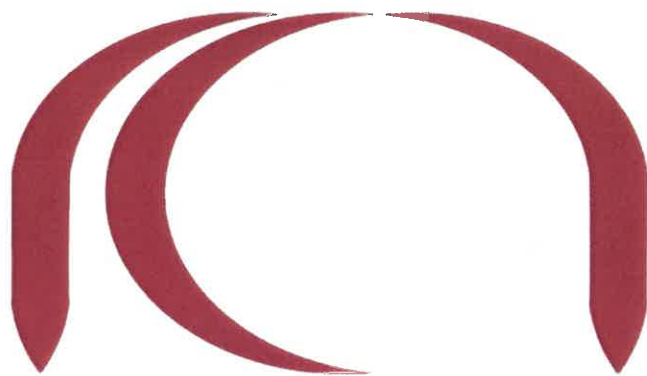


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**RUSSELL
CORPORATE
ADVISORY**

**CLUB MARCONI OF BOSSLEY PARK SOCIAL RECREATION & SPORTING CENTRE LTD
t/as CLUB MARCONI**

on behalf of

MACARTHUR COMMUNITY AND SPORTING CLUB

CLASS 1 LOCAL IMPACT ASSESSMENT OF ADDITIONAL GAMING MACHINES

November 2017

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EXECUTIVE SUMMARY

1. Application is made by *Club Marconi of Bossley Park Social Recreation & Sporting Centre Limited*¹ (hereafter 'the Applicant') in respect to the proposed new club venue to be known as Macarthur Community and Sporting Club at 2a Porrende Street, Narellan, NSW ('the Proposed Club'), to increase its electronic gaming machine ('EGM') threshold from nil to 150. This application is available for public inspection at the Applicant Club's premises free of charge for periods determined by Liquor and Gaming NSW ('LGNSW'), as well as on LGNSW's website.
2. The Proposed Club is situated in the Camden Local Government Area ('LGA'). The Proposed Club's local community is defined as suburbs situated within 5 kilometres of the Proposed Club's premises. This local community comprises people and groups who are likely to use the Proposed Club's facilities or those likely to derive benefits and detriments from the application. A list of those suburbs is provided in Table 1.
3. This application, if approved, will provide an extensive range of services and facilities at the Proposed Premises which will assist in accommodating the needs of the increasing population including a significant sporting, cultural and community centre with facilities and services to cater for families, seniors, young

¹ Trading as *Club Marconi*.

people and community groups. The facilities will include gymnasium, bars, lounge areas, dining facilities, balcony area, community and private function areas.

4. The Proposed Club is committed to act above and beyond its legislative obligations in providing responsible service of gambling. This is evidenced by the Applicant's implementation of extra responsible gaming and counselling measures, through ClubSafe, one of the most widely-used and established responsible gambling schemes in NSW. Those additional measures include (but are not limited to – see Section 4.a for details):
 - Multi-venue self-exclusion – a patron may elect to self-exclude from multiple venues, not limited to the Proposed Club;
 - Patrons may self-exclude online, thus not required to attend any gaming venue to do so. Participants may discuss their self-exclusion with qualified counsellors (no such assessment required under legislation);
 - Afflicted patrons' families may also seek assistance through ClubSafe;
 - Compulsory RCG training for all gaming staff.

The Proposed Club will thoroughly comply with all responsible conduct of gambling provisions as set out in The Regulation, which are detailed in this application. Additionally, there are numerous gambling counselling services in south-western Sydney should any individual require further specialised assistance.

5. The Proposed Club is situated in an adjacent area to a new development area and meets the other requirements permitting an application for 150 entitlements.
6. In conclusion, this application will provide a real and sustainable benefit towards the Proposed Club's local community. Furthermore, the Proposed Club will act above and beyond its legislated minimum requirements in providing responsible gaming services. As such the application should be approved.

1. BACKGROUND

Club Marconi (hereafter 'the Applicant') is applying to increase the gaming machine ('EGM') threshold of the proposed new club venue at 2a Porrende Street, Narellan, NSW, by 150, from its current level of nil. The Proposed Club will be situated in the Camden local government area ('LGA'). This threshold increase application requires a *Class 1 Local Impact Assessment* ('LIA') pursuant to the *Gaming Machines Regulation 2010 (NSW)* ('the Regulation')². This application is available for public inspection at the Applicant Club's premises, as well as on LGNSW's website, at no cost for no fewer than 32 days after its initial submission as required by LGNSW.



Figure 1-1: The Proposed Club's location, relative to the Sydney Metropolitan Area. (Source: Google Maps.)

