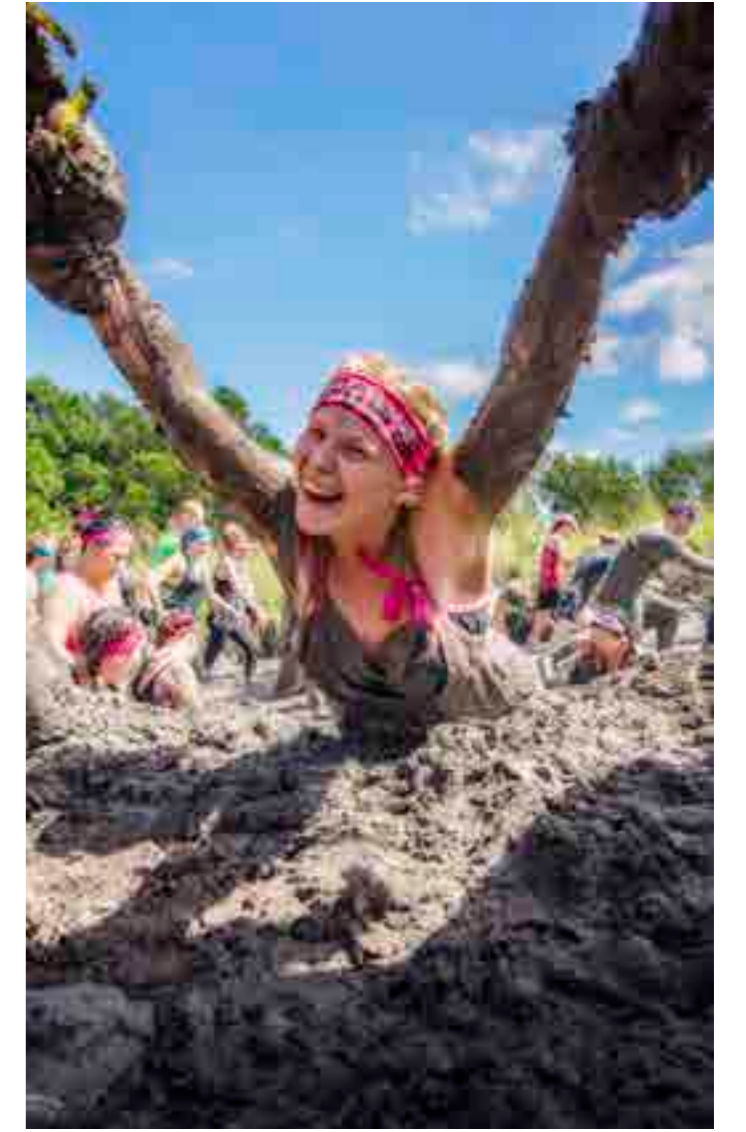


A Proud History and Exciting Future

As a growing club with over **30,000 members** and **1 million visitors annually**, we have been expanding our services in recent years to include:

- A range of hospitality and dining options
- 24-hour fitness centre
- Raw Challenge Adventure Grounds

We are now making plans to improve our services for our community.



Upgraded and modernised all Club facilities.

Various extensions and refurbishments.

Acquired freehold properties 100 & 110 Pacific Highway, Doyalson.

1965 – 1999

1995

2010

1964



Licensed Club (Club Ltd) established on 80/90 Pacific highway Doyalson, as a tenant of Doyalson RSL Sub Branch.

2000

Major renovation across restaurant, café and beverage outlets.

2004

Completed lower carpark (additional 200 car spaces).

2012

Amalgamated with Tunkuwallin Tennis & Sports Club, Summerland Point.

2015



Opened Active Fitness HQ and Smokehouse Grill & Bar extension.

2018



Acquired Raw Challenge Adventure Grounds (tenant of 100 and 110 Pacific Highway Doyalson).

2017

Acquired freehold property at 120 Pacific Highway Doyalson.

Completed Auditorium major refurbishment.

