com.au)



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PO Box 1111, North Sydney NSW 2060, Australia

**CANBERRA**

The Realm, Sydney Avenue, Barton ACT 2600



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**From:** Angus Dawson [redacted]  
**Sent:** Thursday, 23 May 2019 8:41 AM  
**To:** [redacted]; Gilbert, SallyL  
**Cc:** Suzanne A Jones; Peter Howman; [redacted]; Dietz, John; Bulless, Neil; Holt, Nicholas; Piper, Mayumi; Forner, Julia; Pau, Sarah  
**Subject:** RE: Braddon Turner on Northbourne Media Release and Talking Points

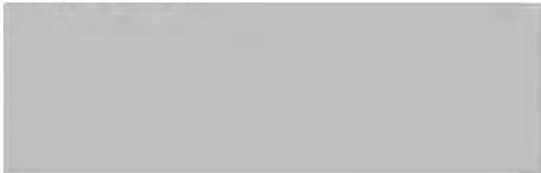
Thanks Sally.

I have no further comment.

Regards,

A

Angus Dawson



**DJ** Dawson James  
Strategy | Structure | Solutions

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**From:** [redacted]  
**Sent:** Thursday, 23 May 2019 8:25 AM  
**To:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>  
**Cc:** Suzanne A Jones [redacted] Angus Dawson [redacted] Dietz, John <John.Dietz@act.gov.au>; Peter Howman [redacted] Bulless, Neil <Neil.Bulless@act.gov.au>; Holt, Nicholas <Nicholas.Holt@act.gov.au>; Piper, Mayumi <Mayumi.Piper@act.gov.au>; Forner, Julia <Julia.Forner@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Subject:** Re: Braddon Turner on Northbourne Media Release and Talking Points

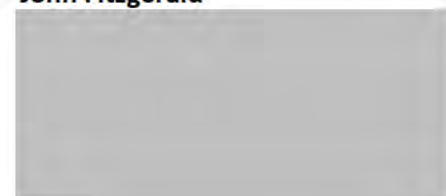
Sally,

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Regards,  
John

---

John Fitzgerald



On 22 May 2019, at 8:46 pm, Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)> wrote:

UNCLASSIFIED

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Kind regards

Sally

<image005.jpg>

# Media Release

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xx May 2019

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**Statement ends**

**Media contact:**

**Ms Mayumi Piper    T (02) 6205 3146    M 0402 780 981    [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)**

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**From:** [REDACTED]  
**Sent:** Thursday, 23 May 2019 10:51 AM  
**To:** [REDACTED]  
**Cc:** Gilbert, SallyL; Suzanne A Jones; [REDACTED]  
[REDACTED] Dietz, John; Bulless, Neil; Holt, Nicholas; Piper, Mayumi; Forner, Julia; Pau, Sarah  
**Subject:** Re: Braddon Turner on Northbourne Media Release and Talking Points

JD

As a suggestion and over to you.

The SLA has been erroneously criticised in the past for setting high prices. So to avoid such unwarranted criticism for this site, maybe after, "unable to meet the reserve price" we elaborate a little that the reserve price was set by independent valuers.

Future tenderers for the site will also take note of this.

Regards,

Peter Howman (FAICD)  
Director

[REDACTED]

CEO of the Year, 2015/16 - Awarded by CSIA

On 22 May 2019, at 8:46 pm, Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)> wrote:

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<image005.jpg>

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**Statement ends**

**Media contact:**

Ms Mayumi Piper      T (02) 6205 3146      M 0402 780 981      [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)

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<image008.png> [www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

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<20190515 Braddon Turner on Northbourne talking points (A19423264) JD.docx>

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**From:** [REDACTED]  
**Sent:**  
**To:** Suzanne A Jones  
**Cc:** Gilbert, SallyL; Angus Dawson; Peter Howman; [REDACTED] Dietz, John; Bulless, Neil; Holt, Nicholas; Piper, Mayumi; Forner, Julia; Pau, Sarah  
**Subject:** Re: Braddon Turner on Northbourne Media Release and Talking Points  
**Attachments:** fsa.tiff

Thanks Suzanne,

Well expressed, my sentiments also.

Regards,  
John

---

**John Fitzgerald**

[REDACTED]

On 23 May 2019, at 1:07 pm, Suzanne A Jones [REDACTED] wrote:

Thanks Sally

I concur with John F & Peter.

In addition, I have just one additional comment, particularly given the press release is likely to inform media reporting, particularly important for future out of Territory bidders.

As we discussed at the tele-con, the way forward and the need to encourage the market to respond is crucial. I would suggest that rather than repeating that SLA & CRA will work together could we also perhaps add something more proactive/ positive, like after market consultations or with input from industry? eg the unsuccessful bidders might have some suggestions as to ideas for the next process

Kind regards,

Suzanne

---

Suzanne A Jones BTP (Hons), MBA, MPIA, FAICD

[REDACTED]

On 23 May 2019, at 8:25 am, Fitzgerald Services (Aust) Pty Ltd

[REDACTED] wrote:

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# Media Release

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**Tender process concludes for Northbourne blocks**

The Braddon and Turner on Northbourne tender process has been concluded without sale given reserve price in combination with an acceptable design outcome were not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s urban design and should be recognised as a liveable and vibrant place with quality public domain buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together to determine a new process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing with the Suburban Land Agency to determine a new process to realise the desired outcome for the gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something special that Canberrans can be proud of. We want to see development that is attractive, has high quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity vitality of the precinct,” Mr Snow said.

The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October. The tender was marketed nationally and three proposals were received.

It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)

**ACT Government | Suburban Land Agency**

<image006.png>GPO Box 158, Canberra ACT 2601    <image007.png>6205 0600

<image008.png> [www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

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<20190515 Braddon Turner on Northbourne talking points  
(A19423264) JD.docx>

---

**From:** Dietz, John  
**Sent:** Thursday, 23 May 2019 4:16 PM  
**To:** Forner, Julia  
**Cc:** Gilbert, SallyL; Bulless, Neil; Holt, Nicholas  
**Subject:** RE: Braddon Turner on Northbourne Media Release and Talking Points [SEC=UNCLASSIFIED]

UNCLASSIFIED

Thanks Julia,

Are we able to add the timing and type of communications that will occur with the tenderers and how it aligns with the media release. As John is alluding to, we would want the tenderers to fully understand and appreciate the decision before it is released to the media. They may be asked for comment by the media and we would hate them to be in the dark in any way.

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:** Forner, Julia  
**Sent:** Thursday, 23 May 2019 9:28 AM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Cc:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>; Holt, Nicholas <Nicholas.Holt@act.gov.au>  
**Subject:** RE: Braddon Turner on Northbourne Media Release and Talking Points [SEC=UNCLASSIFIED]

Good morning John

I would suggest:

All tenderers including the preferred tenderer will be offered the opportunity to meet with the Tender panel for a full debrief. This will include a fulsome discussion about all elements of their tenders and what could be done to improve future submissions.

Please let me know if you think a more detailed response is appropriate?

Regards

Julia

---

**From:** Dietz, John

**Sent:** Thursday, 23 May 2019 9:01 AM

**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>

**Cc:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>

**Subject:** FW: Braddon Turner on Northbourne Media Release and Talking Points

UNCLASSIFIED

Hi Julia,

I believe you may be best placed to compile a response for John.

Thanks

**John Dietz**

Chief Executive Officer

T: 02 6205 7346

Suburban Land Agency | ACT Government

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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---

**From:**

**Sent:** Thursday, 23 May 2019 8:25 AM

**To:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>

**Cc:** Suzanne A Jones

Peter Howman

Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Bulless, Neil

<[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>;  
Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Pau, Sarah <[Sarah.Pau@act.gov.au](mailto:Sarah.Pau@act.gov.au)>  
Subject: Re: Braddon Turner on Northbourne Media Release and Talking Points

Sally,

I am happy with the attached media release and talking points. I am more concerned about the advice / discussions SLA is proposing to have with the bidders, particularly the preferred bidder. I assume we will initially provide a brief and clear decision prior to the media release, but what further debrief opportunity will be provided to them so they comprehensively understand our decision and are encouraged to consider any future opportunity.

Regards,  
John

---

John Fitzgerald



On 22 May 2019, at 8:46 pm, Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)> wrote:

UNCLASSIFIED

Dear Board Members

Further to the 14 May 2019 Board meeting, please find the *below* media release and *attached* talking points in relation to the tender process for Braddon and Turner. Both documents have been reviewed by Malcom Snow (CRA CEO). It is intended that the media release will be issued on Tuesday 28 May (Monday is a public holiday in Canberra). Would you please provide any comments by COB Friday (24 May)?

Kind regards  
Sally

<image005.jpg>

# Media Release

---

xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale given the reserve price in combination with an acceptable design outcome were not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together to determine a new process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

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It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper    T (02) 6205 3146    M 0402 780 981    [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)**

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-----

<20190515 Braddon Turner on Northbourne talking points (A19423264) JD.docx>

---

**From:** Dietz, John  
**Sent:** Thursday, 23 May 2019 5:18 PM  
**To:** Piper, Mayumi  
**Cc:** Gilbert, SallyL; Bulless, Neil; Holt, Nicholas; Forner, Julia  
**Subject:** Feedback on T&B talking points  
**Attachments:** Re: Braddon Turner on Northbourne Media Release and Talking Points; Re: Braddon Turner on Northbourne Media Release and Talking Points

UNCLASSIFIED

Mayumi,

You will see some good feedback from the Board on the talking points – please review for inclusion.

Thanks  
JD

---

**From:** Piper, Mayumi  
**Sent:** Thursday, 23 May 2019 5:23 PM  
**To:** Dietz, John  
**Cc:** Gilbert, SallyL; Bulless, Neil; Holt, Nicholas; Forner, Julia  
**Subject:** Re: Feedback on T&B talking points

Yes, will do. I'll work with Julia and CRA then come back to you with revised as before.

m

---

**From:** Dietz, John <john.dietz@act.gov.au>  
**Sent:** Thursday, May 23, 2019 5:18 pm  
**To:** Piper, Mayumi  
**Cc:** Gilbert, SallyL; Bulless, Neil; Holt, Nicholas; Forner, Julia  
**Subject:** Feedback on T&B talking points

UNCLASSIFIED

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JD

---

**From:** Forner, Julia  
**Sent:** Friday, 24 May 2019 8:31 AM  
**To:** Dietz, John  
**Cc:** Gilbert, SallyL; Bulless, Neil; Holt, Nicholas  
**Subject:** RE: Braddon Turner on Northbourne Media Release and Talking Points [SEC=UNCLASSIFIED]

Good morning John

It would not be normal practice to release their name so unless they approach the media there is low risk of any comment being made.

Once you have advised that the Board is comfortable with the proposed approach I was planning on issuing the formal letter including an offer for debrief to the preferred tenderer. (the unsuccessfuls were advised back in January).

Andy Sharp as the Panel Chair, is the contact for debriefs so I will ensure he is aware that the letter has been sent so he can schedule it asap.

There is a possibility that the media may approach the sales agents – I will ensure they are briefed and provided with talking points once the tender process is concluded and probity restrictions no longer apply.

Regard  
Julia

---

**From:** Dietz, John  
**Sent:** Thursday, 23 May 2019 4:16 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>; Holt, Nicholas <Nicholas.Holt@act.gov.au>  
**Subject:** RE: Braddon Turner on Northbourne Media Release and Talking Points [SEC=UNCLASSIFIED]

UNCLASSIFIED

Thanks Julia,

Are we able to add the timing and type of communications that will occur with the tenderers and how it aligns with the media release. As John is alluding to, we would want the tenderers to fully understand and appreciate the decision before it is released to the media. They may be asked for comment by the media and we would hate them to be in the dark in any way.

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346 

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**From:** Forner, Julia  
**Sent:** Thursday, 23 May 2019 9:28 AM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Cc:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>  
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Please let me know if you think a more detailed response is appropriate?

Regards  
Julia

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**Cc:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>  
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**John Dietz**  
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T: 02 6205 7346 [REDACTED]



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**From:** [Redacted]  
**Sent:** Thursday, 23 May 2019 8:25 AM  
**To:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>  
**Cc:** Suzanne A Jones [Redacted] Peter Howman [Redacted] Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Pau, Sarah <[Sarah.Pau@act.gov.au](mailto:Sarah.Pau@act.gov.au)>  
**Subject:** Re: Braddon Turner on Northbourne Media Release and Talking Points

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Regards,  
John

**John Fitzgerald**



On 22 May 2019, at 8:46 pm, Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)> wrote:

UNCLASSIFIED

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Kind regards

Sally

<image005.jpg>

# Media Release

---

xx May 2019

## **Tender process concludes for Northbourne blocks**

The Braddon and Turner on Northbourne tender process has been concluded without sale given the reserve price in combination with an acceptable design outcome were not achieved.

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“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together to determine a new process.

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It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    [Emayumi.piper@act.gov.au](mailto:Emayumi.piper@act.gov.au)

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<20190515 Braddon Turner on Northbourne talking points (A19423264) JD.docx>

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**From:** Cantamessa, Cindy  
**Sent:** Friday, 24 May 2019 1:03 PM  
**To:** Forner, Julia  
**Subject:** RE: Letter to former preferred tenderer [DLM=For-Official-Use-Only]  
**Attachments:** Conclusion of process letter - Braturn May 2019 (002).docx

Julia

Have a look at my suggested edits.

Regards  
Cindy

---

**From:** Forner, Julia  
**Sent:** Friday, 24 May 2019 12:56 PM  
**To:** Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>  
**Subject:** Letter to former preferred tenderer [DLM=For-Official-Use-Only]

Good afternoon Cindy

As discussed, I have drafted the attached for Braturn. Can you please have a look and see if you think I've said too much or too little?

Many thanks  
Julia

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Director, Sales & Client Services.

