

LAND FOR SALE
BY TENDER

BLOCK 20 SECTION 34 DICKSON



Tender
Documentation
July 2012



ACT
Government
Economic Development



Land
Development
Agency
CANBERRA FIRST

If the CD-ROM does not autorun, please open the file through your operating system.

Disclaimer: The Land Development Agency (LDA) and makes no warranty regarding the accuracy or completeness of the information on this CD-ROM and recommend obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land.

APPROVED
VERSION
23/7/12



LAND FOR SALE BY TENDER

Block 20 Section 34 Dickson

DEVELOPMENT OPPORTUNITY DICKSON GROUP CENTRE

- 5,282m² approx site area.
- Prime frontage to Badham Street and Dickson Place.
- Close proximity to Dickson Retail Centre.
- Mixed Use development opportunity.



Block 20 Section 34 Dickson

Tender documentation available from

Richard Drummond

Consultant Project Manager

Economic Development Directorate

Email: richard.drummond@act.gov.au

Phone: 02 6207 0274

Tender closes 2pm Thursday 23 August 2012



ACT
Government

Economic Development



Land
Development
Agency

CANBERRA FIRST

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Forrest, Kylie

From: Drummond, Richard
Sent: Thursday, 26 July 2012 9:35 AM
To: Peters, Clint; Huetter, Pierre
Cc: Forrest, Kylie; Gleeson, Jody
Subject: RE: Press, Tradies Carpark site, Dickson

Kylie,

Re Block 21 Section 30 Dickson

We have had 14 responses to the REOI to date. Amongst these, we have had responses from all of the parties we would expect to hear from including institutional property fund managers, developers and supermarket operators.

I have responded to each of these by email attaching a pdf version of the REOI.

I note the ad has appeared in today's AFR. Depending on the response from this ad and the Canberra Times Ad on Saturday, I think we may be able to cease any further advertising.

When we have finished the ad run can you please provide a summary of advertising costs.

Re Block 20 Section 34 Dickson

The Minister has called a halt to this process until further site investigations have been completed. It is unlikely this site will come to the market anytime calendar 2012.

Please can cancel any ads booked for this site.

Can you please provide a summary of advertising costs for this site.

Thank you for all of your assistance to date.

Regards

Richard Drummond | Consultant Project Manager|
| phone: (02) 6207 0274 | fax: (02) 6207 0123 | mob: 0402 262 626
Economic Development Directorate | ACT Government |

From: Peters, Clint
Sent: Wednesday, 25 July 2012 5:25 PM
To: Drummond, Richard; Huetter, Pierre
Cc: Forrest, Kylie; Gleeson, Jody
Subject: FW: Press, Tradies Carpark site, Dickson

Richard,

Please keep the marketing team in the loop as you progress this, additionally can you please respond to Kylies comments below.

Clint

From: Forrest, Kylie
Sent: Wednesday, 25 July 2012 11:39 AM
To: Peters, Clint
Cc: Forner, Julia; Gleeson, Jody
Subject: RE: Press, Tradies Carpark site, Dickson

Thanks for chasing this up Clint.

It would be appreciated if I could be kept in the loop about the progress of these sites, given that I am the Marketing Project Manager assigned to market these sites.

Will place a hold on all future press for these sites today.

Please confirm if you would like me to continue with progressing the sales brochure and CDROM for the Woollies site, noting that I have not been told when to expect sales documents (no sales docs means no brochure/CDROM). As it stands, we have already been out to the public about the site for 5 days and have nothing to hand to interested developers.

Also, please note that there will be a number of expenses incurred for work to date along with additional author's corrections expenses that will be incurred once we have new closing dates etc.

Happy to discuss further.

Thanks
Kylie

Kylie Forrest | Marketing Project Manager
Sales | Marketing | Estate Management
Phone: 02 6205 4315 | Fax: 02 6207 5101
Land Development Agency | Economic Development Directorate | ACT Government
Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:
www.lda.act.gov.au

From: Peters, Clint
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To: Forner, Julia; Forrest, Kylie; Gleeson, Jody
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FYI.

As we discussed Kylie run the Woollies Ad for one more week (this Sat) then hold all press on the two Dickson sites until there is an outcome from the meeting with Graham.

Clint

From: Huetter, Pierre
Sent: Wednesday, 25 July 2012 10:43 AM
To: Peters, Clint
Cc: Ellis, Greg
Subject: RE: Press, Tradies Carpark site, Dickson

G'day Clint

Its still on, but the urgency has gone out of it. The minister wanted some of the uncertainty resolved before proceeding. New timeline dictate it'll go out very late in the year. So I've booked a meeting with Graham to discuss 'normalising' the site preparation process.

Pierre

From: Peters, Clint
Sent: Tuesday, 24 July 2012 4:45 PM
To: Huetter, Pierre; Ellis, Greg; Drummond, Richard
Cc: Stewart, Daniel; Gleeson, Jody; Forrest, Kylie
Subject: Press, Tradies Carpark site, Dickson

Pierre, Richard or Greg,

What is the latest with the Dickson Tradies car park site, unfortunately I am hearing second hand that it isn't going ahead (note the attached). If this is the case can you please let me and my team know as we have press booked and have also updated the weekly report to the minister and that now may be incorrect.

