



DESIGN COLLABORATIVE
Pty Limited

ABN 36 002 126 954
ACN 002 126 954

Planning and Development Consultants

www.designcollaborative.com.au

G W Smith
BSurv(QLD)
MCP(MIT)
MIS FPIA
MRTPI FAPI

H M Sanders
MPhil(Lon)
MSc(Rdg)
FPIA MRTPI
MRICS

J Lidis
BTP (UNSW)
MPIA CPP

CLASS 1

LOCAL IMPACT ASSESSMENT

**PREPARED UNDER THE GAMING MACHINES ACT 2001 AND
THE GAMING MACHINES REGULATION 2002**

**TO ACCOMPANY AN APPLICATION FOR AN INCREASE OF TWENTY
(20) IN THE GAMING MACHINE THRESHOLD OF**

MOLLYMOOK GOLF CLUB LTD

(LIQUOR LICENCE No. LIQC300242676)

SITUATED AT 72 GOLF AVENUE, MOLLYMOOK

Prepared for the Chief Executive Officer

Jonathan Simeon Holt

JUNE 2017

Ref: 160856.1LIA

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EXECUTIVE SUMMARY

Jonathan Simeon Holt, the secretary/ manager of the Mollymook Golf Club Ltd, situated at 72 Golf Avenue, Mollymook, is applying to the Independent Liquor and Gaming Authority (*the Authority*) for an increase of twenty (20) in the gaming machine threshold of the Club. Approval of the application would permit the number of gaming machines kept in the Club to increase from 105 to 125.

The legislation requires such applications to be accompanied by a Local Impact Assessment (*LIA*). The Club is in the City of Shoalhaven. The City of Shoalhaven is classified as being in Band 2 by the Authority for the purposes of the Gaming Machines Act (*the Act*). Because the increase sought is deemed to be in the low range as specified in the Gaming Machine Regulation (*the Regulation*), the LIA required is a Class 1. This is the required LIA.

Section 2 of this LIA describes the Club's location and surroundings while Section 3 describes the Club, its facilities, operation and clientele.

Section 4 describes the Club's gaming room and Section 5, the measures for harm minimisation and responsible gaming which are employed in it. Each of these complies with the relevant provisions of the legislation.

Section 6 postulates the local and broader communities of the Club and sets out some pertinent characteristics of the populations of each. Section 7 comments briefly on competitive facilities in those communities.

Section 8 sets out the specific community benefit which would flow from the granting of the application. That benefit would be a donation of \$5,000 for each unit increase in the gaming threshold approved to the Dunn Lewis Youth Development Foundation which is based in Ulladulla and works with local youth.

Section 9 sets out the measures which will be undertaken to consult with the community, gambling counsellors and others when the application is lodged and indicates the applicant's willingness to consider any matter arising from that consultation as far as that is reasonably possible.

The conclusions reached in Section 10 are that the LIA complies with the relevant provisions of the Act and Regulation; that gambling activities in the Club are, and will be, conducted in a responsible manner; that the granting of the application will result in a positive contribution being made to the local community and that the consultation, required by the legislation, will be undertaken.

1.0 INTRODUCTION

- 1.1 Jonathan Simeon Holt, the secretary/manager of the Mollymook Golf Club Ltd (Licence No.LIQC300242676) (*the Club*) is applying to the Independent Liquor and Gaming Authority (*the Authority*) for an increase of twenty (20) in the gaming machine threshold (*GMT*) of the Club. Approval of his application would permit the number of gaming machines kept in the Club to increase from 105 to 125.
- 1.2 Under the Gaming Machines Act (*the Act*), certain applications made to the Authority seeking to increase the GMT of a club are required to be accompanied by a Local Impact Assessment (*LIA*). The Authority must be satisfied that the LIA meets specified criteria before it can approve it and approval of the LIA is a necessary pre-requisite to the Authority approving the application.
- 1.3 Section 36 of the Act specifies that, for the Authority to approve an LIA, it must be satisfied that:-
 - a) the LIA complies with the requirements of the relevant provisions of the Act and the Gaming Machines Regulation (*the Regulation*);
 - b) the LIA demonstrates the gambling activities in the relevant venue will be conducted in a responsible manner; and
 - c) in the case of a Class 1 LIA (*LIA1*) related to an established club, that:-
 - i) the proposed increase in the GMT will provide a positive contribution towards the local community; and
 - ii) the LIA has adequately addressed community concerns arising out of the consultation process required under the Regulation.
- 1.4 The Club is in the City of Shoalhaven which is classed as a Band 2 local government area by the Authority, pursuant to s33 of the Act. The increase in GMT being sought is in the low range of increases pursuant to cl 34 of the Regulation. Consequently, pursuant to s35 of the Act, Mr. Holt's application has to be accompanied by a Class 1 LIA.
- 1.5 Design Collaborative Pty Ltd (*DC*) was instructed by Mr. Holt to prepare this LIA to accompany his application.

2.0 THE CLUB'S LOCATION AND SURROUNDINGS

- 2.1 The Club stands on the eastern side of Golf Avenue, Mollymook, on land described as Lot 12, DP1062928 which has an area of 12.6.hectares. Lot 12 fronts the South Pacific Ocean and the Club's clubhouse, where its gaming machines are kept, overlooks Mollymook Beach (vide **Plan 160856/1** and **Plan 160856/2**). The Club maintains a nine hole, par 33, public golf course on Lot 12.

- 2.2 The licensed area of the Club is confined to the clubhouse and does not extend to any of the Lot's boundaries.
- 2.3 Development on either side of Lot 12 is predominately residential except at the northern end, near the clubhouse, where there are a number of motels and other tourist accommodation establishments clustered around the southern end of Mollymook Beach and the Mollymook Surf Lifesaving Club which lies close to the clubhouse.
- 2.4 The Club has a subsidiary club, Mollymook Golf Club Ltd Hilltop, known simply as Hilltop, which holds a club licence and which is also located in Mollymook. Hilltop has an 18 hole, championship standard, golf course. While Hilltop has a clubhouse, it is comparatively modest and does not keep any gaming machines. Members of the Club and Hilltop have reciprocal rights.

3.0 THE CLUB AND ITS CLUBHOUSE

- 3.1 The Club was formed in 1952 and became a registered club in 1955. It currently has 9,500 members made up of 1,250 golfing members and 8,250 social members. Membership is increasing being 8,200 at June 30, 2014 and 9,210 at June 30, 2016 with the bulk of the increase being in social members.
- 3.2 The two storied clubhouse has a floor area of 3,110 sqm. The upper floor is larger than the lower as the floor plans in **Annexure 1** illustrate. The lower floor is devoted mainly to a large function room with an outdoor area, overlooking the Ocean and back-of-house facilities. The upper floor contains a lobby, a lounge and the Club's gaming room as well as back-of-house facilities including a kitchen, administration offices, a children's play room and shop. The clubhouse was altered and expanded in 2008.
- 3.3 The clubhouse's capacity, for fire safety considerations, is put at 1,000 persons.
- 3.4 The Club trades from 9.30 am to midnight, every day.
- 3.5 The Club provides regular live entertainment on Friday and Saturday nights and on Sunday afternoons as well as Bingo on Wednesday nights. It also sponsors many community and "social clubs" which meet regularly in the clubhouse.
- 3.6 Meals are provided at recognised meal times and food of a nature and quantity consistent with the responsible sale, supply and service of alcohol is available whenever the Club is open for trade. The function room is used several times per week for community events, meetings and functions. Approximately 50 weddings and/or receptions are held in the room each year.
- 3.7 In the year to 28 February 2017, the Club attracted almost 100,000 visitors. It was busiest during January with December and March also being busy because Mollymook is part of the Ulladulla urban area which is a recognized holiday location. At other times, its clientele consists largely of local residents, many of whom are retirees. Most patrons are mature-aged.

