
Local Impact Assessment Class 1 Application

Wentworthville Tavern
385 Great Western Highway
SOUTH WENTWORTHVILLE NSW 2145

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PREPARED BY:
HATZIS CUSACK LAWYERS
Liquor & Gaming Specialists

EXECUTIVE SUMMARY

1. INTRODUCTION

This document is a Class 1 Local Impact Assessment to accompany a gaming machine threshold increase application made for the approval of a 'low range' gaming machine threshold increase of twenty (20) from the grant of the hotel licence known as Wentworthville Tavern (the "Venue"), situated at 385 Great Western Highway, South Wentworthville.

The Venue has yet to be constructed. The building to house the Venue will consist of a multi-storey structure, with the Venue consisting of the ground floor area. Three levels of short term motel style accommodation rooms will be located above the Venue, although do not form part of the licensed area of the hotel licence.

The Venue's gaming room area has been designed to accommodate a full complement of electronic gaming machines. It is proposed that an initial twenty (20) gaming machine entitlements are to be sourced and transferred to the site as part of this application. Access to the gaming room will be obtained from the interior of the Venue, and also from the Venue's principal entrance that fronts the Great Western Highway together with an entrance adjacent to the Venue's carpark.

The Venue is located in the Wentworthville-Westmead SA2 area and within the Cumberland City Council LGA. The SA2 area has 1 hotel licence and 1 club licence operating within it, with a population of 21,568 at the 2021 Census.

2. RESPONSIBLE GAMBLING MEASURES

Chapter 2 of this Report details the mandatory and additional responsible conduct of gambling measures that will be in place at the Venue.

3. LOCAL COMMUNITY

The local community is the Wentworthville-Westmead SA2. Chapter 4 provides a demographic description of the local community.

The expectation is that on the construction and completion of the Venue, the majority of patrons using the facilities will be residents of South Wentworthville/Wentworthville together with the surrounding suburbs. The Venue will be a family-friendly facility that will welcome and cater to the needs of families in the local community.

4. POSITIVE CONTRIBUTION

Chapter 5 of this Report details the benefits that the Venue will provide to the local community if the application be approved.

5. CONCLUSION

Given the satisfaction of the requirements of the Act and the associated Gaming Machines Regulation 2019 (the "Regulation") through the proposed conduct of gaming machines at the Venue in a responsible manner, along with the evidence of the positive contribution to the local community, it is the Applicant's belief that this LIA meets the requirements of the legislation.

1. DETAILS OF THE VENUE

- 1.1. The Venue is located at 385 Great Western Highway, South Wentworthville, with the existing building at that location to be redeveloped. This will involve the construction of a multi-storey building that is to include three levels of short term motel style accommodation units with the Venue located on the ground floor of the new building.
- 1.2. On 21 August 2024, the Independent Liquor & Gaming Authority (“Authority”) approved the application for the grant of a hotel licence for the Venue. However, the hotel licence will not commence to be exercised until the construction of the Venue has been completed.
- 1.3. The Venue will have a patron capacity of 440 persons over the licensed area.
- 1.4. The gross floor area of the licensed area comprising the Venue is 971 sqm, with the floor space of the gaming room being 177 sqm.
- 1.5. The facilities to be provided at the Venue on construction will consist of the following:
 - Reception area
 - External Beer Garden
 - Sports Bar/TAB area
 - Gaming Room
 - Bistro
 - Kitchen, cool room, storage and other back of house facilities.
- 1.6. Food will be available up until a short time prior to the closing time of the Venue. A bar menu will be available from those times when the kitchen is closed for substantial meals that will be available from the commencement of trade until closing. Accordingly, food that is commensurate with the responsible consumption of liquor will be available at all times the Venue is trading.
- 1.7. The Venue’s gaming machine threshold is presently zero. The Venue is a “new hotel” as defined by Section 4 of the Gaming Machines Act 2007 (the “Act”). The Applicant seeks to increase the Venue’s gaming machine threshold to 20 by the lodgement of a low range threshold increase application.
- 1.8. The Venue will provide TAB and KENO facilities within the Sports Bar/TAB area.
- 1.9. The approved trading hours that apply to the Venue are 7.00 am until 12.00 midnight, Monday to Saturday; and 10.00am to 10.00pm on Sunday. The gaming machine shutdown period to apply to the Venue will be the standard shutdown hours (being from 4.00am to 10.00am each day). Accordingly, the Venue’s gaming machines will not be operated before 10.00am each day.

2. HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES

- 2.1. Harm minimisation strategies will be adopted and implemented at the Venue will include all those required by the relevant legislation.
- 2.2. Gaming machines will be located and operated in the designated gaming room of the Venue.

