

Class 1 Local Impact Assessment

Menangle House The Horse and Jockey Inn 170 Menangle Road, Menangle Park NSW 2563

Licence: LIQH424012378

1. Executive Summary

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- 1.1 The applicant submits a Class 1 Local Impact Assessment in support of an application under the Gaming Machines Act 2001 ("the Act") for a low range increase to the gaming machine threshold increase of 8 machines.
- 1.2 The subject premises are situated at 170 Menangle Road, Menangle Park NSW 2563, and known as Menangle House The Horse and Jockey Inn within the Campbelltown City Council LGA.
- 1.3 The Authority previously approved a Class 1 LIA and Threshold Increase Application in 2011, in respect of the premises. The applicant complied with the conditions imposed as a consequence of that approval but was unable to acquire sufficient gaming machine entitlements to exploit the quota fulfilment order as prior to the reduction of the threshold.
- 1.4 The Hotel has acquired only 2 entitlements of the quota fulfilment order of 10 authorised pursuant to the 2011 approval. The Hotel was unable to acquire the further 8 entitlements before the threshold was reduced.
- 1.5 The Hotel has complied will all imposed liquor licence conditions, which required the Hotel to make financial contributions to charitable organisations such as St Vincent De Paul Society and Mission Australia.
- 1.6 A threshold increase of 8 gaming machines would bring the overall total to 10, the same amount of gaming machines approved under the previous threshold increase in 2011.

2. Hotel Background

- 2.1 The current Hotel was an old Inn Menangle House, built in 1834. The current Hotel continues to comprise the historical old inn and has a pictorial museum in addition to the new and modern Horse and Jockey Tavern.
- 2.2 The primary purpose of the Hotel is for the sale of liquor by retail. The keeping and operation of gaming machines at the hotel will not detract unduly from the character of the hotel or from the enjoyment of persons using the hotel otherwise than for the purposes of gambling.
- 2.3 The Hotel provides numerous facilities to their patrons, including the Tabers AI a Carte Restaurant, the Slab Hut Can & bottle bar, TAB and Keno facilities, accommodation, three courtyards and three feature fountains which are sprawled over four acres of luscious lawns for all patrons to enjoy.
- 2.4 The Hotel trading hours are as follows:

Monday to Thursday - 10:00am to 10:00pm Friday and Saturday - 10:00am to 12:00 midnight Sunday and Public Holidays - and 10:00am to 10:00pm

- 2.5 The Hotel operators have operated at the premises for over 9 years.
- 2.6 There are no schools, places of worship or hospitals within the immediate vicinity of the Hotel.
- 2.7 The nearest school to the Hotel is Broughton Anglican College, located at 18-83 Menangle Road, Menangle Park. The school is approximately 2.8 kilometres way.
- 2.8 The nearest church to the Hotel is more than 3 kilometres away and the closet hospital is Campbelltown Public Hospital, located approximately 9 kilometres away.
- 2.9 Attachment "A" depicts the area surrounding the premises.
- 2.10 The total internal floor space of the premises is 496 m2. A copy of the plan of the premises is attachment "B".

3. Benefit to Local Community

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- 3.1 The Hotel is a family oriented venue with a heritage featured bar and dining facilities.
- 3.2 Menangle House is one of the oldest significant heritage buildings in the Menangle Park area. Our clients' purchased Menangle House and proceeded to restore the original buildings and include buildings to the site. The initial costs for restoration of the buildings was approximately \$365,000. In addition to restoration of the buildings a further \$125,000 was paid to install new roads, paths and landscaping for the site.
- 3.3 There continues to be an ongoing cost to maintain and preserve the national significance and importance of the heritage buildings for the use of Hotel patrons and the local community. These costs are at present approximately \$28,000 per annum. To continue to maintain and improve the grounds properly, which include 1.5 acres of open space lawns, a full time maintenance/gardener is required to carry out the maintenance which the applicant is currently not in a financial position to be able to provide.
- 3.4 Over the next five years the ongoing restoration, preservation and conservation of the heritage buildings will require an additional expense costing in the vicinity of \$125,000 or more.

Proposed Scope of Work for Menangle House Horse & Jockey Inn 2014-2019

- Repointing of weathered brick work.
- Water damage protection.
- · Roof restoration.