4.0 GAMING IN THE CLUBHOUSE

4.1 The Club's gaming room covers about 300 sqm internally and 73 of its 105 machines are kept in it. The remaining 32 machines are kept on an adjoining semi-enclosed section of about 76 sqm where players can smoke. The layout of the machines in both parts is spacious as is evident from the floor plan in **Annexure 1**. It is proposed that any additional machines which the Club may keep be installed in the internal gaming room. Their placement will not involve any building work so that no consent under the Environmental Planning and Assessment Act 1979 is required for their installation.

4.2 The Club's existing GMT was established by the approval of an application for an increase in the number of gaming machines it could keep by the transfer of ten (10) entitlements from Hilltop. Hilltop no longer keeps any machines.

4.3 The Club's gaming machines are, and will be, located in its gaming area. Although as a club, its gaming room is not required to conform to the requirements of Clause 8 of the Regulation which apply to gaming rooms in hotels, the Club's facility does comply in that:-

- i) the gaming room is located in a bar area;
- ii) the gaming room is physically separated from the balance of the clubhouse by walls and doors;
- iii) patrons are not compelled to pass through the gaming room in order to enter or leave the clubhouse or in order to gain access to another part of it;
- iv) entry to the gaming room is free-of-charge;
- v) the gaming machines cannot be seen or heard from any place outside the clubhouse that is used by the public or to which the public has access;
- vi) all gaming machines are suitably spaced in order to facilitate access;
- vii) the gaming room is supervised at all times by electronic means and/or the physical presence of the licensee or an employee; and
- viii) the gaming room cannot be accessed directly from a public street.

When the additional machines are installed, the Club's gaming facility will continue to comply with these provisions.

5.0 HARM MINIMISATION AND RESPONSIBLE GAMING

5.1 Under Clause 37(c) of the Regulation, details of the harm minimisation and responsible gambling measures that are in place must be provided in an LIA.

5.2 The applicant conducts gaming in the Club in compliance with the provisions of the Act and Regulation as well as the policies and guidelines adopted by Clubs NSW. It is a member of Club Safe (gambling counselling program) which provides assistance if problem gambling counselling is required.

5.3 The Club's gaming is conducted in accord with the provisions of the Act and Regulation in that:-

- The applicant and all staff involved in gaming duties hold Responsible Conduct of Gambling Certificates or competency cards which are available for inspection by relevant authorities.
- The Club operates a self-exclusion scheme (which complies with the provisions of the legislation) through Club Safe.
- The Club has an arrangement with Club Safe in relation to the provision of problem gambling counselling services and patrons are also advised of the *gambling HELP* service.
- Relevant staff members have training in self-exclusion and on referral to counselling services.
- All required signage and notices are displayed in conspicuous positions and are maintained.
- Gambling counselling service contact cards are attached to each bank of approved gaming machines.
- Player activity statements under player reward schemes are made available on request from patrons in accordance with the Regulation.
- A clock is visible from any seated position in the gaming room.
- No ATM is located in the gaming room.
- The Club does not provide credit.
- There is a limit of \$5,000 on cash payments for winnings.
- The Club does not cash cheques
- The Club does not offer promotional prizes that are indecent or offensive.
- The Club does not offer any inducement to gaming.
- Staff members are not permitted to play gaming machines when on duty at the Club.
- The presence of gaming machines is not made known outside the Club.
- No player reward system is operated at the Club. If such a system is introduced, player activity statements will be made available on request in accordance with the Regulation.

5.4 If the application for a GMT increase is granted, these practices will be maintained.

5.5 The applicant reports that neither he nor his managers have been approached by any patron seeking gambling counselling or self-exclusion. There is list of 2 or more people who have been, and are, self-excluded from licensed premises' gaming rooms in district generally, that list being managed through the local liquor accord.

The Club observes those self-exclusions. The applicant reports no problems arising with those who are self-excluded.

6.0 THE LOCAL AND BROADER COMMUNITIES

- 6.1 Mollymook is part of a seaside urban area stretching along the coastline for about 9 kms from Narrawallee, in the north, to the southern end of Ulladulla in the south. That area includes Mollymook Beach and Mollymook. The area is commonly referred to as Ulladulla as it has the largest population and business centre. Each of the areas mentioned above is a State Suburb. In 2011, they had a combined population of 10,500. However, that number increases greatly in holiday periods. (An appreciation of its capacity to increase can be found in the percentages of the housing stock which were unoccupied at the time of the 2011 Census when 42% of the dwellings in Mollymook Beach and 40% of those in Mollymook were unoccupied.)
- 6.2 As the Club draws its members from across the Ulladulla urban area, it is reasonable to adopt it as the *local community* for the purpose of this LIA. **Plan 160856/3** shows the extent of that community together and the extents of the four State Suburbs in it.
- 6.3 For the purpose of this LIA, the City of Shoalhaven can be taken to be the *broader community*. In 2011, its population was 92,800.
- 6.4 The following data from the 2011 Census reveals some of the characteristics of the populations of the local community and the City:
- i. The median ages of the populations of the State Suburbs ranged from 48 to 54 and that of the City was 46, compared to 38 in NSW. Those median ages reflect the fact that there were many retirees in the communities' populations;
 - ii. The percentage of the populations of the Suburbs of ATSI descent ranged from 1.4% to 3.3% compared to 4.7% in the City and 2.5% in NSW. It is recognized that the South Coast's population includes a noticeable proportion of persons of ATSI descent but the proportions in the Suburbs making up the local community were not significantly elevated;
 - iii. The percentages of the populations of the Suburbs over 65 years of age ranged from 26.5% to 32.1% while that in the City was 23.3% and in NSW, 14.7%. These figures again reflected the role of retirement in the local community;
 - iv. Between 18% and 24% of the adult populations in the Suburbs were separated, divorced or widowed compared to 21.7% in the City and 17.2% in NSW. These higher proportions resulted from the local community being a centre for retirees;
 - v. Between 79.6% and 83.4% of the Suburbs' populations were Australian-born compared to 81% in the City and 68.6% in NSW;

- vi. English was the only language spoken in just over 90% of homes in the Suburbs and the City compared to 72.5% in NSW;
- vii. Unemployment levels were high in the Suburbs, ranging from 6.7% to 9.1% of the workforce compared to 7.6% in the City and 5.9% in NSW. These elevated levels of unemployment were probably the result of a number of factors including the limited employment opportunities available in the local economy, the intermittent or seasonal nature of a proportion of the jobs in the local economy and the availability of relatively low cost accommodation in holiday homes outside the peak holiday periods at which time the Census was taken;
- viii. The percentages of the workforces reporting their occupational status as professional or managerial in the Suburbs ranged from 22% to 33% compared to 28.6% in the City and 36% in NSW. These low percentages were common in smaller urban areas and reflect the limitations of a small economy;
- ix. Conversely, the percentages of the Suburbs' workforces which identified as labourers ranged from 9.5% to 14% compared to 10.9% in the City and 8.7% in NSW, and
- x. Median weekly incomes were low on all three measures as shown below. They probably resulted from the presence of retirees on superannuation or pensions in the populations.