A Destination Resort

Our Vision

Surrounded by uniquely Australian terrain in a bushland setting, our vision is to be an authentic Australian Resort, specifically tailored to the Central Coast.

Hospitality, leisure, and recreation will be housed in a bushland setting, transforming Doyalson Wyee RSL Club into a unique adventure and vacation destination for the Central Coast.

A unique Club for the Central Coast.

With a diverse range of services, everyone will be welcome.

A Home Away from Home

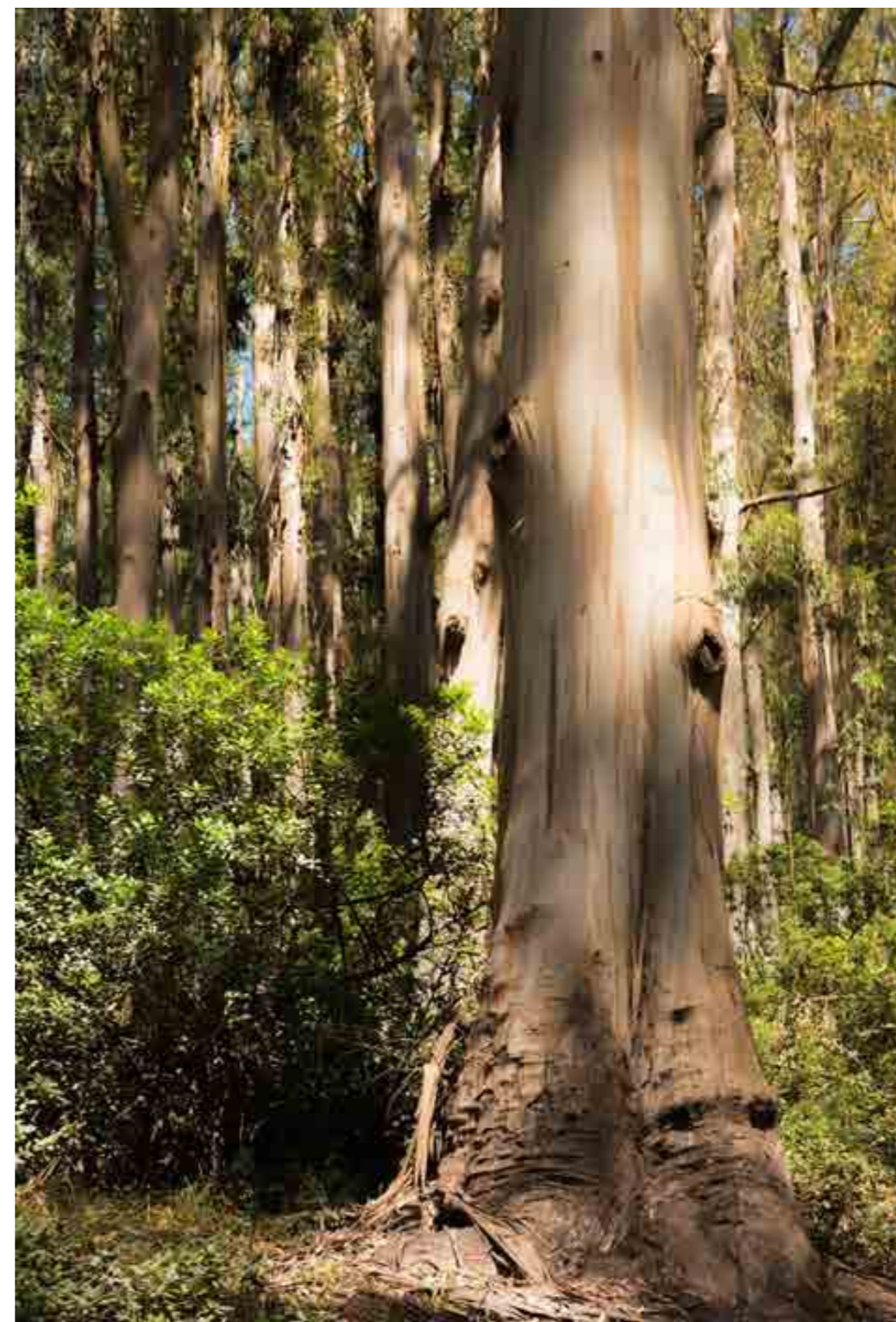
Restaurants and bars, entertainment, recreation, and retail services will come together to create a destination and a sense of place.