- Preservation of internal joinery.
- Conservation of ceilings, plaster cornice and ceiling roses.
- White ant/termite protection.
- Care and repair of glass windows and features.
- Maintenance of external timber columns and features.
- 3.5 All of the funds for the restoration of the buildings and the ongoing costs to maintain the building to the standard required for heritage buildings are provided by the owners Greg and Bronwyn Nixon. No funds are received through any government subsidy or grants.
- 3.6 Since the Hotel began operation, it has provided the local community with a first class facility that is used to get together with family and friends to have a drink and a meal, functions such as birthday parties, weddings, corporate & charitable events. Also for the community we offer over venue as a meeting place to discuss matters which affect the Menangle Park area as there are no community halls or facilities available. We continue to support local sporting groups with events and fundraisers.
- 3.7 The Hotel is a supporter of local producers with the purchase of food and produce sourced from the local area.
- 3.8 The Hotel currently employs 11 casual and 7 full time staff. The majority of the staff reside in the local or nearby community.
- 3.9 The Hotel also engages local youths in apprenticeships within the hospitality industry and employs local tradesmen for the ongoing maintenance of the property.
- 3.10 Over the past ten (10) years the Hotel has supported, donated to or provided sponsorship to a large number of local sporting and community organisations as well as various charitable organisations. These include
 - Douglas Park Primary School;
 - Broughton Anglican College, Menangle Park;
 - St Gregorys College, Campbelltown;
 - Kentlyn Public School:
 - Douglas Park Volunteer Bush Fire Brigade;
 - Menangle Park Bush Fire Brigade;
 - Macarthur Sunrise Rotary;

- National Breast Cancer Foundation;
- Childrens' Medical Research at Westmead Hospital;
- The Oaks Football Club;
- Wests Junior Rugby League Football Club; and
- Local families that have suffered tragedy.

2010-2011 Sponsorships and/or Donations	
Disabled Adults	\$320.00
Australia Cancer Foundation	\$300.00
Oakdale Football Club	\$2,400.00
Menangle House Rising Sports Star	\$1,250.00
Local Sporting Groups Presentation Day Sponsor ship	\$1,600.00
Support local community with Death/wake sponsorship	\$Unlimited

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2012-2013 Sponsorships and/or Donations	
Mission Australia	\$12,500.00
St Vincent de Paul Society	\$37,500.00
Campbelltown Swimming Club (function)	\$1,400.00
Harrington Park Netball Club (function)	\$1,500.00
Collegians Soccer Club (function)	\$1,000.00
Easts Hockey Club (function)	\$600.00
Ingleburn RSL Youth Club Sponsorship	\$250.00
Combined Rotary Clubs of Liverpool (donation)	\$495.00
St Gregory's College (donation)	\$150.00
Cancer Council NSW (donation)	\$300.00
Rural Fire Brigade- Douglas Park (donation)	\$80.00
Berthaly Benefit Night- Benedict Group (function)	\$5000.00
Other small gift vouchers approx totalling	\$500.00

- 3.11 The Hotel is also a regular attraction for groups on bus tours of heritage properties within the outer south and western areas of Sydney.
- 3.12 The Hotel offers free Heritage tours of Menangle House complimented with meal discounts to all pensioner, community and special need groups. The tours have increased in frequency over the last year and are occurring on a regular basis.

4. Responsible Gaming Measures

4.1 The Hotel management and staff are supportive of and encourage responsible gaming practices and all staff engaged in the operation of gaming machines have completed the prescribed Responsible Gambling Course. A responsible

