Public Interest Immunity Claim – Request for Information Report

PROPOSED MINISTERIAL STATEMENT

I have a statement to the Committee with respect to the request for the Request for Information Report in relation to the relocation of the APVMA (titled 'Armidale Market Search December 2016').

Release of parts of the document may damage the commercial interests of third parties and would materially impact the Commonwealth's ability to negotiate and contract with commercial entities.

The document sought by the committee includes details of commercial strategies or fee and price structures; details of intellectual property; details of contracting processes, including tender content and assessment of individual tenders; and other information which would be of significant commercial value. The *Government guidelines for official witnesses before parliamentary committees and related matters,* February 2015, Attachment B, lists information such as this as inappropriate to disclose where it could cause disadvantage to a contractor and advantage their competitors in future tender processes.

The release of this information would set a precedent and could result in commercial firms ceasing to engage in or respond to processes such as the Request for Information process that was undertaken, or enter into commercial arrangements with the government on the basis that such an engagement could risk publication of their commercially sensitive information. This outcome could materially impact the Commonwealth's ability to negotiate and contract with commercial entities.

In these circumstances, the Government considers that the harm that may occur in relation to commercial interests outweighs the public interest in tabling the document to this Committee.

The Hon. David Littleproud MP

Minister for Agriculture, Drought and Emergency Management

3 March 2020

EDACTED





Armidale Market Search December 2016



Process to Date



30 August 2016 - JLL Corporate Solutions instructed to conduct an EOI process for a precommitment development for the relocation of the APVMA from Canberra to Armidale.



30 August 2016 – Outline of requirement provided, based on APVMA guidelines. It was noted that the requirements will be refined with further progression of the process.



15 September 2016 -Request for Information (RFI) was circulated in the market, specifically focusing on developers, owners and real estate firms in the Armidale region (57 recipients). The requirement was also advertised on AusTender.



Request for Information







Marketing Campaign

Australian Financial Review (15/09/2016)



Sydney Morning Herald (17/09/2016)



Armidale Express Extra (21/09/2016)





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Armidale Express (23/09/2016)



Tamworth Times (28/09/2016)





Submissions

Existing Buildings

- 1.Technology Park
- 2. 126 Beardy Street

Purpose Built Opportunities

- 1. Technology Park
- 2. 151 Marsh Street
- 3. 16 Queen Elizabeth Drive
- 4. 91 Beardy Street
- 5. 124 Taylor Street
- 6. Corner Trevenna and Library Road
- 7. Corner Markham and Rusden Street
- 8. 126 Allingham Street
- 9. 119 Rusden Street



Existing Building Options

- 1. Technology Business Park
- 2. 126 Beardy Street, Armidale



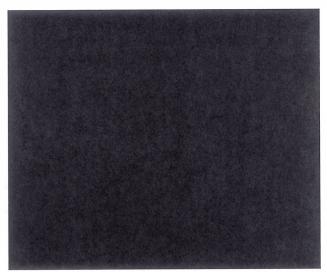




Technology Park, Armidale

Located outside of Armidale City CBD, adjacent to the University of New England. Direct access to bike tracks that connect Armidale City and the University of New England. It is currently zoned B7 for Business Park use and development.



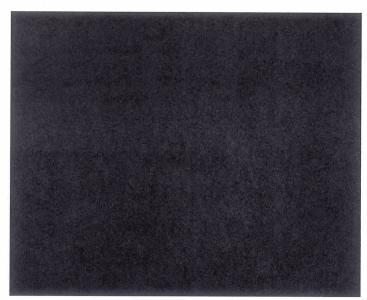




126 Beardy Street, Armidale

Located in the heart Armidale City CBD, positioned on one of the main streets of Armidale surrounded by numerous food and beverage outlets. Within walking distance to a bus stop and Armidale Shopping Plaza.





(M) JLL

Purpose Built Options

- 1. Technology Park
- 2. 151 Marsh Street
- 3. 16 Queen Elizabeth Drive
- 4. 91 Beardy Street
- 5. 124 Taylor Street
- 6. Corner Trevenna and Library Road, UNE
- 7. Corner Markham and Rusden Street
- 8. 126 Allingham Street
- 9. 119 Rusden Street
- Technology Park151 Marsh Street
- 16 Queen Elizabeth Drive
- 91 Beardy Street
- 124 Taylor Street
- Corner Trevenna and Library Road
- Corner of Markham and Rusden Street
- 126 Allingham Street
- 119 Rusden Street

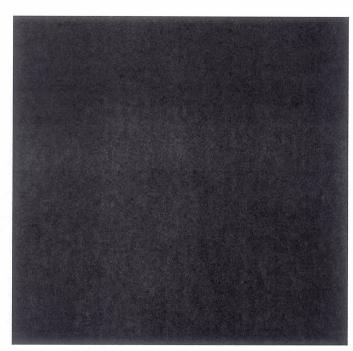




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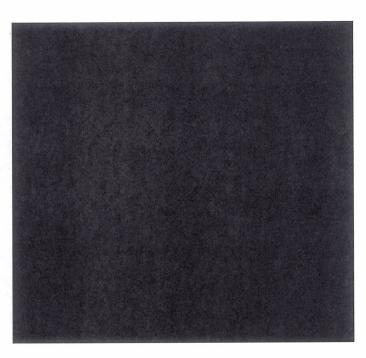




151 Marsh Street, Armidale

Centrally located within Armidale CBD with frontages on Marsh and Barney Street. The site is within walking distance to Armidale Shopping Plaza, public transports (bus stop) and numerous schools.

