Annexure 1  
Returnable Schedules

# Returnable Schedule 1: Proponent details

## 1.1 Proponent details

I, the Duly Authorised Delegate of the Proponent named below certify that in submitting this EOI, we have read, understood and complied with the conditions of the EOI Invitation, and have the delegated authority to make this submission.

Table 1 Proponent Entity Details

| Title | Response |
| --- | --- |
| Legal entity |  |
| ABN |  |
| ACN |  |
| Registered business address |  |
| Postal address |  |
| Corporate website |  |
| Duly authorised delegate contact name |  |
| Company position |  |
| Mobile |  |
| Email |  |
| Does the Proponent require FIRB approval to acquire development rights or deliver the Project? |  |
| Signature authorised delegate |  |
| Signature witness |  |
| Address of witness |  |
| Date of execution |  |

## 1.2 Consortia details

Where the Proponent comprises a consortium:

1. provide the information identified in Section 1.1 (above) for each consortium member

2. provide an overall structure diagram outlining the role that each consortium member will undertake in delivering the Project.

# Returnable Schedule 2: Project understanding & details

In addressing Evaluation Criteria 1, Proponents are required to provide the information requested in this Returnable Schedule.

## 2.1 Project understanding - development intent

Table 2.1 Project understanding

| No. | Requested information |
| --- | --- |
| 1. | Overall development intent Provide a description of the Proponent’s overall vision and development intent for the Project, including development use/s that would optimise site value and achieve the Project Objectives. Consideration to be given to:   * whether the Project is consistent with RGDC’s vision and objectives as set out in this EOI Invitation * quantifying local employment generation both during construction phase and operation phase * demonstrable social / community benefits |
|  | [maximum 3 pages] |
| 2. | Timing of development of the Site Provide proposed timing/program for development planning approvals, development commencement and target completion date. |
|  | [maximum 3 pages] |
| 3. | Planning Provide an overview of your knowledge of the applicable statutory planning framework, and Proponent’s commitment to compliance, including any constraints or additional approvals required. |
|  | [maximum 1 page] |
| 4. | Land requirements Describe:   * an indicative land area (sqm) requirement for the proposed development and * any possible future expansion requirements * Proponent’s preferred location within the Site and why. |
|  |  |
| 5. | Site identification process Describe the following:   * any site identification process that you may have undertaken and/or * any due-diligence and/or assurance measures to inform why Parkes SAP is best aligned to your development, and’ * any identified site development needs * Include a timeline of your engagements, if any with State or Local Government regarding the Parkes SAP. |
|  | [maximum 2 pages] |
| 6. | Servicing and infrastructure Outline the Proponent’s estimated requirements regarding provision of roads / utilities / services during construction and once fully operational. For example:   * estimated daily truck/vehicle/rail movements * estimate of Proponent’s electricity, gas, sewer, water (potable and non-potable) and telecommunications consumption or outputs, including an estimate of peak demand and its expected timing in construction and operation phases of the project.   This information needs to be provided in the following units unless a justification for other approach is included:   * Electricity (MVA) * Water (potable) - Peak in L (litres)/day and supply & demand KL(kilolitres)/year * Water (non-potable) - Peak in L (litres)/day and supply & demand KL (kilolitres)/year * Sewer – KL (kilolitres)/day * Telecommunications – Mbps (megabits per second) * Gas – TJ (terajoules)/day and TJ (terajoules)/year |
|  | [response in table format is preferred] |

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## 2.2 Market appreciation

Table 2.2 Market appreciation

| Market appreciation  Provide a brief market appreciation for the proposed uses identified in Section 2.1 above (including appreciation of potential capital values). |
| --- |
| [maximum 2 pages] |

# Returnable Schedule 3: Financial capacity

In addressing Evaluation Criteria 2, Proponents are required to provide the information requested in this Returnable Schedule. The Proponent is to assume RGDC, the Evaluation Committee and RGDC’s consultant team have no knowledge of its business operations or financial backing / capacity in completing this Returnable Schedule.

## 3.1 Project funding intentions

Table 3.1 Project funding intentions

| Item to be provided | Response |
| --- | --- |
| How does the Proponent intend to fund project delivery and land settlement amounts? | Funding structure: |
|  | Proposed sources of funding: |

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## 3.2 Proponent financial capacity

Table 3.2 Proponent financial capacity

| Item to be provided | |  | Provided as part  of EOI proposal | Attached as  appendix |
| --- | --- | --- | --- | --- |
| 1 | The Proponent entity’s latest full year audited financial statements | | Yes / No | Refer  Appendix [x] |
| 2 | Where the Proponent’s latest full year audited financial statements are not provided, other suitable evidence of the Proponent’s financial capacity, including: | | | |
|  | * letters from financiers confirming the Proponent’s track record in financing projects and/or | | Yes / No | Refer  Appendix [x] |
|  | * most recent full year audited financial statements and/or | | Yes / No | Refer  Appendix [x] |
|  | * other evidence of the Proponent’s available funds to deliver the Project and support the Proponent’s obligations under a Project Delivery Agreement and related Transaction Documents | | Yes / No | Refer  Appendix [x] |
| 3. | Where the Proponent is reliant on the financial backing and capacity of a Guarantor: | | | |
|  | a) provide information requested in items 1 and 2 above as if the Guarantor were the Proponent. | | Yes / No | Refer  Appendix [x] |
|  | b) provide details of the proposed Guarantor for Project delivery and the Proponent’s Obligations  (if different from Proponent) | | Name:  ABN: | |

# Returnable Schedule 4: Demonstrated experience

In addressing Evaluation Criteria 3, Proponents are required to provide the information requested in this Returnable Schedule.