**T:** 02 6207 7096|

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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Mr John Russell  
Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT 2612

Dear Mr Russell

**REQUEST FOR TENDER FOR THE SALE AND DEVELOPMENT OF  
BLOCK 4 SECTION 60 BRADDON AND BLOCK 1 SECTION 68 TURNER**

1. Thank you for the Tender submitted by Braturn Pty Ltd (Braturn) in response to the above Request for Tender (RFT).
2. The Suburban Land Agency (Agency) would like to inform you that the evaluation of your Tender and the subsequent information provided following your selection as the preferred Tenderer has been completed.
3. You provided extensive information regarding the social, economic and environmental benefits to the Territory ensuing from your proposed development. The non-monetary aspects of your tender, however, continues to be provided to third parties and not the Territory or a Territory authority. Unfortunately, this does not meet the definition of non-monetary component as defined in *Planning and Development Act 2007*. Based upon this determination, the Tender Evaluation Panel assessed that ~~as that~~ your offer did not ~~were unable to~~ meet the reserve price. As a consequence, the Territory wishes to advise you that ~~we~~ are unable to proceed with your offer and the Tender process has been concluded.
4. You may request a debrief from the Agency, which will take place at the conclusion of the RFT process. In accordance with the RFT, the debrief will be limited to matters relevant to Braturn's Tender and the Evaluation Criteria contained in the RFT. Please contact Andy Sharp, 6207 2003 or [Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au) should you wish to arrange a debrief.
4. I would like to thank you for Braturn's interest in the RFT process. The Agency looks forward to receiving tenders from Braturn in the future.

Yours sincerely

Julia Forner

Director, Sales and Client Services

16 May 2019

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**From:** Piper, Mayumi  
**Sent:** Friday, 24 May 2019 2:50 PM  
**To:** Dietz, John  
**Cc:** Gilbert, SallyL; Price, Ruth; Pau, Sarah  
**Subject:** FOR APPROVAL: Revised B&T media release [SEC=UNCLASSIFIED]  
**Attachments:** Re: Braddon Turner on Northbourne Media Release and Talking Points; Re: Braddon Turner on Northbourne Media Release and Talking Points

**Importance:** High

Hi John

Please see revised media release below. Messaging in the media release will be mirrored in the talking points.

I've added two sentences as highlighted to address Board member comments. Neil has approved.

Would you like the Board members to see it again or is it best to let them know that their comments have been noted and incorporated into the media messaging?

m



# Media Release

---

xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale. After careful assessment, a successful design outcome coupled with a reserve price, was not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. **The reserve price was set by independent valuers.** Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together and this **will include working with industry to seek input that will help to develop a new, well rounded process.**

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

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#### Statement ends

#### Media contact:

Ms Mayumi Piper    T (02) 6205 3146    M 0402 780 981    E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)

#### ACT Government | Suburban Land Agency



GPO Box 158, Canberra ACT 2601



6205 0600



[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

---

**From:** Dietz, John

**Sent:** Thursday, 23 May 2019 5:18 PM

**To:** Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>

**Cc:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>

**Subject:** Feedback on T&B talking points

UNCLASSIFIED

Mayumi,

You will see some good feedback from the Board on the talking points – please review for inclusion.

Thanks

JD

---

**From:** Dietz, John  
**Sent:** Friday, 24 May 2019 5:37 PM  
**To:** Piper, Mayumi; Gilbert, SallyL  
**Cc:** Price, Ruth; Pau, Sarah  
**Subject:** RE: FOR APPROVAL: Revised B&T media release [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Mayumi,

I have made some minor changes to the below media statement – still within highlight. I believe we should allow the board to see the final version prior to release.

In answer to John’s concern:

- All tenderers including the preferred tenderer will be offered the opportunity to meet with the Tender panel for a full debrief. This will include a fulsome discussion about all elements of their tenders, what could be done to improve future submissions and feedback on the process. A formal letter including an offer for debrief to the preferred tenderer will be sent prior to the media release. The unsuccessfuls were advised in January.
- Andy Sharp (CRA) as the Panel Chair, is the contact for debriefs.
- There is a possibility that the media may approach the sales agents – we will ensure they are briefed and provided with talking points once the tender process is concluded and probity restrictions no longer apply.

Sally, could you please organise release of this information in responses to the Boards feedback

thanks

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Piper, Mayumi  
**Sent:** Friday, 24 May 2019 2:50 PM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Cc:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>; Price, Ruth <Ruth.Price@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Subject:** FOR APPROVAL: Revised B&T media release [SEC=UNCLASSIFIED]  
**Importance:** High

Hi John

Please see revised media release below. Messaging in the media release will be mirrored in the talking points.

I've added two sentences as highlighted to address Board member comments. Neil has approved.

Would you like the Board members to see it again or is it best to let them know that their comments have been noted and incorporated into the media messaging?

m



# Media Release

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xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale. After careful assessment, a successful design outcome coupled with a reserve price, was not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. The reserve price reflects independent market values, as governed by the Suburban Land Agency’s pricing policy.. Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October 2018. The tender was marketed nationally and three proposals were received.

It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

#### Statement ends

#### Media contact:

Ms Mayumi Piper    T (02) 6205 3146    M 0402 780 981    E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)

#### ACT Government | Suburban Land Agency



GPO Box 158, Canberra ACT 2601



6205 0600



[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

---

**From:** Dietz, John

**Sent:** Thursday, 23 May 2019 5:18 PM

**To:** Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>

**Cc:** Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>; Bulless, Neil <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>; Holt, Nicholas <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>

**Subject:** Feedback on T&B talking points

UNCLASSIFIED

Mayumi,

You will see some good feedback from the Board on the talking points – please review for inclusion.

Thanks

JD

---

**From:** [REDACTED]  
**Sent:** Sunday, 26 May 2019 11:14 AM  
**To:** Gilbert, SallyL  
**Cc:** Suzanne A Jones; [REDACTED] Peter Howman;  
[REDACTED] Dietz, John; SLABoard; Bulless, Neil; Piper,  
Mayumi; Forner, Julia; Holt, Nicholas  
**Subject:** Re: Updated Braddon and Turner Media Release  
**Attachments:** fsa.tiff

Thanks Sally,

This answers my question.

Regards,  
John

---

**John Fitzgerald**

[REDACTED]

On 24 May 2019, at 5:55 pm, Gilbert, SallyL <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)> wrote:

**UNCLASSIFIED**

Dear all

Please find below an updated media release which has been revised to take into consideration the comments received from the Board.

In answer to the Chair's concern:

- All tenderers including the preferred tenderer will be offered the opportunity to meet with the Tender panel for a full debrief. This will include a fulsome discussion about all elements of their tenders, what could be done to improve future submissions and feedback on the process. A formal letter including an offer for debrief to the preferred tenderer will be sent prior to the media release. The unsuccessfuls were advised in January.
- Andy Sharp (CRA) as the Panel Chair, is the contact for debriefs.
- There is a possibility that the media may approach the sales agents – we will ensure they are briefed and provided with talking points once the tender process is concluded and probity restrictions no longer apply.

It is intended that statement will be issued on Tuesday (under embargo) for release on Wednesday.

Kind regards

<image009.jpg>

# Media Release

---

xx May 2019

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale. After careful assessment, a successful design outcome coupled with a reserve price, was not achieved.

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Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

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It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**

**T (02) 6205 3146**

**M 0402 780 981**

**E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

**ACT Government | Suburban Land Agency**

<image010.png>GPO Box 158, Canberra ACT 2601

<image011.png> 6205 0600

<image012.png> [www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

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**From:** Forner, Julia  
**Sent:** Tuesday, 28 May 2019 11:12 AM  
**To:** Radnell, Shane; Reid, Josh  
**Cc:** [REDACTED] Andrew Balzanelli (andrew.balzanelli@ap.jll.com); Mayo, Tracy; El Hassan, Lama; Henshaw, Kerry; Aldridge, Sandra  
**Subject:** Braddon & Turner on Northbourne [DLM=For-Official-Use-Only]  
**Attachments:** Conclusion of process letter - Braturn May 2019.pdf

Good morning

Please find attached a letter for Braturn formalising the conclusion of the process. Shane can you please provide this to them.

A media release will be provided today under embargo until 7am tomorrow so you may be contacted for comment. For your reference please find below some talking points, but please contact me if you have any further questions.

Can you please also let me know if you are approached for comments so we have a heads up.

Regards  
Julia

### Talking Points

- While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
- The decision to conclude the tender is evidence of the City Renewal Authority and the Suburban Land Agency's commitment to achieving a high-quality outcome.
- Both agencies will continue to work together to determine a new process and realise the desired outcomes for these two gateway sites.

### Why has it taken so long since tenders closed to reach this conclusion?

The government has been in negotiations with a preferred tenderer to see if they could meet the reserve price for the land. While the preferred tenderer's design was assessed as 'outstanding' they were unable to increase their financial offer enough to be accepted.

### Why didn't the government drop its asking price in order to get a good design outcome?

We are not allowed to sell public land for less than market value. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

**What will happen to the blocks now?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory.

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Director, Sales & Client Services.

T: 02 6207 7096|

**Suburban Land Agency | ACT Government**

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**ACT**  
Government

**Suburban Land**  
Agency


Mr John Russell  
Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT 2612

Dear Mr Russell

**REQUEST FOR TENDER FOR THE SALE AND DEVELOPMENT OF  
BLOCK 4 SECTION 60 BRADDON AND BLOCK 1 SECTION 68 TURNER**

1. Thank you for the Tender submitted by Braturn Pty Ltd (Braturn) in response to the above Request for Tender (RFT).
2. The Suburban Land Agency (Agency) would like to inform you that the evaluation of your Tender and the subsequent information provided following your selection as the preferred Tenderer has been completed.
3. You provided extensive information regarding the social, economic and environmental benefits to the Territory ensuing from your proposed development. The non-monetary aspects of your tender, however, continues to be provided to third parties and not the Territory or a Territory authority. Unfortunately, this does not meet the definition of non-monetary component as defined in *Planning and Development Act 2007*. Based upon this determination, the Tender Evaluation Panel assessed that that your offer did not meet the reserve price. As a consequence, the Territory wishes to advise you that we are unable to proceed with your offer and the Tender process has been concluded.
4. You may request a debrief from the Agency, which will take place at the conclusion of the RFT process. In accordance with the RFT, the debrief will be limited to matters relevant to Braturn's Tender and the Evaluation Criteria contained in the RFT. Please contact Andy Sharp, 6207 2003 or [Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au) should you wish to arrange a debrief.
4. I would like to thank you for Braturn's interest in the RFT process. The Agency looks forward to receiving tenders from Braturn in the future.

Yours sincerely

  
Julia Forner  
Director, Sales and Client Services

28 May 2019

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**Subject:** Placeholder for possible radio interview Braddon & Turner

**Start:** Wed 29/05/2019 9:00 AM

**End:** Wed 29/05/2019 10:00 AM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Dietz, John

**Required Attendees**Piper, Mayumi

9.30 ABC radio interview with Adam Shirley – option to attend studio

---

**From:** Marshall, Guenivere  
**Sent:** Tuesday, 28 May 2019 2:56 PM  
**To:** Dietz, John  
**Subject:** Minister Meeting Agenda for 5:15pm [SEC=UNCLASSIFIED]

Hi John

For your information, we didn't have an agenda so I've proposed the three items John Fitzgerald wanted to discuss last time but didn't get a chance to:

- ILRP process;
- Profile of new Board member; and
- Braddon and Turner on Northbourne

As per the below MO may want to discuss KAP also.

Thanks  
Guen

---

**From:** EPSDD DLO  
**Sent:** Tuesday, 28 May 2019 2:53 PM  
**To:** Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Cc:** Vest, Petra <Petra.Vest@act.gov.au>; Price, Ruth <Ruth.Price@act.gov.au>  
**Subject:** FW: Agenda for 5:15 [SEC=UNCLASSIFIED]

UNCLASSIFIED

FYI I have spoken to the Advisor and he was fine with the below. He also mentioned that the Minister might want to discuss KAP.

Karley Anderson | Directorate Liaison Officer | 02 6207 7415  
Chief Minister Andrew Barr - City Renewal Authority  
Minister Yvette Berry - Minister for Housing and Suburban Development/Suburban Land Agency  
Minister Shane Rattenbury – Climate Change and Sustainability  
Minister Rachel Stephen-Smith – Urban Renewal/Employment and Workplace Safety  
**Environment, Planning and Sustainable Development Directorate | ACT Government**  
GPO Box 158 Canberra City ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** EPSDD DLO  
**Sent:** Tuesday, 28 May 2019 2:28 PM  
**To:** Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
**Cc:** Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>  
**Subject:** RE: Agenda for 5:15 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Thanks Guen.  
I will let the MO know.

Karley Anderson | Directorate Liaison Officer | 02 6207 7415  
Chief Minister Andrew Barr - City Renewal Authority  
Minister Yvette Berry - Minister for Housing and Suburban Development/Suburban Land Agency  
Minister Shane Rattenbury – Climate Change and Sustainability

**From:** Marshall, Guenivere  
**Sent:** Tuesday, 28 May 2019 2:20 PM  
**To:** EPSDD DLO <[EPSDDDLO@act.gov.au](mailto:EPSDDDLO@act.gov.au)>  
**Cc:** Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>  
**Subject:** RE: Agenda for 5:15 [SEC=UNCLASSIFIED]

Hi Karley

I won't be able to discuss with either of the John's as they are in the Board meeting. If John Fitzgerald was unable to attend the last meeting I would suggest as a starting point the items he put forward previously should be carried over, being:

- ILRP process;
- Profile of new Board member; and
- Braddon and Turner on Northbourne

If I do manage to catch them I'll ask if there is anything else and let you know.

Thanks  
Guen

---

**From:** EPSDD DLO  
**Sent:** Tuesday, 28 May 2019 2:14 PM  
**To:** Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
**Subject:** Agenda for 5:15

**UNCLASSIFIED For-Official-Use-Only**

FYI doesn't need to be anything fancy – happy for you to just send me through items which John wishes to discuss with the Minister.

Ben will also be attending so please include Petra.

