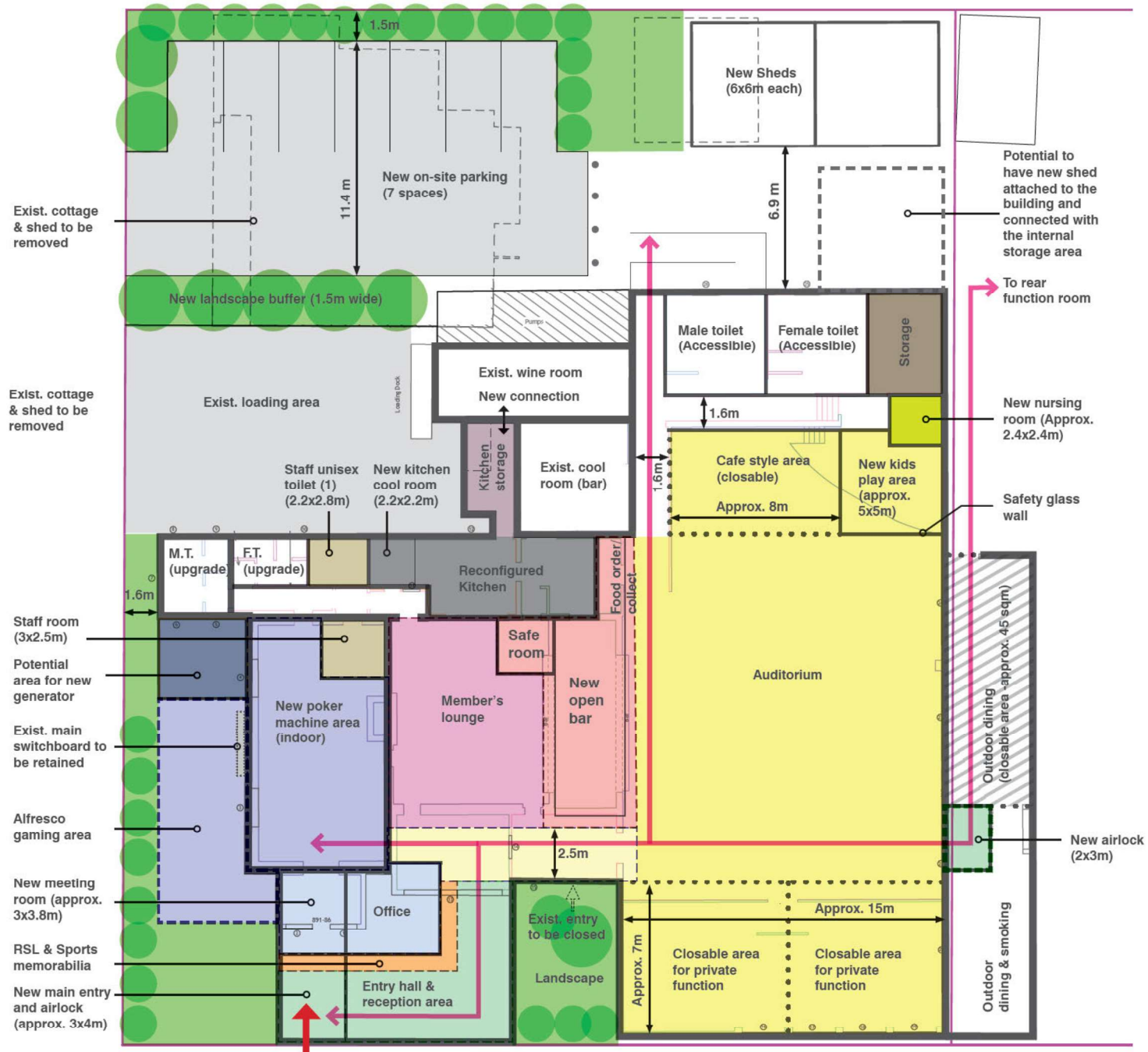
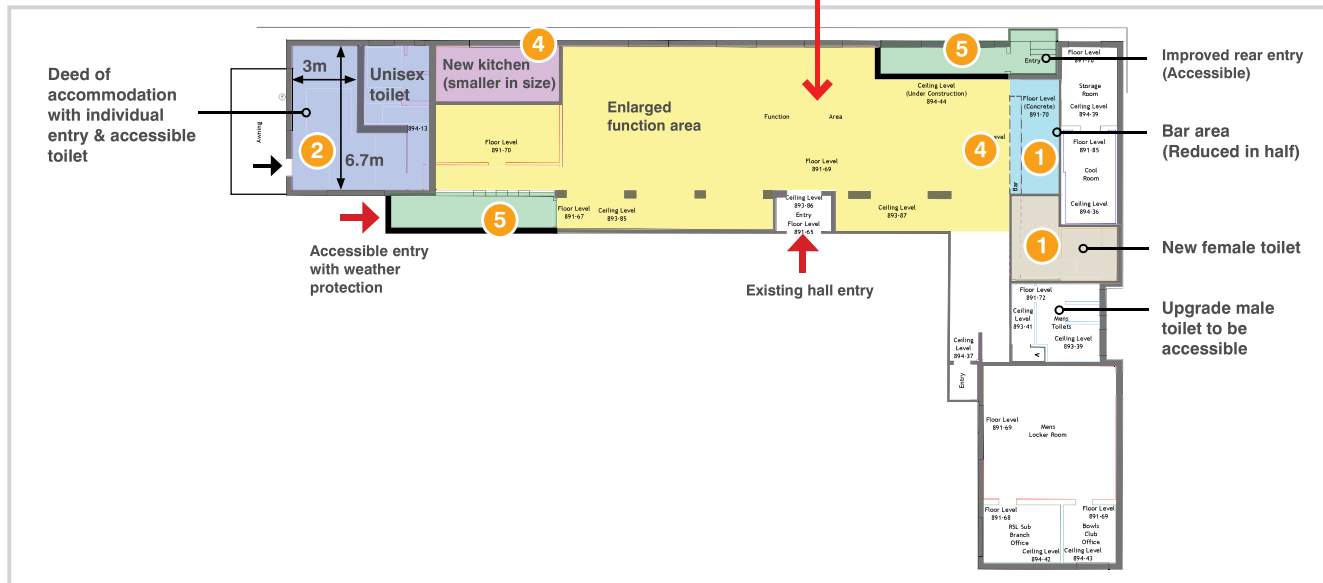


