



# Growth Acceleration Fund

## Applicant Guidelines

November 2022



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The Department of State Development, Infrastructure, Local Government and Planning connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

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# Contents

1. Growth Acceleration Fund summary .....	3
1.1 Introduction.....	3
2. GAF outline .....	4
2.1 Background .....	4
2.2 What is GAF? .....	4
2.3 GAF objectives .....	4
2.4 Why do we need GAF?.....	5
2.5 What is a growth area?.....	5
2.6 Funding .....	5
3. Eligibility .....	6
3.1 Eligible applicants.....	6
3.2 Eligible projects .....	6
3.3 Ineligible projects.....	6
3.4 Eligible project costs.....	7
3.5 Ineligible costs.....	7
4. How to apply .....	7
4.1 EOI application.....	8
4.2 Project assessment and prioritisation .....	8
4.3 Potential for coordinated or optimised projects .....	8
5. EOI assessment criteria .....	8
5.1 Repayment of concessional loan and security .....	9
6. Detailed application criteria .....	9
6.1 Phase 2 - Detailed evaluation.....	10
6.2 Detailed commercial and financial evaluation .....	11
7. Application decision.....	11

7.1 Successful applications ..... 11

7.2 Unsuccessful applications ..... 12

**8. Terms and general conditions ..... 12**

8.1 Reservation of rights..... 12

8.2 No relationship ..... 13

8.3 Participation at applicant’s cost..... 13

8.4 Non-exhaustive ..... 14

8.5 Intellectual property ..... 14

8.6 Confidentiality ..... 14

8.7 Privacy ..... 14

8.8 Law..... 15

8.9 Acceptance..... 15

**9. More information ..... 16**

# 1. Growth Acceleration Fund summary

## 1.1 Introduction

The Queensland Government announced the \$50 million Growth Acceleration Fund (GAF) in response to the population growth and increased demand for housing supply in South East Queensland. GAF will accelerate, incentivise, and support investment in essential infrastructure.

### The Growth Acceleration Fund

- Total fund value of \$50 million, with \$15 million already committed to developing water and wastewater infrastructure in the new community of Caboolture West.
- GAF provides concessional loans for essential infrastructure in South East Queensland, with a focus on areas experiencing growth pressure. GAF concessional loans will unlock land in these areas to contribute to much needed new housing.
- Applications will be accepted from the residential development industry or a local government for essential infrastructure which includes new roads, water, wastewater, and stormwater.
- Loans available through GAF will not exceed \$10 million and will be not more than 90% of the total eligible project costs. Preference will be given to higher applicant contributions.
- Projects will involve a concessional loan between the applicant and the Queensland Government. Minimum upfront contribution from applicants is 10% of total eligible project costs, though preference will be given to higher applicant contributions.
- Funding is in the form of a low interest concessional loan, repaid annually for a period up to 15 years and secured through a legally binding concessional loan agreement and other securities.
- Preferred projects will demonstrate a catalyst role in opening growth fronts and unlocking residential land or housing supply and will be able to commence within 12 months of concessional loan agreement execution.

### Project assessment

- Applications to GAF will be assessed as part of a competitive process
- Phase 1 will involve assessment of the **Expression of Interest (EOI)** against the eligibility and assessment criteria
- Based on the EOI assessment, a selected shortlist of applicants will be invited to participate in Phase 2 and submit further information for a detailed evaluation of the project against the merit criteria
- Projects will be assessed on associated lot generation and residential dwelling supply, value for money / investment optimisation, project confidence and funding risk
- Successful applications identified through the detailed evaluation process will be recommended to the Planning Minister or his delegate for a final decision

### Key dates

- Guidelines released 1 November 2022

- GAF EOI applications open: early November 2022
- EOI close: 12.00pm (midday) Friday 23<sup>rd</sup> December 2022
- Shortlisted applicants will be invited to provide a detailed funding submission for evaluation in March 2023.
- Successful applicants approved and advised via letter in mid-2023.
- Successful applicants enter into GAF concessional loan agreement
- Project construction commences within 12 months of executed concessional loan agreements or by 31 October 2024 (whichever is the earliest)
- Construction completed within 24 months of concessional loan agreement execution
- These dates are indicative and may be updated on the Department's website

## 2. GAF outline

### 2.1 Background

Addressing land supply issues in South East Queensland (SEQ) requires a multifaceted approach and a range of tools to provide short term and long-term results. GAF seeks to provide short term stimulus to assist with unlocking land and housing supply.

