

# REQUEST FOR PROPOSAL



## SANFL High Performance Centre

Turner Drive

Key Details	
Commencement Date	16 July 2025
Closing Date	1 September 2025
Lodgement Method	Email to <a href="mailto:Westlakes_RFP@sanfl.com.au">Westlakes_RFP@sanfl.com.au</a>

## Request for Proposal (RFP) – Executive Summary

SANFL has commenced construction of its state-of-the-art High-Performance Centre which is due for completion in November 2025.

This \$25 million facility represents a significant investment in the future of South Australian football and offers a modern, multi-purpose venue that extends well beyond elite athlete training.

The High-Performance Centre will be the home for SANFL's elite state programs with training times primarily from 4:30pm on weekdays, school holidays and some weekends.

The Centre features a range of high-quality spaces available for sub-lease and co-tenancy, these include:

- 391 sqm double height ceiling synthetic grass gymnasium
- 190 sqm fully equipped strength and conditioning area
- 3 x medical consulting rooms
- Administration facilities with flexible meeting rooms and working spaces
- Changerooms facilities
- Function centre and education spaces

Designed with versatility and collaboration in mind, the facility is ideal for organisations seeking a dynamic environment that supports performance, innovation and community engagement.

The document provides detailed information on the RFP process, available spaces and floorplans, fit-out specifications, and furniture inclusions, as well as availability timelines.

Whether your organisation is in sport, health, education, or business, this is a unique opportunity to be part of a landmark facility that will shape the future of sport and community in South Australia.

# SANFL High Performance Centre

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## Disclaimer

This Request for Proposal ("RFP") is issued by the South Australian National Football League ("SANFL") for the purpose of inviting proposals from suitable organisations to occupy space within the SANFL High Performance Centre ("Respondents").

While the information contained in this RFP has been prepared in good faith, it does not purport to be comprehensive or to have been independently verified. The SANFL and its officers, employees, agents, and consultants ("Released Parties") make no representation or warranty (express or implied) as to the accuracy, reliability, or completeness of the information contained within this RFP, or any other written or oral information made available to any interested party.

By receiving this RFP, the Respondent acknowledges and agrees:

- to rely solely on its own investigations and inquiries regarding the information presented;
- that no legal or other obligation shall arise against the SANFL unless and until a formal lease agreement is executed;
- that the SANFL reserves the right to amend, vary or withdraw any part of this RFP at any time;
- the SANFL will not be liable for any costs, expenses, losses, or damages incurred by any Respondent in connection with this RFP process;
- this RFP does not constitute an offer.

Respondents must treat all information provided in relation to this RFP as confidential, unless otherwise agreed by SANFL in writing.

# 1. Introduction

## a) About the SANFL

Formed in 1877, SANFL is a not-for-profit sporting organisation that's purpose is to create fun, safe and inclusive environments which connect communities and allow everyone to thrive through the enjoyment of footy.

SANFL is affiliated to the national body, the Australian Football League ("AFL"), but is governed by the South Australian Football Commission and is the peak body for Australian Rules Football in South Australia.

While SANFL is predominantly recognised in the public domain as a state league Australian Rules Football competition, the organisation is responsible for the overall health, sustainability, and growth of the sport in South Australia. This includes promotion of the sport, facilitating opportunities for participants to engage in the sport via competition and program management, support and education for affiliated competitions and clubs to increase their own capacity as organisations, amongst many other activities.

There are over 300 players directly involved in SANFL Talent programs, which include junior male and female teams, first nations and multicultural teams, as well as participants with an intellectual disability. These young boys and girls will access the West Lakes oval to pursue their dreams of playing at the highest level. There are also a further 700 players at eight (8) SANFL Clubs who will from time to time have the benefit of using the SANFL High Performance Centre at West Lakes.

## b) About the Request for Proposal (RFP)

SANFL invites proposals from parties seeking to occupy portions of the SANFL High Performance Centre. This opportunity provides access to a purpose-built, high-performance environment co-occupied by SANFL.

All relevant site plans are provided as attachments to this RFP.

A Respondent may lodge a Proposal to sublease all available parts of the site, or some.

Proposals will be evaluated against the Assessment Criteria outlined in section 3.

SANFL reserves the right to take account of any other matters which it considers relevant to the assessment of all Proposals.

The RFP is open to organisations that have an aligned use to the spaces within the SANFL High Performance Centre, for example health and wellbeing providers, professionals, education providers, small SSOs and other aligned businesses within high performance and community programs.

# 2. About the SANFL High Performance Centre

The SANFL High Performance Centre is the focus of the \$25.3M SANFL redevelopment project at the new Footy Park Precinct at West Lakes.

The Footy Park Precinct is also home to the SANFL owned and operated Mosaic Hotel and X-Golf businesses and fronts to Turner Drive, Philip Street and Troubridge Drive. The Footy Park Precinct is situated in a vibrant and growing community precinct which incorporates other community assets such as a library and community centre.

The SANFL High Performance Centre aims to offer athletes, coaches and staff state-of-the-art, fully integrated high-performance training, sports science, medical, and recovery facilities to optimise athlete preparation and development.



The High-Performance Centre will deliver:

- New unisex player changerooms, gymnasium, rehabilitation, coaching and education rooms to support the hosting of SANFL talent program (male and female) training and game day activities;
- Multi-purpose community function centre;
- Allied health practice rooms;
- Administration offices;
- Landscaping and plaza works to support community and sporting events.

