

Class 1
Local Impact Assessment

Australia Hotel
136 Wollombi Road
Cessnock NSW 2325

Licence Number: LIQH400114966
LGA: Cessnock

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 with an increase of six (6) gaming machines for the Australia Hotel (the "Hotel")
- 1.2. The threshold increase of six (6) gaming machines would bring the overall total of the threshold to twenty (20).
- 1.3. The subject premises is situated at 136 Wollombi Rd, Cessnock NSW 2325.
- 1.4. The hotel is located within the Band 2 Local Government Area ("LGA") of Cessnock.
- 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;
 - (c) The proposed increase in the gaming machine threshold will provide a positive contribution towards the local community; 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 136 Wollombi Rd, Cessnock NSW 2325.
- 2.2. The primary purpose of the Hotel will be 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 being within a discrete gaming room or from the enjoyment of persons using the Hotel otherwise than for the purpose of gaming. The Hotel currently operates 14 gaming machine entitlements.
- 2.3. The Hotel provides a full range of facilities for its patrons, including lounge and sports bars, dining areas, TAB, Keno and gaming room as per photographs attached. Live entertainment is provided, mainly on Friday and Saturday nights.
- 2.4. The Hotel's current total internal floor space is approximately 1238 square metres.
- 2.5. The area surrounding the Hotel is mostly Residential with a motel to the rear.
Attachment "A" depicts the existing floor plan with the proposed layout of the additional gaming machines inserted.
- 2.6. The hotel has 20 employees, full, part time and casual with an annual wage bill of three quarters of a million dollars, thus providing significant local employment.

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 14 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) 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 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 and it trades 10am to midnight Monday to Saturday and 10am to 10pm Sunday.
- 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 will be 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.

4. Local Community

- 4.1. The Hotel would be described as a destination hotel, with Monday to Thursday patrons principally being "locals", supplemented Friday to Sunday by tourists using the thoroughfare to the Hunter Valley vineyards.
- 4.2. The Hotel is a very prominent meeting place in West Cessnock and the facilities are vital to the "locals" many of whom are third generation patrons of the Hotel. Sporting and social groups such as Cessnock Minor Rugby League, Rotary and Legacy to name a few, have no alternative meeting places within the surrounding area of West Cessnock and consider the modern facilities an important asset to the community. The premises also provides an ongoing meeting place for the local

coal mining employees providing an important link to the community's rich coal mining history.

If the application is approved, the hotel will be able to continue to support the many organisations currently supported and to offer the same support to other local organisations not already supported.

- 4.3. The Hotel already makes substantial contributions to the local community as exemplified by the attached list of 2016-2017 community contributions (attachment "B"), supporting various local organisations, and it is hoped these can be increased.
- 4.4. For the purpose of this application the local community has been identified as the Cessnock L.G.A.
- 4.5. The premises are located to the south west of the city centre on the Wollombi Road.
- 4.6. The applicant was previously licensee of the Wentworth Hotel Cessnock which had 15 gaming machine entitlements which were sold and went to other LGA's and the license surrendered.

It is understood:

- (a) 15 entitlements were removed from Cypress Lakes and the ILGA records as at July 2017 show there are no gaming machines attached (which does not necessarily mean the entitlements have been transferred).
- (b) 10 entitlements were transferred from the Royal Oak Hotel Cessnock (similarly ILGA records show no gaming machines are attached).
- (c) 10 entitlements were transferred from Cessnock Ex-Services Club (ILGA records show 69 machines attached) and the administrator has advertised the premises for sale.
- (d) Kurri Workers Club has 43 machines attached but it has ceased trading and the administrator has called for expressions of interest for the sale of the premises.
- (e) Prior to the applicant company's ownership of these premises 17 gaming machine entitlements were approved.
- (f) 4 entitlements have been removed from the Caledonia Hotel. (ILGA records show 10 gaming machines attached)

5. Demography

- 5.1. The population of Cessnock LGA in the 2011 Census was 50,840 and the 2016 Census was 55,560.
- 5.2. Cessnock LGA scored 922 in the 2011 SEIFA index of relative socio-economic Advantage and Disadvantage. This hotel already provides an important social outlet for the local community, not otherwise available, and it is sought to continue and improve the facilities for, and contributions to the local community.