Sorry if you have already answered this question but I haven't been briefed on the latest.

Regards

Clint Peters | Director
Sales | Marketing | Estate Management.
Phone: 02 6205 2461 | Fax: 02 6207 5101 | Mobile: 0411 449 771
Land Development Agency | Economic Development Directorate | ACT Government
Ground Floor TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:
www.lda.act.gov.au

MARKETING AND SALES APPROVAL FORM



ACT
Government
Economic Development

Land Development Agency
CANBERRA

Project:	BLOCK 20 SECTION 34 DICKSON (TRADIES CAR PARK)		
Material/s for Review:	TENDER PRESS AD		
From:	KYLIE FORREST	Contact Ext:	x54315
Date Submitted:	18 JULY 2012	Date to be actioned by:	23 JULY 2012
Classification:	<input type="checkbox"/> Urgent Action Required <input checked="" type="checkbox"/> Action	Launch Date:	28 JULY 2012

Project Background:	EDD RELEASE
	CONSULTANT / CONTACT: RICHARD DRUMMOND

<input type="checkbox"/> Marketing material: Item/Type: _____ Size: _____ Quantity: _____	<input type="checkbox"/> Website: Web Address: _____ Date to go live: _____
<input checked="" type="checkbox"/> Press: Publication: CANBERRA TIMES, COMMERCIAL Size: 25x3 Quantity: _____ Date(s): 28/7/12 + TBC	<input type="checkbox"/> Signage: Location: _____ Size: _____ Quantity: _____ <input type="checkbox"/> Map attached
<input type="checkbox"/> Direct Mail: Type: _____ Date to be sent: _____ Database to be used: _____	<input type="checkbox"/> CD-Rom: Type: Label / Menu design / Content Date to be sent: _____ Quantity: _____
<input type="checkbox"/> Other: Item/Type: _____ Size: _____ Quantity: _____	

Sustainability Information Contained:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Version:	1
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Comments: (e.g budget, dispatch)	

Forrest, Kylie

From: Forrest, Kylie
Sent: Friday, 27 July 2012 11:38 AM
To: Drummond, Richard
Cc: Gleeson, Jody; Peters, Clint; Huetter, Pierre
Subject: RE: ~~Press, Tradies Carpark site, Dickson~~

Hi Richard

Block 21 Section 30 Dickson

As the site has only been advertised for 1 week and the REOI does not close until mid September, I would be recommending that at a minimum we place a press ad into the Canberra times on a fortnightly basis until the closing date - regardless of the number of responses to date.

Generally we advertise each site for a minimum of 6 weeks, or until the closing date, so can you please confirm how you wish to proceed with advertising this site given my advice above. As it stands the Canberra Times has been booked for 28 July, 4 and 18 Aug, 1 Sept.

Can you please confirm that you would still like me to proceed with the sales brochure and CDROM – I note that you have been providing the sales docs to interested parties, however we have yet to receive these for the sales CD. If these are to be cancelled, I will ask for work to date costs for these items.

Block 20 Section 34 Dickson

I have cancelled the press bookings for this site and have asked our creative agency to provide me with work to date costs – I should have these for you on Monday.

Regards
Kylie

Kylie Forrest | Marketing Project Manager

Sales | Marketing | Estate Management

Phone: 02 6205 4315 | Fax: 02 6207 5101

Land Development Agency | Economic Development Directorate | ACT Government

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:

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Richard Drummond | Consultant Project Manager|

| phone: (02) 6207 0274| fax: (02) 6207 0123| mob: 0402 262 626

Economic Development Directorate | ACT Government |

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Regards

Clint Peters | Director
Sales | Marketing | Estate Management.
Phone: 02 6205 2461 | Fax: 02 6207 5101 | Mobile: 0411 449 771
Land Development Agency | Economic Development Directorate | ACT Government

Forrest, Kylie

From: Drummond, Richard
Sent: Wednesday, 22 August 2012 4:41 PM
To: Forrest, Kylie
Cc: Peters, Clint; Ellis, Greg; Horsburgh, Helen; Forner, Julia; Huetter, Pierre
Subject: RE: Dickson Tradies Site

Kylie,

Yes it is back on the agenda.

Key dates are:

RFT Release	Saturday 8 September 2012
Last day for asking clarification questions	5.00 pm on Friday 26 October 2012
Final responses from the Contact Officer	5.00 pm on Friday 2 November 2012
Tender Closing Time	2.00 pm on Thursday 8 November 2012
Notify successful tenderer of execution of Contract for Sale	Friday 16 November 2012
Notify unsuccessful tenderers and return the First Instalment or Deposit and the Security Amount	Wednesday 21 November 2012

I spoke to Clint about advertisement requirements being 4 in the Canberra Times and 1 in the Thursday AFR.

Regards

From: Forrest, Kylie
Sent: Tuesday, 21 August 2012 6:08 PM
To: Drummond, Richard
Cc: Peters, Clint; Ellis, Greg; Horsburgh, Helen; Forner, Julia
Subject: Dickson Tradies Site

Hi Richard

Can you please confirm that the Dickson Tradies site is now back on and that you would like this site to go to press as of Saturday 1 September 2012.

Also let me know of the revised closing date and any other changes please.