- gambling certificate for all staff is maintained in a register at the Hotel or staff will have their competency card.
- 4.2 The Hotel is a current member of the Australian Hotels Association (AHA) New South Wales and supports its practices and procedures for gaming harm minimisation.
- 4.3 The Hotel is a current member of the Campbelltown Liquor accord and attends meeting regularly and support there initiatives.
- 4.4 The Hotel has adopted the AHA's Conduct of Gambling Policy since gaming machines were installed at the Hotel.
- 4.5 The Hotel adopted the AHA's self exclusion scheme. All management and staff will be made aware of the program and patrons will be made aware of the program through the required notices.
- 4.6 All staff employed by the Hotel have completed the Responsible Conduct of Gambling Course. A copy of which will be maintained within the prescribed register when applicable, unless the staff member has obtained their competency card. Attached is a copy of the current licensee's certificate of completion of a Responsible Gambling Course.
- 4.7 Patrons of the hotel are made aware of the AHA's counselling services and of the government funded G-Line telephone counselling service.
- 4.8 Patrons are made aware of the chances of winning and the problems associated with excessive gambling through the prescribed signage required to be located on each gaming machine and by way of the prescribed information notices on display.
- 4.9 An ATM is located in the Public Bar area of the Hotel and displays the appropriate signage to notify patrons of the problems associated with gambling.
- 4.10 The Hotel has a policy of not cashing cheques.
- 4.11 The Hotel will comply will advertising requirements in respect of gaming:
 - the Hotel will not use the word "casino" in any description or promotion of the Hotel;
 - the Hotel will not permit gaming related advertising material to be displayed on the exterior or interior of the premises;
 - the Hotel will not promote irresponsible gaming or gaming practices;
 - the Hotel will display a clock, that is set to, or within 10 minutes of, the correct time and is in view of patrons in the gaming room;
 - the Hotel will not publish the details of any person who has won a prize in excess of \$1,000; and

- the Hotel will display the prescribed signage with the gaming room, on all gaming machines, on the ATM any EFTPOS facilities.
- 4.12 The hotel currently has 2 gaming machines, located adjacent to the bar area within the Hotel. All gaming Machines are located within a gaming room as prescribed by Clause 9 of the Gaming Machines Regulation 2002, in that:
 - a) The gaming room is located in a bar area of the hotel;
 - b) The gaming room is physically separated from the general bar area by walls and doors;
 - c) Patrons are not compelled to pass through the gaming room in order to enter or leave the hotel or in order to gain access to another part of the hotel;
 - d) Entry to the gaming room is free of charge;
 - e) The gaming machines cannot be seen from any place outside the hotel that is used by the public or to which the public has access;
 - f) All gaming machines are suitable spaced in order to facilitate access;
 - g) The gaming room is supervised at all times by way of electronic means and physical present of the licensee or an employee;
 - h) The gaming room has two (2) doorways that provide reasonable access to and from the gaming room to at least one operating bar and at least one toilet for each gender without the need for patrons to go on the a public street, or to any area not forming part of the hotel when moving from the gaming room to the other facilities; and
 - i) The gaming room cannot be accessed directly from a public street.
- 4.13 The Hotel is closed during the mandatory shutdown period of 4.00am to 10.00am Monday to Sunday.

5. Positive Contributions

- 5.1 The applicant has complied with all imposed liquor licence conditions in relation to the previous Threshold Increase approval, which required the applicant to make financial contributions to charitable organisations such as St Vincent De Paul Society and Mission Australia.
- 5.2 Financial contributions in the sum of \$50,000 already made to such charitable organisations have directly enabled the continued delivery of such services provided by St. Vincent De Paul and Mission Australia, which undoubtedly provide a positive contribution to the local community. Please see attached letters confirming contributions (Attachment 3).
- 5.3 The applicant has established an ongoing charitable partnership with St Vincent's Maryfields Day Recovery Centre to hold an annual fund raising event

and guarantee a minimum of \$5,000.00 be raised and provided to the charity each year. Should the application be approved, the annual fund raising events will commence in 2014. The 2014 Family Fun Day fundraiser charity day is proposed to take place on 22 June 2014. Please see attached preliminary Family Fun Day function.

5.4 To gain the increase of 8 gaming machines, the hotel is required to purchase 12 gaming entitlements and relinquish 4 entitlements to the NSW State Government. This will lead to an overall decrease state wide of 4 gaming machines.

6. Negative Effect

- 6.1 The proposed Threshold Increase will not cause a negative impact as the Hotel intends to increase the gaming machines to provide the same amount as approved in 2011. Therefore, on the basis of the previous approval, the increase will not cause a negative effect, as it was previously determined a threshold increase of 10 gaming machines would not contribute negatively to the community, rather it would provide positive contributions to the community.
- 6.2 The financial contributions in the sum of \$50,000.00 already made to charitable organisation outweighs the negative impacts that may arise if the new Threshold Increase Application is approved. On the basis of these previous donations and continued financial support within the community, our client seeks the application be approved without any further licence conditions, in order to allow our client acquire the same amount of gaming machines for which a positive contribution has already been provided.

