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# ***Local Impact Assessment Class 1 Application***

***Burwood Social House***

***21-23 Belmore Street***

***BURWOOD NSW 2134***

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## EXECUTIVE SUMMARY

### 1. INTRODUCTION

This document is a Local Impact Assessment Class 1 to accompany a threshold increase application made for the approval of a 'low range' gaming machine threshold increase of ten (10) in relation to Burwood Social House (the "Venue"), situated at 21-23 Belmore Street, Burwood NSW 2134. A gaming machine threshold increase and Class 1 LIA were approved by the Authority on 11 March 2020 that resulted in the Venue's gaming machine threshold being increased to 20.

Whilst the Venue has yet to commence trading, it is approved to operate between 9.00 am until 12.00 midnight, Monday to Saturday, and 10.00 am until 10.00 pm Sunday.

The Venue is in the Burwood-Croydon SA2, which had a population of 24,649 at the 2016 census.

### 2. RESPONSIBLE GAMBLING MEASURES

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

### 3. LOCAL COMMUNITY

The local community is the Burwood-Croydon SA2. Chapter 3 to 5 of this Report provides a demographic description of the area and local community. **Attachment "A"** is a copy of a map of the SA2 area that applies to the Venue.

Although the Venue has yet to be fitted out and commence operating, it is expected that the majority of patrons will be local residents. There are many new residential developments in and around Burwood CBD, particularly within the southern section of Burwood CBD.

### 4. POSITIVE CONTRIBUTION

Chapter 6 of this Report details the benefits that the Venue will provide to the local community if the application is approved.

### 5. CONCLUSION

Given the: satisfaction of the requirements of the Gaming Machines Act 2001 (the "Act"), and the associated Gaming Machines Regulation 2019 (the "Regulation"); the approval by the Authority of a prior gaming machine threshold and Class 1 LIA for the ability to conduct gaming machines at the Venue in a responsible manner; and the requirement for a further positive contribution to be made by the Venue to the Responsible Gambling Fund on the grant of this application, 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 situated at 21-23 Belmore Street, Burwood. The Venue is located in a mixed residential and commercial area of the suburb, with the surrounding premises predominantly commercial use.
- 1.2. The Venue will be refurbished and fitted out as a modern hotel, offering the usual and expected facilities associated with a hotel licence.
- 1.3. The Venue has a patron capacity of 239 persons. However, it is expected that the patron capacity will be below that capacity at most times the Venue is trading.
- 1.4. The gross floor area of the Venue is 442 square metres and complies with Clause 38 of the Regulation for the Venue to be permitted to operate the proposed additional gaming machines. Gaming facilities will be ancillary to the other services to be on offer at the Venue.
- 1.5. The facilities to be provided at the Venue consist of the following:-
  - Dining
  - Lounge/bar spaces
  - Sports bar
  - TAB
  - Gaming room
  - Packaged Liquor (over the bar) – no separate designated bottle shop area
  - Commercial kitchen, cool room and storages areas, sanitary facilities, together with back of house areas.
- 1.6. The Venue will offer a range of meals at reasonable prices. It is proposed that meals will be available up until a short time prior to closing. A bar menu will be available at those times when the kitchen is closed. Accordingly, food that is commensurate with the responsible consumption of liquor will be available at all times the Venue is open for trading.
- 1.7. The Venue's current gaming machine threshold is 20. This LIA and the associated threshold increase application seeks to increase the Venue's gaming machine threshold to 30.
- 1.8. The Venue's approved trading hours are 9.00 am until 12.00 midnight the following day, Monday to Saturday; and 10.00 am until 10.00 pm on Sunday. It is proposed that the Venue will open from 9.00 am to allow a breakfast service. There will be no sale and supply of liquor prior to 10.00 am. Further, there will be no change to the 6-hour liquor shutdown period or the 6-hour machine shutdown period that currently apply to the Venue.
- 1.9. It is not proposed that live entertainment be provided at the Venue. Any music provided will be limited to low-level background music only.

## **2. HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES**

- 2.1. The harm minimisation strategies which the Venue intends to implement include all of those required by legislation.
- 2.2. The gaming machines will be operated within a designated gaming room within the Venue.
- 2.3. The gaming room will comply with Clause 8 of 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 minor’s 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 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);
- (h) There will be a door way 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; and
- (i) The gaming room cannot be accessed directly from a public street.

