



Australian Government
Department of Finance

INFORMATION MEMORANDUM

John Gorton Campus Early Childhood Education and Care Centre Parkes, ACT





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Long-term security
in a purpose-built,
tailored centre.

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Executive Summary

The Commonwealth of Australia represented by the Department of Finance is seeking an Approved Provider (under the National Quality Framework) for the John Gorton Campus Early Childhood Education and Care Centre. The Department of Finance has appointed Cushman & Wakefield to assist in identifying a preferred provider for the site.

Interested providers should complete a Registration of Interest Form and are encouraged to submit proof of their status as an Approved Provider (under the National Quality Framework).

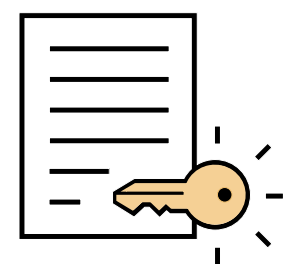
An industry briefing and site visit will be held early March 2026. Further site visits may occur in the Registration of Interest (ROI) and Request for Proposal (RFP) periods.

Please indicate your interest via the ROI form or the Cushman & Wakefield contacts.

Registrants will then be invited to participate in an RFP process in early 2026, where they will be asked to demonstrate their capability, capacity, fit-out requirements, and commercial offer.

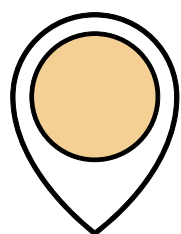
For more information on this opportunity, please contact JGCC@cushwake.com.

Key Highlights



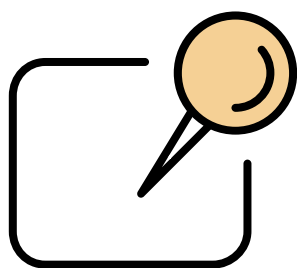
Tenancy

Ground floor tenancy in the newly constructed John Gorton Campus Carpark.



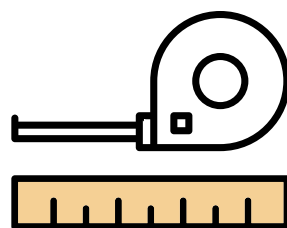
Location

Prime location within the National Triangle, offering convenient access to surrounding parklands, national treasures and cultural icons, and proximity to Barton and the emerging National Security Office Precinct.



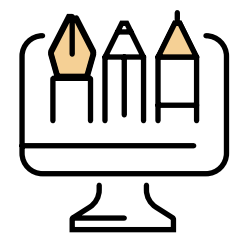
Position

Strategically positioned to meet rising demand for early childhood services, driven by a growing workforce population and the planned influx of 7,000¹ additional workers into the area.



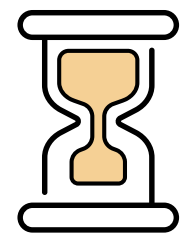
Sqm

Up to 2,600 sqm available with additional 1,800 sqm enclosed outdoor area.



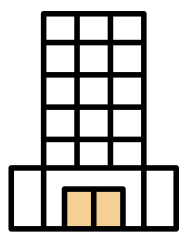
Fit-out

Opportunity for tailored fit-out to suit your requirements.



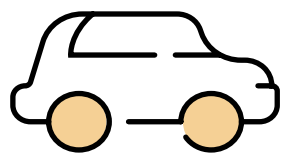
Completion

Targeted completion – early 2027.



Offering

Offered with a long term licence, with flexibility to negotiate commercial terms.



Parking

Dedicated undercover parking spaces for staff and convenient parent drop off.

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An opportunity to deliver a quality early childhood service in a rapidly expanding employment hub.



The Opportunity

The Department of Finance is inviting Registrations of Interest from Approved Providers (under the National Quality Framework) for a long-term licence at the new John Gorton Campus Early Childhood Education and Care Centre.

Occupying the ground level of a newly developed multi-storey carpark, completed in early 2025, the site offers up to 2,600 square metres of internal space and 1,800 square metres of enclosed outdoor area.

