
**Local Impact Assessment Class 1 Application
268 Anzac Parade Kensington NSW 2033**

**DONCASTER HOTEL – LIQH400101848
April 2014**



HATZIS CUSACK LAWYERS

EXECUTIVE SUMMARY

INTRODUCTION AND BACKGROUND TO APPLICATION

Doncaster Hotel (Licence No. LIQH400101848) (the "Hotel") trades from premises at 268 Anzac Parade, Kensington, in close proximity to Royal Randwick Racecourse. The Hotel is located within the Randwick Local Government Area, which is classified by the Independent Liquor and Gaming Authority as a "Band 2" LGA.

Approval is sought to allow a "low range" increase of the hotel's gaming machine threshold by five, to increase that threshold to a total of 30.

The hotel's gaming machine threshold is currently 25. If this application is granted, it is proposed that the hotel's proprietors will purchase a further five poker machine entitlements or Liquor Act permits so as to operate a total of 30 gaming machines at the hotel.

RESPONSIBLE GAMBLING AND HARM MINIMISATION

The primary purpose of the business is the sale of liquor by retail. Gaming machines are operated in a discrete gaming room within the hotel. The provision of gaming is only one aspect of the variety of services and facilities provided at the hotel.

The hotel caters to a wide variety of the local community population, including residents and business people.

In addition to the minimum legislative requirements, the hotel implements the AHA's GameCare self-exclusion program.

The licensee is a member of the local Liquor Accord.

LOCAL COMMUNITY

The local community, for the purposes of this application, is the Randwick Local Government Area.

The hotel trades as a higher-quality "local pub", generally attracting people from within the surrounding residential areas, as well as students and employees of the nearby University of New South Wales Kensington Campus and visitors to Royal Randwick Racecourse. Many of its patrons visit the hotel before or after attending Royal Randwick Racecourse.

The hotel does not provide live entertainment.

POSITIVE CONTRIBUTION

The hotel proposes to provide financial assistance in the sum of **\$30,000** to St. Laurence House Inc.

St. Laurence House Inc. provides medium to long term accommodation for homeless and vulnerable youth. Its services include both fully supported and semi-independent accommodation. Its clients range in age from 13 to 25 years. The organization is heavily reliant upon charitable fundraising.

A copy of a letter from St. Laurence House Inc., describing its services and explaining the particular use to which the funds will be put is annexed and marked "A". The Hotel's donation of \$30,000 will provide six months of 24-hour supported accommodation for a very disadvantaged and otherwise homeless young person under the age of 18 years.

1. **INTRODUCTION**

1.1. This Class 1 LIA is being prepared pursuant to sec. 36 of the Act to allow the gaming machine threshold of the Doncaster Hotel to be increased by a "low range" threshold increase, of five. If approved, the threshold increase will take the hotel's gaming machine threshold from 25 to 30.

1.2. In order to be approved, the LIA must:

- (a) comply with the requirements of the Gaming Machines Act and the Gaming Machine Regulation 2010;
- (b) demonstrate that gambling activities will be conducted in a responsible manner; and
- (c) demonstrate in the case of Class 1 LIA, that the increase in the threshold will provide a positive contribution towards the local community of the hotel.

2. **THE HOTEL**

2.1. *Style of Hotel* - The Doncaster Hotel is a traditional, but higher-quality, "local style" pub offering friendly service and a warm welcome. It has operated from the same site, at the corner of Anzac Parade and Doncaster Avenue since the 1930s.

2.2. The hotel is a meeting place for locals, business people, university students and racegoers, centred around the provision of meals and beverages in a casual contemporary setting. The hotel offers casual dining and is well known for its good value and excellent quality of meals. A copy of its extensive bistro menu is attached and marked "B". The hotel is open for lunch and dinner seven days a week. Meals can be enjoyed in the refurbished indoor brasserie or the outdoor dining terrace complete with landscaped gardens and water features.

2.3. *Floor Area* - The floor space area of the hotel (including outdoor dining areas) is 2000 square metres. A plan of the hotel, which discloses its layout and shows the facilities provided within the hotel, is attached and marked "C".

2.4. The hotel was recently refurbished. Fireplaces, sandstone columns, leather armchairs, ornate glass windows and rich timber panelling are some of its notable features. The refurbishment retained the venue's many heritage listed qualities, including its original retro-style elevator, whilst providing for its modernisation. A series of photographs of the hotel are attached and marked "D".

