



Standing Committee on Planning, Transport and City Services

Inquiry into Annual and Financial Reports 2022-2023

ANSWER TO QUESTION TAKEN ON NOTICE

Asked by Ms Jo Clay MLA on 17 November 2023: Mr John Dietz took on notice the following question(s):

Reference: Hansard [uncorrected] proof transcript 17 November 2023, pages 17-18

In relation to: Tender process

THE CHAIR: I was going to say we have lodged the question on notice, so we will get the detail back on record. A substantive. We are finishing, I think, at 9.45, so precise answers are excellent. The SLA includes collaborative contracting to bring government, industry and community together through the land sales process manner. That community input is included in the sales documents, and that is great to see. I am interested to know what process you have in the tender evaluation process to make sure that that community input that went into the sales document actually comes through in the tender. How do you do that?

Mr Dietz: It does vary depending on the importance of the site as to how intense our placemaking process is. And, for example, if it is a small multiunit site we will not put the same intensity into a significant site in a Belconnen Town Centre, for example.

The placemaking process, to be concise, works with the community. Essentially the outcome of that process is a document, a place brief or a planning brief or a place aspiration which really identifies what success looks like to a developer. And it is a written document.

That document we then take as part of the tender process to all the tenderers and ask them how well can you respond to this because this is what success looks like. In the tender valuation process it is then evaluated as part of the tender percentages.

So, it might change but it is often 40 or 50 per cent in the response as to how well you can better on that. And then there will be other aspects which are pricing, experience, ability to deliver.

That evaluation is done by tender evaluation team in their appropriate environment signed off by the delegate. And then therefore all tenderers are ranked based on the evaluation criteria. And the winner then goes into negotiation to finalise the sale. That is really just the beginning of the process because then we need to ensure that they deliver on what they said they would deliver under their contract, sorry, under their tender.

So, we then go into contracting, ensuring that the sales contract actually then capture the essence of what their tender was so that over the next three or four years as we are developing we can ensure that they are developing appropriately.

THE CHAIR: And after having initially taken that community feedback to put it into the sales documents and tender process does the escalator go back to community and say here is what happened?

Mr Dietz: Yes. And I guess we mature our process over time but the one I remember quite clearly is Gold Creek where we actually had a document that was signed by the individuals of the community before we then took it into the tender process.

I guess the question you asked then too is then we have finished the tender do we go ask to community and say this how these tenders have met. I would have to take that on notice to understand. I believe we do in a very general sense but as to what process we then inform the community as to the results of the tender and how they met the evaluation process.

But the challenge there is the evaluation process is done in a very appropriately non-public environment.

THE CHAIR: Yes, I understand that. That would be great if you could take that on notice. Thank you.

Ms Yvette Berry MLA: The answer to the Member's question is as follows:—

The Suburban Land Agency's (SLA) Placemaking Framework identifies genuine place led engagement which seeks community and stakeholder input prior to land being released or design for a future development being proposed. Outcomes of such engagements are captured in documents referred to as Place Design Brief for a defined site or land area.

Place Design Brief is then included in the SLA's land release documents and consistently when design-based tender land release methodology is used. While SLA seeks tenderers demonstrate through narrative and drawings how they've addressed a Place Design Brief, the SLA also requires tenderers to submit their place-led Community and Stakeholder Engagement Plan which outlines frequency and methodology of their proposed engagement that corresponds with their future design development.

As a first step in their engagement, the successful tenderer would share their tender submission publicly and seek feedback on their design response noting it is a concept design only at that stage. While the SLA is not an active participant in the successful tenderer's engagement process, the successful tenderer is required to provide the SLA with evidence that they are implementing their Engagement Plan and documenting design changes in response to feedback received for endorsement by the SLA. This process is a performance requirement outlined in the land sale contract.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date: 28/11/23

By the Minister for Housing and Suburban Development, Ms Yvette Berry MLA