Growth areas typically involve multiple landowners. Mobilising development in fragmented growth fronts can involve the planning and funding of infrastructure that may be beyond the financial capacity of individual developers. Many Councils are also unable to sufficiently recover costs through capped infrastructure charges in growth fronts. Concessional loans in essential infrastructure can be critical action to unlock growth potential which would otherwise be delayed or not occur.

### 2.2 What is GAF?

GAF will enable the Queensland Government to support infrastructure projects that will support housing and land supply outcomes. GAF supports 'shovel ready' projects or projects that can be mobilised for construction soon after funds are committed.

GAF as announced by the state government will support:

- Caboolture West Wastewater initiative (\$15 million), in the Caboolture West Major Expansion Area, and
- \$35 million of funds to be dispersed throughout SEQ following the evaluation of funding applications.

### 2.3 GAF objectives

GAF's key objective is to accelerate the delivery of essential infrastructure (transport, water supply, wastewater and stormwater) that unlocks residential land supply in high-growth areas within SEQ.

GAF's expected outcomes are to:

1. Deliver projects that drive investment in increasing land supply, addressing housing availability and affordability in South East Queensland.

2. Facilitate infrastructure planning, funding and delivery in a coordinated way to ensure GAF essential infrastructure is delivered at the right time, place and purpose for unlocking land or generating housing supply.
3. Leverage partnerships and investment opportunities for maximum return to the State and growth area communities.

## 2.4 Why do we need GAF?

Strong population growth is driving high demand for more diverse and affordable housing options across South East Queensland. This demand is creating pressures for new land and dwelling supply to be brought to the market in a timely way.

The Queensland Government's Building Acceleration Fund (BAF) was an economic recovery initiative providing interest free loans for catalysing infrastructure projects. It generated investment in infrastructure and construction activity across Queensland during the initial phases of the COVID19 pandemic. Its broad design stimulated many industries such as logistics, tourism, and residential development.

However, a tailored approach is now required to address specific pressures that have emerged since the initial economic uncertainties associated with the COVID pandemic. GAF is a new fund that is an evolution of BAF. It aims to help bridge the 'cash flow' crisis that contributes to an infrastructure delivery 'stand-off' in many growth fronts.

## 2.5 What is a growth area?

Growth areas can be either expansion (greenfield) or consolidation (infill) areas for development and include the following parameters:

- **must** be located within the South East Queensland Urban Footprint identified in the South East Queensland Regional Plan, *Shaping SEQ*, and
- deliver substantial dwelling supply to the Local Government Area (minimum 500 lots or dwellings).

Applicants should provide any additional information to demonstrate why a project will assist with unlocking residential land in a growth front.

## 2.6 Funding

GAF will operate as a concessional loan under commercial terms between approved applicants and DSDILGP on behalf of the Queensland Government. Money borrowed must be repaid, typically annually, over a nominated period of time up to 15 years, with interest

GAF only accepts one project per application form from eligible applicants. However, where there is an opportunity to unlock additional land or housing supply and maximise benefits from investment, GAF may preference applications that include a project partner to achieve an outcome that is greater than if they are working alone.

### 2.6.1 GAF concessional loans

The maximum concessional loan from GAF cannot be more than \$10 million dollars for an individual project. During EOI assessment, projects may be offered a lower loan value from DSDILGP than the initial amount sought by an applicant.

As a concessional loan, GAF requires an upfront contribution towards the total eligible project cost (exclusive of GST) from the applicant. The minimum up front contribution from an applicant is 10% of total eligible project costs (exclusive of GST). Applicants that are prepared to contribute a higher contribution to total eligible project costs in their EOI may be given preference when assessed. Up front

contributions from applicants, unless otherwise agreed in loan terms and conditions, are to be expended prior to any drawdown on GAF funding.

## 3. Eligibility

### 3.1 Eligible applicants

To be eligible to apply an applicant **must**;

- be a company incorporated in Australia, or a corporate trustee on behalf of a trust
- have an active Australian Business Number
- be registered for GST,
- have successfully delivered previous infrastructure projects, and
- have been operating in Queensland for at least 12 months

Or

A South East Queensland (SEQ) local government constituted under the *Local Government Act 2009* or *City of Brisbane Act 2010*.

SEQ is defined as within one of the local government areas identified in *Shaping SEQ*, which includes: Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast, Toowoomba (urban extent only).

### 3.2 Eligible projects

To be considered eligible for GAF funding, projects must:

- be located within the South East Queensland Urban Footprint identified in *Shaping SEQ*
- be for a single eligible essential infrastructure project
- deliver a minimum of 500 new lots or new dwellings serviced by the infrastructure project
- provide a minimum up front contribution of 10 per cent of the total eligible project cost (exclusive of GST) noting preference may be given to higher contributions
- deliver essential infrastructure being new transport, water, wastewater, and stormwater within/or services a growth area, within the SEQ urban footprint
- demonstrate how investment in essential infrastructure is a critical action to unlock growth potential that would otherwise stall or not occur
- commence construction within twelve (12) months of executing a concessional loan agreement or by 31 October 2024 whichever is the earliest
- complete construction within twenty-four (24) months of executing a concessional loan agreement.