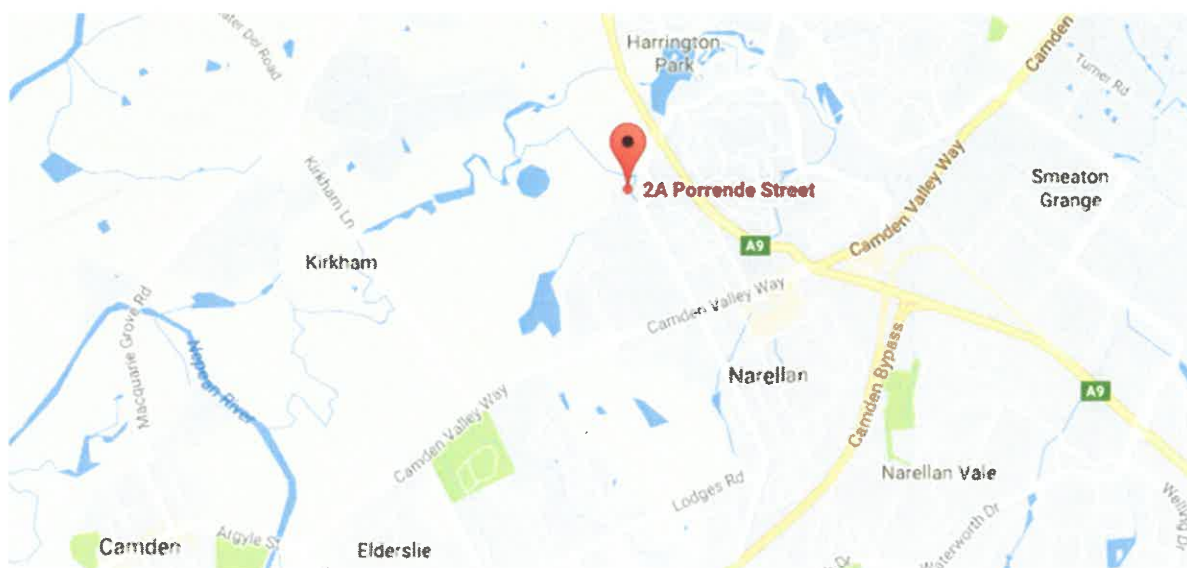


Figure 1-2: The Proposed Club's location, relative to the Camden-Narellan-Harrington Park area. (Source: Google Maps.)

The main requirements which this application must satisfy are outlined in in the *Gaming Machines Regulation 2010 (NSW)* cl 38 and cl 40A.

² The Regulation cl 40A(2)

We will demonstrate that this application satisfies all three requirements of cl 38 of the Regulation; namely, 'a map showing the Club's location in relation to schools, places of public worship, or hospitals'; the proposed additional EGMs will provide benefit to the Club's local community; and that the Club has implemented gaming harm minimisation measures above and beyond legislated requirements.

We will demonstrate that this application satisfies all three requirements of cl 40A of the Regulation; namely, that it is in a Band 1 LGA; is within 1 kilometre of a new development area; and does not have the full benefit of the services and facilities of the kind provided by clubs.

2. THE PROPOSED CLUB AND ITS COMMUNITY

a. Definition of the Local Community

The Proposed Club will provide a wide variety of hospitality services, such as being a community meeting venue, affordable food & beverage, entertainment (live and televised), in addition to its responsible gaming services. The Proposed Club will play a significant role in providing a safe and convenient community centre for local residents.

The following definition is for the purposes of a Class 2 LIA³, however it is also informative for a Class 1 LIA – an applicant venue's **local community** shall consist of the following:

- (a) *the people in the area (or in the group) from which the persons using the services and facilities of the venue concerned are likely to be drawn,*
- (b) *the people in the area (or in the group):*
 - (i) *that is to derive, or that the Authority considers is likely to derive, social or economic benefit if the threshold increase application is approved, or*
 - (ii) *that is to suffer, or that the Authority considers is likely to suffer, social or economic detriment if the threshold increase application is approved.*

With respect to (a) above, residential distribution of the Proposed Club's potential membership was analysed to determine the likely geographical source of the Proposed Club's service-users as shown in Table 1.

SUBURB	POPULATION ⁴	DISTANCE FROM CLUB (Kilometres) ⁵
COBBITY	2,063	6.4
ORAN PARK	4,765	4.8
CATHERINE FIELD	1,657	9.6
GLEDSWOOD HILLS	22	9.1
ELLIS LANE	857	10.4
KIRKHAM	699	3.7
NARELLAN	3,616	1.8
HARRINGTON PARK	10,663	0.8
SMEATON GRANGE	15	4.1
CURRANS HILL	5,309	5.8

³ The Regulation cl 39(6)

⁴ Sourced from Australian Bureau of Statistics, 2016 Census: 'Quick Stats'.

⁵ Based on Google Maps. Distances refer to road distance (not straight line) to the centre of the suburb.

GREGORY HILLS	4,985	6.8
GRASMERE	1,963	8.7
CAMDEN	3,230	4.9
ELDERSLIE	6,005	3.6
NARELLAN VALE	7,193	5.1
MOUNT ANNAN	11,703	6.6
CAWDOR	434	8.6
CAMDEN SOUTH	4,539	10.7
CAMDEN PARK	2,238	11.5
Total	71,956	
CAMPBELLTOWN	12,566	10.2

Table 1: Potential Proposed Club's members sourced from suburbs within five kilometres road distance from the Club.

Some of these suburbs on the south-western outskirts of the five-kilometre catchment area are serviced by existing registered clubs with similar (but inferior) services, and that are located more than five kilometres. There is only one club within five kilometres of the proposed Club, Camden Golf Club which is 2.6 kilometres to the south of the proposed club. However, it is a smaller club, with inferior services to the Proposed Club.

Given the above analysis, the Club's local community, for the purpose of this application, is defined as people and/or groups situated **within five kilometres of the Proposed Club** as shown in Table 1. According to the Australian Bureau of Statistics' ('ABS') 2016 census, the Proposed Club's local community has a population of 71,956 (see Table 1).

