Class 1

Local Impact Assessment

Doonside Hotel

23 Graham Street

Doonside NSW 2767

Licence Number: LIQH400106033

LGA: Blacktown City Council

1. Executive Summary

1.1. The applicant submits a Class 1 Local Impact Assessment ("LIA") in support of an application under the *Gaming Machines Act 2001* ("the Act") for a low-range increase to the gaming machine threshold presently 26 comprising 23 gaming machine entitlements and 3 poker machine permits with an increase of 2 gaming machines for the Doonside Hotel (the "Hotel")

1.2. The threshold increase of 2 gaming machines would bring the overall total of the threshold to 28 .

1.3. The subject premises is situated at 23 Graham Street, Doonside NSW 2767.

1.4. The hotel is located within a SA 2 Band 2 area of Doonside – Woodcroft within the Local Government Area ("LGA") of Blacktown City Council.

1.5. The Act requires the Authority to be satisfied of the following in order to approve the subject gaming machine threshold increase application.

(a) The LIA complies with the Act & Regulation requirements;

(b) The LIA has demonstrated that gambling activities will be conducted in a responsible manner as referred to in Clause 3.

(c) The proposed increase in the gaming machine threshold will provide a positive contribution towards the local community as referred to in Clause 6; and

(d) The LIA has adequately addressed any community concerns arising out of the consultation.

It is submitted that the Authority would be so satisfied.

2. Hotel Background

2.1. The premises are located at 23 Graham Street, Doonside NSW 2767.

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 purpose of gaming. The Hotel currently operates 26 gaming machines, with 23 entitlements and 3 poker machine permits.

2.3. The Hotel provides a full range of facilities for its patrons including a public bar, sports bar, bistro, outdoor barbecue area, drive-thru bottle shop and 14 rooms of accommodation which have been renovated after being unused for over a decade. In addition, a courtesy bus is provided, games for minors, a book deposit for reading, and a large wall projector for meetings and presentations.

148 car parking spaces are provided.

Approved trading hours for the public bar, club lounge bar and covered way are 24 hours per day Monday to Saturday and 10am to 10pm Sunday and for the balance of the premises standard trading hours. The hotel trades from 10am to 4am the next day Monday to Saturday and 10am to 10pm Sunday.

Bistro meals are available from midday to 8pm Monday to Thursday and Sunday and from midday to 9pm Friday and Saturday with the menu Attachment "A" available and at other times a condensed menu Attachment "B" is available.

2.4. The Hotel's current total internal floor space is 1421 square metres and that of the gaming room is 130 square metres.

2.5. Attachment "C" depicts the existing floor plan with the proposed layout of the additional gaming machines inserted.

2.6. The hotel has some 24 employees, over half residing within 5 kms of the premises and the balance from western Sydney thus providing local employment and contributing to the local economy.

2.7. Photos of the premises are attachment "D".

3. Responsible Gaming and Harm Minimisation

3.1. The Hotel's management and staff will be supportive of and encourage responsible gaming practices. All members of staff engaged in the operation of gaming machines have completed the prescribed *Responsible Conduct of Gambling Course*. A register of the RCG certificates and competency cards of all staff will be maintained at the Hotel.

3.2. The Hotel currently has 26 gaming machines. All gaming machines will be 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 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 suitably spaced in order to facilitate access,

(g) The gaming room is supervised at all times by way of electronic means and physical presence of the licensee or an employee,

(h) The gaming room has two (2) entrances 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 a public street, or to any area not forming part of the Hotel when moving from the gaming room to other facilities, and

(i) The gaming room cannot be accessed directly from a public street.

3.3. The Hotel gaming shutdown period is 4am to 10am daily.

3.4. The Hotel will maintain an active membership of the Australian Hotels Association (AHA) New South Wales and will continue to support its practices and procedures for gaming harm minimisation.

3.5. Patrons of the Hotel will be made aware of the AHA's counselling services and of the government funded "gambling HELP" counselling service.

3.6. Patrons will be made aware of the chances of winning and the problems associated with excessive gambling through prescribed signage required to be located on each gaming machine and throughout the gaming room by way of the prescribed notices on display.

3.7. The ATMs located within the Hotel also display the appropriate signage to notify patrons of the problems associated with gambling.

3.8. The Hotel does not offer prizes associated with the use of its gaming machines and the Hotel has a policy of not cashing cheques.

3.9. The Hotel will comply with advertising requirements in respect to gaming:-

(a) The Hotel will not use the word "casino" in any description or promotion of the Hotel,

(b) The Hotel will not permit gaming related advertising material to be displayed on the exterior of the premises,

(c) The Hotel will not promote irresponsible gaming or gaming practices,

(d) 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,

(e) The Hotel will not publish the details of any person who has won a prize in excess of $1,000, and

(f) The Hotel will display the prescribed signage in the gaming room, on all gaming machines, and on the ATM or any EFTPOS facilities.

3.10. The Hotel provides gaming related help line pamphlets and has signage located throughout the hotel.

3.11. The Hotel managers are highly trained to watch for problem gamblers and talk regularly to patrons, assisting patrons when required.

3.12. The Hotel implements the AHA's Game Care problem gaming counselling and self exclusion scheme and gaming code of conduct and is a member of the Local Liquor Accord.

3.13. These measures are basically those required by law.

3.14. There have been "self exclusions" from these premises via MVSE (multi venue self exclusion) with which the premises are linked.

3.15. Senior staff of the hotel attend the monthly Liquor Accord Meetings to discuss RSA and RCG issues within the wider community and how to address such issues. Senior staff pass on information discussed at the meeting to other staff of the hotel, verbally via email or facebook. Every staff member that works behind the bar has RCG certification.

4. Local Community

4.1. The majority of the hotel's clientele are 'locals' during the day, and from the afternoon onwards they are tradesmen after they finish work. On weekends a lot of the families use the bistro as well as sporting teams and social clubs who use the outdoor area too.

4.2. For the purpose of this application the local community has been identified as the Doonside State Suburb. The people from this area gravitate towards the premises as it is the only hotel or club in the SA 2.

4.3. Sporting and social clubs use the premises and consider the facilities an important asset to the community. If the application is approved, the Hotel will be able to continue to support the many organisations currently supported and to offer similar support to other local organisations.

4.4. The Hotel supports other local community groups such as Doonside Roos Junior Rugby League Club (sponsorship of $4,500), Doonside Cricket Club ($4,000), Pirates Social Golf Club (4,000), The Greenshirts Social Golf Club ($4,000) and Doonside Masters Rugby League Team ($500).

The Hotel is known for its willingness to donate free meal vouchers to local schools.

Badge draws are held Tuesday and Thursday, raffles for clubs Thursday, Friday and Saturday and joker poker on Wednesday. Rock Bingo and occasional bands have been hosted but sporadically as especially during the National Rugby League season it is a sport orientated hotel.

