

Local Impact Assessment Class 1 Application



CONTENTS

Contents..... 1
 Executive Summary..... 2
 Introduction..... 3
 1.0... The Club..... 3
 2.0... Benefits To The Local Community..... 3
 2.1... Local Community Related Issue 3
 2.2... Increased Employment Opportunities..... 4
 2.3... Increased Taxes to Benefit NSW..... 4
 2.4... Gaming Machine Expenditure..... 4
 2.5... Increase Economic Activity in the Local Region 4
 2.6... Overall Poker Machine Reduction..... 4
 2.7... Increased Spend on Community Grants..... 5
 3.0... Advertising Promotions and Inducements to Gamble..... 5
 3.1... Electronic Surveillance 5
 3.2... Compliance - Incident Register..... 5
 3.3... Gaming Related Staff Requirements and Training 5
 3.4... Problem-Gambling Counselling..... 6
 3.5... Harm Minimisation and Responsible Gambling Measure..... 6
 3.6... In-House Gaming Policy..... 7
 3.7... Self-Exclusion Scheme..... 7
 4.0... Snapshot of the Liverpool LGA 8
 4.1... Demography / History / Future 8
 5.0... Conclusion..... 9

Prepared by



© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.
 Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 964, E-Mail: greg@clubconnect.com.au

EXECUTIVE SUMMARY

- ❖ Submission for New Brighton Golf Club Limited (The Club)...Licence # 228924, for a LGA Band 2, Class 1 Application.
- ❖ The Club Premises are located at 180-182 Nuwarra Rd, Moorebank NSW 2170 incorporated in the Liverpool Local Government Area (LGA) classified as Band 2 by the Casino, Liquor and Gaming Control Authority. Following is a submission of a Class 1 Local Impact Assessment, requesting a threshold increase of 20 poker machines, which constitutes a low range increase according to this same Act.
- ❖ New Brighton Golf currently holds 31 approved entitlements for poker machines and thus an increase of 20 poker machines would bring this overall total to 51.
- ❖ The forecasted net revenue profit from the extra 20 poker machines is expected to be circa \$289,388 per annum.
- ❖ The projected annual net profit from the 20 additional poker machines, would allow the Club to support and maintain its current affordable pricing levels and assist with funding of the club's Financial Liabilities of \$664,936 as at 30 June 2014.
- ❖ Positive outcomes for NSW and specifically the Liverpool community are the expected increase in employment opportunities both directly and indirectly as a result.
- ❖ Considering this application is approved, New Brighton Golf Club will contribute an additional \$100,000 over 2 years at the rate of \$50,000 per annum to the CDSE Category 1. The additional Funds will be allocated above and beyond all standard CDSE requirements.
- ❖ The direct benefit to NSW would be an overall increase in poker machine taxes.
- ❖ The Club adheres to all harm minimisation and responsible gambling measures stipulated in the Liquor Act, Gaming Machines Act & Gaming Machines Regulations. New Brighton Golf has also adopted the Clubs NSW Registered Clubs Responsible Conduct of Gambling Code – “Best Practice Guidelines”.
- ❖ The Club follows all Responsible Gambling Polices.
 - All gaming related staff at New Brighton Golf Club are required to undertake in-house training, as well as completing a Liquor Administration Board approved Responsible Conduct of Gambling course (RCG).
 - The subsequent information will establish that the Liverpool community will benefit by the increase of 20 x poker machines.

Prepared by



- 2 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: areg@clubconnect.com.au

Introduction

The following submission outlines an application for a threshold increase of 20 poker machines for New Brighton Golf Club Ltd pursuant to the recently amended Gaming Machines Act 2001. In accordance with the Gaming Machines Amendment Act, a submission follows for a Class 1 Local Impact Assessment, detailing the benefits the club will provide to the local community, as well as the range of harm minimisation and responsible gaming measures employed by the Club. A copy of this Local Impact Assessment is available for public inspection at the Club during operating hours.

1.0...The Club

Located in the Liverpool Local Government Area, New Brighton Golf Club opened in 1947. The club has a Band 2 classification by the Casino, Liquor and Gaming Control Authority as part of the Gaming Machines Amendment Act. The Club occupies the site at 180-182 Nuwarra Rd, Moorebank NSW 2170.

A full floor plan is attached (appendix A) for New Brighton Golf Club, has 1,555 members and supports 23 Staff overall.