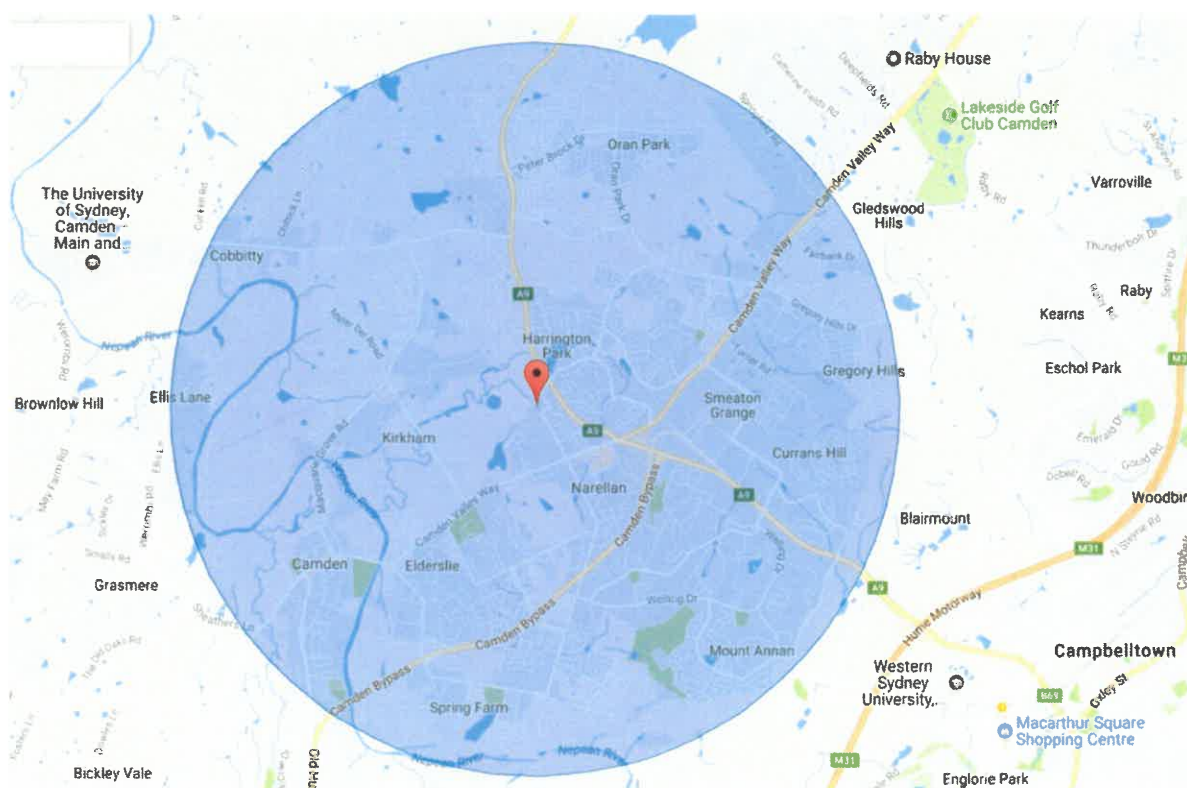


Figure 2: The Proposed Club's local community 5-kilometre map. (Source: Google Maps.)

b. Map showing the location of nearby schools, places of worship and hospitals

The Regulation⁶ requires a map showing the Club's location in relation to schools, places of public worship, or hospitals within 200 metres of the venue. Figure 3 shows that the closest school (Harrington Park Public School) is approximately 1 kilometre north east of the proposed club. The nearest places of public worship and hospitals are further than 1 kilometre from the proposed club.

