

Expression of Interest

Future Urban Area Block, Strathnairn

Purpose: seeking expressions of interest from Industry and Community Services Providers for a development opportunity on a 1.9-ha Future Urban Area Block in Strathnairn.



ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP

Version 1.0
July 2024

Point of Contact:

Marcus Mills-Smith – Head of Sales, Marketing and Communications

Phone: 1800 316 900 // Email: Sales@Ginninderry.comIssued: 5th July 2024 // Closing: 5:00 pm, 16th August 2024**Table of Contents**

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Acknowledgement of Country

The Ginninderry Joint Venture proudly acknowledges the First Nations people of Australia as the traditional owners and custodians of the land and water on which we rely.

We pay respect to First Nations Elders past and present and value their knowledge and the rich culture of their communities. We acknowledge that Ginninderry is a place of cultural significance to many First Nations people, and we support their continued connection to Country.

We embrace the spirit of reconciliation and commit to ensuring an equal voice for First Nations people, working toward equality in our shared community.



Who Am I and Who is My Mob

Painted poles representing some of the many tribal backgrounds of Aboriginal and Torres Strait Islander people who live in Canberra.

Painted by Kingsford Smith School students and their mentors include Peter Finnegan, Wiradjuri artist, Tina Brown, Ngunawal artist and Brett Carpenter, Yuin artist.



Part One

About Ginninderry

About Ginninderry

Background

Ginninderry is being developed by a Joint Venture between the ACT Government's Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Limited (Riverview), with Riverview Projects (ACT) Pty Limited acting as Development Manager and Riverview Sales & Marketing Pty Limited acting as Marketing and Sales Manager.

Straddling the ACT-NSW border, Ginninderry will eventually consist of four suburbs and grow over a 30-year time frame to ultimately be home to some 30,000 people residing in approximately 11,500 dwellings (6,500 in the ACT and 5,000 in NSW). Approximately 2,200 people already reside in its first suburb, Strathnairn.

As a multi-decade project with a vision to create a world-leading sustainable community, Ginninderry must remain agile to the changing demographics and demands of the community to ensure it continues to deliver the urban amenities expected in the 21st century. The master-planned community includes the following key features:

- a) Diverse land offerings, from very compact to large traditional, urban fringe, home sites. And as the project matures, apartment and mixed-use opportunities;
- b) A market centre comprising supermarkets, speciality stores, commercial space, mixed-use buildings and a range of recreational and community facilities;
- c) Direct car access to a picnic area on the Murrumbidgee River;
- d) Some 600 hectares of open space and conservation corridor; and
- e) Schools, playing fields, community gardens and quality parklands.

Ginninderry is Canberra's first and only 6-Star Green Star Community as accredited by the Green Building Council of Australia. Representing World Leadership, Ginninderry first received accreditation in 2016 and was subsequently reassessed and reaccredited in 2021.

Vision

Ginninderry is governed by a joint venture between the Suburban Land Agency, acting as agent for the Australian Capital Territory, and Riverview Developments (ACT) Pty Ltd, with Riverview Projects (ACT) Pty Ltd acting as Development Manager.

A Vision was established for Ginninderry when planning for the new community began: to be a **"sustainable community of international significance in the Capital Region"**. This Vision has formed the backbone of all decisions made at Ginninderry – ensuring that social, environmental and economic factors are taken into consideration in a triple-bottom-line approach.

A full copy of Ginninderry's Project Vision with stated overarching principles is included in **Annexure 1**.

Objectives

Ginninderry challenges conventional industry thinking, aiming to employ practices, processes and systems that embody innovation and design excellence. Ginninderry has been conceived and will be delivered on a fully integrated and audited triple bottom line basis.

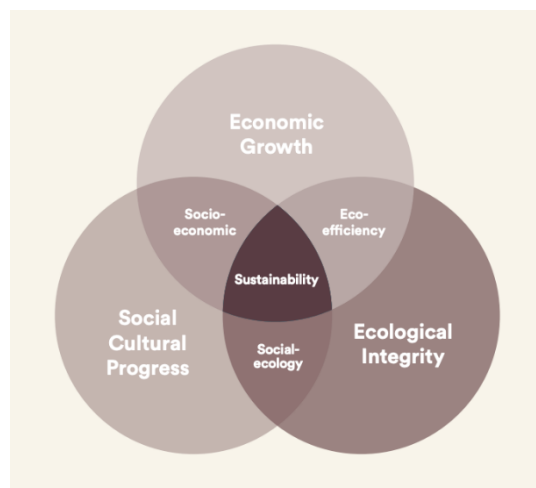


Figure 1 - Triple-Bottom-Line Framework

Ginninderry aims to:

- a) be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint);
- b) respond to the local and global environment;
- c) provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms;
- d) be cost-effective, replicable and measurable; and
- e) act as a new model that others can follow.

These Project Objectives are realised through a series of Principles, intended to direct decision-making through the planning and delivery of the project. These Principles reflect Federal, State and Territory Government policies as well as best practice standards for new suburban developments.

Partnership Principles

Partnering is essential to this project, and the scale and timeframe will allow for positive partnerships to grow and thrive.

The value of 'partnering' is summed up in the phrase "the whole is greater than the sum of the parts". It is a recognition that better outcomes are often achieved by collaboration between groups and organisations. It also recognises that such collaborations do not often occur naturally or automatically. They require a proactive approach to break down barriers between organisations and to focus on the possibility of positive outcomes. This can involve recognition and understanding of other parties' constraints and aspirations, patience, longer-than-usual timeframes, a willingness to work on trials and experiments, and transparency with information sharing. The Ginninderry JV has accepted these parameters as a basis.

Examples of Ginninderry's partnership principles include the GX Display Village, Horizon Hill by Rawson Group, construction site waste management by Rowles Site Solutions, and more.



Part Two

The Block

The Opportunity

Location

Situated in West Belconnen, Strathnairn is Ginninderry's first of four suburbs. It is as little as 5 minutes from Kippax, 10 minutes from Belconnen Town Centre and 20 minutes from Civic. Currently home to approximately 800 dwellings and over 2000 people, Strathnairn is a culturally diverse community. Refer to **Annexure 2** for the 2021 Census Data.

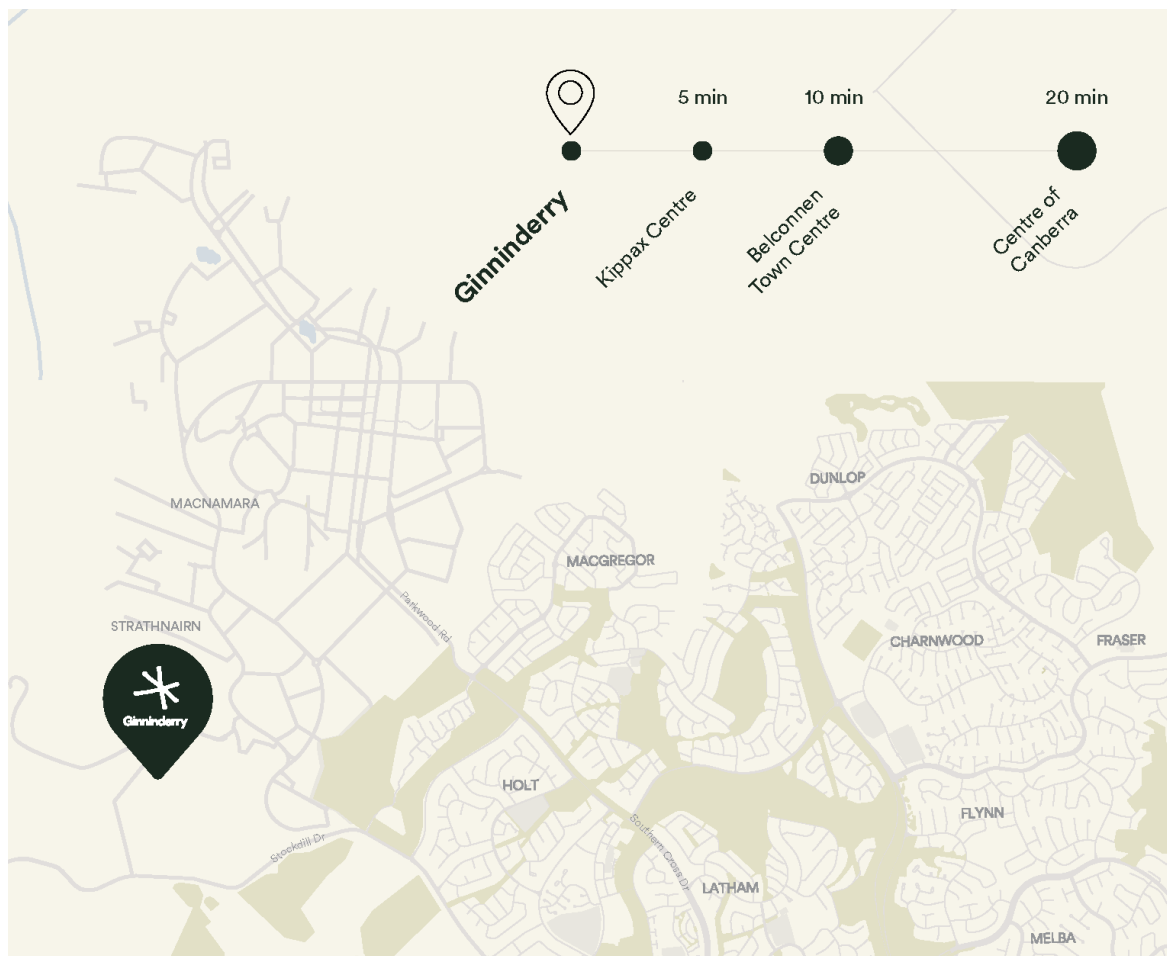


Figure 2: District Location.

