

27 August 2024

Your ref:
Our ref: MDSS/KXMS:3727541

All correspondence to:
PO Box H316

AUSTRALIA SQUARE NSW 1215

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Dear Vanessa and Linh

**Advice in relation to permissibility of proposed development
SSD Development Application: SSD-64795219
Cumberland Golf Club Seniors Housing Development**

We refer to your request to provide advice in relation to the proposed redevelopment of the above Site and the Department of Planning, Housing and Infrastructure (**DPHI**)'s request for information dated 13 June 2024 in relation to State Significant Development Application 64795219.

Specifically, you have asked us to advise on one of the matters raised in DPHI's request at point 1a) as set out below:

"Permissibility and Subdivision

1. *The Department notes the site is zoned RE2 Private Recreation under Cumberland Local Environmental Plan 2021 (CLEP 2021) and relies on the provisions of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) which permit seniors housing with consent in the RE2 zone. Please provide additional information to demonstrate that the proposal will be carried out on land used for the purposes of an existing registered club in accordance with Section 86 of the Housing SEPP. This should include:*
 - a. *Further consideration, including legal advice as appropriate, on whether the site can be subdivided, as proposed, which would have the effect of the seniors housing development being located on a separate lot to the registered club."*

Summary advice

In our view, having regard to the Development Application documents, applicable legislative provisions and Court's consideration of similar issues, we advise as follows:

- The proposed development will be carried out on land used for the purposes of an 'existing registered club' in accordance with section 86 of the Housing SEPP.
- The seniors living development will be carried out on land which is currently used for the purpose of an existing registered club (see **enclosed** club licence and application map details). Once completed, that land will be used for the purpose of seniors living, as is contemplated by Part 5 of SEPP Housing and the club use will continue on Lot 1.
- The SSDA seeks to redevelop the land to reconstruct the existing registered club and provide seniors housing adjoining, which includes the amalgamation of existing lots and re-

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subdivision to reflect the proposed location of the club and seniors housing.

- The proposed development may lawfully be subdivided such that the 'clubhouse' and 'seniors living' components are located on separate allotments of land. This is common practice for this form of development and does not offend any of the jurisdictional requirements to carry out Seniors Housing under Part 5 of SEPP Housing (see cl. 90 and cl. 92 SEPP Housing).
- At present the registered club operates across multiple allotments and there is no legal impediment to the re-subdivision of the Site to separate the club and seniors living allotments in the future.

Background

We understand the background facts to be as follows:

1. In April 2024, you lodged State Significant Development Application SSD-64795219 with DPHI which seeks consent for the redevelopment of part of the existing Cumberland Country Golf Club site including the construction of a:
 - a. new clubhouse; and
 - b. seniors living village (approx. 230 independent living units) and a residential aged-care facility (approx. 30-50 beds), with ancillary facilities including café, wellness centre, and health and consulting rooms;at 246- 248 Old Prospect Road, Greystanes (**SSDA**).
2. The subject site of the proposed development includes the following:
 - a. Location of existing registered club and car park:
 - i. Lot 13 DP 17546
 - ii. Lot 2 DP 545201
 - iii. Lot 46 DP 242898
 - b. Existing golf course adjoining existing registered club:
 - i. Lot 1 DP 201991
 - ii. Lots 14 – 26 DP 17546
 - iii. Lots 28 – 38 DP 17461
 - iv. Lot 20 DP 243734
3. The works proposed as part of the SSDA are primarily located on the northern end of the site fronting Old Prospect Road. See Figure 1 below.