The proposed service could accommodate up to 134 places pending service approval. Both the tenancy size and number of places are negotiable and can be tailored to suit the specific requirements of the selected provider. The site also includes dedicated staff parking and convenient drop-off and pick-up zones.

With planning approval granted and an early 2027 opening targeted, the space is currently a cold shell.

This setup enables the provider to collaborate on a custom fit-out, ensuring the service meets their operational needs.

Interested providers should submit a Registration of Interest form, which will be followed by a Request for Proposal process (currently scheduled for early 2026).





Location & Vision

The site is situated within the National Triangle, recognised as one of Australia's most significant and symbolic public precincts.

The location offers exceptional connectivity, located just 2.4 kilometres south of Canberra City Centre and easily accessible from the southern suburbs via multiple bus routes along Kings Avenue.

The Light Rail Stage 2B extension (pending planning and approvals) is proposed to extend the light rail network from Commonwealth Park to Woden and has the potential to further enhance accessibility and increase foot traffic throughout the area.

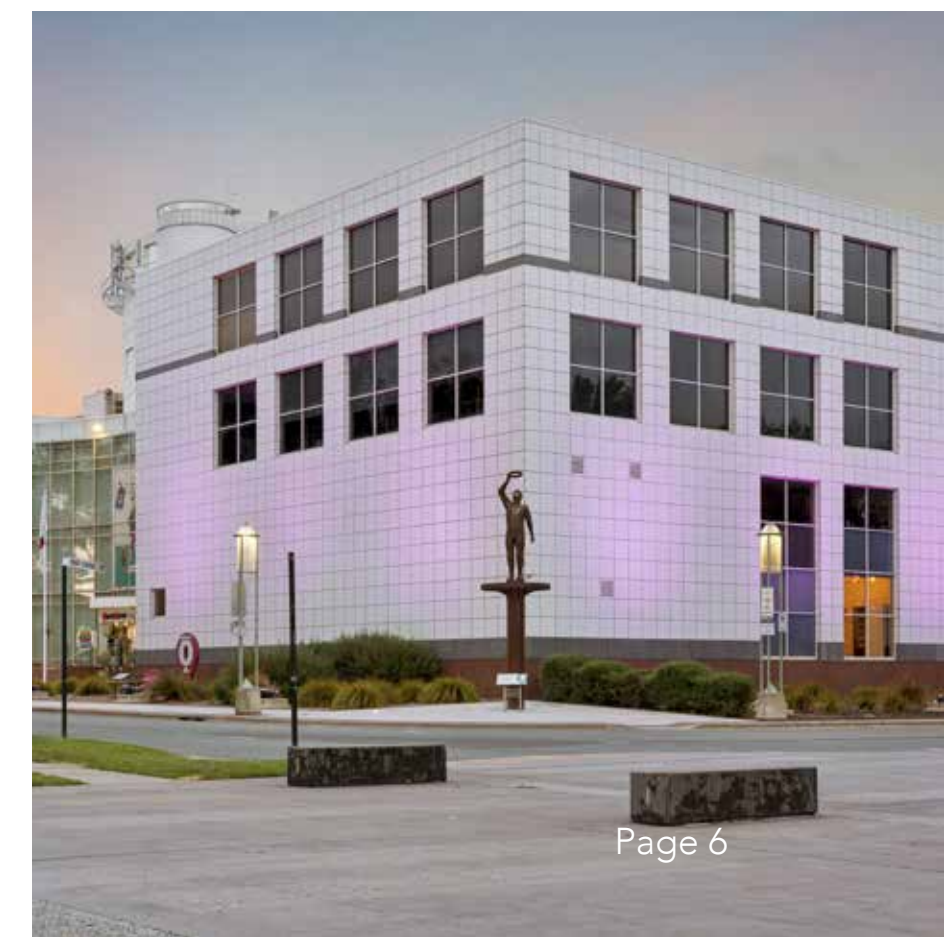
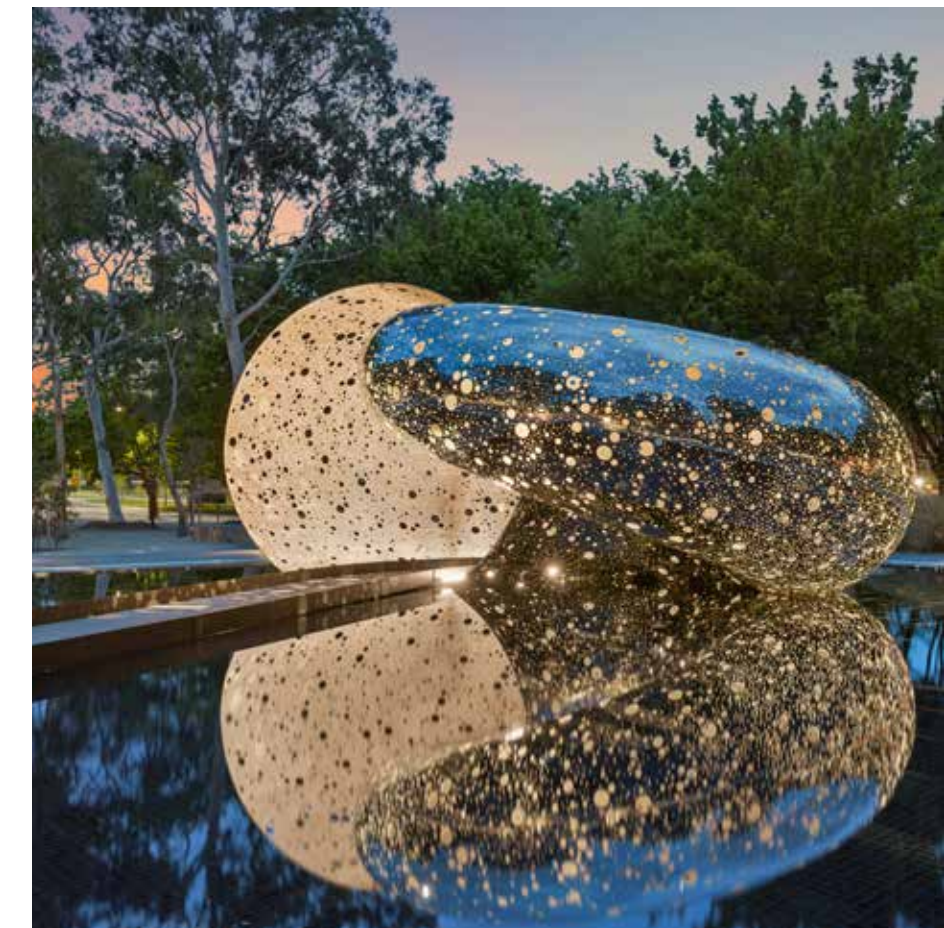
The centre is surrounded by some of Canberra's most prominent national institutions, including Parliament House, the High Court of Australia, the National Art Gallery, the Museum of Australian Democracy at Old Parliament House, the National Library of Australia, Questacon and the Australian Federal Police,