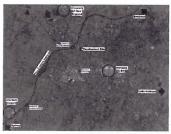




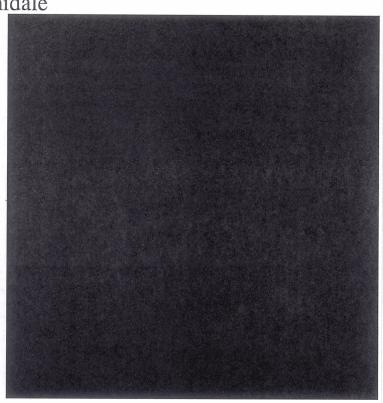


16 Queen Elizabeth Drive, Armidale

The site is located South-east of the Intersection between Queen Elizabeth Drive and Golgotha Street. It is currently a vacant block of land, conveniently located near food and beverage outlets, child care services and Australia Post, as well as bus services.





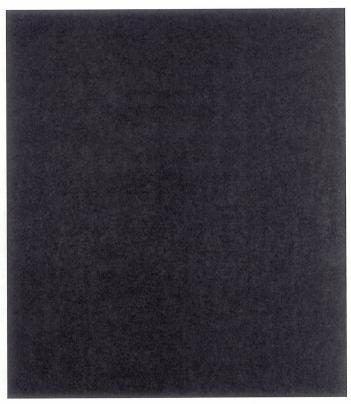




91 Beardy Street, Armidale

Located northwest of the intersection between Beardy and Taylor Street. This site is within walking distance to many amenities and facilities, including Armidale Shopping Plaza, child care facilities, gym and medical centres.



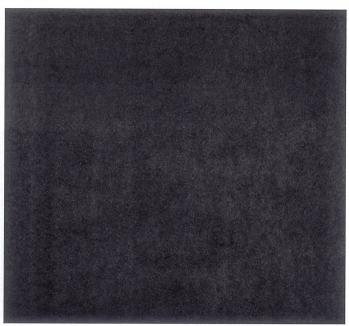




124 Taylor Street, Armidale

This vacant site is located southwest of the intersection between Rusden and Taylor Street. Located within Armidale CBD, which offers a vast range of food operators, amenities and retail outlets.

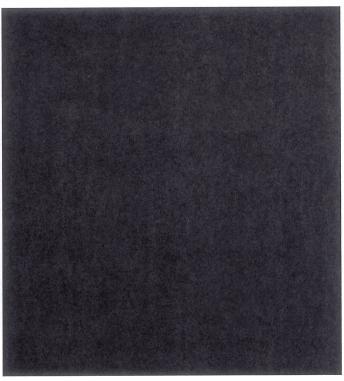




Cnr Trevenna and Library Road, UNE

Situated within the University, the old Zoology site, positioned southeast of the intersection between Trevenna and Library Road. It is conveniently located near the research and academic facilities of UNE. The site is easily accessed from New England Highway.







Corner Markham and Rusden Street, Armidale

The site is situated within Armidale commercial precinct. It has street frontage onto Markham Street, which the main atrial road linking the town centre to the University of New England, as well as surrounding towns of Guyra, Uralla and Tamworth.









126 Allingham Street, Armidale

This greenfield site is within Armidale's commercial precinct, meaning it is conveniently located near food and beverage operators and is walking distance to the town's centre where there are a vast offering of amenities and facilities at the staff's disposal.



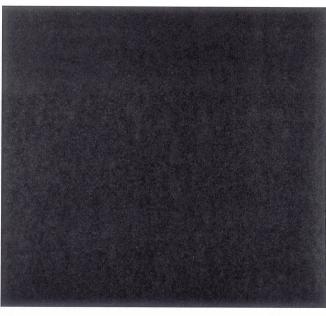




119 Rusden Street, Armidale

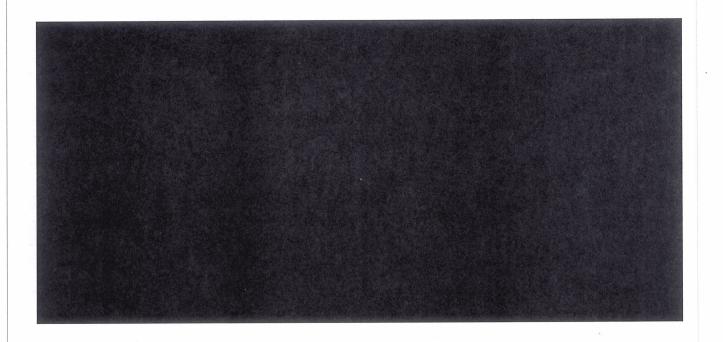
This site is position within Armidale's CBD and is in close proximity to the town centre, where there a number of amenities and facilities easily servicing the town and is easily accessible to the staff.







Traffic Light Option Matrix- Development Sites



Recommended Initial Short-List

Understanding of the context of the relocation, requirement and submissions only (site un-seen), we would recommend that the sites identified below would be the initial short-listed options;

- · Location Outside of Armidale CBD
 - i. Technology Park
 - ii. Cnr of Trevenna and Library Road, University of New England
- Location within Armidale CBD
 - i. 91 Beardy Street
 - ii. 119 Rusden Street

It should be noted, that the options submitted have not been physically inspected and any recommendations are based on the information provided by the respective owner / developer for each option. JLL recommends that each of the sites be inspected prior to progressing with the process.



Next Steps

- · Conduct site inspections to better understand the options provided
- · Short-listed sites confirmed
- Developer due diligence
 - i. Confirm that the respective developer / party submitting has control or a position for the preferred sites
 - ii. Assess delivery risk
- Prepare Request for Proposal (RFP)
- Enter into detailed negotiations with prospective landlords / developers
- Engage consultants to provide advice on design specifications





Thank you

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