

GAMBLING DIVISION

PRE-HEARING SIZE, LAYOUT AND FACILITIES REPORT

CLUB OFFICER

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Pre-hearing Size, Layout and Facilities Report

Report date: 01 May 2026

1	Trading name of premises:	Club Officer
2	Location:	3 Niki Place, Officer VIC 3809.
3	Venue Operators Licence: V9510034	Cranbourne Pakenham Racing Club Incorporated
4	Liquor Licence: 32106080	Applicant holds a Full Club Licence
5	Applicant (Gaming):	Cranbourne Pakenham Racing Club Incorporated
6	Authorised Representative:	Mr Hussein DERGHAM
7	Premises Approval Number: P13001432	Premises approval number P13001432 was issued on 31 May 2016 when gaming first commenced at premises
8	Monitor Licensee:	Intralot Gaming Services (IGS)

History

The applicant, Cranbourne Pakenham Racing Club Incorporated (CPRC), is applying for approval to amend its venue operator's licence (VOL) to vary the number of gaming machines operating at Club Officer, 3 Niki Place, Officer, from Sixty (60) to Eighty (80). Approval to operate an additional twenty (20) gaming machines is sought.

CPRC previously operated another gaming venue within this LGA, the Pakenham Sports Club, but relocated this venue's thirty-eight (38) gaming machines plus twenty-two (22) gaming machines transferred from the Cardinia Club to Club Officer after lodging a New Premises application for Club Officer on 24 September 2013, which was approved by the Commission 31 May 2016, the premises commenced trading on 16 June 2016, with a licence for sixty (60) gaming machines.

The Pakenham Sports Club finished trading and surrendered its premises approval on 4 June 2016.

This is the second application by CPRC to vary the number of gaming machines from Sixty (60) to Eighty (80) at Club Officer. On 4 December 2017, CPRC lodged the application however it was refused by the Commission who determined the 'no net detriment' test had not been satisfied based on social and economic impact to the well-being of the community of the municipal district in which the Premises is located.

A recent inspection of Club Officer was conducted by VGCCC Inspectors on 10 April 2026, with NIL breaches identified.

Planning

The applicant's lawyers (BSP) sent a letter to the Cardinia Shire Council on 12 February 2026, advising that an application had been submitted to the VGCCC seeking approval for an additional twenty (20) gaming machines at the premises. Along with the letter, they provided the following documents:

- An application to the VGCCC for Amendment to Venue Operator's Licence, including premises and gaming machine area plans.
- A Social and Economic Impact Assessment report.
- Expenditure Analysis.
- Responsible Service of Gambling Compliance Report.
- Witness Statements from Hussein Dergham and Neil Bainbridge.
- Harm Minimisation Policy.

Premises and Gaming Machine Area / Layout and Suitability

Currently, the premises incorporate dining facilities in a dedicated bistro area and café; a Sports Lounge with TAB facilities; a children's play area; designated outdoor smoking area (DOSA) terraces, a gaming machine area housing sixty (60) gaming machines, a function space with an adjacent terrace, associated back-of-house and office facilities, and off-street parking.

The premise is located at 3 Niki Place, Officer, and is part of the Cardinia Shire Local Government area (LGA).

If successful, the applicant intends to undertake works totalling approximately \$6.1 million.

The proposed works comprise:

- The addition of a function space that can be divided into two rooms, with a total capacity of approximately 200 people.
- Reconfiguration and extension of the gaming machine area (GMA) to accommodate the additional gaming machines.
- A reoriented and more prominent entrance facing the car park to the function area on the eastern side.
- Refurbishment of the gaming bar, cash office and the roofed & unroofed areas in the sports bar.

The applicant has provided indicative GMA and site plans with a layout of Eighty (80) gaming machines.

An assessment of the proposed plans, supporting reports provided and results from VGCCC inspection notes indicate the following positive harm minimisation aspects:

- The gaming cashier and bar facilities are contained within the room housing the GMA, assisting the venue operator to always have a Responsible Gambling Officer available in the GMA.
- There are alternate private respite areas in the adjacent Sports Lounge and Bistro areas.
- Staff do not accept Digital Identification (ID) for large wins; only physical ID is accepted.
- Facial Recognition Technology (FRT) is installed.
- In addition to the standard AML/CTF training that gaming staff are required to complete every two years, the venue operator has advised that all staff, including board members, undertake advanced AML/CTF training delivered by Leigh Barrett and Associates on an annual basis.
- The current design of the gaming room entry restricts clear line of sight into the gaming room and EGMs due to its dog-leg, staggered configuration
- Two reception desks mitigate the risks of minors entering the GMA, patrons not signing in and intoxicated patrons entering.

Comment

Applications for new venues, variations to the licensed number of gaming machines and the relocation of GMAs are assessed by Gambling Division inspectors against standards and guidelines in relation to:

- the size, location and layout of the GMA
- type and height of perimeter barriers
- floor numbering and layout of gaming machines
- windows
- proximity of the GMA to other facilities within the venue (e.g., children's play areas), and
- any liquor or statutory authority conditions imposed.

These criteria enable us to make informed assessments as to whether the size, layout and facilities of a venue will be suitable for the management and operation of gaming machines regarding the following sections of the Act:

Section 3.3.7

Matters to be considered when determining applications for the approval of premises for gaming.

Section 3.3.16

Modification of gaming machine areas.

Sections 3.4.17

Amendment of conditions - variation of the number of gaming machines permitted in an approved venue.

Section 3.4.18

Proposal of amendment by venue operator - request by a venue operator for an amendment of licence conditions.

