



**Government
of South Australia**

**Office of the
Treasurer**

Level 8
State Administration Centre
200 Victoria Square
Adelaide SA 5000
GPO Box 2264
Adelaide SA 5001
DX 56203 Victoria Square
Tel 08 8226 1866
treasurer.dtf@sa.gov.au

APPLICATION UNDER THE *FREEDOM OF INFORMATION ACT 1991*

I refer to your application made under the *Freedom of Information Act 1991* (the Act), dated 24 October 2022.

Your application seeks access to:

“A copy of all correspondence and meeting documents, including but not limited to hard copy or electronic briefings, minutes, emails, letters, meeting agendas, and any other correspondence between the Whyalla City council Mayor and the Treasurer between 22/10/2022 and 24/10/2023.”

A determination on your initial application was not made within the 30-day time period required by the Act. Accordingly, the Office of the Treasurer was deemed to have refused access in full to all documents relevant to your application. However, I have determined to process the request as if the statutory timeframe had been met.

I advise that, following an extensive search conducted within this office, one document was identified as answering the terms of your application and I have determined to grant you access in part to that document, a copy of which is enclosed.

The document contains mobile phone numbers, it is difficult to determine whether the mobile number is used solely for work purposes or mixed employment and personal use.

I have therefore determined that the mobile numbers are exempt pursuant to clause 6(1) of Schedule 1 of the Act.

The document contains information that has a commercial value to any other person which, if disclosed, could reasonably be expected to destroy, or diminish the commercial value of the information. Businesses would expect a level of confidentiality when dealing with the South Australian Government. The disclosure of such information would be unreasonable as this would divulge information that cause a commercial advantage or disadvantage in a competitive field to third parties and could damage future dealings with Thrive Construct, investors and bankers and reduce business advantage.

I have therefore determined it would be contrary to public interest to release this information and it is exempt pursuant to clause 7(1)(b) of Schedule 1 of the Act.

Clause 6 – Documents affecting personal affairs

- (1) *A document is an exempt document if it contains matter the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*

Clause 7 – Documents affecting business affairs concerning

- (1) *A document is an exempt document—*
- (b) if it contains matter—*
- (i) consisting of information (other than trade secrets) that has a commercial value to any agency or any other person; and*
- (ii) the disclosure of which—*
- (A) could reasonably be expected to destroy or diminish the commercial value of the information; and*
- (B) would, on balance, be contrary to the public interest.*

Please note, in compliance with Premier and Cabinet Circular PC045 - Disclosure Logs for Non-Personal Information Released through Freedom of Information (PC045), the Department of Treasury and Finance is now required to publish a log of all non-personal information released under the Act.

In accordance with this Circular, any non-personal information determined for release as part of this application, may be published on the DTF website. A copy of PC045 can be found at the following address: <https://dpc.sa.gov.au/resources-and-publications/premier-and-cabinet-circulars>. Please visit the website for further information.

If you are unhappy with this determination you are entitled to apply for an internal review in accordance with section 29 of the FOI Act. To make an internal review application, please either write a letter or send the attached Application for Review of Determination form to the Principal Officer, the Treasurer, Hon. Stephen Mullighan MP, within 30 (calendar) days after you receive this letter.

If you have any queries regarding this matter, please contact the Office of the Treasurer on (08) 8226 1866.

Yours sincerely



Elicea Tomlinson
Accredited FOI Officer
Office of the Treasurer

27 November 2023



Whyalla City Council
Civic Building, Darling Terrace
Whyalla SA 5600
PO Box 126, Whyalla SA 5600

t. 08 8640 3444
f. 08 8645 0155
e. council@whyalla.sa.gov.au
w. whyalla.sa.gov.au

31 August 2023

Hon Stephen Mulligan MP
Office of the Treasurer
GPO Box 2264
ADELAIDE SA 5001

E: treasurer.dtf@sa.gov.au

Dear Treasurer

Whyalla Hotel / Apartment Development

A year to the day, Council wrote to you on 1 September 2022 requesting State Government support for the proposed Whyalla hotel (and apartments) development – refer attached.

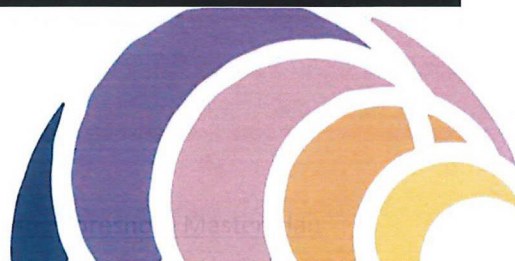
As specified within Council's correspondence, \$5 million is requested via an interest bearing loan between Thrive Construct Pty Ltd and State Government, to be repaid over 5 years or upon the sale of the hotel (whichever occurs first).