Project Outcomes:

- **South Australians being drafted into the AFL and AFLW.** Provides more local athletes with opportunities to compete at the highest levels raising the profile of South Australian football.
- **Successful careers for players within the SANFL.** Offers a strong developmental pathway, ensuring players have fulfilling and sustained careers in football.
- **Winning national championships.** Boosts local pride and increases the prestige of South Australian football programs.
- **Enhanced health and well-being of athletes and officials, enabling a successful balance between school and sport.** Ensures individuals can maintain their academic and athletic commitments, promoting long-term personal and professional development.
- **Effective injury prevention and support for injury management.** Reduces downtime for players and enhances their performance longevity.
- **Community access to allied health services.** Improves overall community health and wellness by providing access to high-quality health services.
- **Direct employment opportunities.** 103.7 construction jobs during development, with three ongoing roles created to support the operation of the precinct.
- **Community access to the facility for private events and functions.** Creates a versatile community asset that fosters local engagement and generates additional revenue streams.

The project will construct a two-storey building, with athletic performance infrastructure on the ground floor and administrative and social facilities on the upper floor, providing premium accommodation for sports, wellness, medical and educational tenants.

The ground floor contains:

- two large changerooms with showers, toilets, and hot and cold baths;
- a double height gym and training area with strength and conditioning rooms;
- sports science office, treatment rooms and medical consulting rooms;
- storage; and
- a laundry.

The upper floor contains:

- Administration area;
- a breakout area and kitchen;
- Multi-purpose meeting rooms; and
- a 100-person function room with a balcony overlooking the oval.

The architectural design incorporates sand-blasted concrete, floor to ceiling glass windows, and off-form finish panels – providing a fresh, modern, and functional space.

An adjoining on-ground 133 vehicle carpark will service the training facility as well as the neighbouring SANFL owned Mosaic Hotel.

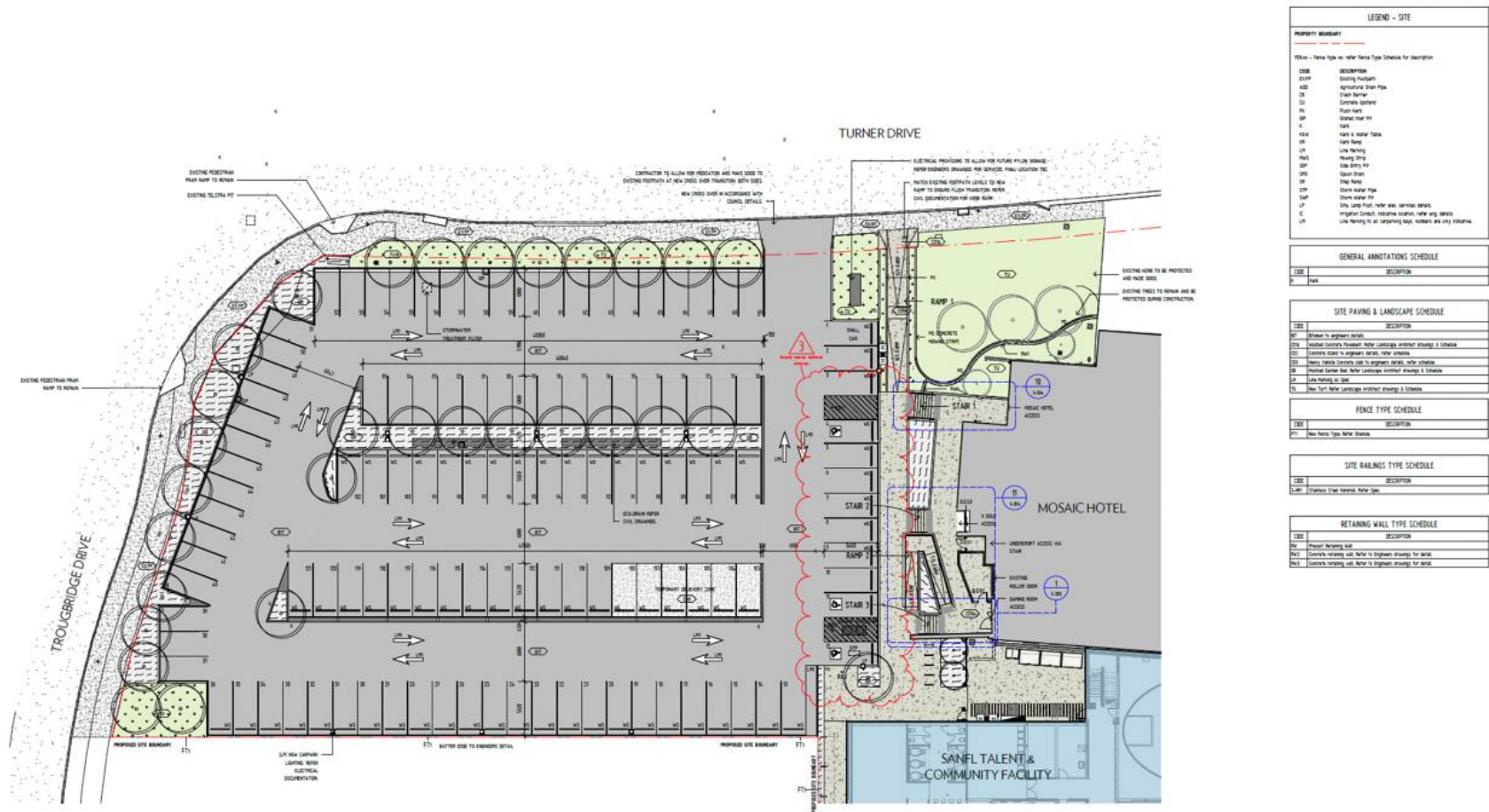
The carpark and plaza will be landscaped with a variety of trees and plants to provide shade and to beautify the area.

## Carpark

On-ground bitumen and concrete carpark constructed adjacent the Mosaic Hotel. Access to carparks will be managed by SANFL (as displayed on the next page).