alongside numerous embassies and government departments.

In addition to its institutional significance, the precinct offers a wealth of natural amenity, with extensive parklands nearby.

A selection of cafés and services are located within surrounding government buildings, with additional retail and several primary schools located within a short drive.

Located next to the John Gorton Building and in proximity to Parkes, Barton, and the new National Security Office Precinct (NSOP), the John Gorton Campus Early Childhood Education and Care Centre is strategically positioned to meet the early childhood education and care needs of professionals working in the surrounding area.



KEY

- — National Triangle
- 1 National Security Office Precinct (2029)
- 2 Department of Foreign Affairs and Trade (2027) and Australian Taxation Office (2026)
- 3 Telopea Park School
- 4 Forrest Primary School
- 5 Canberra Girls Grammar School
- 6 Canberra Girls Grammar Junior School (Primary and ELC)



Map

Market Demographics

Located at the heart of a major employment hub, the Centre is ideally positioned to meet rising early childhood service demand across the ACT.

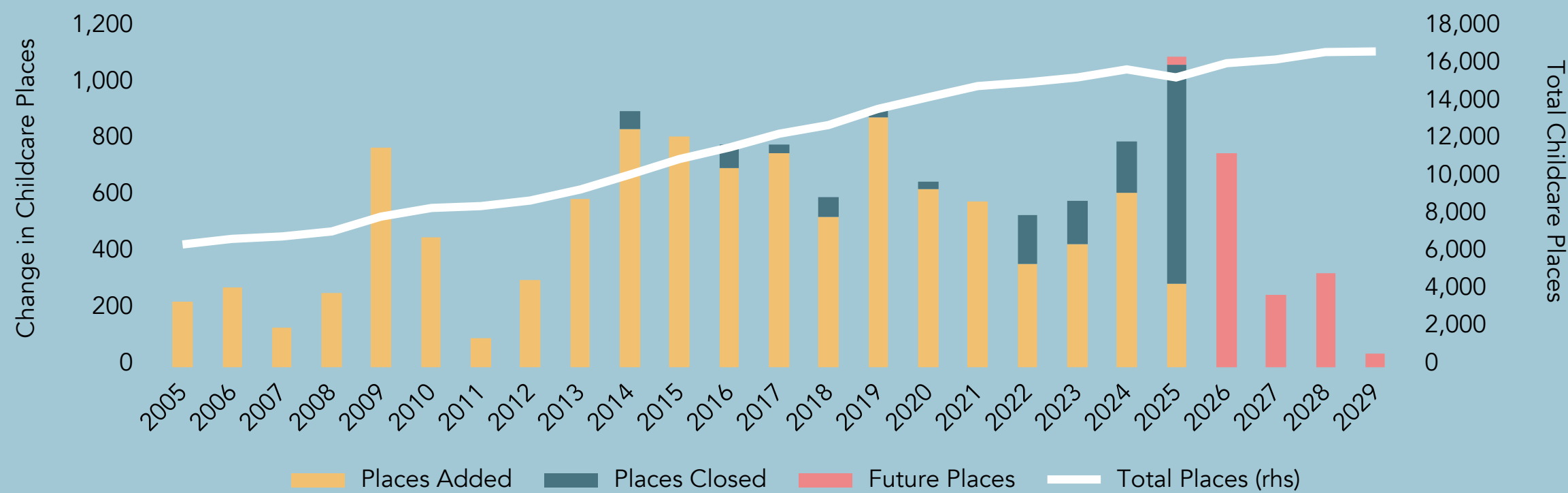
- Projected population growth of 8% by 2030 is expected to generate demand for approximately 1,330 additional full-time places across the ACT²
- Recent centre closures have created additional potential unmet demand of approximately 500 places.²
- Occupancy rates in central Canberra average 85-90% with wait lists common in Barton, Forrest and Civic.³

The John Gorton Campus service will feature a purpose-built design, generous outdoor area and seamless drop off access with over 1,000 car parking spaces.



Rapidly Expanding Workforce with the Australian Tax Office, Department of Foreign Affairs and Trade and National Security Office Precinct under construction.

Trends in Childcare Places Added, Closed and Projected (2005-2029)³



21,837⁴

in the National Triangle/Barton precincts



67%⁴

employed in the public administration/safety sector



7,000⁴

additional workers planned for the area

Competition

	Places
Communities at Work Abacus Child Care & Education Centre	143
Goodstart Early Learning, Barton	88
Papilio Early Learning, Barton	65
Currawong Child Care Centre, Barton	92
Guardian Childcare & Education, Forrest	140

Nearby Primary Schools

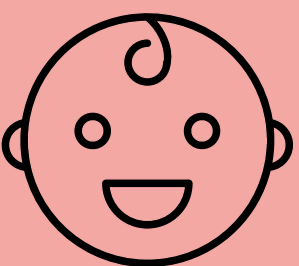
- Telopea Park School (1.3km)
- Forrest Primary School (2.2km)
- Canberra Girls Grammar School (3.2km)
- Canberra Girls Grammar Junior School (3.7km)
- Campbell Primary School (3.8km)
- St Thomas More's Primary School (4km)
- Yarralumla Primary School (4.1km)