Council understands that information requested by Treasury Officers has been provided by Thrive Construct, to enable the State Government's-required due diligence process (before funds can be committed to support private development), and that Thrive Construct are still awaiting confirmation of State Government support to enable the project to proceed.

As previously mentioned, both the Whyalla Council and community have supported a hotel development as a 'hero element' within our [Whyalla Beach and Foreshore Master Plan](#) and looks forward to working with the State Government and hotel proponents to deliver critical infrastructure for our city and regional South Australia.

In capturing both the strategic and economic benefits for our city and regional South Australia that will be provided from this development, your urgent confirmation of State Government funding and support for this hotel project would be greatly appreciated.

7(1)(b) Commercial value





Missing out on such a development in our city will be both hugely disappointing and detrimental to the development and future prosperity of our city. On the eve of huge public/private investment related to hydrogen and renewable energy, and with a critical shortage of accommodation in our City, both the hotel and apartments are imperatives.

Should you require further information regarding the above, please do not hesitate to contact Council's Chief Executive Officer, Justin Commons, [6\(1\) Personal affairs](mailto:6(1) Personal affairs) or E: justin.common@whyalla.sa.gov.au.

Yours faithfully

Phill Stone
MAYOR

Attach

*c.c. Hon Peter Malinauskas; Premier
Hon Clare Scriven; Minister for Primary Industries and Regional Development
Hon Tom Koutsantonis; Minister for Infrastructure and Transport, Energy and Mines
Hon Nick Champion; Minister for Trade and Investment, Housing and Urban Development
Eddie Hughes MP; State Member for Giles*

1 September 2022

Hon Stephen Mulligan MP
Office of the Treasurer
GPO Box 2264
ADELAIDE SA 5001

COPY

E: Treasurer.DTF@sa.gov.au

Dear Treasurer

Further to our meeting of 3 August 2022, Council wishes to formally request State Government support for the proposed Whyalla hotel development, as follows:

Amount: \$5 million

Parties: Thrive Construct Pty Ltd and State Government

Terms: Interest bearing loan, to be repaid over 5 years or upon the sale of the hotel (whichever occurs sooner)

Council has great confidence in the viability of the proposed Whyalla hotel, being one of two hotels to be constructed by Thrive Construct **7(1)(b) Commercial value**

7(1)(b) Commercial value

Council is keen to see the **7(1)(b) Commercial value** for the International Hotelier Management Pool for short-term guests, constructed to alleviate some of the critical housing shortage that exists within Whyalla at this time, which will be exacerbated by the huge pipeline of major projects planned for our region.

I am confident that you will appreciate given the major National and International hydrogen investment into hydrogen-related developments within our region, that suitable accommodation is paramount to our city.

Further, the construction of a quality hotel in our city would be a game changer for our city (as was the case with the construction of the Port Lincoln Hotel) and would unlock huge tourism and conference opportunities.





Thrive Construct can provide additional information as required, in relation to the proposed development with their contacted details as follows:

Barrie Harrop
Executive Chairman
6(1) Personal affairs
THRIVE Construct (Australia) Pty Ltd
17 Prescott Terrace
ROSE PARK SA 5067
www.thriveconstruct.com.au

We understand that there is precedence for State Government support of hotel developments, with the most recent being in relation to the Sofitel Hotel. In addition, we believe State Government support for the Whyalla hotel development is considered necessary, to address the perceived risk that financiers have regarding investments in Whyalla.

Council has supported a hotel development as part of its Foreshore Master plan and looks forward to working with the State Government and hotel proponents to deliver critical infrastructure for our city and regional South Australia.

Please do not hesitate to contact Council's Chief Executive Officer, Justin Commons, **6(1) Personal affairs** or E: justin.common@whyalla.sa.gov.au, should you need additional information from Council in relation to its support for this request.