Figure 3 (overleaf) shows the Future Urban Area (FUA) block in maroon. It is a 1.9-ha site bounded by the future Strathnairn Primary School (expected to open in 2026) to the east, an open space block to the north, the Strathnairn Arts Precinct (including The Link – Ginninderry's Community and Information Centre) to the south, and Ginninderry Conservation Corridor to the West. The block will be serviced by McClymont Way to the south and a new road to the west connecting to Asimus Avenue. The block is located at the future entry point to the Ginninderry Conservation Corridor, with an access road proposed to extend into the Conservation Corridor from the end of McClymont Way.



Figure 3: Location Plan



Figure 4: Approximate Site Location in Yellow & CGI of proposed adjoining Primary School

Site Characteristics

Figure 5 outlines the further details of the 19,459m² site (shaded in grey), including key interfaces (refer to the Legend).

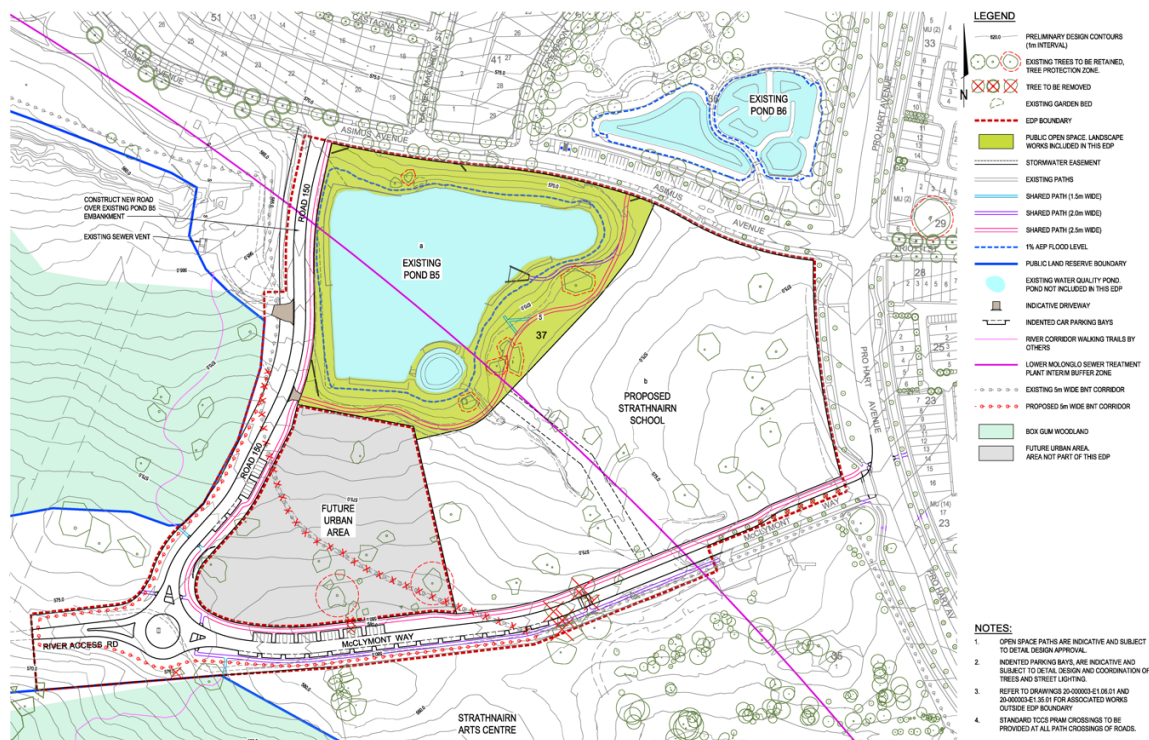


Figure 5: Estate Development Plan

Refer to **Annexure 3** for a selection of indicative views from the site.

Consultation & Consideration

As part of Ginninderry's ongoing community consultation programme, the FUA Site was discussed on two separate occasions where feedback was sought from Residents, and suitability advice was provided by SGS Economics through the lens of Ginninderry's 2017 Community Needs Assessment.

Resident Feedback

At a Community Workshop held at the Link on 17 July 2023, 34 residents in attendance told us that they would like to see the following uses on the FUA Site:

- Recreation facilities
- Community amenities
- Green space, reserves and gardens
- Café, restaurant
- Entertainment/Multi-function space
- Medical services
- Speciality shops
- Public art

- First Nations Representation
- Car parking
- Wildlife
- Childcare
- Residential

Based on workshop discussions, it is evident that any of the above-proposed uses for the site will need to acknowledge and consider potential impacts on adjoining residents, including noise, visual impacts and additional traffic generation.

A copy of the more detailed listening report from the resident workshop held in July 2023 is included in **Annexure 4**.

Other Key Stakeholders

Whilst not directly involved in Community Consultation Workshops that were run for existing residents, other key stakeholders include ACT Education (who are responsible for the development of the adjoining P-6 School site) and artsACT (who hold the executive lease over the adjoining Strathnairn Arts Precinct).

Ginninderry has a good working relationship with both agencies and would help facilitate future engagement in conjunction with the successful Proponent. In relation to the Strathnairn Arts Association, engagement would likely be required with both artsACT representatives and representatives from the existing Strathnairn Arts community.

Community Needs Assessment

Following the above Community Workshop, Ginninderry engaged SGS Economics to consider resident feedback and the Project's 2017 Community Needs Assessment to outline possible uses and accompanying rationale 'for' or 'against', outlined below. It should be noted that SGS Economics did not consider economic viability in this assessment.

| Use | Rationale |
|-----------------------|---|
| 25m swimming pool | A 25m swimming pool provides a localised facility for the Ginninderry community offering opportunities for learn to swim, water play and lap swimming. For those wanting 50m lap swimming, this is catered for in Molongo and Belconnen which is a district facility. A swimming pool also works well co-location with education facilities. Pools can also provide bookable community spaces for events as well as local café options. |
| Indoor Sports Centre | An indoor sports centres provide infrastructure for both a local and district population. Indoor sports centres can be effectively co-located with education and other community facilities. Centres can also provide bookable community spaces for events as well as local café options. |
| Residential | While residential uses may be suitable, there is sufficient residential across the wider development. |
| Residential aged care | Residential aged care should be located in a walkable catchment to key services and facilities. While this location is not well located to retail, it is well located to other community infrastructure therefore could be considered. |
| Community Centre | Already accounted for with the adjacent Link building that will be transferred to Arts ACT and be available for community use. Given this, a community centre is not required on the site. |
| Hall | Already accounted for in the adjacent Link building and arts precinct. Therefore, not required on the site. |
| Medical Services | Medical services would be better located on or near a main road and co-located with a retail centre to support multi-purpose trips and ability to be collocated with services such as allied health. |
| Retail | For retail to be viable it should be located on a main road, be within a residential walkable catchment, and have multiple access points. This site would be entered off the main road with reduced visibility, sit at the periphery of the residential community reducing walkability and have restricted access points due to the environmental corridor boundary. |

| | |
|----------------|---|
| Youth Services | A stand-alone youth services would be better co-located next to a high school or major retail precinct. The Link however should include youth friendly services and youth inclusive spaces. |
|----------------|---|

Development Opportunity

Based on the above information, the SGS assessment concluded the following potential uses as likely to be most suitable for the site subject to further assessment:

- a) Swimming pool
- b) Indoor sports centre
- c) Residential
- d) Aged care

Notwithstanding the above, this EOI is also open to other potential uses noting that all proposals will be assessed against the Assessment Criteria included in **Part Three**.

Site Opportunities & Constraints Analysis

- Trees
 - Ginninderry is committed to retaining at least 80% of its endemic trees across the project. As such, it is a requirement that any proponent uphold this commitment. There are approximately 15 trees located within the site (some clustered together) ranging in amenity value from Poor to High. While there are no exceptional quality trees located on the site, Tree No.7 and Tree No.3506 (Blakely Red Gum's) must be retained with their exclusion zones.
- Bushfire
 - An initial Bushfire Assessment of the site has been undertaken. This assessment indicates a 40m Inner Asset Protection Zone (APZ) extending into the FUA site along its western and southern boundary (the 40m zone includes the adjacent roadway and a portion of the FUA site). ESA has indicated that commercial-grade buildings may be able to cross into the APZ based on the design standards followed. It is expected a Bushfire Attack Level (BAL) rating of 12.5 would apply. Parking, gardens and outdoor uses can be located within the APZ as long as they are maintained to APZ standards – generally limited trees with no canopies touching and planting that does not touch any built form and is broken every 20 or so metres should comply.
- Services
 - Ginninderry will provision off-site services such as communications, power, sewer and water to the block within the surrounding road network during civil construction. Ginninderry will seek to coordinate service pit and tie locations to best suit the proposed development subject to resolution of the future development intentions. The successful proponent will be required to facilitate on-block services.
- Topography
 - The FUA Site generally has a gradient of 5 to 10%, sloping down from the southern boundary (adjoining McClymont Way) to the northern boundary (adjoining the exiting Pond).