A condition 240 on the licence prohibits entertainment after 11.30pm and if the premises trade after midnight, the hotel is to employ an independent security firm which will provide a licensed uniformed security person on the premises from 11.30pm until half an hour after the hotel closes or until the last patron has left the vicinity, whichever is the later, so far as is possible to;

a) patrol the perimeter of the property including the car park

b) ensure that patrons park in the hotel car park

c) ensure that patrons do not loiter or linger in the area or cause nuisance or annoyance to the neighbourhood

d) ensure that hotel staff pick up bottles, cans, glasses and rubbish from outside the hotel

e) monitor and control the behaviour of patrons leaving the hotel

f) limit the noise emitted from the premises

5. Demography

5.1 The population of the state suburb of Doonside was 13,451 (2016 census) and of Doonside – Woodcroft SA2 Area 22,530. Annexure 1 is a table of key demographics information in relation to the Doonside State Suburb, Doonside – Woodcroft SA2 Area and Blacktown LGA.

The population characteristics of Doonside state suburb Attachment "E" are generally unfavourable to state averages while those of Blacktown local government area and the SA2 are less so being superior in the financial categories.

However the Doonside Hotel is Doonside's de facto community centre and the social centre for Doonside providing the community with a safe, comfortable place where residents can meet and mingle, form friendships, share troubles and enjoy free entertainment and good food at reasonable prices as well as having a flutter on the pokies and TAB. This is one of the few facilities which can bring the people of the area together as a community.

The hotel is well managed and well regarded by local community groups and subsidises its bistro as well as a range of social clubs.

The increase in threshold is being sought to enable the applicant to maintain and improve the hotel and the service it provides to the community.

The density of hotel gaming machines in the SA2 is well below NSW as a whole and will continue to be so if the application is granted.

5.2 There is one hotel and no club located in the Doonside – Woodcroft SA2 Band 2 area (see attached LIA Banding map and banding map of surrounding areas). There is currently a total of 26 poker machine entitlements in this Band 2 area, with a population of 22,530 as of the last census, one entitlement per 866 persons.

The SA2 is bound on the south by the Prospect Reservoir SA2 Band 1, on the south and west by the Rooty Hill – Minchinbury SA2 Band 2, on the east by the Blacktown West SA2 Band 1, on the east and north by the Blacktown North – Marayong SA2 Band 2 and on the west by the Glendenning – Dean Park SA2 Band 2.

5.3 The population of Doonside state suburb as at 2016 census was 13,451 with 26 gaming machines in one hotel, an average of 517 person per machine.

5.4 For the period 1/7/2019 to 31/12/2019 these premises were ranked 171 in NSW for gaming machine net profit and 201 for net profit per machine and respectively 15th and 12th of 26 within the LGA.

5.5 Using the Authority gaming machine data report for the period from 1 July 2019 to 31 December 2019 the net profit per machine for hotels in the Blacktown LGA was $100,296.38 and that for these premises was $98,804.50.

6. Positive Contribution to the Local Community

6.1 The applicant proposes to make a donation per threshold increase to the Responsible Gaming Fund of $26,186.71 per annum over a 5-year period ($130,933.57) which equates to 15% of the average gaming profit per entitlement (in total $52,373.42 per annum and $261,867.14 over 5 years).

6.2 In addition the hotel will continue to support the local community as mentioned in paragraph 4.

6.3 The operators of the hotel continually undertake staff training to provide staff with the ability to maintain enhanced skills in dealing with clientele and gaming clients in addition to the harm minimisation protocols referred to in clause 3.

6.4 The positive contribution will benefit the local community and the operators will continue to review and implement new responsible gaming and harm minimisation strategies in order to negate any negative impacts on the local community.

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 gaming 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 application are approved.

7.2. Approval of the gaming machines threshold to 28 will result in a direct positive impact by way of financial support and contributions to local and/or charitable organisations and a total of $261,867.14 to the RGT over a 5-year period.

7.3. Based on the foregoing information and as the Hotel is located in a Band 2 SA 2 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 2 gaming machines.

A

$12 SPECIALS EVERYDAY

— DOONSIDE HOTEL — MENU

HAPPY HOUR DRINK SPECIALS 10AM-6PM MON TO SUN

STARTERS

CRUMBED CALAMARI / 12

Served with lemon & aioli sauce

BBQ MAPLE WINGS / 10

Chicken wings drizzled in BBQ bourbon & maple sauce

PRAWN TWISTS / 10

Served with sweet chilli sauce

SPICY WINGS / 10

Chicken wings drizzled in hot chilli sauce

PEKING DUCK SPRING ROLLS / 12

Served with soy chilli sauce

SOUTHERN FRIED RIBS / 12

Chicken ribs served with jalapeno aioli

BEAN NACHOS / 12 (V)

Served with beans, corn chips, cheese, guacamole, sour cream, salsa & jalapenos

PULLED PORK NACHOS / 15

Served with pulled pork, corn chips, cheese, guacamole, sour cream, salsa & jalapenos

DOONSIDE HOTEL

MAINS

LAMB SHANKS / 22

10hr braised shanks, served with potatos, tomato & sour dough bread

STEAK & GUINNESS PIE / 16

Slow braised beef, served with puff pastry, mash potato & pea puree

SAUSAGES & MASH / 16

Served with beef sausages, mash potato, onion rings & gravy

CORNED BEEF / 16

Served with mash potato, green pea & white sauce

CHICKEN SCHNITZEL / 16

Served with fries & salad

CHICKEN PARMIGIANA / 19

Chicken schnitzel with Neapolitan sauce, mozzarella cheese, served with fries & salad

CRISPY PORK BELLY / 18

Glazed in maple sauce, served with roast potato, roast sweet potato & grilled asparagus

BUTTERFLY PORK CHOP / 16

Marinated in hickory smokey BBQ sauce, served with fries & salad

FISH & CHIPS / 16

Served with salad, tartare sauce & lemon

SEAFOOD COMBO / 18

Served with crumbed calamari, fish cocktail, prawn twist, tartar sauce & lemon

ROAST CHICKEN / 16

Marinated chicken breast, served with roast potato, mushroom, carrot, broccoli & tarragon cream

HAWAIIAN CHICKEN PARMI / 21

Chicken schnitzel served with Neapolitan sauce, bacon, pineapple, cheese, with fries & salad

MEXICAN CHICKEN PARMI / 21

Chicken schnitzel served with bean sauce, jalapeno, cheese, with fries & salad

— ON THE SIDE —

POTATO WEDGES / 9

FRIES WITH AIOLI / 7

GARLIC BREAD / 6

BATTERED ONION RINGS / 9

FRIES, GRAVY & CHEESE / 10

STEAMED VEGGIES / 6

MASH POTATO / 6

SIDE SALAD / 6

EXTRA SAUCE / 2

STEAKS

250GM RUMP / 16

220GM SIRLOIN / 20

All steaks are served with fries & salad, & your choice of sauce: mushroom, pepper, gravy or Diane sauce

