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Small Club Site Redevelopment Support Scheme

Call for Expressions of Interest

Economic Development Directorate

ACT Government

June 2012

1. BACKGROUND

1.1 THE GRANT SCHEME AND ITS OBJECTIVES

The Australian Capital Territory (ACT) Government is calling for small clubs located in the ACT to submit expressions of interest (EOIs) to participate in a grants scheme: the Small Club Site Redevelopment Support Scheme.

The scheme is intended to allow small clubs who own their venues to fund studies to assess the suitability of such sites for possible future residential redevelopment.

The scheme has two objectives:

1. to provide assistance to smaller clubs seeking greater future financial security, including in terms of diversifying their sources of income away from electronic gaming machine revenue; and,
2. to support the supply of new housing in Canberra through urban intensification.

1.2 ELIGIBILITY AND DEFINITION OF A 'SMALL CLUB'

EOIs may only be submitted by small clubs. For the purposes of this scheme, a 'small club' is defined as an organisation holding a club license in the ACT under the *Liquor Act 2010*, which only operates a single venue, and is not a subsidiary or component entity within a larger club group (or is not otherwise owned, operated, or controlled within a broader club group). EOIs submitted by entities other than small clubs will not be considered for funding.

Clubs submitting EOIs must own their venue sites to be considered for funding.

To be considered for funding, EOIs must conform with the content and process details set out in Section 2 of this document.

1.3 EVALUATION OF RESPONSES

Up to ten grants of \$15,000 will potentially be made to eligible small clubs submitting conforming EOIs. The ACT Government's Economic Development Directorate (EDD) will form a panel, to be chaired by the Director-General of EDD, to assess the EOIs received and their suitability to receive funding.

If more than 10 conforming EOIs are received from eligible clubs, and would otherwise be deemed to be potentially suitable to receive funding, the assessment panel will prioritise the EOIs, giving particular consideration to the following criteria:

- the size and location of the club's land nominated for possible residential redevelopment;
- any factors impacting on the ease of redeveloping the club's land for residential purposes (such as, for example, the existing zoning of the land, or any encumbrances potentially affecting dwelling yield); and

- club membership numbers (that is, all other things being equal, preference will be given to EOIs potentially benefiting a greater number of individuals).

1.4 OBLIGATIONS

Participation in the scheme does not oblige a club to undertake redevelopment.

Clubs receiving funding under the scheme are required to agree to deliver to EDD a copy of their assessment of the viability of their site for residential redevelopment within four months of the grant being issued.

Any redevelopment to be undertaken following studies funded by the grant scheme is to be led by clubs, either by themselves, or in arrangements entered into with private sector entities. The ACT Government does not envisage being involved as a developer in the redevelopment of sites.

Selection of a small club to receive a grant and the subsequent payment of the grant does not imply or infer that the ACT Government endorses the outcome of any feasibility study in any way or is bound to further assist or approve any development of any site.

2. EXPRESSIONS OF INTEREST – DETAILS

2.1 REGISTRATIONS OF INTEREST

Interested clubs are to register their interest in participating in the EOI process within seven days of the issuing of the call for EOIs. Please see the contact details outlined below in Section 2.3.

2.2 INDUSTRY BRIEFING

If there is sufficient interest, an industry briefing will be held outlining the key aspects of the project and highlighting the objectives that the ACT Government is seeking from the project. Should it proceed, the time and location of the industry briefing will be provided to registered respondents, although attendance will not be mandatory.

2.3 DEADLINE FOR SUBMISSION OF EXPRESSIONS OF INTEREST AND EDD CONTACT DETAILS

Expressions of interest should be submitted by 5:00pm, Tuesday, 31 July 2012.

EOIs and registrations of interest should preferably be sent to the following email address: marty.alsford@act.gov.au

Alternatively, EOIs may be hand-delivered to the Economic Development Directorate at Level 2, Telstra House, 490 Northbourne Ave, Dickson, for the attention of Mr Marty Alsford.

Phone inquiries, including registrations of interest, can also be made to Mr Alsford at the following phone number: (02) 6205 8637.