Thanks

Karley Anderson | Directorate Liaison Officer | 02 6207 7415  
Chief Minister Andrew Barr - City Renewal Authority  
Minister Yvette Berry - Minister for Housing and Suburban Development/Suburban Land Agency  
Minister Shane Rattenbury – Climate Change and Sustainability  
Minister Rachel Stephen-Smith – Urban Renewal/Employment and Workplace Safety  
**Environment, Planning and Sustainable Development Directorate | ACT Government**  
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---

**From:** Dietz, John  
**Sent:** Tuesday, 28 May 2019 4:00 PM  
**To:** Piper, Mayumi  
**Cc:** Price, Ruth; Marshall, Guenivere  
**Subject:** Re: FOR APPROVAL: Braddon and Turner on Northbourne URGENT [SEC=UNCLASSIFIED]

Approved for release

Thanks JD

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---

**From:** Piper, Mayumi <mayumi.piper@act.gov.au>  
**Sent:** Tuesday, May 28, 2019 2:55 pm  
**To:** Dietz, John  
**Cc:** Price, Ruth; Marshall, Guenivere  
**Subject:** FOR APPROVAL: Braddon and Turner on Northbourne URGENT [SEC=UNCLASSIFIED]

Hi John

**URGENT**

For urgent approval please – response has been jointly drafted between SLA and CRA. Deadline is 5pm.

Cleared by Neil Bulless.

m

\*~\*~\*~\*~\*~\*~\*

**- What was the reserve price?**

Reserve prices are not disclosed as this may impact on future offering for the site.

**- Who was the preferred tenderer?**

Braturn Pty Ltd. (all other details confidential in accordance with privacy principles)

**- How long were you in negotiations with them?**

Negotiations were carried out over several months.

**- How will this affect the asset recycling payments?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

**- You've said "Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process." - What does that mean? Will you move away from using a tender to sell this site?**

This tender process has concluded. A decision on the next process is yet to be confirmed.

**- What is the timeline for this new sale? Is it fair to say the site is now back on the market right now or will you wait to bring it back to market?**

The tender process has concluded and the sites have been removed from the market. The Suburban Land Agency and the City Renewal Authority are collaboratively working together to examine options and develop a strategy for the future management and release of the sites.

**- What are the design requirements for this site?**

The National Capital Authority recently approved Amendment 91 to the National Capital Plan which sets out design outcomes for development along Northbourne Corridor.

**- Are you confident you can meet the reserve price but also the design principles set out for this site?**

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

**- Will you consider splitting the sites in order to facilitate a sale?**

The Suburban Land Agency and the City Renewal Authority are collaboratively working together to examine options and develop a strategy for the future management and release of the sites.

---

**From:** [Redacted]

**Sent:** Tuesday, 28 May 2019 12:27 PM

**To:** Piper, Mayumi <[Mayumi.Piper@act.gov.au](mailto:Mayumi.Piper@act.gov.au)>

**Subject:** Braddon and Turner on Northbourne

Hey Mayumi!

As discussed I am keen to get a bit more information re the Braddon and Turner on Northbourne tender.

Specifically:

- What was the reserve price?
- Who was the preferred tenderer?
- How long were you in negotiations with them?
- How will this affect the asset recycling payments?
- You've said "*Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process.*" - What does that mean? Will you move away from using a tender to sell this site?
- What is the timeline for this new sale? Is it fair to say the site is now back on the market right now or will you wait to bring it back to market?
- What are the design requirements for this site?
- Are you confident you can meet the reserve price but also the design principles set out for this site?
- Will you consider splitting the sites in order to facilitate a sale?

Can I please have something by 5pm today? Thank you so much!



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**From:** Piper, Mayumi  
**Sent:** Tuesday, 28 May 2019 4:17 PM  
**Subject:** Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED]



# Media Release

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**Embargoed until 6.00am, Wednesday 29 May 2019**

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale. After careful assessment, a successful design outcome coupled with a reserve price, was not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. The reserve price reflects independent market values, as governed by the Suburban Land Agency’s pricing policy. Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October 2018. The tender was marketed nationally and three proposals were received.

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It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    **E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

**ACT Government | Suburban Land Agency**



GPO Box 158, Canberra ACT 2601



6205 0600



[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)

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**From:** Forner, Julia  
**Sent:** Tuesday, 28 May 2019 4:18 PM  
**To:** Dietz, John  
**Subject:** Braddon and Turner Brochure [DLM=For-Official-Use-Only]  
**Attachments:** SLA\_On\_Northbourne\_Brochure\_FA.PDF

Good afternoon John

Soft copy of brochure as requested.

Regards  
Julia

Please do not hesitate to contact me if you have any queries.

regards  
**Julia Forner**  
Director, Sales & Client Services.

T: 02 6207 7096|

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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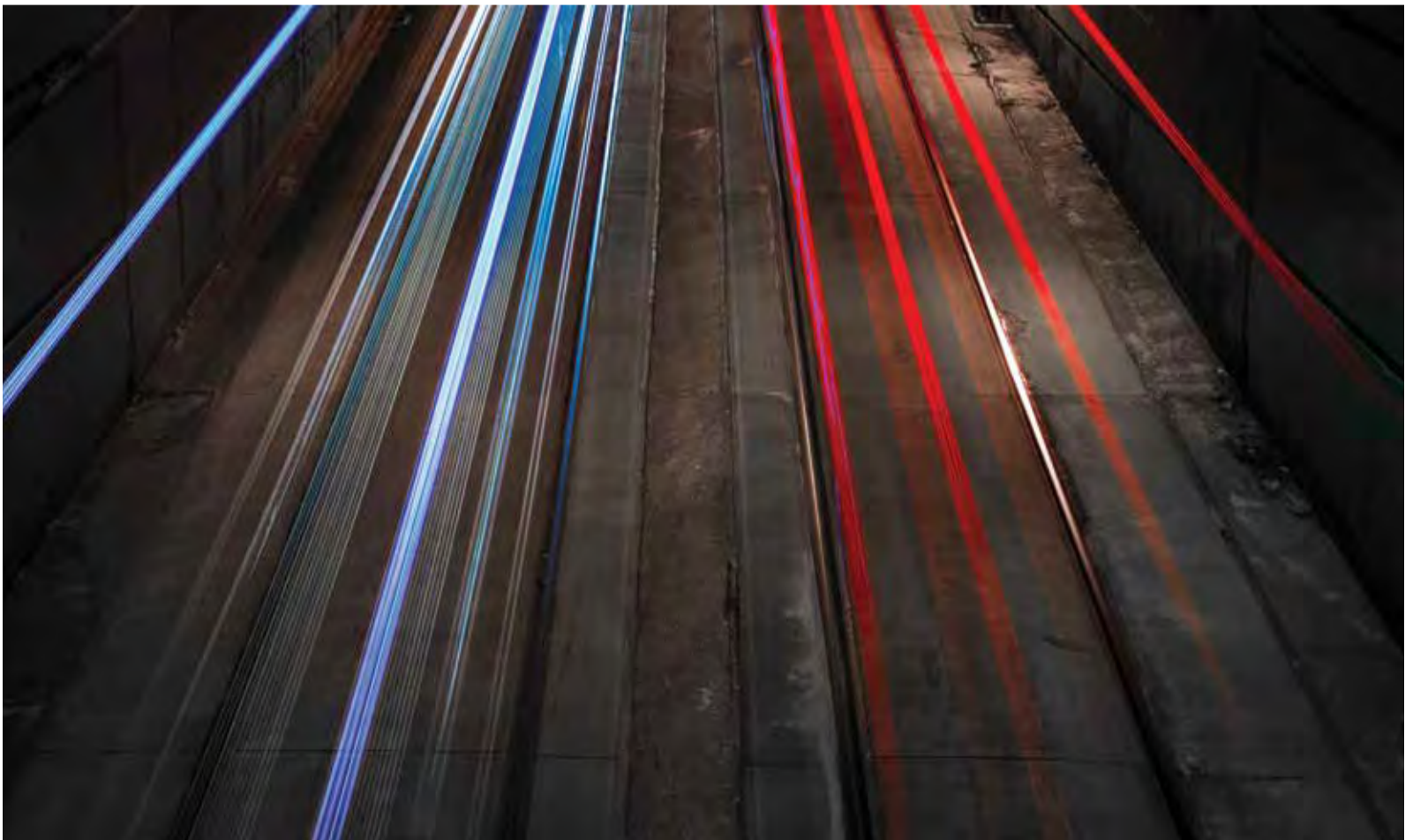
# An avenue of opportunity.

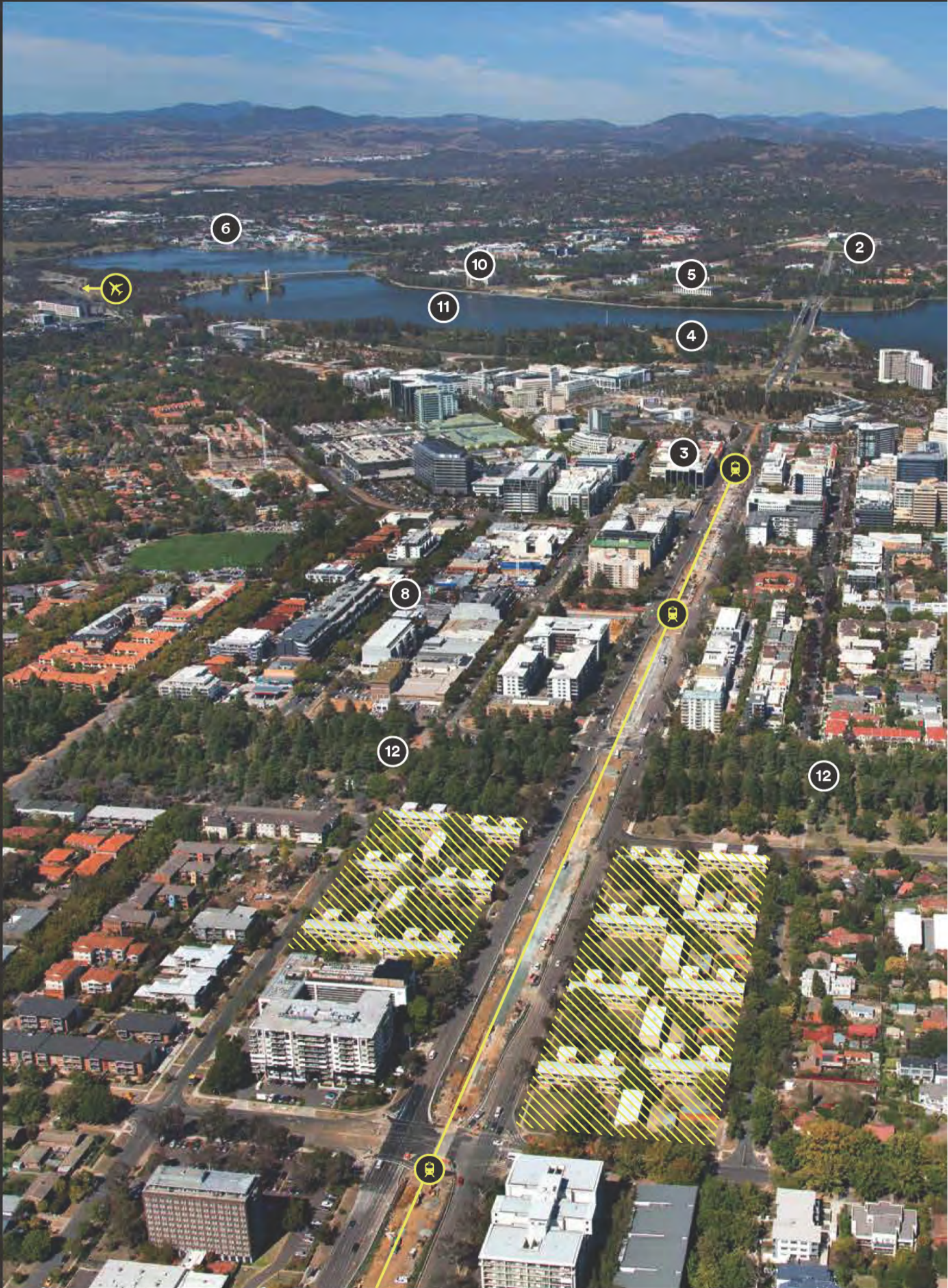
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Offering unparalleled access to urban comforts within Canberra's unique bushland setting, Northbourne Avenue is the gateway corridor to Australia's capital. Dynamic and well-connected, Canberra's main thoroughfare welcomes residents and visitors alike to the city with Australia's fastest growing economy.



The opportunity is ripe for Canberra to become the southern hemisphere's top destination city.





Map is indicative only



Light rail stop at the doorstep  
of this future development



2 hrs drive to the Alpine Region  
or the South Coast



14 mins drive to Canberra  
International Airport



5 mins walk to Braddon  
Café & Retail Precinct



5 mins drive to the  
Canberra CBD



4 mins bike ride to the  
Australian National University



- 1 Australian National University
- 2 Parliament House
- 3 Canberra City Centre
- 4 Regatta Point and Commonwealth Park
- 5 National Library of Australia
- 6 Kingston Foreshore
- 7 National Museum of Australia
- 8 Braddon Café & Retail Precinct
- 9 Turner Parkland
- 10 National Gallery of Australia
- 11 Lake Burley Griffin
- 12 Haig Park

**Representing a real-time fusion of Canberra’s youthful revitalisation and classic charm, Braddon and Turner on Northbourne is part of a bold vision to create a residential, commercial and retail precinct effortlessly woven into the fabric of the city around it.**

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Development over the past eight years has remained strong and shows no signs of slowing down.

**Here, you can set the pace for  
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Canberra is a truly unique global city. Offering an enviable lifestyle and a promising return on investment by connecting you to the heart of Australia and beyond – our growing capital is full of potential. And with a population of more than 400,000 that is projected to swell to over 500,000 by 2030, the momentum shows no sign of slowing. Home to many of the nation's major cultural attractions, Canberra hosts more than 228,000 international and 2.71 million domestic overnight visitors per year. Its strategic location, between Sydney and Melbourne, and a growing roster of international flights provides convenient access to the rest of the world. This is Canberra's moment, and it could be yours too. Invest now and be part of the capital's story.

#### **Unlock Canberra's investment opportunities**

An evolving modern city with a strong and stable economy, Canberra has low rates of unemployment and the highest income of any capital city in Australia. The Federal and ACT Governments are the biggest employers in Canberra, as well as the biggest customers, attracting both local and global suppliers to the city. Add to this world-class infrastructure, and it's easy to see why this is the perfect place to invest.