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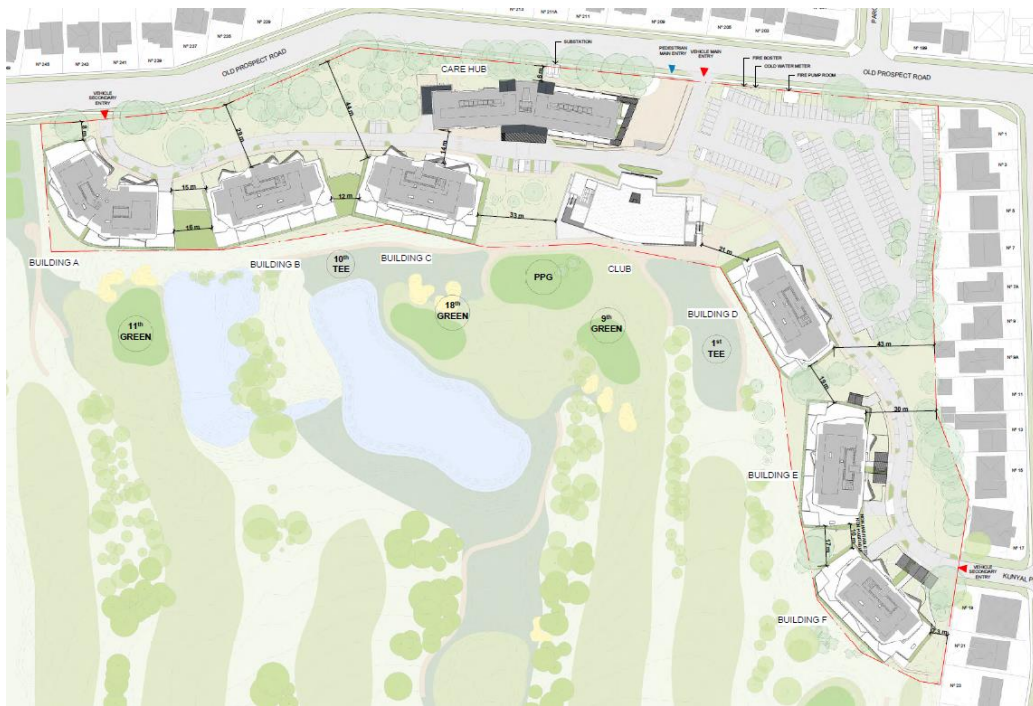


Figure 1 – Architectural Plans, Proposed Masterplan, DA1.13, Revision A dated 15 March 2024

4. The SSSA also seeks consent for amalgamation of the existing lots and subdivision into 4x lots so as to include the following as shown in Figure 2 below:
 - a. consolidation of golf course onto 1 lot;
 - b. seniors housing onto 2 lots; and
 - c. new golf clubhouse and ancillary facilities onto 1 lot.



Figure 2 – Draft Plan of Subdivision, Sheet 1, dated 15 January 2024

5. We are instructed that the site is presently used for its historical use as a *registered club* which holds a current liquor licence LIQC300226832 for the purpose of a Club, and constitutes a registered club in accordance with the terms of the *Liquor Act 2007*.

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6. We are instructed that Cumberland Country Golf Club is a 'club' which has operated and been incorporated since 1940 (see **enclosed** ASIC record).
7. We are instructed that the area of land covered by the liquor licence was amended on 19 July 2023 to reflect the expanded licence boundary as identified in the enclosed licence plan, being the area nominated as 'proposed licence boundary' identified in the legend. We are instructed that this plan has been stamped by Liquor and Gaming NSW as the 'Amended Approved Plan' to the liquor licence. Copies of these documents are **enclosed**.
8. We are instructed that the use of the Site as a golf club dates back until 1943 on the basis of aerial imagery.
9. The Site is currently operating and trading as Cumberland Golf Club in reliance on its Club licence.
10. There have been a number of recent approvals for works on the Site which have been granted by Cumberland Council, which rely upon the existing use of the Site as a registered club see DA2019/177/1, DA 2005/330 and DA 2002/1066 – provided by Ethos Urban.
11. On 13 June 2024, the DPHI sent a request for information in relation to the Development Application which contains a number of items to be addressed. Specifically, DPHI have requested information to demonstrate that the proposed development will be carried out on land uses for the purpose of an existing registered club in accordance with section 86 of the Housing SEPP, having regard to the proposed subdivision.
12. You have sought our (Mills Oakley) advice as to this matter raised by DPHI.

Please advise whether any of the above facts are incorrect as this may change our advice.

Detailed advice

1. Will the proposed development be carried out on land used for the purpose of an existing registered club in accordance with section 86 of the Housing SEPP?

1.1 In short, yes.

1.2 Section 86(1)(a) of the Housing SEPP provides:

“(1) Development consent must not be granted for development for the purposes of seniors housing unless the consent authority is satisfied as follows—

(a) for development on land in Zone RE2 Private Recreation—

(i) the development is carried out on land used for the purposes of an existing registered club, and

(ii) the land adjoins land in a prescribed zone,”

1.3 The section sets out two specific requirements.

1.4 Firstly, that the development for the purpose of seniors housing be 'carried out' on particular land.

1.5 Secondly, that the land on which the seniors housing development is carried out be used for the purpose of an 'existing registered club'.

1.6 Turning to the first point, it is clear that the provision requires that the form of development approved under Part 5 of the Housing SEPP – namely, seniors housing – to

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be *carried out* on registered club land.