- On-Street Parking
 - Whilst the final use for the FUA site has not yet been determined, provision has been made for adjoining on-street parking to McClymont Way along the southern boundary and Road 150 along the western boundary. In total 68 parking bays will be provided via a combination of parallel and right-angle parking.
- Surrounding Land Uses & Key Interfaces
 - As previously noted, the site is adjoining the future primary school site to the east and is located at the future entry point to the Ginninderry Conservation Corridor;
 - In addition, it is noted that:
 - the open space block to the north is proposed to house a future stormwater harvesting and treatment plant with below and aboveground facilities, including two 1.6KL water storage tanks. This utility is proposed to provide irrigation to open spaces and parks within the estate, including potential supply for the future school site; and
 - the Bicentennial National Trail (a 5m wide unobstructed grassed equestrian route) is located along the Southern verge of McClymont Way and the eastern verge of Road 150 adjoining the site.

Refer to **Annexure 5** for relevant extracts of Estate Development Plan documentation prepared for the subdivision of the school site that also serve to help illustrate the above-mentioned site opportunities and constraints for the FUA site. Should Respondents require further information to help inform them as to the site opportunities and constraints, they should seek clarification from the point of contact nominated in Part 4 of this EOI document.

Development Approvals

Ginninderry assumes responsibility for securing Estate Development Approval (EDP) for the site and providing block servicing up to the site's boundary. The EDP encompasses standard site suitability investigations necessary to obtain planning authority approval and validate the site's appropriateness for its intended purpose. This underscores Ginninderry's role in shouldering the planning risk for estate works whilst also helping facilitate the planning Development Application (DA) for built form.

Ginninderry will enter a Commercial Deed with the preferred Proponent following a competitive tender process outlined in this EOI. Ginninderry will work with the Proponent to ensure the EDP for the site is suitable for the intended use.

Upon EDP approval, the preferred Proponent will settle on the land and assume responsibility for typical development risks associated with the delivery of any improvements on the land, including any risks associated with built-form development approvals. The Proponent will work with Ginninderry, the existing community, and/or other stakeholders (including the adjoining school site) to coordinate any design or construction interfaces required to facilitate the delivery of improvements on the site.

EOI Objectives & Process

This invitation to lodge an Expression of Interest (EOI) is open to all industry and community service providers. It is the first part of a two-part process regarding the proposed sale of this 1.9-ha Future Urban Area Block in Strathnairn for development.

The second part of the process will involve a select tender process to short-listed respondents, followed by a tender evaluation period and selection of a preferred proponent.



As the site is still subject to an Estate Development Plan approval it is likely that the formal exchange of the block would be deferred until this approval is achieved with settlement on the block due when the necessary servicing works have been completed. Ginninderry will work with the preferred proponent to secure approval for the proposed development.

Ginninderry seeks Expressions of Interest from like-minded industry and community service providers with a proven track record in designing and delivering high-quality development and community outcomes. Submissions from Respondents who represent a consortium and will, therefore, rely on the experience of more than one party to address the Evaluation Criteria are acceptable; however, it is noted that ultimately, Ginninderry would be seeking to enter into an agreement with a single entity.

We are seeking to reinforce Ginninderry's vision by delivering an outcome on this site that addresses community needs while also recognising the economic and environmental value of what is one of the last remaining opportunities within the suburb of Strathnairn. As such, the Assessment Criteria in Part Three have been developed to provide a Triple Bottom Line evaluation of submissions. Ginninderry will retain the services of a specialist advisory firm as part of the evaluation process to help provide an objective and independent evaluation of submissions against the Assessment Criteria.

Please be aware that Ginninderry reserves the right to conclude this tender process at any stage if necessary.

Timeline & Key Dates

Below is the anticipated timeline for this EOI and subsequent select tender process. Note that this timeline may be subject to change. Ginninderry will ensure that all respondents are advised of any changes to the timeline.

Expression of Interest:

- | | |
|---------------------------------|-----------------------------------|
| • EOI Released | 5 th July 2024 |
| • EOI Closes | 5pm, 16 th August 2024 |
| • EOI Assessment & Shortlisting | August – September 2024 |

Select Tender Process (indicative dates):

- | | |
|--------------------------------|-------------------------|
| • Tender Released | October 2024 |
| • Tender Closes | November 2024 |
| • Tender Evaluation Period | November – January 2025 |
| • Preferred Proponent Selected | February 2025 |
| • Commercial Deed Finalised | March 2025 |

Competitive Tender Process

Whilst the Request for Tender (RFT) documents have not yet been prepared, Respondents will be expected to provide a concept design with their tender submission as well as details of their commercial offer. The tenderers will also be expected to provide further qualitative and, preferably where possible, quantitative detail on how their proposed design or uses for the site address triple-bottom-line outcomes.

To guide the development of the concept designs, the RFT documents will include a set of broad planning and design requirements for the site. Ginninderry will pay each shortlisted tenderer an allowance of up to \$10,000 (including GST) to develop concept designs as part of their tender submission. This approach, including the final set of concept design submission requirements and the tender assessment criteria, will be formalised as part of the RFT documentation.

After assessing tenders, a final recommendation for a preferred tenderer will be provided to the Ginninderry Joint Venture (GJV) Board. Subject to GJV Board approval, a commercial deed will be prepared for execution with the

successful proponent. The ultimate contract for the sale of the land will be with the Suburban Land Agency acting as the agent for the Territory. Typically, a 5% deposit is payable upon exchange of the sales contract and a compliance bond will be required to ensure the development is carried out in accordance with approved designs. Key commercial terms will be agreed upon with the preferred proponent during the tender evaluation period and before finalising the GJV Board approval and execution of the Commercial Deed between the parties.



Part Three

Assessment Criteria

Assessment Criteria

Compliance Conditions

EOIs which, in the opinion of Ginninderry:

- (a) do not comply with the requirements of this Request for EOIs or are submitted by Respondents that are in breach of any provision of this Request for EOIs;
 - (b) are subject to any condition or requirement that is contrary to the requirements of this Request for EOIs; or
 - (c) do not achieve a satisfactory standard in adequately addressing any applicable evaluation criteria,
- may at any time be excluded from consideration by Ginninderry.

Ginninderry may consider incomplete, non-compliant or non-competitive EOIs and seek clarification from Respondents at its sole discretion.

Evaluation Principles & Process

The objective of the evaluation process is to select the Shortlist of Respondents to whom Ginninderry intends to issue the RFP and, in doing so, to:

- a) provide a shortlist of at least three Respondents to be invited to participate in the subsequent RFP process; and
- b) undertake a process that:
 - (i) is robust to ensure that evaluation is made on a fully informed basis;
 - (ii) is efficient, recognising the Ginninderry development's end target timeline and the costs to Applicants of an elongated process;
 - (iii) is fair;
 - (iv) maintains confidentiality of information;
 - (v) identifies and manages any conflicts of interest, whether perceived, actual or potential; and
 - (vi) is transparent and consistently applied.

Evaluation Criteria

Respondents must complete all Returnable Schedules 1 - 4 included in **Annexure 6** to be eligible for evaluation under this EOI. Responses must not exceed the page limit(s) specified for the returnable schedules (based on an Arial font size of no less than 10). Ginninderry may decide not to consider that part of the EOI response that exceeds the page limits where specified.

| Returnable Schedule Reference | Criterion |
|-------------------------------|--|
| Schedule 1 | Respondent Details: the respondent must provide the details requested in Schedule 1 of the Request for EOIs, including the details of all essential entities that are anticipated to be involved in the proposed development. |
| Schedule 2 | Declaration: the respondent must provide a declaration in the form set out in Schedule 2 of the Request for EOIs. |

| Returnable Schedule Reference | Criterion |
|-------------------------------------|---|
| Schedule 3 | Experience, Capability & Commitment: Extent to which the respondent demonstrates capability and commitment to deliver the proposal including a description and details of how they believe it aligns to the Ginninderry Project Vision and Objectives. |

Shortlisting of respondents

Based on an evaluation conducted in accordance with the criteria set out above, the Respondents short-listed will be those who, in the opinion of Ginninderry:

- a) best satisfy the requirements specified in this Request for EOIs; and
- b) are most likely to support Ginninderry's Project Vision.

Following approval of the Shortlisted Respondents by the GJV Board, the Shortlisted Respondents will be informed of their status. Those Respondents who were not shortlisted will be informed and provided the opportunity for a debrief at an appropriate time.



Part Four

EOI Requirements

EOI Requirements

Returnable Schedules

Respondents are requested to complete and return the schedules provided in Annexure Six.

Schedule 1: Respondent Details

Schedule 2: Declaration

Schedule 3: Experience, Capability & Commitment

Lodgement

- a) EOIs must be lodged no later than 5.00pm on the 16th August 2024.
- b) EOIs must be submitted via email to sales@ginninderry.com
- c) The EOI lodgement date may be extended by Ginninderry. Ginninderry will take reasonable steps to inform all interested parties if the EOI lodgement date is extended.
- d) Late, incomplete, or otherwise non-compliant EOIs will be registered separately and may or may not be admitted to the evaluation process at the discretion of Ginninderry without explanation.
- e) A copy of the Terms and Conditions for this EOI is included in **Annexure Seven**.

