

Directors
Peter Bazzani
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9 April 2026

Victorian Gambling and Casino
Control Commission
Level 4/12 Shelley Street
RICHMOND VIC 3121

By Email Only:
contact@vgccc.vic.gov.au

Dear Sir/Madam,

PJ Cook Investments Pty Ltd

Application to the Victorian Gambling & Casino Control Commission (VGCCC) for an additional twenty-eight (28) electronic gaming machines to be situated at the Fyansford Hotel, 67 Hyland Street, Fyansford VIC 3218

We advise that we act on behalf of PJ Cook Investments Pty Ltd in respect of the above matter.

Our client wishes to make an application to the VGCCC for an amendment to their Venue Operator's Licence to permit an additional twenty-eight (28) electronic gaming machines at the Premises. All of these machines will be 'transferred' from Bell Park Sports Club, which will cease to offer gaming.

Pursuant to Section 3.4.18 of the *Gambling Regulation Act 2003 (the Act)*, we now **enclose** the following documentation:

- 1) Application Form for Amendment to Venue Operator's Licence, together with the following attachments:
 - a) 1:100 scale site plan; and
 - b) 1:50 scale plan of new gaming room.
- 2) Social and Economic Impact Assessment prepared by Hayley Vinecombe of Ratio dated 12 March 2026;
- 3) Expenditure Analysis prepared by Tim Stillwell of SW Accountants & Advisors dated 5 December 2025;
- 4) RSG Compliance Report prepared by Danny Nixon-Smith of DNS dated February 2026.
- 5) Witness Statement of Stephen Beaumont dated **April 2026**;
- 6) Witness Statement of Jayden Jacobson dated **July 2025**;
- 7) Witness Statement of Jack McNamara dated **March 2026**;
- 8) Witness Statement of Paul Den Dryver dated **March 2026**; and

- 9) Copy of email dated **9 April 2026** to the City of Greater Geelong lodging a copy of this application, being evidence that the application is being lodged with the VGCCC within three (3) days of being given to the Responsible Authority.

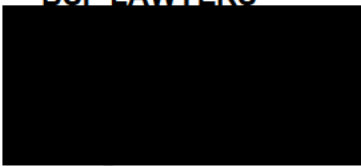
Please note that our client will shortly be placing an advertisement in a newspaper in relation to the proposed application in the format prescribed by the Commission. We will provide evidence of same to the VGCCC.

Please contact our client Stephen Beaumont directly on 0411 259 321, for payment of the application fee.

If there are any queries in relation to the application, or if anything further is required, please do not hesitate to contact the writer.

Yours faithfully

BSP LAWYERS



Alison Elverd

Director

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