Thanks
Kylie

Kylie Forrest | Marketing Project Manager
Sales | Marketing | Estate Management
Phone: 02 6205 4315 | Fax: 02 6207 5101
Land Development Agency | Economic Development Directorate | ACT Government
Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:
www.lda.act.gov.au

Forrest, Kylie

From: Forrest, Kylie
Sent: Monday, 10 September 2012 10:25 AM
To: Drummond, Richard
Cc: Gleeson, Jody; Peters, Clint; Ellis, Greg; Huetter, Pierre
Subject: RE: Dickson Tradies Site
Attachments: RE: Dickson Tradies Site; 201209100955.pdf; 201209101023.pdf

Importance: High

Good Morning Richard

The Dickson Tradies site was released this past Saturday, 8 September, as per our previous correspondence.

The current media bookings, as approved (see attached), are for:
Canberra Times - 8 and 22 September, 6 and 10 October 2012.
AFR - This Thursday 13 September 2012.

Please let me know if you require any future media bookings revised, noting the media deadlines as previously discussed.

Also, please arrange for the site to be listed on the EDD website and I will then add a link to the information on the LDA website.

Thanks
Kylie

Kylie Forrest | Marketing Project Manager

Sales | Marketing | Estate Management

Phone: 02 6205 4315 | Fax: 02 6207 5101

Land Development Agency | Economic Development Directorate | ACT Government

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:

www.lda.act.gov.au

From: Drummond, Richard
Sent: Friday, 7 September 2012 3:58 PM
To: Forrest, Kylie
Cc: Gleeson, Jody; Peters, Clint; Ellis, Greg; Huetter, Pierre
Subject: RE: Dickson Tradies Site

Kylie,

It is proposed that the Tradies car park site will be released on Saturday 15th of 2012. I would propose posting on EDD web site on Monday morning.

Regards

Richard

From: Forrest, Kylie
Sent: Friday, 7 September 2012 3:46 PM
To: Drummond, Richard
Cc: Gleeson, Jody; Peters, Clint
Subject: Dickson Tradies Site

Hi Richard

Could you please let me know when you have arranged for the Tradies site to be listed on the EDD website and I will then provide a link on the LDA website.

Thanks
Kylie

Kylie Forrest | Marketing Project Manager

Sales | Marketing | Estate Management

Phone: 02 6205 4315 | Fax: 02 6207 5101

Land Development Agency | Economic Development Directorate | ACT Government

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:

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MARKETING AND SALES APPROVAL FORM



ACT
Government
Economic Development

Land Development Agency
CANBERRA FIRST

Project:	BLOCK 20 SECTION 34 DICKSON TENDER (TRADIES CAR PARK)		
Material/s for Review:	FLYER, CD LABEL & CASE, 2x PRESS ADS		
From:	KYLIE FORREST	Contact Ext:	x54315
Date Submitted:	27/8/12	Date to be actioned by:	30/8/12
Classification:	<input type="checkbox"/> Urgent Action Required <input checked="" type="checkbox"/> Action	Launch Date:	8/9/12

Project Background:	- TENDER CLOSES 8/11/12. - COLLATERAL IS USING THE REVISED LDA CORPORATE COMMERCIAL BRANDING. - COPY PROVIDED BY RICHARD DRUMMOND. - SALES CD TO BE DISTRIBUTED MID-OCT BY R.D.
---------------------	--

<input checked="" type="checkbox"/> Marketing material: Item/Type: <u>FLYER</u> Size: <u>A4 1-page</u> Quantity: <u>PDF ONLY</u>	<input type="checkbox"/> Website: Web Address: _____ Date to go live: _____
<input checked="" type="checkbox"/> Press: <u>AUST. FINANCIAL REVIEW (MONO)</u> Publication: <u>CANBERRA TIMES (COLOUR)</u> Size: _____ Quantity: _____ Date(s): <u>AFR: 13/9/12, CT: 8&22/9, 6&10/10/12</u>	<input type="checkbox"/> Signage: Location: _____ Size: _____ Quantity: _____ <input type="checkbox"/> Map attached
<input type="checkbox"/> Direct Mail: Type: _____ Date to be sent: _____ Database to be used: _____	<input checked="" type="checkbox"/> CD-Rom: Type: <u>label</u> Menu design / Content <u>CASE</u> Date to be sent: <u>8/10/12</u> Quantity: <u>50</u> <u>TO AGENCY</u>
<input type="checkbox"/> Other: Item/Type: _____ Size: _____ Quantity: _____	

Sustainability Information Contained:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Version:	<u>1</u>
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Comments: (e.g budget, dispatch)	BUDGET: Approx. \$15,000 (INCL. MEDIA BUY). FINAL SIGN OFF ON ALL MATERIALS REQUIRED NO LATER THAN 31 AUGUST 2012. NOTE: Sales docs to also be reviewed for branding. Richard to supply.?? joly
-------------------------------------	---

1: Name: RICHARD DRUMMOND

Elements to approve: _____ * <u>COPY</u> ✓ * <u>MAPS</u> ✓ _____ _____ _____	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Changes as marked <input type="checkbox"/> Not Approved <input checked="" type="checkbox"/> Please provide final version before print	X _____ Date: <u>30/8/2012</u> Comments: _____ _____ _____
---	--	--

