

Subject:	Bidder clarifications: Junction Place, Wodonga. Sites 1-5 Expression of Interest		
Content Manager reference	23/37431		
Date:	24 July 2023	Addendum no.	1

Query	Development Victoria Response
What is the asking price?	<p>Development Victoria does not provide a price guide for any of their sites during the Expression of Interest or Request for Proposal Stage. A financial offer is not required as part of the Expression of Interest phase.</p> <p>Successful EOI bidders will be asked to submit their proposed purchase price as part of the Request for Proposal stage.</p> <p>Bidders will be assessed against a range of criteria in the EOI and RFP stages.</p>
What is the contract? Is there a Development Agreement?	<p>The selection of a successful bidder will be subject to Development Victoria agreeing acceptable Contractual Documentation with the Preferred Bidder(s).</p> <p>The Contractual Documents will embody all undertakings and obligations between the parties for the purchase and development of the Site.</p> <p>The Contractual Documents entered into with a successful bidder may allow for the land to be sold on terms in accordance with agreed development timeframes.</p> <p>Draft Contractual Documentation will be provided at the RFP phase to short listed parties.</p> <p>Development Victoria does not provide the agreement as part of the Expression of Interest phase.</p>
Is there access to a data room?	<p>The necessary information for the EOI Phase includes:</p> <ul style="list-style-type: none"> • Attachment 1 – Framework Plan • Attachment 2 – Terms of Reference • Attachment 3 – Statement of Environmental Audit <p>These documents are available here: https://www.development.vic.gov.au/projects/junction-place-wodonga?page=resources</p>
What is the zoning and does it allow residential?	<p>All sites are in the Activity Centre Zone (ACZ). Activity Centre Zone permits residential dwellings amongst other uses. Please refer to the Planning Scheme for details on the Activity Centre Zone.</p> <p>Bidders must undertake their own due diligence regarding permitted uses under the Planning Scheme.</p>

Are there any existing plans and permits?

Currently, there are no active permit applications for any of the sites; however, some of the sites have obtained permits in the past.

Bidders are required to undertake their own site due diligence and Development Victoria does not make any representations to any existing Plans and Permits for Sites 1-5.

Following the EOI and RFP phase, the successful bidder/s will be responsible for obtaining all necessary planning approvals to ensure the project's delivery.