SALADS

CHICKEN SALAD / 16

Served with mixed lettuce, tomato, onion, avocado, olives & honey mustard dressing

PUMPKIN SALAD / 12

Served with pepitas seed, feta cheese, mixed lettuce, cous cous & honey mustard dressing

ADD CHICKEN / 5

BURGERS

SOUTHERN FRIED BURGER / 16

Southern fried chicken served with iceberg lettuce, tomato, bacon, aioli & fries

VEGGIE BURGER / 15 (V)

Served with iceberg lettuce, tomato, avocado, beetroot & fries

WAGYU BEEF BURGER / 16

Served with jack cheese, iceberg lettuce, beetroot, tomato, bacon, tomato & aioli sauce, with a side of fries

DOONSIDE HOTEL

KIDS MEALS

CHEESE BURGER & FRIES / 10

CHICKEN SCHNITZEL & FRIES / 10

FISH & CHIPS / 10

120GM STEAK & FRIES / 10

CHICKEN NUGGETS & FRIES / 10

(Fries may be substituted with salad)

DESSERTS

STICKY DATE PUDDING / 12

Served with butterscotch sauce & vanilla ice cream

CHOCOLATE MUD CAKE / 12

Served vanilla ice cream

$12 SPECIALS

MONDAY
Steak & Guinness pie

TUESDAY
Chicken schnitzel, fries & salad

WEDNESDAY
250gm Rump steak, with fries & sauce

THURSDAY
Fish & chips

FRIDAY
Wagyu beef burger & fries

SATURDAY
Beef sausages & mash

SUNDAY
Chicken schnitzel, fries & salad

250gm Rump steak, with fries & sauce

Wagyu beef burger & fries

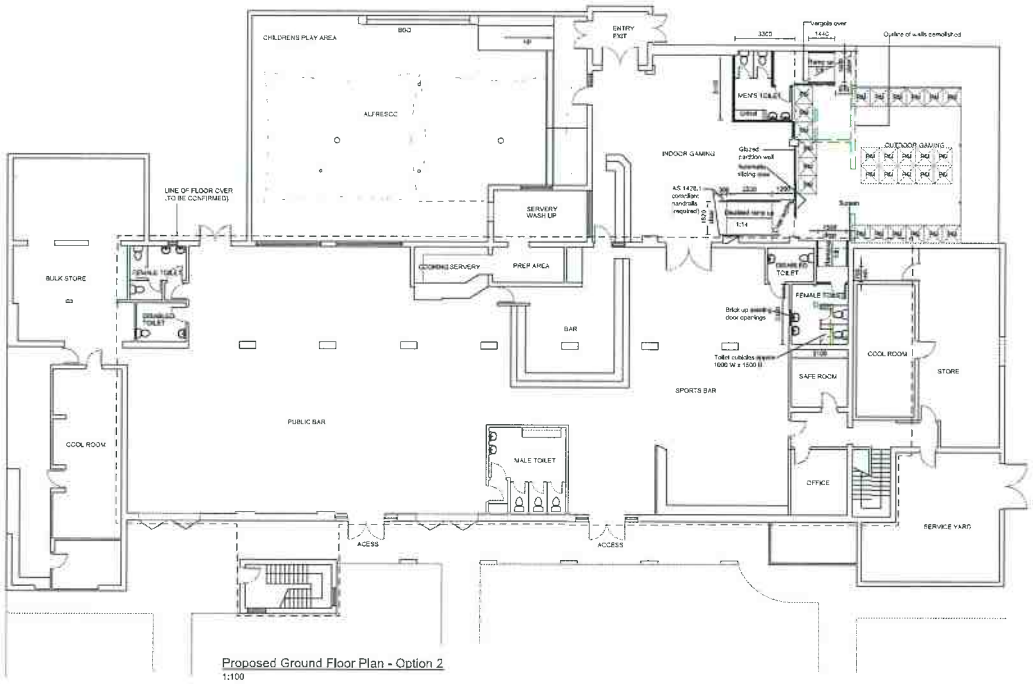
Beef sausages & mash

DOONSIDE HOTEL

AFTER HOURS MENU

From 9pm

Meat Pie	$5.00
Sausage Rolls	$5.00
Fries with Aoli	$7.00
Chicken Tenders w/Fries	$12.00
Chicken Kiev Balls w/ Fries	$12.00



Proposed Ground Floor Plan - Option 2
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GENERAL NOTES

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No.	Revision	Date

Project
Doonside Hotel
[illegible] Street Doonside NSW 2767

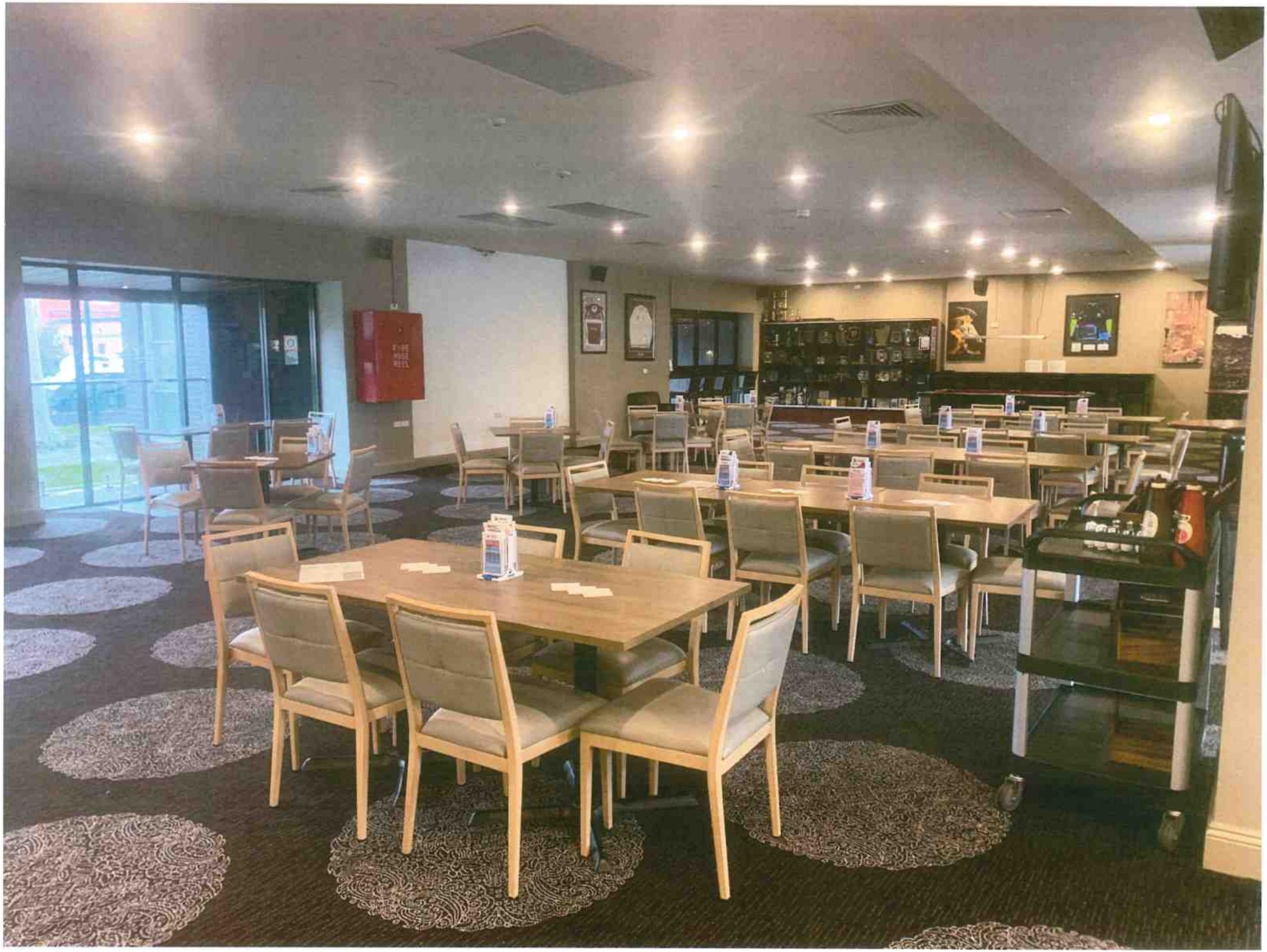
Client
Doonside Hotel
[illegible] Street, Doonside NSW 2767