2: Name: GREG ELLIS

Elements to approve: _____ * <u>SITE DETAILS</u> _____ _____ _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Changes as marked <input type="checkbox"/> Not Approved <input type="checkbox"/> Please provide final version before print	X _____ Date: _____ Comments: _____ _____ _____
--	--	---

3: Name: JODY GLEESON

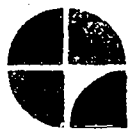
Elements to approve: _____ * <u>BRANDING</u> _____ _____ _____	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Changes as marked <input type="checkbox"/> Not Approved <input type="checkbox"/> Please provide final version before print	X _____ Date: <u>29/08/12</u> Comments: <u>Branding approved.</u> <u>Slight text amendments marked.</u> <u>NOTE: Have not seen</u> <u>Sales documentation. This</u> <u>needs to be reviewed for</u> <u>branding.</u>
--	---	---

4: Name: _____

Elements to approve: _____ _____ _____ _____ _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Changes as marked <input type="checkbox"/> Not Approved <input type="checkbox"/> Please provide final version before print	X _____ Date: _____ Comments: _____ _____ _____
--	--	---

5: Name: _____

Elements to approve: _____ _____ _____ _____ _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Changes as marked <input type="checkbox"/> Not Approved <input type="checkbox"/> Please provide final version before print	X _____ Date: _____ Comments: _____ _____ _____
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harrisonfour
THE FINAL QUARTER

DEVELOPMENT OPPORTUNITY

land for sale
by auction

MULTI UNIT RESIDENTIAL SITE
SECTION 163

Ideal opportunity to secure
a Multi Unit residential
development site in Harrison.

- Site is 5,282m² approx
- zoned for up to 200 units
- Five minutes to Gungahlin Train Station
- Close proximity to Canberra Zoo and the airport
- Views over the surrounding area and the city
- Access to the Murrumbidgee River

Contact

Raine & Horne Commercial Canberra

Level 1, 111 Gungahlin Road, Gungahlin ACT
Phone: 02 6207 0274

Mark Terracini

Mobile: 0411 788 011
Email: mark.terracini@rahe.com.au

Frank Morella

Mobile: 0411 852 998
Email: frank.morella@rahe.com.au



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Economic Development

Land Development Agency
CANBERRA FIRST

Raine & Horne Commercial
CANBERRA

Disclaimer: The Land Development Agency (LDA) and its Selling Agents recommend that you obtain independent legal, financial and accounting advice before purchasing the land at auction. The LDA makes no representation or warranty regarding the suitability of the land. No legal obligations shall arise until such time as the parties enter into a legally binding contract. Information contained in this document is provided for information only and the LDA makes no warranty as to the accuracy or completeness of this material.

All homes find more buyers in Domain.

Domain is the most popular real estate website in Australia. It has the largest number of active buyers and sellers. Domain's powerful search engine and advanced filters make it easy to find the property you're looking for. Domain's mobile app allows you to view properties on the go. Domain's email alerts keep you up to date on new listings. Domain's social media presence makes it easy to share your favorite properties. Domain's expert advice and tips help you make the most of your real estate journey.



Make sure your agent puts
your place in Domain.

Dominate with
Domain

domain.com.au

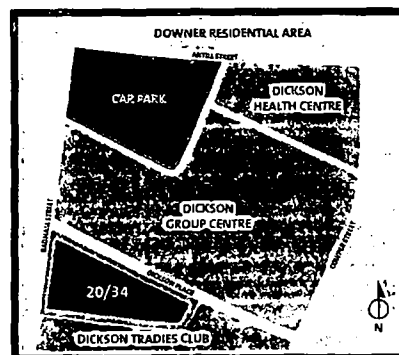
12-09-12/1



LAND FOR SALE BY TENDER
BLOCK 20 SECTION 34 DICKSON

DEVELOPMENT OPPORTUNITY
DICKSON GROUP CENTRE

- 5,282m² approx site area.
- Prime frontage to Badham Street and Dickson Place.
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- Mixed Use development opportunity.



Block 20 Section 34 Dickson

Tender documentation available from:

Richard Drummond
Consultant Project Manager
Economic Development Directorate
Email: richard.drummond@act.gov.au
Phone: 02 6207 0274

Tender closes 2pm Thursday 8 November 2012



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List with
Domain.com.au
and increase your
selling power

LOOKING FOR COMMERCIAL PROPERTY FINANCE?

Talk to Balmain. With over 30 years in commercial property finance we understand the specific needs of commercial property investors and developers.

■ \$500,000 to \$25m+ loans ■ Bank and non bank lenders ■ Up to 75% of purchase price^{1AP}

So, if you are looking for an understanding, expert and fast moving alternative for property finance, talk to Balmain's Canberra office partners.