Point of Contact

- a) The person nominated below is the point of contact for all matters pertaining to this EOI:
Marcus Mills-Smith
Head of Sales, Marketing and Communications
The Link – Ginninderry Community and Information
1 McClymont Way
Strathnairn, ACT, 2615
1800 316 900
sales@ginninderry.com
- b) Respondents must direct all communications through the above-named Point of Contact unless otherwise advised.
- c) Any unauthorised communication with Ginninderry by a Respondent may lead to the exclusion by Ginninderry of the Respondent's EOI from further consideration.
- d) Any notice given by a Respondent to Ginninderry will be effective upon receipt only if in writing and delivered to the Point of Contact at the address specified above.
- e) Ginninderry may deliver any written notification to a Respondent by leaving it or causing it to be left at the address of that Respondent or by sending it to the email address of that Respondent as specified in their EOI or as otherwise subsequently nominated in writing by the Respondent to the Point of Contact.

Clarification Questions


- a) All clarification questions and enquiries are to be forwarded in writing directly to the Point of Contact.
- b) The preferred method of contact is via email. The Point of Contact may circulate any enquiries and their responses to all other interested parties without revealing the source of the inquiry.
- c) All enquiries must be received by the Point of Contact before 5.00pm on the 26th July 2024. Enquiries received after this time may not be responded to.




Annexures

Annexures

One – Ginninderry's Project Vision



Ginninderry



Ginninderry Project Vision

“Creating a sustainable community of international significance in the Capital Region.”

The Ginninderry Joint Venture is developing the project that spans the ACT and NSW border to achieve a vision of inspiring sustainable living, development practice and awareness. Achieving a high quality of life for the people living in Ginninderry is at the heart of our project's planning and design.

We will create a community that exemplifies world's best practice in its design, construction and long-term liveability. As a model of sustainable community living, it will be a place and community that can be showcased throughout Australia and internationally.


Project Objectives


To achieve our vision we will challenge conventional industry thinking. We will employ practices, processes and systems that embody innovation and design excellence.

This project has been conceived and will be delivered on a fully integrated and audited triple bottom line basis.


Our project will:

- Be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint)
- Respond to the local and global environment
- Provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms
- Be cost effective, replicable and measurable
- Act as a new model that others can follow





Suburban Land
Agency



Ginninderry

The principles below will direct decision-making by all project management, sub-consultants and referral agencies in the delivery and development of the site. They reflect national priorities and Federal, State and Territory Government policies on housing affordability, climate change and environmental protection.

Partnering Principles

- Ptnr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive
- Ptnr 2. Partnering with public agencies is a cornerstone of our approach
- Ptnr 3. Engaging the community in design and governance is fundamental to the delivery of the project
- Ptnr 4. Designing the project for community ownership and ultimate community control
- Ptnr 5. Supporting community housing through public and private partnering arrangements
- Ptnr 6. Collaborating with research and educational institutions to drive innovation

Evaluation Principles

- Eva 1. Identifying and delivering realistic and costed initiatives
- Eva 2. Providing independent peer review of project proposals and project outcomes
- Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes
- Eva 4. Empowering resident and community monitoring and management of sustainability performance
- Eva 5. Encouraging a culture of continuous improvement

Ecological Principles

- Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek
- Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources

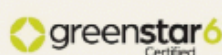
- Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision
- Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption
- Eco 5. Using existing local infrastructure to deliver efficient renewable services and reusable resources
- Eco 6. Enhancing local opportunities for food production and production of materials
- Eco 7. Fostering a deep sense of respect for and connection to the land, flora and fauna

Social and Cultural Principles

- Soc 1. Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values, including integrating with the existing rich, social fabric of Belconnen
- Soc 2. Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life
- Soc 3. Maximising health, safety and comfort of the built environment to provide enduring quality of life
- Soc 4. Instilling awareness and supporting education of sustainability values, technology and lifestyles
- Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles
- Soc 6. Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces

Economic Principles

- Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land
- Econ 2. Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners
- Econ 3. Building on existing local infrastructure
- Econ 4. Ensuring long-term economic viability through design excellence and community building
- Econ 5. Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change
- Econ 6. Integrating with the Belconnen commercial, retail and employment networks
- Econ 7. Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology



A 6 Star Green Star Community

Ginninderry has achieved a world leading 6 star rating through the Green Building Council of Australia's Green Star - Communities program. For more information visit ginninderry.com

Two – Strathnairn Census Data (2021)

Refer to the snapshot from abs.gov.au below, noting the population is now estimated to be 2200 people.




Further information on the 2021 Census can be found via the following link: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/801011143>

Strathnairn

2021 Census All persons QuickStats

Geography type [Statistical Areas Level 2](#)

Area code 801011143

| | | |
|---|---|------------|
|  | People | 714 |
| | Male | 46.9% |
| | Female | 53.1% |
| | Median age | 30 |
|  | Families | 197 |
| | Average number of children per family | |
| | for families with children | 1.8 |
| | for all households (a) | 0.8 |
|  | All private dwellings | 283 |
| | Average number of people per household | 2.9 |
| | Median weekly household income | \$2,629 |
| | Median monthly mortgage repayments | \$2,191 |
| | Median weekly rent (b) | \$515 |
| | Average number of motor vehicles per dwelling | 1.8 |

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021

Enter a location, postcode or geography



Map data © OpenStreetMap contributors, CC-BY-SA

Powered by Esri

Other 2021 Census products available for this area:

- [Aboriginal and/or Torres Strait Islander people QuickStats](#)
- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Three – Indicative Site Views

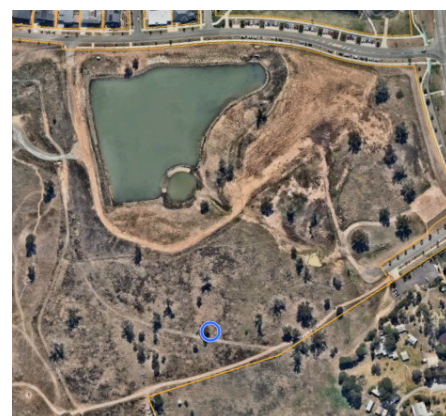
Indicative from 15m elevation.



Figure 6: North Aspect



Figure 7: South Aspect



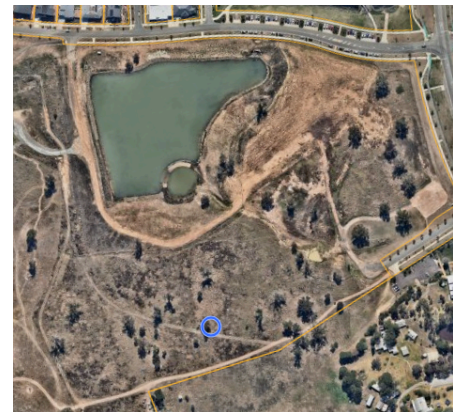
Approximate location marked in blue.



Figure 8: East Aspect



Figure 9: West Aspect



Approximate location marked in blue.

Four – Community Workshop Listening Reports

NB: Enclosed are the relevant pages of the original document that is available in the shared folder.



Communication Link

FINAL DRAFT

Ginninderry Community Workshop – July 2023

Listening Report

26 July 2023

FINAL DRAFT

communicationlink.com.au

Ask.
Listen.
Understand.
Achieve.





Activity 2: Planning a new development

For this activity, participants were asked to think like a planner and consider the types of development that could occur in the Future Urban Area site, adjacent to the planned school site.

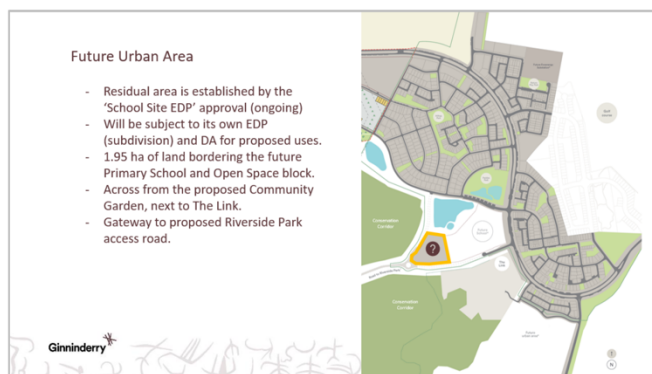


Figure 7. Image from the workshop presentation

Participants were given a presentation detailing the location of the site and an indication of some of the constraints that could impact development on the site. Participants were asked to respond to the following guiding questions:

- What type of development would you like to see?
- What should we avoid?
- What do we already have?

What type of development would you like to see?

Participants nominated the following types of things they would like to see in a new development.