- 1.7 Although not defined within the SEPP or Act, in our view, the term “*carried out*”, as used in section 86(1)(a) is utilised in a manner which has a **finite** term or completion date attached to it – rather than it referring to the **ongoing** “use” of the premises for seniors housing in perpetuity.
- 1.8 This approach makes practical sense, as the Seniors Living component, authorised by Part 5 of SEPP Housing, could not realistically be carried out concurrently with the use of the same land as a *registered club*.
- 1.9 We have formed this view because:

(a) It would be impractical to carry out the registered club use concurrently with the seniors housing use in one area of land. Both uses are separate and independent and could not co-exist on land used for dwellings for seniors living.

(b) Section 90 of the Housing SEPP provides that:

“(1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part..”

The implication is that the phrase “carrying out” of development under this part must have a “completion date” in order for section 90 to be engaged and for subdivision to occur on sites where subdivision would otherwise be impermissible as a result of minimum lot size. If the development to be “carried out” referred to the ongoing use of the premises, then such completion could never be achieved and cl 90 would have no work to do.

(c) Section 92(1)(a) mandates that the seniors and the club uses be separated – and by definition they could not operate or be “used” together on the same land:

“(a) the development includes appropriate measures to separate the club from residential areas to avoid land use conflicts”

(d) Section 92(2)(a) contemplates the two separate uses and identifies that access to the two areas be separated:

“(a) separate pedestrian access points for the club and the residential areas of the seniors housing”

Similarly, this would not permit the two uses to co-exist on land which was used for a registered club as well as seniors housing.

(e) In the Court of Appeal decision of *Young v Parramatta City Council* [2007] NSWCA 82 the Court found in relation to the previous Seniors Housing Policy (SEPP 5) that the phrase “carried out” meant to be completed or accomplished – which similarly, has an element of finality to it rather than the concept of the development being continually “used”.

That case dealt with the term in the context of the subdivision provisions (now at section 90) which utilised the same phrase as is now included in the Housing SEPP. Relevantly, the Court found at [24]:

“24. What is critical to the construction of cl 18 is not only the context in which it appears but also the past tense of the expression “carried out” which, in my view carries the meaning that the development to which the section relates has been carried out in the sense of accomplished or completed. In this respect, it was accepted that the definition of the expression “carried out” in the Macquarie Dictionary was “accomplished or completed”.”

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- 1.10 Accordingly, in our view the term ‘*carried out*’ utilised in section 86 of SEPP Housing means to construct to completion or occupation, the seniors living component of the development.
- 1.11 As a result, the consent authority must be satisfied that this construction of the seniors living housing will take place on land which is used as an existing registered club.
- 1.12 For completeness, we confirm that section 90 is a facultative provision which permits subdivision to occur after development has been carried out but does not restrict subdivision to only that circumstance. The section has been inserted to allow the subdivision of seniors living in circumstances where it would not otherwise be permitted.
- 1.13 The current proposal does not need to rely on provisions under section 90 as subdivision may lawfully be facilitated prior to the “carrying out” of the seniors living development as discussed further below.
- 1.14 Turning now to the second limb of the requirements, whether the land on which the seniors living proposed by the SSDA is used as an existing registered club.
- 1.15 In this regard, we have been provided with copies of the online liquor licence registration, club licence details and historical consents which apply to the land on which the development is proposed to be carried out as well as the registration details of the Cumberland Country Golf Club.
- 1.16 We have also been instructed that the premises currently trade in accordance with the existing club licence and the licensee, Cumberland Country Golf Club Ltd, manages the operation of the premises.
- 1.17 A registered club is not defined by SEPP Housing and in accordance with section 4(2) of the SEPP that term is to have the same meaning as contained within the *Standard Instrument*. as
- 1.18 The *Standard Instrument* defines ‘registered club’ as follows:

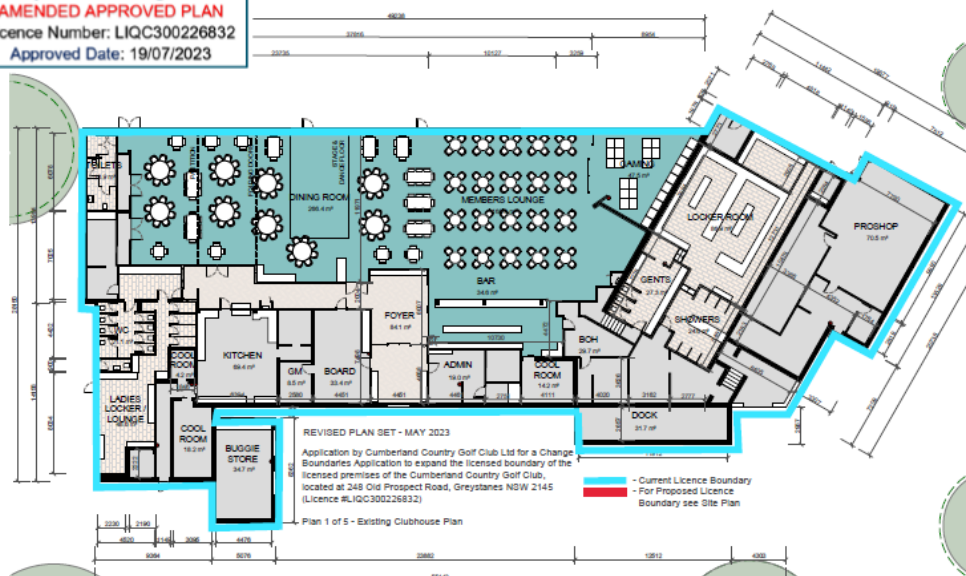
“**registered club** means a club that holds a club licence under the [Liquor Act 2007](#).”
- 1.19 The registered club licence under which the golf club presently operates applies to the whole of the Site on which the proposed development is to be carried out.
- 1.20 An excerpt from the application map is contained below:

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Liquor and Gaming NSW
AMENDED APPROVED PLAN
 Licence Number: LIQC300226832
 Approved Date: 19/07/2023



- 1.21 As a result of our review of the documents it is clear that:
- (a) Cumberland Country Golf Club holds a club licence under the *Liquor Act 2007*; and
 - (b) The operation of Cumberland County Golf Club, in accordance with its liquor licence applies to the land on which the development is proposed to be carried out.
- 1.22 Accordingly, it is clear that the proposed construction of a new clubhouse and seniors housing will be carried out and constructed on land which is used for the purpose of an existing registered club.
- 1.23 If the Department has any concerns about the state of satisfaction required by cl 86 of SEPP Housing at the date of determination, it could be provided with a letter from the Cumberland Country Golf Club confirming its ongoing operation on the Site.

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- 2. Can the Site be subdivided to permit the club and seniors housing developments to be located on separate lots of land?**
- 2.1 In short, yes.
- 2.2 As outlined above, the only jurisdictional test which is required to be satisfied is that the construction of the seniors living development be carried out on land used for the purpose of an existing registered club.
- 2.3 The use of an existing registered club, can only be determined at a finite point in time – being the date of determination of the application.
- 2.4 For reasons outlined above, the seniors living development is a stand alone use and cannot continue to operate on land which is simultaneously used for the purpose of a registered club.
- 2.5 In fact, the provisions within Part 5 seek expressly to ensure that the two uses are separated.
- 2.6 Importantly, the existing registered club use is carried out across multiple allotments of land. The only jurisdictional prerequisite to the approval of the proposed development is that the consent authority be satisfied that it be constructed on land which is currently used for the purpose of a registered club.
- 2.7 This state of satisfaction can be readily achieved for the reasons set out above in this advice.
- 2.8 The subdivision of land on which the development is to be carried out – or even on which the registered club is to operate – does not create any form of permissibility problem and is a common way in which the two uses are separated in this form of development.
- 2.9 The initial consolidation and re-subdivision of land to create the future lots 1, 2 and 3 will not impact in any way the area of land on which the registered club operates or the legal requirements to carry out the form of development proposed by the SSDA.
- 2.10 For abundance of clarity the subdivision of the land may lawfully be carried out prior to the commencement of the seniors living development in accordance with the applicable planning controls contained within the Cumberland LEP 2022. If such subdivision was not permitted to occur, in those circumstances, the developer could rely on section 90 to subdivide the land once the seniors living development was complete.
- 2.11 Similarly, as outlined above, there is no requirement within SEPP Housing that, once the Seniors Living development is 'carried out' and constructed to completion that a registered club continue on that area of land.
- 2.12 To the contrary, the SEPP makes express provision for subdivision to occur (see section 90) and for the respective uses to be practically separated from each other for the ongoing life and use of the development (see section 92).
- 2.13 Accordingly, in our opinion there is no restriction on the subdivision of land to separate the seniors living and club uses across the Site.
- 2.14 The paper subdivision will be carried out prior to construction of the proposed development and until such time as that construction commences, the club will continue to operate on the same area of land it does now.
- 2.15 In this regard, we are instructed that the Site will be owned in perpetuity by the club and leased to the operator of the seniors living component, such that the ownership will remain with the club itself. Accordingly despite the subdivision of land the totality of the

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existing site will remain in club ownership in perpetuity, across multiple lots. This reflects the current ownership of the multiple lots which the club currently owns.

- 2.16 For the reasons outlined above the proposed development will be carried out on land used for the purpose of an existing registered club and the future subdivision of that land to reflect the separate uses to be carried out across the Site is permissible with consent.

