
Local Impact Assessment Class 1 Application

***The Grove Social House
264 Kingsgrove Road
KINGSGROVE NSW 2208***

August 2021

PREPARED BY:
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Liquor & Gaming Specialists

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 20 in relation to The Grove Social House (the "Venue"), situated at 264 Kingsgrove Road, Kingsgrove NSW 2208.

The Venue proposes to operate between 10.00 am until 12.00 midnight, Monday to Saturday, and 10.00 am until 10.00 pm Sunday.

The Venue is in the Kingsgrove (South) – Bardwell Park SA2, which had a population of 12,611 at the 2016 Census.

2. RESPONSIBLE GAMBLING MEASURES

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

3. LOCAL COMMUNITY

The local community is the Kingsgrove (South) – Bardwell Park SA2. Chapter 3 to 5 provides a demographic description of the area and local community. **Attachment "A"** is a copy of a map of the SA2.

It is expected that the majority of patrons of the Venue will be residents of Kingsgrove and the surrounding areas.

4. POSITIVE CONTRIBUTION

Chapter 6 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 Gaming Machines Act 2001 (the "Act"), and the associated Gaming Machines Regulation 2019 (the "Regulation") through the proposed conduct of gaming machine operation at the Venue in a responsible manner, along with the evidence of a 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 to be situated at 264 Kingsgrove Road, Kingsgrove. The Venue is located in the commercial area of the suburb of Kingsgrove with surrounding uses being predominantly of a commercial nature.
- 1.2. The Venue will be refurbished and fitted out as a modern hotel, offering facilities associated with a hotel licence.
- 1.3. The Venue is proposed to provide an upmarket bar with lighting and smaller room space to create a warm and personal atmosphere. The Venue is to appeal to a more discerning client in an area that is showing signs of gentrification. A minors area authorisation is also to apply to allow minors to be present.
- 1.4. The Venue has a maximum patron capacity of 200 persons.
- 1.5. The gross floor area of the Venue will be 708.9 square metres. The area to be set aside for gaming is shown on a plan (**Attachment "B"**). Gaming facilities will be ancillary to the other services to be on offer at the Venue.
- 1.6. The facilities to be provided at the Venue consist of the following:-

Ground floor

- Bistro
- TAB/Sports bar
- Outdoor terrace
- Gaming room
- Bar for packaged liquor
- commercial kitchen, cool room and storage areas

Basement

- Sanitary facilities
- storage and other back of house areas

- 1.7. The Venue will offer a range of meals. It is proposed that meals will be available up until a short time prior to closing time. 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.
- 1.8. The Venue is a proposed licensed premises and the current gaming machine threshold is zero. This LIA and associated threshold increase application seeks to increase a gaming machine threshold of the venue to 20.
- 1.9. The proposed approved trading hours are 10.00 am until 12.00 midnight, Monday to Saturday;

and 10.00 am until 10.00 pm on Sunday.

- 1.10. It is not proposed that live entertainment will be provided at the Venue. Any music provided will be limited to low-level background music only.
- 1.11. In accordance with clause 33 of the Regulation, **Attachment "C"** is a copy of a map showing the location of the Venue in relation to the location of any school, place of worship or hospital within a 200-metre radius of the Venue.
- 1.12. The Venue is located on the eastern side of Kingsgrove Road. The nearest place of public worship, hospital or school is the St Ursula's College, located at 69 Caroline Street, Kingsgrove, which is located to the east of the Venue. The Kingsgrove RSL Club is built between the Venue and St Ursula's College and blocks any line of sight between the two.
- 1.13. Immediately adjoining St Ursula's College to the south is the Our Lady of Fatima Primary School. There is no line of sight from any of the school buildings to the Venue. However, part of a tennis court on the campus of Our Lady of Fatima Primary adjoins Brocklehurst Lane and, at its nearest point to the Venue is approximately 50 metres away, measured in a straight line. Mesh screening around the tennis court substantially impedes any sight lines between the tennis court and the rear entrance to the Venue.
- 1.14. Both schools have their main entrances on Caroline Street. The main entrance to the Venue is off Kingsgrove Road. Kingsgrove Road and Caroline Street are two blocks apart.
- 1.15. The Venue and the schools are not considered to be in the immediate vicinity of one another.
- 1.16. There is a place of worship, Our Lady of Fatima Catholic Church, located approximately 135 metres to the north-east of the Venue, measured from the rear of the Venue, on Brocklehurst Lane. There is no line of sight between the Church and the Venue, as the Kingsgrove RSL stands between the Venue and the Church. The Venue and the Church are not considered to be in the immediate vicinity of one another.
- 1.17. A further place of worship, South-West Evangelical Church, is located approximately 100 metres to the south-west of the Venue, measured from the front of the Venue on Kingsgrove Road. There is no line of sight between the Church and the Venue, as the commercial premises in Kingsgrove Road that are opposite the Venue stand between the Venue and the Church. The Venue and the Church are not considered to be in the immediate vicinity of one another.

2. HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES

- 2.1. The harm minimisation strategies which the Venue intends to implement include all those required by legislation.
- 2.2. Gaming will be provided 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) at all times;
- (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) is located outside the gaming room. Patrons 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) A clock will be present and visible to all patrons within the gaming room;

- (j) The Venue will not accept third party cheques or the cashing of cheques by patrons;
 - (k) There will be a limit of \$5,000 on cash payment for winnings;
 - (l) Minors will not be permitted entry to the gaming room;
 - (m) Consumer information on the chance of winning maximum prizes and jackpots will be made available in the gaming area;
 - (n) The Venue will not publish any gaming machine advertising;
 - (o) All gambling-related signs will be situated within the Venue and are not visible from the exterior of the Venue; and
 - (p) 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.
- 2.6. The Venue will engage a Gaming Room Attendant who will be present to provide supervision of this area. 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.
- 2.7. The Venue will be operated in accordance with a Gaming Venue Plan of Management.
- 2.8. The Venue's gaming machines will not operate past midnight Monday to Saturday and will not operate past 10.00 pm on Sunday.
- 2.9. Guideline 16 requires a Gaming Plan of Management (GPOM) to be prepared and lodged in circumstances where a premises operating gaming machines is located within a Band 3 SA2 after 12.00 midnight; or if the premises proposed to operate gaming machines after 2.00 am within a Band 1 or Band 2 location. Whilst the Venue does not require a GPOM to be provided pursuant to Guideline 16, a GPOM for the Hotel has been prepared and lodged with this application for consideration.
- 2.10. The strategies adopted pursuant to the GPOM will ensure the minimisation of harm associated with the operation of gaming machines and other gambling at the Venue.

3. LOCAL COMMUNITY

- 3.1. The local community is the Kingsgrove (South) – Bardwell Park SA2.
- 3.2. Kingsgrove is a suburb in the Bayside LGA, approximately 13km south of the Sydney CBD.
- 3.3. It is expected that Venue's patrons will be residents of Kingsgrove and surrounding suburbs.
- 3.4. The Venue will be a focal point for providing a themed and personal atmosphere of city's small bars with a similar licence capacity but providing a full range of facilities expected for a hotel which is to appeal to a more discerning client whilst catering to the needs of the local community.