Limited car parking is available and may be provided subject to the value of the commercial proposal of the Respondent.





LEGEND - SITE	
<b>PROPERTY BOUNDARY</b>	
Notes - Name type on other Name Type Schedule for description	
CODE	DESCRIPTION
ADSF	Asbestos
AGSD	Aggravated Drain Pipe
CH	Chimney
CHB	Chimney Broom
CL	Concrete
CLD	Concrete Driveway
FL	Fluorapatite
GL	Glass
GLD	Glassed over Pit
H	Hard
HMW	Hard to Handle Waste
HW	Hard Waste
LH	Light Handling
HMW	Heavy Duty
SDP	Soil Boring and
SD	Soil
SPD	Spill Drum
SW	Steel Waste
STW	Stainless Steel Waste
SWP	Stainless Steel
LP	Steel, Lined with, metal use, ceramic debris
IC	Impermeable Concrete, asbestos location, metal use, debris
IC	Impermeable concrete, asbestos location, metal use, debris
IC	Impermeable concrete, asbestos location, metal use, debris

GENERAL ANNOTATIONS SCHEDULE	
CODE	DESCRIPTION
0	None

SITE PAVING & LANDSCAPE SCHEDULE	
CODE	DESCRIPTION
001	Remove in driveway details
010	Install Concrete, Finisher, Refer Landscape architect drawings & Schedule
015	Concrete board to driveway details, refer schedule
020	Install inside Concrete slab to driveway details, refer schedule
030	Install Center Band, Refer Landscape architect drawings & Schedule
040	Life Marking as per
050	New Tuff, Refer Landscape architect drawings & Schedule

FENCE TYPE SCHEDULE	
CODE	DESCRIPTION
FT	New Fence Type, Refer Details

SITE RAILINGS TYPE SCHEDULE	
CODE	DESCRIPTION
1-01	CHARLES STREET RAILING, RAILING SPOT

RETAINING WALL TYPE SCHEDULE	
TYPE	DESCRIPTION
Ret	Precast Retaining wall
Ret2	Concrete retaining wall. Refer to Engineer's drawings for detail.
Ret3	Concrete retaining wall. Refer to Engineer's drawings for detail.

ARCHITECTURE - INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
MASTERPLANNING

Row	Date	Reason for Issue
1	06-12-2020	ISSUES FOR CONSTRUCTION
2	02-10-2024	ISSUES FOR CONSTRUCTION
3	01-01-2025	ISSUES FOR CONSTRUCTION

SANFL - Talent & Community Facility  
SANFL - South Australian National Football League  
Philips Street, West Lakes, 5021

SITE PLAN - CAR PARK + MOSAIC HOTEL

project no: 22-0555  
scale: 1:200 @ A1  
date: 15.09.2024  
drawn: JQ  
sheet no: WD-1-102 version: 3

**CONSTRUCTION**

© Waterfords and associates Pty Ltd  
Level 11 22 Franklin St Adelaide SA 5000  
Telephone 08 8277 4766  
email [info@waterfords.com.au](mailto:info@waterfords.com.au)  
[www.waterfords.com.au](http://www.waterfords.com.au)  
08 42 807 910 914

## SANFL Program and Use

The SANFL High Performance Centre will provide talented and aspiring Australian Rules Footballers in South Australia with a fit-for-purpose training, rehabilitation and education venue.

SANFL will retain priority access for league programs (particularly talent programs) and administrative functions. Multiple areas will remain in use by SANFL.

SANFL administration staff will occupy eight (8) of the twelve (12) desks in the administration area. Making four (4) desks available for sublease.

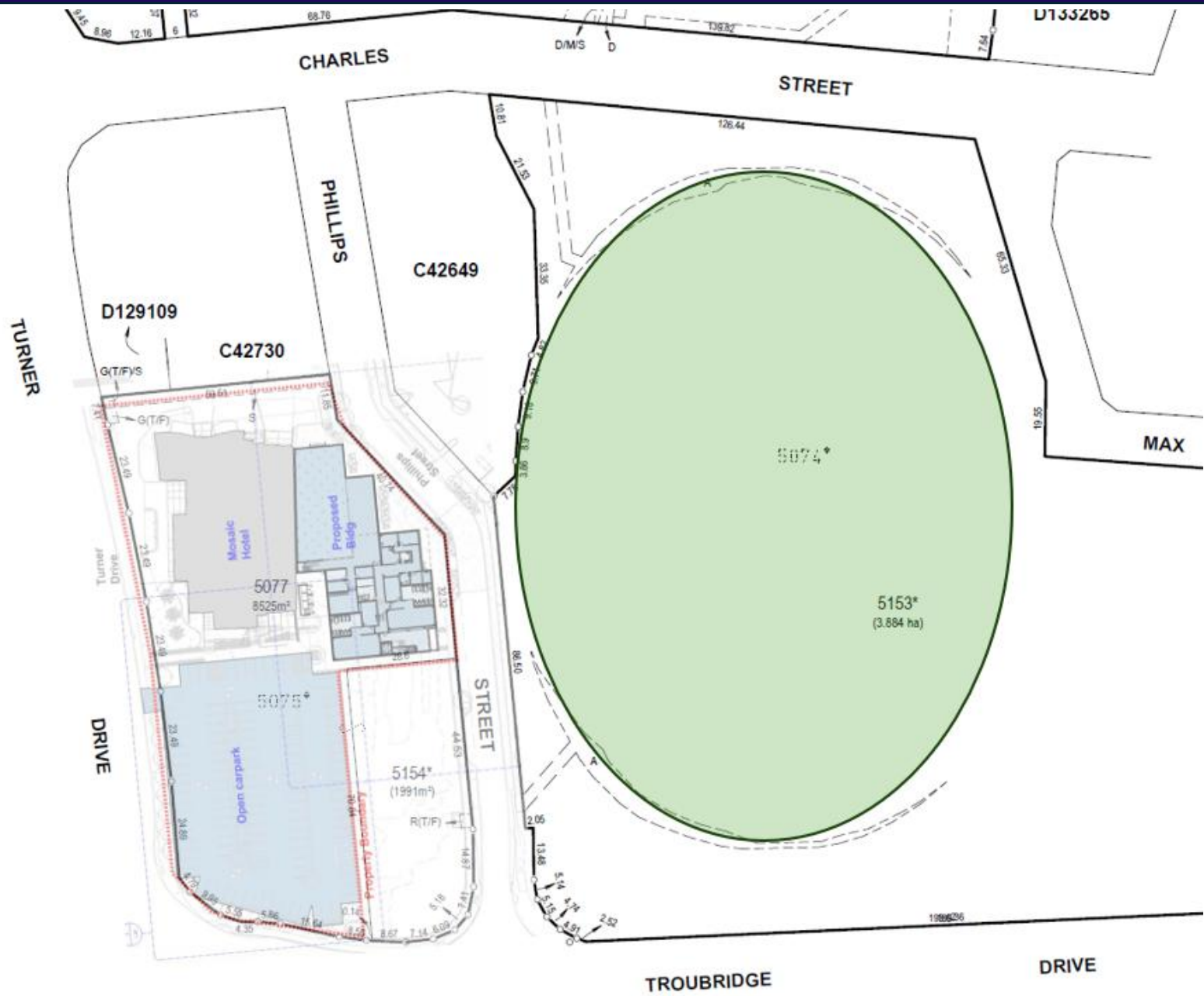
**SANFL talent programs require first right to access the gymnasium and changerooms of the High-Performance Centre every evening from 4:30pm.**

