

s47F

From: CDG
Sent: Wednesday, 28 April 2021 2:41 PM
To: s47F
Cc: CDG
Subject: Community Development Grants (CDG) Programme - Hakoah White City Redevelopment project (CDG1616) [SEC=OFFICIAL]
Attachments: CDG Request for Information Template - 1 February 2020.docx; MS21-000680 - CDG - Hakoah White City Project.pdf

OFFICIAL

To: s47F

I refer to the attached letter from the Hon Michael McCormack MP, Minister for Infrastructure, Transport and Regional Development to s47F President of the Hakoah Club Ltd, about the Australian Government's commitment as part of the Community Development Grants programme to the Hakoah White City Redevelopment project.

I am writing to seek information to enable the Department to commence assessment of the project.

Would you please complete the attached Request for Information and submit it along with supporting documentation, via email to the Department at cdg@infrastructure.gov.au. Guidelines for the Community Development Grants programme are located at <http://regional.gov.au/regional/programs/community-development-grants.aspx>.

The completed Request for Information is to be submitted to the Department within three months of the date of this email. If you are unable to submit a completed Request for Information with relevant supporting documents within three months, a request for an extension must be provided to the Department in writing. Please refer to Section 5 of the Guidelines for further information on submitting your Request for Information.

Based on the information you provide, the Department will undertake a value with relevant money assessment of the project proposal. The assessment may include project viability and sustainability as well as proponent viability.

Depending on the size and nature of the project, the Department may require independent professional assistance to appropriately address viability or sustainability. Should the Department need to seek Independent Viability Assessment (IVA), you will be notified.

Once an assessment of the project has been completed, advice will be provided to the Minister for Regional Development for decision. If the project is approved, you will be required to enter into an Agreement with the Australian Government prior to any payments being made.

I recommend that you do not enter into financial commitments in relation to the project until such time as the assessment has been completed and an Agreement with the Australian Government has been finalised. If you are unsure about this requirement please contact the Department at cdg@infrastructure.gov.au.

Once you submit your project information you will be allocated a Project Officer from the Department and they will be in contact to assist you throughout the process. In the meantime if you have any questions in relation to the process, please do not hesitate to contact me on the details below.

Yours sincerely

s47F [Redacted]

Director • Regional Programs Branch • Regional Development, Local Government & COVID Regional Recovery Division

s47F [Redacted]

Department of Infrastructure, Transport, Regional Development and Communications
CONNECTING AUSTRALIANS • ENRICHING COMMUNITIES • EMPOWERING REGIONS

infrastructure.gov.au   

*I would like to acknowledge the traditional custodians of this land on which we meet, work and live.
I recognise and respect their continuing connection to the land, waters and communities.
I pay my respects to Elders past and present and to all Aboriginal and Torres Strait Islanders.*

OFFICIAL



The Hon Michael McCormack MP

Deputy Prime Minister
Minister for Infrastructure, Transport and Regional Development
Leader of The Nationals
Federal Member for Riverina

Ref: MS21-000680

28 APR 2021

s47F

President
Hakoah Club Ltd
30 Alma Street
PADDINGTON NSW 2021

Dear s47F

I am writing to confirm the Australian Government's commitment to provide up to \$7,500,000 for the Hakoah at White City Sporting Complex Redevelopment Project (the Project).

The commitment will be delivered by the Department of Infrastructure, Transport, Cities and Regional Development through the Community Development Grants Programme (CDG).

The Australian Government is committed to supporting local communities to prosper and grow. Local infrastructure projects are critical if we want to boost economic growth and improve local amenities and facilities.

A Departmental Officer will contact you shortly to discuss the next steps. You will be required to provide sufficient information to the Department to undertake an assessment of the project before final funding approval and negotiation of a Deed of Agreement. Whilst this letter confirms the commitment to your project, funding of \$7,500,000 is contingent upon the execution of a Deed of Agreement.

I recommend that you do not enter into financial commitments or begin work on the project until such time a Deed of Agreement has been signed with the Australian Government. Please note that the contents of this letter should be kept confidential until a Deed of Agreement is signed with the Australian Government.

I wish you every success and look forward to seeing the project completed.

Yours sincerely

A handwritten signature in blue ink that reads "Michael McCormack".

Michael McCormack



Australian Government

**Department of Infrastructure, Transport,
Regional Development and Communications**

Request for Information

Community Development Grants Programme

Before you begin

The Department is asking for information about your project proposal so that we may commence developing a Funding Agreement should the Australian Government decide to approve funding for the project. Missing or unclear information may delay the development of the Funding Agreement.

Please note that information requested in this document may be provided to relevant Commonwealth, State and/or local government agencies, organisations and individuals, including those you identify in this proposal. The purpose of this process is to substantiate your claims and/or statements, and to verify the capacity of your organisation to manage Australian Government funds and deliver the project. It will also seek comment on the viability of the proposal and, if appropriate, identify if the proposal is eligible for funding through an alternative funding stream.

