

Local Impact Assessment Class 1 Application

**Banksia Hotel
288 Princes Highway
BANKSIA NSW 2216**

**Banksia Hotel (LIQH400100353)
December 2017**



Prepared by: HATZIS CUSACK LAWYERS
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 four in relation to the Banksia Hotel (the "Hotel") by Monarch Hotels Pty Limited (the "Applicant"). The Hotel is situated at 288 Princes Highway, Banksia NSW 2216 (the "Venue"), which is located in the Bayside City Council Local Government Area (the "LGA") and is a Band 2 LGA.

The Hotel's gaming machine threshold has currently been approved for 26. The business owner of the Hotel proposes to increase the threshold by a further four gaming machine entitlements/permits for the Hotel's threshold to be increased to the maximum of 30. This LIA examines the characteristics of the Local Community, so the Authority can determine whether the additional gaming machines will provide a positive contribution to the Local Community.

2. RESPONSIBLE GAMBLING MEASURES

Chapter 3 of this Report details the mandatory and additional responsible conduct of gambling measures put in place by the Applicant at the Hotel.

3. LOCAL COMMUNITY

Chapter 4 of this Report details the characteristics of the area potentially affected by the approval of the Threshold Increase Application. Bayside City Council LGA is the Local Government Area and has been identified as the Local Community. Chapter 4 provides a demographic description of the LGA/Local Community.

4. POSITIVE CONTRIBUTION

Chapter 5 of this Report details the positive contribution that will result from approval of the Threshold Increase Application to the Local Community. The Applicant proposes to donate \$32,000 to the PCYC St George, one of Australia's leading youth organisations located within the LGA that serves both the local and wider community. The donation will contribute towards the payment of the upgrade for the Educational Room at the Club.

5. CONCLUSION

Given the satisfaction of the requirements of the Gaming Machines Act and the associated Regulation through the conduct of gaming machine operation at the Venue in a responsible manner, along with the evidence of substantial positive contributions to the Local Community, it is the Applicant's belief that this LIA meets the requirements of the Legislation.

1. INTRODUCTION

This Report is a Class 1 Local Impact Assessment ("LIA") to accompany a Threshold Increase Application for a Band 2 LGA venue for a "low-range" increase. The increase will be for four (4) gaming machines to be installed at Banksia Hotel, located at 288 Princes Highway, Banksia NSW, located in the Bayside City Council LGA.

Methodology

- 1.1. In respect of LIAs relating to threshold increase applications, the LIA Guidelines provide that the Independent Liquor and Gaming Authority ("the Authority") can only approve an LIA where the LIA complies with the requirements of the *Gaming Machines Act 2001* and the *Gaming Machines Regulation 2010* ("the Legislation") and demonstrates that gambling activities will be conducted in a responsible manner.
- 1.2. The Guidelines further state that a Class 1 LIA must demonstrate that the proposed increase in gaming machine threshold for the Hotel will provide a positive contribution towards the Local Community in which the Venue is situated.

Applicant Details and History

- 1.3. The Authority's records indicate the Hotel's licence was granted in May 1959. The Hotel is currently exercised by Monarch Hotels Pty Ltd and provides a wide range of facilities associated with the type of licence operated at the Venue including accommodation, food, liquor and gaming facilities.
- 1.4. The Hotel's gaming machine threshold is approved for 26. The Hotel currently has 26 gaming machine entitlements allocated to the licence for the operation of the 26 gaming machines at the Venue. The intention on the grant of this application is for a further four (4) gaming machine entitlements or poker machine permits to be procured and transferred to the Hotel's licence to allow a maximum of 30 gaming machines to be operated at the Hotel.

Current Applicant Services, Facilities

- 1.5. The Venue includes the following facilities:-
 - Lounge Bar
 - Sports Bar
 - Bistro facilities
 - Fully-equipped commercial kitchen and cool room
 - Beer Garden
 - Accommodation consisting of 21 guest rooms.
- 1.6. The Hotel's trading hours are:-

Monday to Saturday	- 5:00 am until 5:00 am;
Sunday	- 10:00 am until 12.00 midnight.

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- 1.7. The internal floor space area of the Hotel is approximately 1,037 square metres. **Attached** and marked “A” are plans of the Hotel that depict the facilities offered at the Venue and confirming the internal floor space measurements.

