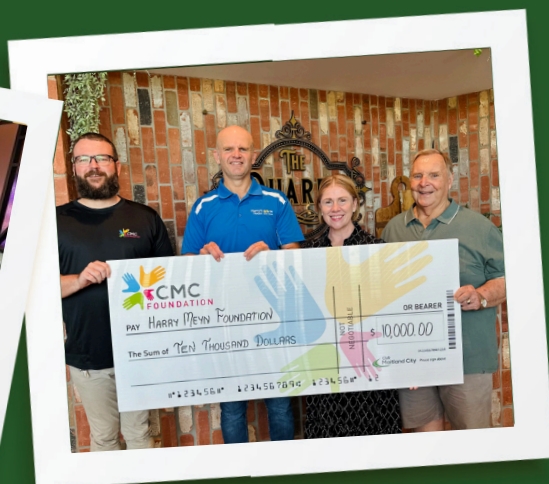




½ GENERAL
MEETING, SUNDAY
MARCH 10 10AM



INTRODUCING



Dear Members,

It gives me great pleasure to deliver this report to you as the Club continues to develop meaningful assistance in our community through contributions to sport and, now more than ever, huge contributions to community organisations to assist the less fortunate.

These extra and over and above contributions, often called “Profit for Purpose”, can only be achieved when the Club’s finances are strong and stable. This is most definitely the case. In the recent few years, we have seen in addition to the major contributions made to Bowls, Club Maitland City become the primary sponsor of sports across the Maitland LGA, AFL, Athletics, Basketball, Cricket, Darts, Motor Cross Netball, Rugby League, Rugby Union, Soccer, Touch Football, and many duplicates and smaller clubs. The positive contributions in these sporting communities has led to junior pathways programs and ultimately raising the profile of Maitland as a Sports hub across the state. I am sure in the coming 10 years we will see young Maitland residents making their mark on the world stage.

Staying relevant to our community has enabled us to post a 6-month unaudited surplus of \$1.57m with an EBITDA ratio of 27.5%. This is an excellent result in challenging market conditions. I don’t expect business conditions to deteriorate in the near term, however with substantial volatility in domestic markets and the international shocks that we have seen in recent years, we stand ready to pivot of position should this be required.

An increased focus on relevance has this year resulted in the establishment of the CMC Foundation, which now conducts all Housie within the club aims to hand to community organisations around \$150,000 per annum. With the ethos of “In Maitland for Maitland”, your club truly is striving to make a positive difference to the lives of our residents.

To protect our positive impact strategy for many years to come it is important to be always staying agile and adapting to changes in our demographics so we can stay relevant. Our stability has enabled us to develop plans for the future, envisaged over the next 10-year period in a staged process. These plans have been developed over the past 12 months, and involve expansion, diversification, and replacement of aging assets.

The entire plan will be available for members viewing, in time. To assist in this process I call on you now to **endorse a change that is vital to the overall plans**. A very simple change is put to the ½ general meeting, this ordinary resolution calls for the status of the Maitland City Motel to be changed from “Core” to “Non-Core” property.

The **Maitland City Motel** was first established on the property in the late 1950’s and is reaching end of life. The property itself is a different zoning to the club, which is commercially very valuable. The Club plans to rebuild a motel elsewhere on our property thus solving the end-of-life issues and build other commercial operations on the land. In order to ensure this project is financially and legally viable, the property **requires the change from “Core” to “Non-Core”**.

Therefore, as a full voting member of the Club, you are able to attend General Meetings. I invite you to attend the ½ General Meeting on **Sunday March 10 at 10am to vote FOR the recommended change**.

Kind Regards



Ian Martin ACCM JP GAICD
Chief Executive Officer



NOTICE OF HALF YEARLY GENERAL MEETING

ABN 64 00 912 005

Notice is hereby given that the Half Yearly General Meeting of Maitland City Bowls, Sports & Recreation Club Limited is to be held on **SUNDAY 10th MARCH 2024** commencing at **10:00am** at the premises registered office of the Club at 14 Arthur Street, Rutherford in the State of New South Wales.

AGENDA

- A. Apologies.
- B. To confirm and adopt the Minutes of the Half Yearly General Meeting of the Club held on 16th of April 2023.
- C. To receive and consider the Unaudited Financial Statements for the half year ended 31st December 2023.
- D. To consider and vote on the Ordinary Resolutions as presented to the meeting.
- E. To deal with any business of which due notice has been given 14 days prior.