In addition:

- if the EOI applicant is a local government, declare that the funding request has been approved by the local government's Chief Financial Officer or delegate prior to an application being progressed to Phase 2.

### 3.3 Ineligible projects

GAF will **not** fund infrastructure projects:

- within or whose primary purpose is servicing the Caboolture West Major Expansion Area (MEA) (refer to Appendix 1)
- within or whose primary purpose is servicing a Priority Development Area (PDAs) (refer to Appendix 3)



- that are primarily servicing accommodation including aged care, boarding homes, tourism and other short stay accommodation
- which are primarily for servicing non-residential dwellings
- that will require several years of planning and design work
- that are replacing existing infrastructure
- when the funding is replacing approved grant or loan funding from another source
- if the project is for bulk water infrastructure and will ultimately be operated by SEQWater
- if the project is already completed.

### 3.4 Eligible project costs

GAF concessional loans must only be used for eligible project costs, which means:

- construction costs / capital expenditure (including all site works required as part of the construction)
- costs of construction-related labour, materials, equipment hire
- conceptual design and detailed design, i.e. production of final 'for construction' designs or equivalent
- project management costs including remuneration of technical, professional and/or administrative staff for time directly related to managing the construction of approved works, but excluding executive duties and overhead charges
- contingencies of up to 10 per cent of eligible project costs.

### 3.5 Ineligible costs

GAF concessional loans cannot be used for ineligible project costs including:

- business plans, cost benefit analyses and economic impact studies
- feasibility and planning studies
- statutory fees and charges and any costs associated with obtaining regulatory and/or development approvals
- legal expenses
- expenses incurred as part of the application process (including the cost for a detailed Commercial and Financial Evaluation)
- remuneration of employees for work not directly related to the project
- assets transferable for the applicant after the project is completed including project equipment.

GAF will not offer financial support such as additional grants, financial incentives, offset options for infrastructure delivery, or facilitation role for non-GAF approved projects. However, if appropriate, the Growth Areas Team may refer applicants to other business areas of DSDILGP or other parts of the state government for assistance.

## 4. How to apply

Funding decisions for infrastructure projects will be made following a two-phase application and assessment process comprised of:

**Phase 1 - an Expression of Interest (EOI)** preliminary assessment, where applications undergo assessment against eligibility and assessment criteria, GAF's objectives and alignment with GAF desired outcomes.

**Phase 2 - Detailed evaluation** for invited shortlisted projects. In this phase projects are evaluated against merit criteria including a rigorous commercial and financial capability evaluation.

## 4.1 EOI application

Eligible applicants are invited to apply for GAF by providing a completed EOI Application Form. This includes supporting information required to describe the project and demonstrate how the project meets the assessment requirements. Applications must be provided electronically via <https://www.statedevelopment.qld.gov.au/planning/growth-areas/growth-acceleration-fund> .

During the application period, applicants may submit questions and requests for further information via: [growthaccelerationfund@dsgilgp.qld.gov.au](mailto:growthaccelerationfund@dsgilgp.qld.gov.au).

The Department will update GAF Frequently Asked Questions on the Department's website to reflect any enquiries.

## 4.2 Project assessment and prioritisation

Potential GAF projects will be identified through the competitive open EOI process. Priority will be given to projects which demonstrate ability to meet GAF's objective and outcomes and assessment criteria (refer to section 5).

In accordance with the Queensland Government's State Infrastructure Strategy (2022), GAF will adopt a place-based approach to GAF infrastructure assessment and investment decisions. This includes working with identified applicants to ensure the infrastructure project's design and proposed implementation target investment to what will work locally for the community, provide the best fit for accelerating land release and housing supply, and can be sustainably managed by the end operator. As such, priority may also be given to projects based on their geographic location to ensure funding is distributed across growth areas.

## 4.3 Potential for coordinated or optimised projects

Collaboration, partnerships and leveraging investment are desired GAF outcomes. The Growth Areas Team may facilitate the partnering or coordination with other entities to leverage any investment opportunities and optimise the proposed project's potential, including encouraging investment partnerships wherever possible.

## 5. EOI assessment criteria

The EOI assessment criteria are mandatory. Applications will also be competitively assessed and prioritised according to the degree of alignment with the fund objective.

