

2 December 2021

Cr Tony Hall
Logan City Council
TonyHall@logan.qld.gov.au

By email

Dear Councillor Hall

Meadowbrook Golf Club - Proposal

We confirm that we act for Australian Golf Management Corporation Pty Limited, the Lessee of Meadowbrook Golf Course (under Lease No. 703190335, the **Head Lease**). As you are aware, our client has an existing sublease in place with Meadowbrook Golf Club Pty Ltd over the site (**the Existing Sublease**).

Subleases

Our client has been working on plans to reposition the existing business operating from the golf course, and refurbish the existing clubhouse. This is part of the wider plan for the site which is to improve the sustainability, and generate sufficient revenue to both maintain and improve Council's asset.

As part of this proposal our client wishes to:

- 1 Reduce the leased area under the Existing Sublease; and
- 2 Grant a new sublease to Meadowbrook Country Golf Club Inc. over the clubhouse, which is to be refurbished.

Please refer to the **attached** plan showing the proposed leased area under the new Sublease, which will be removed from the Existing Sublease.

We also **attach** a copy of the proposed Sublease to Meadowbrook Country Golf Club Inc.

As above, the subtenant under the proposed new sublease will be Meadowbrook Country Golf Club Inc. IA 20780. This is an existing incorporated association whose objects include (among others):

- 1 To promote, advance, control and manage the game of golf which is organised or related to the Club.
- 2 To provide a social club premises and other facilities and benefits for Members and Members' guests, including maintenance, improvement, refurbishment and development of the Club's premises, surrounding and neighbouring areas and golf course facility.
- 3 To promote or provide assistance and facilities to local community groups and local sporting groups.

The objects of the Meadowbrook Country Golf Club Inc. being so closely tied to the sport of golf will see the site continue to be used in line with the permitted use under the Lease, for recreation and sporting uses. Additionally, the refurbishment and repositioning of the existing clubhouse will provide a much needed social facility for locals, residents and visitors to come together and eat, dine and socialise.

New Liquor and Gaming Licences

Meadowbrook Country Golf Club Inc. wishes to apply for a new Community Club Liquor Licence over the clubhouse facility. Please find **attached** Form 1 Application for Liquor Licence.

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We confirm that the proposed trading hours are: 9:00am to 12 midnight, 7 days. These are the same trading hours as approved under the existing liquor licence.

Meadowbrook Country Golf Club Inc. also wishes to apply for a Gaming Machine Licence (Club) with approval for 50 gaming machines. Please see **attached** Form 3 Application for Gaming Machine Licence. The proposed trading hours are: 10:00am to 12:30am, 7 days.

Subject to approval of the Gaming Machine Licence by the OLGR, the gaming room is proposed to be located in a new annex off the existing building. We are instructed that all necessary development approvals are in place for the construction of the new annex off the existing building which will house the gaming room.

We note that the Head Lease provides that the Tenant will not conduct gambling at the Premises unless it is permitted by law, in this instance being approval by the Office of Liquor and Gaming Regulation. Accordingly, we submit that the Head Lease already contemplates the operation of gaming at the Premises as part of the Permitted Use and the Tenant will continue to comply with this.

We **attach** a copy of the proposed layout plan of the clubhouse facility for your reference.

Financial Stability of Sub-Tenant

We confirm that Meadowbrook Country Golf Club Inc. has procured loan agreements to complete the renovation works, and also to fund all aspects relating to the liquor and gaming licences.

Our client considers that the implementation of this project will see the Meadowbrook Country Golf Club Inc. be able to meaningfully contribute to the maintenance and improvement of the Council's asset, and its ongoing sustainability into the future.

As a not for profit entity, the Meadowbrook Country Golf Club Inc. will provide great benefit to the golf course through its reinvestment of profits back into the course.

Request for Council Consent

Accordingly, our client hereby requests Logan City Council's consent to the following:

- 1 Pursuant to clause 12.1 of the Head Lease, our client requests Council's consent to the Sublease of the clubhouse to Meadowbrook Country Golf Club Inc., including the partial surrender of this area under the Existing Sublease.
- 2 Pursuant to clause 8.1, our client requests Council's consent to the new Community Club Liquor Licence.

Additionally, while the Lease does not strictly require our client to obtain consent, our client requests Logan City Council's consent to the following further matters:

- 3 To vary the existing liquor licence held for Meadowbrook Golf Course to reduce the licensed area to remove the clubhouse facility proposed to be licensed under the new liquor licence.
- 4 To apply for a gaming machine licence (club) for the new premises to be endorsed with 50 gaming machines.

Liquor Forms for Council Consent

In respect of Items 3 and 4 above, we **attach** copies of the following Forms which we will require Council to endorse its consent:

- 1 Form 1 Application for Liquor Licence – for signing at Section 21, Page 7
- 2 Form 6 Registration of Financial Interest – for completion by Council to register its interest as Landlord in our client's Liquor Licence
- 3 Form 24 Application to Change the Licensed Area – for signing at Section 22, Page 4.

We confirm that the Liquor and Gaming Applications will be lodged in due course, but will remain subject to Council's consent. The Office of Liquor and Gaming will contact Council in its capacity as the local government authority regarding these Applications.



Once you have considered the above, please let us know if you would like to discuss.

Yours faithfully



Curt Schatz
Managing Partner