Col Tennant

Tel: (02) 6248 6296

Mob: 0418 573 296

ctennant@balmain.com.au

David Kimmorley

Tel: (02) 6161 1292

Mob: 0415 922 946

dkimorley@balmain.com.au

www.balmain.com.au

balmain
arrange. lend. manage

DRAFT AD FOR
Block 20, Section 34, Dickson
Tradies Car Park Site

LAND FOR SALE BY TENDER

Block 20 Section 34, Dickson

MAJOR DEVELOPMENT SITE DICKSON GROUP CENTRE

- 5,282m2 approx site area
- Prime frontage to Badham Street and Dickson Place
- Close proximity to Dickson Retail Centre
- Mixed use development opportunity



Tender closes
2 pm Thursday
23 August 2012

RFT Documentation available from

Richard Drummond
Consultant Project Manager
Economic Development Directorate
Richard.Drummond@act.gov.au
02 6207 0274

EDD and LDA logos

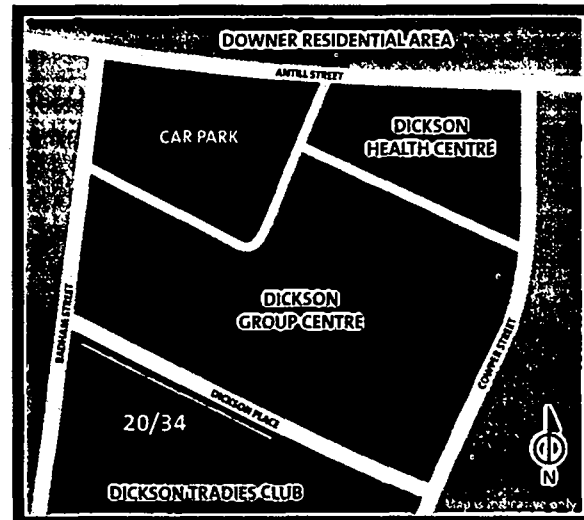
LDA Disclaimer



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Sent: Thursday, 13 September 2012 1:56 PM
To: Drummond, Richard
Cc: Peters, Clint; Forner, Julia; Ellis, Greg; Gleeson, Jody
Subject: Dickson Tradies site web presence

Hi Richard

I have listed the Dickson Tradies site on the LDA website under 'Latest News' as our reception has had a couple of calls asking where information is on the web.

As this information isn't listed on the EDD website as yet, I have linked the listing to the sales flyer – can you please let me know when the EDD site has been updated and I will then change the link to direct the person to the EDD site (similar to the Dickson supermarket site listing).

Thanks
Kylie

Kylie Forrest | Marketing Project Manager

Sales | Marketing | Estate Management

Phone: 02 6205 4315 | Fax: 02 6207 5101

Land Development Agency | Economic Development Directorate | ACT Government

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:

www.lda.act.gov.au

WEBSITE UPDATE

Page update: LDA Home Page
Page URL: <http://www.lda.act.gov.au/?>
What was updated: Added link to Dickson Tradies flyer under 'Latest News' section
Date: 13 September 2012
Time: 1:45pm
Marketing officer: Kylie



The screenshot shows the LDA website homepage. At the top is a green navigation bar with links for 'ABOUT LDA', 'RESIDENTIAL', and 'BUSINESS'. To the right are logos for 'ACT Government Economic Development' and 'Land Development Agency CANBERRA FIRST'. Below the navigation bar is a large banner image of two people lying on their backs in a grassy field, looking up at a blue sky with clouds. Overlaid on the banner is a dark box with the text 'Bonner' and 'Traditional neighbourhood values with a focus on sustainability', with a link 'find out more here'. Below the banner are three columns of featured projects: 'Jacka' (located in north Gungahlin), 'Bonner' (combines traditional neighbourhood values with a focus on sustainability), and 'Coombs' (Be part of a new start at Coombs). Each column has a 'Read More' link. To the right of these columns is a 'Latest News' section with a red header. It contains two news items: 'Development Opportunity - Dickson Group Centre' and 'Commercial/Industrial Land Sales Harrison Four Section 163 Auction'. Each news item has a 'Prev' and 'Next' link. At the bottom of the page are five logos: 'Molonglo Valley', 'Kingston Foreshore', 'Commercial Opportunities - Land for Sale', 'Franklin Charity House', and 'mingle'.

ABOUT LDA | RESIDENTIAL | BUSINESS

ACT Government Economic Development

Land Development Agency CANBERRA FIRST

Bonner

Traditional neighbourhood values with a focus on sustainability
[find out more here](#)

JACKA

Jacka, located in north Gungahlin, is one of Canberra's newest suburbs.
[Read More](#)

BONNER
somewhere to look forward to

Bonner combines traditional neighbourhood values with a focus on sustainability for the future.
[Read More](#)

COOMBS
MOLONGLO VALLEY

Be part of a new start at Coombs.
[Read More](#)

Latest News

Development Opportunity - Dickson Group Centre

The Economic Development Directorate is offering a Mixed Use development opportunity by Tender.
[Prev](#) [Next](#)

Commercial/Industrial Land Sales

Harrison Four Section 163 Auction

Rare opportunity to secure a low density townhouse site in Harrison.
[Prev](#) [Next](#)

MOLONGLO VALLEY

Kingston Foreshore
IMMERSE YOURSELF

Commercial Opportunities - Land for Sale

Franklin Charity House

mingle

Note: No link on the EDD website as yet, so have linked this information to the flyer.

Forrest, Kylie

From: Forrest, Kylie
Sent: Friday, 14 September 2012 11:18 AM
To: Friedewald, Greg
Cc: Gleeson, Jody; Drummond, Richard; Peters, Clint
Subject: RE: Dickson Tradies site web presence
Attachments: 33656 LDA Tradies Car Park Flyer APPROVED.pdf, 12202A_GTC_site1-12_PressAd_3_FA-Revised.pdf

Hi Greg

The listings on the LDA website will need to redirect to the EDD website (not the other way around) – similar to the supermarket site listing – therefore the sales flyer will be removed from the LDA site once it is loaded onto the EDD site (have attached).