If you have any questions, please call Matt Sonter on direct line (02) 8035 7850 or msonter@millssoakley.com.au or Kate Marginson on direct line (02) 8035 7851 or kmarginson@millssoakley.com.au.

Yours sincerely



Matt Sonter
Partner

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Independent Liquor & Gaming Authority

A statutory board established under the Gaming and Liquor Administration Act 2007

contact.us@liquorandgaming.nsw.gov.au
www.liquorandgaming.nsw.gov.au

Key liquor licence details recorded as at 14 August 2023

Licence number: LIQC300226832
Licence name: Cumberland Country Golf Club
Licence type: Liquor - club licence
Licence sub-type: N/A
Licence status: Current
Duration: Unlimited duration
Licence start date: 07/07/1947
Licence expiry date:

Licensee

Organisation name: CUMBERLAND COUNTRY GOLF CLUB LTD
ABN: 12 000 046 766 **ACN:**
Phone - daytime: 02 9631 0688 **Fax number:** 02 9688 3714
Email address:
Website: www.cumberlandgolf.com.au
Business address: 248 Old Prospect Rd GREYSTANES NSW 2145
Postal address: PO Box 176 PENDLE HILL NSW 2145
Start date: 07/07/1947

Secretary

Title: Mr
Surname: Laplain
Given name: Andrew
Middle name:
Start date: 26/05/2012

Manager

Title: Mr
Surname: Laplain
Given name: Andrew
Middle name:
Start date: 26/05/2012

Contact Person

Title: Mr
Surname: Laplain
Given name: Andrew
Middle name:
Phone - daytime:
Mobile: 0414 354 645 **Fax number:**
Email address andrew@cumberlandgolf.com.au
Start date: 26/05/2012

Premises

Address: 248 Old Prospect Rd GREYSTANES NSW 2145
Phone number: 02 9631 0688 **Fax number:** 02 9688 3714
Email address:
Website:
LGA: Cumberland
SA2: Greystanes - Pemulwuy
Start date: 07/07/1947

Authorisations

Name: Club functions authorisation **Start date:** 01/07/2008
Name: Non-restricted area authorisation **Start date:** 01/07/2008

Trading Hours**Consumption on premises**

Unrestricted on premises hours Start date: 1/7/2008

Take away sales

Monday to Saturday 05:00 AM - 12:00 midnight
 Sunday 10:00 AM - 10:00 PM
 Good Friday Not permitted
 December 24th Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on a Sunday
 Christmas Day Not permitted
 December 31st Normal trading Monday to Saturday, 10:00 AM to 12:00 midnight on a Sunday

Conditions

Licence conditions imposed by the Liquor Act and Regulation apply. To view a copy of these conditions, go to www.liquorandgaming.nsw.gov.au.

Additional licence conditions.

Condition type: Condition **Condition source:** Liquor Act 2007
Reference: 3010
Condition: Consumption on premises
 December 31st Normal opening time until normal closing time or 2:00 AM on New Year's Day, whichever is the later
Start date: 28/07/2023

Independent Liquor & Gaming Authority

Condition type:	Condition	Condition source:	Authority
Reference:	3020		
Condition:	Social Impact The business authorised by this licence must not operate with a greater overall level of social impact on the well-being of the local and broader community than what could be reasonably expected from the information contained in the Community Impact Statement, application and other information submitted in the process of changing the licence boundaries on 19 July 2023.		
Start date:	28/07/2023		
<hr/>			
Condition type:	Condition	Condition source:	Authority
Reference:	3030		
Condition:	Liquor plan of management The premises is to be operated at all times in accordance with the Plan of Management dated 14 June 2023 as may be varied from time to time after consultation with NSW Police. A copy of the Plan of Management is to be kept on the premises, and made available for inspection on the request of a police officer, council officer, Liquor and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.		
Start date:	28/07/2023		
<hr/>			
Condition type:	Condition	Condition source:	Authority
Reference:	3040		
Condition:	Participation in local liquor accord The licensee or its representative must join and be an active participant in the local liquor accord.		
Start date:	28/07/2023		
<hr/>			
Condition type:	Condition	Condition source:	Authority
Reference:	3050		
Condition:	CCTV 1. The licensee must maintain a closed-circuit television (CCTV) system on the clubhouse building part of the premises in accordance with the following requirements: (a) The system must record continuously from opening time until one hour after the premises is required to close (or, in the case of a premises that is not required to cease trading, continuously at all times); (b) Recordings must be in digital format and at a minimum of ten (10) frames per second; (c) Any recorded image must specify the time and date of the recorded image; (d) The system's cameras must cover the following areas: (i) All entry and exit points of the clubhouse building part of the premises; (ii) All curtilage of the clubhouse building; and (iii) All publicly accessible areas (other than toilets) within the clubhouse building. 2. The licensee must also: (a) Keep all recordings made by the CCTV system for at least 30 days; (b) Have signage clearly displayed adjacent to the principal entry to the clubhouse building, alerting persons entering the clubhouse that CCTV is in operation; (c) Ensure that the CCTV system is accessible at all times the system is required to operate pursuant to sub-clause 1(a), by at least one person able to access and fully operate the system, including downloading and producing recordings of CCTV footage; and (d) Provide any recordings made by the system to a police officer or Liquor and Gaming NSW inspector within 24 hours of any request by the police officer or Liquor, Gaming & Racing NSW inspector to provide such recordings.		
Start date:	28/07/2023		
<hr/>			
Condition type:	Condition	Condition source:	Authority
Reference:	3060		