The Club currently employs 23 staff. – 11 permanent & 12 casuals (2 Admin, 8-Bar, 7-Course & 6-Bistro)

Although no children’s play area is available in the current club, an area is being planned for and will be provided in the new club.

The Club Opening Hours are as follows:

Monday.....	12.00 noon	–	5.00pm
Tuesday to Thursday.....	10.00am	–	11.00pm
Friday & Saturday.....	10.00am	–	12.00am
Sunday.....	10.00am	–	8.00pm

The club provides 185 parking spaces extending to 350 on completion of new clubhouse, for our members and their guests.

The Club also provides a courtesy bus, operating Thurs-Sat from 4.30pm to 12am & Sun 4pm-10pm.

The additional income generated by the increase in entitlements, will benefit both the club and the community, by engaging additional employees and greater community funding. This increase of 20 poker machines will provide positive community benefits if approved.

2.0...Benefits to the Local Community

New Brighton Golf Club will continue to build ties with community groups and sporting groups.

Along with the sponsorship and support for Community groups, we provide rooms in the Club to use for schools and club meetings free of charge.

The club also provides financial support for junior sport groups. Several of these expected benefits are of increased employment, upholding of the club's pricing & services, enhanced spend in the local area and a further increase in CDSE donations should offset any negative outcomes.

2.1...Local Community Related Issue

Due to the legislative requirements expressing compulsory membership for those patrons who reside within 5km of the venue, studies have shown that the majority of members & visitors are found to have been sourced within the scope of that range. The conclusion being that any improvements bought about by the approval of this application would be for the greatest benefit to the local community.

Prepared by



© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.
Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@dubconnect.com.au

2.2...Increased Employment Opportunities

With ongoing improvement planned for the club, there is a real prospect for additional local employment opportunities. The growth of the club depends on this additional income, which overall will benefit the community. To further define this, the additional poker machines would necessitate additional staff to cover the expected increase in demand for food, beverages, payouts and general customer service on the gaming floor. The additional 20 poker Machines applied for, have the potential to generate additional net revenue of \$289,388 per year, thus the expectation is that staff and wages would increase on approval of this application.

This increase in gaming machines would also provide increased opportunities for external businesses. With an extra 20 poker machines, additional furniture, stools and signage are just a small portion of the changes required to the Floor area in the implementation phase.

Any increase in employment would be extremely beneficial within the Liverpool LGA, particularly in the current economic climate where the anticipated unemployment rate expects to rise steadily. Given the great majority of our staff are drawn from our local community; a further benefit will be to keep additional funds local to the region.

2.3...Increased Taxes to Benefit NSW

Poker machine taxes would exponentially increase if gaming revenue were to increase. It is anticipated, that the projected increase in revenue from 20 poker machines, would lead to a further increases paid to the NSW Government by New Brighton Golf Club in poker machine tax, which would in turn, be utilised to provide necessary services to the people of NSW. (http://www.olgr.nsw.gov.au/gaming_info_taxrates_regclubs.asp)

2.4...Gaming Machine Expenditure

The club currently operates 31 gaming machines. The net gaming revenue was \$616,197 for this year. The net profit after costs was \$448,551.

2.5...Increase Economic Activity in the Local Region

The projected increased revenue from the extra gaming machines are expected to allow greater proliferation of the Club's services and entertainment mix and thus attract visitors from outside the region, which will create further revenue injections into the community. A more attractive entertainment and gaming venue may potentially limit Liverpool residents from visiting venues outside the area, keeping their funds within the Liverpool community.

NEW Brighton Golf Club at Moorebank is set to become the centerpiece of a new residential community. Club members voted to rename the club Brighton Lakes Recreation and Golf Club, in line with facilities developed in partnership with Mirvac.

Mirvac will build a master-planned residential community called Brighton Lakes surrounding the club and course. As well as 300 new homes, there will be community facilities including a tennis court, pool and cycle paths.

The partnership involves the renovation and redesign of the Brighton Lakes 18-hole golf course. There will be a modern clubhouse with restaurant, bar, cafe and function rooms. The clubhouse will be on Brickmakers Drive at the entry to the residential estate.

2.6...Overall Poker Machine Reduction

To gain an increase of 20 poker machines, New Brighton Golf Club would be required to purchase 30 and relinquish 10 to the NSW State Government to dispose of. This would lead to overall decrease state-wide of 10 poker machines.

Prepared by



- 4 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@dubconnect.com.au

2.7...Increased Spend on Community Grants

The projected increase in revenue from an extra 20 poker machines would provide the Club with the means to further increase community expenditure. It is the club's commitment to provide additional funding by Club Grants in excess of our regulatory requirements.