2.4 CONTENT OF EXPRESSIONS OF INTEREST

EOIs must contain the following information:

- a general statement as to how the club sees its future and how its participation in the scheme would further the achievement of the scheme's objectives;

- the names and positions of the members of the club's current governing board;
- a statement signed by two members of club's current governing board:
 - i) consenting to the lodgement of the EOI; ii) confirming the veracity of the information comprising the EOI; and iii) agreeing that if the EOI is successful, the club will deliver to EDD a copy of the assessment of the viability of their site for residential redevelopment within four months of the grant being issued;
- the number of current club members;
- an audited financial statement for the 2010-11 year;
- details of any relationship of the club with any other club, including, in particular, details relating to the control of the club's operations by, or its financial relationships with, any other club;
- a list of all land which the club has a financial interest in; and,
- a site nominated for possible redevelopment for residential purposes, accompanied by copies of all relevant Crown lease documentation for that site.

Any further information that a club believes would be salient should also be supplied.

A contact person for the club (and their contact details) should be clearly specified.

2.5 USE OF EXPRESSION OF INTEREST INFORMATION

The information supplied in EOIs will be used to assess eligibility to participate in the scheme and, if necessary, prioritise EOIs to receive grants if the number of eligible, conforming, and otherwise suitable EOIs received exceeds ten.

Information that a club considers to be commercial-in-confidence should be clearly identified. The ACT Government will not disclose any information identified as such to third parties without the written permission of the respondent, unless disclosure is required under any applicable legislation.

Any respondent that participates in this EOI process is taken to agree with the provisions outlined in this document.

The ACT Government may use or incorporate any feedback, comments or other information provided by a respondent in this EOI process in preparing any report or other documentation in connection with the grant.

2.6 CHANGES TO THE EOI

The ACT Government may amend this document or amend, suspend or terminate the conduct of the EOI at any time. Details of any such amendment, suspension, or termination will be issued to those respondents that have registered their names through the Government contact details nominated in Section 2.3.

2.7 COSTS

Each respondent is responsible for its own costs in participating in the EOI including attending any meeting at the invitation of the ACT Government.

2.8 NO LIABILITY

In no circumstances will the ACT Government or any of its employees, agents or advisors be liable to a respondent for any costs, losses, expenses or damages incurred or suffered by the respondent arising out or in any way connected with or related to the EOI.

By participating in the EOI, each respondent acknowledges that neither the ACT Government nor the respondent intends to create any contract or other legal relationship.

2.9 SUCCESSFUL EXPRESSIONS OF INTEREST

It is envisaged that the clubs submitting successful EOIs will be notified and have grants paid in September 2012.



ACT
Government
Economic Development

BRIEF

Ref: BM12/1807

SUBJECT: Awarding of Grants under the Small Club Site Redevelopment Support Scheme

To: Minister for Gaming and Racing

- Director-General, Economic Development Directorate *D* 30/8/12.

From: Executive Director, Ministerial, Cabinet and Policy

Date: 30 August 2012

Purpose

To gain your decision on awarding grants to nine small clubs under the Small Club Site Redevelopment Support Scheme (SCSRSS) and your signature on a letter to each successful club.

Background

On 11 May 2012 you announced the SCSRSS that provides grants of \$15,000 to up to ten small clubs to help them assess the viability of their sites for residential development. On 31 May 2012 you advised that, after an Expression of Interest (EOI) process was conducted, your preferred approval process for the finalisation of grant recipients was for an assessment panel to make recommendations to you on which clubs are to receive the grants.

On 26 June 2012 you approved an EOI document for public release. The approved document was sent to each of the 27 clubs that were eligible to participate in the scheme. The document was also advertised in *The Canberra Times* on 30 June 2012. The closing date for submission of EOI responses was 31 July 2012.

An industry briefing on the scheme was conducted on 20 July 2012 in which seven clubs participated.

Issues

EOI responses were received from the following nine clubs:

-
-
-
- Federal Golf Club (Red Hill)
-
-
-
-

An assessment panel has been formed, comprising of the Director-General EDD and the Executive Director, Ministerial, Cabinet and Policy EDD. However, as all the responses were compliant with the EOI there was no need to adjudicate on their respective merits. The panel recommends, therefore, that each of the EOI respondents receive a \$15,000 feasibility grant under the SCSRSS. Summaries of each of the responses, including aerial photos, are attached for your consideration (Attachments A-I).