2. PROPOSAL

- 2.1. The positive contribution put forward in this LIA will not occur without the approval of the Threshold Increase Application.
- 2.2. The Applicant proposes to donate \$32,000 to the PCYC St George, a community group located within the same LGA as the Hotel and serves the local and wider community.
- 2.3. The donation will be used to contribute towards payment for the upgrade of the Educational Room at the Club, a youth drop in room primarily used for educational and activity based programs and sports.

3. RESPONSIBLE GAMBLING MEASURES

- 3.1. The provision of gaming machines is only one aspect of the services and facilities provided at the Hotel.
- 3.2. Gaming is provided within a designated gaming room within the Hotel.
- 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) The gaming 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 monitored by a gaming room supervisor, as well as by electronic means (CCTV) at all times;
 - (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) interim certificate/competency card. Copies of interim certificates/competency cards are kept by each staff member when working at the Hotel and are available for inspection;
- (b) The Hotel makes arrangements through AHA for the provision of gambling counselling;
- (c) The Hotel participates in the Gamecare AHA Gaming self-exclusion scheme and policy;
- (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 within the Hotel in a number of community languages;
- (g) The Hotel's automatic telling machine (ATM) is located outside the gaming room. Patrons not permitted to make withdrawals on credit;
- (h) There are no advertising or promotions of the availability of gaming machines conducted at 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 or the cashing of cheques by patrons;
- (k) There is a limit of \$5,000 on cash payment for winnings;
- (l) Minors are not permitted access to the gaming room area;
- (m) Consumer information on the chance of winning maximum prizes and jackpots is made available in the gaming area;
- (n) The Hotel does not publish any gaming machine advertising;
- (o) All gambling-related signs are situated within the Hotel and are not visible from the exterior of the Hotel; and
- (p) Inducements are not offered at the Hotel for the use of the gaming machines.

3.5. At all times the gaming room is operated, the Hotel engages a Gaming Room Attendant to be present to provide direct supervision of that area. This enables the Gaming Room Attendant to make early detection of any possible signs of problem gambling being

experienced at the Venue.

4. LOCAL COMMUNITY

- 4.1. For the purposes of this Local Impact Assessment, the Local Community is defined as the Bayside Council Local Government Area ("LGA"). Bayside Council LGA is the result of the amalgamation of City of Botany Bay and Rockdale City Council by the NSW Government in 2016.
- 4.2. PCYC St George is situated within the Bayside Council LGA and located in close proximity to the boundary of an adjoining LGA, being Georges River LGA (which was formed from the amalgamation of Hurstville and Kogarah LGAs). PCYC St George provides community programs to both LGAs.
- 4.3. As a result of the amalgamation for the creation of Bayside Council LGA occurring less than 12 months ago, the ABS Statistics available for the LGA are required to rely on the 2016 Census results separately for Rockdale City Council and City of Botany Bay.

Total Population

- 4.4. Bayside Council LGA has a current population of 164,880¹ with an area of 50 square kilometres.

Young People

- 4.5. The number of young persons aged between 5 and 24 years of age as of 2016 was 45,349:²
- 4.6. This is a large population of youths within the area who may potentially benefit from the upgrade of the educational room in the Club. Further details are set out in Chapter 5.
- 4.7. The former Rockdale LGA (where the Hotel is located) had the following SEIFA scores and deciles from the 2011 ABS Statistics:

INDICATOR	Rockdale LGA Score	Rockdale LGA Decile
IRSEAD	1001	8
IRSED	991	7
IER	978	6
IEO	1024	8

The suburb of Banksia had the following SEIFA 2011 ABS Statistics:

INDICATOR	Banksia Suburb Score	Banksia Suburb Decile
IRSEAD	998	6

¹ <http://profile.id.com.au/baysidensw>, Estimated Resident Population 2016.

² Ibid.

IRSED	984	4
IER	1016	6
IEO	986	6

- 4.8. The above data indicates that residents of the Rockdale Council LGA and Botany Bay LGA (now Bayside Council) are generally more advantaged than average. The above scores also suggest that the Local Community is not particularly vulnerable to gaming-related harm, with the grant of this application to be unlikely to have a detrimental effect on the Local Community.
- 4.9. The ABS Statistics for 2016 discloses that Rockdale LGA has a higher median weekly household income (\$1,575) than that of NSW (\$1,486).