## 4.1 Stakeholder engagement experience

Table 4.1 Stakeholders and outcomes

| Provide details regarding Proponent’s:   * experience working in regional locations * project outcomes or initiatives that contribute to community, social or environmental outcomes. |
| --- |
| [maximum two pages] |

## 4.2 Proponent experience

Provide up to three (3) relevant examples of experience developing or operating projects of a similar nature and scale.

Table 4.2a Similar development or operation experience

| Title | Project 1 | Project 2 | Project 3 |
| --- | --- | --- | --- |
| Project name |  |  |  |
| Project description |  |  |  |
| Property address |  |  |  |
| Status of completion | (e.g. construction / completed) |  |  |
| Date of completion |  |  |  |
| Land area | sqm | sqm | sqm |
| Proponent role |  |  |  |

Table 4.2b Similar development or operation experience

| Development mix | GFA | GFA | GFA |
| --- | --- | --- | --- |
| Industrial | sqm | sqm | sqm |
| Retail/Hospitality | sqm | sqm | sqm |
| Hospitality | sqm | sqm | sqm |
| Commercial | sqm | sqm | sqm |
| Other | sqm | sqm | sqm |
| Total | sqm | sqm | sqm |
| Total build cost ($m) |  |  |  |
| Project financier and funding structure |  |  |  |
| Ownership structure on- completion |  |  |  |
| Project delivery structure | (e.g. PDA/Proponent owned land) |  |  |
| State / Local Government involvement in project |  |  |  |

# Returnable Schedule 5: Financial Offer, Transaction Terms and Risk

In addressing Evaluation Criteria 4, Proponents are required to provide the information requested in this Returnable Schedule.

## 5.1 Financial offer

Table 5.1 Financial offer

| Financial Offer to RGDC  Based on the development intent outlined in 2.1.1 provide a financial offer to RGDC as a current dollar land value rate per sqm for the land requirement identified in 2.1.4 | | |
| --- | --- | --- |
|  | Land area | Price $ (ex-GST) |
| Land acquisition value (purchase) | Hectares | $ /sqm land area |

## 5.2 Transaction terms and risk

Proponents are required to confirm whether they accept the Key Terms and risk allocation in Section 8 of this EOI Invitation.

If Proponents do not accept any of the Key Terms and risk allocation in Section 8 of this EOI Invitation, then particulars of these departures need to specified along with reasons why the Proponent does not accept the Key Term and risk allocation in the table below.

It is preferred that there are no departures from the Key Terms and risk allocation preferred by RGDC.

Table 5.2 Key terms departures

| Key Term | Requested Departure (if any) | Rationale for Requested Departure (if any) |
| --- | --- | --- |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

# Returnable Schedule 6: Environment, Sustainability and Social Impact

In addressing Evaluation Criteria 5, Proponents are required to provide the information requested in this Returnable Schedule. The Proponent should outline their current sustainability, net zero and circular economy commitment, and also confirm their willingness to participate in collaborative initiatives to achieve SAP outcomes.

Table 6.1 Environment, Sustainability, Social Impact

| No. | Requested information |
| --- | --- |
| 1. | Environmental sustainability   * Provide an overview of any environmental management systems (EMS) and built environment ratings commitments that you currently have in place, and what you will commit to, if establishing in the Parkes SAP. * If you do not have a current EMS, confirm your commitment to developing one if establishing in the Parkes SAP.   Confirm in principle agreement to sharing data on your utilities and materials inputs and outputs and environmental performance to facilitate whole of precinct monitoring, reporting and evaluation. |
|  | [maximum one page] |
| 2. | Circular economy and net zero outcomes   * Provide an overview of any carbon reduction, circular economy or sustainability commitments/strategies that you currently have in place, and what you will commit to, if establishing in the Parkes SAP. * Outline your approach to maximising resource efficiency and emissions reductions that you currently have in place and what you will commit to regarding the construction and operation of your proposed development if establishing in the Parkes SAP.   Confirm in principle agreement to identifying and pursuing feasible circular economy opportunities within the precinct and potentially region. |
|  | [maximum one page] |
| 3. | Innovation and collaboration   * Provide an overview of any innovation or collaborative partnership arrangements you have in place that support sustainable outcomes, and any that you would commit to if establishing in the Parkes SAP. * Confirm your willingness to participate in collaborative partnerships and innovation opportunities within the Parkes SAP.   Describe your interest in participating in precinct governance (e.g. organisational or co-ordinating structure that guides precinct agenda and co-ordinated activities). |
|  | [maximum one page] |
| 4. | Positive social outcomes   * Provide an overview of any initiatives you deliver/support that drive positive social outcomes (e.g. job creation, training pathways, Aboriginal and community outcomes) in regions where you are located and what you will commit to if establishing in the Parkes SAP.   Confirm your willingness to participate in collaborative initiatives within the Parkes SAP that aim to achieve positive social outcomes. |
|  | [maximum one page] |

# Returnable Schedule 7: Proponent deed poll

## 7.1 Proponent deed poll

Table 7.1a Proponent deed poll

| Item to be provided | | Provided as part  of EOI proposal | Attached as  appendix |
| --- | --- | --- | --- |
| 1 | Attach completed and appropriately executed Proponent Deed Poll to EOI proposal | Yes / No | Refer  Appendix [x] |