- 2.5. The hotel trades from 11.00 am until 11.00 pm on Mondays, until midnight Tuesday to Saturday and until 10.00 pm on Sundays.
- 2.6. The hotel does not offer live entertainment.
- 2.7. The hotel has function facilities catering for up to 250 guests, with various rooms and spaces available depending on the size and requirements of the function being held.
- 2.8. The hotel also offers a drive through bottle shop, boasting a range of premium wines as well as an extensive variety of beers, spirits and mixed drinks.
- 2.9. Given the hotel's location in close proximity to an eclectic mix of commercial and residential premises, as well as Royal Randwick Racecourse and the University of New South Wales, the hotel's clientele is mixed, and includes local residents, local business people, racegoers, and tertiary students. The hotel offers a range of services in order to meet the needs of its varied patrons.
- 2.10. The hotel sponsors the following organisations:-
 - UNSW AFL Bulldogs;
 - UNSW Rugby;
 - Coogee United Football Club;
 - Heffron Hawks Football Club;
 - Warrane College Rugby;
 - St. Charles Junior Rugby League;
 - St. Margaret Mary's Catholic Primary School Randwick Parents and Friends Association;
 - Prince of Wales Hospital;
 - UNSW Cricket;
 - Moore Park and South East District Cricket Association;
 - City of Sydney Basketball Association; and
 - Arc @ UNSW Limited.

3. **RESPONSIBLE GAMBLING AND HARM MINIMISATION**

- 3.1. The provision of gaming machines is merely one aspect of the services and facilities provided at the hotel.
- 3.2. Gaming is provided from a gaming room within the hotel. The gaming room is shown on the layout plan annexed and marked "C".
- 3.3. The gaming room complies with Clause 8 of the Gaming Machine Regulation 2010 in that:-
 - (a) It is located in a "bar area" of the hotel (and is not located in an area in which a minor's area authorisation or minors functions authorisation is in force);

- (b) The gaming room is physically separated from the general bar area by permanent opaque walls;
- (c) Patrons are not compelled to pass through the gaming room in order to enter or leave the hotel or to gain access to another part of the hotel;
- (d) Entry is provided free of charge;
- (e) Machines are situated so that they cannot be seen from any place outside the hotel;
- (f) All machines are suitably spaced to facilitate access;
- (g) The gaming room is at all times personally supervised by a gaming room supervisor, as well as by electronic means (CCTV);
- (h) There is 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 hotel; and
- (i) The gaming room cannot be accessed directly from a public street.

3.4. Other requirements of the Gaming Machines Act and Gaming Machine Regulation are complied with, in that:-

- (a) All staff involved in gaming duties hold a current and approved responsible conduct of gaming (RCG) certificate. Copies of certificates are kept at the hotel and are available for inspection;
- (b) The hotel has arrangements through its industry association, AHA (NSW), for the provision of gambling counselling;
- (c) The hotel participates in the AHA (NSW) GameCare self-exclusion scheme;
- (d) Staff are trained in the requirements of the self-exclusion scheme and associated referral process;
- (e) All statutory signage is prominently displayed;
- (f) Pamphlets informing patrons of the dangers of problem gambling and of the availability of counselling and the self-exclusion scheme, are displayed at the hotel in a number of community languages;
- (g) The hotel's automatic telling machine (ATM) is located outside the gaming room. Patrons may not make withdrawals on credit;
- (h) There is no advertising or promotion of the availability of gaming machines within the hotel;

- (i) There is a clock present and visible to all patrons within the gaming room;
- (j) The hotel does not accept third party cheques;
- (k) Cashing of cheques is limited to \$400.00 per day per customer;
- (l) There is a limit of \$2,000.00 on cash payment for winnings;
- (m) No minors are permitted access to gaming areas at the venue;
- (n) Consumer information on the chance of winning maximum prizes and jackpots is made available in the gaming area;
- (o) The hotel does not publish any gaming machine advertising;
- (p) All gambling related signs are situated within the hotel and cannot be seen from outside the hotel; and
- (q) No inducements are offered to gamble at the venue.

3.5. At all times that the gaming room operates, the hotel engages a Gaming Room Supervisor to provide direct **personal** supervision in that area. That enables the Supervisor to get to know patrons and make early detection of any possible signs of problem gambling.

4. LOCAL COMMUNITY

4.1. *Area* - For the purposes of this LIA, the local community is the whole of the Randwick LGA.

4.2. *Randwick LGA*- The hotel is located along Kensington's Anzac Parade shopping strip. It is situated in the north-west of the LGA, in the suburb of Kensington. At the 2011 census Randwick LGA had a population of 128,989 persons.