- A variety of food and beverage outlets from casual contemporary dining to fast food
- Health and wellbeing services, including fitness, physiotherapy and a medical centre
- Senior's living units and community facilities. Creating a community for active and relaxing lifestyles, close to services.

A Resort Oasis

Indoor and outdoor recreation and entertainment that is all ages and family friendly. Members and guests can:

- Relax in a variety of hospitality outlets in green surroundings
- Enhance their own wellbeing by accessing a range of medical and wellness facilities
- Embark on an adventure in the surrounding bushland setting, fitness and recreational facilities
- Stay at one of the hotel rooms on site
- Conveniently access childcare facilities and other retail services within the resort.



Serving Our Community

Since the Club was founded in 1964 it has grown to be **one of the largest** Registered Clubs on the Central Coast.

30,000 +
members

200
people employed

\$30 million
annual revenue

1 million
visitors annually

\$1.5 million
in cash and in-kind community contributions annually

Jobs in the Central Coast

The Club's plans will create a significant number of local jobs between 2018-2030, keeping jobs for locals on the Central Coast, to increase opportunities and cut commuting times.

72
construction jobs
annually across development period

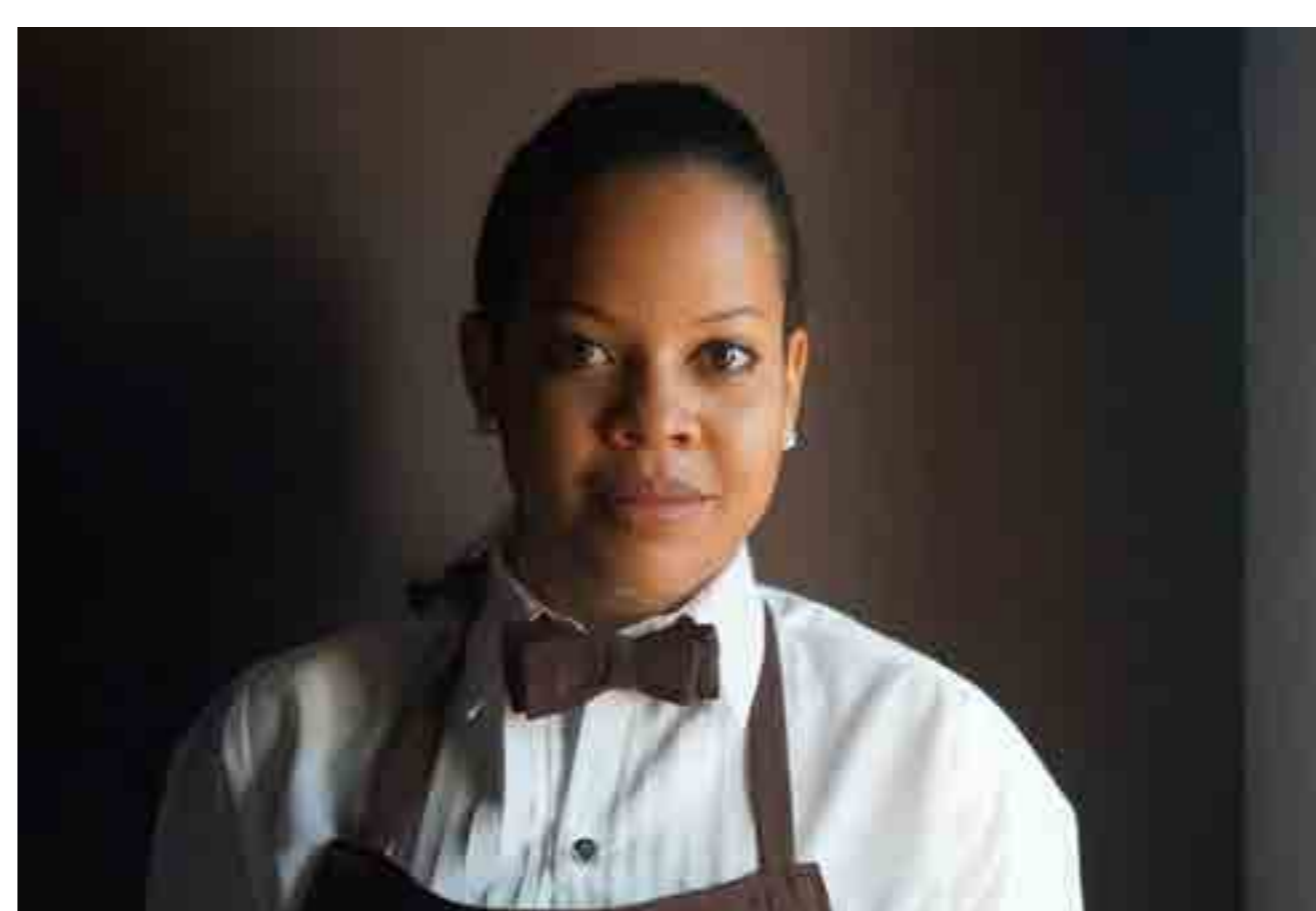
920
permanent jobs
an estimated increase of 720 across a broad range of occupations including club employees