Applicants should be able to:

- demonstrate the need for GAF investment including providing evidence to substantiate the delays that GAF funding will remedy
- demonstrate value for money and long-term project viability
- provide details of any joint applicants or secondary beneficiaries for the project, their name and proposed development including number of lots or dwellings
- confirm that the ultimate asset owner will accept, maintain and upkeep use of the infrastructure asset. Further information will be required to support this if application is successful in entering Phase 2- Detailed Evaluation. The specific means for how this can be demonstrated will be advised to applicants on a project-by-project basis.

The following EOI attachments are expected:

- Mapping files for GIS spatial mapping purposes, please attach either an ESRI Shape File or MapInfo Tab File for the project site (if available) including ALL file layers.
- Copies of all supporting documents referred to and relied on as evidence in the application form (unless web addresses/hyperlinks have been provided in the relevant response field), for example lodged plans for development or design plans for the infrastructure if available.

## 5.1 Repayment of concessional loan and security

The applicant must commit to:

- repaying 100% of GAF concessional loan, plus interest, at the nominated rate in accordance with an executed GAF concessional loan agreement including accepted loan securities
- expending their contribution or nominated value prior to any drawdown on GAF concessional loan
- providing security for the loan, the value of which will be determined in proportion to the level of risk the project represents to the State, as determined by the DSDILGP on behalf of the State in its sole discretion
- assuming responsibility for cost or time variations in excess of the executed concessional loan agreement
- repaying a GAF concessional loan, in instalments with a frequency of no longer than a year, commencing within twelve months of the concessional loan being drawn down or 31 October 2024 whichever is the earliest, over a period of not more than fifteen (15) years from the date GAF concessional loan agreement was executed.

## 6. Detailed application criteria

Merit criteria will be used in the Phase 2 – Detailed Evaluation. Applicants progressing to Phase 2 will be provided further information during the invitation process about how applications for detailed evaluation should respond to merit criteria. In some instances this may require the applicant to provide additional information to that given in the EOI.

Merit criteria fall under two overarching criteria:

**1. Benefits realisation** – the project has a demonstrated need for acceleration of essential infrastructure, delivers lot generation and/or housing supply, and has a catalysing effect to unlock further investment and development.

In addition, benefits realisation may include wider economic and social benefits which will be used to evaluate projects during Phase 2 should there be a high level of subscription during the EOI phase.

**2. Project confidence** – the project is achievable under a range of scenarios, the risks are adequately managed, the planning for the project is sufficiently mature, the project can start within the agreed timeframes, the project is financially sound including demonstrated value for money, the applicant has the capability and capacity to deliver the infrastructure and repay the nominated repayment rate where required.

The table below provides an indicative overview of what responses and evidence may be requested from the applicant for Phase 2.

Phase 2 Merit Criteria	Response or evidence*
Criteria 1 – Project benefits	
a) Project Need	Market analysis, industry testimonials or other relevant information
b) Lot and residential housing supply acceleration	Justification of lot and/or housing supply including timeline for delivery

c) Catalysing opportunity	Describe how the project is catalytic and details of further development opportunities
d) Economic and social benefits	- Estimated benefits created with supporting rationale - Estimated number of construction and new operational jobs (FTE) with supporting rationale - Any indirect benefits or alignment with other economic and social policies set by the Queensland Government.
<b>Criteria 2 – Project confidence</b>	
a) Applicant capability	Previous experience demonstrated with projects of similar complexity
b) Financially sound	Provides commercial, economic and financial evidence and a plan for achieving financial outcomes.
c) Delivery methodology	Detailed information regarding the infrastructure project including any technical studies and a proposed plan for delivery.
d) Delivery program	Details of timeframes and major milestones including construction start/ finish and operation dates, and planned approvals.
e) Approvals	Summary of approvals, licences, permits and development approvals that have been or yet to be obtained and their current status.
f) Risk	Evidence that the ultimate asset owner will accept and maintain the infrastructure, that access or tenure to land for the infrastructure is resolved and that throughout the project risks can be managed.
g) Project Funding	Cost estimates for design and construction, details of any contributions from other sources, confirmation of securities and level of co-contribution.

\* indicative only, applicant will be formally advised during the invitation to proceed to Phase 2.

## 6.1 Phase 2 - Detailed evaluation

Applicants successful to proceeding to Phase 2 - Detailed Evaluation will receive written notification including an information package for next steps via email or letter.

### 6.1.2 Phase 2 attachments

The following is a guide to the expected supporting attachments required from applicants to support Phase 2 applications:

- detailed Project Plan
- Project Gantt Chart or Detailed Delivery/Works Schedule showing timeframes for all project stages up to and including project completion
- Project cash flow
- Cost Benefit Analysis or Benefits Assessment (required based on total eligible project cost)
- documentation demonstrating that all land related issues (such as ownership, tenure, native title, etc) are finalised
- detailed construction / engineering designs.