2.3. The gaming room once constructed will comply with Clause 8 of the Gaming Machines Regulations 2019 (the “Regulation”) in that:-

- (a) It will be located in a “bar area” of the Venue (and will not be located in an area in which a minors area authorisation or minors functions authorisation is in force);
- (b) The gaming room will be physically separated from the general bar area by permanent opaque walls;
- (c) Patrons will not be compelled to pass through the gaming room in order to enter or leave the Venue or to gain access to another part of the Venue;
- (d) Entry to the gaming room will be provided free of charge;
- (e) The gaming machines will be situated so that they cannot be seen from any place outside the Venue;
- (f) All machines will be suitably spaced to facilitate access;
- (g) The gaming room will be monitored by a gaming room supervisor, as well as by electronic means (CCTV) at all times;
- (h) There will be a doorway or space that provides reasonable access to at least one operating bar and one toilet for each gender, without the need for patrons to go out onto the street or outside the Venue;
- (i) The gaming room is not able to be accessed directly from a public street;
- (j) The gaming room does not have access to another licensed premises; and
- (k) Gaming machines in the gaming room will not be seen from another licensed premises.

2.4. Other requirements of the Act and Regulations will be complied with, in that:-

- (a) All staff involved in gaming duties will hold a current and approved responsible conduct of gaming (RCG) competency card (or interim certificates). Copies of competency cards (or interim certificates) will be kept by each staff member when working at the Venue and be available for inspection;
- (b) The Venue will make arrangements through AHA(NSW) for the provision of gambling counselling;
- (c) The Venue will participate in the GameCare AHA Gaming self-exclusion scheme and policy;
- (d) Staff will be trained in the requirements of the self-exclusion scheme and associated referral process;
- (e) All statutory signage will be prominently displayed throughout the gaming room;

- (f) Pamphlets informing patrons of the dangers of problem gambling and of the availability of counselling and the self-exclusion scheme will be displayed within the Venue, in a number of community languages;
- (g) All automatic telling machine (ATM) at the Venue will be located outside the gaming room. Patrons will not be permitted to make withdrawals on credit;
- (h) There will be no advertising or promotions of the availability of gaming machines conducted at the Venue;
- (i) The Venue will not accept third party cheques or the cashing of cheques by patrons;
- (j) There will be a limit of \$5,000 on cash payment for winnings;
- (k) Minors will not be permitted entry to the gaming room;
- (l) Consumer information on the chance of winning maximum prizes and jackpots will be made available in the gaming area;
- (m) The Venue will not publish any gaming machine advertising;
- (n) All gambling-related signs will be within the Venue and will not be visible from the exterior of the Venue; and
- (o) Inducements will not be offered at the Venue for the use of the gaming machines.

2.5. A Gaming Plan of Management (GPOM) will be adopted and implemented at the Venue. The GPOM will be brought to the attention of all staff members that are involved in the operation of the Venue's gaming machines.

2.6. At the times the gaming room is being operated, the Venue will have a Gaming Room Attendant present to provide supervision of this area and its patrons. The presence of the Gaming Room Attendant will allow management to make early detection of any possible signs of problem gambling being experienced at the Venue.

3. LOCAL COMMUNITY

3.1. The local community for this application is the Wentworthville-Westmead SA2.

3.2. It is expected that the majority of patrons using the Venue will be residents of South Wentworthville/Wentworthville and the surrounding suburbs. The Venue will be family-friendly facility that will welcome and cater to the needs of families.

4. DEMOGRAPHY

4.1. At the 2021 Census, the Wentworthville-Westmead SA2 had a population of 21,568.

4.2. The relevant demographic information of the local community is set out below:

- 51.5% of the population is male.
- 48.5% of the population is female.

- The median age is 33.
- Only 0.6% of the population is of Aboriginal and/or Torres Strait Islander descent. The Aboriginal and Torres Strait Islander population of the local community is low when compared to the State average of 3.4%.

- 4.3. It is evident from the information collated from the 2021 Census that the residents of the local community are well educated, with 49.5% of the population holding a Bachelor degree level and above. This is significantly higher than the State average of 27.8%.
- 4.4. The most common occupation in the SA2 is a professional at 38.3%. This is significantly higher than the State average of 25.8% and the national average of 24.0%. Further, 25.4% of the SA2's population attend university or tertiary education compared to 23.8% as the State average.
- 4.5. Only 28.0% of the SA2's population were born in Australia compared to 65.4% for NSW. In addition, the SA2 has a significantly high percentage of residents that have both parents born overseas (81.4%) compared to NSW (39.4%).
- 4.6. The median weekly personal income for the SA2 was \$926 compared to \$813 for NSW. Median weekly household income was \$2176 compared to \$1829 for NSW; whilst the median weekly family income was \$2356 compared to \$2185 for NSW.
- 4.7. In the SA2, 61.0% of the population are full-time workers, with the comparable figure for NSW being 55.2%.
- 4.8. The 2021 Census Socio-Economic Indexes for Areas (SEIFA), Australia discloses the following scores in the SA2:

INDICATOR	WENTWORTHVILLE- WESTMEAD SA2 SCORE	WENTWORTHVILLE- WESTMEAD DECILE
IRSEAD	1040	7
IRSED	1004	5
IER	932	2
IEO	1084	8

- 4.9. On the whole, the data above indicates that those persons residing in the local community would be considered not to be particularly vulnerable to gaming-related harm.