Regarding the Gungahlin site, Richard will be able to provide you with some words around this and I have attached a copy of the press ad. Again, once this is loaded onto the EDD site, I will place a link on the LDA site to it.

Thanks
Kylie

Kylie Forrest | Marketing Project Manager
Sales | Marketing | Estate Management
Phone: 02 6205 4315 | Fax: 02 6207 5101
Land Development Agency | Economic Development Directorate | ACT Government
Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:
www.lda.act.gov.au

From: Friedewald, Greg
Sent: Thursday, 13 September 2012 3:05 PM
To: Forrest, Kylie
Subject: RE: Dickson Tradies site web presence

Kylie –

Anne McKeveatt is arranging for a link from the EDD website to your sales flyer. We'll use the same words in our link as you used from your 'Latest News' section. Richard also mentioned the Gungahlin cinema site, but has not given us any info – will you be putting something up on the LDA site that we can link to?

Greg

From: Drummond, Richard
Sent: Thursday, 13 September 2012 2:06 PM
To: Friedewald, Greg
Cc: Forrest, Kylie; Ellis, Greg
Subject: FW: Dickson Tradies site web presence

Greg,

Please refer to email below.

Could you please arrange to list the "Tradies" car park site on the EDD web site and coordinate with Kylie regarding the LDA listing.

Also the Cinema site in Gungahlin has been announced and was advertised in the AFR today and will be in the CT on Saturday. Could you also list this on the EDD web site and coordinate an LDA listing with Kylie.

Regards

Richard Drummond | Consultant Project Manager|

| phone: (02) 6207 0274| fax: (02) 6207 0123| mob: 0402 262 626

Economic Development Directorate | ACT Government |

From: Forrest, Kylie

Sent: Thursday, 13 September 2012 1:56 PM

To: Drummond, Richard

Cc: Peters, Clint; Forner, Julia; Ellis, Greg; Gleeson, Jody

Subject: Dickson Tradies site web presence

Hi Richard

I have listed the Dickson Tradies site on the LDA website under 'Latest News' as our reception has had a couple of calls asking where information is on the web.

As this information isn't listed on the EDD website as yet, I have linked the listing to the sales flyer – can you please let me know when the EDD site has been updated and I will then change the link to direct the person to the EDD site (similar to the Dickson supermarket site listing).

Thanks

Kylie

Kylie Forrest | Marketing Project Manager

Sales | Marketing | Estate Management

Phone: 02 6205 4315 | Fax: 02 6207 5101

Land Development Agency | Economic Development Directorate | ACT Government

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | Web:

www.lda.act.gov.au

LAND FOR SALE BY TENDER BLOCK 20 SECTION 34 DICKSON, ACT

DEVELOPMENT OPPORTUNITY DICKSON GROUP CENTRE

- 5,282m² approx site area.
- Prime frontage to Badham Street and Dickson Place, Dickson.
- Close proximity to Dickson Group Centre.
- Mixed Use development opportunity.

Tender closes 2pm Thursday 8 November 2012



■ Block 20 Section 34 Dickson

Tender documentation available from:

Richard Drummond

Consultant Project Manager
Economic Development Directorate

Email: richard.drummond@act.gov.au

Phone: 02 6207 0274



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SELECT COMMITTEE ON ESTIMATES 2013-14

MINISTER FOR ECONOMIC DEVELOPMENT

SUBJECT:	Dickson Group Centre Redevelopment – Block 21 Section 30 Dickson	Division: Land Development Output: xxxxx Budget Paper xxxx Page: xxxx
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KEY MESSAGES:

- The Land Development Agency (LDA) is currently negotiating the terms of the sale of Block 20 Section 34 Dickson with the successful Tenderer.
- The LDA anticipates that the exchange of Contracts will be concluded prior to 30 June 2013.
- The successful Tenderer will not be permitted to commence construction until the redevelopment of Block 21 Section 30 Dickson (car park adjacent to Woolworths) is complete as outlined in the Request for Tender for this site. This is to ensure adequate parking is available for Dickson residents.

BACKGROUND INFORMATION

- EDD released Block 20 Section 34 Dickson by tender. This site is bounded by Dickson Place and Badham Street and allows for a mixed range of uses including residential and offices.
- A condition of the tender includes a 1,300m² public park developed at the successful tender's expense. This park will be handed back to the Territory on completion.
- Tenders were assessed against criteria that included, price, financial capacity, development proposal and compliance with the Dickson Master Plan.
- The tender closed on 27 November 2012.
- A preferred tenderer has been selected and notified.

Mr Chris Reynolds, Executive Director, Land Development

Phone Number: 620 75432

SELECT COMMITTEE ON ESTIMATES 2013-14

MINISTER FOR ECONOMIC DEVELOPMENT

- There will be no budget impact from the sale. The revenue from the sale will be recognised by the LDA consistent with all other commercial sales.
- The Canberra Tradesmen's Union Club (Tradies, Dickson) is the lessee of Block 28 Section 34 Dickson. The Tradies sought to acquire Block 20 Section 34 Dickson through a direct sale in 2011.
- The Government did not agree to the direct sale and determined that the land should be sold through a competitive process.