### a) Oval Access and Usage

While the land of which the SANFL High Performance Centre will be built on is owned by SANFL, the oval itself is not.

As such, SANFL has obtained a non-exclusive licence (10+10+10+10+2 years) from the City of Charles Sturt to access the football oval which is adjacent to the site.

Respondents seeking access to the oval will be required to obtain a separate licence directly from the City of Charles Sturt.



The SANFL's hours of use of the licensed area during the term must not exceed 90 hours per month, with such hours of use only being:

1. Based on a weekly usage between 5:00pm and 8:30pm Monday to Friday; and
2. Up to a maximum of five hours on a weekend (on either or both Saturday and Sunday).

### 3. RFP Details and Timelines

#### a) Details

Respondents must provide:

1. Completed Proposal including details of proposed use and occupation (see below); and
2. Evidence of insurances and financial capacity.

Evidence of current Public Liability Insurance coverage of no less than \$10 million, or confirmation of intent to obtain such coverage prior to lease commencement.

#### b) Process (lodgment method)

Proposals must be lodged electronically to [Westlakes\\_RFP@sanfl.com.au](mailto:Westlakes_RFP@sanfl.com.au) to the attention of James Bayer.

Any Proposal which is received after the Closing Date will be considered late. SANFL has the absolute discretion to consider a late proposal where its acceptance would not compromise the competitiveness of the process.

Any Proposal which is submitted through an alternative means will be deemed to be a non-compliant response and may be set aside from further consideration at the SANFL's absolute discretion.

#### c) Key Dates

The following dates are provided by SANFL as an indicative timeframe of the RFP process and may be subject to change.

Stage	Deadline
RFP Release Date	16 July 2025
Questions Deadline (Open from 30 May 2025)	15 August 2025
Closing Date	1 September 2025
Tenants Shortlist	15 September 2025
Site Inspections (by appointment)	TBC
Preferred Tenant/s	15 October 2025

SANFL reserves the right to alter the above steps and dates.

Once a Preferred Respondent has been notified, the Preferred Respondent must enter into negotiations in good faith with SANFL. If the Preferred Respondent does not execute the Lease in a timely manner, SANFL may in its absolute discretion end the Preferred Respondent's participation in the RFP Process.

SANFL may then re-consider other Proposals submitted as part of the RFP Process as detailed in this RFP.

## Contact Information

**James Bayer**

Executive General Manager – Finance & Business Operations

westlakes\_RFP@sanfl.com.au

08 8424 2215

### d) Queries

Any queries are required to be in writing to the nominated contact above.

To ensure a fair and transparent process, all relevant questions or queries received - along with their responses - will be shared with all registered respondents.

### e) Site Inspections

A site inspection will be available for the shortlist of tenants and will be available by appointment only. Further information will be provided to those shortlisted.

### f) Proposals

Any organisation that seeks to be granted as an approved tenant at the facility shall provide a response to this RFP (a Proposal). Proposals should consider each of the matters set out in the evaluation criteria detailed in Section 4 and any other information relevant.

## 4. Evaluation Criteria

All Proposals will be assessed by the Evaluation Panel against the following criteria. Respondents should ensure their submission clearly addresses each item listed below. Each criterion carries equal importance unless otherwise specified.

Please ensure that your proposal includes the following:

1. Organisation Name
2. ABN
3. Primary Contact Name
4. Phone
5. Email
6. Website (if applicable)

After assessing a Proposal, SANFL may request further information or clarification from the Respondent to enable the Evaluation Panel to complete their assessment.

The scoring of proposals will not be disclosed at any time during, or after, the RFP process.