Any further increases expected by the additional gaming machines, will have a positive effect on the community of Liverpool, who obviously benefit greatly from the Club's support.

Provided this application is approved, New Brighton Golf Club will contribute an additional \$100,000 over 2 years at the rate of \$50,000 per annum to the CDSE Category 1. Funds will be allocated above and beyond all standard CDSE Contributions. On approval of this submission, the Club will allocate the funds as follows:

Total Funds to be allocated to:

1. **\$60,000** - Liverpool Hospital – Neonatal Intensive Care Unit (Newborn Equipment Fund a/c 528008) Ph: 02 8738 3000
2. **\$10,000** - Wattle Grove Lions – Email: wattlegrovelions@gmail.com
3. **\$10,000** - Beyond Blue – Ph.: 1300 224 636
4. **\$10,000** - Nova Employment – Ph.: 02 8886 5800
5. **\$10,000** - The Children's Hospital at Westmead – Team Bianca Ph.: 02 9845 0000

3.0...Advertising, Promotions and Inducements to Gamble

New Brighton Golf Club does not offer any unlawful inducements to gamble such as free or discounted liquor promotions to gamblers or any schemes that allow distribution of free gambling credits to gaming machine players.

The Club does not use the word Casino in any description or promotion of the Club in signs or any advertising or promotional material, which is visible or audible from outside the premises. The Club's gaming machine signs all comply with the Gaming Machines Act. The Club will not publish in any form information that identifies a winner of a prize, if requested not to do so in writing.

3.1...Electronic Surveillance

The club operates a state of the art CCTV System which assists in complying with legislation and general public safety.

Surveillance cameras enable management to:

- ❖ Monitor car park to ensure that children are not left unattended in motor vehicles
- ❖ Monitor the behavior of club patrons

3.2...Compliance - Incident Register

Management monitors the clubs RCGP policy. Incident Register book provided by the Office of Liquor, Gaming & Racing covers all the Clubs incidents, as per the Liquor Act 2007 section 77.

3.3...Gaming Related Staff Requirements and Training

All staff who undertakes in any gaming-related duties, have all completed a Liquor Administration Board approved Responsible Conduct of Gambling course (RCG).

Prepared by



- 5 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narrellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@clubconnect.com.au

3.4...Problem-Gambling Counselling

The club displays a notice of the name and contact details of this and other providers. If a patron enquires about problem gambling counselling, staff will ensure that the person is made fully aware of G-Line or any other provider near the gambler's residence. Any person identified as a problem gambler, will also be advised of the club's Self-Exclusion Scheme. Brochures, detailing information on counselling and the G-Line service, are also prominently displayed and readily available at the Club. The club and all staff take an active role in ensuring this information is available and known to any potential problem gamblers.

3.5...Harm Minimisation and Responsible Gambling Measures

In order to provide a responsible gambling environment and comply with the relevant legislation, New Brighton Golf Club has adopted the Clubs NSW Registered Clubs Responsible Conduct of Gambling Code of Practice – Best Practice Guidelines. The Club has lodged a Responsible Gambling Affidavit with the Liquor Administration Board.

Furthermore, it has made all necessary changes to comply with the requirements of Gaming Machines Regulation and the Gaming Machines Act. Details of the 2009 Act and recent Amendments are available for viewing at: (<http://www.legislation.nsw.gov.au/fullhtml/inforce/act+49+1999+ed+0+Y?>).

The revised Legislation for *Registered Clubs Regulation 2015* can be accessed at (<http://www.legislation.nsw.gov.au/viewtop/inforce/subordleg+479+2015+cd+0+N/?dq=Regulations%20under%20Registered%20Clubs%20Act%201976%20No%2031>)

Relating directly to Amendments to the Liquor Act, Responsible conduct of gambling activities, the Club complies with all aspects of this legislative framework.

New Brighton Golf Club – Responsible Conduct of Gambling Procedures.