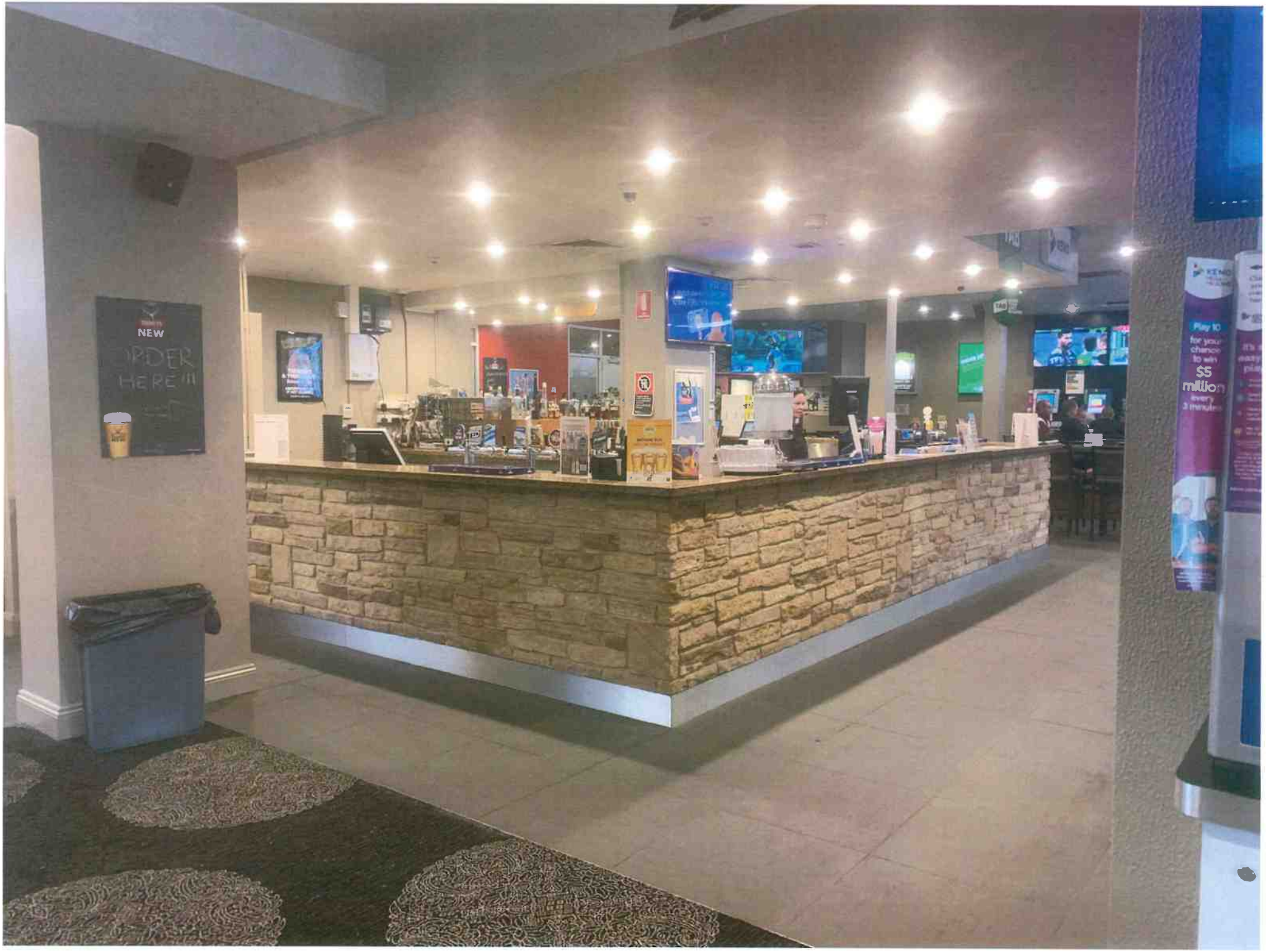
Drawn
BDDS BUILDING DESIGN & DRAFTING SERVICES
[illegible]