Condition: Crime Scene Preservation
 Immediately after the person in charge of the licensed premises or a staff member becomes aware of any incident involving an act of violence causing injury to a person on the premises, the person in charge of the licensed premises and/or staff member must:

- 1) take all practical steps to preserve and keep intact the area where the act of violence occurred,
- 2) retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by NSW Police, as published from time to time on the Liquor and Gaming NSW website,
- 3) make direct and personal contact with NSW Police to advise it of the incident, and
- 4) comply with any directions given by NSW Police to preserve or keep intact the area where the violence occurred.
- 5) In this condition, 'staff member' means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority

Reference: 3070

Condition: Incident Register

1. The licensee must maintain a register, in which the licensee is to record the details of any of the following incidents and any action taken in response to any such incident:
 - (a) any incident involving violence or anti-social behaviour occurring on the premises,
 - (b) any incident of which the licensee is aware that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises,
 - (c) any incident that results in a person being turned out of the premises under section 77 of the Act,
 - (d) any incident that results in a patron of the premises requiring medical assistance.
2. The licensee must, if requested to do so by a police officer or inspector:
 - (a) make any such incident register immediately available for inspection by a police officer or inspector, and
 - (b) allow a police officer or inspector to take copies of the register or to remove the register from the premises.
3. The licensee must ensure that the information recorded in the incident register under this condition is retained for at least 3 years from when the record was made

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority

Reference: 3080

Condition: The licensee must ensure that all liquor sold or supplied at the alcohol service points shown on the approved plans, that is to be consumed on the golf course is opened by staff at the point of sale.

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority

Reference: 3090

Condition: Limited Alcohol Service Points on the Golf Course

Alcohol shall only be sold/supplied on the golf course from the three (3) alcohol service points shown on the approved plans, being:

- (a) The function service space immediately in front of the clubhouse building;
- (b) The halfway space, located between the 7th Tee and the 9th Tee; and
- (c) The space adjacent to the on-course toilets located beside the Club's maintenance sheds.

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority

Reference: 0003100 Liquor Act 2007

Condition: Not more than one (1) alcoholic beverage per person per time, shall be sold/supplied at the following alcohol service points:
 (a) the halfway space, located between the 7th Tee and the 9th Tee; and
 (b) the space adjacent to the on-course toilets located beside the Club's maintenance sheds.

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority
Reference: 3110
Condition: Plan of Management
 1. A plan of management for functions and events to be held on the golf course is required in the following circumstances:
 a) For functions/events over 300 people and 1,999 or fewer people: a plan of management must be prepared by the Licensee.
 b) For functions/events with 2,000 people or more: the Licensee must prepare a separate comprehensive plan of management and security management plan for the event in consultation with the Police Area Command.
 c) For functions/events held after 12:00 midnight: a plan of management must be prepared by the Licensee regardless of the number of people attending.
 2. For any function/event where a plan of management is required, the premises is to be operated at all times in accordance with the plan of management. A copy of the plan of management is to be kept on the licensed premises for the duration of the event and made available for inspection on the request of a police officer, council officer, or Liquor & Gaming NSW inspector.

Start date: 28/07/2023

Condition type: Condition **Condition source:** Authority
Applies to: Club functions authorisation
Reference: 210
Condition: The registered club is to ensure that not less than one (1) supervisor for each one hundred (100) minors or part thereof, such supervisors being persons not less than twenty one (21) years of age, are engaged or assigned by the registered club for the purpose of supervising the conduct of minors whilst they are attending the function.

Start date: 01/07/2008

Condition type: Condition **Condition source:** Authority
Applies to: Club functions authorisation
Reference: 220
Condition: At least thirty (30) minutes before the commencement of the function and for not less than thirty (30) minutes after the conclusion of the function the persons required to be engaged or assigned pursuant to the above condition must patrol the exterior environs of the licensed premises to ensure the safe conduct of persons attending the function and that such persons do not disturb the quiet and good order of the neighbourhood.