Continued support for returned and ex-service members

The Central Coast has the largest population of returned ex-servicemen and women in NSW and Doyalson Wyee RSL Club is committed to continuing to support these veterans and their families and celebrating their significant contribution to our way of life.

What will happen to the current club?

The land on which the Club, car parking and sporting fields are located is owned by Trustees of Doyalson Wyee RSL Sub-Branch. This is 80, 90 Pacific Highway Doyalson and 49-65 Wentworth Avenue Doyalson.



Planning for the Future

Doyalson Wyee RSL Club is a proud community Club. Our approach is to understand what our members and communities want first, so that our plans reflect those needs and aspirations.

The Club has undertaken significant market research. And in talking with our members and the community and examining the types of services and facilities that are needed on the Central Coast, we have identified a mix of options that are all-ages and family friendly.

We are at the beginning of the planning process and are seeking feedback from our members and surrounding communities early on our plans.

We are preparing a Planning Proposal and Concept Plan for the Club's freehold properties (100-120 Pacific Highway Doyalson), which we will lodge with Central Coast Council in late 2018.

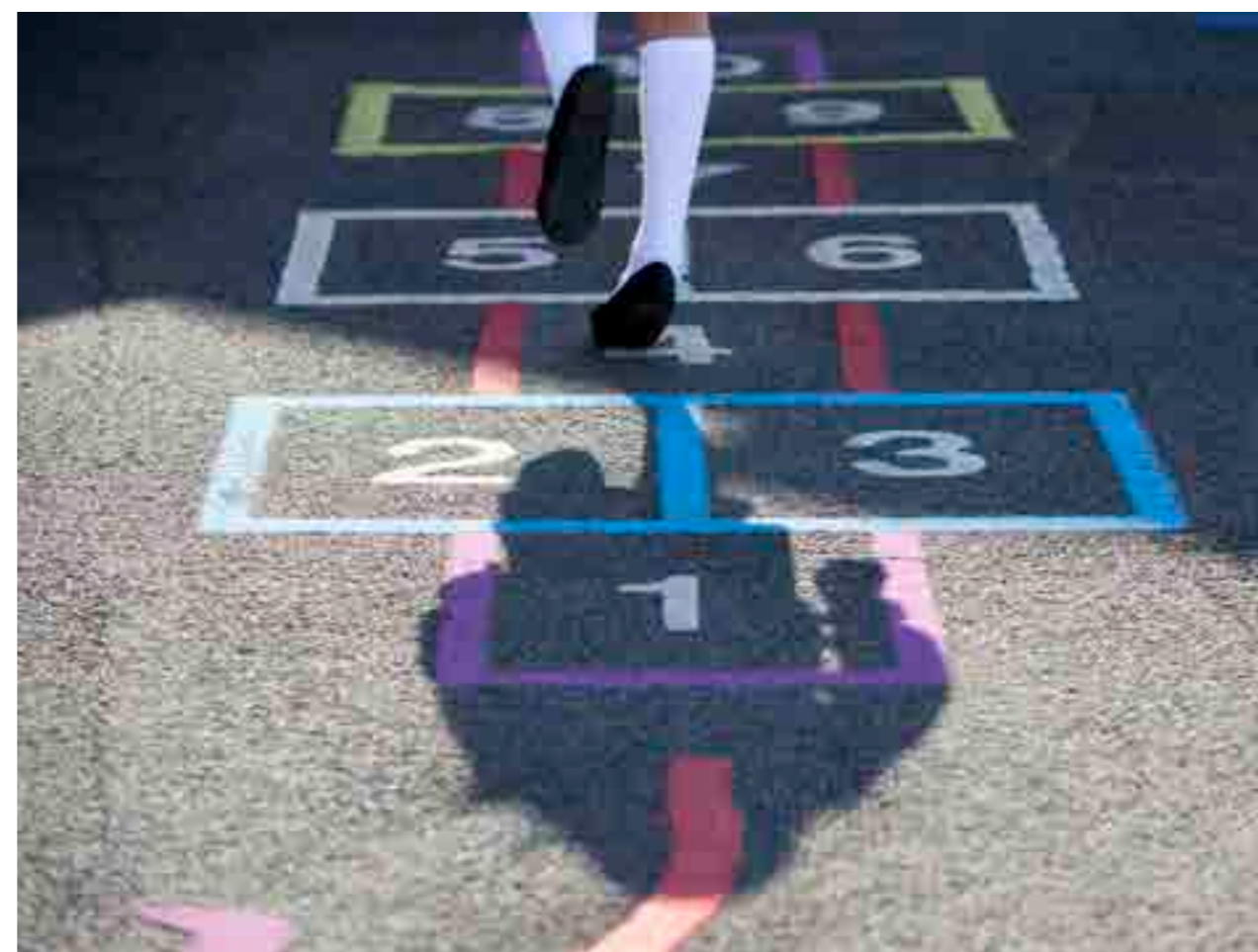
A Planning Proposal is a request to change a site's zoning requirements and is the first step in planning for the site. We are seeking to have 100-120 Pacific Highway rezoned to a B4 mixed use zone.

If the proposal is approved. The Club will be able to lodge future development applications to realise our Australian Resort vision.

The Planning Proposal includes the following site uses:

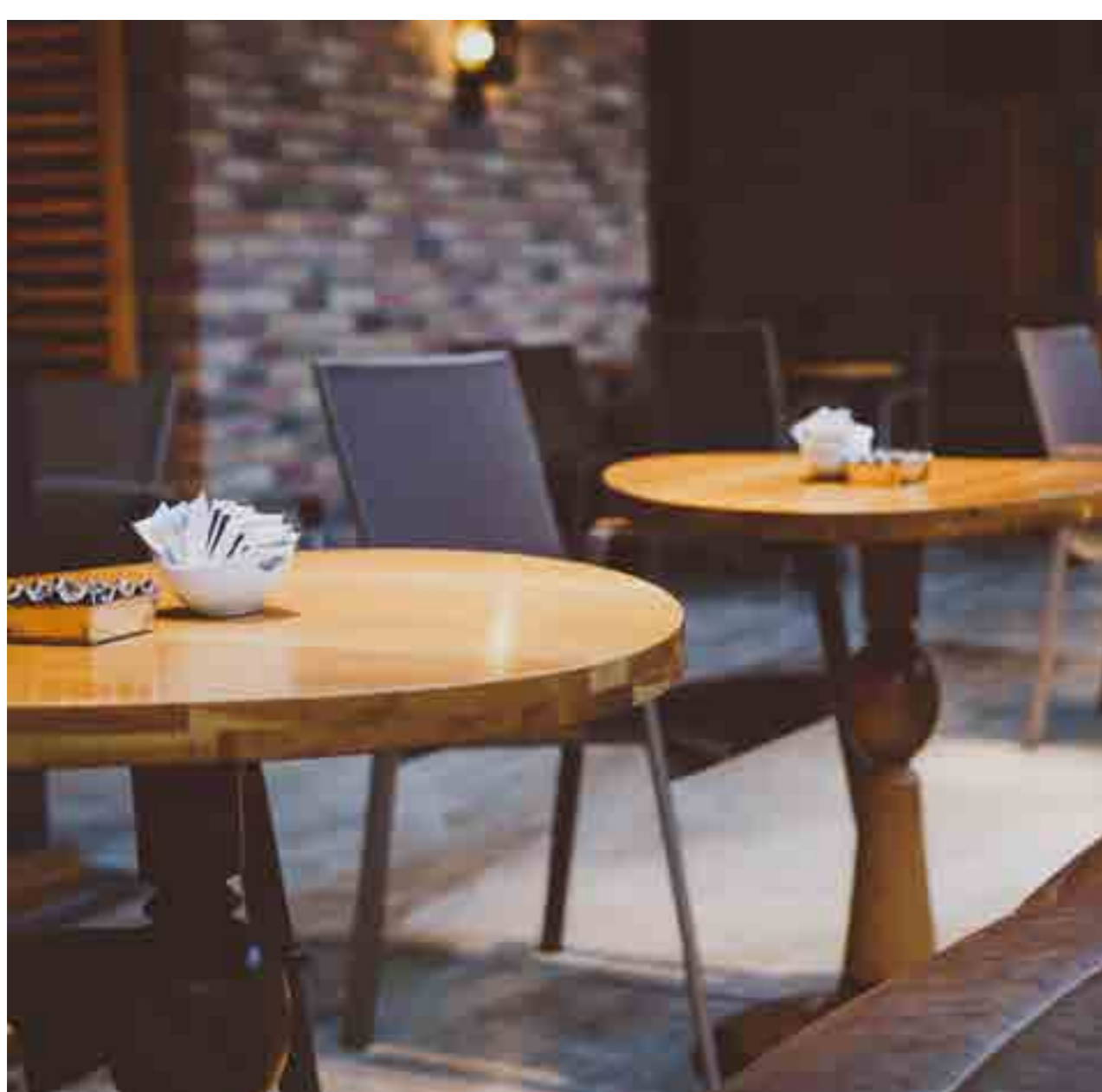
- Expanded hospitality including restaurants, cafes and fast food
- Wellness and expanded fitness centre
- Indoor and outdoor recreational facilities
- Tourism and accommodation facilities
- Medical centre uses
- Seniors living
- Childcare centres
- Car wash and fuel options.

The Australian Resort will be developed in a staged way, over an estimated 12 year timeframe.



Do you have ideas on how we could make these services best meet the needs of Doylo members and guests and the broader Central Coast community?

Let us know today.



The Concept



The Australian Resort



Managing Traffic and Access



The safe movement of cars and pedestrians on surrounding streets are priorities for the Club.

The Club is considering several options to manage traffic in and around the Club, including:

- Safe and convenient entry points
- The primary access point to the Club would be relocated from Wentworth Avenue to Pacific Highway
- A signalised intersection located off 100 Pacific Highway would be funded and provided by the Club
- A left in and left out is proposed at 120 Pacific Highway
- Parking for 1,174 cars, proposed across several car parks.

Traffic Studies show that under this arrangement:

- Performance of the Wentworth Avenue and Pacific Highway intersection will improve
- Safety of the Wentworth Avenue and Pacific Highway intersection will improve, with fewer vehicles turning movements at the intersection.