Information relating to individuals will be protected under the Privacy Act 1988. Requests for access to such information, where rejected by grantees, will be dealt with under the provisions of the Freedom of Information Act 1982.

You will need to complete Request for Information and submit with required supporting documentation to support your application.

This information enables the Department to undertake a value with relevant money assessment and provide advice to the Minister prior to an Agreement being negotiated and funding being released. The Department will contact grantees if further information is required.

Should you have any questions on how to answer any part of the Request for Information please submit your query to cdg@infrastructure.gov.au.

How do I submit my Request for Information?

Complete and submit this form and the necessary support documents via email to: cdg@infrastructure.gov.au as soon as possible.

If your response is likely to include documents that cannot be sent electronically, please submit this form and all necessary documents in hard copy to:

Community Development Grants Programme
Regional Programs Branch
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
CANBERRA ACT 2601

REQUEST FOR INFORMATION

Organisation Details

1. Organisation details

Legal Name		ABN	
Trading Name		ACN	
GST Status	Registered / Not Registered		

2. What is your Business Structure?

Local Government	
Incorporated Association	
Sole Trader	
Partnership	
Company	
Trust – provide a copy of the trust deed	
Other, please specify	

3. Your bank account details. Provide details of the bank account where project funding will be deposited

Bank Name	
BSB	
Account Name	
Account Number	

4. Your Organisation's Physical (registered) Address

Street Address Line 1	
Street Address Line 2	
Suburb/Town	
State/Territory	
Postcode	
Organisational Email	
Organisational Website	

5. Your Organisation's Postal Address

Postal Address Line 1	
Postal Address Line 2	
Suburb/Town	
State/Territory	
Postcode	

6. Authorised Person Contact Details
(e.g. CEO or the person authorised to sign Deed of Agreements)

Title (eg. Mr/Mrs/Ms/Dr)			
First Name			
Surname			
Position			
Telephone	(w)	(m)	(f)
Email Address			

7. Project Manager Contact Details
(e.g. the person who will lead the implementation of your project)

Title (eg. Mr/Mrs/Ms/Dr)			
First Name			
Surname			
Position			
Telephone	(w)	(m)	(f)
Email Address			
Additional Details (Relevant to the project, qualifications, experience, and professional memberships, if applicable)			

8. Key Personnel within the Organisation who will be involved in the project delivery, other than the authorised person or project manager

Title (eg. Mr/Mrs/Ms/Dr)			
First Name			
Surname			
Position			
Telephone	(w)	(m)	(f)
Email Address			
Additional Details (Relevant to the project, qualifications, experience, and professional memberships, if applicable)			

9. Within the last five (5) years, has your Organisation been subject to an event such as a Government investigation, liquidation, litigation or significant change of financial position

No	Yes
If Yes , please note which of the following events occurred and provide details below	
Government Investigation on your organisation or related entities	
Litigation or liquidation proceedings	
Significant (adverse) change of financial position not reflected in Financial statements provided	
Any other particulars likely to adversely affect your capacity to undertake this project	

Project Details

10. Project Title – Use the title from the confirmation of the election commitment. If proposing an alternative project title, provide reasons why.

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11. Project location. If a street number is not known, please provide the Lot number.

Street Address Line 1	
Street Address Line 2	
Suburb/Town	
State/Territory	
Postcode	
Longitude	
Latitude	
Federal Electorate	

12. Detailed Project Description (Describe in less than 150 words what the project is doing, ie construction of sport precinct including two Rugby League fields, six netball courts and amenities block including change rooms, public facilities, meeting rooms and cafeteria; upgrade of swimming pool to include new grandstand and children’s waterpark; or installation of lighting at sports field including purchase and installation of four poles and footings, 16 x 15000W MZ lights and 16 shields and upgrade of existing power supply on site.). **PROJECT BENEFITS ARE TO BE INCLUDED AT Q14 BELOW).**

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13. If the CDG funded project is part of a larger project, please provide details below (ie CDG is funding one stage of a multi-stage project).

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14. Detail/list the economic and community benefits of the proposal (and the larger project if applicable), and how it contributes to programme outcomes.
(See Guidelines - Section 2 About the grant program).

Economic Benefits:
Community Benefits

15. How do you propose to measure the economic and/or social benefit outcomes which will be achieved as a result of the completed project.

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16. Has your organisation prepared a Business Case/Plan, or undertaken a Feasibility Study, Market Research or Community Consultation process within the last two years in relation to this project?

No	Yes
If Yes , please supply details below. If documents have been developed please supply as evidence with your proposal.	

17. How many full-time equivalent employee construction jobs and how many full-time equivalent employee ongoing jobs will be created by this project?
Please note a full-time equivalent employee (FTE) is based on an average of 1,800 hours over a 48 week period.