6. Positive Contribution to the Local Community

The applicant proposes to make donations totalling \$60,000 to the following local organisations:-

- 1. \$30,000 to Cessnock Minor Rugby League. Letter of "acceptance" is attachment "C", explaining the use to which these funds would be used.
- 2. \$30,000 to Cessnock Hospital which has been accepted. Attachment "D" are quotes for cardiograph, bladder scan and chemistry analyser equipment the hospital would intend to purchase with the donation.

3. In addition, the Hotel will continue to support the local community with increased donations as exemplified in attachment "B".

7. Negative Effects

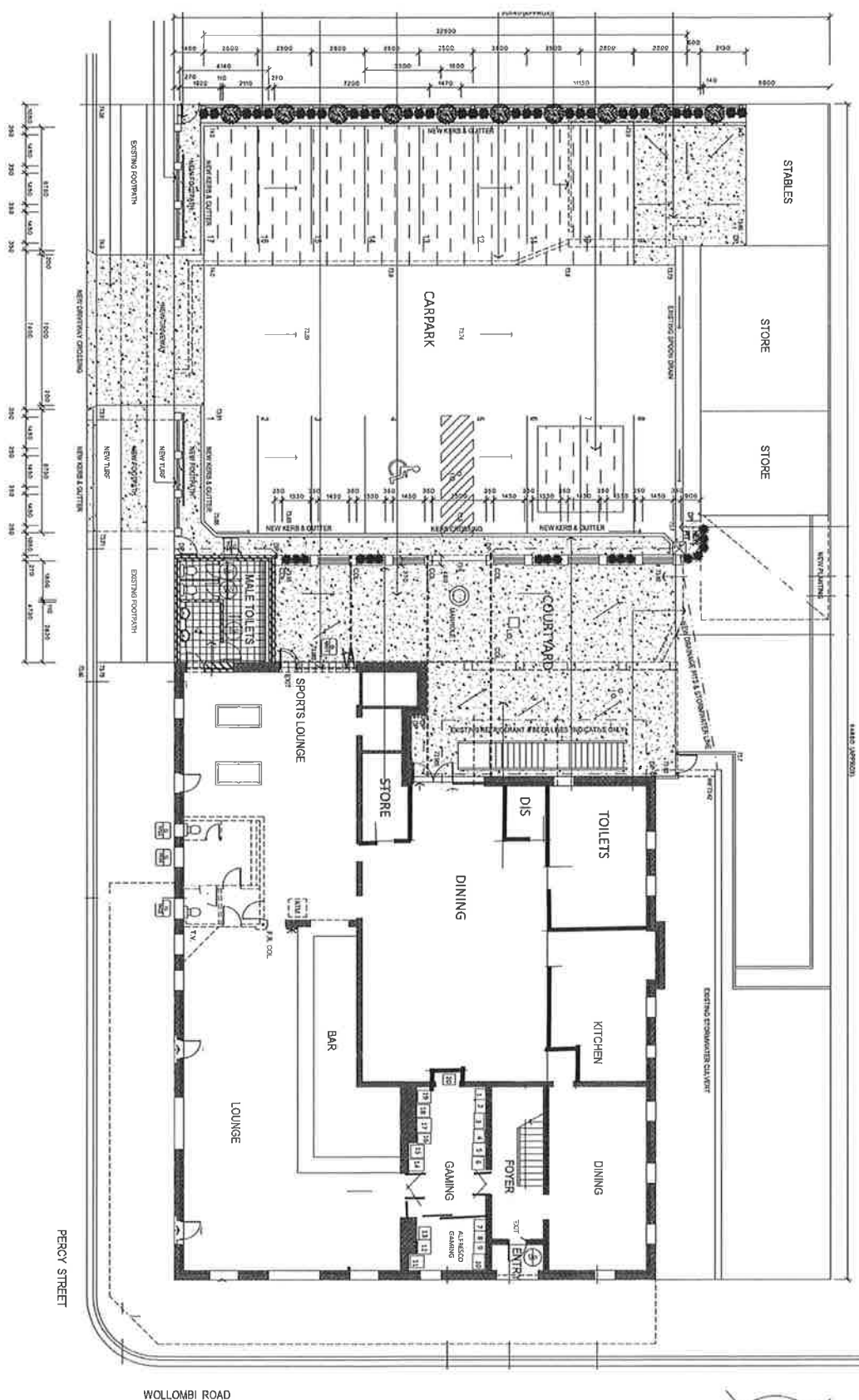
- 7.1. There may be some intangible negative impacts created as a result of an increase to the gaming machine threshold in relation to problem gambling.
- 7.2. The Hotel proposes to make a financial contribution in the sum of \$60,000 to the funding of organisations that provide support to people dealing with social and health problems, therefore offsetting any potential negative impacts that could arise from the approval.
- 7.3. The positive contributions 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.