	<i>Suburbs</i>	<i>City</i>	<i>NSW</i>
<i>Personal</i>	\$377-436	\$426	\$561
<i>Family</i>	\$857-952	\$964	\$1477
<i>Household</i>	\$703-816	\$822	\$1237

- 6.4 As might be expected from the above data, the Suburbs' SEIFA for Relative Advantage and Disadvantage in 2011 were low, ranging from 901 to 977. By comparison, the City's was 901 and NSW's, 977.

7.0 COMPETITIVE FACILITIES

- 7.1 There are three other registered clubs, in addition to the Mollymook Golf Club and its subsidiary, Hilltop, in the local community. They are the Milton Ulladulla Ex-Servos Club, the Mollymook Beach Bowling and Recreational Club and the Milton Ulladulla Bowling Club Cooperative.
- 7.2 Liquor and Gaming NSW data shows that, in the February quarter of 2017, there were 23 clubs in the City of Shoalhaven. They kept 1,394 gaming machines which returned a profit of \$15.614 million. This suggests that the average annual profit per machine was in the order of \$45,000. (Data from the Club suggests its profit per machines was about this level).

8.0 COMMUNITY BENEFIT

- 8.1 On the basis that the community benefits paid by most clubs which have been granted gmt increases have been about \$5,000 per entitlement, the Club offers to pay a community benefit of \$100,000 for a GMT increase of 20.
- 8.2 The Club has offered this benefit to the Dunn Lewis Youth Development Foundation, a local organisation founded as a memorial to those killed in the Bali Bombings. Information about the Foundation's vision and activities is contained in **Annexure 2**. The Foundation has built the Dunn Lewis Centre in Ulladulla and is in the process of completing the fitting out of the final section of that centre. The centre provides indoor sporting facilities, an auditorium and meeting and class rooms which are used to educate and promote the welfare of local youth.
- 8.3 The Foundation has indicated that it is willing to accept the Club's donation. **Annexure 3** contains copies of the correspondence that has passed between the two parties in relation to the matter.

9.0 CONSULTATION

- 9.1 In accordance with Clause 39 of the Regulation, within two working days of the application being lodged with the Liquor and Gaming NSW, copies of the application and this LIA will be provided to Shoalhaven City Council, the Shoalhaven Local Area Command of the NSW Police Service and the Ulladulla Police Station. Notification of the application will also be provided to the NSW Council of Social Services and the Illawarra Shoalhaven Local Area Health District.
- 9.2 Three organisations which are funded by the Responsible Gambling Fund for the purpose of providing gambling-related counselling or treatment services and which are listed as serving the City of Shoalhaven, will be notified of the application. Two of the funded organisations have premises in the City. Two other organisations providing State-wide services will be notified together with others serving Wollongong, Shellharbour and Bega Valley. Those organisations are:
- Mission Australia Gambling Counselling, Wollongong
 - Mission Australia Gambling Counselling, Nowra
 - Uniting Gambling Help, Nowra
 - Wesley Mission, Wollongong
 - Anglicare NSW South and West, Batemans Bay
 - Wesley Mission Legal Service, Sydney
 - Multicultural Problem Gambling Service, North Parramatta.

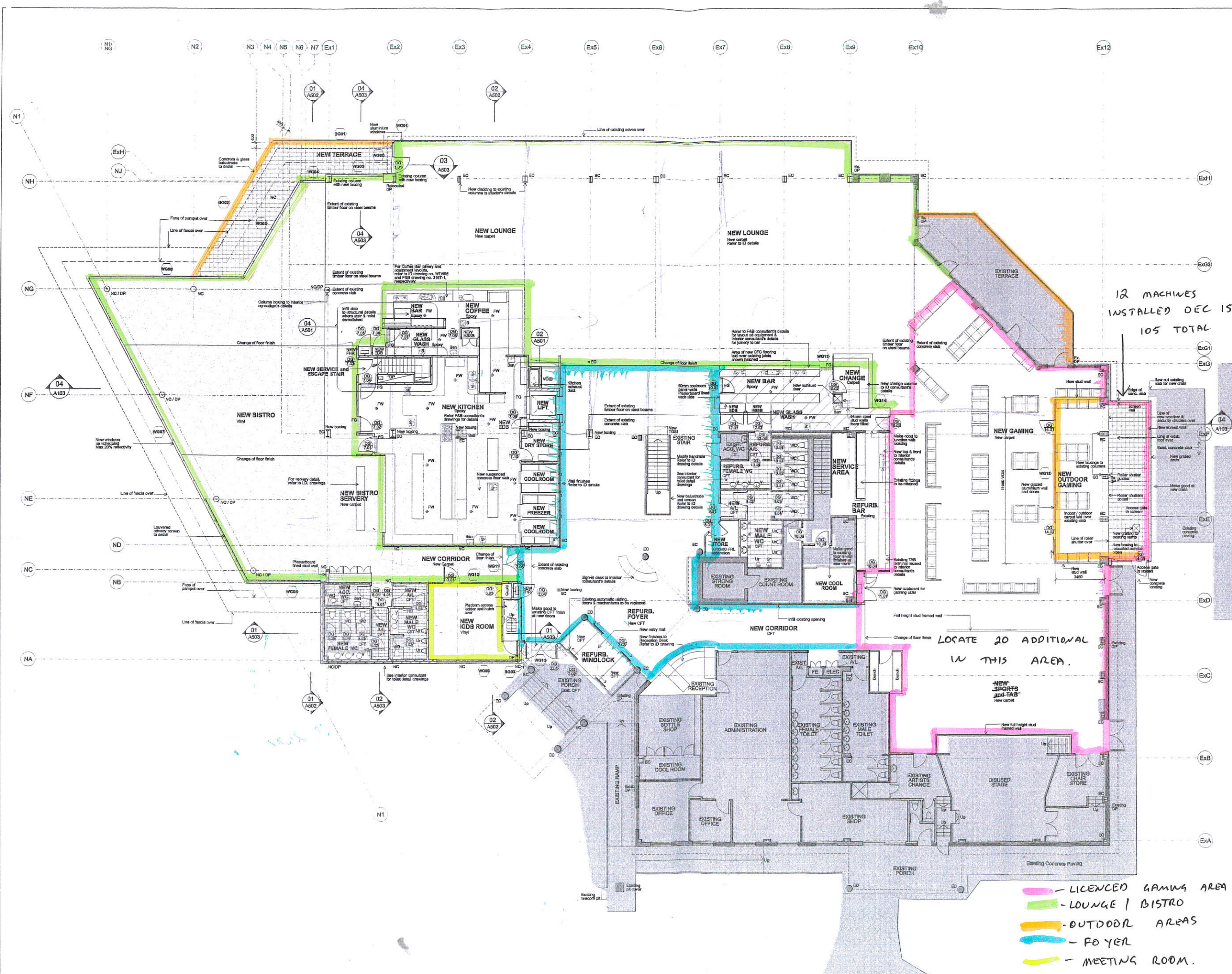
Club Safe will also be notified.