Mr Chris Reynolds, Executive Director, Land Development

Phone Number: 620 75432



Andrew Barr MLA

DEPUTY CHIEF MINISTER

TREASURER

MINISTER FOR ECONOMIC DEVELOPMENT

MINISTER FOR TOURISM, SPORT AND RECREATION

MEMBER FOR MOLONGLO

MEDIA RELEASE

XXX/11

Day date year

Government sets timeline for sale of Dickson sites

Today Minister for Economic Development Andrew Barr set the timetable for the sale of two major development sites in Dickson.

Block 20 Section 34 Dickson and Block 21 Section 30 Dickson will both be sold for redevelopment starting in the second half of July 2012, although the sales process for each will be a little different

The first site to be sold will be Block 20 section 34 Dickson – the surface carpark immediately adjacent to the Dickson Tradies Club. Block 21 Section 30 will be sold for the purpose of developing a second full line supermarket and an Aldi. The new site will more than double the carparking on site and include some residential development above the shops.

The second site to be sold is Block 21 Section 30 Dickson – the surface carpark immediately adjacent to Woolworths and the Dickson library. The second site will be sold as a mixed use development allowing residential, retail and commercial.

Both developments will realise the vision laid out by the community in the Dickson master plan and bring new life, more shopping choice and more parking to the Dickson group centre.

Block 20 Section 34 will be sold through a tender process commencing in July 2012. The tender will close on ~~XXXXX~~ 2012 and a decision will be made by ~~XXXX~~ 2012 ~~or The auction will be held on XXXX 2012.~~

Block 21 Section will be sold through an expression of interest process commencing in July 2012. Phase 1 will invite concept submissions. The Government will determine a list preferred tenderers by the end of September 2012. Tenders will close at the end of January 2013 and the winning tender will be announced by end of March 2013.

The Government is finalising a temporary parking strategy in coming weeks. It will be released with the tender documents in July. Detailed parking and traffic plans will be released before the DA is lodged.

Ends

Media Contact: Daniel Landon

P: 6205 1690

M: 0434668495

daniel.landon@act.gov.au

BLOCK 20 SECTION 34 DICKSON

Key Discussion Points

- 1) Canberra Tradesmen's Union Club Limited ("Tradies") offered the highest price of \$2,240,000 inclusive of GST in response to the RFTY for the sale of Block 20 Section 34.
- 2) LDA had set a reserve price of \$3,180,000 exclusive of GST based on a valuation from MMJ.
- 3) LDA and Tradies agreed to negotiate an arrangement, whereby Tradies would acquire the 20/34 at a price consistent with MMJ valuation and LDA would acquire two Tradies properties (25/75 Dickson and 2-5 Rosevear Street Dickson) and the transaction would include the payout of concessional lease for Tradies existing property.
- 4) Agreed that
 - i) MMJ valuation to be reviewed by Colliers
 - ii) Colliers would value 25/75 Dickson and 2-5 Rosevear Street Dickson
 - iii) Colliers would review Tradies concessional lease valuation prepared by Knight Frank.
- 5) Colliers assessment of MMJ valuation is
 - i) Valuation with 154 car spaces is \$2,750,000 exclusive of GST
 - ii) Valuation increases to \$3,100,000 to 3,150,000 if road does not have to be constructed
- 6) LDA have also received verbal advice from ESDFD that number of replacement car parks can be reduced by the number that sit over the proposed pocket park (approximately 36 spaces)
- 7) Colliers valuation of 25/75 Dickson is \$45,000 exclusive of gst.
- 8) Colliers valuations of 2-5 Rosevear Street Dickson are:
 - i) Valuation with 18month rent free lease back to Tradies is \$3,250,000 exclusive of GST
 - ii) Valuation with vacant possession is \$3,550,000 exclusive of gst
- 9) Colliers valuation of de-concessional fee for Dickson Club (28/34) is \$3,100,000 compared with Knight Frank valuation of \$2,750,000
- 10) Tradies have an agreed de-concessional fee from ESDD for their Woden Club of \$1,271,288.

LDA's preferred arrangement

- a) Tradies acquire 20/34 for \$3,180,000 exclusive of gst.
- b) LDA acquire 25/72 for \$45,000 exclusive of gst
- c) LDA acquire 6/72 – Rosevear Street property for \$3,250,000 exclusive of gst and provide the Tradies with 18 months rent free occupation of the site.
- d) LDA settle de-concessional fee on 28/34 Dickson at the fee agreed by ACTPLA. LDA would be prepared to substitute the Woden Club Site fee in place of the Dickson Club site
- e) Simultaneous settlement prior to 30 June 2014.
- f) Subject to satisfactory due diligence/SIR's on each asset
- g) Subject to LDA Board sign off.
- h) Net cost to Tradies of approximately \$2.625 mill if Dickson Club site de-concessional fee (using KF valuation) is involved or \$1.144 mill if Woden Club site de-concessional fee is involved

SUBJECT: SALE OF BLOCK 20 SECTION 34 DICKSON

ISSUE: Terms and timeline for sale

- The Land Development Agency (LDA) is currently negotiating the terms of the sale of Block 20 Section 34 Dickson with the successful Tenderer.
- The LDA anticipates that the exchange of Contracts will be concluded prior to 30 June 2013.
- The successful tenderer will not be permitted to commence construction until the redevelopment of Block 21 Section 30 Dickson (car park adjacent to Woolworths) is complete as outlined in the Request for Tender for this site. This is to ensure adequate parking is available for Dickson residents.