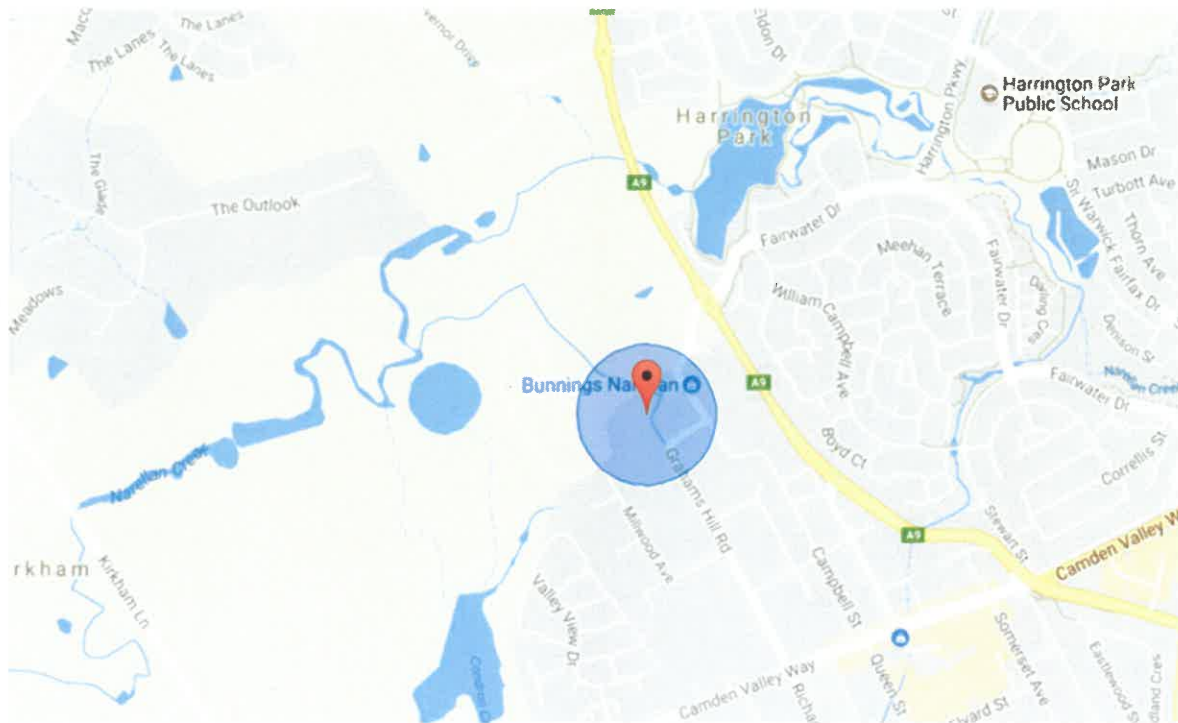


Figure 3: The Proposed Club's 200 metre map and closest school. (Source: Google Maps.)

3. BENEFITS TO BE DERIVED FROM THIS APPLICATION

a. Details of benefit

Camden Council's projected annual population growth for the Narellan-Smeaton Grange area and the Camden LGA are 3.7% p.a. and 8.7% p.a. respectively for the period 2016-2021 and this equates to an increase of 41,692 people over the 5-year period.

The Applicant has both the financial capacity and willingness to provide an extensive range of services and facilities at the Proposed Premises which will assist in accommodating the needs of the increased population. Additionally, the Applicant will provide significant contributions (financial and otherwise) to the local community and the Camden LGA outside of the actual operation of the Proposed Premises.

The Proposed Premises will provide a significant sporting, cultural and community centre with facilities and services to cater for families, seniors, young people and community groups.

The Proposed Premises will offer a variety of facilities and services, including but not limited to gymnasium, bars, lounge areas, dining facilities, balcony area, community and private function areas.

If the Application is not granted, the above benefits will not be available to the residents of Narellan and the Camden LGA. Other small clubs in the Camden LGA to date have failed to provide those services or facilities. In the absence of this Proposed Club being developed, the local community and broader

⁶ cl 38(a)

community will not have access to such facilities and services at all within the context of a registered club which is a not-for-profit entity.

The Applicant submits that the Proposed Club is likely to contain the following types of facilities upon its establishment:

- Outdoor café, dining restaurant, and lounge
- Children's playground and play facility
- Family 'all you can eat' style buffet
- Meeting rooms for community organisations, e.g. sporting bodies
- EGMs, with ClubGrants contribution towards community organisations.

In the medium to long term, the Proposed Club plans to establish a childcare centre, fitness centre and aged care facilities. The Applicant submits that they will make a high priority in training and employing local residents in these facilities.

Furthermore, the Applicant has been in talks with Camden Council to establish the Narellan Sports Hub – intended to be the major Camden Council sporting facilities. The Council expressed interest in investing approximately \$5 million, and the Applicant will pledge an appropriate level of capital investment as well as management expenses. The successful establishment of the Proposed Club, and the gaming threshold, will be pivotal towards the success of these projects.

b. Details of the Proposed Club's current and anticipated ClubGRANTS contribution

If this application is approved, based on detailed financial modelling we forecast that after 12 months of operations the Proposed Club's EGMs will generate sufficient revenue to provide ClubGRANTS of \$36,038. These grants will be directed to Priority Areas as identified by the Camden Council.

4. DETAILS OF HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES

Pursuant to the Regulation⁷, this application is to outline 'details of harm minimisation and responsible gambling measures that are in place at the venue'. The Proposed Club is strongly committed to responsible conduct of gambling, by implementing measures above and beyond legislatively-required minimums.

a. The Club's additional Responsible Gambling Program

The Proposed Club will provide a comprehensive responsible gambling program through ClubSafe. ClubSafe is a responsible conduct of gambling program developed and maintained by ClubsNSW. It has been in operation for over 13 years and is used by over 950 clubs in NSW⁸. The Applicant Club has, and the Proposed Club will, implement the following measures provided by ClubSafe, noting specifically parts that go above and beyond legislative minimums (all references are made with respect to the Regulation unless otherwise specified).

- Multi-venue self-exclusion protocol - in addition to being fully compliant to the *NSW Gaming Machines Act 2001 (NSW)* ('the Act') (s 49) and the Regulation (cl 53), this protocol offers more robust protection for self-excluded members. Patrons can elect to self-exclude from multiple venues (not just from the Applicant Club), and does so with the assistance of a ClubSafe counsellor⁹. Participants may also elect to self-exclude from the whole venue, not just the gaming area (as opposed to no such requirements being mandated by legislations).

⁷ cl 38(c).