#### **Canberra – the right choice**

Canberra's CBD and inner-city apartment market growth is unstoppable. Development over the past eight years has remained strong and shows no signs of slowing down, with Braddon and Turner recording an average annual housing price growth of 1.74% and 1.84%, respectively. While inner-north projects – such as the Campbell 5 precinct, Soho, Dickson and Embark, Lyneham mixed-use developments and stage one of the Founders Lane development in Braddon – are predicted to produce solid interest for pre-sale residential apartments and a high level of demand for commercial and retail space.

# Canberra at a glance

---

#1

Ranked out of 212 cities for the highest quality of living in the numbeo.com 'Quality of Life' index, May 2018.

#3

Ranked in *Lonely Planet's Best in Travel 2018* list, the highest ranking any Australian city has received.

2.71m

Overnight visitors welcomed to Canberra in 2017, including 228,000 visitors from overseas.

27.6%

Rise in demand in 2018 for housing in Canberra, mostly met by sustainable urban densification.\*

37% 18-40 YEARS

Canberra is a young and vibrant city. More residents of Canberra (37%) are aged between 18 and 40 than in Australia overall (32%).

4.6%

Percentage growth of the ACT's economy in 2016-2017, the fastest of all states and territories, reflecting a sustained expansion of the ACT economy.\*\*

\$91,627 PA

Gross household disposable income per capita, more than \$44,000 higher than the national average of \$47,479.\*\*

\* Source: realestate.com.au Property Outlook Report – March 2018

\*\* Source: ABS Cat. No. 5220.0

# Welcome to the Canberra of tomorrow

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Braddon and Turner on Northbourne contains two of a group of sites that are part of a broader strategic plan to transform Northbourne Avenue into an entrance befitting our nation's capital. Northbourne Avenue welcomes visitors and residents alike to the heart of the city. Identified as an area for significant future growth and vitality, the redevelopment of the Northbourne Avenue corridor will be a dynamic mix of residential, business and retail space, establishing a lively precinct and enhancing liveability for current and future residents.

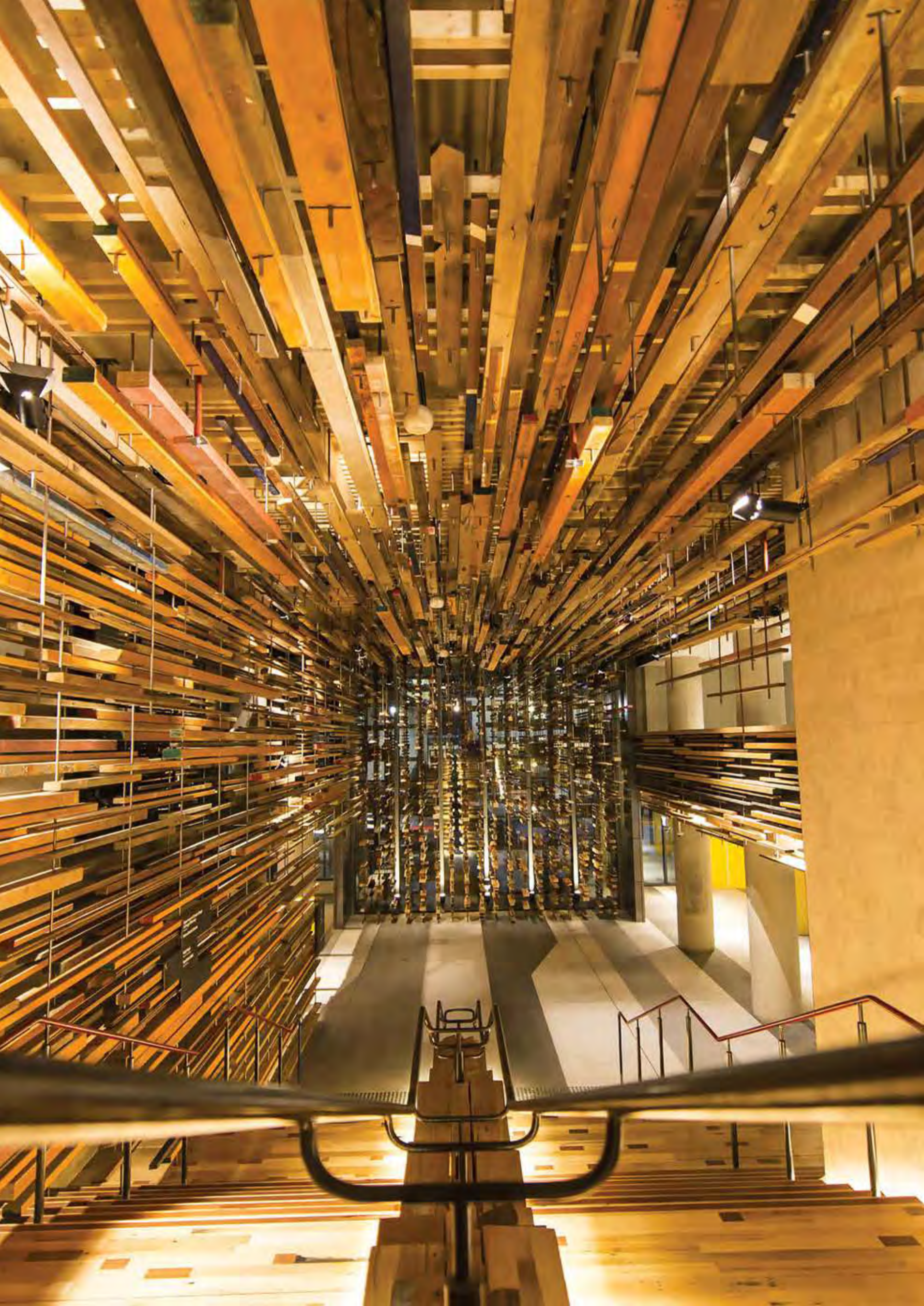
## Designing a great city

Great cities have great public spaces and easily accessible services. They are designed with people in mind and take into account the way in which people actually interact with place. Canberra is growing quickly and the development of our city needs to be people-focused and design-led. We want world-class design that creates interesting buildings and exceptional public spaces that build on the city's unique character.

This growth needs to help our city become more active, creative and connected. We will become a more sustainable and progressive city. Most of all Canberra is a community, and new developments should bring people closer together. The opportunity is ripe for Canberra to become the southern hemisphere's top destination city led by an award-winning urban renewal plan.



We want world-class design that creates interesting buildings and exceptional public spaces.







### **Connected infrastructure**

Canberra is motivated, prosperous and on-the-move. It is investing heavily in making the city more connected. Braddon and Turner on Northbourne sits at the heart of this transformation. A light rail stop positioned between the two sites is part of the first stage of a new light rail network that will allow Canberrans to move about their city with ease and comfort. Convenient public transport options combine with easy pedestrian access routes that join Northbourne Avenue to the city centre and its surrounding suburbs.

Northbourne Avenue is transforming from an everyday traffic thoroughfare into a spacious multi-use boulevard, lined with classic Canberra greenery, cycling lanes, walking paths and world-class public transport.



**A light rail stop at the doorstep will join this future development to the city centre and its surrounding suburbs.**

# Two distinct sites. One landmark precinct.

---

Braddon and Turner are two of Canberra's most historic suburbs, nestled in the city's coveted inner-north. Both suburbs lend unparalleled access to the Northbourne Avenue corridor, Canberra's CBD, business hubs and Australia's top educational institutions.

With two distinctly different, yet complementary lifestyles, Braddon and Turner are bound together by an avenue of opportunity. The single purchaser will develop a landmark precinct that incorporates both sites.

The precinct will need a design that visually connects the two sites while making the most of each area's individual personality.

Design of the new precinct will be guided by the City and Gateway Draft Urban Design Framework and the existing 'Weave' Master Plan design, which proposes tall, slender tower forms angling alongside Northbourne Avenue that creates interwoven spaces and view lines that mirror the connectedness of the Canberra Gateway corridor.



**BRADDON**<sup>®</sup>  
on northbourne

**an avenue  
of opportunity.**

**In close proximity to the city centre's premium entertainment and retail destinations, lively Braddon is undoubtedly Canberra's hippest enclave. A former industrial hub, the suburb has transformed into a popular hospitality district with its own distinctive character.**





**Stylish Braddon**

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Feast your eyes on a growing foodie and shopping enclave, which offers an eclectic fusion of cafes, bakeries, restaurants and bars.

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# Braddon site details

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**Block:** Block 4 Section 60

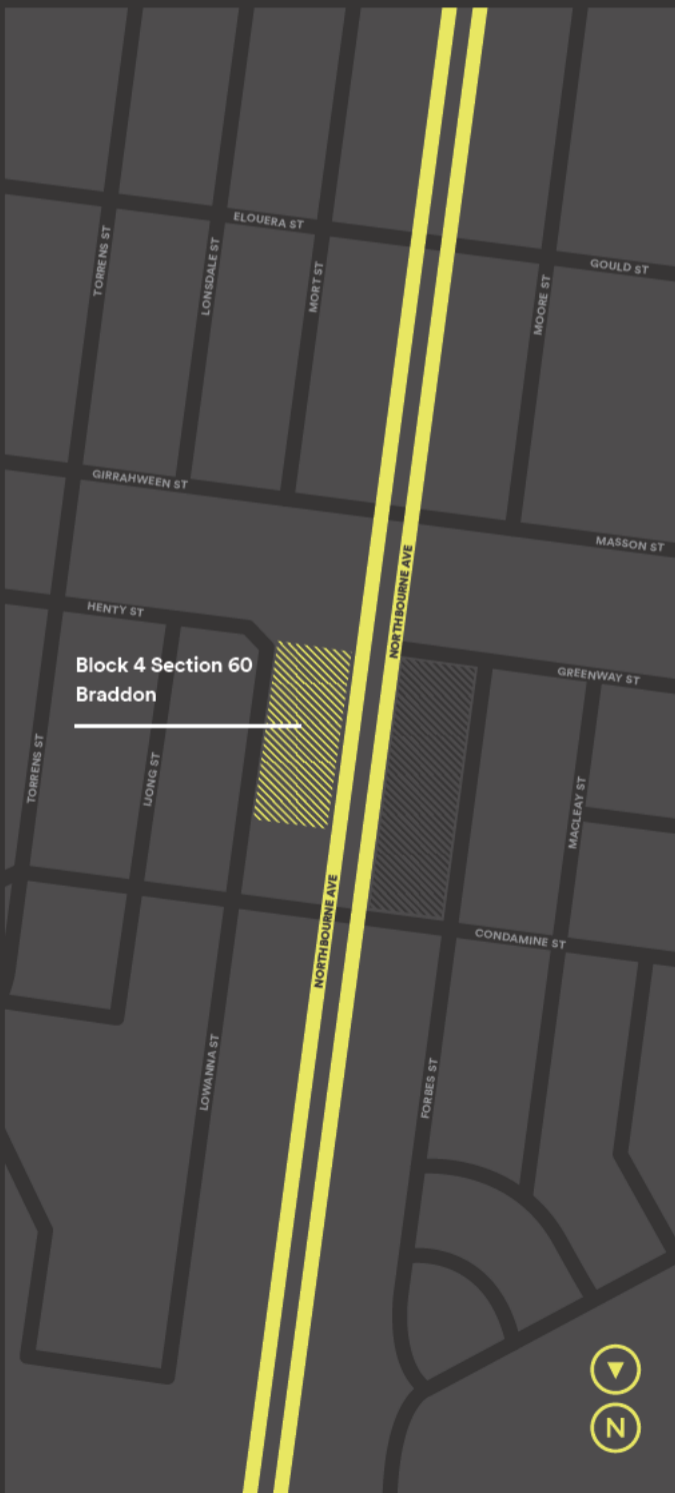
---

**Site area:** 15,607m<sup>2</sup>

---

**Zoning:** CZ5 Mixed Use – permits a wide variety of uses including Multi Unit, Hotel, Restaurant, Serviced Apartment and Shop

---



Map is indicative only

**\$448,500**

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**Median unit  
property price  
(last 12 months)**

**29.5 years**

---

**Median age of person  
living in Braddon  
(2016 Census)**

**1.74%**

---

**Average annual  
growth**

**5.39%**

---

**Current gross  
rental yield**

**Stroll down Lonsdale Street and discover a wide array of stylish boutique shops. Braddon breathes new life into inner Canberra, making it a prime destination for nightlife and living.**

---



- 01 Coffee break at Barrio Collective\*
- 02 Mint Garden Bar\*
- 03 Elk & Pea\*
- 04 Lazy Su
- 05 The Ori Building is a hip place to shop\*

\* Image credit: VisitCanberra

**Two distinctly different, yet  
complementary lifestyles,  
Braddon and Turner are  
bound together by an  
avenue of opportunity.**

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**TURNER**<sup>®</sup>  
on northbourne

**an avenue  
of opportunity.**

**Leafy and lush, Canberra's Turner precinct is adjacent to the city centre's western business district section. Here, an unhurried suburban feel reigns supreme where generous greenery is king, with parks, sports ovals, and open spaces in abundance.**





**Charming Turner**

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Connected and sophisticated,  
Turner has an energetic spirit, all the  
while offering a place to pause amongst  
the rapidly changing city landscape.