Total number of FTE jobs created during the project period (construction)		Total number of FTE jobs created long term (on-going)	
Number of jobs that are Indigenous		Number of these jobs that are Indigenous	

18. Please provide the following project dates:

Estimated Project Start Date:	
Estimated Project Finish Date:	
Estimated Construction Start Date:	
Estimated Construction Finish Date:	

19. Indicate the current stage of development of your proposal. Provide any supporting documents if available (i.e. concept or preliminary designs, final designs, independent cost estimates, ready to commence tender/procurement process or preferred contractor selected and contracted for the project.)

Document	Stage of development

27. Have you completed a tender/procurement process and appointed a preferred contractor or do you have a cost estimate which has been independently developed/assessed?

Please provide details below:

28. Are there any parts of the project that have already commenced?

No	Yes
If Yes, please provide details below:	

29. Budget Table (this is a summary of either the contracted Budget or quantity surveyor cost estimate)

Cost Item	Description of Cost Item	Total Estimated Cost (\$ (GST exclusive)

List of Cost Items

- | | |
|---|-------------------------|
| Planning / Design | Consultants/contractors |
| Construction/Fit-out | Project Management |
| Research and Development | Materials |
| Plant/Equipment Hire | Training |
| Plant/Equipment Purchase | Marketing/Promotion |
| Government Approvals | Legal/accounting |
| Operating Costs (e.g. rent, computers, etc) | Other Costs |
| Wages, salary and superannuation | |

NOTE1: Evidence of these costs are to be provided as a required supporting document (e.g. cost estimate, quotes, market comparisons, valuations, contracted cost, etc)

NOTE2: Australian Government Funding will not be provided for ongoing operation and maintenance costs or for salaries for existing staff members of the funding grantee organisation.

REQUIRED SUPPORTING INFORMATION

- Audited financial statements for the last two (2) years (only required for projects with a total project cost over \$80,000);
- Cash flow forecasts for the next five (5) years (only required for projects with a total project cost in excess of \$1.5 million for state or local government authorities or \$1 million for other organisations);
- Business Plan and/or Feasibility Study (if applicable);
- Project Management Plan (if applicable);
- Market research/community consultation (if applicable)
- Asset Operations Management Plan (if applicable);
- Confirmation of partnership funding including evidence of bank borrowings (if applicable)
- Evidence of third party leasing arrangements (if applicable)
- Designs
- Cost estimate or contracted cost

Legal Authorisation

I _____ <full name of Authorised Officer>
as _____ <position/title>
of _____ <organisation name>
_____ <postal address> >

confirm that:

- I am a person authorised to make this declaration on behalf of my organisation and all relevant persons have made a full disclosure of information.
- The information provided in this form and all appended documents is complete and correct. I understand that information provided in this *Request for Information* will form the basis of the funding agreement and that giving false or misleading information is a serious offence.
- The Department of Infrastructure, Transport, Regional Development and Communications (the Department) is authorised to undertake the necessary steps to assess the proposal from my organisation by checking the information provided in this proposal, or by obtaining additional information from:
 - Departmental databases and records, including information related to previous funding provided to my organisation;
 - Other Australian Government agencies such as the Australian Taxation Office and the Australian Securities and Investments Commission;
 - State, Territory or Local Government agencies;
 - Law enforcement agencies;
 - Credit reference agencies;
 - Courts or Tribunals; and
 - Any other appropriate organisation, information source or person as reasonably required to perform background checks.
- I agree that the Department may arrange for an Independent Viability Assessment (IVA) of my project by an external adviser or consultant to the Department. Where applicable, the Department may request a yearly breakdown of costs for on-going operational and maintenance of the complete project for a minimum of five (5) years.
- To the best of my knowledge, I have disclosed (Part A Declaration of Conflict of Interest) all actual, apparent or potential conflicts of interest that would prevent my organisation from proceeding with the proposal outlined in this *Request for Information* or from entering into a Funding Agreement with the Australian Government to deliver a project which relates to this *Request for Information*.

Signed:.....

Date: / /

Declaration of Conflict of Interest

Please complete either Part I or Part II of the Declaration of Conflict of Interest

Part I – No Known Conflict

I confirm that at the time of signing, to the best of my knowledge I am unaware of any actual, apparent or potential conflicts of interest that would prevent my organisation from proceeding with the proposal outlined in this *Request for Information* or from entering into a Funding Agreement with the Australian Government to deliver a project which relates to this *Request for Information*..

I undertake that if at any time I become aware that I, or any other employees or persons associated with the <INSERT name of grantee organisation> have an actual, apparent or potential conflict of interest, then I will:

- a) immediately notify the Department of Infrastructure, Transport, Regional Development and Communications in writing of that Conflict and of the steps the <name of grantee organisation> propose to take to resolve or otherwise deal with the Conflict;
- b) make full disclosure to the Department of Infrastructure, Transport, Regional Development and Communications of all relevant information relating to the Conflict; and
- c) take such steps as the Department of Infrastructure, Transport, Regional Development and Communications may, if they choose to, reasonably require to resolve or otherwise deal with that Conflict.