5. POSITIVE CONTRIBUTION

Proposal

- 5.1. The grant of the Application will yield a significant social benefit for the Local Community by the Applicant's contribution of \$32,000 to PCYC St George.
- 5.2. PCYC St George is a not for profit organisation that relies heavily on the support of local businesses in the community. The Club runs a variety of programs that target youths in the local community. The Club aims to empower young people through their various programs. The purpose of the programs is to educate the youths on the benefits of fitness, healthy lifestyles and how to get active in life. The Club delivers professional and challenging programs to enable children to learn, grow, build confidence, self esteem and develop their skills, character and leadership skills.
- 5.3. The educational room is primarily used as a safe and controlled environment where young people in the area can come and participate in educational and activity based programs and sports. The room provides a space for youth to do homework, play games in the games area, participate in the holiday programs, play table tennis and more.
- 5.4. The education room not only provides a safe space for youth in the area but it also serves as a space for the broader community to participate in activities such as:

- **Driver's Education Programs**

- **Safe Drivers Course** – created for young learner licence holders aged between 17 and 25. The course aims to help young learner drivers to be better prepared for when they transition to driving by themselves and educating them on the high-risk factor of fatal crashes occurring in the 6 month period directly after they receive their P1 provisional licence.
- **Traffic Offenders Intervention Program** – an educational and experiential-based program with factual and challenging sessions on road safety and low risk driving behaviours. The program targets individuals with traffic offences.

- **Muslim Boys Police Program and Your Choices Youth & Alcohol sessions** - mentoring, counselling and personal development workshops run by youth case managers (police officers), sport and health instructors and other young workers.

The program is aimed at teenagers at risk of leaving school. The workshop involves presentations on alcohol and drugs, anti-violence and anti-racism. The program provides food and physical activity sessions as part of these programs and workshops.

- **“Better Health” Program** – a free 10-week program for children aged between 7 and 13 who are overweight. The program focuses on improving eating habits, fitness and confidence.
- **School Holiday Programs** – Arts and crafts, cooking, table tennis sessions, board games and reading.

- 5.5. The proposal to provide PCYC St George with funds to allow the upgrade of the educational room will provide a positive benefit to those members of the Local (and Broader) Community required to use the facilities of the Club. To enable the Club to continue their work in the community, the functionality and aesthetic appeal of the dedicated education room needs to be upgraded. The educational room is a well utilised room which is in need of being upgraded. The basic amenities of the room require an upgrade and many of the resources are now outdated.

Description of items to be acquired

- 5.6. The Club will use the positive contribution amount to acquire new educational equipment including but not limited to a new projector, projector screen, new sporting equipment and new computer equipment. The Club will also use the funds to pay for the cost of painting the room, removing and replacing the carpet in the room, replacing the windows and doors, the servicing of the air conditioning unit, the connection of the existing CCTV system, replacing the blinds and the tidying up of the low hanging cables in the room.

Benefit to the Local Community

- 5.7. The large number of Bayside LGA residents who can use the Club's services will be benefited by the proposed donation on the grant of this application.
- 5.8. The donation will be put towards the funding of the upgrade of the educational room in the Club and the acquisition of new equipment for the educational room including a projector, a projector screen, computer equipment and new sporting equipment. The aesthetic appeal after the upgrade will ensure a safe warm and welcoming environment for the youth in the area but also for the broader community to participate in other programs provided by the Club. The acquisition of the new educational equipment will assist with the functionality of the dedicated education room and will assist in inviting youth and the community at large to participate in the Club's activities. The acquisition of new sporting equipment for the Club will be of a significant and substantial benefit to the Club in their core mission of getting young people active in life.

6. CONCLUSION

- 6.1. This LIA, pursuant to *Section 37 of the Gaming Machines Amendment Regulation 2009*, defines the Applicant's Local Community, details the positive contributions that the

Applicant will provide to the Local Community if the Threshold Increase Application is approved, and details the harm minimisation and responsible gambling measures that are in place at the Venue.

- 6.2. The Applicant operates gaming at the Venue in compliance with mandated Legislative requirements and operates a best-practice style of interventions and procedures. The Applicant enforces this strict approach by implementing the Gamecare self-exclusion program.
- 6.3. The positive contribution put forward in this LIA will not occur without the approval of the Threshold Increase Application. That positive contribution of the \$32,000 donation to PCYC St. George will go towards their refurbishment of the educational room at the Club including acquisition of educational equipment and sporting equipment.
- 6.4. It is therefore submitted that the tests set out in the Guideline and Legislation are met and the Applicant submits that the Threshold Increase Application should be approved.

Attachment 'A'

BANKSIA AVENUE

Scale	1:100	Job No.	Dwg No.	Rev.
Date	MAY 2016	HM1391	EX100	'B'
Drawn	JC			