



Wyong Leagues Group
Bringing Communities Together



AMALGAMATION

In mid-2023, the Board of Cootamundra Country Club approached the Wyong Leagues Group to investigate the possibilities of being amalgamated and joining the Group.

This engagement has ultimately led to a decision to proceed with the amalgamation.

This decision was reached following a deep business analysis supplemented by numerous meetings and site visits between Directors and Management of both Clubs to ensure that the amalgamation would be of mutual benefit.





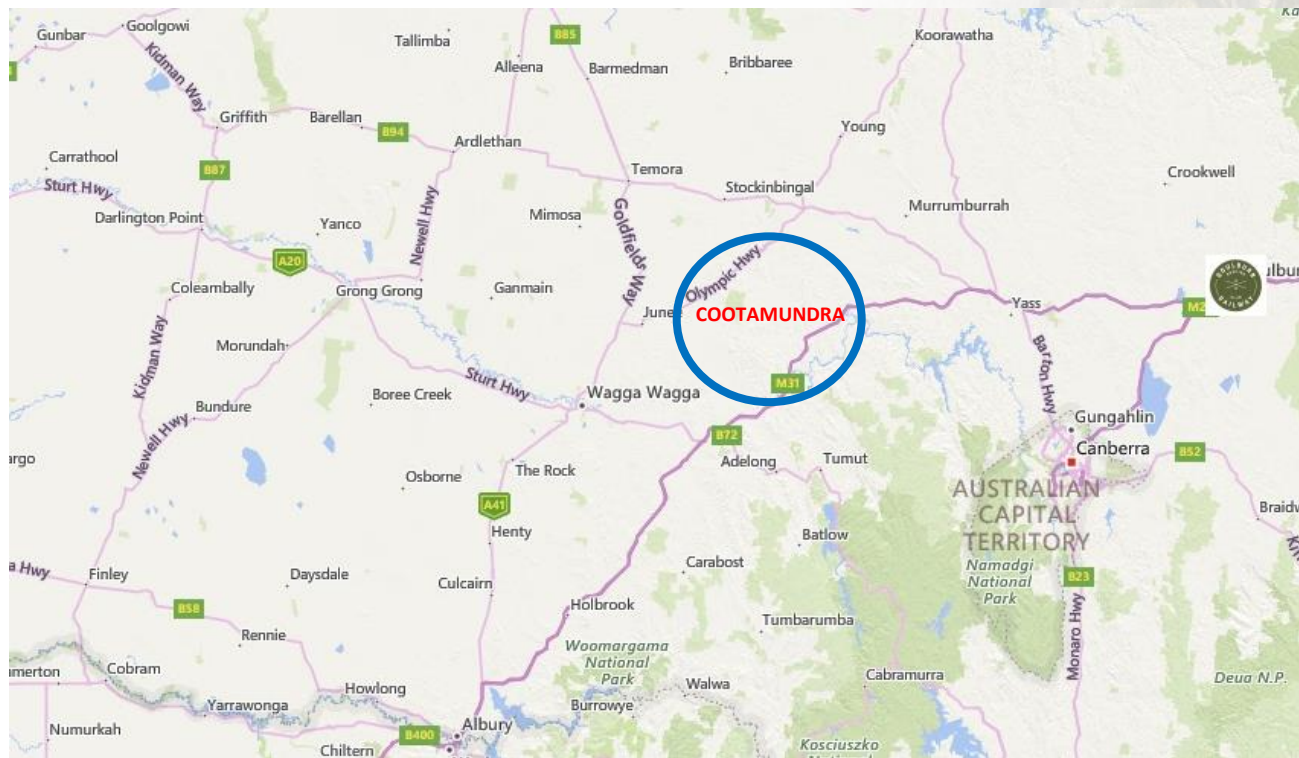
COOTAMUNDRA a market overview



COOTAMUNDRA
LET YOUR RURAL SPIRIT PLAY



The Cootamundra-Gundagai Regional Council area is located in the South-West Slopes and Riverina Regions of New South Wales, about 390 kilometres south-west of the Sydney CBD, and about 95 kilometres north-west of the Canberra CBD.