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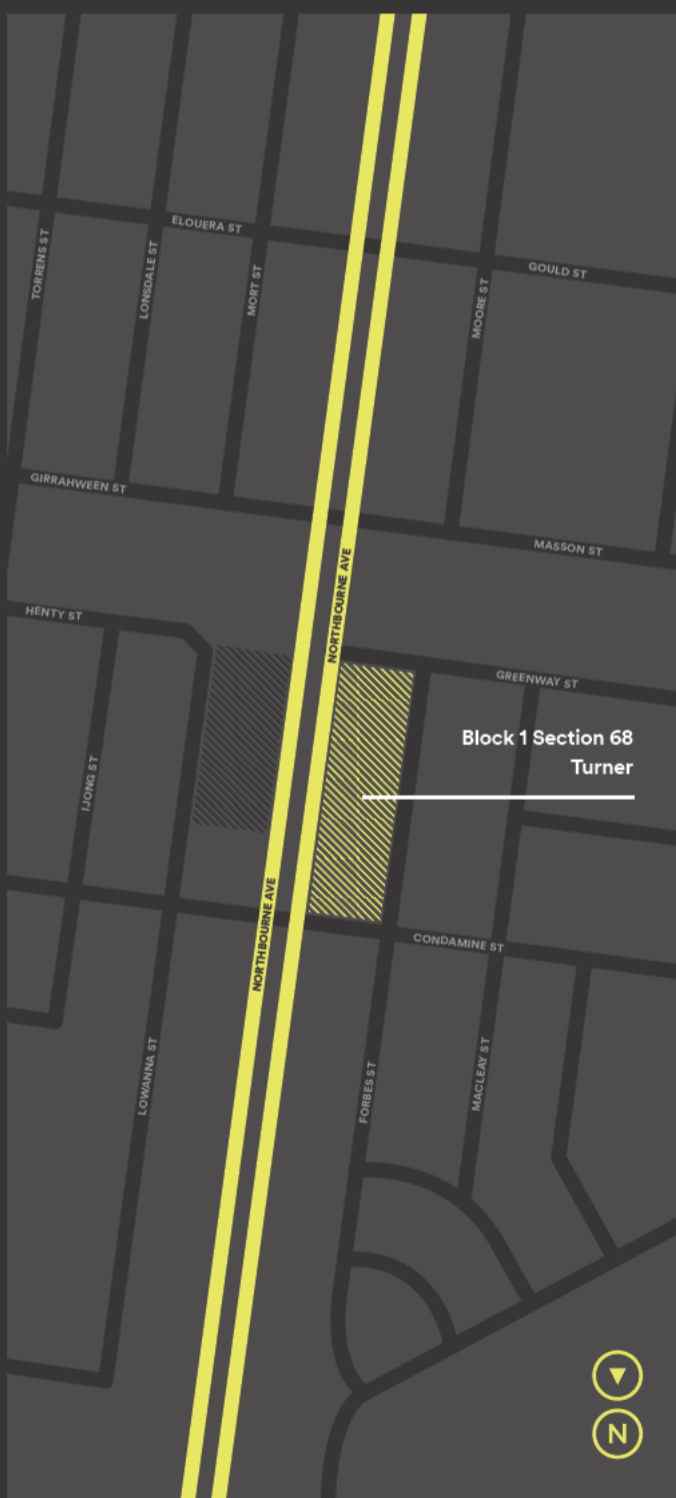


# Turner site details

**Block:** Block 1 Section 68

**Site area:** 23,372m<sup>2</sup>

**Zoning:** CZ5 Mixed Use – permits a wide variety of uses including Multi Unit, Hotel, Restaurant, Serviced Apartment and Shop



Map is indicative only

**\$497,500**

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**Median unit  
property price  
(last 12 months)**

**31.1 years**

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**Median age of person  
living in Turner  
(2016 Census)**

**1.84%**

---

**Average annual  
growth**

**4.70%**

---

**Current gross  
rental yield**

The ultimate realisation of Canberra's 'garden suburb' vision with a unique charm all of its own, Turner shares Haig Park's ample green space with neighbouring Braddon, providing an abundance of nature right at the front door.

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- 01 Ample space to live an active lifestyle
- 02 Turner has an energetic spirit
- 03 Relaxed, friendly neighbourhood
- 04 Trees line the streets of Turner
- 05 An unhurried suburban feel

# Be part of Canberra's exciting future

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**Braddon and Turner on Northbourne represent the next stage of a prosperous new chapter for Canberra.**

## Site details

Zoning: CZ5 Mixed Use – permits a wide variety of uses including Multi Unit, Hotel, Restaurant, Serviced Apartment and Shop

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Total permitted dwelling yield: 886

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Block 4 Section 60 Braddon – Site area: 15,607m<sup>2</sup>

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Block 1 Section 68 Turner – Site area: 23,372m<sup>2</sup>

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## For sale by tender

Tenders must be submitted electronically to: [www.tenders.act.gov.au](http://www.tenders.act.gov.au) by 2pm, (Australian Eastern Daylight Time AEDT), Thursday 4 October 2018.

### Tender documentation:

To obtain a copy of the Tender documentation, contact the Suburban Land Agency's appointed selling agents JLL or Colliers International.

## Selling agent details

### JLL

Andrew Balzanelli  
+61 (0)418 257 129  
[Andrew.Balzanelli@ap.jll.com](mailto:Andrew.Balzanelli@ap.jll.com)

Tim Mutton  
+61 (0)421 590 686  
[Tim.Mutton@ap.jll.com](mailto:Tim.Mutton@ap.jll.com)

### Colliers International

Shane Radnell  
+61 (0)434 077 684  
[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)

Josh Reid  
+61 (0)432 423 699  
[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)



# Tender process

## key dates

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**26 June 2018**

Tender process opens

**4 October 2018**

Tender process closes

**November 2018**

Shortlisted proponents to present  
submissions to Tender Panel

**December 2018**

Successful tenderer to be awarded

**May 2019**

Settlement date

**July 2019 onwards**

Ongoing liaison with ACT Government to  
finalise design and associated approvals

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#### **Disclaimers**

The ACT Government and its appointed selling agents make no warranty regarding the accuracy or completeness of the information in this material and recommend obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land. The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy, to the extent permitted by law; the ACT Government and its selling agents will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this material. Statistics in this publication have been sourced from research conducted by the Australian Bureau of Statistics and Visit Canberra and Invest Canberra, ACT Government.

#### **Translation Services**

If English is not your first language and you require translation assistance, please phone the Translating Interpretive Service (TIS National) on 131 450 (within Australia) or +61 3 9268 8332 (outside Australia).



**BRADDON<sup>®</sup>  
& TURNER**  
on northbourne

an avenue  
of opportunity.

**[onnorthbourne.com.au](http://onnorthbourne.com.au)**

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**From:** Forner, Julia  
**Sent:** Tuesday, 28 May 2019 5:09 PM  
**To:** Dietz, John; Sharp, Andy; Cantamessa, Cindy; Jones, Bronwen  
**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]  
**Attachments:** Scan 62.pdf; Scan 61.pdf

Good afternoon

Please find attached a letter of response from Braturn.

Andy – not sure if you want to contact them and arrange the debrief asap to explain our position?

I am out of the office for the next two day on a conference but can be reached by text on [REDACTED] if needed urgently.

Regards  
Julia

---

**From:** john [REDACTED]  
**Sent:** Tuesday, 28 May 2019 5:06 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>; Sharp, Andy <Andy.Sharp@act.gov.au>; [REDACTED]  
**Subject:** Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

----- Original message -----

**From:** john [REDACTED]  
**Date:** 28/5/19 5:01 pm (GMT+10:00)  
**To:** "Radnell, Shane" <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Cc:** "Reid, Josh" <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Subject:** RE: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Thanks Shane,

I have attached our response for you to forward to Julia.

Kind regards,

John Russell  
Director

[REDACTED]

Sent from my Samsung Galaxy smartphone.

Braturn Pty Ltd  
17 Torrens Street  
Braddon ACT

28 May 2019

Julia Forner  
Director  
Sales and Client Services  
Suburban Land Agency

**Request for Tender**  
**Block 4 Section 60 Braddon and Block 1 Section 68 Turner**

Dear Julia

Thank you for your letter received today.

We need to express our profound disappointment, shock and surprise by its content, we cannot but think there has been some misunderstanding.

We have not had any opportunity to meet to discuss our tender response, which as you acknowledge, required consideration of some complex issues especially in relation to non-monetary components.

We note your statement that the tender process has been completed and seek your urgent reconsideration of that position.

It appears that a key component in your decision-making is that the non-monetary elements do not meet the definition of this in the Planning and Development Act.

We find this surprising as this is a question that was raised after we were advised of our preferred tenderer status and we confirmed that we would be prepared to enter into a project delivery deed or equivalent confirming the commitment to provide the tender response components. We feel that entering into such a deed would bring the non-monetary components well within the definition as set out in section 246(3) of the Planning and Development Act.

In the initial correspondence received from the Suburban Land Agency, we were invited into a process to negotiate, as preferred tenderer.

It is for this reason that we wrote to the Suburban Land Agency on three occasions (22 March 2019, 5 April 2019 and 8 May 2019) each time offering to meet to discuss our tender response, especially in relation to the non-monetary consideration aspects of it.


As I am sure you understand, our continued commitment to the RFT process has come at a significant financial cost. Significant additional resources and money

were also expended following our appointment as preferred tenderer, and we have forgone other opportunities in doing so.

We request that you urgently reconsider your position in relation to the closure of the tender process and keep it open so as to enable a meeting to discuss our response and why we believe that the non-monetary components comply with the definition of this in the Planning and Development Act.

We look forward to your response.

Yours sincerely,



John Russell  
Braturn Pty Ltd

---

**From:** Piper, Mayumi  
**Sent:** Tuesday, 28 May 2019 5:16 PM  
**To:** Dietz, John  
**Cc:** Marshall, Guenivere; Price, Ruth  
**Subject:** Tender process concludes for Northbourne blocks :: talking points and media release [SEC=UNCLASSIFIED]  
**Attachments:** 20190528 Braddon & Turner on Northbourne talking points (A19423264).docx

Hi John

Please find below today's media response, SLA media release and attached talking points so you have all in the one place for tomorrow's 9.30am ABC666 interview.

m

**- What was the reserve price?**

Reserve prices are not disclosed as this may impact on future offering for the site.

**- Who was the preferred tenderer?**

Braturn Pty Ltd. (all other details confidential in accordance with privacy principles)

**- How long were you in negotiations with them?**

Negotiations were carried out over several months.

**- How will this affect the asset recycling payments?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

**- You've said "Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process." - What does that mean? Will you move away from using a tender to sell this site?**

This tender process has concluded. A decision on the next process is yet to be confirmed.

**- What is the timeline for this new sale? Is it fair to say the site is now back on the market right now or will you wait to bring it back to market?**

The tender process has concluded and the sites have been removed from the market. The Suburban Land Agency and the City Renewal Authority are collaboratively working together to examine options and develop a strategy for the future management and release of the sites.

**- What are the design requirements for this site?**

The National Capital Authority recently approved Amendment 91 to the National Capital Plan which sets out design outcomes for development along Northbourne Corridor.

**- Are you confident you can meet the reserve price but also the design principles set out for this site?**

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

**- Will you consider splitting the sites in order to facilitate a sale?**

The Suburban Land Agency and the City Renewal Authority are collaboratively working together to examine options and develop a strategy for the future management and release of the sites.

---

**From:** Piper, Mayumi

**Sent:** Tuesday, 28 May 2019 4:17 PM

**Subject:** Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks  
[SEC=UNCLASSIFIED]



**ACT**  
Government

**Suburban Land**  
Agency

# Media Release

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**Embargoed until 6.00am, Wednesday 29 May 2019**

## Tender process concludes for Northbourne blocks

The Braddon and Turner on Northbourne tender process has been concluded without sale. After careful assessment, a successful design outcome coupled with a reserve price, was not achieved.

“The Northbourne gateway corridor to our city marks an important statement about Canberra’s good urban design and should be recognised as a liveable and vibrant place with quality public domain and buildings,” Suburban Land Agency Chief Executive Officer, John Dietz said.

“While the preferred tenderer developed an impressive response to the design criteria for the redevelopment, they have been unable to meet the reserve price for the sites. The reserve price reflects independent market values, as governed by the Suburban Land Agency’s pricing policy. Negotiations to improve the financial offer were unsuccessful,” Mr Dietz said.

Both the Suburban Land Agency and the City Renewal Authority will continue to work together, with input from industry to develop a new, well rounded process.

City Renewal Authority Chief Executive Officer, Malcolm Snow said he looks forward to continuing to work with the Suburban Land Agency to determine a new process to realise the desired outcome for these two gateway sites.

“Braddon and Turner on Northbourne provide a very significant opportunity to create something very special that Canberrans can be proud of. We want to see development that is attractive, has high-quality public spaces, has a rich social mix, provides significant public benefit and contributes to the activity and vitality of the precinct,” Mr Snow said.

The expression of interest to invite tenders, for the sale of the ex-Housing ACT sites under the Asset Recycling Initiative of Braddon and Turner, were invited late last year and closed in early October 2018. The tender was marketed nationally and three proposals were received.

---

It is important for the ACT Government to accomplish high quality design and place making standards for Canberra’s gateway corridor. The decision to conclude the tender is evidence of the government’s commitment to achieving a high-quality outcome for the two hallmark sites.

“The outcome is one that continues to seek quality for the Northbourne Avenue corridor as priority,” Mr Dietz concluded.

**Statement ends**

**Media contact:**

**Ms Mayumi Piper**    **T (02) 6205 3146**    **M 0402 780 981**    **E [mayumi.piper@act.gov.au](mailto:mayumi.piper@act.gov.au)**

**ACT Government | Suburban Land Agency**



GPO Box 158, Canberra ACT 2601



6205 0600



[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)



**ACT**  
Government

**Suburban Land**  
Agency

**TALKING POINTS  
PROPOSED RESPONSE FOR  
SUBURBAN LAND AGENCY CEO**

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**BACKGROUND – B&T ON NORTHBOURNE TENDER DECISION (NO-SALE OUTCOME)**

- The tender for the sale of Braddon and Turner on Northbourne sites has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved.
- It is important that the ACT Government receives value for money from the sale of the two public sites and is confident that it will result in a quality development.
- That means achieving a high-quality design and a fair financial return for the sale of valuable public assets.
- A request for tender sales process for Braddon and Turner on Northbourne was selected to achieve an outstanding development offer that respected the winner of an earlier design competition, known as *Weave*.
- While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
- The decision to conclude the tender is evidence of the City Renewal Authority and the Suburban Land Agency's commitment to achieving a high-quality outcome.
- Both agencies will continue to work together to determine a new sale process to realise the desired outcomes for these two gateway sites.
- The process is complex and the agencies will take time to get it right. Given the asset recycling initiative is now complete, there are no immediate time pressures for the ACT Government.

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**Q&A**

**Why has the tender been concluded without selecting a successful tenderer?**

The preferred tenderer was unable to meet the reserve price for the land. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

### **Why has it taken so long since tenders closed to reach this conclusion?**

The government has been in negotiations with a preferred tenderer to see if they could meet the reserve price for the land. While the preferred tenderer's design was assessed as 'outstanding' they were unable to increase their financial offer enough to be accepted.

### **Did any of the other tenders meet the financial requirements?**

Tenders were assessed on value for money, which considered financial and technical criteria, including design and build quality, and risk associated with tenderers' responses. Tenders considered to offer limited value for money and who did not demonstrate an acceptable level of quality were advised in January that they were unsuccessful.