4. DEMOGRAPHY

- 4.1. In 2016, the Kingsgrove (South) – Bardwell Park SA2 had a population of 12,611.
- 4.2. The relevant demographic information is set out below:
- 48.9% of the population is male.
 - 51.1% of the population is female.
 - Only 0.8% 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 24.4% of the population achieving a bachelor degree level and above. This is higher than the State average of 23.4%, whilst 18.8% of the population have university/tertiary education qualifications compared to 16.2% of the State average.
- 4.4. The most common occupations in the Kingsgrove (South) – Bardwell Park SA2 included professionals at 25.3%. This number is higher than the State average of 23.6% and the national average of 22.2%.
- 4.5. 56.3% 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 (60.7%) compared to that of NSW (37%).
- 4.6. The median weekly personal income in the SA2 was \$627 compared to \$664 in NSW, although the median weekly household income was \$1,642 compared to \$1,486 in NSW.
- 4.7. In the SA2, 60.8% of the labour force over the age of 15 reported working full-time and 29.3% 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	KINGSGROVE (SOUTH) – BARDWELL PARK SA2 SCORE	KINGSGROVE (SOUTH) – BARDWELL PARK SA2 DECILE
IRSEAD	1016	6
IRSED	1038	7
IER	1016	6
IEO	1036	7

- 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.

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 the Application is approved.
- 5.2. A positive contribution shall be made by way of a financial contribution of \$2,509,438.20 (over five years) 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 *Gaming Machines Act 2001* and section 115B of the *Casino Control Act 1992*.