8. Conclusion

- 8.1. 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.
- 8.2. Approval of the gaming machines threshold to twenty (20) will result in a direct positive impact by way of financial support and contributions to local organisations to the sum of \$60,000.
- 8.3. Based on the foregoing information and as the Hotel is located in a Band 2 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 six (6) gaming machines within the local government area. In addition, the installation of six (6) gaming machines at the Hotel will also reduce the overall number of gaming machines state-wide due to the forfeiture provisions.

ATTACHMENT A

SITE & GROUND FLOOR PLAN



EYE
 architectural

THE AUSTRALIA HOTEL
 138 WOLLOMBI ROAD
 CESSNOCK, VIC 3207
 LOT 1 DP 30855 & LOT 2 DP 30871

G.G.B.
 MAR 2007
 1:100

7217 C.C. A01

DATE: 138 WOLLOMBI ROAD
DESIGNER: G.G.B.
DATE: MAR 2007
SCALE: 1:100

PROJECT: THE AUSTRALIA HOTEL
DATE: 138 WOLLOMBI ROAD
DESIGNER: G.G.B.
DATE: MAR 2007
SCALE: 1:100

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DATE: MAR 2007
SCALE: 1:100

PROJECT: THE AUSTRALIA HOTEL
DATE: 138 WOLLOMBI ROAD
DESIGNER: G.G.B.
DATE: MAR 2007
SCALE: 1:100

2016 -2017 Australia Hotel Community Contributions

- Cessnock Rugby League \$5000
- Cessnock Minor Rugby League \$3500 directly (\$20000 indirectly via weekly raffles)
- Cessnock United FC \$2000
- Coalfields Swimming Club \$2000 and \$1000 in kind
- Mark Hughes Foundation \$1000
- LJ Hooker Charity Golf Day \$750
- Ronald McDonald House Charity Golf Day \$1500
- Cessnock Hornets FC over 35s \$1500
- St Patrick's Primary School \$500
- Westpac Rescue Helicopter \$500
- Cessnock Legacy \$500
- Cancer Council Hunter \$500
- Anglican Parish of Cessnock Trivia Night \$100
- Cessnock Golf Club Father John's Golf Day \$160
- Bellbird Preschool \$200
- Paxton PS \$100
- West Cessnock PS Aboriginal Liaison Service \$150
- Calvary Hostel \$150
- Nulkaba PS P and C Donation \$100
- Kate's Crew neuroblastoma walkathon \$500
- Walk for Life Relay \$200
- Cessnock High School \$200
- Wollombi Festival \$200
- Cessnock Postie Bike Grand Prix \$1000
- Cumberland St Day Care \$100
- Cessnock Basketball Stadium \$1000
- Cessnock Netball Association \$100
- Variety Club \$1000 and \$5000 via raffles



ATTACHMENT "C"

Cessnock Minor Rugby League

ABN 14 144 317 334 Inc Y10778-25

Mr Terrence Lee Hilliar
Australia Hotel
136 Wollombi Road,
Cessnock NSW 2325

7 November 2017

Dear Lee,

Thank you for your letter of 12 October, offering a donation in the order of \$30,000, subject to the Authority otherwise approving of your application. It will be of huge benefit to our Club.