- 9.3 A notice will be published in the Public Notices section of the classified advertisements of the *Milton Ulladulla Times*, a newspaper which circulates in the local community and beyond.
- 9.4 A notice will be posted in a prominent position outside the clubhouse close to the principal entry.
- 9.5 All notifications and the notices will outline the nature of the application that this LIA accompanies and advise that the application and this LIA may be inspected on the Liquor and Gaming NSW website and that any person may make a submission to the Authority within 30 days of the date of the appearance of the notice in the newspaper or on the website.
- 9.6 If the Authority receives any submissions, it may refer them to DC or the applicant for comment.

10.0 CONCLUSION

- 10.1 This LIA complies with the relevant provisions of the Act and Regulation. It demonstrates that the gambling activities in the Club are, and will be, conducted in a responsible manner.
- 10.2 As set out in 8 above, the granting of the application for an increase in the Club's GMT will provide a positive contribution towards the local community.
- 10.3 Public consultation, as required by the Act and Regulation, will be undertaken when the application is lodged. Any matters raised in submissions that are referred to the applicant or DC, will be addressed as far as that is reasonably possible.

ANNEXURE 1



10 20 40 60 80 100

THIS BAR REPRESENTS 100mm ON ORIGINAL

Curtin Bathgate and Somers accepts no responsibility for dimensions scaled off drawings. Check all copies and electronic drawings of any type for accuracy in scaling.

LEGEND:

- EC EXISTING COLUMN
- NC NEW COLUMN
- DP DOWNPIPE
- FW FLOOR WASTE
- FG FLOOR GRATE
- CFT CERAMIC FLOOR TILE
- EPOXY COVED EPOXY FLOORING
- TGSI TACTILE GROUND SURFACE INDICATOR
- W001 WINDOW NUMBER Refer to Window Schedule drawing no. A-510
- D001 DOOR NUMBER Refer to Door Schedule

Amendment	Description	Date
P16	As Built	04.03.09
P17	Outdoor gaming glass wall & fence amended Door D001 amended	18.07.08
P18	Outdoor area amended up site dimensions used for layout	11.08.08
P19	New Outdoor Gaming added New Lift shaft dimensions amended	28.05.08
P20	TGSI added to existing stair Door D001 amended	19.08.08
P21	Existing Store changed to New Service Area	23.04.08
P22	Light weight walls & flooring to bar, change counter & glass screen shown in Shop	21.04.08
A	Downpipe added & relocated, New column added, New glass amended and Window W002 amended	04.04.08
P11	Downpipe added & relocated, New column added, New glass amended and Window W002 amended	01.04.08
P10	Door numbers added & Window numbers amended	18.03.08
P9	No work in area, W00	12.03.08
P8	Walls to New Kitchen altered from brickwork to brickwork / Kitchen layout revised to match P & B	10.03.08
P7	Double doors to existing chair store room retained / New masonry walls surrounding glass stage altered to suit frame / Addition of 2 new 1000mm wide columns / New steel columns matching structural consultants' notations	05.03.08
P6	Existing Female Toilets and Store Room along glass stage altered / Addition of 2 new 1000mm wide columns / New steel columns matching structural consultants' notations	25.02.08
P5	No work South elevation / Interior consultant's information added / Addition ground level external site features	19.02.08
P4	Area around Kitchen, Bar, and Service and Escape Stair revised / Addition of 2 new 1000mm wide columns / New steel columns matching structural consultants' notations / Addition of new glass wall / Addition of new glass wall / Addition of new glass wall / Addition of new glass wall	14.02.08
P3	Document updated and additional notations	06.02.08

1. Plotted dimensions to be taken in preference to scaling.
2. Builder to check all dimensions on site where relevant and verify of any discrepancies.
3. All dimensions are given in millimetres except levels and drawings to scale 1:500 and smaller which are in metres.

CLIENT

PAYNTER DIXON

Paynter Dixon Construction Pty Ltd
220 Liverpool Road, Ashfield NSW 2121
Tel: (02) 9797 3555 Fax: (02) 9797 5149
ABN 34 997 120 315

CURTIN BATHGATE & SOMERS

PTY LIMITED
ABN 43 052 102 744

33 Archibald Street, St. Leonards NSW 2065
Tel: (02) 9437 1111 Fax: (02) 9437 1199
e-mail: mail@curtinarchitects.com.au

PROJECT:
MOLLYMOOK GOLF CLUB
ALTERATIONS and
ADDITIONS

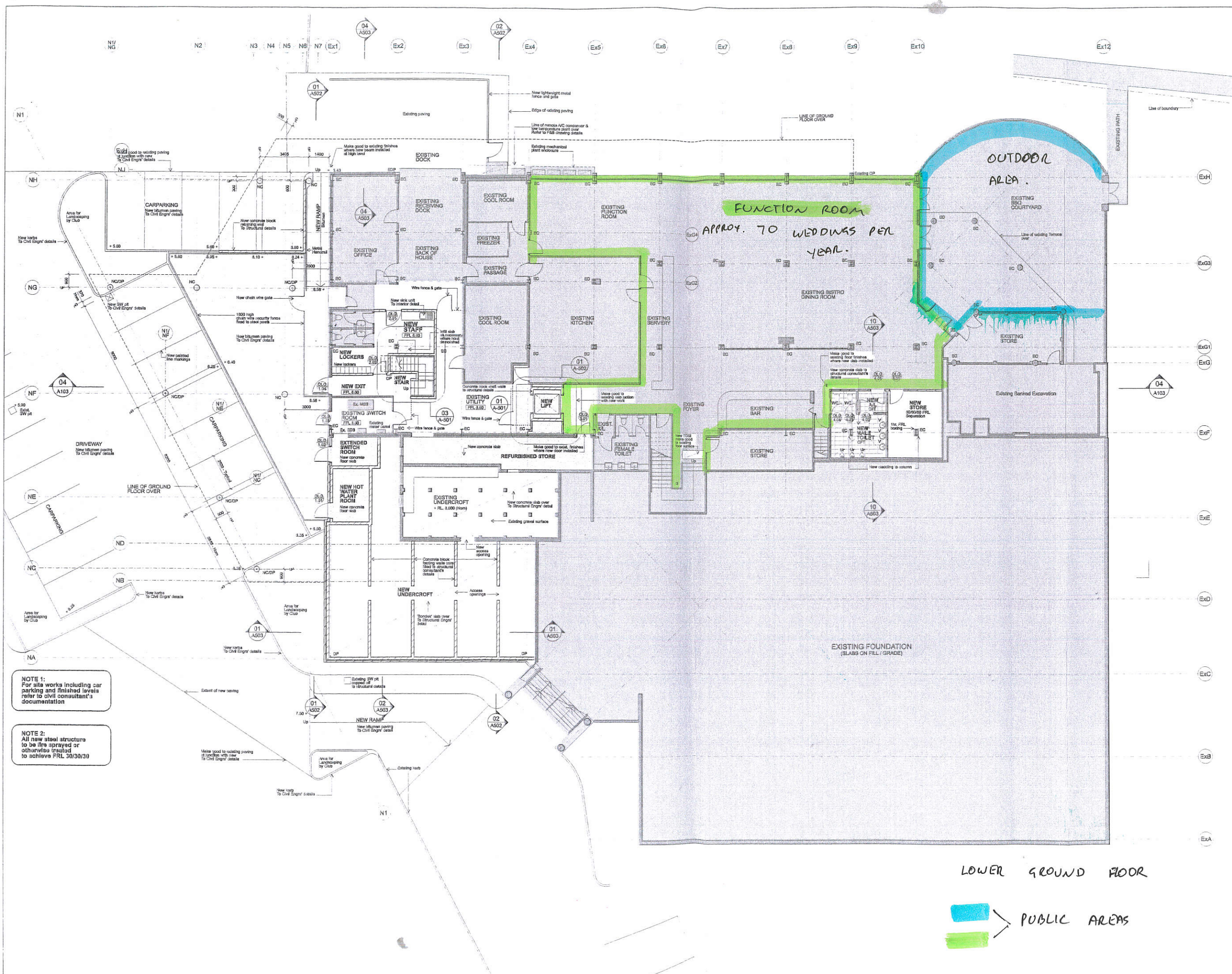
DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY: ES/JUC
SCALE: 1:100 @ 31