Background

- EDD released Block 20 Section 34 Dickson by tender. This site is bounded by Dickson Place and Badham Street and allows for a mixed range of uses including residential and offices.
- A condition of the tender includes a 1,300m² public park developed at the successful tender's expense. This park will be handed back to the Territory on completion.
- Tenders were assessed against criteria that included, price, financial capacity, development proposal and compliance with the Dickson Master Plan.
- The tender closed on 27 November 2012.
- A preferred tenderer has been selected and notified.
- There will be no budget impact from the sale. The revenue from the sale will be recognised by the LDA consistent with all other commercial sales.
- The Canberra Tradesmen's Union Club (Tradies, Dickson) is the lessee of Block 28 Section 34 Dickson. The Tradies sought to acquire Block 20 Section 34 Dickson through a direct sale in 2011.
- The Government did not agree to the direct sale and determined that the land should be sold through a competitive process.

- The preferred tenderer has not been publicly announced.
- The community has been consulted through the Dickson Master Plan process, including the subsequent Territory Plan Variation to the Dickson Group Centre.



Andrew Barr MLA

DEPUTY CHIEF MINISTER

TREASURER

MINISTER FOR ECONOMIC DEVELOPMENT

MINISTER FOR TOURISM, SPORT AND RECREATION

MEMBER FOR MOLONGLO

MEDIA RELEASE

XXX/11

Day date year

Government sets timeline for sale of Block 20 Section 34 Dickson

Today Minister for Economic Development Andrew Barr set the timetable for the sale of Block 20 Section 34 Dickson, the site immediately adjacent to the Tradies Club.

The sale and redevelopment of the site will help realise the vision laid out by the community in the Dickson master plan and bring new life and renewal to the Dickson group centre.

Block 20 Section 34 will be sold through a tender process commencing in July 2012. The tender will close on ~~XXXXX~~ 2012 and a decision will be made by ~~XXXXX~~ 2012.

The Government is finalising a temporary parking strategy in coming weeks. It will be released with the tender documents in July. Detailed parking and traffic plans will be released before the DA is lodged.

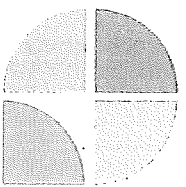
Ends

Media Contact: Daniel Landon

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harrisonfour
THE FINAL QUARTER

DEVELOPMENT OPPORTUNITY
land for sale
by auction

MULTI UNIT RESIDENTIAL SITE
SECTION 168

**Ideal opportunity to secure
a Multi Unit residential
development site in Harrison.**

- Site is approximately 6,800m²
- Potential for up to eleven dwellings
- Five minutes to Gungahlin Town Centre
- Five minutes to Canberra City and the Airport
- Views towards nearby Gungahlin and Mt Higgins Flat Nature Reserves
- Close to the green spaces

Contact

Raine & Horne Commercial Canberra

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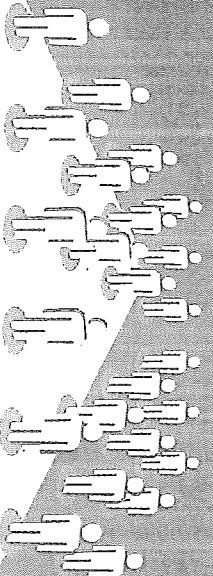
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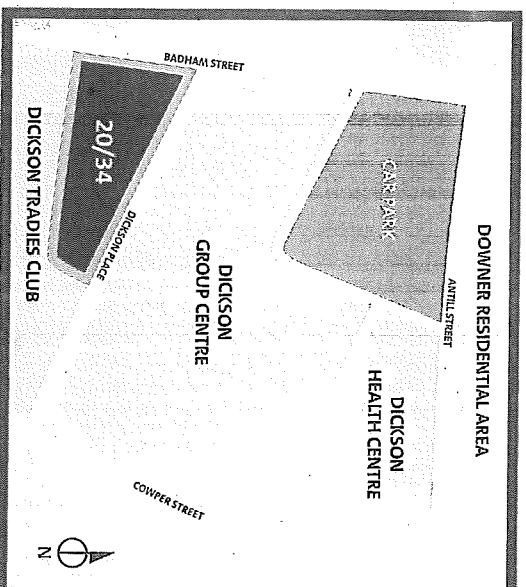
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**LAND FOR SALE BY TENDER
BLOCK 20 SECTION 34 DICKSON**

**DEVELOPMENT OPPORTUNITY
DICKSON GROUP CENTRE**

- 5,282m² approx site area.
- Prime frontage to Badham Street and Dickson Place.
- Close proximity to Dickson Group Centre.
- Mixed Use development opportunity.



Block 20 Section 34 Dickson

Tender documentation available from:

Richard Drummond

Consultant Project Manager

Economic Development Directorate

Email: richard.drummond@act.gov.au

Phone: 02 6207 0274

Tender closes 2pm Thursday 8 November 2012



ACT
Government
Economic Development



Land Development Agency
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