Start date: 01/07/2008

Condition type: Condition **Condition source:** Authority
Applies to: Non-restricted area authorisation
Reference: 320
Condition: Dining Area
Start date: 01/07/2008

Condition type: **Condition source:**
Reference: 3120

Independent Liquor & Gaming Authority

Condition: Notice of functions/events must be provided to Liquor & Gaming NSW, local police and local council

The licensee must give written notice of certain proposals to provide a function/event to be held on the golf course to Liquor & Gaming NSW, local police and the local council for the area in which the function/event is to be held.

The notice must be given in accordance with the following:

Functions/events open to the public (including ticketed and non-ticketed)

- Up to 100 people - 14 days

- 101-1,999 people - 14 days

- 2000+ people - 28 days

Private functions/events (including weddings, birthdays, office functions/events and others not open to the public)

- Up to 100 people - No notice required

- 101-1,999 people - 14 days

- 2000+ people - 20 days

Notice is not needed for smaller, private functions/events for 100 or fewer people.

Written notice to L&GNSW should be made by email to

compliance.info@liquorandgaming.nsw.gov.au and should include the following details:

- the nature of the function/event
- the number of persons for whom will be attending the function/event, and
- the date on which, and the hours during which, the function/event is to be held.

Start date: 28/07/2023

Premises owner

Organisation name: CUMBERLAND COUNTRY GOLF CLUB LTD
ABN: 12 000 046 766 **ACN:**
Phone - daytime: 02 9631 0688 **Fax number:** 02 9688 3714
Email address:
Website: www.cumberlandgolf.com.au
Business address: 248 Old Prospect Rd GREYSTANES NSW 2145
Postal address: PO Box 176 PENDLE HILL NSW 2145
Start date: 08/01/2009

Gaming machine details

Area cap applies to Greystanes - Pemulwuy

LGA classification: Metropolitan

SA2 band: 1

Gaming machine entitlements (GME): 27

Gaming machine entitlements leased out: 0

Gaming machine entitlements leased in: 0

Poker machine permits (PMP): 0

Unfulfilled quotas: 0

Gaming machine threshold: 27

Maximum gaming machine authorisations allowed: 27

Net GME (Gaming machine entitlements held on premises): 27

(Note: Net GME = GME – GME Leased Out)

There are no current quotas for this licence

Gaming machine shutdown hours

Day	Start Time	End Time
Monday	04:00 AM	- 10:00 AM
Tuesday	04:00 AM	- 10:00 AM
Wednesday	04:00 AM	- 10:00 AM
Thursday	04:00 AM	- 10:00 AM
Friday	04:00 AM	- 10:00 AM
Saturday	04:00 AM	- 10:00 AM
Sunday	04:00 AM	- 10:00 AM
Public holiday	04:00 AM	- 10:00 AM

This licence is subject to a risk-based fee, payable annually. If the fee is not paid on time, the licence will be suspended or cancelled. Visit <https://www.onegov.nsw.gov.au/licencecheck> to find out the status of the licence.

Liquor and Gaming NSW
AMENDED APPROVED PLAN
 Licence Number: LIQC300226832
 Approved Date: 19/07/2023



REVISED PLAN SET - MAY 2023
 Application by Cumberland Country Golf Club Ltd for a Change Boundaries Application to expand the licensed boundary of the licensed premises of the Cumberland Country Golf Club, located at 248 Old Prospect Road, Greystanes NSW 2145 (Licence #LIQC300226832)

— - Current Licence Boundary
— - For Proposed Licence Boundary see Site Plan

Plan 1 of 5 - Existing Clubhouse Plan

1 : 200

Liquor and Gaming NSW

AMENDED APPROVED PLAN



Licence Number: LIQC300226832

Approved Date: 19/07/2023



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Application by Cumberland Country Golf Club Ltd for a Change Boundaries Application to expand the licensed boundary of the licensed premises of the Cumberland Country Golf Club, located at 248 Old Prospect Road, Greystanes NSW 2145 (Licence #LIQC300226832)