PROJECT No: 6074
DATE STARTED: November, 2007

DRAWING No: A-101
ISSUE: P18

PLOT DATE: 5/07/2011
PLOT TIME: 9:15:55 AM



THIS BAR REPRESENTS 100mm ON ORIGINAL

Curtin Bathgate and Somers accepts no responsibility for dimensions called off drawing. Check all copies and electronic drawings of any type for accuracy in scaling.

LEGEND:

EC EXISTING COLUMN
NC NEW COLUMN
DP DOWNPIPE
CFT CERAMIC FLOOR TILE
TCSI TACTILE BACKGROUND SURFACE INDICATOR
DOOR NUMBER Refer to Door Schedule

Amendment	Description	Date
P19	As Built	04.03.08
P18	FRL note added	15.07.08
P17	Undercroft walls added & amended	28.05.08
P16	New LIT shaft dimensions amended	28.05.08
P15	TCSI shown in existing stair	08.05.08
P14	Handled to ramp relocated	08.05.08
P13	Chain wire fence added	30.04.08
P12	Notes added	28.04.08
P11	Make toilet relocation	23.04.08
P10	New Refrigeration Plant Space and unit deleted	21.04.08
P9	New Ramp paving changed to bitumen	21.04.08
P8	Notes added, amended and deleted	21.04.08
P7	External bitumen paving shown on top of Parking Area	21.04.08
P6	Downpipe shown new concrete columns	10.03.08
P5	Sub-floor footing walls to be concrete block / Addition of Hot Water Plant Room / Note: Downpipe shown new concrete columns	05.03.08
P4	Downpipe shown new concrete columns	05.03.08
P3	Existing Bitumen Paving and Bitumen Driveway to remain / Undercroft walls added to wall outside in Main	25.02.08
P2	Existing Bitumen Paving and Bitumen Driveway to remain / Undercroft walls added to wall outside in Main	19.02.08
P1	Initial Preliminary Issue	07.12.07

1. Plotted dimensions to be taken in preference to scaling.
2. Builder to check all dimensions on site where relevant and notify of any discrepancies.
3. All dimensions are given in millimetres except levels and drawings to scale 1:500 and smaller which are in metres.

CLIENT

PAYNTER DIXON

Paynter Dixon Construction Pty Ltd
320 Liverpool Road, Ashfield NSW 2131
Tel: (02) 7777 3353 Fax: (02) 3779 5445
ABN 34 977 126 315

CURTIN BATHGATE & SOMERS
PTY. LIMITED
ARCHITECTS

52 Archibald Street, St. Leonards NSW 2065
Tel: (02) 9437 1111 Fax: (02) 9437 1199
e-mail: mail@curtinarchitects.com.au

PROJECT: **MOLLYMOOK GOLF CLUB ALTERATIONS and ADDITIONS**

DRAWING TITLE: **LOWER GROUND FLOOR PLAN**

DRAWN BY: **ES / JUC** SCALE: **1:100 @ 31**

PROJECT No: **MOL 1/5 6074** DATE STARTED: **November, 2007**

DRAWING No: **A-100** ISSUE: **P19**

PLOT DATE: **30/07/2011** PLOT TIME: **9:15:33 AM**

ANNEXURE 2

Dunn Lewis Foundation



Dunn & Lewis Youth Development Foundation Limited

141, St Vincent Street, Ulladulla NSW 2539

Telephone: (02) 4455 4626

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1. Executive Summary

The Dunn & Lewis Youth Development Foundation Limited is a non-profit organisation, established in 2003 by Ulladulla's Gayle Dunn as a consequence of the death of her son Craig Dunn, his friend Danny Lewis and 86 other Australians in the Bali bombings of October 2002.

The Dunn Lewis Centre, located in Ulladulla on the South Coast of NSW, comprises three development Stages. With Stages I & II already successfully completed, the Centre has become a well-respected community hub providing a range of valued services, events and programs for young people.

Stage III, the subject of this Business Plan, will complete the Centre and fully realise, for the benefit of the young people of the South coast of NSW, the Mission and Objectives of the Foundation

Stage I – Completed in 2010 at an end cost of \$6.5 million, this stage of the Centre is now fully operational and comprises:

- 12 Lane Bowling Alley, Kiosk, Meeting Rooms;
- Art Gallery, Lounge Area, Exhibits and collections of history and artefacts;
- Visitors Information Centre, Technology Hub;
- Community Gardens, 74 Car spaces.

Funds for this Stage were raised through private donations, fundraising and 3 levels of Government.

Of significance, this Stage has proven to be self-sustainable. Now operating over some six years, it has provided youth employment, training and educational programs, youth and community activities and events. All operating profits have been returned to the Centre development or community programs.

Stage II – Completed in 2015 at an end cost of \$3 million, this stage of the Centre comprises:

- Multi-Purpose Auditorium base building, designed for a seating capacity of 1500 people;
- Educational classrooms for disengaged youth aged 14-18 to complete their HSC.

Funds for this Stage were raised through private donations, fundraising and 3 levels of Government.

This stage has increased the services available to the community but requires the completion of Stage III to fulfil its role in delivering the Centre's masterplan of programs.

Stage III – At an estimated end cost of \$3.5 million, this final stage of the Centre is arguably it's most important as it will complete the vision set 14 years ago and deliver the full potential for community integration and activity based interactions.