I understand that if I fail to notify the Department of any actual, apparent or potential conflicts of interest or am unable or unwilling to resolve or deal with the Conflict as required by the terms noted above, the Department of Infrastructure, Transport, Regional Development and Communications may seek to terminate any Funding Agreement established in relation to a project which relates to this *Request for Information*.

.....
(signature)

.....
(printed name)

.....
(date)

.....
(signature of witness)

.....
(printed name of witness)

.....
(date)

Part II - Disclosure of Interests

I disclose the following interests:

.....
.....
.....
.....
.....

I undertake that if at any time I have an actual, apparent or potential conflict of interest, then I will:

- a) immediately notify the Department of Infrastructure, Transport, Regional Development and Communications in writing of that Conflict and of the steps the <name of grantee organisation> propose to take to resolve or otherwise deal with the Conflict;
- b) make full disclosure to the Department Infrastructure, Transport, Regional Development and Communications of all relevant information relating to the Conflict; and
- c) take such steps as the Department of Infrastructure, Transport, Regional Development and Communications may, if they choose to, reasonably require to resolve or otherwise deal with that Conflict.

I understand that if I fail to notify the Department of Infrastructure, Transport, Regional Development and Communications of any actual, apparent or potential conflicts of interest or am unable or unwilling to resolve or deal with the Conflict as required by the terms noted above, the Department of Infrastructure, Transport, Regional Development and Communications may seek to terminate any Funding Agreement established in relation to a project which relates to this *Request for Information*.

.....
(signature)
.....
(printed name)
.....
(date)
.....
(signature of witness)
.....
(printed name of witness)

Any information disclosed in this form will only be used by the Australian Government for the purposes of assessing CDG proposals and will be maintained in accordance with the Privacy Act 1988.

STATEMENT OF COMPLIANCE

I, *<name>*, *<Title>*, *<organisation>*, make the following statement for the benefit of the Department of Infrastructure, Transport, Regional Development and Communications:

Having made diligent inquiries, I have reasonable grounds to believe the organisation itself, and staff working with children on behalf of my organisation in relation to the Department of Infrastructure, Transport, Regional Development and Communications grant activity:

- comply with relevant legislation relating to requirements for working with children in the jurisdiction in which they work; and
- have complied with relevant legislation in their jurisdictions relating to mandatory reporting or suspected child abuse and neglect as required or otherwise defined by state or territory legislation.

I undertake to ensure that all staff will continue to comply for the duration of any grant agreement *<organisation>* hold with the Department of Infrastructure, Transport, Regional Development and Communications.

Signed:

Date:



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Request for Information

Community Development Grants Programme

Before you begin

The Department is asking for information about your project proposal so that we may commence developing a Funding Agreement should the Australian Government decide to approve funding for the project. Missing or unclear information may delay the development of the Funding Agreement.

Please note that information requested in this document may be provided to relevant Commonwealth, State and/or local government agencies, organisations and individuals, including those you identify in this proposal. The purpose of this process is to substantiate your claims and/or statements, and to verify the capacity of your organisation to manage Australian Government funds and deliver the project. It will also seek comment on the viability of the proposal and, if appropriate, identify if the proposal is eligible for funding through an alternative funding stream.

Information relating to individuals will be protected under the Privacy Act 1988. Requests for access to such information, where rejected by grantees, will be dealt with under the provisions of the Freedom of Information Act 1982.

You will need to complete Request for Information and submit with required supporting documentation to support your application.

This information enables the Department to undertake a value with relevant money assessment and provide advice to the Minister prior to an Agreement being negotiated and funding being released. The Department will contact grantees if further information is required.

Should you have any questions on how to answer any part of the Request for Information please submit your query to cdg@infrastructure.gov.au.

How do I submit my Request for Information?

Complete and submit this form and the necessary support documents via email to:
cdg@infrastructure.gov.au as soon as possible.

If your response is likely to include documents that cannot be sent electronically, please submit this form and all necessary documents in hard copy to:

Community Development Grants Programme
Regional Programs Branch
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
CANBERRA ACT 2601

REQUEST FOR INFORMATION

Organisation Details

1. Organisation details

Legal Name	Hakoah Club Limited	ABN	49 000 736 685
Trading Name		ACN	000 736 685
GST Status	Registered		

2. What is your Business Structure?

Local Government	
Incorporated Association	
Sole Trader	
Partnership	
Company	Australian Public Company limited by Guarantee
Trust – provide a copy of the trust deed	
Other, please specify	

3. Your bank account details. Provide details of the bank account where project funding will be deposited

Bank Name	s47F	
BSB		
Account Name		
Account Number		

4. Your Organisation's Physical (registered) Address

Street Address Line 1	30 Alma Street
Street Address Line 2	
Suburb/Town	Paddington
State/Territory	NSW
Postcode	2021
Organisational Email	s47F
Organisational Website	https://www.hakoah.com.au/

5. Your Organisation's Postal Address

Postal Address Line 1	C/- P+I, Suite 5.14
Postal Address Line 2	50 Holt Street
Suburb/Town	Surry Hills
State/Territory	NSW
Postcode	2010