INDICATIVE CONCEPT MASTER PLAN - INTERNAL LAYOUT (MAIN CLUB)



| Function Area | Proposed (approx. area) | Existing (approx. area) |
|------------------------------|-------------------------|--------------------------|
| Air lock | 12.2 | 0 |
| Entry Hall | 45.2 | 16.8 |
| Office | 18 | 20.4 |
| Office meeting room | 11.4 | 0 |
| RSL & Sports Memorabilia | Part of main entry hall | Part of auditorium space |
| Members Lounge | 66.8 | 65.2 |
| Auditorium | 404.4 | 344.4 |
| Kids Play Area | 23.2 | 0 |
| Nursing room | 5.8 | 0 |
| Storage | 16.7 | 16.7 |
| Parent room | 5.8 | 0 |
| Kitchen | 31.3 | 29.0 |
| Kitchen cool room | 4.9 | 2.9 |
| Kitchen Storage | 11.8 | 8.9 |
| Bar/Food | 51.4 | 35.3 |
| Back Bar Area (safe room) | 6.5 | 18.5 |
| Staff toilet | 6.3 | 0 |
| Staff room | 7.8 | 0 |
| Poker Machine Area (indoor) | 60 | 98.5 |
| Poker Machine Area (outdoor) | 47.2 | 0 |
| Cafe | 0 | 80.4 |
| TOTAL | 836.7 | 737.0 |



Rear function room

Short to medium terms -

Rear function room

1. New female toilet
 - Reduce the bar area (incl. safe room) and construct a new female toilet (accessible)
2. Deed of accommodation
 - Upgrade the existing entry room and female toilet to be deed of accommodation for the sub-branch. Separated access from Robertson Lane to be provided outside trading hours.

Bowling Green

3. Bowling Green (Goulburn St)
 - Upgrade it to synthetic green with opportunity for different events

Medium to long terms -

Rear function room

4. Kitchen
 - Reduce the size of the existing kitchen
5. Accessible Entrances
 - Upgrade the existing rear building entry (Robertson Ln) to be accessible
 - Upgrade the front ramp entry to be weather protected

Cottage site

6. On-site car parking
 - Demolish of the existing cottage
 - Turn it to be an on-site parking area to accommodate approx. 9 car spaces
 - Add a new airlock to the rear entrance
 - Add landscape to the boundary

Bowling Green

7. Bowling Green (Robertson Ln)
 - Demolish the existing facility and built a new one
 - Upgrade the bowling grass field to synthetic green