⁸ <http://www.clubsnsw.com.au/members/clubsafe/what-is-clubsafe>

⁹ <http://www.clubsnsw.com.au/members/clubsafe/multi-venue-self-exclusion>

- Patrons may apply for self-exclusion online, without needing to attend the Applicant Club or any other gaming venue¹⁰.
- The Club clearly displays and makes available ClubSafe publicity material relating to problem gambling services.
- 24/7 phone counselling service, therefore afflicted persons do not need to attend the Club to receive assistance.
- Support to family members of problem gamblers, not only problem gamblers themselves.
- Support to non-English speaking patrons.
- Critical incident response reporting by phone.
- Phone support for Club staff and management.
- The Club has a daily and weekly auditing process to ensure that it complies with both legislative and extra responsible gambling measures.
- All staff members, including senior management, will obtain Responsible Conduct of Gambling (RCG) certification as approved by LGNSW. This goes beyond standards required by the Regulation (cls 59-60) where only gaming-related staff are required to hold RCG. All RCG certifications are kept by the Club and made available for inspection by relevant authorities (cl 61).

b. Other responsible gambling measures

(All references are made with respect to the Regulation unless otherwise specified.)

- Chances of winning, gambling warning, and problem gambling notices: The Club displays notices supplied by LGNSW, providing information about chances of winning a major prize from playing gaming machines, in conspicuous areas in the gaming area as well as clearly displayed on each approved EGM (cl 21). Each of the Club's EGMs also conspicuously carry LGNSW-approved notices regarding gambling warning and problem gambling (as defined under cl 25), as well as LGNSW-approved player contact cards relating to self-exclusion and problem gambling help contacts (cl 54).
- Player information brochures: The Club makes readily available player information brochures (as defined under cl 22), approved by LGNSW, in EGM-playing areas of the Club (cl 23). The Club also makes available these brochures in other community languages as soon as practicable if requested (cl 24).
- Problem gambling helpline and counselling services: The Club displays, conspicuously at its main entrance (cl 26) and automatic teller machines (cl 27), notices regarding the "Gambling Help" helpline. The Club also provides contact information of approved problem gambling counselling services (as defined under cl 52) whenever requested, and to self-exclusion participants (cl 52(2)-52(3)). The Club also displays notices, conspicuously in gaming areas, contact details of such services, as well as availability and relevant contact person of a self-exclusion scheme (cl 52(4)-52(5)). As stated in Section 4.a, the Club's self-exclusion scheme (administered by ClubSafe) is more robust than that required by the Regulation (cl 53).
- Clocks: The Club displays functioning, accurate (to ten minutes) clocks in its gaming areas, that can be readily viewed by any EGM players at the Club (cl 28);
- Cheque- and cash-handling: The Club declines all requests to cash cheques. This is above and beyond legislative requirements (i.e. cheque can be cashed as long as it is made out to the venue; that are below \$400; that do not come from the same person more than once on a single day; and that had not previously been dishonoured [cl 29]). The Club also presents all prizes

¹⁰ <http://www.clubsnsw.com.au/members/clubsafe/multi-venue-self-exclusion>

exceeding \$5,000 in value in cheque form (cl 30); and the Club does not place any cash dispensing machines within gaming machine areas (cl 32).

- Promotional material: All outbound promotional material sent by the Club to its members comply with cl 46(4), namely, each members' expressed consent is obtained; contains material other than gaming machine advertising; and contains information relating to availability of player activity statement, problem gambling notice (see cl 25), and permission to withdraw consent;
- Gaming machine and link advertising: The Club does not carry gaming machine advertising outside the Club's premises (cl 46(6) and 47); or any monitors relating to linked gaming systems other than in areas permitted under cl 57;
- Player activity statements: The Club makes available, free of charge, upon requests by participants of its player reward scheme, the participant's own player activity statements (cl 48(2)), containing information as required by cl 48(3)-48(5) and a problem gambling notice (cl 48(7)). Player reward scheme participants are made aware of such statements' availability upon initial participation in the scheme and through subsequent promotional material relating to the scheme (cl 48(6)). The Club keeps records of any player activity statement made available (cl 50). The Club does not supply such statements, or disclose information related therein, other than to persons to whom the information relates or who is lawfully entitled to access the information (cl 51).
- Promotions, prizes, and inducements: The Club does not offer any promotional prizes that are offensive or indecent (cl 49); or provide any inducements to play EGMs in the form of free/discounted liquor, free credits, or prize/give-aways that are indecent or offensive (cl 55);
- Preventing under-age gambling: The Club displays, conspicuously at its gaming areas, signs that comply with the *Liquor Regulation 2008* (NSW) cl 33 (relating to non-admittance of persons under 18) (cl 56);
- Gaming prize-winners' identity suppressed: The Club does not publish identity of winners of gaming machine-related prizes valued above \$1,000, or any prize-winners who make written requests to suppress publication of their identity (cl 58);

c. Problem Gambling Counselling

The following is a non-exhaustive list of problem gambling counselling services that provide services in areas surrounding the Proposed Club listed under Gambling Help¹¹:

- Multicultural Problem Gambling Service (Chinese Specific) (Parramatta)
- Western Sydney Local Health District (Parramatta)
- Vietnamese Community in Australia (Cabramatta)
- Mission Australia (Campbelltown)
- Uniting Gambling Help Unifam (Campbelltown)
- University of Sydney Gambling Treatment Clinic (Campbelltown)
- University of Sydney Gambling Treatment Clinic (Outreach) (Tahmoor)
- Wesley Mission Legal Service (Sydney)

d. Conclusion of Responsible Gaming Measures

The Proposed Club will be strongly committed to providing a responsible gambling environment. The Club not only complies fully with all responsible gambling measures required by law, but its commitment to providing a responsible gambling environment is evidenced by adopting additional measures

¹¹ <https://gamblinghelp.nsw.gov.au>

(through ClubSafe) that are above and beyond legislative requirements. ClubSafe's self-exclusion scheme is stronger than legally-required minimum by virtue of its multi-venue exclusion mechanism, and provision of counselling support for self-excluded patrons. Furthermore, there are numerous gambling counselling services, catering for various multicultural groups and languages, should patrons feel they require assistance.