6. Authorised Person Contact Details
(e.g. CEO or the person authorised to sign Deed of Agreements)

Title (eg. Mr/Mrs/Ms/Dr)	s47F		
First Name			
Surname			
Position	President		
Telephone	s47F	(m)	(f)
Email Address	s47F		

7. Project Manager Contact Details
(e.g. the person who will lead the implementation of your project)

Title (eg. Mr/Mrs/Ms/Dr)	s47F		
First Name			
Surname			
Position	Project Director		
Telephone	s47F		(f)
Email Address	s47F		
Additional Details (Relevant to the project, qualifications, experience, and professional memberships, if applicable)			

8. Key Personnel within the Organisation who will be involved in the project delivery, other than the authorised person or project manager

Title (eg. Mr/Mrs/Ms/Dr)	s47F		
First Name			
Surname			
Position	Project Director		
Telephone	s47F		
Email Address	s47F		
Additional Details (Relevant to the project, qualifications, experience, and professional memberships, if applicable)			

9. Within the last five (5) years, has your Organisation been subject to an event such as a Government investigation, liquidation, litigation or significant change of financial position

No	
If Yes, please note which of the following events occurred and provide details below	
Government Investigation on your organisation or related entities	
Litigation or liquidation proceedings	
Significant (adverse) change of financial position not reflected in Financial statements provided	
Any other particulars likely to adversely affect your capacity to undertake this project	

Project Details

10. Project Title – Use the title from the confirmation of the election commitment. If proposing an alternative project title, provide reasons why.

Redevelopment of White City, Paddington, Sydney

11. Project location. If a street number is not known, please provide the Lot number.

Street Address Line 1	30 Alma Street
Street Address Line 2	
Suburb/Town	Paddington
State/Territory	NSW
Postcode	2021
Longitude	E 151.2314
Latitude	S 33.87919
Federal Electorate	Wentworth

12. Detailed Project Description (Describe in less than 150 words what the project is doing, **PROJECT BENEFITS ARE TO BE INCLUDED AT Q14 BELOW**).

The redevelopment delivers:

1. New synthetic competition standard playing field, flood lit, with 260 seat grandstand (match seating capacity 500), and supporting infrastructure
2. Enclosed multi-use courts for basketball, netball and futsal;
3. Heated 25m outdoor pool and enclosed, heated, learn-to-swim pool;
4. Nine new competition tennis courts, infrastructure and tennis Pro-shop delivered by Sydney Maccabi Tennis Club;
5. New Hakoah Club building, as an integrated function, and community venue of over 3,000m2;
6. Conservation of the historic, heritage significant southern grandstand as a gym, health, wellness and social program venue; and
7. Parking for ~ 269 cars, 28 motorcycles, and 100 bicycles

s22 - out of scope

13. If the CDG funded project is part of a larger project, please provide details below (ie CDG is funding one stage of a multi-stage project).

Not applicable

14. Detail/list the economic and community benefits of the proposal (and the larger project if applicable), and how it contributes to programme outcomes. (See Guidelines - Section 2 About the grant program).

Economic Benefits:

This Project is a substantial and positive community-funded response, getting NSW back to work post covid-19. The economic stimulus includes:

Jobs/ local economic stimulus –

- a. average employment on site of 170 (peak 250)
- b. direct construction and development expenditure of around \$60m;
- c. flow on economic impacts from construction ~\$120m; and
- d. operational phase new permanent jobs average 50 (peak 150).

Future stream of economic activity s47G per annum, with surpluses directed to community programs.

Specifically, the redevelopment:

Creates jobs –

a. Construction average 170, peak 250 for a total employment period of two years (21 months on site).

b. New permanent operating phase – average s47G comprised of new jobs in the Club building, gym, learn-to-swim school, restaurant, pool deck café, and events. Note the exclusion of tennis, as these are existing jobs.

22 - out of scope

Community Benefits

The Hakoah Club is a community organisation and since its inception, has always put community at the core of its mission. The Project delivers the following community benefits:

- **Providing much needed sports and recreational facilities in Eastern Sydney**
- **Promoting youth participation in football, tennis, swimming, basketball, netball, futsal, health and fitness**
- **Facilitating participation by girls / women in sports**
- **Facilitating participation by the elderly in sports, health, wellness and community activities**

Public benefits – the redevelopment of White City transforms a dilapidated site into a dynamic sports and community environment and a positive legacy for the Sydney community. The Project provides open space, social and community infrastructure. Membership of the Club

is open to all. The redevelopment should facilitate progress on the Paddington Greenway, a Woollahra Council initiative which the Club supports.

New facilities – Total GFA delivered is around 6,000m² of new building space, plus the learn-to-swim pool, pool deck, sports facilities and grandstand.

Accessibility– The campus is fully code compliant and fully accessible. The new White City will be a venue for people with mobility or other disabilities to meaningfully participate in swimming , gym/fitness programs, tennis, basketball, and netball.