Calculation of Amount of Financial Contribution

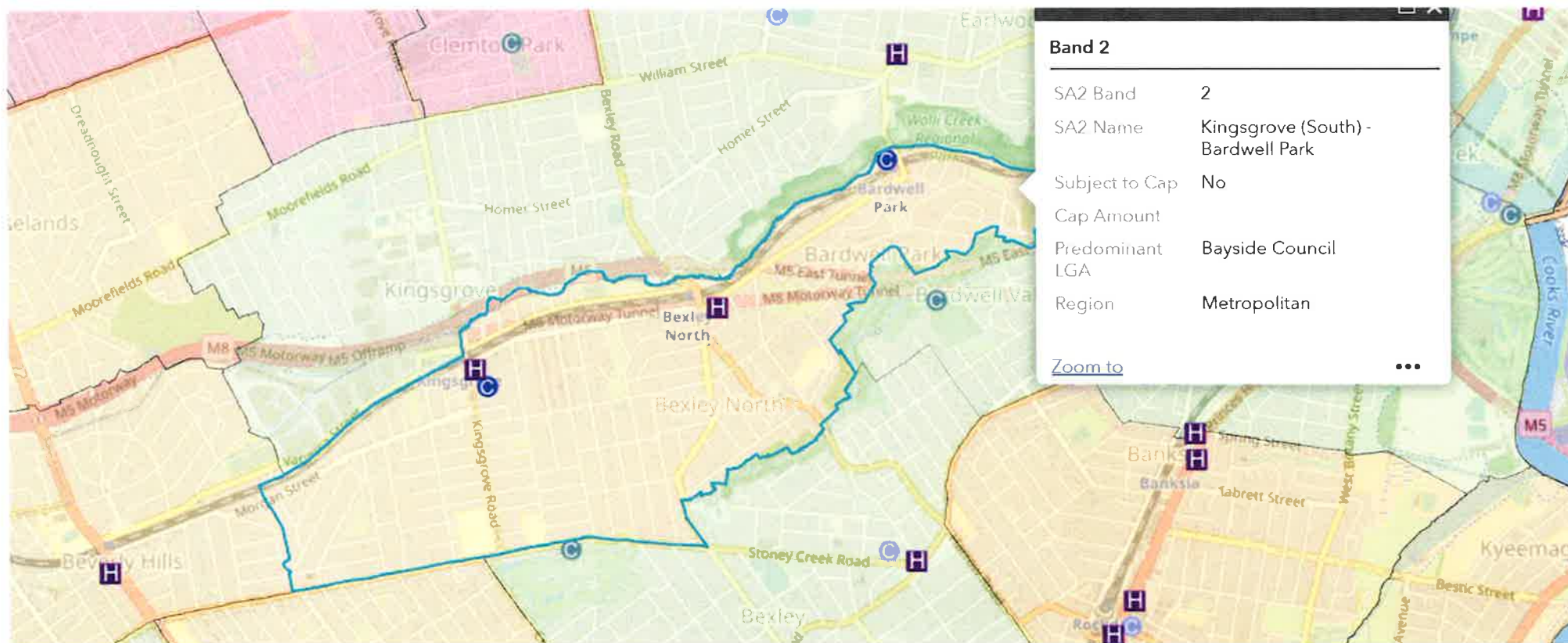
- 5.3. The amount of the financial contribution was calculated in accordance with the formula detailed in the latest version of the Class 1 Local Impact Assessment Process Guidelines published by the Authority for new hotels. That formula provides for a 'positive contribution' being 15% of the average 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.
- 5.4. Liquor & Gaming NSW website has provided the profit per gaming machine in the Bayside LGA was \$167,295.88, calculated for a 12-month period from 1 January 2020 to 31 December 2020
- 5.5. The Venue will provide substantial public benefits to the residents and business owners of Kingsgrove. Those benefits include, but are not limited to, the following:-
 - (i) Provide a modern, warm and personal, smaller space venue that will be expected to appeal to a more discerning client for those persons who live, work in, or resort to the suburb of Kingsgrove.
 - (ii) Provide an additional choice for the residents of Kingsgrove and those persons resorting to the suburb. At present, there are only one hotel operating in the suburb that has a population of over 12,000 residents.
 - (iii) Provide a licensed premises that will operate in accordance with a detailed and a Gaming 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 that will be put in place at the Venue.
- 6.2. The Applicant proposes to operate 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, has demonstrated that gambling activities will be conducted in a responsible manner and confirms the proposed increase in the GMT from zero to 20 will result in a positive contribution being made for the benefit of the local community.