5. ADJACENT TO NEW DEVELOPMENT AREA

Pursuant to the Regulation¹² this application seeks to demonstrate that the premises of the Proposed Club are situated in an "adjacent area" to a new development area¹³ that does not have the full benefit of the services and facilities of the kind provided by clubs

a. Adjacent area

The Proposed Club is located in the suburb of Narellan, part of the Camden Local Government Area ('LGA'), which is classified as 'Band 1' by the Authority¹⁴.

The *Camden Local Environment Plan 2010* ('LEP') sets out Camden LGA's urban release areas. The LEP's accompanying maps (refer Annexure A) show that an urban release area has been established at Harrington Grove West, to the west of The Northern Road. The southern boundary of this area is less than one kilometre from the centre of the Proposed Club's premises. This, prima facie, satisfies the requirement set out in The Act s 37A(1)(a) and The Regulation cl 40A(1)(a).

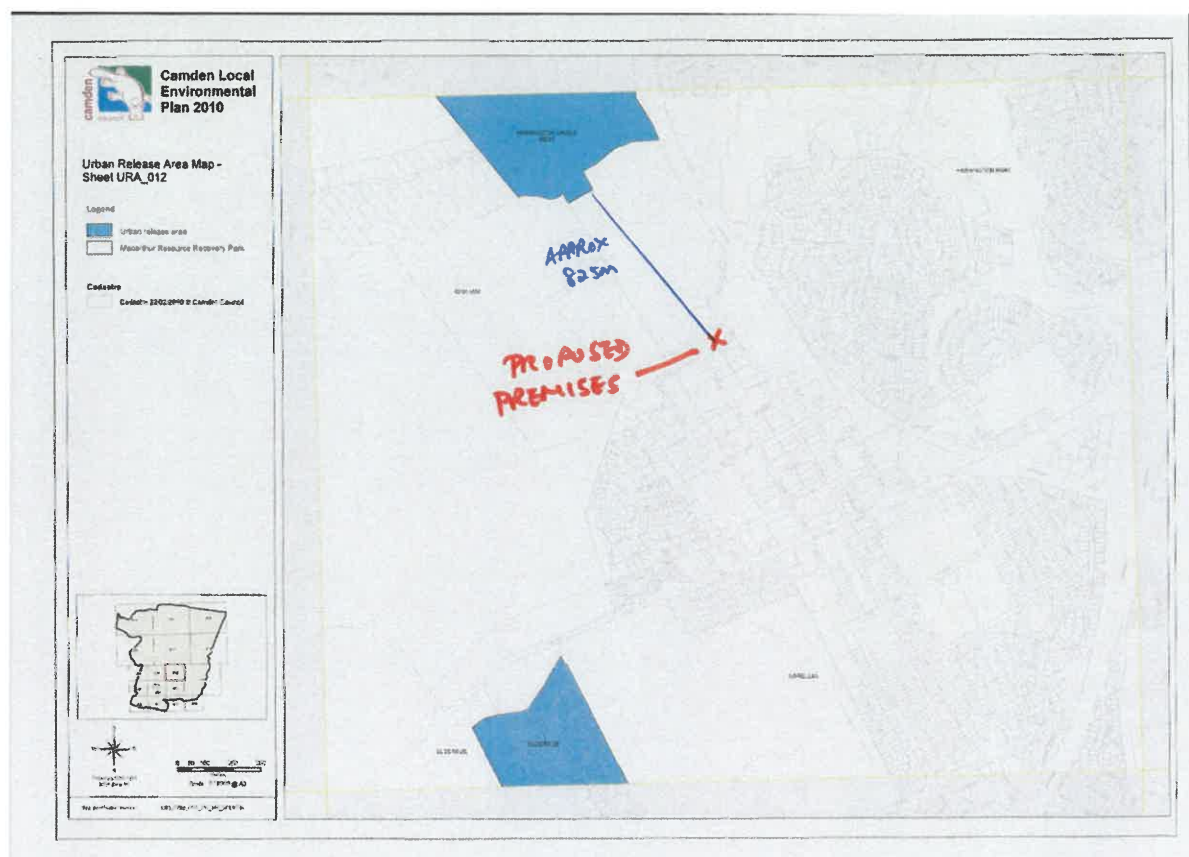


Figure 3 - Relative distance between Proposed Club's premises and Harrington Grove West new development area, approximately 825 metres away. A higher resolution map without annotations can be found in Annexure A.

¹² cl 40A

¹³ within the meaning of s 37A of the Act

¹⁴ The Authority, 'Fact sheet – all LGAs by band', June 2017.

b. Services and facilities of the kind provided by clubs

The Proposed Club will provide much needed services to its immediately surrounding suburbs as well as to suburbs further away to the North, West and East of the Proposed Club which are not currently serviced by registered clubs. Details of the facilities and services to be provided by the Proposed Club are noted at Section 3 (a) above.

Harrington Grove Country Club is located 2.6 kilometres to the north-east of the Proposed Club. However, this is not a registered club, it is a private company with a misleading trading name whose service offering is limited to one fine-dining restaurant, two tennis courts, a pool and a gym. So-called "membership" is limited to residents of the residential estate "Harrington Grove". The website boasts of function facilities, but that web page is non-existent.

