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9 April 2026

City of Greater Geelong
PO BOX 104
GEELONG VIC 3220

By Email Only:
contactus@geelongcity.vic.gov.au

Dear Sir/Madam,

PJ Cook Investments Pty Ltd

Application to the Victorian Gambling & Casino Control VGCCC (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 which will be served on the VGCCC within three (3) days of the lodgement of this application with your Council:

- 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**; and
- 8) Witness Statement of Paul Den Dryver dated **March 2026**.

Section 3.4.19(1) of the Act provides that your Council may, within 60 days (or such a longer time as allowed by the VGCCC) of receipt of the information and the documentation enclosed in this letter, make a submission to the VGCCC in respect of:

The social and economic impact of the proposed amendment on the wellbeing of the community of the municipal district in which the approved venue is located; and

Taking into account the impact of the proposed amendment on the surrounding municipal districts.

The Council may make a submission to the VGCCC on the prescribed form which is entitled "Economic and Social Impact Submission". We **enclose** this form.

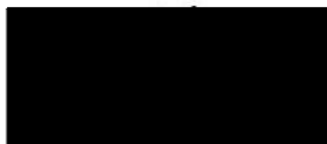
We request Council acknowledge receipt of this letter and the enclosures by forwarding a letter to this office as well as to the VGCCC as soon as possible.

Please note that our client will be placing an advertisement in the local paper in relation to the proposed application in the format prescribed by the VGCCC shortly.

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



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Director

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