### **Why didn't the government drop its asking price in order to get a good design outcome?**

We are not allowed to sell public land for less than market value. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price.

ACT residents should expect to get a fair price for the sale of public assets and we believe that a good design and a good return can both be achieved.

### **What will happen to the blocks now?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory.

### **What is the status of the Macarthur House site?**

The next site scheduled to be released on Northbourne Avenue is the former Macarthur House site. The release of this site will incorporate learnings from the Braddon and Turner tender as part of the Territory's commitment to the delivery of both value for money and quality design.

### **Does the non-sale of these sites affect the ACT's asset recycling initiative (ARI) payment from the Australian Government?**

The Australian Government capped the payment to the ACT and it is not anticipated the payment will be affected by the non-sale of these sites.

## **What is next?**

The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory. Both agencies will work together to establish a new process. The process is complex and the agencies will take time to get it right. Given the ARI is now complete, there are also no time pressures for the ACT Government.

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### **For information only – not for media**

The tenderers who were not identified as the preferred tenderer were advised in January 2019 in writing. The non-preferred tenderers are bound by the process to ensure the outcome remains confidential until the request for tender process is finalised.

The preferred tenderer was advised in xxx 2019.

All tenderers have been offered a debrief meeting to receive feedback on their tender submission.

---

**From:** Piper, Mayumi  
**Sent:** Wednesday, 29 May 2019 7:32 AM  
**To:** Dietz, John; Bulless, Neil; Gordon, Tom; Thornhill, David; Webb, Chris  
**Cc:** Gleeson, Jody  
**Subject:** ACT Government Daily Media Report 29 May 2019

Hello all

Front page today with Braddon and Turner. ABC 666 has also covered the story.

Molonglo Valley story also below.

### **Former flats fail to sell**

A prime parcel of land in the heart of Canberra has been pulled from the market, after the chosen buyer failed to meet the reserve price. The ACT government had been in negotiations with Braturn Pty Ltd to buy the Northbourne Flats public housing sites after a tender process last year.

### **Rejected Molonglo Valley projects back on the table**

Two contentious Molonglo Valley apartment proposals are back on the table - three months after they were rejected amid concerns they would result in a major 'overdevelopment' of the sites.

Full links available below.

m

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**From:** Isentia Daily Briefings <dailybriefings@isentia.com>  
**Sent:** Wednesday, May 29, 2019 6:52 am  
**To:** #CMCDCCNMediaMonitoring  
**Subject:** ACT Government Daily Media Report 29 May 2019

# DAILY MEDIA REPORT



[Canberra Community](#) | [Economic Growth & Diversification](#) | [Education](#) | [Environment](#)  
[Emergency Services](#) | [Health](#) | [Industrial Relations](#) | [Land, Planning and Urban Renewal](#) | [Law and Order](#)  
[Ministers and Opposition MLAs](#) | [Supporting Families](#) | [Tourism](#) | [Transport and Roads](#)

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## Articles appearing on the front page of today's The Canberra Times:

- > [Cold snap brings snow, freezing wind](#)
- > [Former flats fail to sell](#)

## A summary of ACT Government media coverage

### Economic Growth & Diversification

- > **The Canberra Times** reports that Myer has announced it will keep its Westfield Belconnen store open, saving 65 jobs. The news has been welcomed by the Belconnen Community Council and Canberra Business Chamber. [Also prospected to Themes:*Land Planning & Urban Renewal*]

### Environment

- > **The Canberra Times** writes the ACT Government has extended its solar panel scheme to businesses and will offer rebates of up to \$5000 for the installation of solar panels. ACT Climate Change and Sustainability Minister Shane Rattenbury says the scheme will allow businesses to reduce their power bills. [Also prospected to Themes:*Ministers & Opposition MLAs*]

### Health

- > **The Canberra Times** says Health Minister Meegan Fitzharris has confirmed 12 more beds and two more operating theatres will be added to the planned Canberra Hospital expansion project SPIRE after discussions with clinicians. [Also prospected to Themes:*Ministers & Opposition MLAs*]

### **Land, Planning and Urban Renewal**

- > The front page of**The Canberra Times** reports the Northbourne Flats have been taken off the market after the chosen buyer did not meet the reserve price. The ACT Government had been negotiating with Braturn Pty Ltd. [Also prospected to Themes:*Environment, Supporting Families and Transport & Roads*]

## **Canberra Community**

### **Brumbies declare Pocock 'one of the greats' in club history**

[Canberra Times, Sport, 29/05/19, Chris Dutton, page 39](#)

Broken bones, knee reconstructions and opponents trying to rip his head off. David Pocock's body copped a hammering during 13 years at the top, but in the end a Wallabies fitness session was the breaking point.

### **The perfect mix of rugby, injury and politics to finish Pocock's career**

[Canberra Times, Sport, 29/05/19, Chris Dutton, page 40](#)

David Pocock's career has always been a mix of rugby, injuries and politics, so it was fitting all three featured during his Super Rugby farewell announcement. The champion Wallabies flanker spoke at length about the end of his 13-year Super Rugby career, the frustrating and rare calf injury threatening his World Cup hopes and his reaction to Israel Folau being sacked for homophobic posts on social media.

[\[Back to top\]](#)

## **Economic Growth & Diversification**

### **'Light of day': Myer Belconnen to remain, saving 65 jobs**

[Canberra Times, General News, 29/05/19, Finbar O'Mallon, page 3](#)

The Myer department store in Westfield Belconnen will remain open, saving 65 jobs, the company announced on Tuesday. Belconnen Community Council chair Glen Hyde said it was great news for Belconnen.

[\[Back to top\]](#)

## **Education**

### **Curriculum woes spark deja vu**

[The Australian, Editorials, 29/05/19, page 13](#)

Few parents, grandparents or teachers would argue with the call by Australia's new schooling boss to inject a dose of common sense and pragmatism into the polarising debate about education. On Monday, Australian Curriculum, Assessment and Reporting Authority chief executive David de Carvalho warned against the tendency to accept assumptions and cliches in the education sphere rather than evidence-based practices.

### **Institutions feel the wintry blast**

[The Australian, Higher Education, 29/05/19, Tim Dodd, page 25](#)

Charles Sturt University has timed to perfection its move to join the Regional Universities Network, which is being announced today. RUN, which now represents seven regional institutions, is the only university lobby group whose agenda seems at all to match the policy goals of Dan Tehan, who is newly reappointed as the Morrison government's Education Minister.

### **What comes next? Maybe a university merger**

[The Australian, Higher Education, 29/05/19, Kylie Diwell, page 28](#)

In the wake of the federal election, our public universities will be looking again for alternative sources of funding. Labor had pledged \$10 billion to uncapping student places if elected. Without the prospect of this additional funding, what other options do universities have?

[\[Back to top\]](#)

## **Emergency Services**

### **Paramedic's fear after patient assault**

[Canberra Times, General News, 29/05/19, Alexandra Back, page 4](#)

A paramedic has described feeling scared and violated after he was violently and sexually assaulted by a female patient while trapped in the back of an ambulance waiting for help to arrive.

[\[Back to top\]](#)

## **Environment**

### **Raids hit cruel trade in reptile misery**

[Canberra Times, General News, 29/05/19, Peter Brewer, page 2](#)

Wrapped in plastic, bound in masking tape, stuffed in a sock, and then sealed into the bottom of a gutted rice cooker destined for China. It's a cruel and miserable way for an animal to die.

### **Government extends solar panel scheme to businesses**

[Canberra Times, General News, 29/05/19, Andrew Brown, page 12](#)

Canberra businesses would be given rebates of up to \$5000 to install solar panels under a new ACT government scheme. Under the scheme, businesses would be subsidised to install the solar panels following consultations with energy efficiency body Actsmart.

[\[Back to top\]](#)

## **Health**

### **Spire project 'bigger and better': govt**

[Canberra Times, General News, 29/05/19, Daniella White, page 3](#)

The government says it will add more beds and services to the planned Canberra Hospital expansion project, called SPIRE, which was a key election promise in the lead up to the 2016 election.

**Calvary Public Hospital will today receive \$40m in funding**

[ABC Radio Canberra, 05:30 News, 29/05/19 05:31AM, Newsreader](#)

A day after announcing an upgrade for the Canberra Hospital, Calvary Public Hospital will today receive \$40m in funding to improve facilities. ACT Health Minister Meegan Fitzharris says there will be an increase in the number of operating theatres while the ED will get a staffing boost in an expanded facility.

**Major upgrades to Canberra Hospital**

[2CC, 05:30 News, 29/05/19 05:31AM, Compere](#)

ACT Health Minister Meegan Fitzharris discusses major upgrades to Canberra Hospital that includes state of the art technology for paediatric services and support for families. Canberra Hospital's expansion project, known as SPIRE, was a 2016 key election promise.

[\[Back to top\]](#)

## Industrial Relations

There is no coverage this morning.

[\[Back to top\]](#)

## Land, Planning and Urban Renewal

**Former flats fail to sell**

[Canberra Times, General News, 29/05/19, Katie Burgess, page 1](#)

A prime parcel of land in the heart of Canberra has been pulled from the market, after the chosen buyer failed to meet the reserve price. The ACT government had been in negotiations with Braturn Pty Ltd to buy the Northbourne Flats public housing sites after a tender process last year.

**Rejected Molonglo Valley projects back on the table**

[Canberra Times, General News, 29/05/19, Dan Jervis-Bardy, page 5](#)

Two contentious Molonglo Valley apartment proposals are back on the table - three months after they were rejected amid concerns they would result in a major 'overdevelopment' of the sites. Developer's POD Projects Group and 3 Property Group have asked the ACT Planning and Land Authority to have a second look at their applications for projects in Coombs and Wright respectively.

**Kingston building failures stymie sale**

[Canberra Times, General News, 29/05/19, Daniel Burdon, page 5](#)

The planned sale of a multi-million dollar Kingston mixed use building has been abandoned and the buyer and seller could be headed to the Supreme Court, in a dispute over allegations of building code violations.

### **Bruce building site shut down**

[Canberra Times, General News, 29/05/19, Dan Jervis-Bardy and Andrew Brown, page 8](#)

A developer started work on a 68-home complex in Bruce, despite the ACT Planning and Land Authority having rejected its plans for the project. Access Canberra has shut down work on TP Dynamics' so-called Wish Residences on Thynne Street, after being made aware that the company was undertaking work without development or building approval.

### **ACT Government fails to find a buyer for two premium sites on Northbourne Avenue**

[ABC Radio Canberra, 05:30 News, 29/05/19 05:30AM, Newsreader](#)

The ACT Government has failed to find a buyer for two premium sites on Northbourne Avenue, which are cleared for public housing last year. The Suburban Land Agency says they couldn't agree on the price. A new tender process will now be launched.

[\[Back to top\]](#)

## **Law & Order**

### **Canberra man sentenced for stealing woman's car in Tinder date disaster**

[Canberra Times, General News, 29/05/19, Elliot Williams, page 4](#)

A man responsible for a Tinder date disaster where he stole a woman's car and ATM card was handed a good behaviour order and fine on Tuesday. Vittorio William Guida, 39, was earlier found guilty in the ACT Magistrates Court of the thefts from a woman whom he had met on the hook-up app Tinder.

[\[Back to top\]](#)

## **Ministers and Opposition MLAs**

There is no coverage this morning.

[\[Back to top\]](#)

## **Supporting Families**

### **Shorten tipped for NDIS role as Keneally shunted**

[Sydney Morning Herald, General News, 29/05/19, Latika Bourke, page 11](#)

Bill Shorten could be made shadow minister for the National Disability Insurance Scheme (NDIS) as part of new Labor leader Anthony Albanese's frontbench, which is likely to have just one woman in a leadership position.

[\[Back to top\]](#)

## Tourism

There is no coverage this morning.

[\[Back to top\]](#)

## Transport and Roads

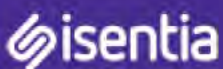
There is no coverage this morning.

[\[Back to top\]](#)

## Letters to the Editor from today's The Canberra Times

- > [Please help my friend](#)
- > [Scrap hydrogen plans](#)
- > [Tram ride experience was a disappointment, reader says](#)
- > [Hospital staff great](#)
- > [Rapid lake response](#)
- > [ACT is back to black](#)
- > [Zed has support](#)

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**From:** SLABoard  
**Sent:** Wednesday, 29 May 2019 10:50 AM  
**To:** Dietz, John  
**Subject:** FW: Media summary for SLA board :: Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Hi John

For your approval to send to the Board.

Regards  
Sarah

---

**From:** Piper, Mayumi  
**Sent:** Wednesday, 29 May 2019 10:23 AM  
**To:** Gilbert, SallyL <SallyL.Gilbert@act.gov.au>; Pau, Sarah <Sarah.Pau@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>  
**Subject:** Media summary for SLA board :: Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Hello both

Thought I would send you links to today's media in case you wanted to keep the SLA board informed.

**Northbourne Flats pulled from market after reserve not met**

Canberra Times, page 1

<https://www.canberratimes.com.au/story/6186595/northbourne-flats-pulled-from-market-after-reserve-not-met/>

**ABC 666 radio interview (9.30am)**

Interview with John Dietz, CEO

Link to radio program – broadcast will be available shortly - interview starts at approximately 9.32am

<https://www.abc.net.au/radio/canberra/programs/mornings/>

Kind regards

**Mayumi Piper**

Media and Communications Manager - Community Development | Program Solutions

**M:** 0402 780 981

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**Suburban Land**  
Agency



---

**From:** Bulless, Neil  
**Sent:** Wednesday, 29 May 2019 12:17 PM  
**To:** Dietz, John  
**Cc:** Forner, Julia  
**Subject:** FW: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]  
**Attachments:** Scan 62.pdf; Scan 61.pdf

UNCLASSIFIED For-Official-Use-Only

John

I'm referring this corro to you as the delegate for the tender. Let me know if you'd like to discuss or seek further advice.

Regards

Neil

---

**From:** Radnell, Shane <Shane.Radnell@colliers.com>  
**Sent:** Wednesday, 29 May 2019 11:16 AM  
**To:** Bulless, Neil <Neil.Bulless@act.gov.au>  
**Subject:** FW: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Hi Neil, please find attached in Julia's absence.