Criteria	What should be included in your response
<b>Suitability and Vision for Use of the Facility</b>	<ul style="list-style-type: none"> <li>A clear business plan including intended use of the facility, programs, operations, and hours.</li> <li>Alignment with SANFL's talent development and community impact objectives including the ability to provide complimentary services to the SANFL's talent program and the local community.</li> <li>Alignment with local council or SANFL licensing requirements.</li> </ul>
<b>Organisational Capacity and track record</b>	<ul style="list-style-type: none"> <li>Details of your organisation's structure, governance and management.</li> <li>Relevant experience operating in a high-performance or community sport setting.</li> <li>Two (2) written references from relevant stakeholders or partners.</li> </ul>
<b>Contribution to Football and Community Outcomes</b>	<ul style="list-style-type: none"> <li>Programs or initiatives that promote inclusion, female participation, Indigenous engagement etc.</li> <li>Broader social or economic benefits.</li> <li>Evidence of community engagement or partnership initiatives.</li> </ul>
<b>Operational and Financial Capacity</b>	<ul style="list-style-type: none"> <li>Proposed rent structure (e.g. base rent, % of turnover, in-kind).</li> <li>Breakdown of proposed capital works or investment and funding sources.</li> <li>Financial Documents: 3 years of P&amp;L and Balance Sheet (certified)</li> </ul>
<b>Governance, Risk and Compliance</b>	<ul style="list-style-type: none"> <li>Risk management policies, WHS commitments, insurance details.</li> <li>Approach to child safety and secure use of shared facilities.</li> </ul>
<b>Commitment to Collaborative Use</b>	<ul style="list-style-type: none"> <li>How you will work with SANFL and other tenants.</li> <li>Any history of co-tenancy or shared use collaboration.</li> <li>Proposed conflict resolution approach.</li> </ul>

All the information supplied in your proposal will be considered by the Evaluation Panel when assessing your proposal against the Evaluation Criteria. As part of the assessment process, the Evaluation Panel may also perform any security, referee, or financial checks which they deem necessary to complete their assessment.

## 5. Selection of Tenant/s

Following the evaluation process, SANFL may enter into detailed negotiations with one or more Preferred Respondents. The intent of this stage is to confirm key terms, finalise responsibilities, and ensure alignment between the tenant's proposal and SANFL's broader facility objectives.

Any formal agreement will be subject to approval by SA Football Commission and, where relevant, the City of Charles Sturt.

SANFL is under no obligation to accept any proposal submitted through this process. It reserves the right to discontinue the RFP at any stage or to negotiate terms that differ from those initially proposed, where it is deemed to be in the best interests of the facility and its stakeholders.

All respondents will be notified in writing of the outcome of the RFP process.



## 6. High Performance Centre Areas

The below table summarises the areas that are available for sub-lease and RFP responses.

*GF - Ground Floor, FF – First Floor, \*Weekend – mostly available but will be football dependent*

Area/Room	Dimensions	Access	Permitted Use	Equipment/Other details
<b>High Performance</b>				
Strength & Conditioning (GF)	142 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	See 'Annexure C' for details
Double Height Gymnasium (GF)	391 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	
<b>Changerooms</b>				
Changeroom 1 (GF)	62 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	4 x toilets, 3 showers
Changeroom 2 (GF)	66 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	4 x toilets, 3 showers
Officials (GF)	24 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	1 x toilets, 2 x showers
<b>Medical Consulting Rooms</b>				
Consulting Room 1 (GF)	15 sqm	Unrestricted	Access for tenants and their clients	Desk and chair
Consulting Room 2 (GF)	17 sqm	Unrestricted	Access for tenants and their clients	Desk and chair
Consulting Room 3 (GF)	16 sqm	Unrestricted	Access for tenants and their clients	Desk and chair
<b>Treatment Rooms</b>				
Treatment Room 1 (GF)	25 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	3 x massage tables
Treatment Room 2 (GF)	27 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	3 x massage tables
<b>Office and meetings Rooms</b>				
Administration (FF)	15 sqm	4 desks available	Access for tenants	Desk and chair

Meeting Room 1 (FF)	39 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	Desk and chair
Meeting Room 2 (FF)	12 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	Desk and chair
Meeting Room 3 (FF)	16 sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	Desk and chair
High Performance Office (GF)	13 Sqm	Weekdays - until 4:30pm Weekend – mostly available*	Access for tenants and their clients	3 x chairs Desk
<b>Other</b>				
Function Room (FF)	204 sqm	Weekdays - until 4:30pm	Access for tenants and their clients	10 x tables 140 x chairs
Commercial Kitchen (FF)	50 sqm	Weekdays - until 4:30pm	Access for tenants and their clients	

The below table summarises the other amenities within the High-Performance Centre that tenant may be able to access.

Area/Room	Dimensions	Equipment/Other details
Laundry (GF)	15 sqm	Washer and dryer
Storage 1 (GF)	15 sqm	
Storage 2 (GF)	43 sqm	
Kitchen and breakout area	65 sqm	Microwave, dishwasher, tables, chairs
Utility and IT	20 sqm	Stationary storage, copiers, server rack
Cleaners store x 2		
Male/Female/DDA bathrooms		

## 7. RFP Definitions

Unless the context otherwise requires, in this RFP, the following expressions have the following meanings:

Term	Definition
<b>ACST</b>	Australian Central Standard Time
<b>Closing Date</b>	30 September 2025 (5pm ACST)
<b>Conditions of Proposal</b>	The conditions of this RFP set out in section 12
<b>CPI</b>	The Consumer Price Index (All Groups - Adelaide) published by the Australian Statistician or, if no longer published, the index the Property Council of Australia Ltd recommends as the replacement
<b>EPA</b>	The Environment Protection Authority as established under the Environment Protection Act 1993 (SA), as amended from time to time, or any authority that succeeds the EPA
<b>Evaluation Criteria</b>	The criteria set out in Section 4 of this RFP that will be used to evaluate proposals
<b>Key Commercial Terms</b>	<p>Key Commercial Terms include:</p> <ul style="list-style-type: none"> <li>• the area and location of the site</li> <li>• the term of the lease and any option periods</li> <li>• the permitted use of the site</li> <li>• the commencing rent</li> <li>• any incentives (e.g. rent-free periods)</li> <li>• rent reviews (annual rental escalation)</li> <li>• the market rent review processes, including ratchet mechanisms</li> <li>• the proposed outgoings clauses to be included in the Lease, including the amount of any management fee to apply, and</li> <li>• any proposed variations to POM's precedent lease</li> </ul>
<b>Sub-Licence</b>	The form of sub-licence as provided by the SANFL to a Preferred Respondent
<b>Preferred Respondent</b>	One or more Respondents with whom SANFL (in its discretion) elects to enter into lease negotiations
<b>Proposal</b>	A proposal submitted in response to this RFP
<b>Proposal Documents</b>	All documentation submitted by the Respondent and forming part of the Proposal
<b>Released Parties</b>	SANFL and its respective directors, officers, employees and consultants

<b>Remedial Notice</b>	Any requirement, order or notice issued by the EPA under relevant legislation requiring investigation, remediation, or management of contamination or pollution at the Facility
<b>Request for Proposal Commencement Date</b>	16 July 2025
<b>Respondent</b>	A party submitting a Proposal in response to this RFP
<b>RFP Process</b>	SANFL's process of issuing, receiving and evaluating this RFP
<b>Site</b>	The SANFL West Lakes Talent and Community Facility, including identified tenanted areas

## 8. Rent Reviews

Rental terms for successful Respondents will be negotiated on a case-by-case basis with SANFL.

Given the strategic community focus and substantial investment made by SANFL in the High Performance Centre, the oval non-exclusive license arrangements with SANFL and City of Charles Sturt operate under token rent structures (\$1.00 per annum if demanded). Commercial or semi-commercial tenants responding to this RFP should note:

- Rent will be assessed based on the proposed use, contribution to precinct objectives, and any exclusive occupation sought.
- SANFL may consider subsidised or incentive-based rent for uses that significantly align with its high-performance or community programs.
- Fixed annual increases or market reviews may apply depending on the structure and length of lease.
- Final rent arrangements will be subject to SANFL Board approval.

## 9. Utilities

Consumption charges will not be separately metered but included as part of the rent.

## 10. Confidentiality

Respondents must treat all RFP-related information as confidential and must not disclose it to any third party unless authorised by SANFL in writing.

## 11. Contact Information

All enquiries must be directed to:

**James Bayer**

Executive General Manager – Finance & Business Operations  
 Westlakes\_RFP@sanfl.com.au  
 08 8424 2215

## 12. RFP Terms and Conditions

<b>Governing Law</b>	This RFP is governed by, and must be construed in accordance with, the laws of the State of South Australia. Respondents must comply with all relevant legislative and regulatory requirements applicable to their operations.
<b>Probity and Governance</b>	SANFL will conduct this RFP process in a fair and transparent manner, in accordance with its procurement policies and governance standards. All respondents must act ethically and in good faith throughout the process.
<b>Collusion</b>	Respondents must not engage in any collusive, anti-competitive, or unlawful conduct with any other party in relation to this RFP. Evidence of such conduct may result in disqualification.
<b>Conflicts of Interest</b>	Respondents must declare any potential, actual, or perceived conflicts of interest. Failure to disclose a conflict may result in disqualification from the RFP process.
<b>Submission Format and Legality</b>	Electronic submissions will be treated in accordance with the <i>Electronic Transactions Act 2000</i> (SA). By submitting a proposal, the respondent confirms it has the authority to do so and accepts all terms of the RFP.
<b>Ownership of Proposals</b>	All proposals submitted become the property of SANFL and will not be returned. Any intellectual property within a proposal remains the property of the respondent but may be used by SANFL for evaluation purposes.
<b>Changes to the Process or RFP Document</b>	SANFL reserves the right to vary or cancel the RFP process at any time and for any reason. Any amendments will be communicated to all respondents via addendum.
<b>Proposal Amendments</b>	Respondents must notify SANFL in writing of any material change to their proposal after submission. This includes changes to proposed personnel, structure, or financial capacity.
<b>Enquiries and Clarifications</b>	All enquiries regarding the RFP must be submitted in writing to the nominated contact. Questions must be submitted no later than five (5) business days before the RFP closing date.
<b>Costs</b>	SANFL will not be responsible for any costs incurred by respondents in preparing or submitting a proposal, including any costs associated with attendance at meetings, presentations, or negotiations.

<b>Media Announcements</b>	Respondents must not make any public or media announcements about their involvement in the RFP without prior written consent from SANFL.
<b>No Legal Relationship</b>	This RFP is not an offer and does not constitute a binding agreement between SANFL and any respondent. No legal relationship will exist until a formal lease or agreement is executed.

## 13. Attachments

The following attachments will be provided with this document.