4.3. The LGA is relatively affluent, with a higher median personal income when compared to the same for NSW, a comparatively higher number of professionals and a lower than average rate of unemployment. The LGA is also highly multicultural due to the fact that it attracts a significant number of travellers from overseas as well as many international students who attend the University of New South Wales. The LGA has a higher than average proportion of persons aged between 20 and 39 years, particularly those falling within the 20 – 24 year bracket. Only 1.4% of the LGA's population is comprised of Aboriginal and Torres Strait Islanders, compared to 2.5% of the NSW population.

- 4.4. As a measure of the socio-economic position of the "local community", we refer to the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA). The most recent scores (2011) for Randwick LGA are as follows.

Indicator	Score	Decile
IRSEAD	1063	9
IRSED	1043	9
IER	980	6
IEO	1114	10

- 4.5. These scores indicate that the population of Randwick LGA is significantly more advantaged than most Australian communities. That in turn suggests that this local community is not particularly vulnerable to gaming related harm and is unlikely to be detrimentally impacted by the grant of this application.

5. **POSITIVE CONTRIBUTION**

- 5.1. The Hotel proposes to donate a total of \$30,000 to St Laurence House Inc., a not-for-profit organisation which provides long-term residential accommodation and support to very disadvantaged young people aged between 13 and 25 years. St Laurence House Inc. began as a drop-in centre 34 years ago and now operates a fully supported transitional house for residents aged under 18 years and two semi-independent houses for young persons aged between 18 and 25 years. The semi-independent residences offer young people the opportunity to develop their living skills and move towards independence. St Laurence House Inc. employs a holistic Trauma Informed Care program which focuses on meeting the many needs of homeless young people.

- 5.2. St Laurence House Inc. is a registered charity funded through:

- Supported Accommodation Assistance Program ("SAAP") by the NSW Department of Community Services;
- NSW Department of Housing;
- Office of Community Housing NSW;
- Commonwealth Department of Community Services;
- Commonwealth Department of Health; and
- A number of Anglican Parishes in the diocese of Sydney, including Christchurch St Laurence and the parish of St James, King Street, Sydney.

- 5.3. St Laurence House Inc. is also heavily reliant on the generosity of sponsorships and donations. The Hotel's donation of \$30,000 will provide six months of 24 hour supported accommodation for a young person under the age of 18.
- 5.4. Randwick City Council documents identify the need for additional support services for disadvantaged people living in the LGA and the current lack of funding for existing services. The document entitled *Randwick City Council: An Inclusive Randwick City* refers to six key areas acquiring action in order to address social issues and improve the experiences of residents suffering from social disadvantage. One of these key areas is "addressing affordable rental housing and homelessness issues". The document notes that, while the population of Randwick is relatively advantaged when compared to the overall Sydney population, "there are distinct pockets of disadvantaged neighbourhoods". Because the residents of Randwick are generally considered to be affluent, relevant service providers located in the area tend to be overlooked when seeking government support in order to increase their "capacity to deliver support services to disadvantaged residents".
- 5.5. The document provides a list of the sorts of projects or programs that Council considers as having a high priority in terms of meeting current gaps in services for disadvantaged individuals. The list includes projects or activities that:-
- *"Support the valuable work undertaken by not-for-profit organisations or groups who direct services to disadvantages people and families"; and*
 - *"Contribute to supporting local level projects aimed at helping disadvantaged children and youths from becoming disadvantages adults".*
- 5.6. It is submitted that the funding of St. Laurence House Inc.'s residential services responds to the needs of the local community as identified in *Randwick City Council: An Inclusive Randwick City*.

6. **CONCLUSION**

- 6.1. The information provided in this Class 1 LIA complies with the Authority's Guidelines. In particular it:-
- addresses the responsible gambling and harm minimisation measures to be undertaken by the hotel;
 - identifies the local community (and the relatively high levels of socio-economic advantage enjoyed by the local community); and
 - provides information to show that a positive contribution will be made to that local community if this LIA is approved and the hotel's gaming machine threshold is increased by five.

ATTACHMENT

“A”

ST. LAURENCE HOUSE



17 March 2014

Dear Rochelle

Thankyou once again for your generous offer of support for St Laurence house. The funds you provide will help us make a significant and lasting difference to the young homeless people in our care.

Let me impart a little of our history, our philosophy and the results we are able to achieve.