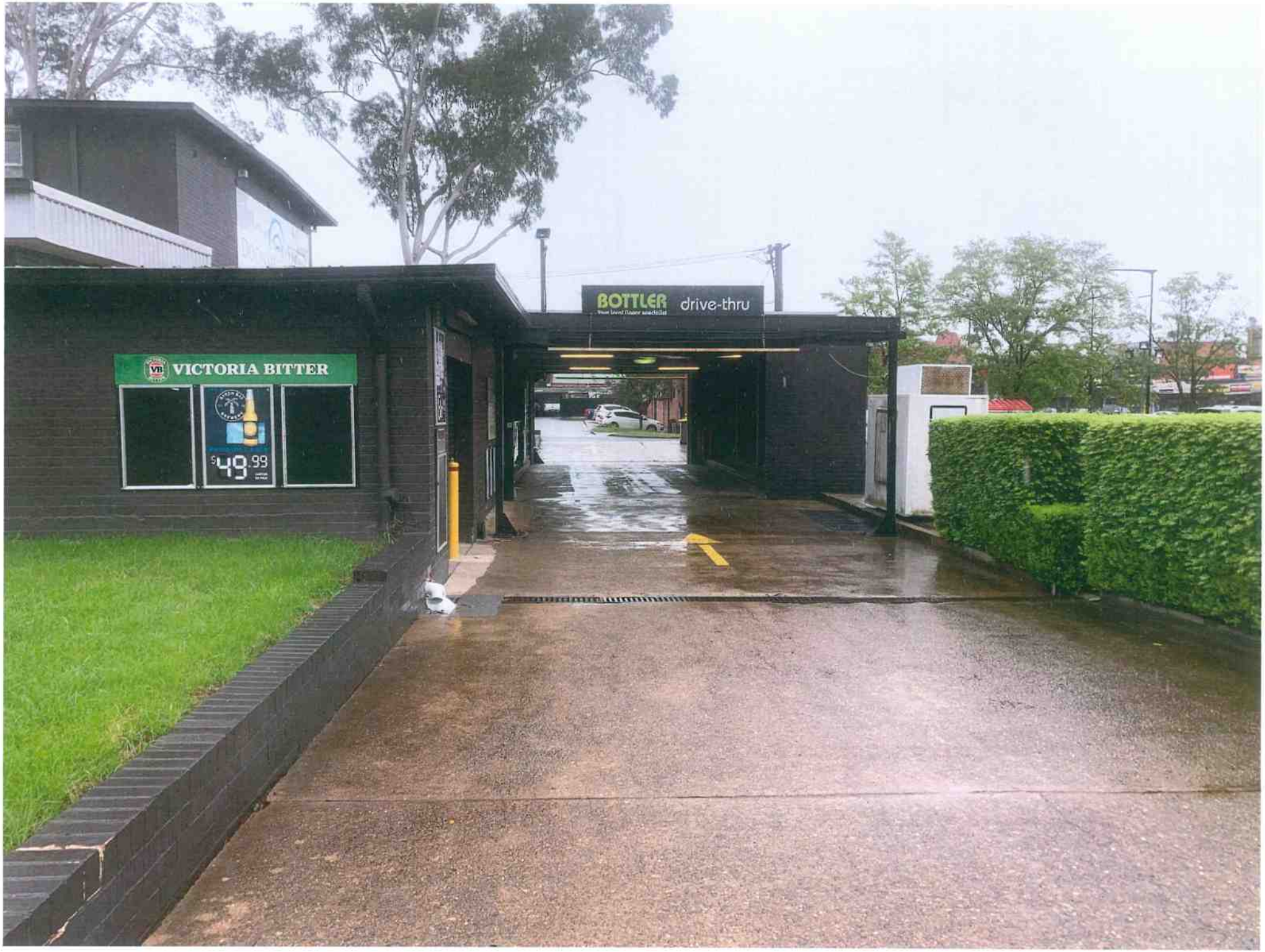
Drawing Title
Proposed Ground Floor Plan - Option 2

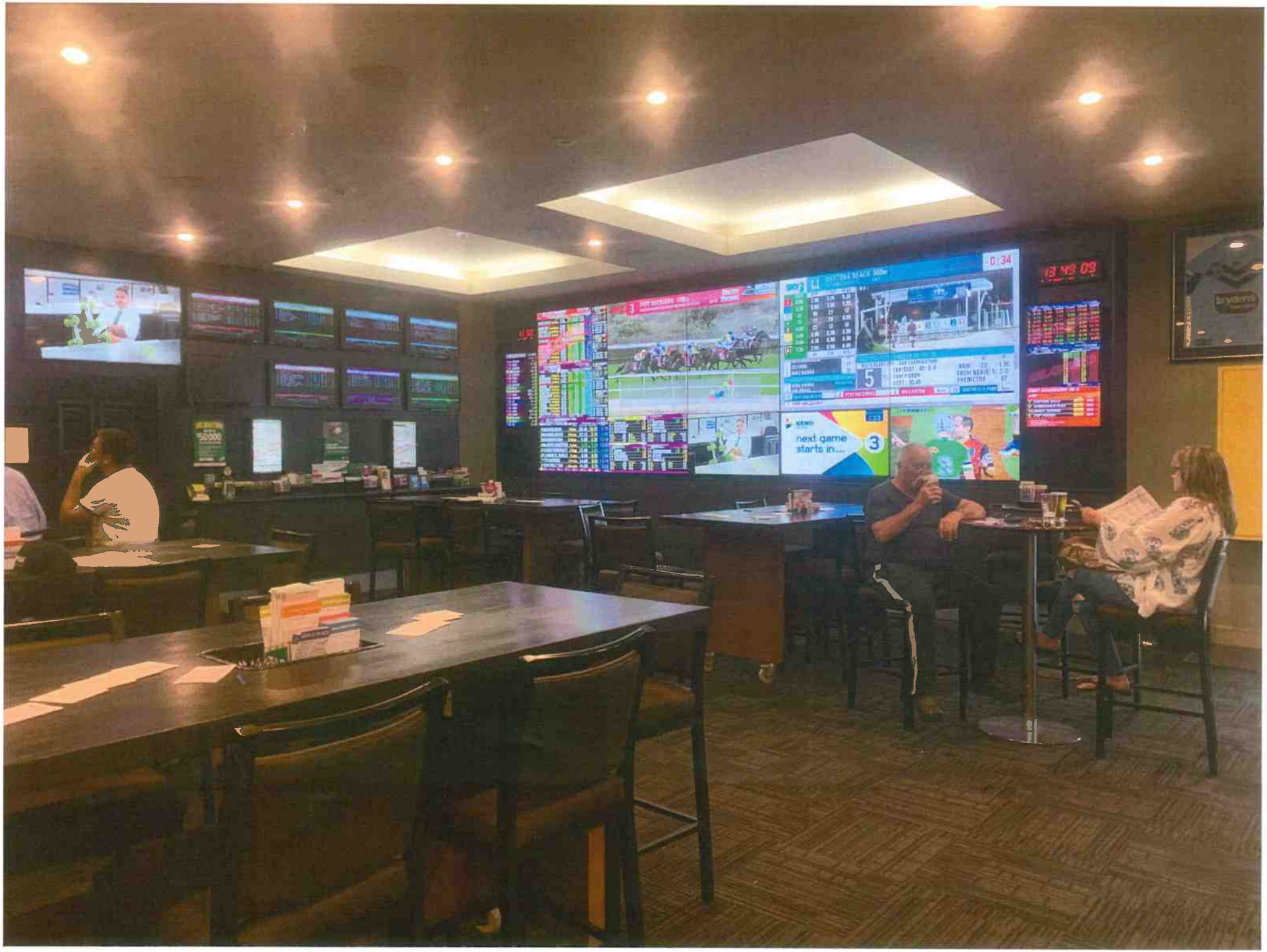
Drawn	Checked	Scale	Date
David Ng	OMT	as noted	June 2018
Project No.	Drawing No.	No. of Drawings	Revision
1718-067	GA-01A	1 of 1	-