- **Green open spaces or gardens** including things like mirco-forests, a forest school, nursery or botanic garden
- **Recreation facilities** including playgrounds, frisbee golf, playing fields, tennis courts and a swimming/leisure centre.
- **Community facilities** such as parks, bbq facilities, a dog park, community meeting space or a library
- **A destination café or restaurant**
- **Multifunctional space** for an open air cinema or performances or night markets
- **Food and beverages** including pubs, restaurants, cafes and takeaway food
- **Specialty retail** including a bakery, delicatessen, adventure shop for bike hire and small shopping centre
- **Medical services** including medical centres, pharmacies, dentists and veterinary clinics
- **Childcare centre**

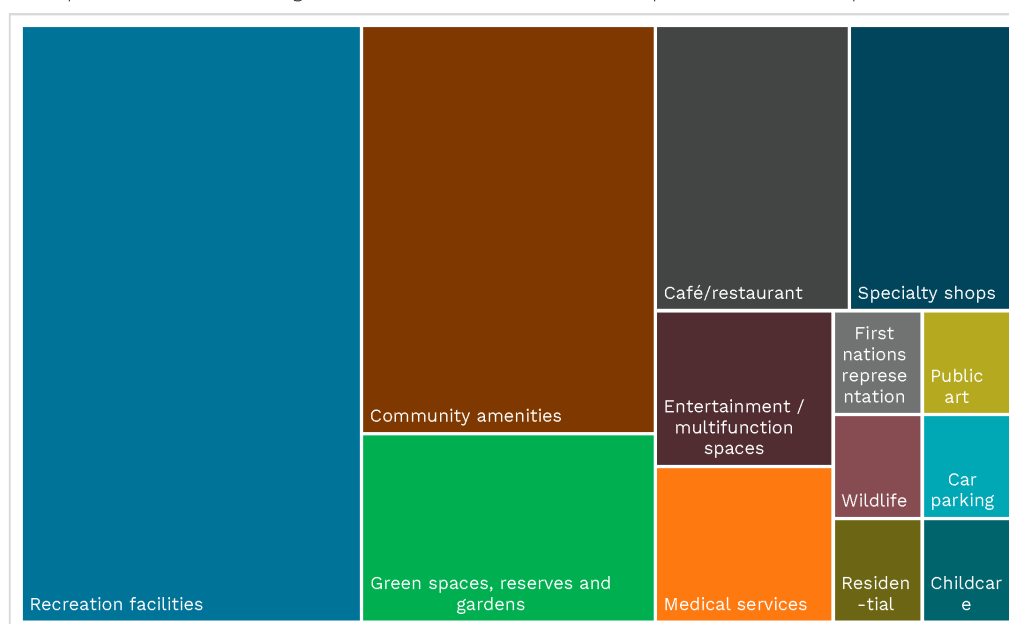




Figure 2 below charts the feedback from this exercise in order of number of times the facilities or types of businesses were suggested by participants.

What should we consider?

Participants listed the following considerations in terms of how the space could be developed.



- Nearby residential
- Commercial viability eg shops would be unviable due to site size, proximity to school and parklands.
- Development would need screening to hide road from residents
- The risks of not developing the site – eg it could become a makeshift car park and therefore would become messy and an eyesore

What should we avoid?

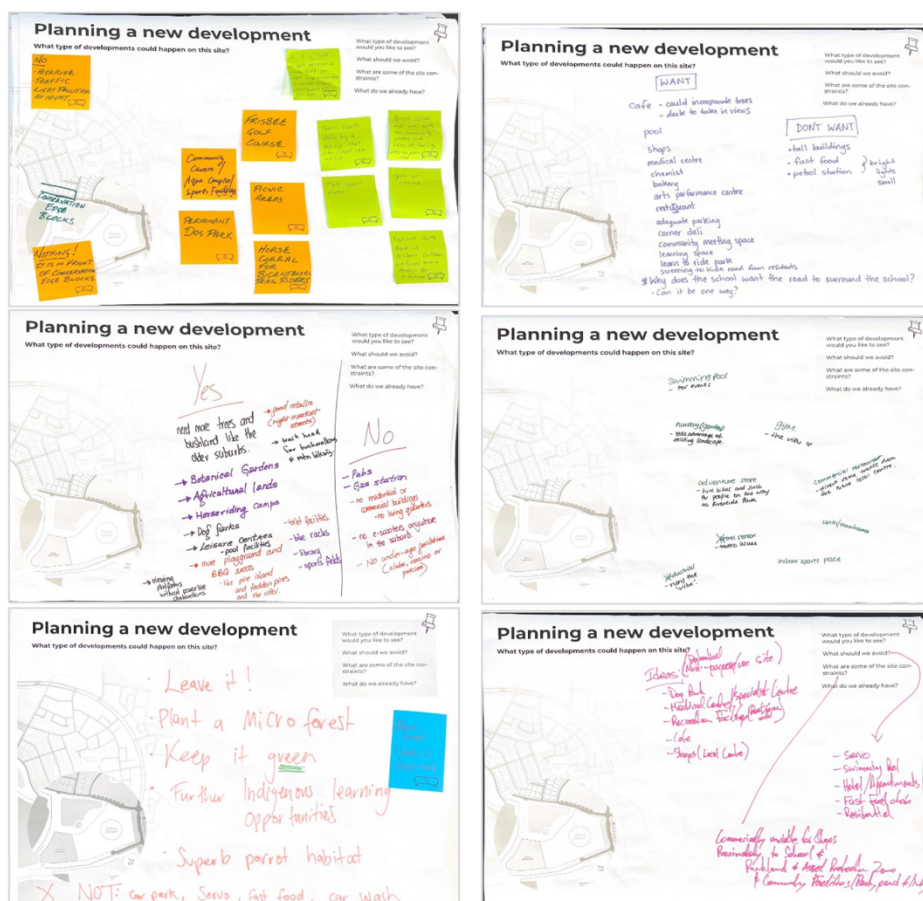
Participants suggested the following types of things to be avoided.

- Petrol stations
- E-scooters
- Clubs with gaming
- Hotels
- Commercial or industrial buildings
- Fast food chains
- High rise apartments
- Retirement homes
- Swimming pool





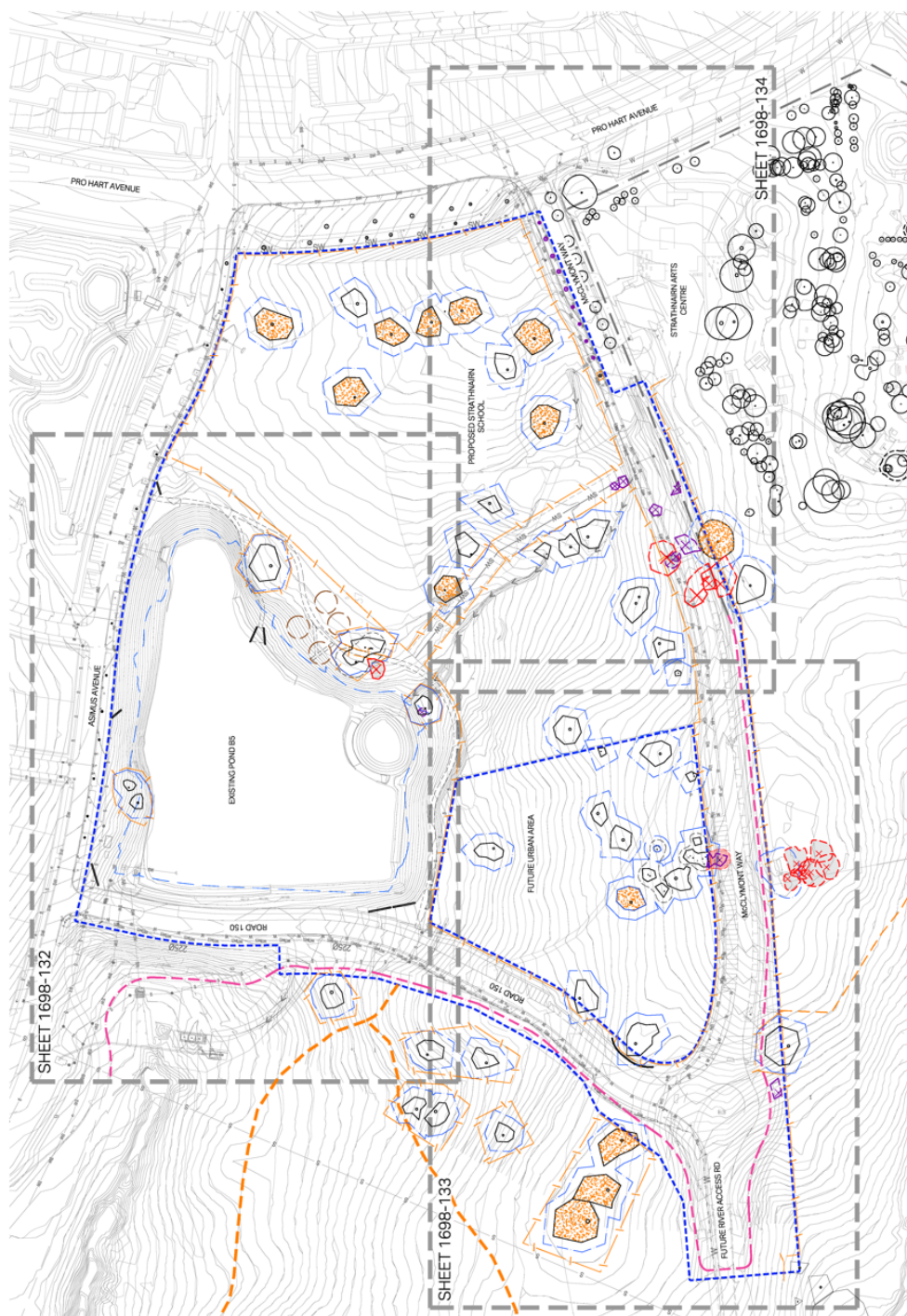
Planning a new development worksheets



Five – Extracts of School Site EDP

Note: Original PDFs are available in the shared folder.