169-173 Goulburn St

8. Future mixed use
 - Temporarily use for club car parking
 - Potential future residential development



ALFRESCO GAMING AREA



TIMBER LOOK SOFFIT TO MAIN ENTRY



CLEAR GLASS PANELS IN POWDER COAT ALUMINIUM FRAMES



LIGHT COLOR BRICKWORK SIMILAR TO EXISTING



CORTEN STEEL DECORATIVE ARTWORK TO PERIMETER FENCE



LANDSCAPE AREA

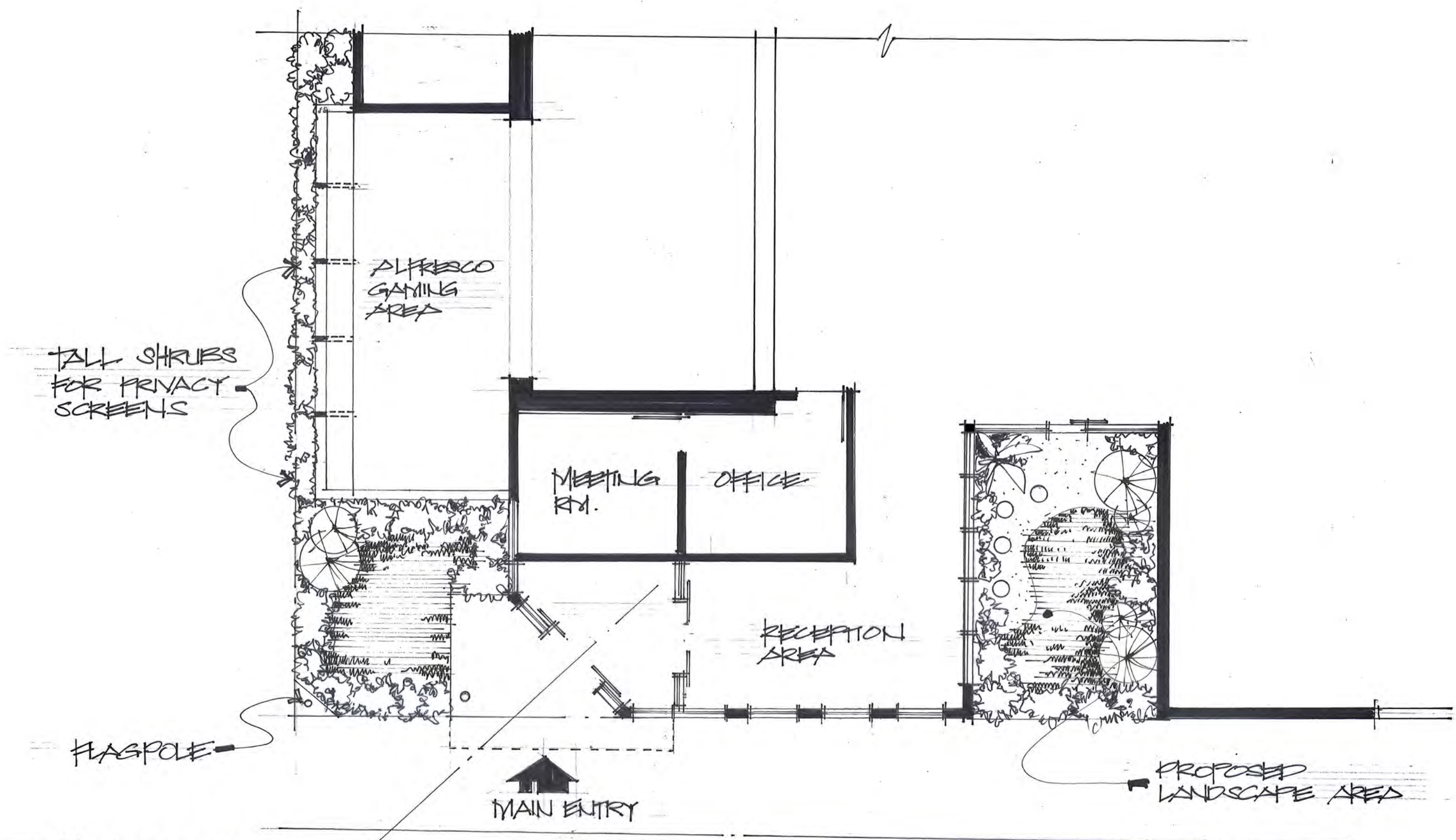


ALUMINIUM GLASS ENTRY DOOR in ANNOIDIZED FINISH



NEW LANDSCAPE AREA

PROPOSED VISION



PARTIAL GROUND FLOOR PLAN
 SCALE 1:100 M.



WALL NICHE FOR RSL MEMORABILIA



NEW OPEN BAR



HERRINGBONE WOOD PARQUET



OUTDOOR COURTYARD



PROPOSED ENTRY HALL