12 Specials
EVERY DAY
PLEASE
ORDER AT THE
BAR
DOONSIDE
BISTRO

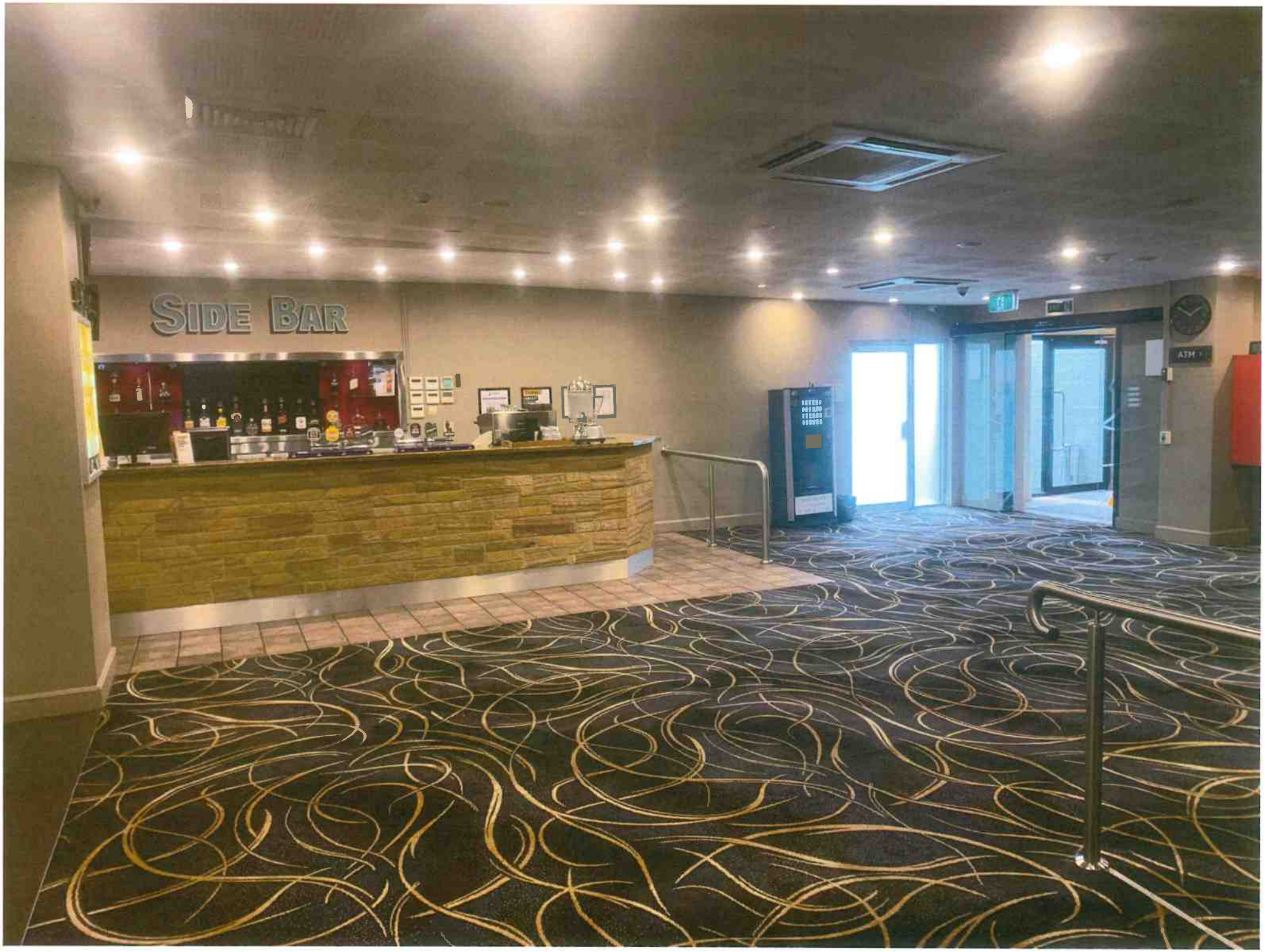


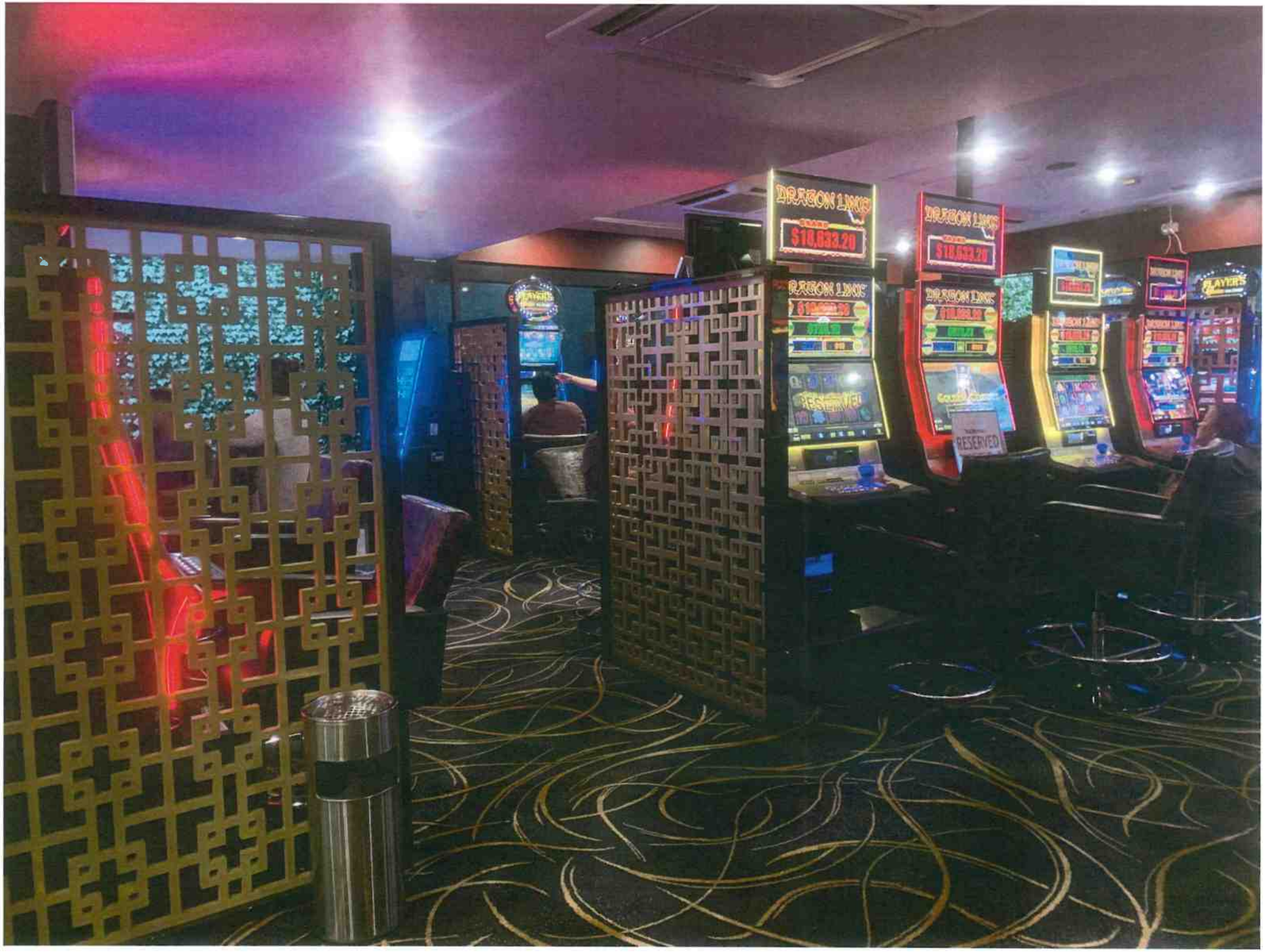

NEW
Play 10
for your
chance
to win
$5
million
every

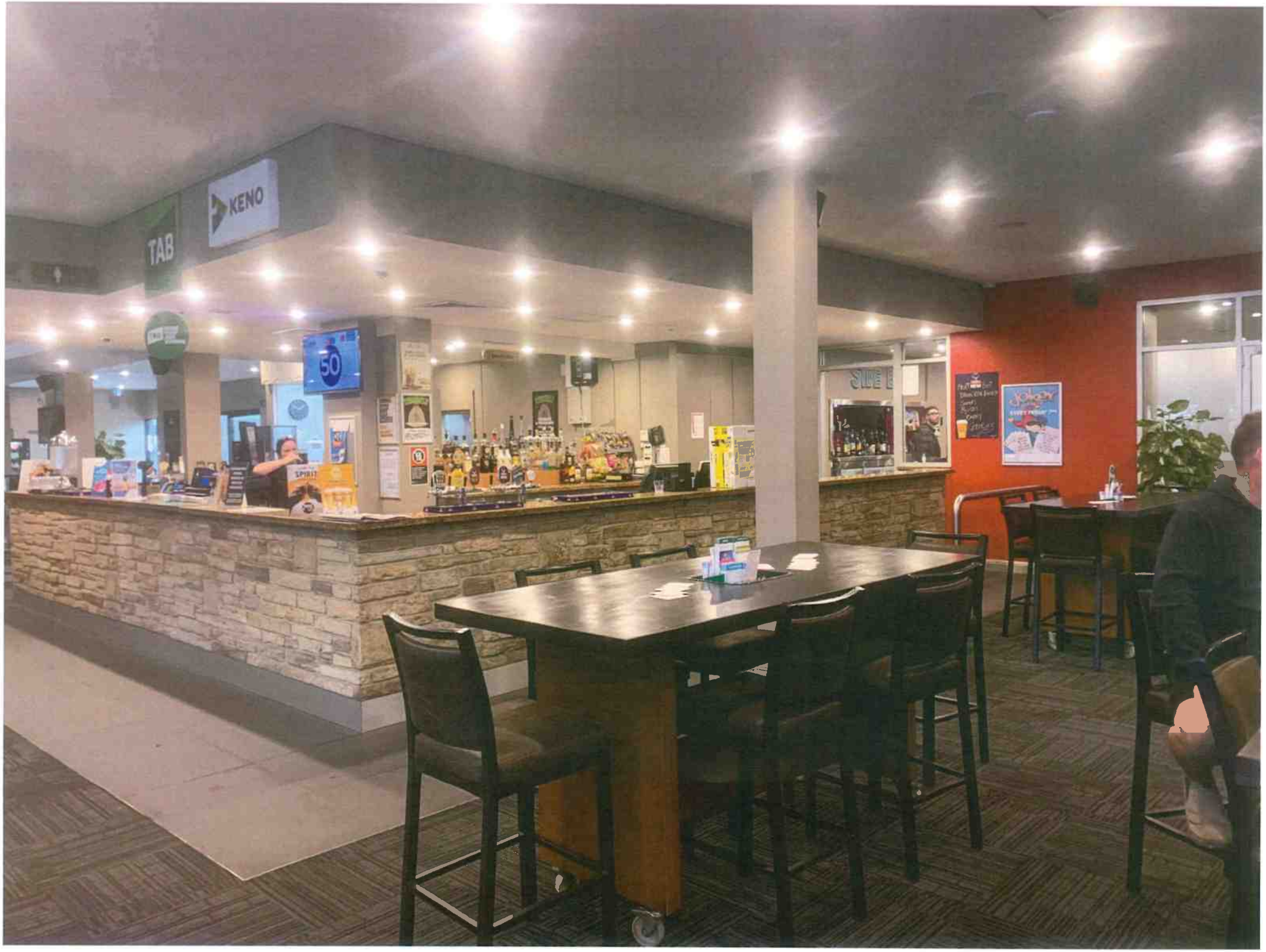

BOTTLER drive-thru
VICTORIA BITTER
$49.99

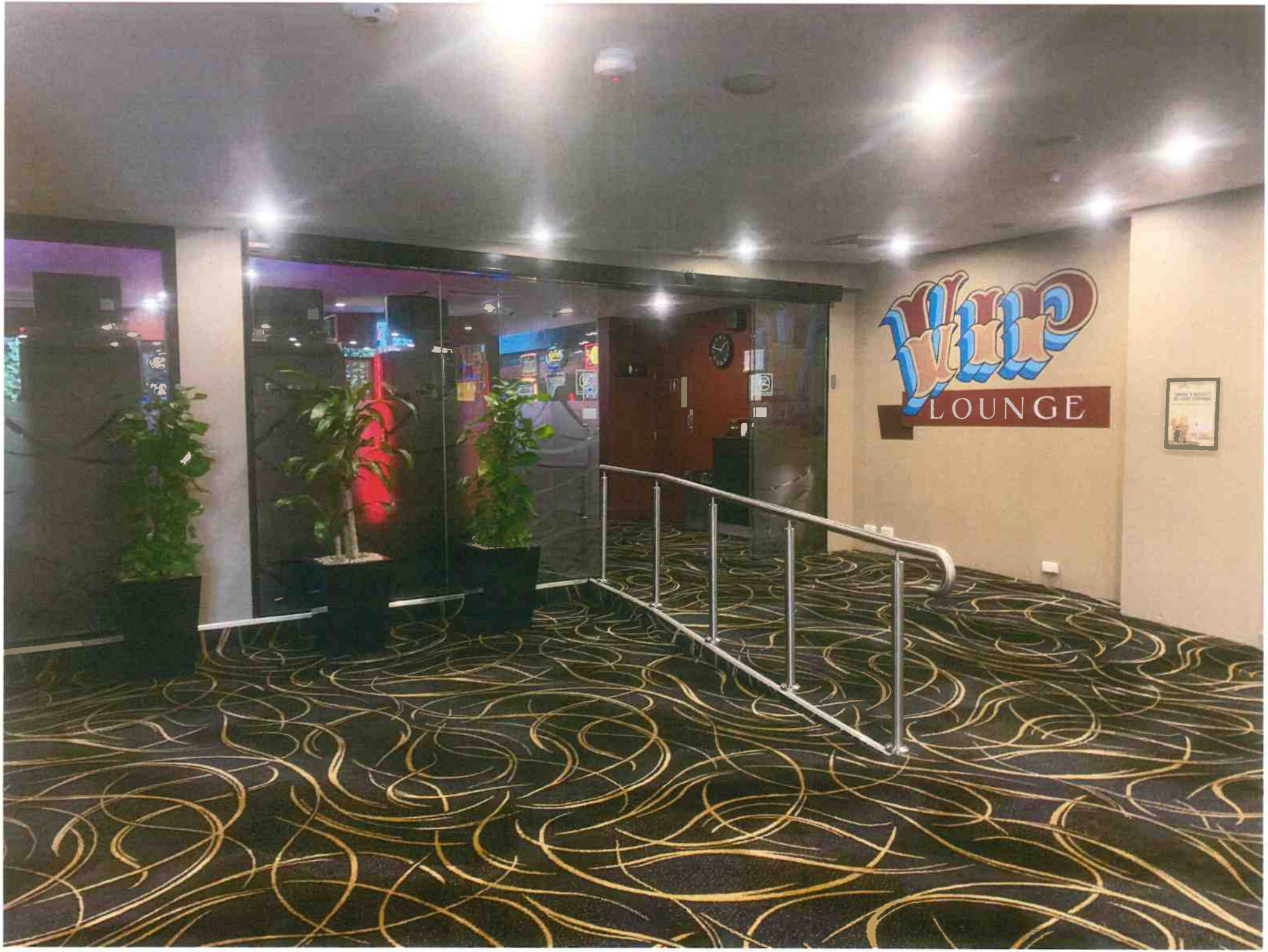

next game
starts in....
3

THE DOONSIDE HOTEL
THE BISTRO
VIP LOUNGE