7. Conclusion

- 7.1 It is submitted that the foregoing information complies with the guidelines for a Class 1 Local Impact Assessment attaching to an application for an increase in the gaming machine threshold of the Hotel by addressing the responsible gambling and harm minimisation measures taken by the hotel; identifies the local community of the hotel; and provides information to show that a positive contribution will be made to the local community if the LIA and increase applications are approved.
- 7.2 The approval of the threshold increase by 8 to 10 will enable the licensee the opportunity to potentially recover previous investment in maintaining the heritage building and also assist with future maintenance, which provides a positive impact on the amenity of the area and a source of interest and attraction to the local community which has potential positive economic impacts for the local area. It will also directly benefit local community organisations as the hotel proposes to provide \$5,000.00 a year as part of its partnership with St Vincent's Maryfields Day Recovery Centre to hold an annual fund raising event in order to help St Vincent's Maryfields Day Recovery Centre provide services for people suffering drug and alcohol programs.

- The increase may also assist with the retention of local employees and the 7.3 opportunity for additional staff to be employed for gaming related duties.
- 7.4 Approval would allow our client acquire the same amount of gaming machines previously approved. Therefore, any potential negative impacts have already been assessed as not preventing an increase to the threshold, and the approval will result in positive impacts by way of financial support and contributions to charitable organisations servicing the local community.
- Based on the foregoing information and as the Hotel is located within a Band 2 7.5 Local Government Area and the application is for a low range increase in the gaming machine threshold, we submit that there are more positive impacts for the community if the threshold application is approved than any negative impact by the installation of an additional 8 gaming machines within the local government area. In addition, the installation of 8 gaming machines at the Hotel will also reduce the overall number of gaming machines state-wide due the forfeiture provisions.

Date:



Menangle House Horse & Jockey Inn 170 Menangle Rd MENANGLE PARK NSW 2563 Mission Australia Reply Paid 9860 IN YOUR CAPITAL CITY

Telephone 1800 88 88 68
Facsimile 1800 77 77 55
supporter@missionaustralia.com.au
www.missionaustralia.com.au

Dear Friend,

Thank you so much for choosing to support Mission Australia. Your kind donation is greatly appreciated and will enable us to make a real difference to people in desperate need.

For over 150 years, Mission Australia has been working to assist the nation's most disadvantaged people. Our aim is to empower individuals, families and communities by giving them the support they need to get back on track and lead more fulfilling lives.

We are able to do this through a network of more than 450 contemporary services across Australia, in every State and Territory. Through these innovative services we strive to make a powerful, sustainable difference to individuals and communities in need and last year we were proud to assist more than 300,000 disadvantaged Australians.

I would like to thank you for supporting our vital community services and enabling us to transform the lives of so many Australians.

With your support, we will continue to help people to find their place in the world.

Yours sincerely,

Toby Hall

Chief Executive Officer

OFFICIAL RECEIPT Mission Australia - GPO Box 9860, In your Capital City Phone 1800 88 88 68 Donations of \$2 or more are tax deductible

Menangle House Horse & Jockey Inn

170 Menangle Rd

MENANGLE PARK NSW 2563

DONOR NO: 111627212 DATE: 14/06/2012

RECEIPT NO: 123747125

DONATION: \$12500.00

Designated to South West Sydney Youth Hub

COMPASSION

INTEGRITY

RESPECT

PERSERVERANCE

CELEBRATION



Maryfields Day Recovery Centre

77 Dumaresq Street
CAMPBELLTOWN NSW 2560
P.O. Box 1440
CAMPBELLTOWN NSW 2560

Phone: (02) 46 27 2705 Fax: (02) 46 28 6731

Menangle House Horse & Jockey Inn 170 Menangle Road MENANGLE PARK NSW 2563

12th June. 2012

Attention: Greg Nixon - Director

FACSIMILE: 902) 4633 9115

Dear Greg,

RE: PROPOSED DONATION TO MARYFIELDS



We refer to previous correspondence and more recently, to our telephone conversation on Friday, 8th June, 2012.