This Stage comprises the fit out of the Multi-Purpose Auditorium base building (Stage II), inclusive of:

- Memorial Wall, commemorating all the victims of the 2002/2006 Bali Bombings
- 1500 seat Auditorium, the largest in Southern NSW for Concerts, Conferences, Exhibitions, Theatre and Events
- National level Gymnastic facility with Sprung floor suitable for a variety of sports
- Climbing Wall, Kitchen/Kiosk, Amenities, Services and 140 car spaces/access road

On completion of Stage III, numerous community sports, activities and events will commence, with opportunities to deliver National Sporting Championships and Exhibition events. These opportunities will provide youth employment & training and improve community fitness, health and general wellbeing.

Importantly, once fully operational additional Youth and Community educational programs will be funded by the annual operating profit of \$250,000.

The Centre has created, and continues to create, employment in one of Australia's highest youth unemployment areas. It provides much needed infrastructure to promote social inclusion, education, training, health and wellbeing. It increases tourism and provides opportunities for economic growth. It also stands as a

beacon of inclusion where sex, gender identity, race, religion, economical status, disability and age are not barriers to inclusive and valued community interactions.

2. The Dunn & Lewis Youth Development Foundation

2.1 Overview

The Foundation is a youth and community support organisation created to serve the fast-growing NSW South Coast and surrounding regions.

The Foundation was established in 2003 by Ulladulla's Gayle Dunn as a consequence of the death of her son Craig Dunn, his friend Danny Lewis and 86 other Australians in the Bali bombings of October 2002. Gayle Dunn's vision for nurturing local young people and her practical approach and leadership have inspired a rising groundswell of support from the local community, and from friends and organisations across the region, the state and other parts of Australia.

The Foundation is a non-profit organisation incorporated under the Corporations Act as a company limited by guarantee. The Foundation is governed by eight members on a Board of Directors from different backgrounds including a Solicitor, Bank Manager, Education and Business, with an independent Accountant and Company Auditor overseeing the financial affairs. The Foundation's constitution underpins all operations, services and specifies the legal framework in which the Foundation operates along with the Foundation's policies, procedures and practices that have been developed in accordance with its Constitution.

The Foundation is a registered Harm Prevention Charity holding Deductible Gift recipient and Income tax exemption. The Foundation has a Strategic Fundraising Plan, regularly holds fundraising events and has a proven track record of raising funds for the project. Over the last 14 years, since inception, the Foundation has raised in excess of \$9.5 million dollars with donations and grants from Federal, State and Local governments, private trusts & foundations, events and public donations. Angry Anderson is the Foundation's Ambassador.

Fundamental to the aspirations of the Foundation is the staged development of the Dunn Lewis Centre, a multi-purpose youth and community facility of world class standard, located at Ulladulla on the Far South Coast of NSW. With Stages I & II now complete and with Stage III due to commence, the Centre represents a significant community hub (4,100m² footprint) that allows the Foundation to focus on the diverse needs of the community and region in the areas of culture, social inclusion, entertainment, recreation, education, employment, health, economic growth and major infrastructure. In designing the Centre, the Foundation has consulted with local youth in order to best meet their needs and as a self-funded facility, it will be unique in Australia, a model to replicate in other regional centres and represent a "National Model" for a new approach to youth development.

Since its establishment, the Foundation has been successful in receiving several grants and has partnered with other services and agencies to operate a variety of services, events and programs for young people. As the Centre draws nearer to completion, involvement in youth services are increasing and eventually the Foundation will operate a trauma, grief and loss centre.

Finally, the Foundation has the experience and ability to manage large design and construction projects with the successfully completed Stages I and II (value \$9.5mil) of the Dunn Lewis Centre being an incident-free site, delivered within budget and on time-line. Experienced independent consultants from major organisations have assisted, and will continue to do so, in all aspects of the design and construction of the Centre, pro bono.

2.2 Mission

To create access to services and create new opportunities for all youth to live their best lives.

2.3 Objectives

The Foundation was established to promote the prevention or the control of behaviour that is harmful or abusive to human beings. As ancillary to the achievement of this objective, and not in any way which will not facilitate the achievement of the objective, to link all generations of the community to provide:

- a) A memorial facility to Craig Dunn and Danny Lewis to "remember the boys forever" who lost their lives in the terrorist attack in Bali on the 12th October 2002.

- b) Facilities for the youth of the community where they feel comfortable and which will meet their changing needs and nurture their talents.
- c) Programs that support safe life choices by providing opportunities to enhance their social and vocational skills.
- d) Opportunities to promote the prevention or control of behaviour that is harmful either to self or others.
- e) Financial assistance to the youth of the community.
- f) Educational and social support to the youth of the community.
- g) Recreational activities and entertainment for the wider community.
- h) Counselling, to prevent and alleviate all forms of harm to the youth of the community including but not limited to emotional abuse, sexual abuse, physical abuse, suicide, self-harm, substance abuse and gambling.

2.3 Goals (2016 – 2021)

Centred on its Mission to provide services and create new opportunities for all youth to live their best lives, the Foundation has four main goals for 2016-2021:

1. *Provide services to ensure that youth have access to social, vocational and counselling services and programs.*
2. *Build a strong and dynamic organisation, capable of facilitating effective youth services and programs.*
3. *Work through strong partnerships and cross-sector collaborations, at local and national levels.*
4. *Complete Stage III of the Dunn and Lewis Centre to ensure all Foundation operations and programs have commenced.*

With the projected revenue generated upon completion of Stage III, the Foundation intends to advance further towards the realisation of these goals through the implementation of a range of integrated programs and projects targeting youth at local, regional and national levels.

Such projects and programs will be designed within a holistic framework in which the emotional, psychological, physiological and ethical development of youth is considered. In an effort to do so, the Foundation will continue to foster and expand collaborative partnerships built with local, regional and national service providers to design, implement, improve and adapt the effective delivery of services in a dynamic, apolitical, economic, social and ecological context.

The Foundation will continue to work towards commencing trauma, grief and loss services and the establishment of a national Trauma Centre. As the initial driving force behind its establishment, the Foundation remains committed to this cause; helping youth to overcome everyday challenges and structural disadvantage, through the provision of services to help individuals and groups affected by traumatic events. Surrounded by the natural beauty of unspoiled coast and bushland the Centre is ideally located as a place of retreat and recovery.

2.5 Core Values

The Foundation, its associates and employees actively subscribe to a principle set of Core Values. These values are adopted and promoted across all activities and all programs. They underpin the way in which associates and employees conduct business, interact with the community and operate as individuals or teams within the Foundation.

Integrity of Action – This is non-negotiable. We will not be engaged in anything that compromises the individual's or the Foundation's integrity. In particular, we will not compromise on safety and security of youth in our care or visitors to our programs

Recognition and Respect – We will value the input of others, their ideas, their culture, their views, their health and safety and their knowledge. In all we do, we will respect the privacy needs of others.

Brilliance of Delivery – We strive for excellence in all we do. It is evident not only in the products and services we deliver, but in how we deliver them. Our employees embody excellence – whether it be in the decisions they make, the programs they develop or the service they deliver. We will not slip into mediocrity of service, we will renew ourselves and stay vibrant.

Challenging the Status Quo – We will encourage all to seek to find a better solution, think outside the box and dare to strike at convention. We will be innovative and creative, we genuinely believe there is always a way to do things better and to learn.