The New Brighton Golf Club adheres to relevant legislation, harm minimisation measures and Responsible Conduct of Gambling by:

- ❖ Ensuring all employees of New Brighton are certified with Responsible Conduct of Gambling by approved trainers.
- ❖ The Club does not advertising gaming related promotions or have gaming related signage visible from the street.
- ❖ The Club adheres to a minimum six hour shutdown period each day unless approval otherwise has been granted.
- ❖ Does not provide gaming promotional prizes exceeding the value of \$1,000 to be in the form of cash or allow gaming promotional prizes to be redeemed for cash.
- ❖ The ATM is located out of the gaming area and does not accept credit cards.
- ❖ The Club does not supply inducements to gamblers by way of free alcohol or credits for gaming to patrons.
- ❖ All required harm minimisation signage is visible and available to patrons of the Club.
- ❖ All gaming related payments over \$5,000 are paid by crossed cheque marked Prize Winning Cheque cashing Rules Apply.
- ❖ Winning patron details are not displayed without their permission in writing.
- ❖ Unclaimed Prizes are advertised within the Club prior to 12 months and if remain unclaimed are paid to Office of Liquor and Gaming.
- ❖ Allowance is made for the disposal of accumulated jackpot amounts into the Community Development Fund or ClubGrants Scheme.
- ❖ Minors are prohibited from entering the gaming area and not permitted to play gaming machine at anytime.
- ❖ The Club operates Multi terminal gaming machine but they do not exceed 15% on our total entitlement threshold.
- ❖ All gaming machines and subsidiary equipment are authorised and the Club is in accordance with the Club's gaming machine threshold.
- ❖ The Club takes all reasonable care to ensure poker machine are maintained as they have been authorised and are serviced by a licensed technician who holds and displays a current license.
- ❖ The Club ensures all poker machines remain connected and communicating with the Central Monitoring System (CMS).

Prepared by



- 6 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narollan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@clubconnect.com.au

3.6...In-House Gaming Policy

New Brighton Golf Club has adopted the following responsible practices to comply with the above regulation:

- ❖ Provides gambling services and practises that conform to all applicable acts & regulations.
- ❖ Not permitting minors (under 18) in gaming area.
- ❖ Ensuring all legislative requirements related to cheque cashing, payment of winnings and financial transactions are implemented and encouraging patrons to develop responsible practises in the use of finances for gambling purposes.
- ❖ Not giving credit. Not cashing cheques.
- ❖ Ensuring all winning payments over \$5,000 is paid by cheque.
- ❖ Providing and maintaining a pleasant and safe gambling environment.
- ❖ Providing an effective self-exclusion scheme and encouraging patrons to take responsibility for their gambling activity.
- ❖ Promoting Gambling Helpline on 1800 858 858 gambling counselling services.
- ❖ Ensuring that all approved signage is on gaming machines and ATM's.
- ❖ Displaying approved information brochures in the gaming area and throughout the club.
- ❖ Placing clocks throughout the gaming area.
- ❖ Promoting responsible gambling practises that conform to local community standards and expectations.
- ❖ Practising responsible advertising and promotions related to gambling and ensuring compliance with relevant legislation.
- ❖ Responsible handling of personal information relating to gambling patrons to protect their rights of privacy.
- ❖ Informing and training staff of legislative requirements and harm minimisation issues and the risks of not complying and taking appropriate steps to promote patron and employee care.

3.7...Self-Exclusion Scheme

New Brighton Golf Club has adopted the self-exclusion scheme.

1. Appropriate staff training has ensured that staff knows when to talk to patrons about self-exclusion and how to process their request. As part of this scheme, the Club:
2. The club or an employee cannot refuse a participant's request to participate in the scheme.
3. On receipt of a request, the Duty Manager will explain the process to the person and present the relevant documentation.
4. Allows a participant to obtain independent legal or professional advice, at the participant's expense, before signing the appropriate forms as to the meaning and effect of the undertaking.
5. Ensures that all participants sign a written undertaking not to gamble in the Club which clearly states the period of exclusion. Furthermore, the Club does not allow a participant to withdraw from the undertaking without the consent of G-Line, who will ensure the participant undergoes a rigorous assessment process to ascertain the progress the person has made in managing their gambling problems. The Club employs a minimum six month exclusion period.
6. Ensures all appropriate information about gambling related counselling and treatment services are displayed and available to patrons, on relevant signage and in brochures within the Club.
7. Ensures staff is equipped to identify participants by displaying a recent photograph in areas accessible only to gaming staff as well as a folder with the details of all participants in it. The importance of identifying participants is emphasised in staff training.
8. Displays signs in the gaming area & reception foyer, advertising the accessibility of the self-exclusion scheme.