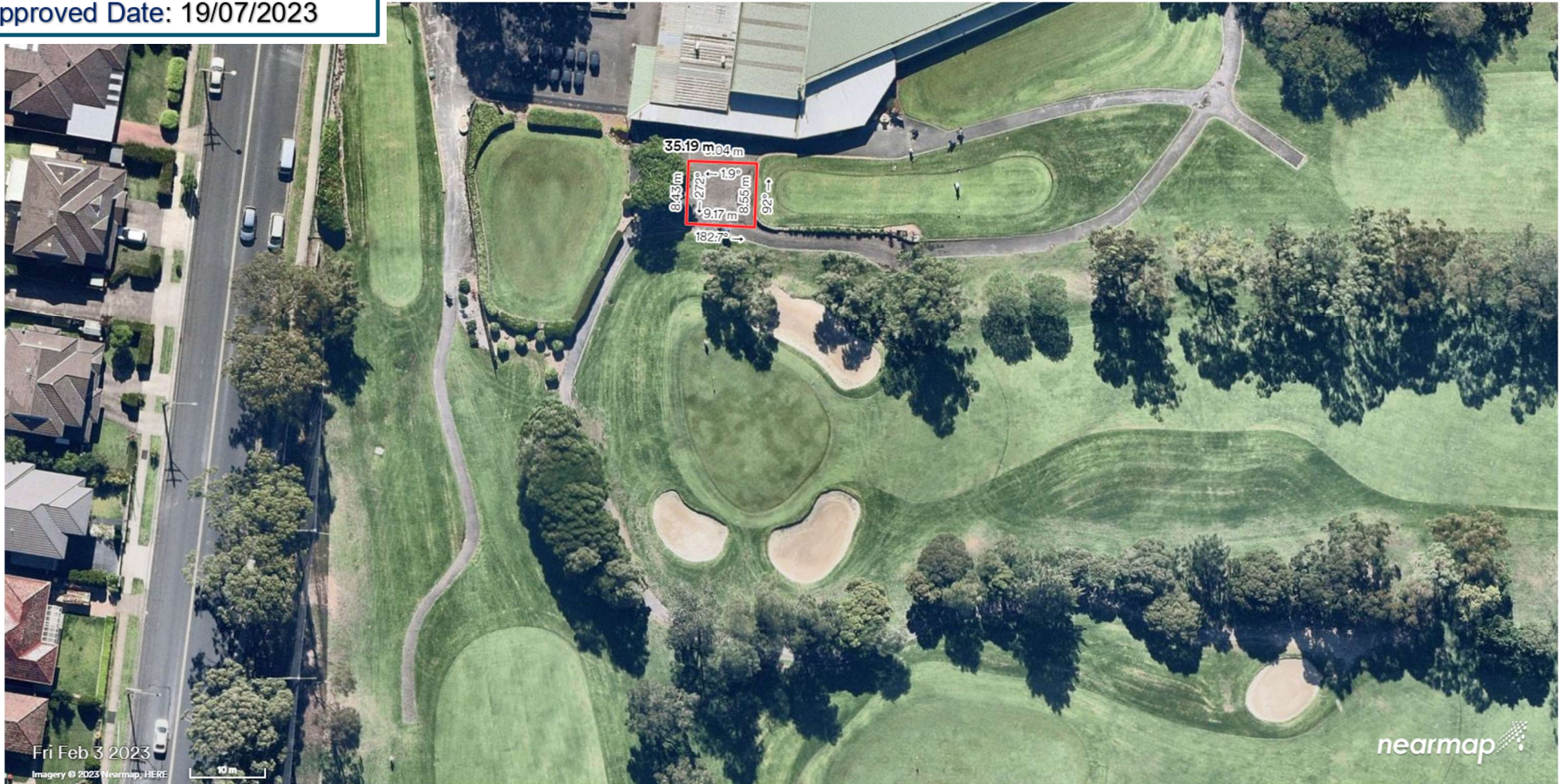
-  - Current Licence Boundary
-  - Proposed Licence Boundary

Liquor and Gaming NSW

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Plan 3 of 5 - Function Service Space immediately in front of Clubhouse Building

Liquor and Gaming NSW
AMENDED APPROVED PLAN
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Plan 4 of 5 - Halfway Space between 7th and 9th Tee

Liquor and Gaming NSW

AMENDED APPROVED PLAN

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Plan 5 of 5 - Space adjacent to on-course toilets



ASIC

Australian Securities & Investments Commission

Australian Company

CUMBERLAND COUNTRY GOLF CLUB LTD

ACN 000 046 766

Extracted from ASIC's database at AEST 13:19:28 on 18/07/2024

Company Summary

Name: CUMBERLAND COUNTRY GOLF CLUB LTD

ACN: 000 046 766

ABN: 12 000 046 766

Previous State Number: 02111221

Previous State of Registration: New South Wales

Registration Date: 20/06/1940

Next Review Date: 20/06/2025

Status: Registered

Type: Australian Public Company, Limited By Guarantee

Locality of Registered Office: GREYSTANES NSW 2145

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.