Women’s sport– New facilities and programs at White City address critical areas of social need, specifically, promotion of women’s sport and fitness. Football (soccer), the centrepiece of White City, is the fastest growing women’s participation sport in Australia. Similarly, basketball, netball, and futsal, also at White City, generate consistently high levels of women’s/ girls’ participation. Our gym offers a range of yoga, Pilates, and other women’s health programs.

Seniors’ activities – Apart from a bridge school, social and cultural activities which attract mature aged groups, the new White City offers health and fitness programs for the elderly, including seated stretch and slow gym classes, water aerobics, and learn-to-swim programs for older swimmers.

22 - out of scope

15. How do you propose to measure the economic and/or social benefit outcomes which will be achieved as a result of the completed project.

Measuring Economic Benefit

Standard economic modeling indicates around a 2x multiplier effect from construction expenditure, will occur as funds are directed to the contractor, subcontractors and suppliers. And are then spent by the employees and shareholders of those organisations. The anticipated economic outcomes will be achieved through the disciplined and efficient use of community capital in the redevelopment. The \$60.5m expenditure during construction plus \$18m spent to date effectively underwrite this result. Construction expenditure is tracked and acquitted on a monthly basis.

Investment of resources in advancing the Project to date, has already yielded substantial economic benefit. This is evident in interest received from third parties in wanting to acquire the land ^{s47G}

Measuring Social Benefit Outcomes

On this unique sports and community facilities project there are similarly transparent measures of social benefit outcomes. The effectiveness of the project in achieving social outcomes can be measured by:

- **Membership Statistics** – the number of people taking up membership of the new club at White City, by age, gender, residential address etc. Given the Club has been dormant since closure of the old club in Bondi, all membership/enrolment is effectively new, and represent incremental social impact and engagement.
- **Financial Performance** – actual vs budgeted expenditure, will demonstrate the extent to which enrolment in membership, and other activities occurs, relative to the predictions in the Business Plan. We anticipate new Club membership at around ^{s47G} additional gym members.
- **Activity Statistics** – the number of sports and community organizations using White City, event hosted, games played, court utilization data, all are quantitative measures of engagement in healthy activity and/or social and community programs / events.
- **Satisfaction Surveys** – can be undertaken to gauge the extent to which White City meets expectations.

16. Has your organisation prepared a Business Case/Plan, or undertaken a Feasibility Study, Market Research or Community Consultation process within the last two years in relation to this project?

s22 - out of scope



17. How many full-time equivalent employee construction jobs and how many full-time equivalent employee ongoing jobs will be created by this project?
Please note a full-time equivalent employee (FTE) is based on an average of 1,800 hours over a 48 week period.

Total number of FTE jobs created during the project period (construction)	170avg 250peak	Total number of FTE jobs created long term (on-going)	s47G
Number of jobs that are Indigenous	s47G	Number of these jobs that are Indigenous	s47G

18. Please provide the following project dates:

Estimated Project Start Date:	Sep 2021
Estimated Project Finish Date:	Indefinite, beyond 2050
Estimated Construction Start Date:	Nov-Dec 2021
Estimated Construction Finish Date:	Jun 2023

19. Indicate the current stage of development of your proposal. Provide any supporting documents if available (i.e. concept or preliminary designs, final designs, independent cost estimates, ready to commence tender/procurement process or preferred contractor selected and contracted for the project.)

20.

Document	Stage of development
Application Volume 1	Detailed DA Approved
Volume 2	Architectural design package Detailed DA
Volume 3	Engineering civil, structural, services Detailed DA
Volume 4	Heritage Detailed DA Approved
s47G	
4. Project Management Plan _Construction Management Plan	
s47G	
6. Asset Operations Mgmt. Plan- White City Plan of Management	
s47G	

21. Identify and provide details of who will own the asset on completion. Where land and buildings are owned by a Third Party, have leasing arrangements been confirmed and secured? (Written evidence must be provided).

Organisation			
ABN / ACN			
Street Address Line 1			
Street Address Line 2			
Suburb/Town	(w)	(m)	(f)
State/Territory			
Postcode			
Leasing arrangements			

22. Provide detail of who will manage and maintain the project after completion and who will provide the funding.

Hakoah Club Limited will manage and maintain the project after completion and will provide the funding.

23. Provide information on at least three projects your organisation (**P+I in this case**) has managed in the past five years which have received funds from either the Commonwealth, state government or local government authority (local government authority funded projects do not apply for applicants who are a local government authority).

Jurisdiction and managing Department Name	Project Name	Funding Amount
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s22

[Redacted]		
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Financial Details

24. What is the total project cost? (Use GST exclusive amounts) \$60.5m
25. What is the amount of funding committed by the Australian Government? (Use GST exclusive amounts) \$7.5m
26. Partner funding. Complete the table with details of all confirmed funding to this project, and the status of the funding.

Partner name	ABN	Amount (GST Excl)	Cash / In Kind	Received, Confirmed, To be confirmed
Hakoah Club Limited	49 000 736 685	s47G	Cash	[Redacted]
Hakoah Club Limited	49 000 736 685	s47G	Cash	

27. Provide details of the arrangements in place to provide for any cost overruns or funding shortfalls on your proposed project.