As a condition of the grant, each club has agreed to deliver to EDD a copy of their assessment of the viability of their site for residential redevelopment within four months of the grant being issued.

Letters to each club are attached for your signature (Attachments J-R). These letters have been prepared in consultation with the ACT Government Solicitor's Office and set out the conditions required of clubs to meet the grant process arrangements.

Media

A media release has been prepared for the announcement of the awarding of the grants to the successful clubs (Attachment S).

RECOMMENDATION

That you agree to award SCSRSS feasibility grants to each of the nine respondents to the EOI and sign the respective letters.

AGREED/NOT AGREED/ PLEASE DISCUSS

Glenn Bain

Joy Burch MLA

Jh 4.8.12
/ /

Action Officer: Marty Alsford (x58637)

Small Club Site Redevelopment Support Scheme

EOI response

Federal Golf Club

Club Information

Address	Red Hill
Block/ Section	Block 1 Section 56 Red Hill
Membership	1128
Gaming machine revenue (FY 2010/11)	
Number gaming machines	9
Zoning	PRZ2
Residential permitted	No

Compliant with EOI Yes**Previous direct sales applications** No**Previous development applications** No relevant applications**Summary of EOI Proposal**

The Club is looking at options to expand the footprint of the current surrounds of its clubhouse to allow for a larger and more usable facility. The added room will allow for more space for a development on the existing clubhouse site.

The proposed development encompasses the footprint of the current clubhouse and car park. This area is approximately 13,500 sqm. An aerial photo of the clubhouse is provided in the application. The club believes that the proposed development can be achieved within its current lease purpose.

Comments

Residential use is prohibited in PRZ2 zones.

As residential is a prohibited use any residential development on the club site will be subject to a Territory Plan Variation. The club has had a previous application for a variation for residential development refused. The application related to a different parcel of land within the club's site. The application generated considerable community comment and controversy. A reason for the refusal was the community angst about the removal of a recreational facility/green space. As the proposed development is on the site of the clubhouse the community's previous objections may be negated.

The proposed development would be built in the middle of the golf course, away from existing access roads. The current lease purpose is:

To use the premises only for the purposes of a golf club and for any purposes incidental thereto.

To achieve the proposed development without a variation to their lease the club will have to gain support for its contention that the development is incidental to the purposes of a golf club.

Alsford, Marty

From: Scott Elias [fgc@fgc.com.au]
Sent: Tuesday, 31 July 2012 12:48 PM
To: Alsford, Marty
Subject: Federal Golf Club application - Small Club Site Redevelopment Support Scheme

Attachments: membershipnumbersjuly2012.pdf; july312012companyextract.pdf;
 july312012coverlettersmallclubgrants.pdf; Federal Golf Club Google earth.jpg;
 clubhouse.jpg; annual report final 2012.pdf; Federal lease 1.pdf



membershipnumberjuly312012companyjuly312012coverlett Federal Golf Club clubhouse.jpg (593 KB) annual report final Federal lease 1.pdf
 sjuly2012.pdf ... extract.pdf (... ersmallclub... Google earth... 2012.pdf (... (783 KB)