Interdependence – No one person or program will be an “island”, teamwork and relationships are the way our business works. We will provide an environment of knowledge sharing and reward interaction and active listening. We must truly take the time to understand and help.

The Core Values also relate to the Foundation’s Code of Professional Ethics, which provides guidance for everyone acting on behalf of the Foundation in relation to the standards that are expected in the execution of operations.

3. The Dunn Lewis Centre

3.1 Overview

The Dunn Lewis Centre has become a living and practical memorial to all who have suffered; it is destined to fulfil its role as the largest self-funded youth focused community centre in the world.

The Centre is located in Ulladulla, LGA Shoalhaven, on the South Coast region of New South Wales. This area forms part of the Far South Coast Regional Development area which encompasses three LGA's, being Shoalhaven, Eurobodalla and Bega Valley. This area is strategically located between the nation's main capital cities of Sydney, Melbourne and Canberra.

Developed over three Stages, with Stages I & II already completed, the Centre's 4,000m² footprint comprises:

- Memorial Wall, commemorating all the victims of the 2002/2006 Bali Bombings
- 12 Lane Bowling Alley, Kiosk, Function Rooms, Meeting Rooms, Shared Community Spaces;
- 1500 seat Auditorium, the largest in Southern NSW for Concerts, Conferences, Theatre, Exhibitions and Events;
- National level Gymnastic & Sports Court facility with sSprung floor;
- Counselling Rooms, Vocational Training Spaces, Internet Café and Spaces for youth gatherings;
- Art Gallery, Lounge Area, Exhibits and collections of history and artefacts;
- Visitors Information Centre, Technology Hub;
- Community Gardens;
- 12 Lane Climbing Wall (the only such wall on the NSW South and Far South Coast);
- Commercial Training Kitchen/Kiosk;
- Amenities, Services; Car parking and access roads

All of these spaces and activities have been designed as a result of extensive research and surveys conducted among the youth and community members of the area. They represent the areas identified as specifically required and not provided in the regional area.

With Ulladulla identified as Australia's second highest centre of unemployment, the Centre has and will increasingly deliver a much needed boost to employment. During construction and completion of Stages I & II, the Dunn Lewis Centre created immense employment opportunity with 50+ jobs. In the construction of Stage III, several positions will again be immediately targeted for the long term unemployed, such as work-for-the-dole participants.

Once completed and fully operational, additional Youth and Community educational programs will be funded by the annual operating profit of \$250,000.

The Centre has and will continue to create a boost to local tourism, offer a much-needed conference and exhibition venue to national corporations that can accommodate up to 1500 people, add measurable and positive outcomes to local and visiting youth, and offer programs of development and leadership to equip young people to enjoy a fulfilling and rewarding life, a fundamental expectation that was denied to Craig and Danny.

3.2 Stage I

Stage I of the Dunn Lewis Centre was officially opened on the 11th September 2010. The end cost of this Stage was \$6.5 million with funds raised through private donations, fundraising and 3 levels of Government.

Encompassing some 2,000m², Stage I includes:

- An impressive foyer area including indoor waterfall;
- Art gallery;
- Lounge area;
- Conference facilities
- 12 Lane Tenpin bowling facility;
- Kiosk;

- Amenities;
- Technology hub;
- Visitors Information;
- Meeting rooms, educational rooms, offices;
- Large outdoor under-cover area; and
- Car parking.

Stage I has proven to be self-sustainable. Now in operation for over six years, it has provided youth employment, training and educational programs, youth and community activities and events. All operating profits have been returned to the Centre development or community programs.



ANNEXURE 3



24 May 2017

Kevin Whitford
Chairman
Dunn & Lewis Youth Development Foundation
141 St Vincent Street
ULLADULLA NSW 2539

Dear Kevin, Gayle and Board Members

Mollymook Golf Club (MGC) is in the process of lodging an application for gaming machine entitlements with the Independent Liquor and Gaming Authority (ILGA). Should the application be successful, we will be required to provide a one off contribution to an organisation that directly supports the community. The Dunn & Lewis Youth Development Foundation provides a vital community role and we know a significant number of people would benefit from our donation.

Subject to negotiations with ILGA, it is estimated the value of the contribution may be around \$100,000.

Would the Dunn & Lewis Youth Development Foundation be amenable to accept such a donation from Mollymook Golf Club? If so, a letter of your acceptance needs to be submitted with the application.

If you have any queries I can be contacted on 0419 013639 or the number below.

Yours faithfully,

John Holt
CHIEF EXECUTIVE OFFICER

TROON GOLF

ABN 29 000 960 976

Beachside: 72 Golf Avenue Mollymook NSW 2539 **Hilltop:** 2 Clifford Close Mollymook NSW 2539

Postal: PO Box 315 Ulladulla NSW 2539

www.mollymookgolf.com.au **Phone:** (02) 4455 1911 **Fax:** (02) 4455 1513 **Email:** info@mollymookgolf.com.au

THE DUNN & LEWIS YOUTH DEVELOPMENT FOUNDATION

ABN 38105461925

141 St Vincent Street ULLADULLA 2539

Ph: 02 44 55 4626 Fax: 02 4455 6184 Mob: 0408 540 684

25 May 2015

The Chief Executive Officer

Mollymook Golf Club

72 Golf Rd

Mollymook NSW 2539

Re: Donation

Dear John

I refer your letter of 24 May 2017 and thank you for considering the Foundation as your beneficiary.

The Dunn & Lewis Youth Development Foundation greatly accept your invitation to be a recipient of a donation should this ultimately be forthcoming.

The Foundation is a registered charity, focused on supporting the Milton Ulladulla community and we propose that the specified funds would be utilised in the continued upgrade of the auditorium at the Centre to provide for increased use of the facilities which will further improve the health, wellbeing, training and employment of the town's youth.

The Foundation will be gratefully acknowledge your contribution with appropriate signage in the Auditorium area.