Fixed price, fixed time contract

As a condition of the tender, both shortlisted contractors were issued with and accept a fixed price fixed time contract, based on s47G. This contract provides that, with the exception of pre-existing ground conditions, the contractor is responsible for cost overruns.

The project budget includes both:

- **Construction contingency** s47G, and
- **Project contingency** s47G

We are advised this s47G provision should be sufficient to meet unexpected cost overruns, on the basis of known ground conditions, and current design documentation.

Additional funding

In addition to the support of Club members, under the leadership of s47F, Hakoah enjoys the support of the community, many of whom were members or enjoyed events at Hakoah in the decades it was in Bondi.

Independent of Commonwealth or State funding, the project is in effect a s47G equity investment in inner city property. There is no doubt that banking funding would be available, if necessary. We have already been approached by one of the big four Australian banks expressing interest.

28. Have you completed a tender/procurement process and appointed a preferred contractor or do you have a cost estimate which has been independently developed/assessed?

YES.

A construction tender/procurement process has been completed. Procurement is being conducted consistent with a well-precedented and detailed procurement strategy which follows a step-wise path to Guaranteed Maximum Price (GMP) contract.

Two respected and substantial contractors are available and committed to undertake the Project. They are:

- s47G

A fixed-price, fixed-time contract is ready for execution on acceptable terms, from a reputable and experienced builder, for a price consistent with the Financial Model and budget. The construction contract must be accompanied by appropriate construction securities, and adequate design documentation, specifications i.e. the Principal's Project Requirements (PPR).

29. Are there any parts of the project that have already commenced?

	Yes
<p>Elements of the Project which have commenced include:</p> <ol style="list-style-type: none"> 1. Preliminary concept design completed Dec 2015 2. Masterplan DA – approved Dec 2015 3. Feasibility, Sustainability, Preliminary market research – completed Sep 2018 4. S4.55 amendments – approved Sep 2019 5. Detailed DA submitted Dec 2019 6. Detailed DA approved Sep 2020 <p>These required design, engineering, environmental, traffic, heritage, financial, economic and community/market feedback.</p>	

30. Budget Table (this is a summary of either the contracted Budget or quantity surveyor cost estimate)

DEVELOPMENT BUDGET (\$ m)

Land acquisition and Planning Phase (completed)	s47G
Execution phase	
Build Budget	
<i>Playing field and infrastructure</i>	
<i>Club Building</i>	
<i>Southern Grandstand Building</i>	
<i>Aquatic</i>	
<i>Parking</i>	
<i>Civils</i>	
<i>Additional Items (FF&E, escalations, etc.)</i>	
<i>Indirect Costs</i>	
<i>PC Sums (inc restaurant fitout)</i>	
Project Costs excl. Working Capital	
Project Cost Estimate exc. Finance Cost	
Finance Cost	
Project Cost Estimate inc. Finance Cost	

s22 - out of scope

List of Cost Items

Planning / Design

Construction/Fit-out

Research and Development

Plant/Equipment Hire

Plant/Equipment Purchase

Government Approvals

Operating Costs (e.g. rent, computers, etc)

Wages, salary and superannuation

Consultants/contractors

Project Management

Materials

Training

Marketing/Promotion

Legal/accounting

Other Costs

NOTE1: Evidence of these costs are to be provided as a required supporting document (e.g. cost estimate, quotes, market comparisons, valuations, contracted cost, etc)

NOTE2: Australian Government Funding will not be provided for ongoing operation and maintenance costs or for salaries for existing staff members of the funding grantee organisation.

REQUIRED SUPPORTING INFORMATION

- Audited financial statements for the last two (2) years (only required for projects with a total project cost over \$80,000); - s22 - out of scope
- Cash flow forecasts for the next five (5) years (only required for projects with a total project cost in excess of \$1.5 million for state or local government authorities or \$1 million for other organisations); s22 - out of scope
- Business Plan and/or Feasibility Study (if applicable); s22 - out of scope
- Project Management Plan (if applicable); s22 - out of scope
- Market research/community consultation (if applicable) s22 - out of scope
- Asset Operations Management Plan (if applicable); s22 - out of scope
- Confirmation of partnership funding including evidence of bank borrowings (if applicable) s22 - out of scope
- Evidence of third party leasing arrangements (if applicable) – N/A
- Designs - s22 - out of scope
- Cost estimate or contracted cost - s22 - out of scope

Legal Authorisation

I s47F _____ <full name of Authorised Officer>
as Project Director _____ <position/title>
of White City Redevelopment _____ <organisation name>
C/o P+I, Suite 514 Holt Street, Surry Hills, NSW 2010 _____ <postal address> >

confirm that:

- I am a person authorised to make this declaration on behalf of my organisation and all relevant persons have made a full disclosure of information.
- The information provided in this form and all appended documents is complete and correct. I understand that information provided in this *Request for Information* will form the basis of the funding agreement and that giving false or misleading information is a serious offence.
- The Department of Infrastructure, Transport, Regional Development and Communications (the Department) is authorised to undertake the necessary steps to assess the proposal from my organisation by checking the information provided in this proposal, or by obtaining additional information from:
 - Departmental databases and records, including information related to previous funding provided to my organisation;
 - Other Australian Government agencies such as the Australian Taxation Office and the Australian Securities and Investments Commission;
 - State, Territory or Local Government agencies;
 - Law enforcement agencies;
 - Credit reference agencies;
 - Courts or Tribunals; and
 - Any other appropriate organisation, information source or person as reasonably required to perform background checks.
- I agree that the Department may arrange for an Independent Viability Assessment (IVA) of my project by an external adviser or consultant to the Department. Where applicable, the Department may request a yearly breakdown of costs for on-going operational and maintenance of the complete project for a minimum of five (5) years.
- To the best of my knowledge, I have disclosed (Part A Declaration of Conflict of Interest) all actual, apparent or potential conflicts of interest that would prevent my organisation from proceeding with the proposal outlined in this *Request for Information* or from entering into a Funding Agreement with the Australian Government to deliver a project which relates to this *Request for Information*.

Signed: s47F

Date: 10 / 05 / 2021

Declaration of Conflict of Interest

Please complete either Part I or Part II of the Declaration of Conflict of Interest

Part I – No Known Conflict

I confirm that at the time of signing, to the best of my knowledge I am unaware of any actual, apparent or potential conflicts of interest that would prevent my organisation from proceeding with the proposal outlined in this *Request for Information* or from entering into a Funding Agreement with the Australian Government to deliver a project which relates to this *Request for Information*.

I undertake that if at any time I become aware that I, or any other employees or persons associated with the **Hakoah Club Limited** have an actual, apparent or potential conflict of interest, then I will:

- a) immediately notify the Department of Infrastructure, Transport, Regional Development and Communications in writing of that Conflict and of the steps the **Hakoah Club Limited** propose to take to resolve or otherwise deal with the Conflict;
- b) make full disclosure to the Department of Infrastructure, Transport, Regional Development and Communications of all relevant information relating to the Conflict; and
- c) take such steps as the Department of Infrastructure, Transport, Regional Development and Communications may, if they choose to, reasonably require to resolve or otherwise deal with that Conflict.

I understand that if I fail to notify the Department of any actual, apparent or potential conflicts of interest or am unable or unwilling to resolve or deal with the Conflict as required by the terms noted above, the Department of Infrastructure, Transport, Regional Development and Communications may seek to terminate any Funding Agreement established in relation to a project which relates to this *Request for Information*.

s47F



(signature)

s47F



10 May 2021

s47F



(signature of witness)

s47F



10 May 2021

Part II - Disclosure of Interests

I disclose the following interests:

.....None.....

I undertake that if at any time I have an actual, apparent or potential conflict of interest, then I will:

- a) immediately notify the Department of Infrastructure, Transport, Regional Development and Communications in writing of that Conflict and of the steps the **Hakoah Club Limited** propose to take to resolve or otherwise deal with the Conflict;
- b) make full disclosure to the Department Infrastructure, Transport, Regional Development and Communications of all relevant information relating to the Conflict; and
- c) take such steps as the Department of Infrastructure, Transport, Regional Development and Communications may, if they choose to, reasonably require to resolve or otherwise deal with that Conflict.

I understand that if I fail to notify the Department of Infrastructure, Transport, Regional Development and Communications of any actual, apparent or potential conflicts of interest or am unable or unwilling to resolve or deal with the Conflict as required by the terms noted above, the Department of Infrastructure, Transport, Regional Development and Communications may seek to terminate any Funding Agreement established in relation to a project which relates to this *Request for Information*.

s47F [Redacted Signature]

(signature)

s47F [Redacted]

10 May 2021

s47F [Redacted Witness Signature]

(signature of witness)

s47F [Redacted]

Any information disclosed in this form will only be used by the Australian Government for the purposes of assessing CDG proposals and will be maintained in accordance with the Privacy Act 1988.

STATEMENT OF COMPLIANCE

I, s47F Project Director, White City Redevelopment make the following statement for the benefit of the Department of Infrastructure, Transport, Regional Development and Communications:

Having made diligent inquiries, I have reasonable grounds to believe the organisation itself, and staff working with children on behalf of my organisation in relation to the Department of Infrastructure, Transport, Regional Development and Communications grant activity:

- comply with relevant legislation relating to requirements for working with children in the jurisdiction in which they work; and
- have complied with relevant legislation in their jurisdictions relating to mandatory reporting or suspected child abuse and neglect as required or otherwise defined by state or territory legislation.

I undertake to ensure that all staff will continue to comply for the duration of any grant agreement [Hakoah Club Limited](#) hold with the Department of Infrastructure, Transport, Regional Development and Communications.

Signed:

s47F

Date: 10 May 2021