Good afternoon,

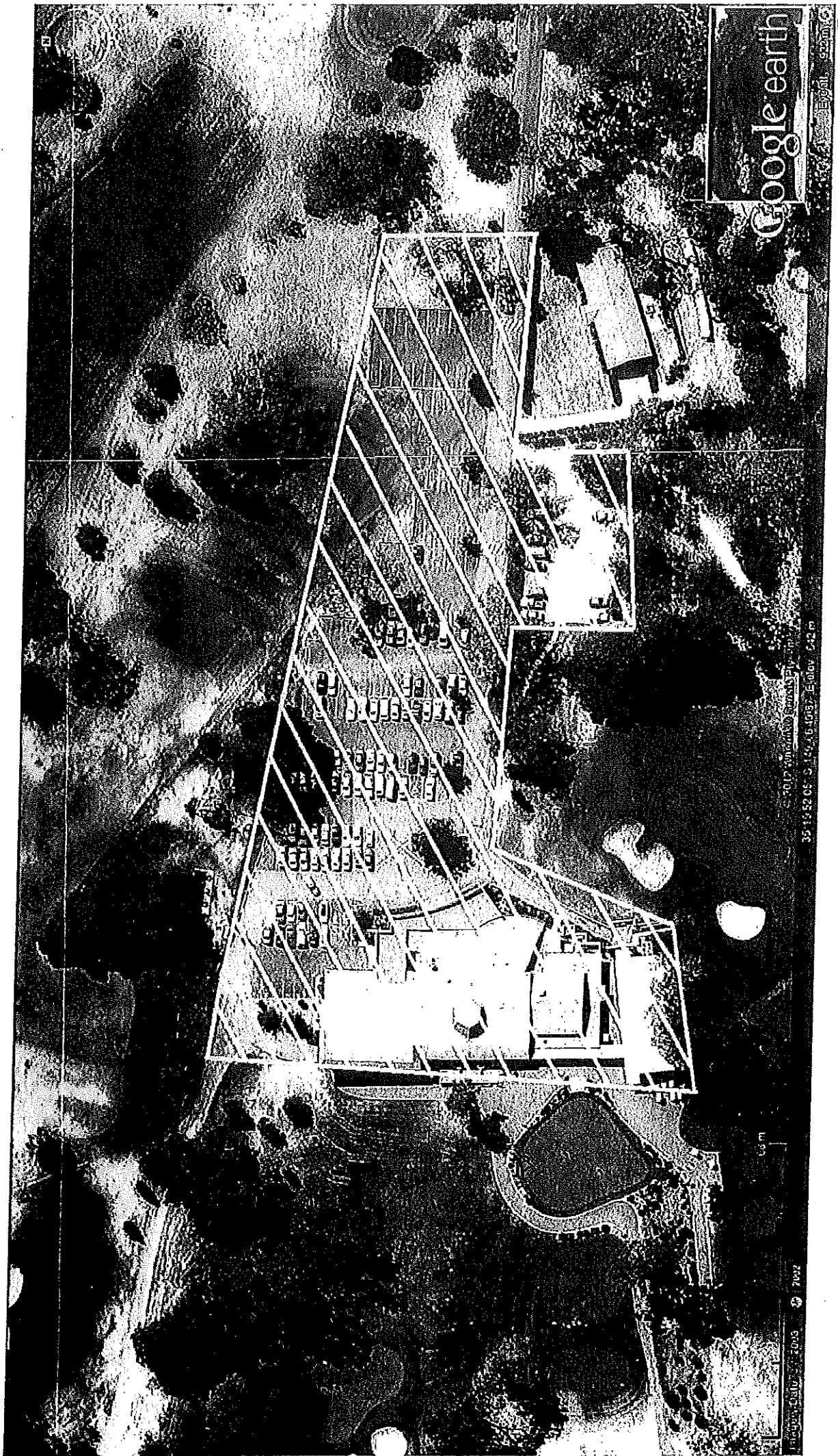
Please find attached Federal Golf Club's submission for the Small Club Site Redevelopment Scheme. Please find attached:-

- * Cover letter
- * Member numbers
- * Current company extract
- * Map of course
- * Map of proposed site redevelopment
- * Lease
- * Annual report

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Kind Regards

Scott Elias
 GENERAL MANAGER
 Federal Golf Club
 Canberra, ACT
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 fgc@fgc.com.au



Google earth

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© 2017 Google Earth
35° 13' 52.06" S, 149° 16' 40.8" E, 800m, 42.7°

© 2017 Google Earth
35° 13' 52.06" S, 149° 16' 40.8" E, 800m, 42.7°

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31st July 2012



Ms Joy Burch MLA
Member for Brindabella
ACT Legislative Assembly
GPO Box 1020
Canberra ACT 2601

Dear Ms Burch,

I refer to your letter dated 29th June 2012 in relation to the ACT Government funding for the Small Club Redevelopment Support Scheme.

This letter serves as an Expression of Interest (EOI) by Federal Golf Club for the Scheme to enable us to assess the viability of our site for residential development.

Federal Golf Club understands that the Scheme is designed to provide financial security in terms of diversifying sources of income away from electronic gaming machine revenue and to support the supply of new housing in Canberra through urban intensification.