A Snapshot of the Cootamundra Gundagai LGA

Population

11,2255
(ABS ERP 2020)

Workforce

4,381 people employed
60% full-time
38% part-time

Region Land Area

3982 sq kms

Industries

Agriculture
Healthcare Social assistance
Forestry and Fishing



Notable People

- Sir Donald Bradman AC –Australia’s greatest international cricketer was born in Cootamundra in 1908
- Les Boyd– professional Rugby League Player, represented Australia and NSW
- Bob Holder 91 oldest Rodeo competitor on the circuit
- Philip Lowe– Former Governor of the Reserve Bank of Australia grew up in Cootamundra after moving there aged 5.
- Isaac Smith – professional AFL footballer
- Paul Field - a RL footballer who played in the 1980s. one of only three players to be selected straight from a country club to play for the Blues in State of Origin.



Demographics
within 15k
radius of
Cootamundra

Marital Status:	TRADE AREA	NSW REG.
Married	48.7%	45.8%
Separated	3.2%	3.7%
Divorced	9.6%	10.2%
Widowed	9.4%	6.5%
Never Married	29.1%	33.7%

Household Type:	TRADE AREA	NSW REG.
Two Parent Family	19.2%	25.1%
One Parent Family	11.1%	11.7%
Couple without Children	34.3%	31.0%
Other Family Type	0.5%	0.7%
Non-Family Household	35.0%	31.5%

Residential Population	TRADE AREA	NSW REG.
	6,639	-
Age:		
Persons Aged 0-9	10.4%	11.6%
Persons Aged 10-14	6.4%	6.4%
Persons Aged 15-19	5.1%	5.7%
Persons Aged 20-24	4.1%	4.9%
Persons Aged 25-34	8.3%	11.2%
Persons Aged 35-44	8.7%	11.1%
Persons Aged 45-54	10.9%	12.3%
Persons Aged 55-64	14.2%	13.9%
Persons Aged 65+	31.9%	22.9%
Average Age (est):	46.9	42.5

	TRADE AREA	NSW REG.
Occupied Dwellings	2,775	-
Building Type:		
Separate House	91.3%	86.2%
Semi-Detached	7.7%	8.3%
Flat / Unit / Apartment	0.6%	4.4%
Other	0.4%	1.1%
Occupancy:		
Owns Dwelling	49.6%	41.3%
Buying Dwelling	25.3%	31.4%
Renting Dwelling	25.1%	27.3%

Household Vehicles:	TRADE AREA	NSW REG.
Households with 0 Vehicles	9.0%	5.1%
Households with 1 Vehicle	40.1%	35.7%
Households with 2 Vehicles	34.6%	37.6%
H'holds with 3 plus Vehicles	16.2%	21.7%

Household Income:	TRADE AREA	NSW REG.
\$0 - \$399 p/w	8.6%	6.5%
\$400 - \$799 p/w	31.0%	22.6%
\$800 - \$1,249 p/w	18.6%	16.6%
\$1,250 - \$1,999 p/w	17.1%	20.3%
\$2,000 - \$2,999 p/w	13.8%	17.9%
\$3,000 - \$3,999 p/w	5.7%	8.3%
\$4,000+ p/w	5.2%	7.8%
Avg H'hold Income (pa):	\$76,786	\$92,706

Profession:	TRADE AREA	NSW REG.
Managers	11.9%	14.9%
Professionals	16.4%	17.7%
Clerical/Admin	13.9%	14.7%
Community/Services	15.1%	13.4%
Sales	10.9%	11.5%
Technicians & Trades	9.4%	8.6%
Drivers/Machine Operators	8.4%	7.3%
Labourers	14.1%	12.1%

Business & Employment Summary (2022)