MEMBERS PLEASE NOTE

- 1. Unaudited Financial Statements will be available at the office from Thursday 1st February 2024.
- 2. Members are requested to advise the Treasurer, in writing, seven (7) days prior to the date of the Half Yearly General Meeting of any query relating to the Unaudited Financial Statements. This will allow time for any necessary information (if required) to be extracted from the records of the Club in order for it to be made available at the Half Yearly General Meeting.
- 3. **Pursuant to the Club's Articles of Association (Section 24), only Voting members, Life members and Premium Social Members are entitled to attend and vote at general meetings of the Club.**

Social members (\$0 fee paying) are NOT entitled to attend or Vote the Half Yearly General Meeting.

By direction of the Board,

A handwritten signature in black ink, appearing to read "Ian Martin", with a horizontal line extending to the right.

Ian Martin ACCM JP GAICD
Chief Executive Officer

Tuesday, 30th January 2024

Notice is hereby given that a ½ General Meeting of Maitland City Bowls, Sports & Recreation Club Ltd ABN 64 000 912 005 (“the Club”) will be held on Sunday, 10 March 2024 at 10:00am at the Club’s premises at 14 Arthur Street, Rutherford NSW 2320.

RESOLUTION 1 – ORDINARY RESOLUTION

To consider, and if thought fit, to pass the following ordinary resolution:

“That the members declare, for the purposes of Section 41E of the Registered Clubs Act 1976 (NSW), that real property Lot 47 in Deposited Plan 1122802 known as 258-264 New England Highway, Rutherford not to be core property of Maitland City Bowls, Sports and Recreation Club Limited.”

EXPLANATORY NOTES

- The Maitland City Motel which is owned by the Club and located at 258-264 New England Highway, Rutherford (the “Site”), is approaching end of life. The Club is in the process of considering, as part of a broader master plan, the redevelopment of the Site to maximise the commercial benefit that the Club is able to achieve from the Site.

- The Site is currently “core property” of the Club as defined by the Registered Clubs Act as currently recorded in the Annual Report of Club Maitland City. Section 41E of the Registered Clubs Act 1976 (NSW) defines “core property” to include:

(a) the premises of the Club; or

(b) any facility provided by the Club for the use of its members and their guests; or

(c) any other property declared, by resolution passed by a majority of the members present at a general meeting of the ordinary members of the Club, to be core property of the Club, but does not include any property referred to in paragraphs (a)-(c) that is declared, by a

resolution passed by a majority of the members present at a general meeting of the ordinary members of the Club, not to be core property of the Club.

- Section 41E of the Registered Clubs Act prevents “core property” being disposed of (which includes a sale, a lease, or a license of the property or to otherwise deal with the property in such a manner as may be prescribed by the regulations) unless:

(a) the property has been valued by a qualified valuer; and

(b) the disposal has been approved at a general meeting of the ordinary members of the Club in which a majority of the votes cast supported the approval; and

(c) any sale is by way of public auction or open tender conducted by an independent real estate agent or auctioneer, except in circumstances specified in the Registered Clubs Regulation 2015 (NSW).

- The Club is considering the re-development of the Site to allow for itself, or one or more parties, to redevelop, conduct a business on or undertake a permitted use with respect to the Site as permitted by its current zoning, which is E3 Productivity Support, or any other permitted use as permitted by law, whether arising from a re-zoning application or otherwise. The list of possible

- As “core property” of the Club the Club is unable to long term lease the Site to a third party beyond a 10- year period. To achieve maximum benefit for the Club it is likely that leases, or other commercial arrangements, that exceed a 10-year period may need to be entered into by the Club with respect to the Site to allow for its proper commercial redevelopment.

- Accordingly, it is proposed that by the passing of this resolution that the Site be declared by the members to be non-core for the purposes of the Registered Clubs Act.

EXPLANATORY NOTES continued

- If the ordinary resolution is passed, that property specified in the resolution will be classified as non-core property for the purposes of Section 41E of the Registered Clubs Act and the Board will be able to redevelop and/or dispose of the land (for example by way of subdivision, sale, licence and/or lease) as it considers fit without needing to call further general meetings to obtain further approval under the Registered Clubs Act.
- To be passed, Resolution 1 must receive a simple majority of votes in its favour from those members present at the meeting who are eligible to vote and who vote of the Resolution.
- Life Members, financial Voting Members and financial Premium Social Members are entitled to vote on the Resolution.
- The Board recommends Resolution 1 to the meeting.

ANNEXURE “A” ZONE E3 PRODUCTIVITY SUPPORT

1. Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To minimise conflict between land uses within the zone and with adjoining zones.

2. Permitted without consent

Home industries

3. Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; General industries; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4.

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Industries; Jetties; Marinas Mooring Pens; Moorings; Open cut mining; Registered clubs; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Wharf or boating facilities.

By direction of the Board



Ian Martin ACCM JP GAICD
Chief Executive Officer / Secretary