If applicable:

- letters from other contributors confirming financial contributions
- CVs for all key personnel identified in the detailed application including the Project Manager
- if a Local Government, confirmation from the Chief Financial Officer that any assets funded under GAF will be included in the asset base used to calculate council's infrastructure charging
- documentation supporting project readiness such as detailed project costings, tender documents

- if a residential developer, documentation demonstrating the current status of negotiations with the proposed final infrastructure owner/operator (i.e. Local Government or Utility Service Provider)
- if a Local Government and the Local Government will not own, operate and maintain the infrastructure: supporting documentation demonstrating the current status of negotiations with the proposed owner/operator
- copies of all supporting documents referred to and relied on as evidence in the application form.

## 6.2 Detailed commercial and financial evaluation

A detailed commercial and financial evaluation process, which may include the use of a term sheet, will be outlined to applicants who are identified as suitable to progress to Phase 2 - Detailed Evaluation. This process will be tailored to the applicant (local government or residential developer), essential infrastructure type, investment scale and risk of the infrastructure project, and any other relevant information required to evaluate the project against the merit criteria and GAF objective and outcomes.

A rigorous commercial and financial evaluation is a critical action before any final lending decision is made by the state government. Requirements will differ across applicant type in accordance with prevailing Queensland Government policies. For statutory bodies (including local government) applications, Queensland Treasury Corporation (QTC) will undertake a financial assessment.

## 7. Application decision

### 7.1 Successful applications

Subject to all necessary government approvals being obtained, applicants with successful projects approved through Phase 2 will receive a GAF lending offer. If the applicant chooses to accept the offer, they will be required to enter into a concessional loan agreement with the State, on terms satisfactory to the State, within three months of receiving the offer. If the applicant has not executed the agreement within three months of the offer, the offer will lapse.

Key features of the agreement will include:

- details of the approved project
- any security requirements including provisions for intercreditor arrangements (as necessary)
- conditions to draw down of funds including evidence of the applicant's contribution towards eligible project costs of not less than 10% of total eligible project costs, provision of any security required by the State and achievement by the applicant of specified milestones
- how funds may be spent
- forecast claim dates
- repayment schedule
- insurance requirements
- payment of the establishment fee and all other costs associated with the loan by the applicant
- infrastructure undertakings including assumption by the applicant of all risks associated with the cost of the design and construction of the infrastructure
- standard default and termination provisions including mandatory prepayment provisions
- accountability, governance, and acquittal processes
- reporting requirements including reporting progress and achievement of project benefits identified in the application or as part of negotiations
- acknowledgment of government support and project signage requirements.

The State may also require an applicant to execute security documents in a form and on terms satisfactory to the State.

## 7.2 Unsuccessful applications

Unsuccessful applications through the Phase 1 EOI will be notified in writing of the outcome of their application once the Department has completed all EOI assessment processes. Unsuccessful applications will be kept on file for 12 months and may be invited to apply for Phase 2 if successful projects drop out. Feedback on the assessment process will be provided to unsuccessful applicants upon request.

## 8. Terms and general conditions

In these terms and conditions:

**applicant** means an applicant for a loan under GAF

**application** means an application (or relevant part of an application) made to GAF and includes an expression of interest, a detailed application and any other supporting or additional information in whatever form provided by the applicant to the State in connection with its expression of interest or detailed application at any stage of the assessment process

**Guidelines** means a reference to these Growth Acceleration Fund Application Guidelines, as amended from time to time

**State** means the State of Queensland.

### 8.1 Reservation of rights

The State reserves the right to administer GAF and conduct the process for the assessment and approval of applications in connection with GAF in such manner as it thinks fit and to:

- a) change the structure, procedures, nature, scope or timing of, or alter the terms of participation in, the process or overall GAF (including timeframes and submission and compliance of applications)
- b) consider or accept or refuse to consider or accept any application which:
  - i. is lodged other than in accordance with these Guidelines
  - ii. is lodged after the relevant closing date for lodgement
  - iii. does not contain the information required by these Guidelines or
  - iv. is otherwise non-conforming in any respect
- c) vary or amend any eligibility, assessment or merit criteria set out in these Guidelines
- d) take into account any information from its own and other sources (including other Government agencies or advisors)
- e) accept or reject any application, having regard to these Guidelines, the eligibility criteria, assessment criteria or merit criteria or any other item, matter or thing which the State considers relevant, including the limitations on the funds available for GAF
- f) give preference by allocating weighting to any one or more eligibility criteria, assessment criteria or merit criteria over the other
- g) seek clarifications or additional information from, or provide clarifications or additional information to, negotiate or deal with, or seek presentations or interviews from, any applicant, without doing or requiring the same from all or any of the other applicants
- h) conduct due diligence investigations in respect of any applicant and subject applications to due diligence, technical, financial and economic appraisals
- i) require an applicant to clarify or substantiate any claims, assumptions or commitment contained in an application or provide any additional information