This venue is not a competitor to the Proposed Club as it does not offer the community facilities or services to the general public of the kind that the Proposed Club will offer.

There is only one other club within 5 kilometres of the proposed Club, Camden Golf Club which is 2.6 kilometres to the south of the proposed club. However, it is a smaller club, with inferior services to the Proposed Club.

The new development area, the adjacent area and the local community within 5 kilometres of the Proposed Club do not have the full benefit of the services and facilities of the kind provided by registered clubs.

c. Density of gaming machines

The Camden LGA is classified as Band 1 by the authority and has 376 gaming machines.¹⁵ The neighbouring LGA, Liverpool is classified as Band 2 and has 1,092 gaming machines. Camden LGA has a higher SEIFA score (1,056) than Liverpool LGA (968) indicating the area is less disadvantaged.¹⁶ The Camden LGA has 700 fewer gaming machines and a higher SEIFA score, so the Applicant is of the view that the proposed increase in threshold to the Camden LGA will not increase the density of gaming machines in the local government area to the extent that the classification of the area would change the band.

6. GENERAL CONCLUSIONS

This application, if approved, will provide the Proposed Club's local community significant benefit, through the provision of an extensive range of previously unavailable facilities and services. Furthermore, the Applicant Club has demonstrated a strong and thorough approach to responsible gambling, in conjunction with its service providers, which provides vital counselling support and multi-venue exclusion services to required patrons.

The Proposed Club has satisfied the Regulation's requirements relating to Class 1 LIA's, by demonstrating the proposed premises are not near any school, place of public worship or hospital¹⁷, the application's benefit to the local community¹⁸, and detail of harm minimisation and responsible gambling measures¹⁹. The Proposed Club has also satisfied the Regulation's requirements relating to Clubs establishing adjacent to new development areas by demonstrating the proposed premises are within 1 kilometre of a new development area²⁰, the area does not have the full benefit of the services and facilities of the kind provided by registered clubs²¹, and the density of gaming machines will not increase to the extent that the Band 1 classification of the LGA would change²². As such the application should be approved.

¹⁵ LGNSW State Rankings

¹⁶ Australian Bureau of Statistics, ABS.Stat - SEIFA by Local Government Area

¹⁷ Cl 38(a)

¹⁸ Cl 38(b).

¹⁹ Cl 38(c).

²⁰ Cl 40A(1)(a)

²¹ Cl 40A(1)(b)

²² Cl 40A(2)(b)

Appendix A: Russell Corporate Advisory and Authors' Qualifications

Russell Corporate Advisory (RCA) is a Chartered Accounting firm providing a wide range of services to the hospitality and gaming sector.

We have developed a particular expertise in the registered clubs and hospitality industries, having consulted to organisations in this sector for many years.

As the Principal, Greg Russell has been a Registered Liquidator since 1991 and with a wealth of experience in the hospitality and gaming sector, manages a team of qualified professionals to provide high level, effective, commercial solutions to our clients.

Our firm has an extensive network of contacts with other service providers to the industry, including solicitors, valuers, property consultants, construction and development companies, financiers, operations and facilities maintenance, insurers, suppliers and regulatory bodies who we are able to work with to provide creative and achievable solutions for our clients.

In conjunction with the University of Sydney, RCA have been awarded an Australian Research Council Linkage Grant to primarily identify and investigate whether gaming machine accessibility and gamblers' memory of previous gambling outcomes can cause irresponsible gambling. The research was completed with the Federal Government providing financial support of \$188,000 over three years. The results of the research assist in the preparation and evaluation of the impact of increasing the accessibility of gambling opportunities on local communities.

We provide a broad range of services to a broad spectrum of clubs throughout New South Wales and Victoria. We have acted in both a consulting and an insolvency capacity for clients ranging from small clubs to large multi-million-dollar enterprises and have the capability to undertake large scale appointments while providing regular and concise reports to stakeholders.

We provide services to a number of industries within the sector, including:

- Registered Clubs, Hotels and Bottle Shops
- Restaurants and Nightclubs
- Stand Alone Conference / Function Centres
- Accommodation Hotels and Motels

The major focus for our services is as follows:

Corporate Consulting

Restructuring and Turnaround

Formal Insolvency Appointments

Accountancy Services

Research

Corporate Governance

Social Impact Assessments

Greg Russell

Greg holds a Bachelor of Business degree majoring in Accounting with a sub major in Business Law. Greg practices as a Chartered Accountant and a Registered Liquidator.

Greg has a wide exposure to insolvency practice and to the hospitality industry, particularly dealing with clubs. He is currently involved in providing a broad range of consulting services to registered clubs, hotels and other sporting organisations, as well as providing general insolvency services.

Greg has extensive experience in feasibility studies, operational consulting, financial analysis and modelling, finance negotiations, strategic planning, management reporting, fraud investigation, amalgamations, financial hardship applications, social impact assessments, investigating accountants' reports, restructuring, insolvency and as an expert witness.

Greg is a member of the Institute of Chartered Accountants and a member of the Insolvency Practitioners Association of Australia. He has authored various support materials on the subject of Advanced Insolvency.