Wyong Leagues Group

Cootamundra

15km Radius

ANZSIC Category	Total Businesses	Non-Employing Businesses	Businesses with 1-4 Employees	Businesses with 5-19 Employees	Businesses with 20-199 Employees	Businesses with 200+ Employees	^ Estimated Total Employees	Total Employing Businesses		Average % Employing Businesses
								#	%	Reg. NSW
A Agriculture, Forestry and Fishing	227	139	64	19	5	0	981	88	28.9%	16.6%
B Mining	3	0	3	0	0	0	20	3	1.0%	0.4%
C Manufacturing	20	8	6	5	0	0	70	11	3.6%	4.5%
D Electricity, Gas, Water, Waste	3	0	3	0	0	0	15	3	1.0%	0.3%
E Construction	80	35	36	9	0	0	214	45	14.8%	18.7%
F Wholesale Trade	11	8	4	0	0	0	15	4	1.3%	3.0%
G Retail Trade	43	15	18	10	0	0	160	28	9.2%	8.3%
H Accommodation, Hospitality	27	4	10	13	0	0	160	23	7.6%	8.9%
I Transport, Postal, Warehousing	38	19	12	4	3	0	393	19	6.3%	5.2%
J Information, Media, Telecoms	3	3	0	0	0	0	2	0	0.0%	0.6%
K Financial and Insurance	15	10	5	0	0	0	20	5	1.6%	1.9%
L Rental, Hiring, Real Estate	64	58	3	3	0	0	77	6	2.0%	3.1%
M Professional, Scientific, Technical	50	30	13	7	0	0	130	20	6.6%	8.9%
N Administrative and Support	26	17	6	3	0	0	57	9	3.0%	4.0%
O Public Administration and Safety	6	3	3	0	0	0	9	3	1.0%	0.3%
P Education and Training	10	5	3	3	0	0	38	6	2.0%	1.6%
Q Health Care and Social Assistance	21	12	6	4	0	0	60	9	3.0%	5.9%
R Arts and Recreation	3	0	3	0	0	0	7	3	1.0%	1.2%
S Other Services	31	11	17	4	0	0	90	20	6.6%	6.5%
X Not Stated/Unknown	3	3	0	0	0	0	2	0	0.0%	0.1%
GT Total All Industries	683	379	213	83	8	0	2,520	304	100%	100%



Cootamundra Country Club Ltd

Established in 1895, it is the oldest golf club in NSW. The club offers sporting facilities for golf, bowls and croquet, as well as social activities including Bridge, Bingo, TAB, 12 poker machines, Bistro and Bar.

<https://vimeo.com/941062853?share=copy>

SNAPSHOT:

- Club sits on approximately **120 acres**
- Has **12 Gaming Licences**
- The Club has acres of non-core property that can be sold. The proceeds of which can go to re-investment in the Cootamundra Country Club.

CCC + WLG Amalgamation

Critical considerations



Importantly

WLG has determined that it will spend a minimum of **\$2 million** in renovations and improvements on the Club within the first 3 years - post amalgamation



Competitive landscape



The Market

Cootamundra Ex-Services Club offers Bars, Bowling facilities, Social activities, 42 Gaming machines, Bistro. Biggest establishment in town.





The Market

CENTRAL HOTEL:

Positioned as a family pub, the pub features 8 beers on tap, in addition to a wide variety of bottled beer and spirits. Full TAB features digital form screens, two terminals at the bar in addition to a self-serve betting terminal, Live sport features on plentiful screens. The Pub also featured a massive, covered beer garden that can cater to private functions, being equipped with its own bar with up to 4 beers on tap and a fridge for other drinks.
15 Gaming machines



The Market

The Family Hotel provides cheap and cheerful pub grub, seven days a week. It apparently attracts a younger' crowd during the evenings but was targeting families with food during the other day parts
Family Hotel is currently up for sale.
The mainstay of its custom appears to be a small loyal band of tradies hence it fails to attract any real "family" trade anymore.



The Market

The Albion Hotel. An old pub that recently had a very significant rebuild. Primary income through food, accommodation and live entertainment. No poker machines, has a modern TAB and a very large covered outdoor area.

In summary

- After the extensive and thorough amalgamation review process, it has been concluded by both parties that it should proceed further:
 - Proposed with confidence that the \$2million into extensive renovation in the venue will provide significant ROI
 - An MOU has now been signed by both parties.
 - Agreement to proceed with lodgement of application will occur at the first opportunity.
 - Work will continue pending approval in order to make the transition for CCC into WLG as smooth as possible.