Last season we managed 28 teams for 382 registered players (boys and girls) from Under 6 through to our Under 17 age group. This creates a pathway for many young people in this community to participate in an organised physical activity which might not be otherwise available. Our teams participate across a number of competitions throughout the Hunter Valley region, from Newcastle to Port Stephens and as far north as Scone.

A number of these players come from difficult family environments (for many reasons) and the ability for them to train a couple of times each week and play on weekends is a welcome opportunity to relax and find an outlet away from their personal difficulties. Many a young player has benefited from having direct contact with role models from our club, such as coaches, managers and other volunteers, together with being able to build strong relationships with the other players in the club. A clear focus of the Executive Committee is to provide a positive environment for every player that is involved with our Club.

Being such a large non-profit organisation means we have limited financial resources, primarily relying on our generous sponsors (most of whom have children playing for the Club). We also rely upon time to time success with funding grants, but often they require us to match the grant dollar for dollar. From that we cover many expenses that are associated with junior rugby league, such as ground fees, player's equipment (including club clothing) and canteen expenses. We manage to do so each season, but that comes with some form of fiscal pressure each time.

A donation like yours would assist greatly in allowing the club to continue to provide this conduit for the children of our community. It's often been said to me by parents, that without football their son would no doubt find themselves in trouble with police and have nothing else to do. Many parents would like the football season to operate 12 months a year, but thankfully it doesn't !

For the past few seasons we have held a regular Welfare & Development night for our older age groups. This year's theme was Drug & Alcohol – Choices and Consequences. The night was supported by NRL Development speakers and included attendance by parents. The feedback was extremely positive from all involved and this has strengthened the resolve of our Executive Committee to hold similar functions each season. Your funding would allow us to elevate the level of this presentation with guest speakers and gift packs for the participants. With such a large contribution from yourself, I could envisage the Club being able to commit to these functions for many years to come.

Your generous donation will assist greatly in our endeavours also, and will no doubt make a positive contribution to the local community of Cessnock. Please feel free to provide my contact details to any person that would like to discuss this matter further.

Yours sincerely

Damian Bultitude
President Cessnock Minor Rugby League
0400 987 380

ATTACHMENT "D"



Health
Hunter New England
Local Health District

6 November 2017

Mr Lee Hilliar
Australian Hotel
Wollombi Road
CESSNOCK NSW 2325

Hi Lee

Thank you for your kind offer of a donation to Cessnock Hospital.

I realise that this has to be formally approved as per our telephone conversation and in the interim we will obtain necessary quotes and follow up with you.

The management and staff of Cessnock Hospital will be very grateful to receive your kind donation which will be used to benefit the local community who attend this hospital requiring our assistance.

We look forward to hearing further in near future.

Yours sincerely

Jennifer Whiting
Health Service Manager
Cessnock District Hospital



Mal Allen
Director, Clinical Technology
HNELHD

Philips Healthcare

Locked Bag 30
North Ryde, NSW 2113
Australia

Patient Monitoring & Cardiac Care
Mobile: 0418 296 269

Email: stuart@surgical.net.au

Date: 20.10.2017

**QUOTATION
VALID FOR 30 DAYS**

**Budgetary Quotation
No. 1570/2001-SW**

Dear Mal,

Thank you for the opportunity to provide you with a budgetary quotation for Department at HNEH. We are happy to provide this non-binding pricing information. This quotation will remain valid for a period of 30 days.

Our prices are subject to value-added-tax/sales tax ; they include the usual warranty for the respective country and only apply to direct purchases from Philips Healthcare.

The specified delivery time is the expected delivery time as of receipt of order.
For additional questions please do not hesitate to be in contact.