PROJECT NO. 1698
SHEET 131
ISSUE A

PROJECT
**STRATHNAIRN SCHOOL AND
OPEN SPACE**
ESTATE DEVELOPMENT PLAN



A REP SUBMISSION 01

Ginninderry *

CALIBRE
PURDON PLANNINGCONSULTANTS
ENGINEER
PLANNER

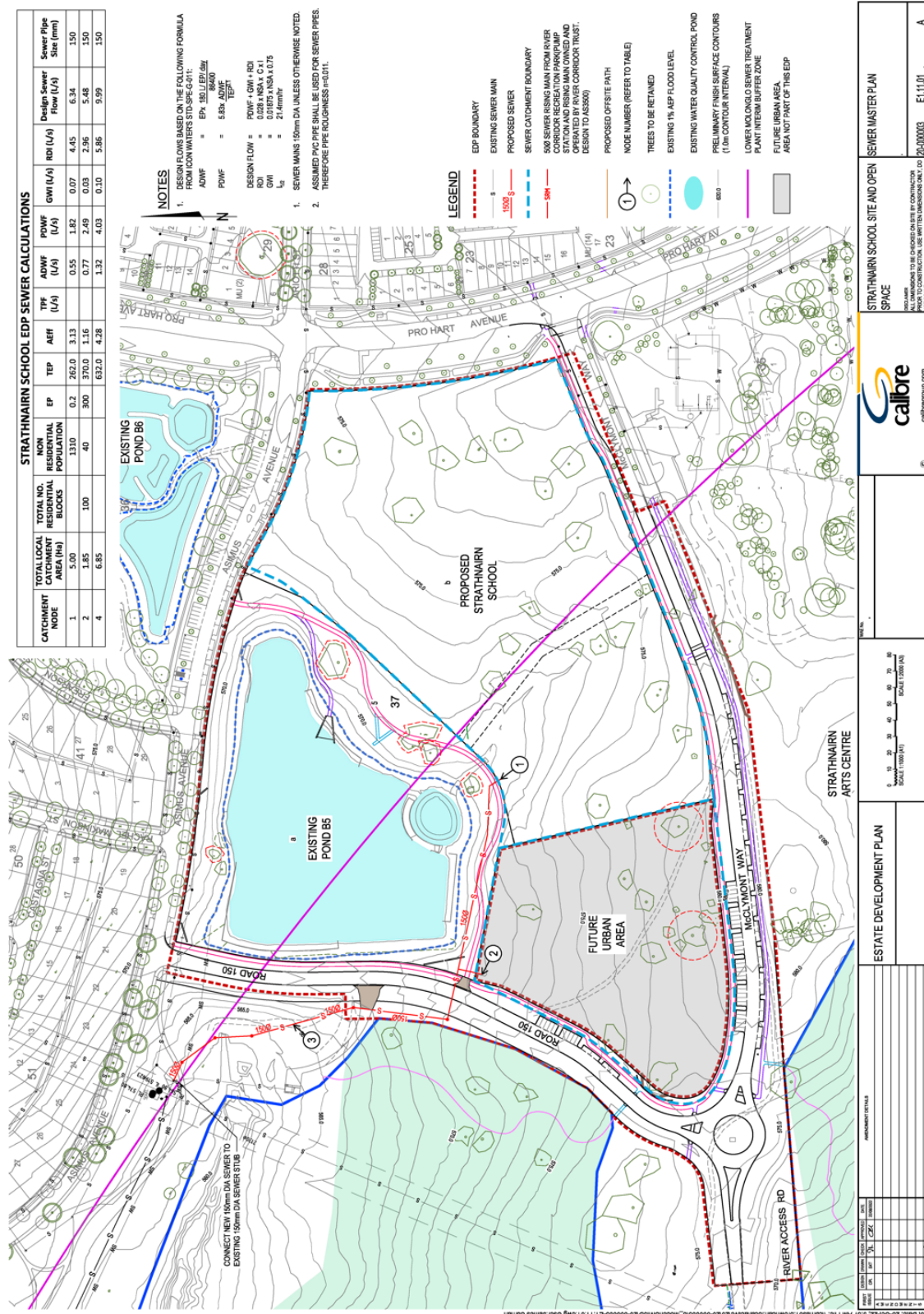
LANDSCAPE ARCHITECT

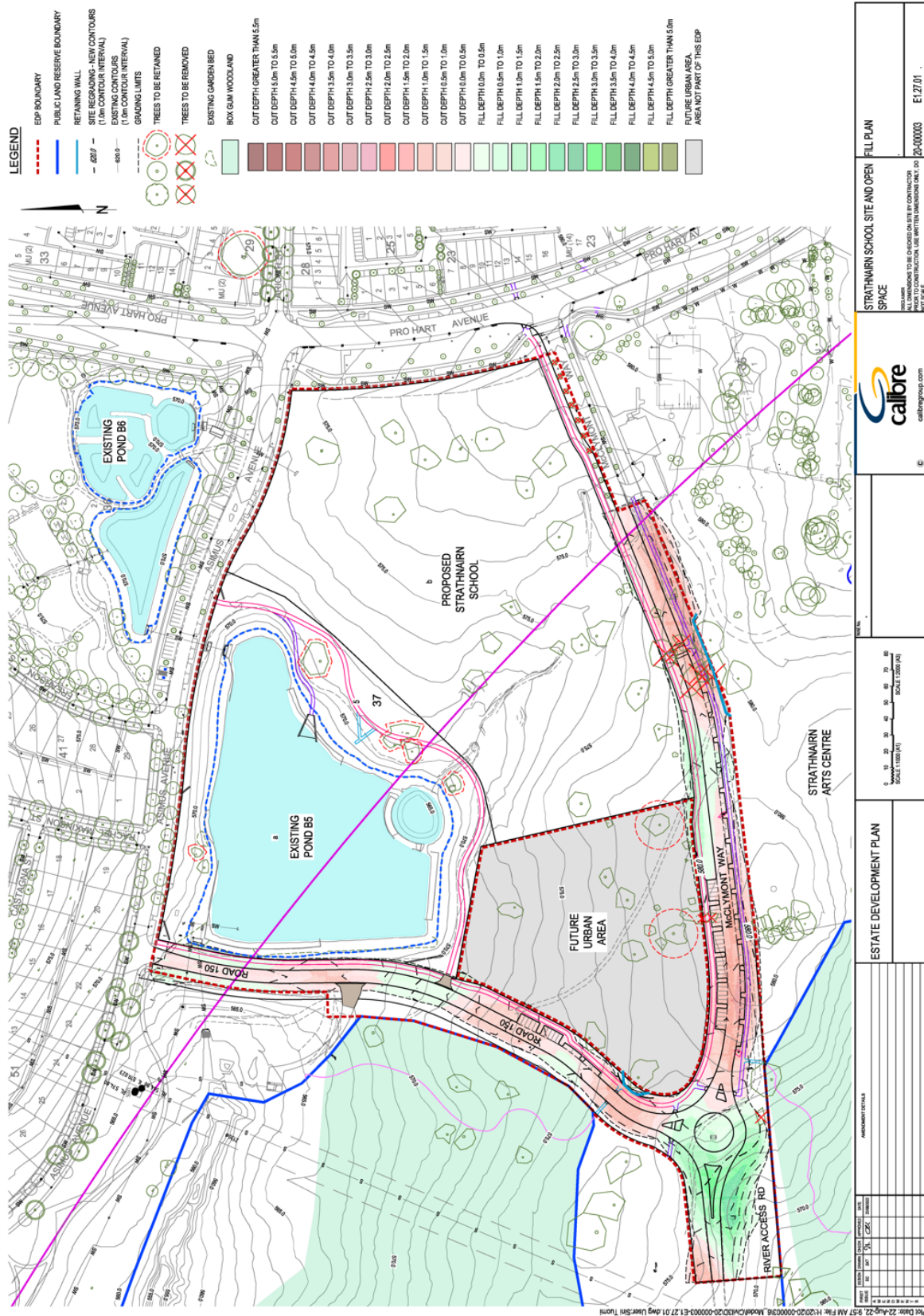
redbox design group

22 4200 4946 (m)
info@redboxdesigngroup.com.au
35 Kennedy Street, Kingston ACT 2604
PO Box 4171 Kingston ACT 2604
redboxdesigngroup.com.au





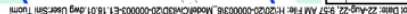


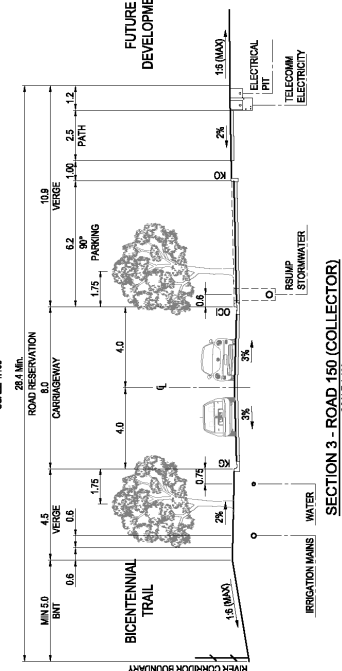










[illegible]



Six – Returnable Schedules

SCHEDULE 1

EOI Respondent Details

| | |
|---------------------------------|--|
| Name of Respondent: | |
| Trading or business name: | |
| Respondent's ABN or ACN Number: | |
| Name of Contact Person: | |
| Position: | |
| Telephone: | |
| Email: | |
| Postal Address: | |
| Web Address | |

Proposed Entity Details

Where applicable, the Respondent must also provide an entity structure diagram showing how the Respondent entity and any other entities being relied on for the purposes of this EOI are related and details of the respective roles and responsibilities of the related entities.