The proposed site is outlined on the map (as attached) and encompasses the footprint of the current clubhouse site and carpark. This area is approximately 13,500m². We believe the current clubhouse site would be ideal for redevelopment consideration within our current lease purpose.

The Club is currently looking at options to expand the footprint of the current surrounds of the clubhouse to allow for a larger and more usable practice facility. Further to this, the added room will allow for more space for a development on the existing clubhouse site.

Federal Golf Club is one of only a handful of 'traditional' golf clubs that don't rely on poker machine revenue as a major income source. The Club has two major revenue sources – membership and food and beverage. Investigating other revenue sources is the key for the Club's long term survival.

As you may well be aware, the Club has spent much time and money over the last decade investigating the opportunity of selling a portion of land for residential development. The most recent application for a diplomatic precinct was recently rejected by the National Capital Authority.

A Strategic Plan for the next two years has been recently given Board approval. Included in the plan are key priorities for the next two years:-

The Federal Golf Club
Red Hill Canberra Australia
ABN 63 008 392 069

PO Box 3039 Manuka ACT 2603 • Telephone (02) 6281 1888 • Facsimile (02) 6285 3140
www.fgc.com.au Email: fgc@fgc.com.au

1. Find a long term capital funding source to support course and clubhouse capital improvements
2. Protect our course against future drought
3. Continue to actively manage our land assets

These three points indicate that the Club is serious in securing an alternative income source.

Federal Golf Club's current Board of Directors, effective 28th June 2012:-

President – Ron Thompson

Vice President – Bob Correll

Captain – Stephen Dunn

Treasurer – Peter McCormack

Directors – John Hawkins, Bruce McKenzie, Christine Rye, Peter Gray, Nigel Powell, David Nelson

Please also find attached:-

- * Map of Federal Golf Club boundary.
- * Map of proposed redevelopment site being the existing clubhouse and carpark.
- * ASIC Company extract outlining all directors.
- * Extract of membership - current members is made up of 73 social members and 1,055 playing members = total 1,128.
- * Current financial year Annual Report 2011/2012.
- * Current lease – Federal Golf Club

Further to the requirements for the Expression of Interest (EOI), the Federal Golf Club does not have any other relationship or affiliation with any other Club relating to the Club's operations or financial relationships.

This Expression of Interest (EOI) is submitted on behalf of Federal Golf Club. The lodgement of this document has been given Board approval and all information supplied is correct. It is also agreed that if the EOI is successful, the Club will deliver to Economic Development Directorate a copy of the assessment of the viability of the site for residential development within four months of the grant being issued.

Yours sincerely,

Scott Elias
General Manager
FEDERAL GOLF CLUB
p. +61 2 6281 1888
f. +61 2 6285 3140
fcc@fgc.com.au

Ron Thompson
President

Peter McCormack
Treasurer

**Joy Burch MLA**

MINISTER FOR COMMUNITY SERVICES
MINISTER FOR MULTICULTURAL AFFAIRS
MINISTER FOR AGEING
MINISTER FOR WOMEN
MINISTER FOR GAMING AND RACING
MINISTER FOR THE ARTS

MEMBER FOR BRINDABELLA

Mr Ron Thompson
President
Federal Golf Club
PO Box 3039
MANUKA ACT 2603

Dear Mr Thompson

As you will be aware, the Federal Golf Club recently submitted an expression of interest (EOI) to participate in the ACT Government's Small Club Site Redevelopment Support Scheme.

I am pleased to advise that, having considered your EOI, the Government will make a \$15,000 grant to the Federal Golf Club under the Scheme.

As set out in the Call for EOIs document and agreed in your EOI response, as a condition of the grant, clubs receiving funding under the Scheme are required to deliver to the Economic Development Directorate (EDD) a copy of their assessment of the viability of their site for residential redevelopment within four months of the grant being issued.

The grant will be transferred into a bank account nominated by you as soon as possible. I ask that you provide account details to EDD to allow the transfer of funds to occur. The EDD contact officer for the Scheme is Mr Marty Alford, Senior Manager, Economic Development Policy, who can be contacted at marty.alsford@act.gov.au or by phone (02) 62058637.

Yours sincerely



Joy Burch MLA
Minister for Gaming and Racing
August 2012

4/8/12

ACT LEGISLATIVE ASSEMBLY