Established in 1978, St Laurence House provides accommodation and support to homeless youth in the Eastern Suburbs of Sydney in accordance with the Specialist Homelessness Services (SHS) Program regulated by the Department of Families and Community Services (FACS) at a State level. We have evolved from an original drop-in centre/ Crisis Refuge, to a long-term residential service. We currently operate a refuge, staffed 24 hours a day and two semi-supported houses.

There are several aspects to our services which mark us out as different. Firstly, our 24 / 7 service enables us to care for under 16s who otherwise find themselves shuttled between various stop-gap options. Secondly we offer a true home experience in that clients can stay with us longer-term. Thirdly and perhaps most importantly we employ a unique, holistic, 'Trauma Informed Care' program that focuses on meeting the complex needs of homeless young people.

There are of course no easy remedies or short cuts in helping the clients to overcome many years of hurt and neglect, this takes a very long time and considerable commitment, sensitivity and careful planning by all the staff at St. Laurence House. Our aim is to get homeless young people back on track with their lives. Clients who complete our program can realistically expect to move on to independently funded living, either studying full time, working full time or

P.O. Box 20 Kingsford NSW 2032
Ph: 02 9349 6438 Fax: 02 93445283
Email: stlaurencehouse@bigpond.com

ST. LAURENCE HOUSE



a combination of the two. We also work, where appropriate, to reconnect clients with family. It's about making a positive change for life away from dependency to becoming contributing members of their communities.

Though funded through the department of Family's and Community Services, St Laurence has always relied on the generosity of our supporters to continue our work. There has often been a misconception that given our locality we would receive substantial donations. Sadly this has not been the case. Our support base is far reaching and thankfully loyal but if it were not for the continued efforts of our management committee in fund raising, we would fall short of maintaining our substantial running costs.

Kind Regards

Nigel

Nigel Parker

Executive Officer
St Laurence House
Email: nigelp_slh@hotmail.com

P.O. Box 20 Kingsford NSW 2032
Ph: 02 9349 6438 Fax: 02 93445283
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St Laurence House Inc.

CONTACTS

St Laurence House Inc.
Mr Nigel Parker, Executive Officer
PO Box 20 KINGSFORD NSW 2032
Telephone (02) 9349 6438
nigelp_slh@hotmail.com

2014



St Laurence House

St Laurence House is a charitable institution. It has been granted a Fundraising Authority by the NSW Department of Fair Trading in accordance with NSW laws.

In addition it has Gift Deductible Recipient status under Australian Income Tax legislation.

Building Life Skills for Successful Independent Living

CFN 14097
DGR 9000080534
ABN 79 101 274 350

Gifts of \$2 or more are tax deductible

(05/06)

St Laurence House offers a holistic program which focuses on the complex needs of homeless young people. Through its residential program, SLH aims to assist the very disadvantaged and vulnerable young people in our society in their effort to lead more independent and fulfilling lives. Intensive case management support based on a client centred approach forms the basis of our work. We also use a strengths based approach to our living skills program which is provided in a structured environment. Residents are able to move from our fully supported transitional house to one of the semi-independent houses once they attain 18 years of age and have an adequate level of living skills and have demonstrated consistent psychological and social stability. The semi-independent houses allow young people the opportunity to develop their living skills and move towards higher degrees of independence.

St Laurence House Inc (SLH) is a registered charity funded through the Supported Accommodation Assistance Program (SAAP) by the NSW Department of Community Services, the NSW Department of Housing, the Office of Community Housing NSW, the Commonwealth Department of Community Services and the Commonwealth Department of Health, together with a number of Anglican parishes in the Diocese of Sydney, principally the founding parishes, Christ Church St Laurence and the Parish of St James, King Street Sydney.

SLH has been providing accommodation, support and care for homeless young people for the past 34 years. It has evolved from the original drop-in centre to a long-term residential service that operates a transitional house staffed 24 hours a day, and two semi-independent houses.

To overcome many years of hurt and neglect takes a very long time and considerable commitment, sensitivity and careful planning by SLH staff and the Committee of Management.

SLH is at last in a reasonable financial position, with appropriate reserves to meet its responsibilities to staff and to residents, but needs further funding for casual staff, in order to better guide the residents of the two semi-independent houses. Our constant aim is to have all four resident places occupied in the fully supervised house and to have three- Four residents in each of the two semi-independent houses. . St James' King Street Sydney Outreach Committee has pledged a grant of \$6,000 a year (CPI adjusted), over the next three years. Thanks to this grant, along with annual proceeds from Christ Church St Laurence's Coulson Trust, we can afford

more time for youth workers to supervise the semi-independent houses.