**Shane Radnell**

Director  
Residential  
Dir +61 2 6225 7334 | Mob +61 434 077 684 | [View My Profile](#)  
Main +61 2 6257 2121 | Fax +61 2 6225 7384 | [vCard](#)  
Ground Floor, 21-23 Marcus Clarke Street | Canberra, ACT 2600 | Australia



---

**From:** Radnell, Shane  
**Sent:** Wednesday, May 29, 2019 11:00 AM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Subject:** FW: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Hi Julia

Please find attached a reply letter for John Russell.

Regards

**Shane Radnell**

Director

Residential

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---

**From:** john [redacted]  
**Sent:** Tuesday, May 28, 2019 5:01 PM  
**To:** Radnell, Shane <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Subject:** RE: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Thanks Shane,

I have attached our response for you to forward to Julia.

Kind regards,

John Russell  
Director



Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** "Radnell, Shane" <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Date:** 28/5/19 12:32 pm (GMT+10:00)  
**To:** john [redacted]  
**Cc:** "Reid, Josh" <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>  
**Subject:** RE: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Hi John

Please find attached a letter from the SLA formally advising of the completion of their evaluation. Unfortunately they have not arrived a position where the sale can proceed.

Anyway, review the reply and best to contact them to make a time for a de-brief. We have not been advised at this stage of what the process is from here with regard to the sale of the two blocks going forward.

Regards

**Shane Radnell**

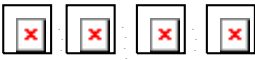
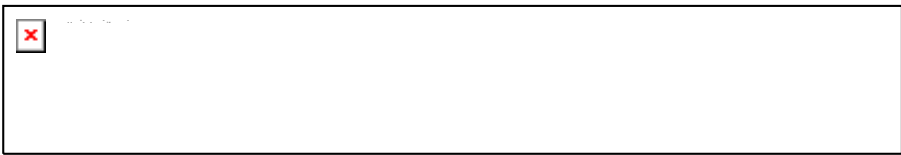
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**From:** Jones, Bronwen  
**Sent:** Wednesday, 29 May 2019 6:20 PM  
**To:** Dietz, John; Forner, Julia; Sharp, Andy; Cantamessa, Cindy  
**Subject:** RE: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Hi Cindy  
Andy is unwell today, hopefully back tomorrow. Either way, I think you (or Andy) should get in contact with Braturn tomorrow. I agree with John, we can't let this linger.  
Bron

---

**From:** Dietz, John  
**Sent:** Wednesday, 29 May 2019 2:35 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>; Sharp, Andy <Andy.Sharp@act.gov.au>; Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>; Jones, Bronwen <Bronwen.Jones@act.gov.au>  
**Subject:** RE: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

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Hi team,

I believe it is important we contact Braturn ASAP. I suggest in this situation delay will only result in frustration. If you believe I can be of benefit in your discussions with John I am happy to assist.

Thanks

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346 [REDACTED]

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---

**From:** Forner, Julia

**Sent:** Tuesday, 28 May 2019 5:09 PM

**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>; Sharp, Andy <[Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au)>; Cantamessa, Cindy <[Cindy.Cantamessa@act.gov.au](mailto:Cindy.Cantamessa@act.gov.au)>; Jones, Bronwen <[Bronwen.Jones@act.gov.au](mailto:Bronwen.Jones@act.gov.au)>

**Subject:** FW: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Good afternoon

Please find attached a letter of response from Braturn.

Andy – not sure if you want to contact them and arrange the debrief asap to explain our position?

I am out of the office for the next two day on a conference but can be reached by text on [REDACTED] if needed urgently.

Regards

Julia

---

**From:** john [REDACTED]

**Sent:** Tuesday, 28 May 2019 5:06 PM

**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Sharp, Andy <[Andy.Sharp@act.gov.au](mailto:Andy.Sharp@act.gov.au)>; [REDACTED]

**Subject:** Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

----- Original message -----

From: john [REDACTED]

Date: 28/5/19 5:01 pm (GMT+10:00)

To: "Radnell, Shane" <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>

Cc: "Reid, Josh" <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>

Subject: RE: Fwd: Block 4 section 60 Braddon and Block 1 Section 68 Turner [DLM=For-Official-Use-Only]

Thanks Shane,

I have attached our response for you to forward to Julia.

Kind regards,

John Russell  
Director

[REDACTED]

Sent from my Samsung Galaxy smartphone.

---

**From:** Dietz, John  
**Sent:** Thursday, 30 May 2019 7:07 AM  
**To:** [REDACTED]  
**Subject:** :: Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Thanks John

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---

**From:** [REDACTED]  
**Sent:** Wednesday, May 29, 2019 9:38 pm  
**To:** Dietz, John  
**Subject:** Fwd: Media summary for SLA board :: Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Good interview John, well done.

Regards,  
John

---

**John Fitzgerald**



Begin forwarded message:

**From:** SLABoard <[SLABoard@act.gov.au](mailto:SLABoard@act.gov.au)>  
**Date:** 29 May 2019 at 11:07:11 am AEST  
**To:** Angus Dawson [REDACTED] John Fitzgerald  
[REDACTED] Julie Garland McLellan [REDACTED] Peter Howman  
[REDACTED] "Suzanne Jones [REDACTED]"  
[REDACTED]  
**Cc:** "Bulless, Neil" <[Neil.Bulless@act.gov.au](mailto:Neil.Bulless@act.gov.au)>, "Cullen, Isabella" <[Isabella.Cullen@act.gov.au](mailto:Isabella.Cullen@act.gov.au)>, "Dietz, John" <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>, "Gilbert, SallyL" <[SallyL.Gilbert@act.gov.au](mailto:SallyL.Gilbert@act.gov.au)>, "Gordon, Tom" <[Tom.Gordon@act.gov.au](mailto:Tom.Gordon@act.gov.au)>, "Holt, Nicholas" <[Nicholas.Holt@act.gov.au](mailto:Nicholas.Holt@act.gov.au)>, "Lee, Joey" <[Joey.Lee@act.gov.au](mailto:Joey.Lee@act.gov.au)>, "Price, Ruth" <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>, "Ten Donkelaar, Tara" <[Tara.TenDonkelaar@act.gov.au](mailto:Tara.TenDonkelaar@act.gov.au)>  
**Subject:** FW: Media summary for SLA board :: Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Good morning Members

Please find two media articles released by the SLA for 29 May 2019 for your information:

**Northbourne Flats pulled from market after reserve not met**  
Canberra Times, page 1

<https://www.canberratimes.com.au/story/6186595/northbourne-flats-pulled-from-market-after-reserve-not-met/>

**ABC 666 radio interview (9.30am)**

Interview with John Dietz, CEO

Link to radio program – broadcast will be available shortly - interview starts at approximately 9.32am

<https://www.abc.net.au/radio/canberra/programs/mornings/>

**Sarah Pau**

Board Secretariat

**T:** 02 6205 5342 | **E:** [SLABoard@act.gov.au](mailto:SLABoard@act.gov.au)

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**From:** Piper, Mayumi  
**Sent:** Thursday, 30 May 2019 10:25 AM  
**To:** Dietz, John  
**Cc:** Price, Ruth; Marshall, Guenivere  
**Subject:** RE: MIX106.3: interview request [SEC=UNCLASSIFIED]

Great, thank you.

I'll send through full details shortly.

m

---

**From:** Dietz, John  
**Sent:** Thursday, 30 May 2019 10:23 AM  
**To:** Piper, Mayumi <Mayumi.Piper@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Subject:** RE: MIX106.3: interview request [SEC=UNCLASSIFIED]

UNCLASSIFIED

Thanks Mayumi,

Happy to accept this request.

Cheers

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346

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**From:** Piper, Mayumi  
**Sent:** Thursday, 30 May 2019 9:37 AM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
**Subject:** MIX106.3: interview request [SEC=UNCLASSIFIED]

Hi John

I've had a request for you to be interviewed for this Saturday's real estate show on MIX106.3 - is this something you would like to do? I understand you have been on the Saturday show previously.

The request is for 9.40am interview with Cam Sullings and they want to know more about Braddon and Turner. The interview will take approximately 3 minutes.

The following questions have also been sent through:

- What's the latest with the sale of the Northbourne blocks?
- Where to next?
- What's the ultimate vision for these gateway sites?

Please let me know how you would like to handle this media request.

Many thanks

**Mayumi Piper**

Media and Communications Manager - Community Development | Program Solutions

**M:** 0402 780 981

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**From:** Piper, Mayumi  
**Sent:** Thursday, 30 May 2019 10:36 AM  
**To:** Dietz, John  
**Cc:** Price, Ruth; Marshall, Guenivere  
**Subject:** RE: MIX106.3: interview request [SEC=UNCLASSIFIED]

Hi John

Interview is confirmed. Renee will call your mobile a few minutes before 9.40am this Saturday.

Please let me know if you need me to send you any information prior to Saturday.

m

---

**From:** Dietz, John  
**Sent:** Thursday, 30 May 2019 10:23 AM  
**To:** Piper, Mayumi <Mayumi.Piper@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Subject:** RE: MIX106.3: interview request [SEC=UNCLASSIFIED]

UNCLASSIFIED

Thanks Mayumi,

Happy to accept this request.

Cheers

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346

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**From:** Piper, Mayumi  
**Sent:** Thursday, 30 May 2019 9:37 AM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Cc:** Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>  
**Subject:** MIX106.3: interview request [SEC=UNCLASSIFIED]

Hi John

I've had a request for you to be interviewed for this Saturday's real estate show on MIX106.3 - is this something you would like to do? I understand you have been on the Saturday show previously.

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- What's the latest with the sale of the Northbourne blocks?
- Where to next?
- What's the ultimate vision for these gateway sites?

Please let me know how you would like to handle this media request.

Many thanks

**Mayumi Piper**

Media and Communications Manager - Community Development | Program Solutions

M: [REDACTED]

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---

**From:** Dietz, John  
**Sent:** Thursday, 30 May 2019 2:51 PM  
**To:** SLABoard  
**Cc:** Price, Ruth  
**Subject:** RE: Media summary for Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Sarah,

I believe the coverage is very similar—if not almost a copy, of the article sent to the Board yesterday. No need to onforward.

thanks

**John Dietz**  
Chief Executive Officer

**T:** 02 6205 7346 [REDACTED]

**Suburban Land Agency | ACT Government**

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**From:** SLABoard  
**Sent:** Thursday, 30 May 2019 9:43 AM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Cc:** Price, Ruth <Ruth.Price@act.gov.au>  
**Subject:** FW: Media summary for Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Good morning John

For your approval before release to the Board.

Regards

Sarah

**From:** Piper, Mayumi  
**Sent:** Thursday, 30 May 2019 9:34 AM  
**To:** SLABoard <[SLABoard@act.gov.au](mailto:SLABoard@act.gov.au)>  
**Subject:** Media summary for Braddon and Turner on Northbourne [SEC=UNCLASSIFIED]

Hi Sarah

Additional coverage from yesterday's Braddon and Turner media.

**Former Northbourne public housing sites too pricey for tenderer**

RiotACT

<https://the-riotact.com/former-northbourne-public-housing-sites-too-pricey-for-tenderer/304915>

**Former public housing sites in Turner and Braddon failed to turn a profit after the reserve price was left unsettled**

MIX 106.3 FM, 6:00AM

Former public housing sites in Turner and Braddon failed to turn a profit after the reserve price was left unsettled. The Suburban Land Agency and City Renewal Authority will form a partnership towards finding a solution. Similar coverage on hit104.7 Canberra.

**Buyers fail to meet the reserve price for the site of the old Northbourne Ave public housing flats**

[Southern Cross ACT, Nine News Canberra, 29/05/19 06:13PM, Vanessa O'Hanlon](#)

Buyers fail to meet the reserve price for the site of the old Northbourne Ave public housing flats, forcing the Government to scrap its sale.

Kind regards

**Mayumi Piper**

Media and Communications Manager - Community Development | Program Solutions

**M:** 0402 780 981

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**From:** [Piper, Mayumi](#)  
**To:** [Dietz, John](#)  
**Subject:** INTERVIEW at 9.40am with MIX106.3  
**Attachments:** [RE MIX106.3 interview request SECUNCLASSIFIED.msg](#)

---

\*\*INTERVIEW at 9.40am\*\*

Hi John

Interview for Saturday has been confirmed. Details including questions likely to be asked are in the attached email.

m

---

**From:** Forner, Julia  
**Sent:** Monday, 3 June 2019 4:02 PM  
**To:** Nichol, Murray  
**Cc:** Cantamessa, Cindy  
**Subject:** Braddon and Turner - Tender process concluded [DLM=For-Official-Use-Only]  
**Attachments:** 20190528 Braddon & Turner on Northbourne talking points (A19423264).docx; Suburban Land Agency MEDIA RELEASE - Tender process concludes for Northbourne blocks [SEC=UNCLASSIFIED]

Good afternoon Murray

As discussed last week please find attached the media release and talking points in relation to the Braddon and Turner tender prices concluding for your and Bruce's information.

I also understand that Cindy is working on a next steps paper for the CRA board.

Please let me know if you need anything further.

Regards  
Julia

Please do not hesitate to contact me if you have any queries.

regards

**Julia Forner**

Director, Sales & Client Services.

T: 02 6207 7096

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TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Marshall, Guenivere  
**Sent:** Thursday, 6 June 2019 11:07 AM  
**To:** Holt, Nicholas  
**Cc:** Dietz, John; Piper, Mayumi; Forner, Julia  
**Subject:** FOR ACTION: MO Request - Next Steps for Braddon & Turner [SEC=UNCLASSIFIED]  
**Attachments:** Response to DLO Request.obr; 05. Asset Recycling Initiative.docx

**Follow Up Flag:** Follow up  
**Due By:** Tuesday, 11 June 2019 4:00 PM  
**Flag Status:** Completed

Good Morning

The Minister's Office has requested more information on what the next steps are following the outcome of the sale process.

Could you please provide advice in the attached template, due to me for CEO clearance by **Tuesday, 11 June 2019** please?

For reference, I have attached the complete QTB as referred to below – the input below was provided by the SLA.