Construction management

- The construction of new buildings and activities that generate noise will be controlled
- Noise barriers and daily or seasonal timing of construction and operations will be carefully considered to reduce noise impacts on our neighbours
- Best Practice measures will be taken to suppress dust during construction.

Staging

The Club is a tenant and leases the land from the Sub-Branch.

The Club is applying for a five-year lease for these sites from September 2019. Under legislation, this is the maximum period the Sub-Branch is able to lease the sites.

This five-year lease arrangement severely limits the Club's ability to plan for the future, borrow money and service its members and the community in the long-term. This is why the Club is looking at other options to expand its services.

The Australian Resort will be created in a staged way, over an estimated 12 year period. The Club will work with its neighbours and members to minimise disruption during this time. We will also work to keep the development period as short as possible, balanced with the commercial viability of launching new facilities and services.

If the plans are approved, the Club will not move immediately. We will work to ensure that the Club does not close for any time.

Respecting the Environment

Our bushland setting is what makes our Club unique. Therefore, we take seriously the protection and management of flora and fauna.

Independent ecologists, Eco Logical Australia have conducted an ecology assessment.

Protecting native plants and animals

- Work will be planned to avoid breeding, nursing and other critical times
- Construction and related teams will be trained to protect environmental features
- Artificial habitats will be installed for fauna in vegetation that is retained
- Temporary fencing will protect at risk environments
- Hygiene protocols will be implemented to prevent the spread of weeds.



Managing bushfire risk

Independent ecologists, Eco Logical Australia, also conducted a bushfire constraints assessment of 80, 90, 100 and 110 Pacific Highway Doyalson and 49-65 Wentworth Avenue Doyalson.

In order to minimise bushfire risk, the Club will:

- Establish Asset Protection Zones to provide clear separation of buildings and bush fire hazards from the bushland on the east of the site
- Establish appropriate access from Wentworth Avenue and the Pacific Highway and within the site for residents, fire fighters, emergency service workers and those involved in evacuation
- Ensure there is adequate water supply and pressure for hydrants on Wentworth Avenue and the Pacific Highway
- Install fire hydrants throughout the site to aid firefighting efforts
- Ensure that landscaping limits the risk of fire spreading throughout buildings.

Identified species present



Scribbly Gum



Broad-leaved Paperbark



Smooth-barked Apple

Identified threatened species



Small-flowered Grevillea



Glossy Black Cockatoo

Next Steps

Thank you for attending this Community Open Day. This day marks the early stages of community engagement and planning for the future of our Club.

Your input will help the Club and the project team identify opportunities, constraints and potential issues to be considered in planning for the precinct.

We are preparing a Planning Proposal and Concept Plan for the sites at 100-120 Pacific Highway Doyalson, which we will lodge with Central Coast Council in late 2018.

Following review, Central Coast Council will place the Planning Proposal on public exhibition, inviting submissions from the community.

To support the redevelopment, an intersection application with RMS will also be lodged for the proposed intersection on Pacific Highway.

Planning pathway

Doyalson Wyee RSL Club (Club Ltd) request formal amendments to the Wyong Local Environment Plan (LEP) 2013. A Planning Proposal will be lodged for 100-120 Pacific Highway Doyalson with Central Coast Council, for detailed review by Council Officers in late 2018.



A full Council meeting will consider this review and recommend to either support or not support proceeding to the NSW Department of Planning & Environment (DPE) for a 'Gateway Determination'.



A 'Gateway Determination' is ordinarily issued by DPE. It outlines a framework for Public Exhibition of the Planning Proposal and identifies any further items to be examined by Council prior to further consideration by DPE.



Following review, Central Coast Council will place the Planning Proposal on public exhibition, inviting submissions from the community.



Following Public Exhibition and a detailed review of any public submissions, Council Officers will make a further recommendation to Council to support or not support the Planning Proposal to be 'made' by DPE. If supported, DPE will proceed to amend the LEP.

More Information



We have commissioned independent community engagement company Urbis to collect feedback on our plans.

Contact the team on **1800 244 863** or email engagement@urbis.com.au for further information or to share your ideas.