Firstly, we would like to express our appreciation for considering our service for such a generous donation.

As you are aware, we are a "non profit" organisation and, therefore, the offered donation would be spent towards benefiting our clients and our local community In general.

Once again, we thank you very much for your proposed offer and look forward to further correspondence in the future.

Yours sincerely,	St Vincent de Paul Society NSW good works	Receipt No. 519388
Marie	ABN 46 472 591 335 Date: 14-6	
MICHAEL SARGENT	Region: Compbelltown Conference:	
MANAGER	RECEIVED from: Menangle House Harse &	
A Wollongong Central C	RECEIVED for: Donation to Maryfields	
	Received with thanks Per Wilhus Title Admin - \$1	2,500-

WOLLONGONG DIOCESAN CENTRAL COUNCIL

Phone 9820 9011

ABN; 46 472 591 335 16

PO Box 5259

Fax 9820 9058

Minto BC

lee.hughes@vinnies.org.au

NSW 2566

Friday 14th June 2013

Mr Greg Nixon Menangle House Horse & Jockey Inn 170 Menangle rd, Menangle Park NSW 2563

Dear Greg,

Thank you for your generous donation of \$25,000. Please find attached 2 receipts totaling this amount.

Please advise the Society if you would like to further fundraise on our behalf at a later date so we can provide you with our logo.

We look forward to a continued relationship.

Yours faithfully

Lee Hughes Events and Promotions Coordinator Wollongong Diocesan Central Council. 0458 297 667



CERTIFICATE NO:

10000418158

This is to certify that

Mr Nixon, Greg John

has successfully completed a course approved by the Director General of the Department of Trade and Investment in

Responsible Conduct of Gambling

conducted by

WILDSTAR MANAGEMENT PTY LIMITED

An approved registered training organisation

on

06 Mar 2014

Issued on behalf of the Director General of the Department of Trade and Investment

IMPORTANT INFORMATION

Take this certificate to a participating Australia Post outlet to apply for your photo competency card. Check online for participating Australia Post outlets at www.olgr.nsw.gov.au/photocard.

If you have both an RSA and RCG interim certificate, please present the RSA certificate only. Your RCG competency will be added to your card automatically.

You need to show 100 points of ID as per page 2 of this certificate. Your photo will be taken and you should receive your card within 3 weeks.

If you change your address or other details contact the Office of Liquor, Gaming and Racing. The post office cannot amend your details.

Until you receive your competency card and prior to the expiry date below, you must produce this certificate as evidence that you have completed the course described.

YOU CANNOT WORK IN ANY LICENSED PREMISES WITHOUT A COMPETENCY CARD AFTER



03 Jun 2014

Office of Liquor, Gaming & Racing GPO Bo x 7060, Sydney NSW 2001 Tel: 02 9995 0900 Fax: 02 9995 0819 competencycard@olgr.nsw.gov.au www.olgr.nsw.gov.au

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John

Middle name/s:

Phone number:

Application Type

Agency:

NSW Office of Liquor, Gaming and Racing

Transaction:

Competency Card Application

Details of Applicant

Family name:

Nixon

First given name: Date of birth (dd/mm/yyyy): 30/06/1961

Greg

Postal Address: Suburb / Town: State / Province: 170 Menangle Rd **MENANGLE** NSW

Postcode / Zipcode: Country:

2568 AUSTRALIA

Lodging your application

You must bring this certificate and supporting ID documents to Australia Post to apply for your Competency Card. It is advisable to book an appointment at a participating outlet using the Appointment Booking System at

http://apps.nowwhere.com.au/austpost/PostOfficeLocator/ or by calling 13 POST(137 678). You must attend the outlet interview in person. You will be required to have your photo and signature captured at the interview.

Proof of Identity

When you attend your interview you must provide current documents that prove your identity. If you do not provide all the proof of identity documents required, your application will not be processed. Should this occur you have 60 days to re-attend the interview; otherwise you will need to contact the Office of Liquor, Gaming and Racing on 02 9995 0900.