Thanks so much  
Guen

---

**From:** Cooke, Tim  
**Sent:** Wednesday, 5 June 2019 2:25 PM  
**To:** EPSDD DLO <EPSDDDLO@act.gov.au>  
**Subject:** ARI QTB [SEC=UNCLASSIFIED]

Hi Karley,

Could SLA/EPSSD please expand on the two points below taken from the ARI QTB?

- **Northbourne Flats Braddon** – Block 10 Section 8 Braddon (released to market 26 June 2018, Tenders closed 4 October 2018. Process concluded without sale. New process yet to be determined).
- **Northbourne Flats Turner** – Block 2 Section 57 Turner (released to market 26 June 2018, Tenders closed 4 October 2018. Process concluded without sale. New process yet to be determined).

We are keen to have more information on next steps following the unsuccessful tender. Obviously SLA is working out specifics, but something high level would be useful.

Tim

**Tim Cooke**

Adviser, Office of Rachel Stephen-Smith MLA

T: (02) 6207 1185 E: [tim.cooke@act.gov.au](mailto:tim.cooke@act.gov.au)

ACT Legislative Assembly, 196 London Circuit, Canberra, ACT 2600



**ACT**  
Government

**Suburban Land**  
Agency

Ref No.: 19/17712

## Response to DLO Request

**\* All information provided should be factual.**

**Electronic approval at Executive Director level is required. Please place the approval email in the objective file and cc DG EO and Govt Services when responding to the DLO.**

**Subject: Braddon and Turner on Northbourne – Next Steps**

**Response:**

The tender process has concluded and the sites have been removed from the market. A decision on the next process is yet to be confirmed. However, the Suburban Land Agency and the City Renewal Authority are collaboratively working together to examine options and develop a strategy for the future management and release of the sites. This is a complex process that will take some time to ensure that a good design and a good return can both be achieved.

---

**From:** Forner, Julia  
**Sent:** Thursday, 13 June 2019 10:50 AM  
**To:** Dietz, John  
**Cc:** Stawski, Leszek; Gilbert, SallyL  
**Subject:** RE: Legal advice relating to Planning and Development Act [DLM=For-Official-Use-Only]

Good morning John

Minter Ellison have confirmed they are happy for the advice below to be shared with EPSDD and happy to discuss the issue further if required.

Regards  
Julia

---

**From:** Dietz, John  
**Sent:** Wednesday, 12 June 2019 1:51 PM  
**To:** Forner, Julia <Julia.Forner@act.gov.au>  
**Cc:** Stawski, Leszek <Leszek.Stawski@act.gov.au>; Gilbert, SallyL <SallyL.Gilbert@act.gov.au>  
**Subject:** Legal advice relating to Planning and Development Act

UNCLASSIFIED Sensitive: Legal

Hi Julia,

As you know we are working with EPSDD to resolve an issue relating to our ability to implement the Affordability Housing Policy within the Planning and Development Act. As input to this work I would like to be able to share the below advice received from MinterEllison regarding Turner & Braddon on Northbourne. Could you please seek from MinterEllison approval for us to do so.

Thanks

**John Dietz**  
Chief Executive Officer

T: 02 6205 7346 [REDACTED]

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**From:** Forner, Julia

**Sent:** Tuesday, 14 May 2019 12:45 PM

**To:** Dietz, John <John.Dietz@act.gov.au>

**Subject:** FW: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions [ME-ME.FID2745140] [DLM=Sensitive: Legal]

Good afternoon John

This is the advice and the clarification questions that triggered it.

Regards

Julia





---

**From:** Forner, Julia [<mailto:Julia.Forner@act.gov.au>]

**Sent:** Monday 19 November 2018 11:47 am

**To:** Ben Fuller <[Ben.Fuller@minterellison.com](mailto:Ben.Fuller@minterellison.com)>; Edward Campbell <[Edward.Campbell@minterellison.com](mailto:Edward.Campbell@minterellison.com)>

**Subject:** FW: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions  
[DLM=Sensitive: Legal]

Good morning

Please find attached the response received in relation to the Clarification questions asked of Braturn in relation to their submission.

The Tender evaluation panel has a meeting Friday to discuss this –any thoughts/advice you would be able to provide before then would be greatly appreciated.

Regards  
Julia

**From:** John Russell [redacted]  
**Sent:** Sunday, 18 November 2018 9:49 PM  
**To:** Shane Radnell <[Shane.Radnell@colliers.com](mailto:Shane.Radnell@colliers.com)>  
**Cc:** Reid, Josh <[Josh.Reid@colliers.com](mailto:Josh.Reid@colliers.com)>; Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Subject:** RE: Commercial in Confidence. Braddon and Turner on Northbourne - Clarification questions

Hi Shane,

Thank you for your email.

Please find attached our responses to the clarification questions.

Should you require any additional information, please feel to contact us.

Could you please confirm receipt.

Best regards

John Russell  
Director



Sent from my Sony Xperia™ smartphone

---- Radnell, Shane wrote ----

Hi John

Please find attached letter from the Suburban Land Agency requesting clarification from Braturn Pty Ltd contact details as per your submission attached.

If you could please respond to us by the 10am 19 November 2018 deadline that would be appreciated.

Regards

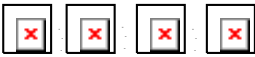
**Shane Radnell**

Director  
Residential

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**From:** Marshall, Guenivere  
**Sent:** Thursday, 13 June 2019 3:00 PM  
**To:** Dietz, John  
**Subject:** FOR PRIORITY CLEARANCE: 2019-20 Estimates Briefs [SEC=UNCLASSIFIED]  
**Attachments:** [REDACTED] 18. Braddon and Turner on Northbourne.obr

Hi John

Two more briefs now ready for your review please.

Development Delivery (Stephen-Smith)

[REDACTED]  
18. Braddon and Turner on Northbourne

Thanks  
Guen

---

**From:** Marshall, Guenivere  
**Sent:** Wednesday, 12 June 2019 2:31 PM  
**To:** Dietz, John <John.Dietz@act.gov.au>  
**Subject:** FOR PRIORITY CLEARANCE: 2019-20 Estimates Briefs [SEC=UNCLASSIFIED]

Hi John

Development Delivery (Stephen-Smith)

[REDACTED]  
18. Braddon and Turner on Northbourne (not ready)

Thanks  
Guen

**From:** Marshall, Guenivere  
**Sent:** Tuesday, 11 June 2019 12:29 PM  
**To:** Dietz, John <[John.Dietz@act.gov.au](mailto:John.Dietz@act.gov.au)>  
**Subject:** FOR PRIORITY CLEARANCE: 2019-20 Estimates Briefs [SEC=UNCLASSIFIED]

Hi John

Please see attached the following Estimates briefs for your clearance, these have been cleared by relevant executives. The two briefs listed in your space are with Sally for drafting. As previously advised, Minister Stephen-Smith only wanted updated QTBs, the June sitting QTBs have been reviewed and updated as required. We added two more briefs that aren't QTBs to her index, these are [REDACTED] B&T on Northbourne – both are still being finalised.

Development Delivery (Stephen-Smith)

[REDACTED]

18. Braddon and Turner on Northbourne (not ready)

[REDACTED]

**All briefs are due to Minister's this Friday.**

Let me know if there is any back pocket briefs you need prepared.

Thanks  
Guen

**Guen Marshall**

Executive Officer to the Chief Executive Officer, Mr John Dietz

T: 02 6207 0576 [REDACTED]

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Portfolio: Urban Renewal

**Budget Statements E****Page: 74-97****ISSUE: BRADDON AND TURNER ON NORTHBOURNE****Talking points:**

- The former Northbourne Flats Braddon and Turner sites were released via a design led tender in June 2018.
- The tender for the sites has been concluded without sale as an acceptable design outcome that met the reserve price was not achieved.
- The CRA and SLA will continue to work together to determine a new sale process to realise the desired outcomes for these two gateway sites.

**Key Information**

- A request for tender sales process for Braddon and Turner on Northbourne was selected to achieve an outstanding development offer that respected the winner of an earlier design competition, known as Weave.
- While the preferred tenderer developed an impressive response to the design criteria for the redevelopment of the sites, they have been unable to meet the reserve price for the sites. Negotiations to increase the financial offer were unsuccessful.
- The ACT Government will now determine a strategy for the future redevelopment of the sites that will deliver a suitable design outcome on these important gateway sites while providing a fair financial return to the territory. The CRA and SLA will work together to establish a new process. The process is complex and the agencies will take time to get it right. Given the ARI is now complete, there are no time pressures for the ACT Government.

**Background Information**

- The preferred tenderer was unable to meet the reserve price for the land. Section 246 of the *Planning and Development Act 2007* requires 'payment for an amount that is not less than the market value of a lease'. Independent market valuations were undertaken to set this price. Further, the value of certain 'non-monetary' components of the tenderer's offer were unable to be considered part of the financial offer, as they would be received by third parties rather than the Territory or a Territory Authority.
- The tenderers who were not identified as the preferred tenderer were advised in January 2019 in writing. The non-preferred tenderers are bound by the process to ensure the outcome remains confidential until the request for tender process is finalised.

Cleared as complete and accurate: 13/06/2019  
Cleared by: Chief Executive Officer Ext: 57346  
Contact Officer name: Nicholas Holt Ext: 79646  
Cleared for release: Yes  
Information Officer name: John Dietz

- The preferred tenderer was advised in May 2019.
- All tenderers have been offered a debrief meeting to receive feedback on their tender submission.
- The Australian Government capped the ARI payments to the ACT, the payment will not be affected by the non-sale of these sites.

Cleared as complete and accurate:	13/06/2019	
Cleared by:	Chief Executive Officer	Ext: 57346
Contact Officer name:	Nicholas Holt	Ext: 79646
Cleared for release	Yes	
Information Officer name:	John Dietz	

---

**From:** Marshall, Guenivere  
**Sent:** Monday, 17 June 2019 7:59 PM  
**To:** Dietz, John; Bulless, Neil; Lee, Joey; Gordon, Tom; Holt, Nicholas; Gilbert, SallyL  
**Subject:** FOR INFO: 19/19218 Ministerial-Correspondence - Letter to the CM - Specific affordable housing requirement for Turner and Braddon on Northbourne [SEC=UNCLASSIFIED]  
**Attachments:** 19\_19218 Ministerial-Correspondence - FOR INFO ONLY - Letter to the CM - Specific affordable housing requirement for Turner and Braddon on Northbourne.obr

Hello

Please see attached correspondence from Minister Stephen-Smith to the Chief Minister regarding affordable housing requirements for Braddon and Turner.

This was generated from the Minister's office, provided for information only.

Thanks  
Guen

---

**From:** EPSD Government Services  
**Sent:** Monday, 17 June 2019 4:28 PM  
**To:** Power, Gary <Gary.Power@act.gov.au>; Marshall, Guenivere <Guenivere.Marshall@act.gov.au>  
**Cc:** Buckley, Jackelyn <Jackelyn.Buckley@act.gov.au>  
**Subject:** 19/19218 Ministerial-Correspondence - FOR INFO ONLY - Letter to the CM - Specific affordable housing requirement for Turner and Braddon on Northbourne

UNCLASSIFIED

### Ministerial Correspondence

---

	Due date	Electronic signature	Date
To Minister's office			
Director-General			
Deputy Director-General			
Government Services			
Executive Director			
Contact Officer		(insert name and extension)	

**Subject:**

---

**To:**

- Strategic Planning
- Climate Change and Sustainability
- Director-General
- Asbestos Taskforce
- Planning Delivery
- Environment
- Building, design and projects
- Suburban Land Agency

**Response by:**

- Minister
- Chief Minister
- Director-General

Chief of Staff

Adviser

Other:

---

**Action required:**

Reply to correspondence

Directorate Input

Questions and Answers

Information brief

Dept Officer to attend

Media Alert / Media Release  
(in consultation with Communications)

Meeting brief

Phone  
constituent/report

Speech / Speaking Notes  
(in consultation with Communications)

Meeting advice/caveat

Information only / NFA

Talking points (as dot points)  
(in consultation with Communications)

Functions/Event brief

Other \_\_\_\_\_

For appropriate action

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**Meeting / Function / Event:**

Time:

Date:

Location:

Event Contact/Organiser:

---

**Further Information:**

---



**Rachel Stephen-Smith MLA**

Minister for Aboriginal and Torres Strait Islander Affairs  
Minister for Disability  
Minister for Children, Youth and Families  
Minister for Employment and Workplace Safety  
Minister for Government Services and Procurement  
Minister for Urban Renewal  
Member for Kurrajong

Mr Andrew Barr MLA  
Chief Minister  
GPO Box 158  
CANBERRA ACT 2601  
[BARR@act.gov.au](mailto:BARR@act.gov.au)

17 JUN 2019

Dear ~~Chief Minister~~ *Andrew*

I am writing to seek your support for a specific affordable housing requirement to be included in the new process for release of the former Asset Renewal Initiative (ARI) sites known as Turner and Braddon on Northbourne. As you know, these Northbourne Avenue sites failed to sell through the design-led tender process recently conducted by the Suburban Land Agency (SLA).

The SLA and City Renewal Authority are currently considering the best way to take the Turner and Braddon sites back to market. As part of this work, I have asked the SLA to consider how a requirement for affordable housing might be included in the process. Given these sites are no longer part of the ARI, I believe this is important to keep faith with the community in relation to the Government's commitment under the ACT Housing Strategy to deliver 15 per cent of land release as public, community and affordable housing across both greenfield and brownfield sites.

In particular, I have asked the SLA to look at options for including a requirement to deliver affordable rental housing (public, community and/or private sector). While not wishing to dictate how such an outcome should be delivered, I consider that there is a good opportunity for these sites to include innovative mixed-income housing models through the inclusion of build-to-rent and/or a partnership between the private and community sectors.

I am happy to discuss further and look forward to working with you to deliver strong social, environmental, economic and design outcome on these sites. I have copied this letter to the Deputy Chief Minister and Minister for Housing and Suburban Development, Ms Yvette Berry MLA.

Yours sincerely

Rachel Stephen-Smith MLA

**ACT Legislative Assembly**

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia  
Phone +61 2 6205 2661 Email [stephen-smith@act.gov.au](mailto:stephen-smith@act.gov.au)



@RachelSS\_MLA



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