We sincerely thank our volunteers and supporters, many of whom are parishioners of Christ Church St Laurence and St James King Street. and our local area

Your financial gifts and project funding presently provide 16% of our funds. FACs give 72%, rents 11% and interest/other 1%.

We invite you to make a gift now by completing the tear-off slip.

ST LAURENCE HOUSE PEOPLE:
Committee of Management Ruth McCance Chair), Peter Hanson (Treasurer), Susan Allton (Secretary), Anne Collier(deputy Chair) , Phil Logan, Greg Murray , Muneesh Wadhwa

House Staff: Nigel Parker Executive Officer

Youth Workers: Geoff McCarthy, Michael Walton & Liz Smith

St Laurence House 2013 Appeal
PO Box 1048
CROWS NEST NSW 1585

I am pleased to be able to help St Laurence House.

☐ I enclose my cheque for \$ _____

☐ I wish to give via my credit card

☐ Mastercard

☐ Visacard

Expiry Date

☐☐ / ☐☐

Name of Cardholder _____

Amount \$ _____

Signature _____

Address _____

Postcode _____

Telephone _____

Email _____

ATTACHMENT

“B”



FOR THE GRILL

Cook Your Own w/ Salad Bar

Sun-Thurs Special

Rump	12.5
Sirloin	12.5

Tuesday Nights – All Steaks Two for One

Eye Fillet	21
<i>270g Yearling Grass Fed Angus, Riverview QLD</i>	
Scotch Fillet	19.5
<i>300g Yearling Grass Fed Angus, Coominya QLD</i>	
T-bone	19.5
<i>320g Yearling Grass Fed Angus, Coominya QLD</i>	
Rump	18
<i>290g Yearling Grass Fed Angus, Riverview QLD</i>	
Sirloin	18
<i>250g Yearling Grass Fed Angus, Warwick QLD</i>	
Marinated Chicken Fillet	18
Sausages (3)	14
Tuna Steak	18.5

PASTAS & SALADS

Creamy Chicken & Mushroom Penne	17
Hokkien Noodles (Beef, Chicken or Veg)	17
Creamy Angel Hair Pasta w/ King Prawns, Chilli & Tomato	20
Fettuccine w/ Roast Pumpkin & Rocket Pesto	17
Moroccan Lamb & Feta Salad	19
Spicy Thai Beef Salad	16.5
Caesar Salad (w/ Chicken \$18)	16
Plate of Salad	9

MAINS Served with Chips, Mash or Salad

Gourmet Steak Sandwich	18
Cajun Chicken Sandwich	18
Hamburger w/ Cheese & Bacon	18
Beer Battered Fish & Chips	18
Beef and Mushroom Pie	18
Chicken or Veal Schnitzel w/ Gravy	18
Chicken or Veal Parmagiana	19.5
Crumbed Lamb Cutlets w/ Gravy	19
Coconut Prawn Cutlets w/ Thai Sauce	20.5
Sausages & Mash w/ Gravy	18
Spicy Chicken Burrito w/ Guacamole & Sour Cream	17

TO SHARE

Chips	7.5
Wedges w/ Sour Cream & Sweet Chilli	8.5
Garlic & Herb Bread	8.5
Tomato & Basil Bruschetta	9.5
Trio of Sliders	15
Tempura Prawns and Vegetables w/ Thai Dipping Sauce	19
Salt & Pepper Seafood w/ Lime Mayo	19
Peking Duck Pancakes w/ Hoisin, Shallots & Cucumber	19

KIDS' MEALS

Chicken Nuggets and Chips	8.5
Fish and Chips	8.5
Vanilla Ice Cream w/ Choice of Topping	1.5
Coffee	3.8
Dessert	7.5

ATTACHMENT

“C”

**NEW PUBLIC
OPEN SPACE**

[illegible]

TEAM 2

[illegible]

Blank Pkg. Ltd.
PO Box 495

Kings Cross, NSW 2010	None
Doonbeg Hotel Anzac Parade	None

THE PROPOSED GROUND FLOOR AND SITE PLAN

[illegible]

[illegible]

TEAM 2

NO. OF STUDENTS
100
80
60
40
20
0

Chad
Burdett Pte. Ltd.
PO Box 408
Kings Cross, NSW 2010

Pages
Dorchester Hotel
Anglo Pacific
Karabington

**PROPOSED FIRST FLOOR
PLAN (RL + 28.400)**

Project No.	0380
Drawing No.	DA - 03
	9-1-75

ATTACHMENT “D”