TAB


SIDE BAR
ATM


DRAGON LINKS
$18,833.20
RESERVED

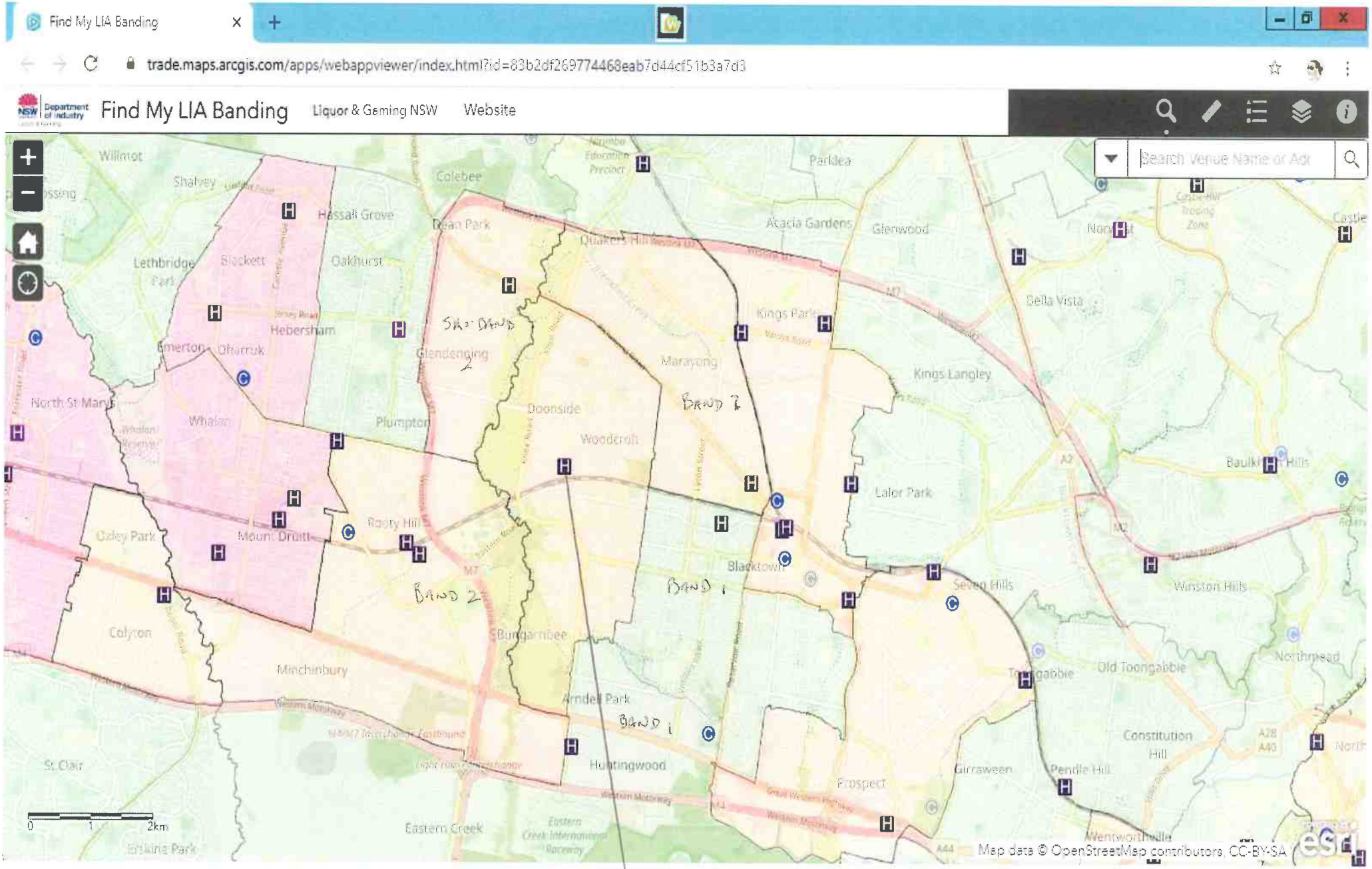

TAB
KENO
50


VIP
LOUNGE

ATTACHMENT E

2016 Census

	NSW	Doonside State Suburb	Blacktown LGA	Doonside – Woodcroft SA2
Indigenous	2.9	5.3	2.8	3.5
Young Persons 15-24	12.5	14.9	13.7	14.7
Speak only English	68.5	52.8	53.7	44.6
Unemployed	6.3	9.3	7.3	7.7
Labourers	8.8	14.2	10.2	11.1
Median Individual Income (weekly)	664	531	672	663
Median Household Income (weekly)	1486	1340	1711	1743
Median Family Income (weekly)	1780	1425	1817	1800
One Parent Families	16	261	18	18.8
Median Weekly Rent	380	310	380	345
Median Monthly Loan Repayment	1986	1950	2150	2167
Rented Accommodation	31.8	43.6	32.2	32.4
SEIFA	1011	905	993	971



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DOONSIDE HOTEL