Entity Details – for each entity listed above the following details are to be provided:

- Legal name of entity
- Entity ACN and/or ABN
- If the entity is an individual, a copy of the individual's current Driver's Licence
- If the entity is a company, a current ASIC Company Search for the company
- If the entity is a trust, the name of the trustee and if the trustee is a company, a current ASIC Company Search for the company or if the trustee is an individual, a copy of the individuals current Driver's Licence.

Proposal

The Respondent must provide a brief description of their proposal in the allocated space below (noting the opportunity for further details to be provided in subsequent Schedules):



SCHEDULE 2**DECLARATION****EOI**

The Respondent expresses interest in the opportunity as specified in the EOI Invitation, subject to the conditions set out in the EOI.

Conflict of Interest

The Respondent does not have any known actual or potential conflicts of interest in respect of the EOI process other than the following:

Please provide detail as required:

.....

.....

.....

.....

.....

The Respondent undertakes to advise Riverview in writing of all actual or potential conflicts of interest regarding the EOI process immediately upon becoming aware of the same.

Improper Assistance

The Respondent undertakes that:

- a) this EOI submission has been compiled without the assistance of any employee of Ginninderry or the SLA and without the use of information obtained unlawfully or in breach of any obligation of confidentiality to Australian Capital Territory; and
- b) it has not otherwise contravened the EOI.

Further Representations and Acknowledgements

The Respondent undertakes that:

- a) it has read and accepts all of the terms and conditions set out in the EOI;
- b) it has examined and satisfied itself as to all matters it considers relevant to the EOI;
- c) it has examined or will make its own enquiries concerning all further information which is obtainable by making reasonable enquiries relevant to the risks, contingencies and other circumstances having an effect on its EOI submission;
- d) it has satisfied itself as to and warrants the correctness and sufficiency of its EOI; and
- e) it has relied entirely on its own enquiries and has not relied on any representation, warranty or other conduct by or on behalf of Ginninderry or the SLA, except as expressly provided in the EOI or in notices received by it.

The Respondent acknowledges that:

- a) Ginninderry may exercise any of its rights set out in the EOI in its absolute discretion, at any time and without having to notify any Respondent or provide reasons;



- b) the statements, opinions, projections, forecasts or other information contained in the EOI may change;
- c) the EOI is a summary only of Ginninderry's requirements and is not intended to be a comprehensive description of it;
- d) neither the lodgement of the EOI nor the acceptance of any EOI nor any agreement made subsequent to the EOI will imply any representation from or on behalf of Ginninderry that there has been no material change since the date of the EOI or since the date as at which any information contained in the EOI is stated to be applicable;
- e) except as required by law and only to the extent so required, neither Riverview, nor its respective officers, employees, advisers or agents will in any way be liable to any person or body for any loss, damage, cost or expense of any nature arising in any way out of or in connection with any representations, opinions, projections, forecasts or other statements, actual or implied, contained in or omitted from the EOI; and
- f) the Respondent has sought its own professional advice as appropriate and has not construed the EOI as investment, legal, tax or other advice.

Dated:

Signature of Representative of the Respondent

.....

Name of Representative (in block letters)

.....



SCHEDULE 3

EXPERIENCE, CAPABILITY & COMMITMENTS

Respondents will be evaluated against the following Evaluation Criteria. Please note: that all criteria are equally weighted.

Respondents should provide a response aligning to the guidance provided and addressing each of the below criterion. Failure to adequately address any single criterion will result in your submission being deemed non-conforming. Please note the page limit for each criterion.

Table 1 Evaluation Criteria for each project

| Criterion 1 | Demonstrated Relevant Experience from past projects. |
|-------------|---|
| | <p>NOTE TO RESPONDENTS: There is a 2-page maximum per project experience, up to 5 projects. The total page limit is not to exceed ten (10) A4 single-sided pages. Ginninderry reserves the right to disregard information provided in excess of this page limit when evaluating the relevant EOI.</p> <p>Guidance:</p> <p>Provide details on:</p> <ul style="list-style-type: none"> • Built form outcomes: design, functionality, and sustainability. • Alignment with precinct principles: architectural style, land use, sustainability, amenities. • Performance standards adhered to: environmental sustainability, safety, efficiency. Where applicable specify the environmental framework used for accreditation: E.g., NABERS 3-star rating or above, WELL Building Standard, LEED. • Alignment with site opportunities and constraints: site advantages utilised, limitations addressed. • Collaboration with precinct stakeholders: involvement, consultation, communication. |
| Criterion 2 | Supply details of your vision for the site and how you believe it would complement Ginninderry's Project Vision and respond to our objectives of delivering Environmentally Sustainable Developments. |
| | <p>NOTE TO RESPONDENTS: The total page limit is not to exceed ten (10) A4 single-sided pages. Whilst written responses to address the criteria is acceptable, where applicable the Respondent is invited to use images and/or sketches (potentially of other similar developments) to convey their development intentions more clearly for the site. Ginninderry reserves the right to disregard information provided in excess of this page limit when evaluating the relevant EOI.</p> <p>Guidance:</p> <p>Design:</p> |

| | |
|--------------------|---|
| | <ul style="list-style-type: none"> • An indication of the likely scale of the proposal (no. of dwellings, building footprint, GFA, no. of storeys etc); • How the proposal would seek to respond to the site constraints and opportunities (in terms of siting, architectural character and form, scale, key interfaces etc); • The extent to which the proposal would seek to adopt sustainable and innovative building practices and/or inclusions to minimize environmental impact; and • Any other detail you believe help illustrate how your proposed development would respond to the Ginninderry Project Vision and Objectives. <p>Delivery:</p> <ul style="list-style-type: none"> • Outline your methodology for executing the construction phase sustainably, reflecting the type and scale of development proposed in your vision. • Discuss resource management, waste minimisation, and adherence to proposed sustainability standards. <p>Operation (if applicable):</p> <ul style="list-style-type: none"> • Detail your plan for maintaining and managing your project over time, in line with the sustainable practices cited in your vision. • Include strategies for energy efficiency, waste management, and water conservation. |
| Criterion 3 | Outline the proposed approach to Community Engagement and how it may benefit the wider community. |
| | <p>NOTE TO RESPONDENTS: The total page limit is not to exceed five (5) A4 single-sided pages. Ginninderry reserves the right to disregard information provided in excess of this page limit when evaluating the relevant EOI.</p> <p>Guidance:</p> <p>Stakeholder and Community Engagement:</p> <p>Demonstrate the proposed project's strategy for engaging and collaborating with stakeholders, including community organisations and government agencies.</p> <p>Respondents should outline:</p> <ul style="list-style-type: none"> • Explain how you intend to work with the community to understand the implications of your proposal on key stakeholders and community groups. • Planned efforts to establish meaningful relationships with stakeholders. • Planned levels of community involvement in project planning, implementation, and evaluation. |



| | |
|--|--|
| | <ul style="list-style-type: none">Planned mechanisms for soliciting community feedback and potential media coverage of anticipated outcomes. <p>Economic Benefit:</p> <p>Highlight anticipated economic benefits of the proposed project, including direct and indirect advantages such as:</p> <ul style="list-style-type: none">Projected job creation opportunities (in both delivery and ongoing).Expected expansion of local businesses or increased business activity.Anticipated heightened economic activity resulting from project execution. <p>Social Benefit:</p> <p>Describe the proposed project's approach to maximising social benefits, including:</p> <ul style="list-style-type: none">Strategies for community engagement, inclusion, and capacity building during project development and implementation.How the proposal would seek to complement and enhance liveability of the existing Ginninderry community and/or deliver proposed occupant liveability (if applicable)? |
|--|--|

Seven – EOI Terms and Conditions

Requests for EOIs and representations

This Request for EOIs is and will remain the property of Ginninderry and may only be used by Respondents for the purpose of preparing an EOI.

No representation made by or on behalf of Ginninderry in relation to this Request for EOIs will be binding on Ginninderry unless that representation is in writing and is incorporated into a formal agreement with Ginninderry.

Respondents will have no claim against Ginninderry or any officer, employee or adviser of Ginninderry with respect to the exercise of, or failure to exercise, any right under or in consequence of this Request for EOIs.

EOI documents

Ownership of all intellectual property in all materials prepared by or on behalf of the Respondent in submitting this EOI will remain with the Respondent.

Confidentiality

In this clause, “confidential information” means information provided by a Respondent that Ginninderry has acknowledged to be confidential to that Respondent.