Source 3: ACECQA, Source 4: ABS Source 5: Gapmaps

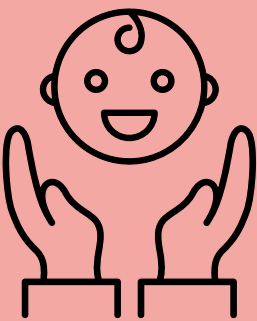
ACT Demographics^{3,4,5}



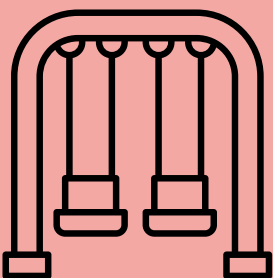
483,100
Total population



27,700
0-4 Population



1:9
Ratio Children/
Place



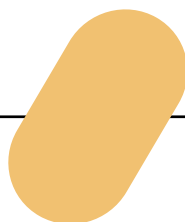
14,623
Total childcare
places



Transaction Process

Registration of Interest

15 DECEMBER 2025
– 9 APRIL 2026

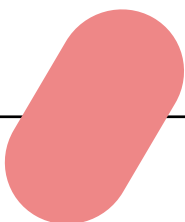


Requirements:

- ROI Form
- Evidence of Approved Provider status – interested parties are encouraged to demonstrate that they are an Approved Provider (under the National Quality Framework) and indicate in which states/territories they are approved to operate.

Industry Briefing

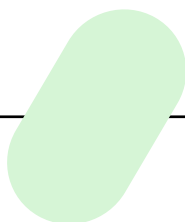
EARLY MARCH 2026



An industry briefing will be held as part of the RFP process. The industry briefing session will include a site tour, as well as an in-person briefing outlining key details of the opportunity and tender process. Further industry briefings and site visits may form part of the Registration of Interest of the ROI or RFP process.

Request for Proposal

EARLY MARCH 2026
– 9 APRIL 2026

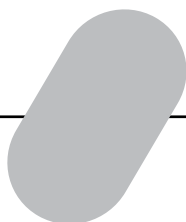


Registered parties will be invited to submit a detailed proposal responding to the RFP. Requested information is anticipated to include the following:

- **Capability and Capacity**
corporate and financial due diligence, corporate structure, compliance records, quality assurance processes and staffing ratios
- **Design Requirements**
base building and fit out requirements including size, number of rooms, places per room and configuration
- **Commercial Offer**
proposed rent, any incentives or rent-free periods, contract departures or amendments.

Execution of Agreement for Licence

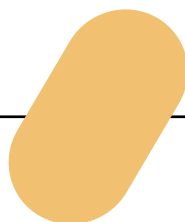
ANTICIPATED
JUNE 2026



The Department of Finance expects that it will enter into an Agreement for Licence that outlines each party's obligations during the design and delivery stage through to the completion of the fit-out.

Design, Approvals and Delivery

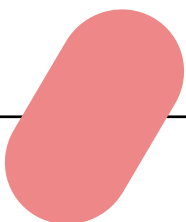
ANTICIPATED
JUNE – DECEMBER 2026



The Department of Finance will work with the preferred provider to finalise the fit-out design and delivery program. The provider will lead and obtain service approval with the applicable regulator/s.

Licence Commences

ANTICIPATED
EARLY 2027



Timeline

Registration of Interest

To register your interest, please complete the ROI Form and return to JGCC@cushwake.com.

Please note: the RFP stage is planned to commence early March 2026 and close on 9 April 2026.

An Industry Briefing is scheduled for early March 2026. Further site visits can be accommodated during the ROI and RFP phases.

Interested providers should be aware that whilst the ROI may be submitted until 9 April 2026, the RFP is planned to be available from early March 2026. Interested providers are encouraged to make full use of the RFP period for the preparation of proposals.

For any enquiries regarding this opportunity, please contact **JGCC@cushwake.com**





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