2.4. Other requirements of the Act and Regulation 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) are kept by each staff member when working at the Venue and will be available for inspection;
- (b) The Venue will make arrangements through AHA 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) The Venue’s automatic telling machine (ATM) will be located outside the gaming room. Patrons are not 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 situated within the Venue and are not 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. Additional harm minimisation measures will be implemented at the Venue in respect of responsible conduct of gambling by the Venue's licensee and all staff involved in the operation of the gaming machines. These staff members will undertake an online training course conducted by Victorian Responsible Gambling Foundation. This course includes reference to a 30-item checklist for use by staff members to recognize patrons exhibiting problem gambling tendencies.
- 2.6. When the gaming room is operated, the Venue will engage a Gaming Room Attendant who will be present to provide direct supervision of this area. The presence of the Gaming Room Attendant will allow management to make an early detection of any possible signs of problem gambling being experienced at the Venue.
- 2.7. It is proposed that the Venue will be operated in accordance with a detailed Venue Plan of Management. A copy of the Plan of Management has previously been lodged with the Authority.
- 2.8. The Venue's gaming machines will not operate after 12.00 midnight Monday to Saturday or 10.00 pm on Sunday. These hours are two hours fewer than the recommended gaming shutdown hours contained in the "Blue Moon" report.<sup>1</sup> The Blue Moon report recommended that gaming machine shutdown should take effect from 2.00 am.
- 2.9. As the Venue's trading hours are limited to 12.00 midnight Monday to Saturday and 10.00 pm on Sunday, and within a Band 2 area, Guideline 16 will not apply to this application.

### **3. LOCAL COMMUNITY**

- 3.1. The local community is the Burwood-Croydon SA2.
- 3.2. Burwood is a suburb in the Inner West of Sydney, approximately 12km west of the Sydney CBD.
- 3.3. It is expected that patrons of the Venue will be residents of Burwood, including residents of the many new developments in and around Burwood CBD and employees of the many businesses in Burwood together with other visitors to Burwood CBD. The Venue will be welcome and cater to the needs of the local community.
- 3.4. Burwood is the administrative centre for Burwood LGA, and acts as the main shopping and

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<sup>1</sup> "Evaluation of the 6-Hour Shutdown of Electronic Gaming Machines in NSW" prepared for Office of Liquor Gaming and Racing by Blue Moon Research Pty Ltd, April 2008.



commercial precinct for a much wider area. The suburb houses two shopping centres being Westfield Burwood Shopping Centre in the northern section of the CBD, and Burwood Plaza Shopping Centre in the southern section of the CBD.

#### *Growth and development in Burwood and Burwood LGA*

- 3.5. Both Burwood suburb and Burwood LGA have been the subject of exponential development and population growth, which will continue into the future. Burwood is one of 15 new priority precincts earmarked for fast-track growth and revitalisation. The suburb is also one of eight urban activation precincts that have been set aside for a special investment in infrastructure and funding by the NSW Government due to being zoned for medium to high density residential and commercial development.
- 3.6. The population of Burwood LGA increased from 29,381 persons at the 2001 Census to 36,809 persons at the 2016 Census. For the same period the population of Burwood suburb increased from 11,130 persons to 16,030 persons. Most notably, of the increase of 7,428 persons in the LGA, 4,900 persons were located in the suburb of Burwood.
- 3.7. According to the Mayor of Burwood LGA, the population of the LGA is forecast to increase to some 55,000 persons by 2021, an increase of some 67% from the 2016 census population of 36,809 persons<sup>2</sup>.
- 3.8. Much of that growth is taking place in the suburb of Burwood; in particular within the CBD of Burwood, and specifically within the southern section of the CBD, where the Venue is located. The population of Burwood suburb increased from 11,130 persons as at the 2011 Census to 16,030 persons at the 2016 Census. That represents 44% growth over 5 years.
- 3.9. Further, between 2015 and 2018, there were 1701 dwellings approved in Burwood LGA, mostly in the suburb of Burwood.<sup>3</sup>
- 3.10. Expressed in terms of dwellings, the number of LGA dwellings in 2016 (14,750) is projected to increase to 17,000 in 2021 and to 18,650 in 2026.
- 3.11. The projected annual population growth rate for the LGA is presently 2.9% per annum (2016 – 21) moderating to 1.8% per annum (2021 – 2026). Those rates of growth are well in excess of the equivalent State wide population projections made by NSW Planning and Environment. State-wide population growth is projected to be 1.37% per annum in 2016 – 21, moderating to 1.28% per annum in 2021 – 2026.
- 3.12. Burwood is the administrative centre for Burwood LGA, and acts as the main shopping and commercial precinct for the surrounding areas.

## **4. DEMOGRAPHY**

- 4.1. In 2016, the Burwood-Croydon SA2 had a population of 24,649<sup>4</sup>.
- 4.2. The relevant demographic information is set out below:
  - 47.9% of the population is male.

<sup>2</sup> Financial Review Article – 3 October 2018.

<sup>3</sup> <https://profile.id.com.au/burwood/building-approvals> accessed 10 April 2018.

<sup>4</sup> 2016 Census QuickStats: Burwood-Croydon SA2.

- 52.1% of the population is female.
- The median age is 32.
- Only 0.3% of the population is of Aboriginal and/or Torres Strait Islander descent. This is low when compared to the State average of 2.9%.