Yours sincerely,

Pos	Product Number	Net (AUD)	Qty	Total (AUD)
1	860310 # A02 TC50 860310 / A02 Cardiograph Only Listprice 9,157.50 AUD Warranty: 3 years	9,157.50	1	9,157.50
2	860310 # D24 860310 / D24 Wifi Listprice 763.00 AUD Warranty: 3 years	763.00	1	763.00
3	860310 # E06 860310 / E06 Double Sided Tab Connectrs Listprice 0.00 AUD Warranty: 1 year	0.00	1	0.00
4	860310 # H21 860310 / H21 PIM 12 Lead Listprice 0.00 AUD Warranty: 3 years	0.00	1	0.00

PHILIPS

Budgetary Quotation
1570/2001-SW

Pos	Product Number	Net (AUD)	Qty	Total (AUD)
5	860309 # B01	800.25	1	800.25
	860309 / B01 Partially Assy Trolley			
	Listprice 800.25 AUD			
	Warranty: 3 years			

This offer is subject to Philips Healthcare Australasia Terms and Conditions of Sale.

Warranty on third party products is the responsibility of the manufacturer.

Yours sincerely,

Stuart Wright
Philips Healthcare Manufacturers Representative

To: Cessnock District Hospital / Health Service
 Accounts Payable - Accounts Dept Locked Bag
 6009 HRMC
 Newcastle, New South Wales 2310
 Name: Michelle Ison
 Phone: +61 249910555
 Email: michelle.ison@health.qld.gov.au

Account Number 1091006
 Quote Number 00025737
 Created Date 23/10/2017
 Expiration Date 29/12/2017

To prevent delays, please ensure the PO matches this quotation and includes the quote number when ordering.

Shafiq Mikhael
s.mikhael@verathon.com
 Mobile: +61409101738
 Fax: +61294751191

Quantity	Product	Product Code	Sales Price	Total Price
1.00	BladderScan Prime Int'l	0270-0917	AUD 16,990.00	AUD 16,990.00
1.00	Bladderscan Prime Mobile Cart	0800-0532	AUD 840.00	AUD 840.00
1.00	Printer, Thermal, BladderScan Prime	0270-0868	AUD 500.00	AUD 500.00
Subtotal				AUD 18,330.00
Discount Amount				AUD 0.00
Sales Price				AUD 18,330.00
Shipping and Handling				AUD 0.00
GST				AUD 1,833.00
Grand Total				AUD 20,163.00

As per NSW Government tender pricing



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 Verathon Terms and Conditions shall apply to all orders and can be found at:
<http://verathon.com/download/0003-0778.pdf>

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 ABN: 92 124 171 526
 Level 13 – St Martin's Tower, 31 Market Street, Sydney, NSW, 2000, AUSTRALIA
 Phone 1800 613 603 | Fax 1800 657 970

Quotation Number: Q118005
Date of Issue: 18.09.2017
Valid Until: 30.06.2018

Customer Details

Hunte New England District Health / John Hunter Hospital
Department : HNE Clinical Technology
Lookout Road
NEW LAMBTON NSW 2305
Email: mal.allen@hnehealth.nsw.gov.au