You MUST ensure:

- The value of your documents MUST TOTAL 100 POINTS OR MORE from the list of documents listed below.
- If the details on this certificate do not EXACTLY MATCH your identification documents a Change of Name document MUST be provided.
- All documents MUST BE CURRENT unless otherwise stated, and must be originals, not photocopies

Primary Identification Documents: 70 points (A max number of 2 Primary documents can be presented)

- Australian Passport (current or expired within last 2 years)
- Australian Birth Certificate (not an extract)
- Australian Citizenship Certificate
- Foreign Passport (current)
- Foreign Birth Certificate (with translation)

Secondary Identification Documents: 40 points (A max number of 2 Secondary documents can be presented)

- Licence issued under Australian Law (Drivers, Learner Permit, Boat Operator, Firearms and Security)
- Foreign Drivers Licence (with photo, and text in Roman alphabet).

Additional Secondary Documents: 25 points (A max number of 3 additional Secondary documents can be presented - each must be issued by a different institution)

- Proof of Age Card / NSW Photo Card (government issued)
- Australia Tertiary Education Institution Photo Identify Card
- Foreign Tertiary Education ID Card (with photo, and text in Roman alphabet)
- Utility Bill or Council Rate Notice (less than 3 months old)
- Australian Workcover Licence
- Medicare Card
- Insurance Documents (Home, Vehicle, Health)
- Property Lease / Rental Agreement / Rent Receipt
- Motor Vehicle Registration Documents
- Taxation Assessment Notice
- National Police Certificate
- Social Security, Health Care or Pension Card (Centrelink or DVA)
- Financial Institution Passbook, Statement or Debit/Credit Card

Change of Name

If you have changed your name from that on the identity document, you will also need to provide one of the following Change of Name documents:

- Change of Name by Deed Poll
- Marriage Certificate (Australia)
- Marriage Certificate (Foreign, with translation)
- Change of Name Document (ie Change of Name Certificate)

Australia Post Privacy Statement

Australia Post is acting as an agent for Office of Liquor, Gaming and Racing and collects your information to identify you in accordance with requirement under Australian law. Your details will be forwarded to Office of Liquor, Gaming and Racing. Subject to certain exceptions you may request access to your personal information. If access is denied, the law says we must tell you why.

Declaration of Applicant

I have read the privacy statements above and am aware penalties may be applied for giving false or misleading information or for the unauthorised use of a Competency Card. By presenting this form, I certify that within my knowledge the information submitted is true and correct.



CERTIFICATE NO:

10000420085

This is to certify that

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has successfully completed a course approved by the **Director General of the Department of Trade and Investment** in

Responsible Service of Alcohol

conducted by

WILDSTAR MANAGEMENT PTY LIMITED

An approved registered training organisation

on

13 Mar 2014

Issued on behalf of the Director General of the Department of Trade and Investment

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10 Jun 2014

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Office of Liquor, Gaming & Racing

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John

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Nixon Greg

First given name: Date of birth (dd/mm/yyyy): 30/06/1961

Postal Address: Suburb / Town:

170 Menangle Rd **MENANGLE** NSW

State / Province: Postcode / Zipcode: Country:

2568 **AUSTRALIA**

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Function Sheet

Date o	Date of Function: Sunday 22 nd June 2014		Area of Function: Fox/Angel/M-House/West Wing/				
Function type & Name: Winter Appeal St Vincent De Paul Charity Luncheon							
Name	me of Organiser/s :Greg Nixon & Lee Hughes Number of Guests: 400 +						
see en	nali-	phone:					
	3 course lunch						
	AGES: PURCHASED FRO <u>NG TIMES:</u>	OM BARS					
Arrival: Kids Carnival Show in Menangle House Marquee 10am to 11pm							
Kids Show bag & lunch box 11pm-12pm							
Fashlo	n Parade 12pm-1pm						
Charity Lunch and entertainment 1pm-4pm							
guests	depart 4pm						
SPECI/	AL REQUESTS- tba						
<u>SETUP</u>							
	Menangle House Marque	e Kids Carnival			Bars- H&J Bar / Slab Bar		
Courtya	Charity Lunch Dining – W ard/ Tabers/ Angel.	est Wing/ Angel			Entertainment- Tom White		
Restau	rant setting, round and rec	tangular tables					
Micropi	none and PA equipment-						
Kids en	tertainment-						