- j) terminate further participation of any applicant in the application process for GAF
- k) terminate, suspend or reinstate GAF or any process in GAF
- l) not proceed with GAF in the manner outlined in these Guidelines, or at all
- m) allow the withdrawal or addition of any applicant after the closing date
- n) conduct negotiations with any one or more applicants after applications have been lodged.

Where, under these Guidelines, it is stated that the State may exercise a right or discretion or perform any act or omit to perform any act, then unless stated otherwise the State may do so at its sole and absolute discretion and will not be required to act, or be restrained from acting, in any way or for any reason nor to take into account the interests of any third party (including the applicants).

If the State does exercise any of its rights under these Guidelines, the State will inform all applicants.

## 8.2 No relationship

The State's obligations regarding the application process are limited to those expressly stated in these Guidelines.

Except to the extent provided in section 8.9, no contractual or legal relationship exists between the State and an applicant in connection with GAF, these Guidelines or the application process. An applicant, or its representatives:

- a) has no authority or power, and must not purport to have the authority or power to bind the State, or make representations on behalf of the State
- b) must not hold itself out or engage in any conduct or make any representation which may suggest to any person that the applicant is for any purpose an employee, agent, partner or joint-venturer with the State and
- c) must not represent to any person that the State is a party to the proposed project (other than as a potential lender subject to the application process and confidentiality obligations detailed in these Guidelines).

## 8.3 Participation at applicant's cost

Each applicant participates in GAF at its own cost and risk.

To the extent permitted by law, no applicant will have any claim of any kind whatsoever against the State (whether in contract, tort (including negligence), equity, under statute or otherwise arising from or in connection with:

- a) any costs, expenses, losses or liabilities suffered or incurred by the applicant in preparing and submitting its application (including any amendments, requests for further information by the State, attendance at meetings or involvement in discussions) or otherwise in connection with GAF
- b) the State at any time exercising or failing to exercise, in its absolute discretion, any rights it has under or in connection with GAF or
- c) any of the matters or things relevant to its application or GAF in respect of which the applicant must satisfy itself, including under these Guidelines.

Without limiting the foregoing, if the State cancels or varies GAF at any time or does not select any applicant following its assessment of the applications, or does (or fails to do) any other thing referred to under these Guidelines, no applicant will have any claim against the State arising from or in connection with any costs, expenses, losses or liabilities incurred by the applicant in preparing and submitting its application or otherwise in connection with or in relation (whether directly or indirectly) to GAF.

## 8.4 Non-exhaustive

These Guidelines have been prepared to give potential applicants background information in relation to GAF. These Guidelines do not, and do not purport to, contain all of the information that applicants may require in reaching decisions in relation to whether or not to submit an application. Applicants must form their own views as to what information is relevant to such decisions and obtain their own independent legal, financial, tax and other advice in relation to information in these Guidelines or otherwise made available to them during the application process.

The State accepts no responsibility whether arising from negligence or otherwise (except a liability that cannot lawfully be excluded) for any reliance placed upon the information supplied by it in connection with GAF or interpretations placed on the information by applicants.

## 8.5 Intellectual property

Any intellectual property rights that may exist in an application will remain the property of the applicant or the rightful owner of those intellectual property rights. Any part of an application considered to contain any intellectual property rights should be clearly identified by the applicant.

The applicant grants to the State (and will ensure that relevant third parties grant) a non-exclusive, irrevocable licence to use and reproduce the intellectual property for the purpose of administering GAF.

## 8.6 Confidentiality

Applicants are required to keep their applications and dealings with the State confidential (but may disclose such information to the applicant's employees or professional advisors to the extent those employees or advisors need the information to assist in the application process and are made aware of the confidentiality requirements).

By submitting an application, an applicant acknowledges and agrees that the State may disclose information (including confidential information) received from an applicant to the State's employees, contractors, professional advisers, other government entities for purposes in connection with assessing Applications and administering GAF.

The State may publicly disclose information to promote GAF through the release of the names of successful applicants, the amount of any loan provided and general details of the projects. The State may also disclose information (including confidential information) if it is required to do so by law.