Prepared by



- 7 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@clubconnect.com.au

4.0...Snapshot of the Liverpool LGA (<http://economy.id.com.au/liverpool>) 2011

Population 180,142	Population Male 89,322	Population Female 90,820	Population 18+ 108,152
Largest Industry Manufacturing <i>Census 2011</i>	Local Businesses 13,221 <i>Business Register 2014</i>	Local Jobs 73,978 NIEIR 2014	Employed Residents 89,703 NIEIR 2014

Population 2006				
Source: Australian Bureau of Statistics 2006				
Age Groups	Male	Female	Numbers	% Of Total
Under 12	17,062	15,943	33,005	20.05%
12-17	7,864	7,507	15,371	9.34%
18-24	8,280	8,139	16,419	9.98%
25-34	11,888	12,996	24,884	15.12%
35-49	18,820	19,031	37,851	23.00%
50-59	8,822	8,792	17,614	10.70%
60-69	5,257	5,112	10,369	6.30%
70-84	3,507	4,418	7,925	4.82%
85+	370	778	1,148	0.70%
Total	81,870	82,716	164,586	100.00%

Population 2011				
Source: Australian Bureau of Statistics 2011				
Age Groups	Male	Female	Numbers	% Of Total
Under 12	17,308	16,585	33,891	18.81%
12-17	8,588	8,082	16,660	9.26%
18-24	8,997	8,893	17,890	9.93%
25-34	12,797	13,593	26,390	14.65%
35-49	19,766	20,397	40,163	22.30%
50-59	10,343	10,569	20,912	11.61%
60-69	6,717	6,526	13,243	7.35%
70-84	4,262	5,157	9,419	5.23%
85+	546	1,008	1,554	0.86%
Total	89,322	90,820	180,142	100.00%

CHANGES	%
2006 to 2011	Variation
886	2.68
1,309	8.52
1,471	8.96
1,506	6.05
2,312	6.11
3,298	18.72
2,874	27.72
1,494	18.85
406	35.37
15,556	9.45

4.1...Demography / History / Future

New Brighton Golf Club is located in the south-western suburbs of Sydney, just off the M5. It'll take about half an hour to get there from the centre of the Sydney.

At the 2011 Census, there were 180,142 people in the Liverpool local government area, of these 49.6% were male and 50.4% were female. Aboriginal and Torres Strait Islander people made up 1.5% of the population. The median age of people in the City of Liverpool was 33 years; notably below the national median of 37 years. Children aged 0 – 14 years made up 23.5% of the population and people aged 65 years and over made up 9.2% of the population. Of people in the area aged 15 years and over, 52.9% were married and 10.5% were either divorced or separated.

Population growth in the City of Liverpool between the 2001 Census and the 2006 Census was 7.14% and in the subsequent five years to the 2011 Census, population growth was 9.44%. When compared with total population growth of Australia for the same periods, being 5.78% and 8.32% respectively, population growth in the Liverpool local government area was significantly higher than the national average. The median weekly income for residents within the City of Liverpool was lower than the national average.

At the 2011 Census, the area was linguistically diverse, with a significantly higher than average proportion (55.9%) where two or more languages are spoken (national average was 20.4%); and a significantly lower proportion (44.4%) where English only was spoken at home (national average was 76.8%). The proportion of residents who stated a religious affiliation with Islam was in excess of four times the national average; and the proportion of residents with no religion about one-third the national average.

Suburbs and localities in the local government area:

The following suburbs and localities are located within the City of Liverpool:

Ashcroft, Austral, Badgerys Creek (shared with Penrith), Bringelly (shared with Camden), Busby, Carnes Hill, Cartwright, Casula, Cecil Hills, Cecil Park (shared with Fairfield), Chipping Norton, Denham Court (shared with Campbelltown), Edmondson Park, Green Valley, Greendale, Hammondville, Heckenberg, Hinchinbrook, Holsworthy, Horningsea Park, Hoxton Park, Kemp's Creek (shared with Penrith), Leppington (shared with Camden), Liverpool, Luddenham (shared with Penrith), Lurnea, Middleton Grange, Miller, Moorebank, Pleasure Point, Prestons, Rossmore (shared with Camden), Sadleir, Voyager Point, Wallacia (shared with Penrith and Wollondilly), Warwick Farm, Wattle Grove and West Hoxton.

Prepared by



- 8 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.

Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@clubconnect.com.au

Original Site: North Brighton Golf Club History - 1936

The first flight by aeroplane over Sydney took place in 1911 from Ascot racecourse, (located approximately at the Easterly end of the current East/West runway). Mascot aerodrome was then constructed & developed and was where Charles Kingsford Smith and his crew landed in 1928 after their pioneer crossing of the Pacific Ocean for the first time. On the opposite side of the Cooks River to both Mascot aerodrome and Ascot racecourse was a spit of land surrounded by the river which had been used as a sewerage farm and pig farm. From this land, a golf course of 83 acres (34.5ha) was created. It is known to have been in existence in 1931 but was operating as a golf course before that. A group of golfers used a tin shed on the course as a clubhouse and paid two shillings (20c) to Wilfred Allen (who held the lease on the land) for 18 holes. This group formed the first North Brighton Golf Club. On the 24th March, 1936 the club incorporated itself as North Brighton Golf Club Limited with Wilfred Allen the first Secretary of the Company.

New Course at Milperra - 1950-52

Harry Smith (the Green keeper at North Brighton), and Charlie Booth (the Professional at North Brighton) were allocated the task of laying out the Milperra course. A number of members were co-opted and responsible for various aspects of the move. The old North Brighton clubhouse was moved to ultimately become the first clubhouse at the Milperra site. Also, all the greens from North Brighton were lifted and transported to the Milperra site in September 1950. The first games of golf at New Brighton were played late in 1950 involving the first six greens constructed close to the clubhouse. About half (100) of the North Brighton members initially transferred to the Milperra site. By the end of 1950, 10 greens were available for play and by March 1951 for all activities to be transferred to the new address. Existing members faced anywhere up to a 2 hour trip each way involving trains and buses carrying golf bag and clubs.

**Major Redevelopment of New Brighton Golf Club, Moorebank – 2015
Renamed Brighton Lakes Recreational & Golf Club in March 2016**

New Brighton Golf Club have confirmed they have entered into a Project Agreement with Mirvac Homes to develop up to 16 hectares of existing golf course for a new residential estate in the South Western suburb of Moorebank. The proposed development of up to 310 houses will neighbour the Georges Fair Estate development bringing the total number of new dwellings in the area to approximately 1200 houses and generate an additional 3000 residents over the next 5 to 8 year period.



5.0...Conclusion

New Brighton Golf Club has improved in their financial outlook over recent times due to their agreement with Mirvac homes. Although this has not initially improved the clubs operational revenue.

The expected increase in Revenue from an additional 20 poker machines if installed at the club, would allow additional contributions within the local community. On approval of this submission, it is the club's commitment, to provide a further \$100,000 as community grants, allocated to recipients as per Paragraph 2.7...Increased Spend on Community Grants.

These additional funds will undoubtedly make a substantial difference to the health and well-being of families in the region. The club is undertaking every effort in all area of the club's operations, to ensure a positive future for its members and the community as a whole.

The Club has undertaken a number of measures to ensure that gambling activities are conducted in a responsible manner. New Brighton Golf Club has shown a very high level of legislative compliance over an extended period of time.

New Brighton Golf Club appreciates that they have met all the necessary Legislative requirements and in combination with the extensive harm minimisation and problem gambling initiatives undertaken, indicate a low range increase of 20 poker machines in the Club will result in a net positive outcome to the region.

New Brighton Golf Club
By Order, the Board of Directors

Appendix A....Ground Floor Plan

Prepared by



- 9 -

© Clubconnect Pty Ltd. All forward-looking statements are subject to risks and uncertainties that could cause actual results to differ materially from the expectations expressed. Although we believe that the expectations reflected in our forward-looking statements are reasonable, any or all of these statements may prove to be incorrect. Consequently, no forward-looking statements may be guaranteed. This document was prepared for the venue with the assistance of Clubconnect Pty Ltd. Reproduction or copy of this document, in any form, is not permitted except where expressly permitted under the Copyright Act 1968 or where written permission is provided by Clubconnect Pty Ltd. This document relies on information provided by the venue, as well as data from relevant sources including O.L.G.R. & L.G.A. Websites. While Clubconnect Pty Ltd has taken all due care and diligence in preparing this document, Clubconnect Pty Ltd and its employees accept no liability for actions taken by the Club on the basis of this document and are indemnified against any claims. All Figures have been obtained from the Venues Financial reports and are pre-GST if reported in that manner. Any calculated estimate is based on those financial report entries. Details in some statements are not uncommon to many Venues & may be recorded in the same or a similar manner.... Compilation by Alan Cosgrove.
Address: PO BOX 619 Narellan NSW 2567, Telephone: 02 4647 5091, Fax: 02 4647 5094, Mobile: 0438 418 984, E-Mail: greg@clubconnect.com.au