Yours faithfully

Clare McLaughlin
MAYOR

Attach – Thrive Construct Business Case

c.c. *Hon Clare Scriven; Minister for Primary Industries and Regional Development
Hon Tom Koutsantonis; Minister for Infrastructure and Transport, Energy and Mines
Hon Nick Champion; Minister for Minister for Trade and Investment, Housing and Urban Development*

BUSINESS CASE -INTERNATIONAL RESORT HOTEL, FORESHORE WHYALLA

DATE	July 2022
SUBMITTED BY	Thrive Construct (Australia) Pty Ltd
TITLE / ROLE	Barrie Harrop, Chairman & Peter Villis, Director

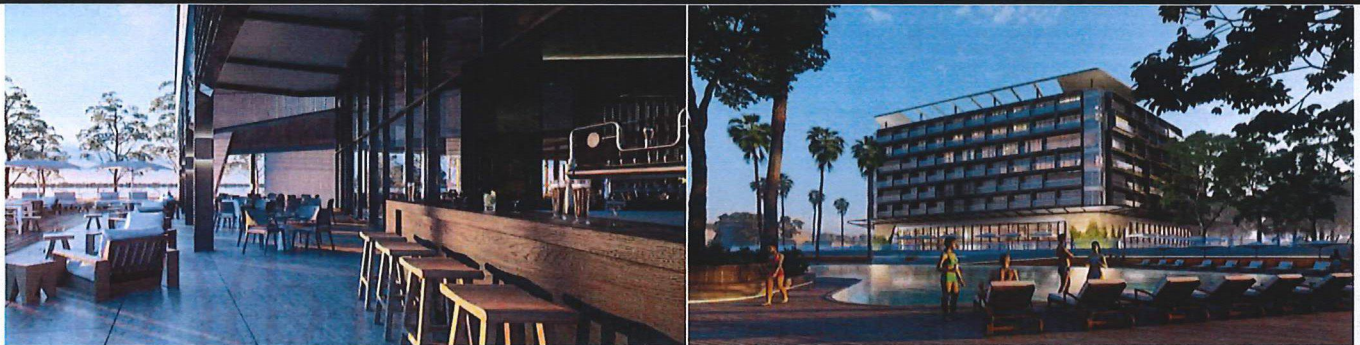


THE PROJECT

The Destination Resort Hotel at Whyalla South Australia- Situated on the Whyalla City beachfront, Western regional South Australia (Eyre Peninsula), where the sea meets the outback, **7(1)(b) Commercial value**

The hotel is to be prefabricated in advanced materials and modular construction. Construction is to be Cross Laminated Timber (CLT) and Green Steel showcasing carbon neutrality. The hotel will be positioned as the social and business infrastructure asset for the Whyalla region.

7(1)(b) Commercial value



CONTEXT

Whyalla City is transitioning its industrial socio-economic base as local industry embraces carbon neutral 'green' technologies focused in and around the City. The recently announced major hydrogen projects, green steel production and both wind and solar farms are positioning Whyalla on the global stage as a world leader in industrial reform and 21st century job creation. Accommodation to support this growth in terms of planning, construction and ongoing operation is currently old build and limited, potentially constraining the growth and given Whyalla is central to Australia's sovereign steel industry there is a well defined high need to elevate the City's accommodation to international standards. **7(1)(b) Commercial value**

7(1)(b) Commercial value

7(1)(b) Commercial value

APPROACH

The developer, Thrive, has widely consulted with the Whyalla Community and the City Council. The City has embraced and welcomed the development proposal recognizing the urgent need for high quality accommodation and associated facilities to meet both current needs and projected needs associated with the announced industry growth that will exceed the success of the 1960's 'Playford era.'

7(1)(b) Commercial value

7(1)(b) Commercial value

Whyalla Foreshore Hotel – Economic Impact Modelling

Prepared by Eyre Peninsula RDA

7(1)(b) Commercial value





A2551999

Treasurer
Level 8
State Administration Centre
200 Victoria Square
Adelaide SA 5000
GPO Box 2264
Adelaide SA 5001
DX 56203 Victoria Square
Tel 08 8226 1866
treasurer.dtf@sa.gov.au

Ms Clare McLaughlin
Mayor, Whyalla City Council
PO Box 126
WHYALLA SA 5600

COPY

council@whyalla.sa.gov.au

Dear Mayor McLaughlin

Thank you for your recent letter regarding the proposed hotel development in Whyalla. I note your request for State Government financial support of \$5.0 million in the form of an interest bearing loan to the proponents, Thrive Construct Pty Ltd, over five years.

The Government is giving careful consideration to this proposal, noting a full due diligence process would be required before committing State Government funds to support private development. The Government has separately received information from Thrive Construct and is liaising with them in relation to the development.

I appreciate you bringing the project to the Government's attention, and I look forward to working with the Council in the future to progress key developments in the Upper Spencer Gulf, including the Government's Hydrogen Jobs Plan.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S. Mullighan', written over a faint blue line.

Hon. Stephen Mullighan MP
Treasurer

13 December 2022