All media enquiries or public announcements will be managed by the DSDILGP media team. Applicants must not make public statements or respond to media enquiries without first speaking with the department.

## 8.7 Privacy

In this section, **Personal Information** has the meaning given to that term in the *Information Privacy Act 2009* (Qld).

Personal information provided by applicants may, in the course of and for the purposes of assessment of the application, be disclosed to the State's associates (including other government agencies), advisors, consultants and contractors, and project stakeholders. Personal Information may also be disclosed where required for purposes associated with undertaking assessment of the application, including due diligence enquiries.

If any applicant collects or has access to any personal information in connection with its application or GAF, the applicant must comply, in relation to that personal information:



- a) (as if it were the State) with the Information Privacy Principles in the *Information Privacy Act 2009 (Qld)*; and
- b) with all reasonable directions of the State.

## 8.8 Law

These guidelines are governed by the laws applicable in Queensland.

## 8.9 Acceptance

By submitting an application, each applicant:

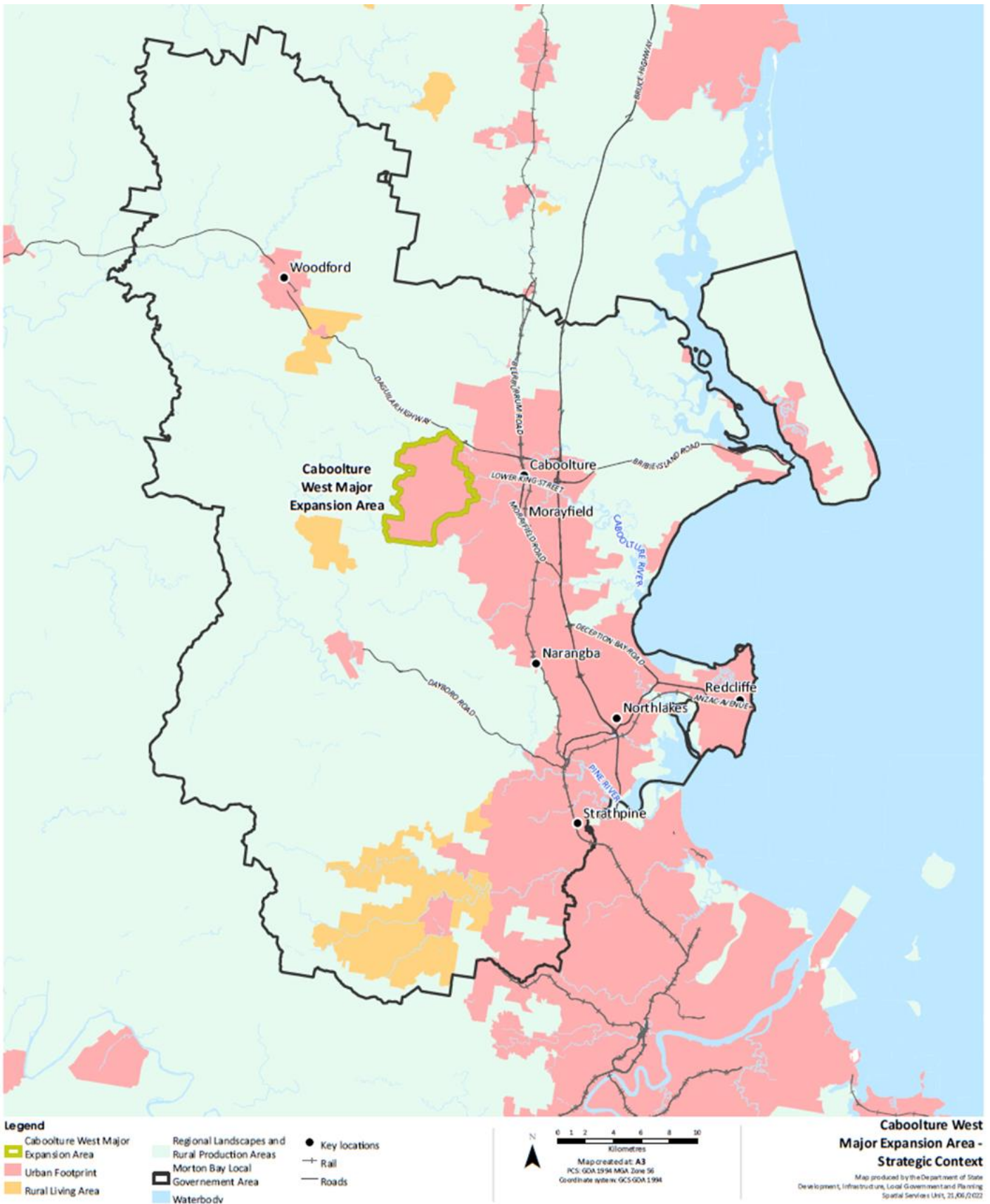
- a) warrants to the State that the information contained in its application is accurate and complete as at the date on which it is submitted and is not by omission misleading, and may be relied on by the State in determining whether or not to provide a loan to the applicant under GAF
- b) undertakes to promptly advise the State if it becomes aware of any change in circumstances which causes the information contained in its application to become inaccurate or incomplete in a material respect
- c) acknowledges that the State will rely on the above warranty and undertaking when evaluating the application
- d) acknowledges that the State may elect to remove an applicant or elect not to further consider an application at any stage as a result of a material change to the information presented in an application
- e) acknowledges that the State may suffer loss or damage if the applicant breaches the above warranty and undertaking and
- f) is taken to have accepted the Guidelines, including these terms and conditions, and warrants for the benefit of the State that it will not breach these Guidelines or seek to bring any claim, of any kind whatsoever, against the State which is precluded by these Guidelines.