ATTACHMENT

“A”

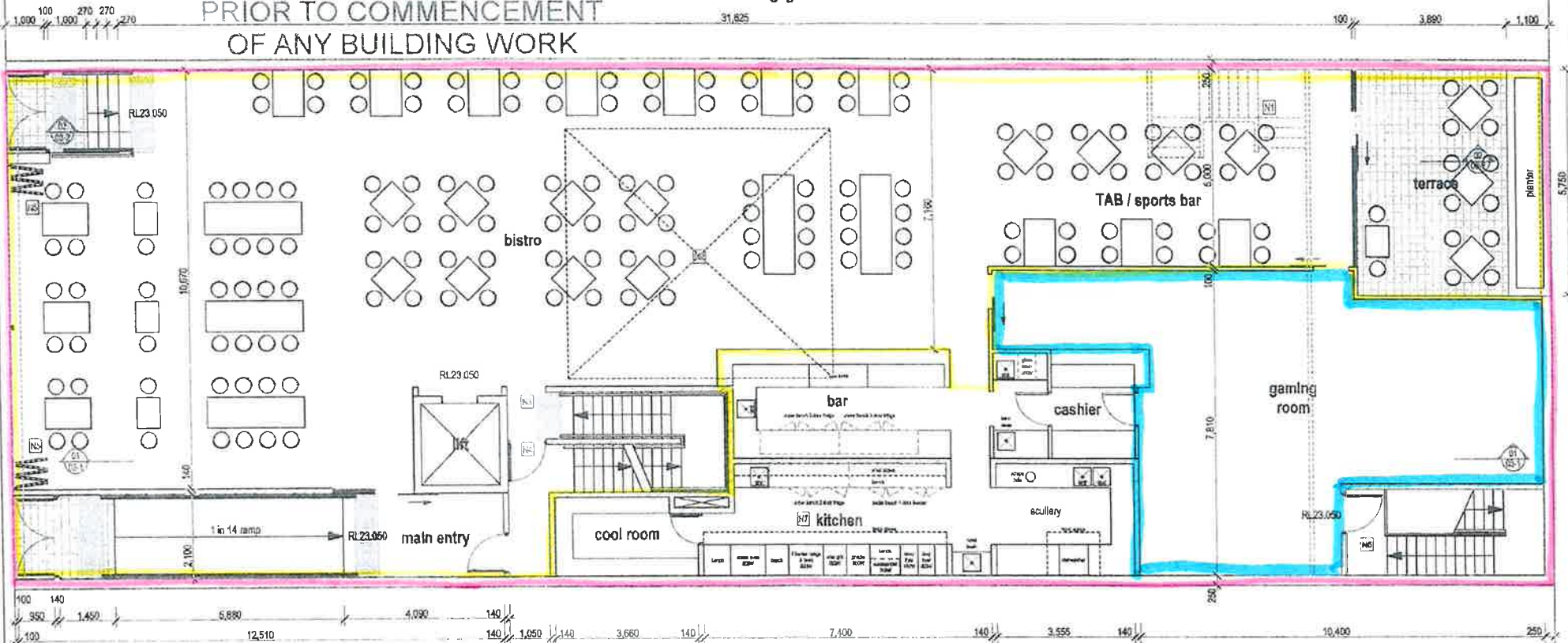


ATTACHMENT

“B”

THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK

262A kingsgrove rd
31,825



266 kingsgrove rd

BAYSIDE COUNCIL
DEVELOPMENT APPROVAL
These are the approved plans subject to
conditions by Council and pursuant to Section
4.16 of the Environmental Planning and
Assessment Act 1979
Application No: DA-2019/410
Date of Determination: 29 April 2020



PRINTS TRUE TO SCALE ON A3 PAPER
0 1 2 3 4 5

notes

- [N1] demolish entire existing building and cap off existing services ready for reconnection to proposed building
- [N2] operable louvre roof above
- [N3] stair access to toilets at basement level
- [N4] fire door
- [N5] blinking doors

- [N6] fire isolated stair
- [N7] refer to drawing DA-05-1 for typical kitchen details

- BOUNDARY OF THE PROPOSED LICENSED AREA
- BOUNDARY OF THE PROPOSED MAA
- BOUNDARY OF GAMING ROOM

THE GROVE SOCIAL HOUSE

NOTES	AMENDMENTS				PROJECT	DRAWING			DRAWING NO.
Note: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant National Building Standards. Check all details shown with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. When proprietary products are referred to, note the manufacturer's name. Check all dimensions on site. If in doubt, check with Architects.	REV	ISSUE	DATE	DRAWN	264 Kingsgrove Rd Kingsgrove	ground floor plan			DA-01-3
	A	FOR DA	29-06-19	DM					
	B	FOR DA	22-01-20	DM			DRAWN DM		
	C	FOR DA	14-04-20	DM			SCALE 1: 100 REV C		
DARREN RAN DESIGN Pty Ltd darren@darrenranchdesign.com.au contact mob: 0438 895 117					PROJECT NO 1851	ABN: 90 167 533 717			