5. COMMUNITY BENEFITS

- 5.1. The Venue once it commences trading will be situated on the ground floor of the redeveloped site. Short-term motel style accommodation will be available to patrons and members of the public although does not form part of the Venue's licensed premises. The Venue once operating will provide a substantial benefit to the local community by providing residents of the local community and surrounding suburbs, together with employees and visitors to the local community, with a new and alternate place to meet and socialise.
- 5.2. A further substantial benefit to the local community is that the Venue will be a family-friendly facility that will welcome and cater to the needs of families within the local community and surrounding suburbs. Accordingly, a minors area authorisation has been approved and endorsed on the Venue's licence that applies to the majority of the licensed area (and excludes

the gaming room).

- 5.3. A club licence and hotel licence are currently located and operate in the local community. The hotel licence is the Wentworthville Hotel, which is located at 56 Station Street, Wentworthville and is approximately a distance of 925 metres in a straight line from the Venue. The club licence is the Wentworthville Leagues Club Limited and is situated at 50 Smith Street, Wentworthville, approximately 300 metres in a straight line from the Venue. The facilities of the club licence are limited to use by its members and their guests.
- 5.4. The Venue is a “new hotel” as defined by Section 4 of the Act. **Attached as Annexure “A”** is a map that shows the location of the Venue together with the location of any hospital, school and place of public worship within a 200 metre radius of the Venue.
- 5.5. The map indicates the presence of the Wentworthville Public School, situated at 70-100 Fullager Road, Wentworthville. The school is adjacent to the 200 metre radius, with the nearest point of the school’s grounds and the Venue being 212 metres.
- 5.6. The Wentworthville Public School is located on the northern side of the Great Western Highway, with the Venue located on the southern side of this carriage way. The Great Western Highway is a major arterial roadway, consisting of 3 lanes each way, with a 7 metre separation existing between the east bound and west bound roadways. In addition, a mixture of buildings and trees/bushes exist between the Venue and the school, resulting in the school not being within the line of sight from Venue. Accordingly, the school is not within the “immediate vicinity” of the Venue for the purposes of the *Gaming Machines Act 2001*.
- 5.7. The Act requires the Venue to make a financial contribution to satisfy the Authority that the gaming machine threshold that is sought will make a positive contribution to the local community. The Venue is required to provide this financial contribution to the Responsible Gaming Fund.
- 5.8. The Venue will be required to make a financial contribution in the total of \$6,077,190.00 to the Responsible Gambling Fund (“RGF”). The contribution is to be paid in annual instalments over a 5 year period. The amount of the positive contribution will be calculated in accordance with the Guideline published by Liquor & Gaming NSW.
- 5.9. As with a Venue is a “new hotel” and the licence has yet to commence being exercised, the first instalment is normally required to be paid within 28 days of the licence commencing trade. The Venue’s management will duly advise Liquor & Gaming NSW when the licence is proposed to commence trading.
- 5.10. The formula to be used to determine the financial contribution is the formula that has been approved by the Authority relevant to a new hotel. The formula provides for the ‘positive contribution’ to be 15% of the average annual profit of existing gaming machines before tax of existing hotels located in the LGA, multiplied by the number of GMEs to be added by the GMT increase, per year over 5 years.
- 5.11. The Liquor & Gaming NSW website details Cumberland LGA’s gaming machine performance data for the 12-month period from 1 January 2023 to 31 December 2023.

6. CONCLUSION

- 6.1. This LIA, pursuant to Clause 37 of the Gaming Machines Amendment Regulation 2009, defines

the Applicant's local community, details the positive contribution the Applicant will provide to the local community if the application is approved and details the harm minimisation and responsible gambling measures that will be put in place at the Venue once it commences to trade.

- 6.2. The Venue is not situated in the immediate vicinity of a school, hospital or place of public worship.
- 6.3. The Applicant proposes to operate the gaming machines at the Venue in compliance with mandated legislative requirements and will operate a best-practice style of interventions and procedures, in conjunction with a detailed Gaming Plan of Management that will apply.
- 6.4. The Applicant submits that this Class 1 LIA complies with the requirements of the Act, Regulation and Guidelines, has demonstrated that gambling activities will be conducted in a responsible manner on the commencement of the Venue and confirms the proposed increase of the Venue's GMT from zero to 20 will provide a positive contribution towards the local community.

ANNEXURE

“A”