Greg has a wide range of experience in the hospitality industry, working with clubs in particular for the last 10 years. With 25 years' experience in general insolvency matters, Greg has acted in a diverse range of businesses ranging from oyster farms to major construction companies. He has also acted for major banks in restructuring, reporting and insolvency assignments, and for many clubs in restructuring their business.

Appendix B: Statutory Declarations

STATUTORY DECLARATION (NEW SOUTH WALES)

I, Gregory Alexander Russell, Partner of Russell Corporate Advisory Suite 302, Level 3, 53 Walker Street, North Sydney, NSW do solemnly and sincerely declare that:

1. I am the author of the Class 1 Local Impact Assessment - Gaming attached hereto in respect of Club Marconi.
2. In the preparation of the document I have relied on information supplied to me by Liquor & Gaming NSW, and Club Marconi.
3. To the best of my knowledge and belief the information contained in this document represents either an accurate restatement of data obtained from the sources noted above, or represents an opinion formed honestly after consideration of the information provided by those sources.

and I make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Declared at North Sydney on

 (Declarant's signature)

In the presence of an authorised witness, who states:

I, Deanne Furlong, a Chartered Accountant,

certify the following matters concerning the making of this statutory declaration by the person who made it: [* please cross out any text that does not apply]

1. *I saw the face of the person ~~OR *I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering, and~~

2. *I have known the person for at least 12 months ~~OR *I have confirmed the person's identity using an identification document and the document I relied on was~~
~~[describe identification document relied on]~~

 (Witness' signature)

Date: 15 November 2017

STATUTORY DECLARATION (NEW SOUTH WALES)

I, Mark Highfield, of Russell Corporate Advisory Suite 302, Level 3, 53 Walker Street, North Sydney, NSW do solemnly and sincerely declare that:

1. I am the author of the Class 1 Local Impact Assessment - Gaming attached hereto in respect of Club Marconi.
2. In the preparation of the document I have relied on information supplied to me by Liquor & Gaming NSW, and Club Marconi.
3. To the best of my knowledge and belief the information contained in this document represents either an accurate restatement of data obtained from the sources noted above, or represents an opinion formed honestly after consideration of the information provided by those sources.

and I make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Declared at North Sydney on

 (Declarant's signature)

In the presence of an authorised witness, who states:

I, Deanne Furlong, a Chartered Accountant,

certify the following matters concerning the making of this statutory declaration by the person who made it: [* please cross out any text that does not apply]

1. *I saw the face of the person ~~OR *I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering, and~~

2. *I have known the person for at least 12 months ~~OR *I have confirmed the person's identity using an identification document and the document I relied on was~~
~~[describe identification document relied on]~~

 (Witness' signature)

Date: 15 November 2017

(Note: the witness must be a solicitor, Justice of the Peace or other person authorised to witness Statutory Declarations in the jurisdiction)

Appendix C: Glossary of Terms

Abbreviation	Full term
(the) Act	<i>Gaming Machines Act 2001 (NSW)</i>
(the) Authority	Independent Liquor and Gaming Authority, NSW
(the) Applicant/ Applicant Club	<i>Club Marconi of Bossley Park Social Recreation & Sporting Centre Limited</i> trading as <i>Club Marconi</i>
(the) Council	Camden City Council
EGM	Electronic gaming machine
IPART	Independent Pricing and Regulatory Tribunal, NSW
LGA(s)	Local Government Area(s)
LGNSW	Liquor & Gaming NSW
LIA	Local Impact Assessment (as defined under <i>Gaming Machines Regulation 2010 (NSW)</i>)
NCOSS	Council of Social Services NSW
PC Report (1999)	Productivity Commission (1999). <i>Australia's Gambling Industries</i> , Report no. 10, AusInfo, Canberra.
PC Report (2010)	Productivity Commission (2010). <i>Gambling</i> , Report no. 50, Canberra.
(the) Proposed Club	A new club venue located at 2a Porrende Street, Narellan, NSW
RCG	Responsible Conduct of Gambling
(the) Regulation	<i>Gaming Machines Regulation 2010 (NSW)</i>

ANNEXURE A



Camden Local Environmental Plan 2010

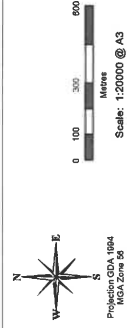
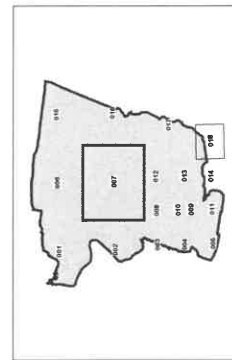
Urban Release Area Map - Sheet URA_007

Legend

- Urban release area
- Macarthur Resource Recovery Park
- SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastral

Cadastral 08/08/2014 © Camden Council



Map identification number: 1480_COM_URR_007_20140808





Camden Local Environmental Plan 2010

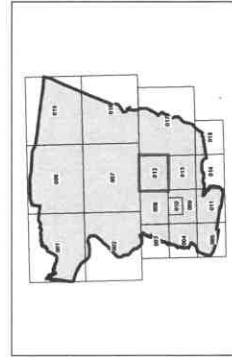
Urban Release Area Map - Sheet URA_012

Legend

- Urban release area
- Macarthur Resource Recovery Park

Cadastral

- Cadastral 22/02/2010 © Camden Council



Projection GDA 1984
MGA Zone 56

Scale: 1:10000 @ A3

Map identification number: 1450_COM_URA_012_010_20100705