1. Site Plans
2. Image Renders

## 14. Annexure A - Images

### External





## Function Room





## Medical Consulting Rooms



## Changerooms



### Gymnasium and Strength and Conditioning



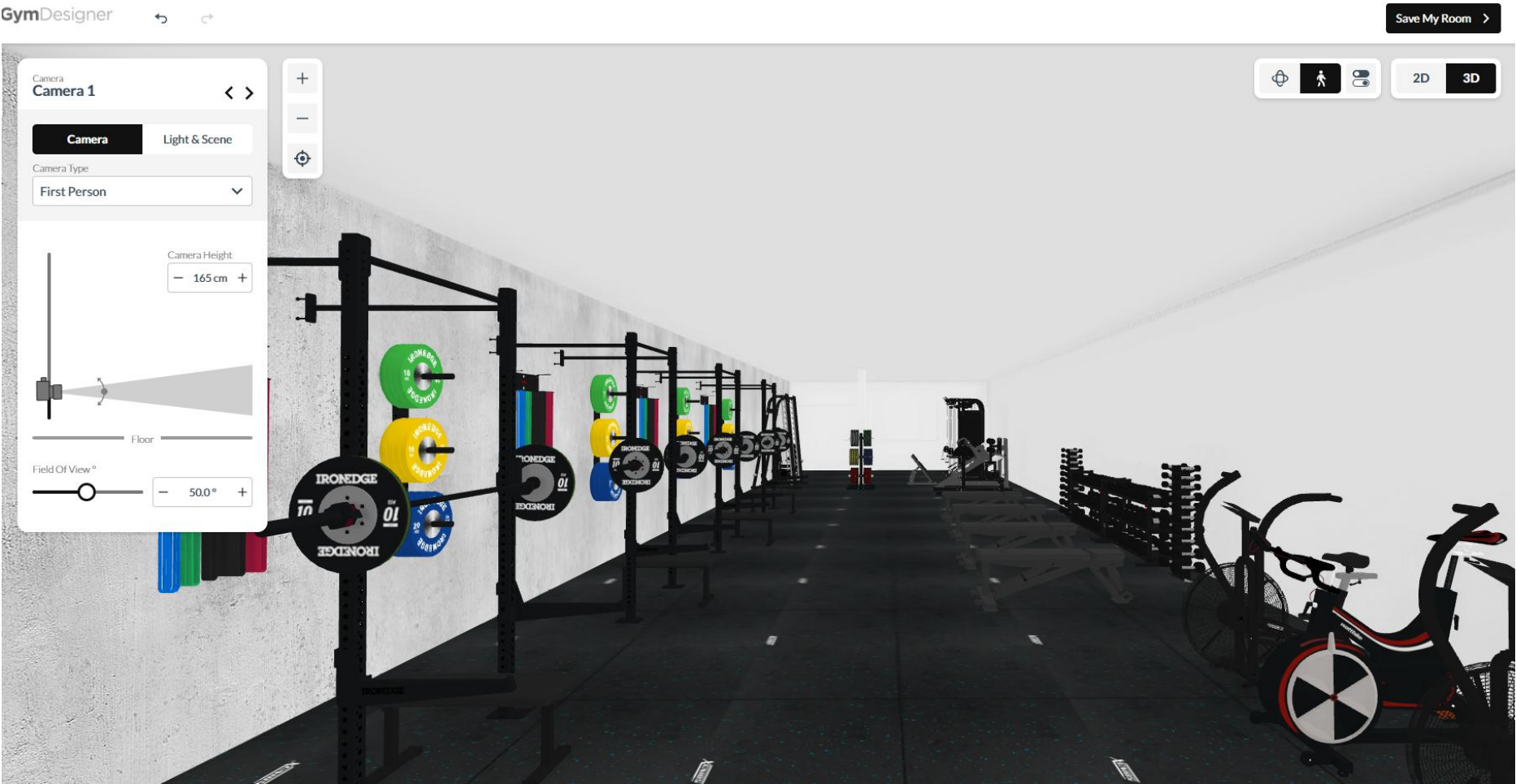


### Kitchen and breakout area



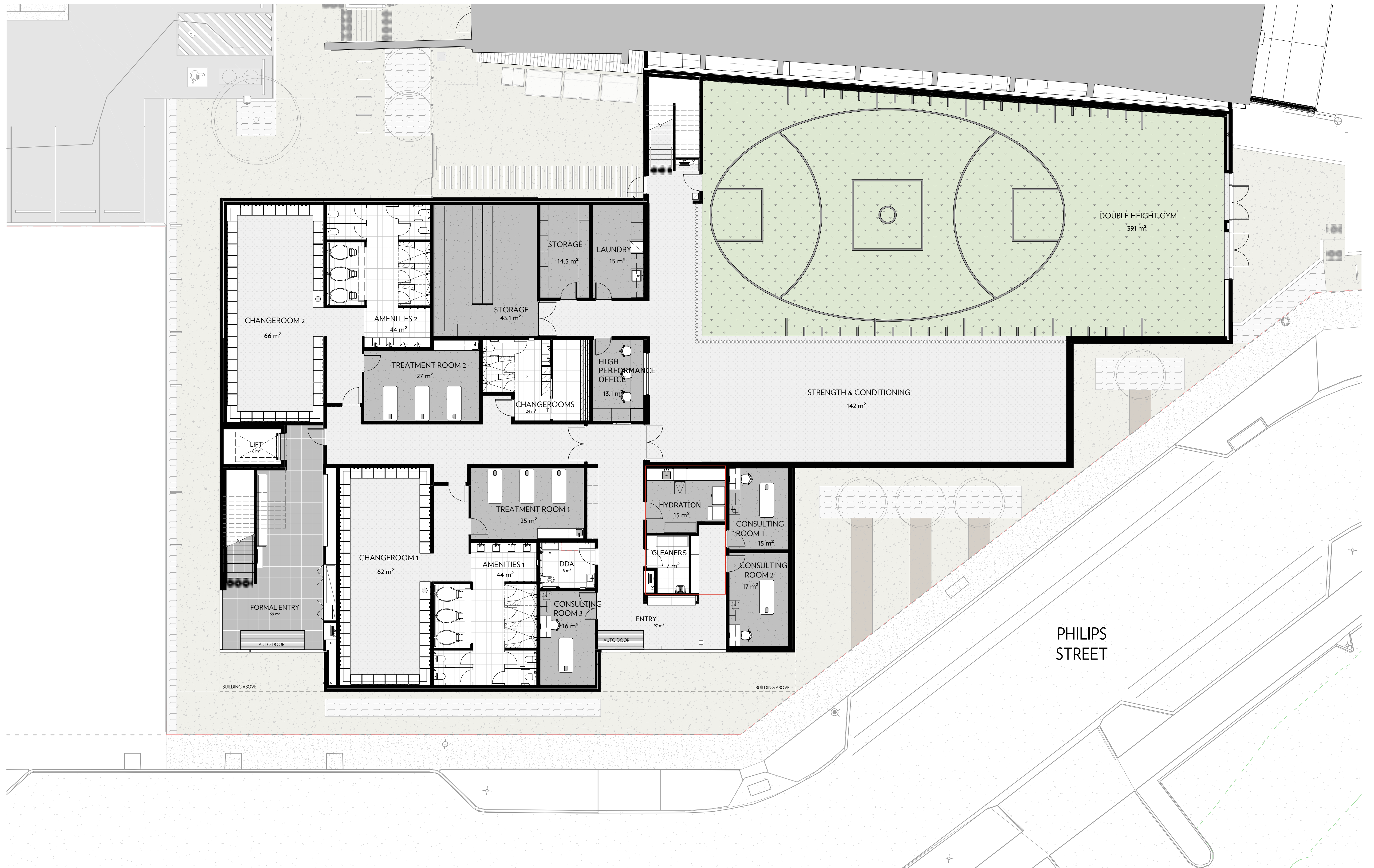
## 15. Annexure B – Gym Equipment and Proposed Layout