## 9. More information

Further information can be obtained from Growth Areas Team, DSDILGP via:

[growthaccelerationfund@dasilgp.qld.gov.au](mailto:growthaccelerationfund@dasilgp.qld.gov.au)

# Appendix 1: Map of Caboolture West Major Expansion Area



## Appendix 2: List of Priority Development Areas

Albert Street Cross River Rail

Boggo road Cross river Rail

Bowen Hills

Caloundra South

Fitzgibbon

Greater Flagstone

Herston quarter

Maroochydore City Centre

Northshore Hamilton

Oxley

Parklands

Queens Wharf Brisbane

Ripley Valley

Roma Street Cross River Rail

Southport

The Mill at Moreton Bay

Toondah Harbour

Toowoomba Railway Parklands

Weinam Creek

Woolloongabba Cross river Rail

Yarrabilba

Yeronga

For Further details and a searchable map showing PDA boundaries use this link [Priority Development Areas](#)

## Glossary

**Department or DSDILGP** Queensland Government Department of State Development, Infrastructure, Local Government and Planning

**Detailed application the 2nd phase of GAF application process.** Successful applicants from the EOI stage will be invited to submit a detailed application including commercial and financial information.

**Essential Infrastructure** includes new transport, water, wastewater, and stormwater infrastructure that is necessary to unlock urban development and generate residential land supply.

**Expression of Interest (EOI)** the initial phase of the application process for an infrastructure project.

**Concessional loan** legally binding agreement between an applicant and the State that sets the terms and conditions upon which the low interest loan for infrastructure investment are provided and repaid.

**Concessional loan execution date** the date at which all parties have signed the concessional loan

**GAF** Growth Acceleration Fund.

**Growth area/s** for the purposes of GAF align with the parameters set out in section 2.5.

**Local government** – ‘an elected body that is responsible for the good rule and local government of a part of Queensland’ and as further defined under the *Queensland Local Government Act 2009*.

**Priority Development Area/s (PDA/s)** are parcels of land declared for urban development under the *Economic Development Act 2012*, for locations see Appendix 2 or [PDA map boundaries](#)

**Project** a time limited activity with defined scope, designed to produce a product, service or result that it is not a routine operation, but a specific set of operations designed to accomplish a singular goal. For GAF, an eligible project must meet the requirements in this Guideline.

**Project completion** a project is deemed complete when the project is capable of being operated in the manner intended for its purpose.

**Risk** The chance of something happening that will have an impact on the achievement of GAF’s objective and desired outcomes. Risk is measured in terms of consequences and likelihood and covers threats and opportunities.

**Shaping SEQ** also known as the *South East Queensland Regional Plan (2017)*, provides further information on the urban footprint and local government boundaries which define location eligibility for GAF.

**South East Queensland (SEQ)** the area identified in *Shaping SEQ*.

**State** the State of Queensland.

**Urban Footprint** identified in the South East Queensland Regional Plan, *Shaping SEQ (2017)*.

**Value for money** defined as giving consideration to more than price alone. It requires an assessment of cost and non-cost factors as well as the overall aims of government and the outcomes being sought.

**Wastewater infrastructure** (also known as sewerage infrastructure) means a sewer, access chamber, vent, engine, pump, structure, machinery, outfall or other work used to receive, store, transport or treat sewage as defined in *Water Supply (Safety and Reliability) Act 2008*.

**Water supply infrastructure** includes pipelines, structures, bores and electrical and mechanical works that are part of the local water supply network and will ultimately be operated by a water service provider as defined under the *Water Supply (Safety and Reliability) Act 2008*.







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