- 4.3. It is evident from the SA2 ABS statistics 2016 that the residents of this area are well educated with 36.8% of the population achieving a bachelor degree level and above. This is higher than the State average of 23.4%.
- 4.4. The most common occupations in the Burwood-Croydon SA2 included professionals at 30.3%. This number is higher than the State average of 23.6% and the national average of 22.2%.
- 4.5. 34.5% of the population were born in Australia compared to 65.5% in NSW. It had a high percentage of persons where both parents were born overseas (73.9%) compared to that of NSW (37%).
- 4.6. The median weekly personal income in the SA2 was \$532 compared to \$664 in NSW, although the median weekly household income was \$1,545 compared to \$1,486 in NSW.
- 4.7. In the SA2, 55.7% of the labour force over the age of 15 reported working full-time and 31.1% part-time. The comparable figures for NSW were 59.2% and 29.7% respectively.
- 4.8. The Socio-Economic Indexes for Areas (SEIFA) scores for the SA2 from the 2016 Census are:

INDICATOR	BURWOOD-CROYDON SA2 SCORE	BURWOOD-CROYDON SA2 DECILE
IRSEAD	1044	7
IRSED	991	5
IER	926	2
IEO	1074	8

- 4.9. Overall, the demographic profile that emerges of the local community is a population that is well-educated and with a higher proportion in professional occupations. The demographic characteristics of the suburb are not suggestive of any particular vulnerability to gambling.

## 5. POSITIVE CONTRIBUTION

- 5.1. Clause 33 of the Regulation requires this LIA to include details of the benefits the Venue will provide to the local community if this Application is approved.
- 5.2. A positive contribution shall be made by way of a financial contribution of \$1,980,000 (over a 5-year period) if this Application is approved. The proposed contribution will be made to the Secretary of the Responsible Gambling Fund pursuant to section 36A of the Act and section 115B of the *Casino Control Act 1992*.

### ***Calculation of Amount of Financial Contribution***

- 5.3. The amount of the financial contribution has been calculated in accordance with the formula detailed in the Class 1 Local Impact Assessment Process Guideline published by the Authority.
- 5.4. The Venue is not a “new hotel” as defined within Section 4 of the Act, although has not



commenced to trade. As a result, the formula to be used to determine the contribution is the same as for 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 in the LGA, multiplied by the number of GMEs to be added by the GMT increase, per year over five years.

- 5.5. The Liquor & Gaming NSW website combines Burwood LGA with Strathfield LGA for the gaming machine performance data for all hotels located in these two LGA areas.
- 5.6. Liquor & Gaming NSW was requested to provide details on Burwood LGA gaming machine performance data only. As a result, it was advised that the profit per gaming machine in the Burwood LGA was \$264,000, calculated for the 12-month period from 1 January 2020 to 31 December 2020.
- 5.7. The Venue will provide substantial public benefits to the residents and business owners of Burwood and Burwood LGA. Those benefits include, but are not limited to, the following:-
  - (i) Provide a modern, stylish, sophisticated and family-friendly hotel to meet the needs, demands and expectations of the growing population of Burwood and those persons who work in, or resort to that suburb.
  - (ii) The Venue will comprise of a hotel providing a range of facilities including bar area, dining, TAB and sporting facilities, designated gaming room and other associated facilities to meet the needs and demands of the local community.
  - (iii) Provide a venue to meet the needs and demands of residents and/or visitors to Burwood and Burwood LGA.
  - (iv) Provide a hotel facility in the southern section of Burwood CBD conveniently located where a number of large new residential developments are being or have been constructed and conveniently located for residents of those developments.
  - (v) Provides an additional choice for residents of Burwood and those persons resorting to the suburb. Only 2 premises the subject of a hotel licence are being operated in Burwood CBD at the present time. Further, within the CBD there are no premises the subject of a small bar licence and only one licensed restaurant the subject of a PSA which applies to premises in the Westfield Shopping Centre, located north of the railway line and some distance from the Venue.
  - (vi) Provide a licensed premises that will operate in accordance with a detailed and comprehensive Plan of Management with various measures to minimise the potential for adverse impacts to the amenity of the area.

## **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 that the Applicant will provide to the local community if the application is approved and details the harm minimisation and responsible gambling measures to be in place at the Venue.
- 6.2. The Applicant will operate the gaming machines at the Venue in compliance with mandated legislative requirements and will operate a best-practice style of interventions and procedures.
- 6.3. The Applicant submits that this LIA complies with the requirements of the Act, Regulation and



Guidelines, and has demonstrated that gambling activities will be conducted in a responsible manner. The proposed gaming machine threshold application will allow an increase in the GMT from 20 to 30 and will result in a positive contribution being made for the benefit of the local community.

# **ATTACHMENT 'A'**





"A"