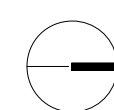


## 16. Annexure C - Plans

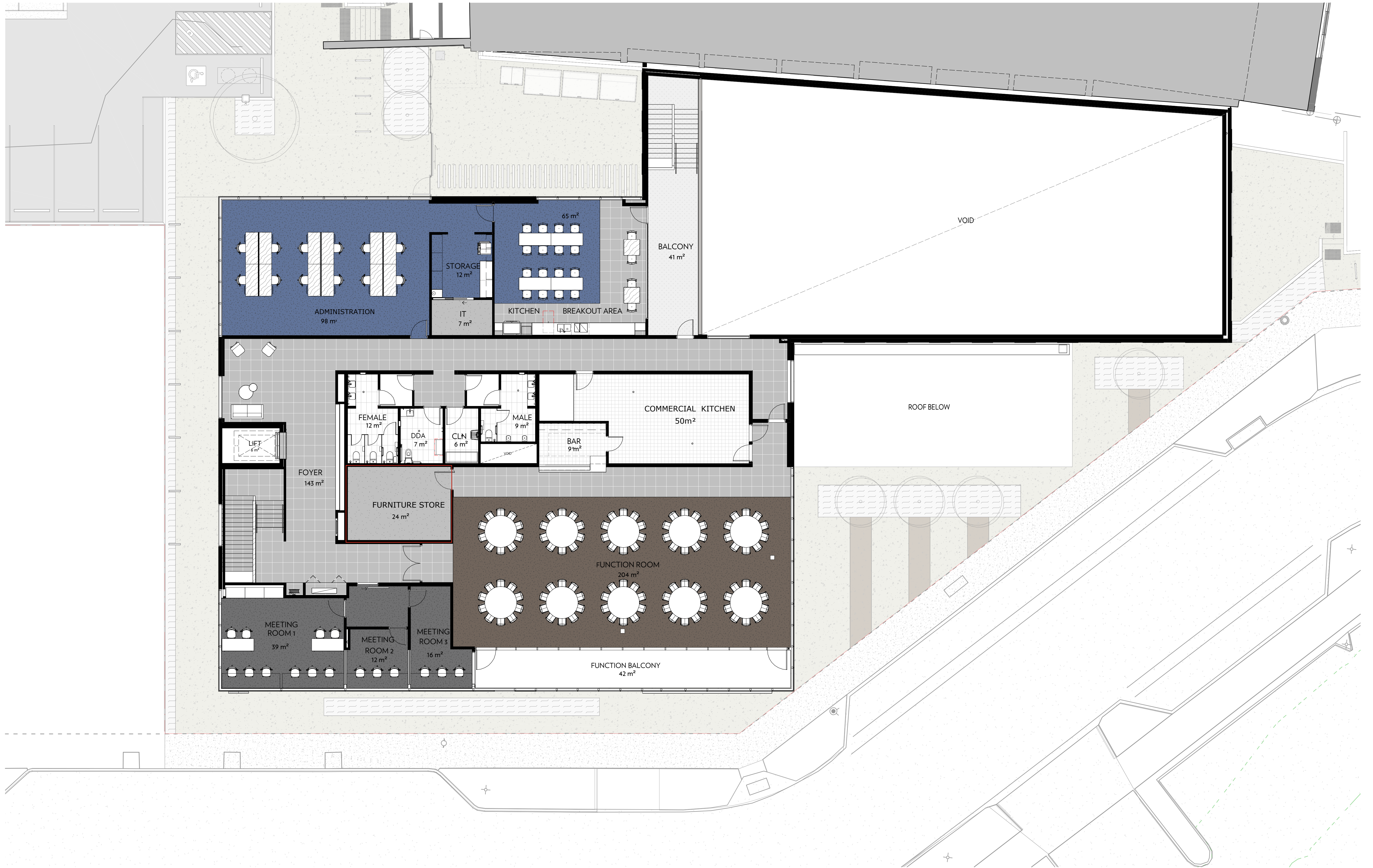




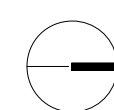
GROUND FLOOR PLAN  
1:100







FIRST FLOOR PLAN  
1:100





# Thank You.