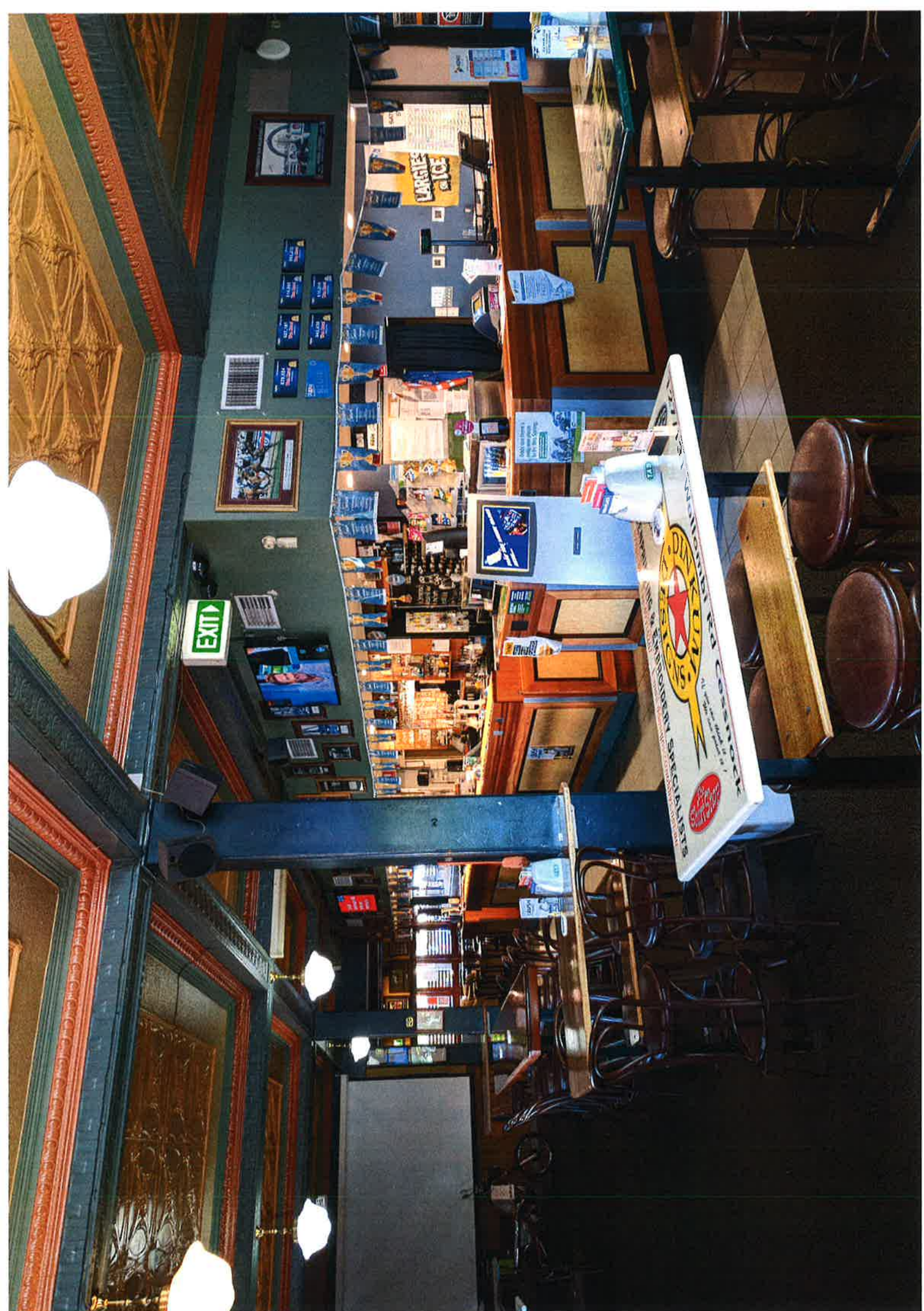
Name: Mr Mal Allen
Title: Director, HNE Clinical Technology
Phone Number: 02 4921 3150
Mobile Number: 0467 761 867

Product Code	Product Description	Qty	Unit Price (ex GST)
ANALYSER			
10379677	Clinitek Status+® Urine Chemistry Analyser	1	\$995.00
10376322	Clinitek® Connector Platform (optional)	1	\$450.00
10282579	Clinitek® Barcode Reader (optional with 10376322)	1	\$495.00
CONSUMABLES			
10328736	Clinitek® Printer Paper (5 rolls)	1	\$86.24
10324219	Clinitek® Printer Labels (5 rolls)	1	\$96.90
REAGENT STRIPS & CASSETTES			
10334754	Multistix® 10SG (100)	1	\$32.07
10324743	Hemacombistix® (50)	1	\$N/A
10335227	Uristix® (100)	1	\$N/A
10317957	Clinitek® Microalbumin (25)	1	\$12.00
10310618	Clinitest® hCG Cassettes (25)	1	\$N/A
QUALITY CONTROL			
10310483	Chek Stix® Positive & Negative Urine Control Strips (25 each)	1	

Siemens Healthcare Pty Ltd
Melbourne Head Office
Sales Office
Support Office
R&D Office
Aftercare Office