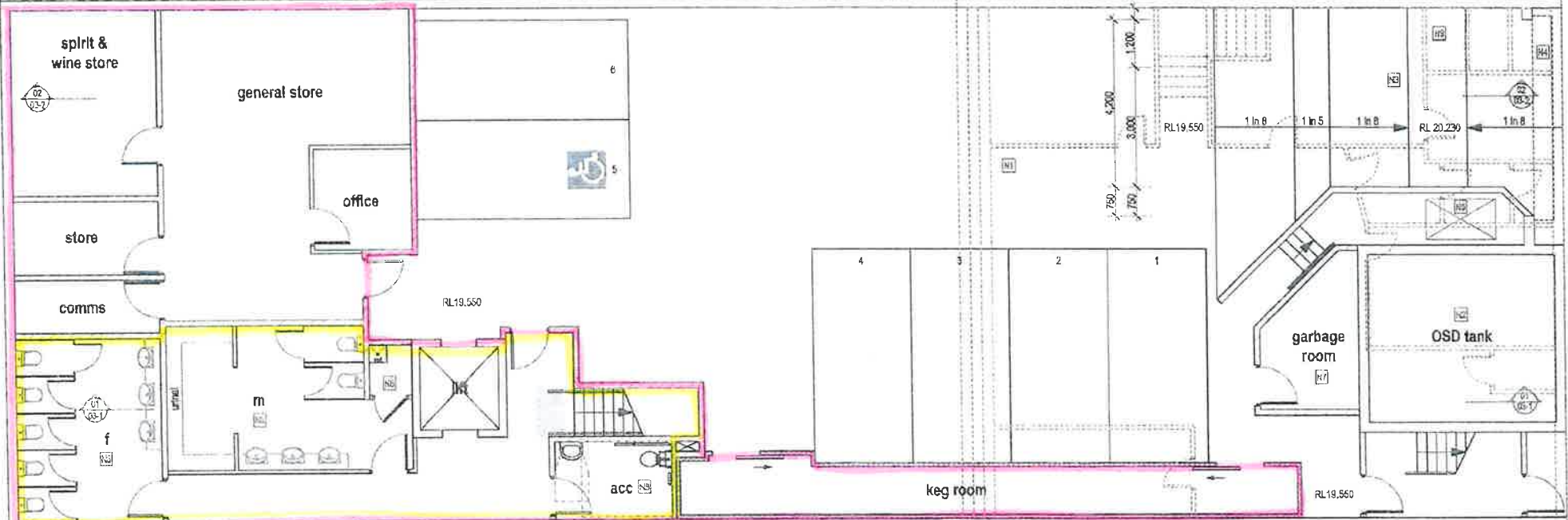
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262A kingsgrove rd

THESE PLANS ARE NOT APPROVED
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PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK

legend

- concrete walls to engs details
- concrete block walls to engs details
- partition walls
- elements to be demolished
- site boundaries
- elements above 5.820



266 kingsgrove rd

notes

- [N1] demolish entire existing building and cap off existing services ready for reconnection to proposed building
- [N2] OSD tank to hydraulic and structural engineers details
- [N3] ramped hump as required to be above flood levels determined by hydraulic engineer and ramp slopes to traffic engineers design compliant with AS 2890.1
- [N4] roller shutter above to basement entry

- [N5] In ground grease trap to hydraulic engineers future details
- [N6] cleaners cupboard with cleaners sink
- [N7] garbage room contains garbage/general waste in one bin and glass and plastics in a separate bin and cardboard and paper in a separate bin - refer to Waste Management Plan. NB all waste is to be collected by private contractor agreement

- [N8] Water efficient appliances and devices will meet the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme.
The minimum standards are:
• 4 star taps and 3 star shower head roses;
• 4 star dual flush toilets; and
• 3 star urinals.

- [N9] line mark and hatch area with paint to ramped foot to guide egressing drivers - refer to traffic report for detailed assessment

- BOUNDARY OF THE PROPOSED CONSTRUCTION AREA
- BOUNDARY OF THE PROPOSED MAA
- BOUNDARY OF GARBAGE ROOM
PRINTS TRUE TO SCALE ON A3 PAPER



NOTES				PROJECT		DRAWING		DRAWING NO.	
<small>Notes: All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Check all details above with a Structural Engineer and have all Structural Steelwork & concrete work designed by a Structural Engineer. When preparing proposals refer to relevant standards. In accordance with the manufacturer's written instructions. Check all dimensions on site. If in doubt, check with Archt. Act.</small>				REV	ISSUE	DATE	DEVELOPER	DRAWN	DM
				A	FOR DA	20-06-19	DM		
				B	FOR DA	22-01-20	DM		
				C	FOR DA	14-04-20	DM		
				264 Kingsgrove Rd Kingsgrove		basement floor plan		DA-01-2	
				PROJECT NO: 1861				REV C	
DARREN MAH DESIGN Pty Ltd darren@darrenmahdesign.com.au contact mob: 0438 895 117								SCALE 1:100	
								ABN 90 167 633 717	

ATTACHMENT

“C”



Proposed
Licensed
Premises



Our Lady of
Fatima
Church



St Ursula's
College



Our lady of Fatima
Catholic Primary
School



South-West
Evangelical Church
Kingsgrove