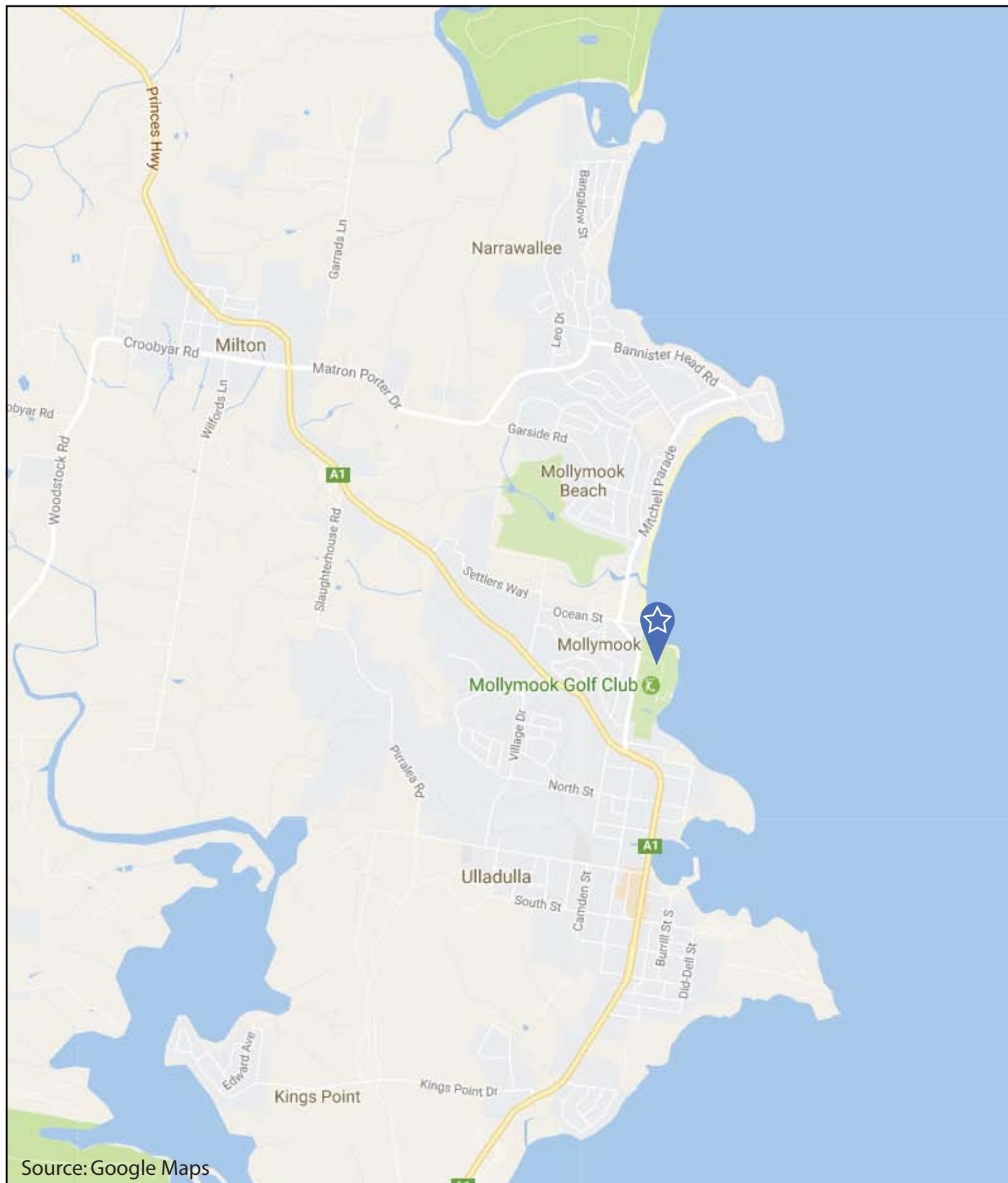
Yours faithfully



Kevin Whitford

Chairperson

PLANS



PLAN160856/1 LOCATION PLAN



MOLLYMOOK GOLF CLUB



Design Collaborative

Level 3/225 Clarence St Sydney

Ph: 9262 3200

Fax: 9262 3601





PLAN160856/2 AERIAL PHOTOGRAPH



MOLLYMOOK GOLF CLUB HOUSE



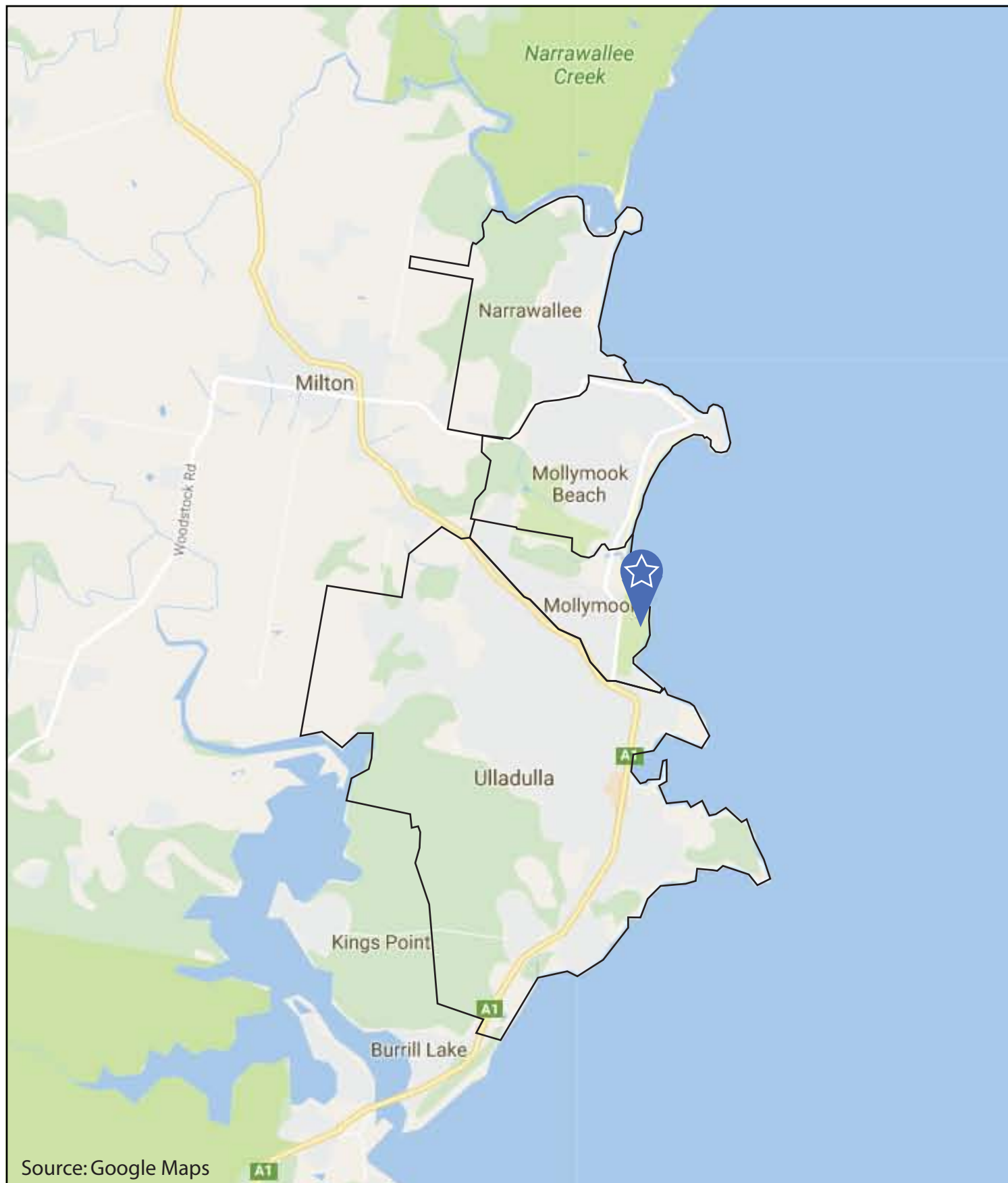
Design Collaborative

Level 3/225 Clarence St Sydney

Ph: 9262 3200

Fax: 9262 3601





PLAN160856/3 STATE SUBURBS



MOLLYMOOK GOLF CLUB



Design Collaborative

Level 3/225 Clarence St Sydney

Ph: 9262 3200

Fax: 9262 3601