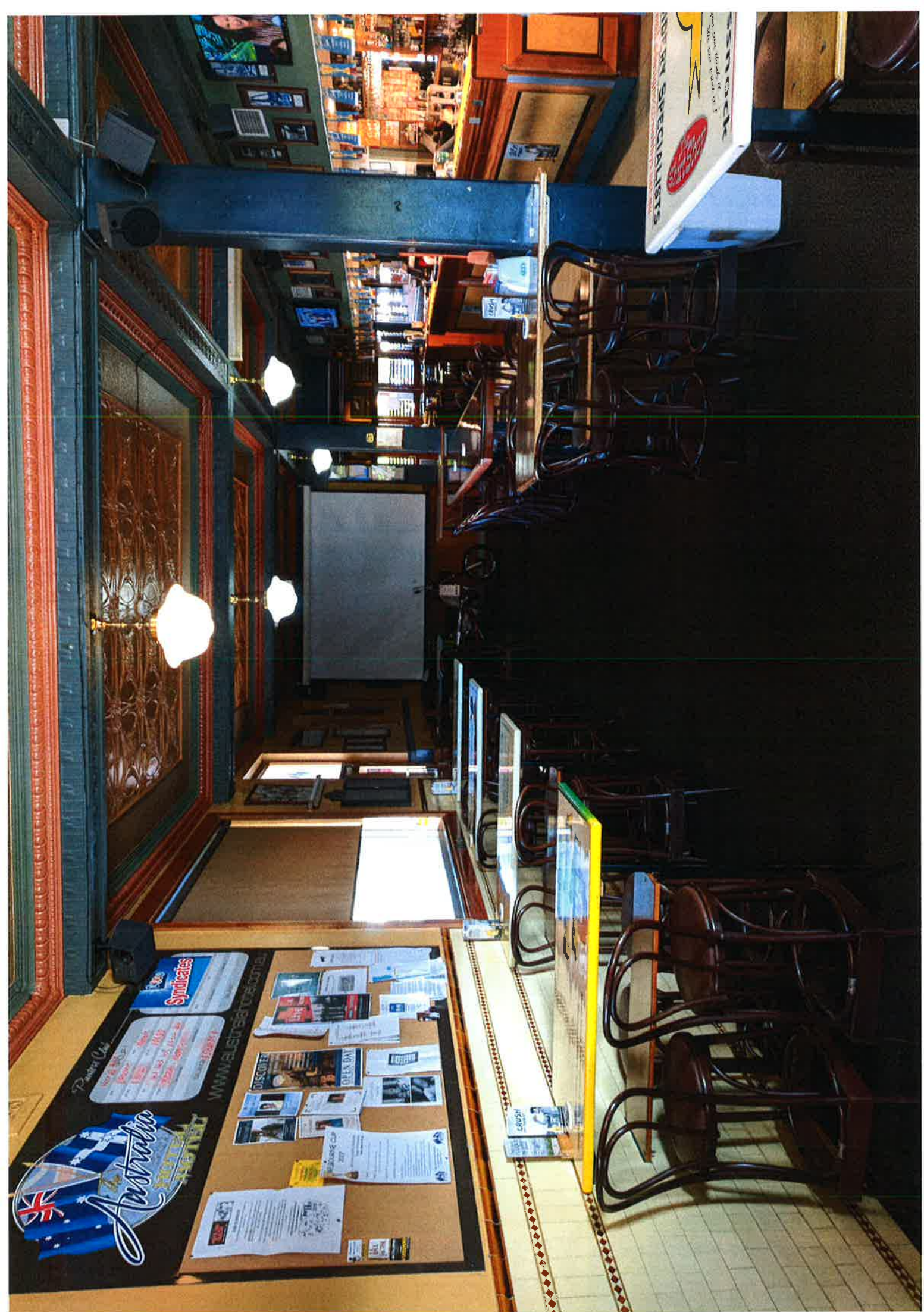
A.B.N. 83 604 853 938
885 Mountbatten Highway, Bayview VIC
160 Spring Road, Moorabie Park NSW 2111
Clinical Business Centre, 153 Campbell Street, Bowen Hills, QLD 4006
131 Creal Lakes Highway, Bridport WA 6155
27 Greenhill Road, Whyville SA 5035

National Contact Numbers
Order or delivery information
1300 368 873
dingarders.au@siemens.com
Technical or Product information
1300 410 300











THE AUSTRALIA HOTEL.

Cold Beer

AUSTRALIA HOTEL

1200-071

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