Except as provided elsewhere in this Request for EOIs, Ginninderry will not disclose confidential information to anyone without the prior written consent of the Respondent (which consent must not be unreasonably withheld) unless the confidential information:

- (a) is required or authorised to be disclosed under law;
- (b) is reasonably necessary for the enforcement of the criminal law;
- (c) is disclosed to Ginninderry’s solicitors, auditors, insurers or advisers;
- (d) is generally available to the public;
- (e) is in the possession of Ginninderry or the Territory without restriction in relation to disclosure before the date of receipt from the Respondent;
- (f) is disclosed by the responsible Minister in reporting to the ACT Legislative Assembly or its committees; or
- (g) is disclosed to the ombudsman or for a purpose in relation to the protection of public revenue.

Without prejudice to any other right of Ginninderry under this Request for EOIs or at law, Ginninderry may disclose or allow the disclosure of any information contained in or relating to any EOI (at any time) for any of the following purposes:

- (a) evaluating or clarifying the EOI;
- (b) evaluating any subsequent offer;
- (c) negotiating an agreement;
- (d) managing an agreement following its execution;
- (e) referring any material suggesting collusion by Respondents to the Australian Competition and Consumer Commission (ACCC) and the use by the ACCC of that material to conduct any review it deems necessary; or
- (f) anything else related to the above purposes, including responding to any challenge to the EOI process or audit.

Subject to this clause, all documents provided by Respondents will be held in confidence so far as circumstances permit.



Statements

Respondents must not make any public statement in relation to this EOI, the project or any other matter referred to in this EOI without the prior written permission of Ginninderry.

Security, probity and financial checks

Ginninderry may perform security, probity and financial investigations and procedures in relation to any Respondent, its employees, officers, partners, associates, subcontractors or related entities, including consortium members and their officers, employees and subcontractors. Respondents must provide, at their cost, all reasonable assistance to Ginninderry in this regard, including access to their financial advisors and auditors as requested by Ginninderry.

Conflicts of interest

Where a Respondent identifies that a conflict of interest exists or might foreseeably arise regarding its EOI, the Respondent must identify that actual or potential conflict of interest in its Declaration.

Respondents should be aware that a conflict of interest may exist, for example, if the Respondent or any of its personnel have a relationship (whether professional, commercial, or personal) with another party who can influence the matter (such as Ginninderry or SLA personnel or advisers).

If at any time before the conclusion of the short-listing process, an actual or potential conflict of interest arises or may arise for any Respondent, that Respondent must immediately notify Ginninderry in writing.

If any conflict of interest exists or might arise for a Respondent, Ginninderry may:

- (a) enter into discussions to seek to resolve such conflict of interest;
- (b) disregard the EOI submitted by such a Respondent; or
- (c) take any other action it considers appropriate.

RESPONDENT CONDUCT

False and Misleading Claims

Respondents are advised that giving false or misleading information is an offence.

Ginninderry may reject any EOI lodged by or on behalf of a Respondent who is found to have made a false or misleading claim or statement.

Collusive Bidding

Respondents, consortium members and their respective officers, employees, agents and advisers must not engage in:

- a) collusive bidding (other than bidding by consortia to the extent permitted by this Request for EOIs);
- b) anticompetitive conduct; or
- c) any other similar unlawful conduct with any other Respondent or any other person in relation to the preparation or lodgement of their EOI.

In addition to any other remedies available, Ginninderry may reject any EOI lodged by a Respondent that is engaging or has engaged in any collusive bidding, anti-competitive conduct or any other similar conduct with any other Respondent or any other person in relation to the preparation or lodgement of its EOI and may also involve the ACCC to provide assistance to Ginninderry in relation to any competition issues concerning a Respondent or related to an EOI.

Unlawful Inducements

Respondents and their officers, employees, agents or advisers must not have violated and must not violate any applicable laws or published policies of Ginninderry, the SLA or the Australian Capital Territory regarding the offer and/or payment of inducements in connection with the preparation of their EOI.

Improper Assistance

Respondents must not communicate with or solicit information concerning or relating to the EOI process from employees of Ginninderry, the SLA, or the Australian Capital Territory, except through the prescribed Point of Contact.

Future matters

The requirements and obligations detailed in this Request for EOIs are based on projected future requirements which may vary significantly from current and historical requirements and all information provided to Respondents (whether incorporated into this Request for EOIs or otherwise) is based on historical information. It is usual that future events may differ significantly from historical results and the differences may be material. Respondents must make their own independent assessments of actual workload requirements under any resultant agreement and EOIs will be deemed to have been based upon the Respondents' own independent assessments.

Return of information

Ginninderry may require that, at any stage, all written or electronically stored information (whether confidential or otherwise and without regard to the type of media on which such information was provided to any Respondent) provided to Respondents (and all copies of such information made by Respondents) be:

- a) returned to Ginninderry in which case the Respondent must promptly return all such information to the address identified by Ginninderry; or
- b) destroyed by the Respondent in which case the Respondent must promptly destroy all such information and provide Ginninderry with written certification that the information has been destroyed.

No contract or undertaking

Nothing in this Request for EOIs will be construed to create any binding contract (express or implied) between Ginninderry and any Respondent until a formal written agreement, if any, is entered into in by the parties. Any conduct or statement whether prior to or subsequent to the issue of this Request for EOIs is not, and this Request for EOIs is not, and will not be deemed to be:

- a) an offer to contract; or
- b) a binding undertaking of any kind by Ginninderry (including, without limitation, an undertaking that could give rise to any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or any rights with a similar legal or equitable basis whatsoever).

Limitation of liability

Participation in any stage of this EOI process or in relation to any matter concerning this EOI process will be at each Respondent's sole risk, cost and expense. Ginninderry will not be responsible in any circumstance for any costs or expenses incurred by any Respondent in preparing or lodging an EOI or in taking part in the EOI process or taking any action related to the EOI process.

Neither Ginninderry nor its officers, employees or advisers will be liable to any Respondent on the basis of any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or any rights with a similar legal or equitable basis whatsoever or in negligence as a consequence of any matter or thing relating or incidental to a Respondent's participation in the EOI process, including, without limitation, instances where:

- a) Ginninderry varies or terminates this EOI process or any negotiations with a Respondent;
- b) Ginninderry decides not to proceed with the opportunity or to change the opportunity;



- c) Ginninderry exercises or fails to exercise any of its other rights under or in relation to this Request for EOIs; or
- d) Ginninderry makes information available or provides information to a Respondent relating to its assets, procedures, and plans, EOIs, or any other future arrangements.

Addenda

Ginninderry may issue addenda to this Request for EOIs for the purposes of clarifying, amending or adding to it.

Respondents must acknowledge receipt of all addenda as part of completing and signing the Declaration set out in Schedule 1 of this Request for EOIs. Issued addenda will be numbered and Respondents are required to endorse the receipt attached to issued addenda and return receipts with their EOI.

All addenda issued will become part of the Request for EOIs and Respondents must respond to this Request for EOIs as amended by all addenda.

Ginninderry rights

Ginninderry may accept or reject any EOI regardless of compliance or non-compliance with this Request for EOIs.

Without limiting its rights at law or otherwise, and according to such processes as it may determine to be appropriate, Ginninderry may:

- a) amend this Request for EOIs;
- b) seek amended EOIs;
- c) consider and accept or reject any EOI that does not comply with this Request for EOIs;
- d) suspend or cease to proceed with the Request for EOIs process;
- e) vary or extend any time or date in this Request for EOIs for all or any Respondent or other persons;
- f) terminate further participation in the EOI process by any Respondent for any reason, regardless of whether the EOI submitted conforms with the requirements of this Request for EOIs;
- g) negotiate with any one or more Respondents (including negotiating with all Respondents without short listing) and allow any Respondent to change its EOI;
- h) terminate any negotiations being conducted with any Respondent;
- i) require additional information or clarification from any Respondent or anyone else or provide additional information or clarification;
- j) add to, alter, delete or reduce aspects of the opportunity or decide not to proceed with the opportunity
- k) publish or disclose the names of Respondent(s) (whether successful or unsuccessful); or
- l) allow or not allow a change to the membership of any Respondent or allow or not allow a related body corporate to take over an EOI in substitution for the original Respondent.

Ginninderry may forward any request for clarification of and any reply concerning the meaning of the content of this Request for EOIs to all known Respondents on a non-attributable basis.

Any time or date in this Request for EOIs is for the sole convenience of Ginninderry and does not create an obligation on the part of Ginninderry to take any action nor confer upon any Respondent a right to assume that any action will or must be taken on the date established.

Without limiting its rights under this clause, Ginninderry may conduct negotiations with any or all of the Respondents after the closing date specified in this Request for EOIs. In these negotiations, Ginninderry may seek variations to an offer or may seek supplementary EOIs in respect of any changes to the originally stated requirements.

Where this Request for EOIs provides that Ginninderry “may” do a thing, it may do so in its absolute discretion, at any time and without having to notify any Respondent or provide reasons.

Debriefing of respondents

Respondents may request an oral debriefing following the conclusion of the EOI process.



Respondents:

- a) requiring a debriefing should contact the Point of Contact;
- b) will be debriefed against the evaluation criteria contained in this Request for EOIs; and
- c) will not be provided with information concerning other EOIs, except for publicly available information and except in so far as comparative statements can be made without breaching confidentiality.

Applicable law

The law applying in the Australian Capital Territory applies to this Request for EOIs and to the EOI process. Each Respondent must comply with all relevant laws and with Australian Capital Territory policy in preparing and lodging its EOI and taking part in the EOI process.