

LOCAL IMPACT ASSESSMENT

CLASS 1 APPLICATION

September 2017

THE BAYVIEW HOTEL GLADESVILLE
(LIQH400100434)
166 Victoria Road, Gladesville NSW 2111



Level 5, 1 Castlereagh Street
SYDNEY NSW 2000
T: 02 9236 8533
F: 02 9236 8599
JCM:170112

EXECUTIVE SUMMARY

1. Outline

The Bayview Hotel Gladesville (the “**Hotel**”) operates pursuant to the hotel licence no. LIQH400100434 (the “**Licence**”) and is situated in the Ryde City Local Government Area (the “**LGA**”), which is classified by the Independent Liquor and Gaming Authority (“**ILGA**” and the “**Authority**”) as Band 2. The Hotel’s current gaming machine threshold is 29 (“**Threshold**”).

The Hotel’s licensee, Rodney Pittorino (the “**Licensee**” and the “**Applicant**”) lodges the enclosed threshold increase application (the “**Application**”) seeking ILGA’s approval for a low-range increase of the Threshold to 30, equating to a threshold increase of 1.

2. Operation of Hotel

The primary purpose of the Hotel is the sale of liquor by retail.

However, the Hotel also has a substantial kitchen providing hearty classic pub food and other cuisines and proudly hosts live entertainment, including live music.

Approved gaming machines are operated in discrete internal and outdoor gaming rooms within the Hotel. Gaming forms an important component to the Hotel’s variety of services and facilities.

3. Local community

Consistent with the Authority’s normal procedure the Applicant submits that the local community, for the purpose of the Application, is the suburb of Gladesville (the “**Suburb**”).

While some customers attend the Hotel from outside the Suburb, the majority of regular patrons are from within the Suburb or the nearby suburbs of Hunters Hill and Putney.

4. Harm Minimisation

The Hotel takes its role of providing approved gaming machines to the public seriously and applies the harm minimisation provisions of the Gaming Machine Act (2001) (the “**Act**”) and Gaming Machine Regulations (2010) (the “**Regulations**”) carefully. Most importantly, the Hotel ensures that no minors gain access to the gaming room or use the approved gaming machines. Furthermore, the Hotel is conscious of and sensitive to the issue of problem gambling, and by lodging the Application, does not seek to change the focus of the Hotel from that of a social destination for the local community.

5. Positive contribution

The Hotel is already an important contributor to and/or sponsor of the local community. If the Application is approved, the Hotel will provide financial assistance in the sum of \$10,000.00 to the following not-for-profit organisation: Giant Steps, Gladesville.

1. INTRODUCTION

Pursuant to s34(1) of the Act, the Applicant applies to the Authority to increase the Threshold.

This local impact assessment (the “**Assessment**”) is required as, pursuant to s35(3)(b) of the Act, the Hotel is situated in a Band 2 LGA and the application is for a low-range Threshold increase (1).

The Applicant is aware that, pursuant to s36(1) of the Act, the Application cannot be approved unless the Authority approves this local impact assessment, class 1 (the “**Assessment**”). Similarly, the Applicant acknowledges, pursuant to s36(3), that the Authority may approve this Assessment only if it is satisfied that it:

- (a) complies with the requirements of Division 1 of the Act and the Regulations;
- (b) demonstrates that gambling activities will be conducted in a responsible manner;
- (c) demonstrates that the increase to the Threshold will provide a positive contribution towards the local community of the Hotel; and
- (d) addresses community concerns arising out of the consultation process.

It is the Applicant’s contention that the Authority will be satisfied as to (a), (b) and (c) by the content of this Assessment and to (d) through such further actions the Applicant takes if and when community concerns are raised.

The Applicant invites the Authority to ask further questions or make such further requisitions as it considers necessary in order to allow the Application to be approved.

2. THE HOTEL

History of Hotel

The Hotel has operated from the same site since 1958.

Since the Owner took over the Hotel in 1980, it has undergone major renovations and refurbishment to modernise the building and provide patrons with a variety of areas to cater for differing tastes and requirements.

Style of Hotel

The Hotel is one of the most vibrant and friendly establishments in Sydney. Just 20 minutes from the Sydney CBD, it has long been a premier dining and entertainment destination.

The Hotel has multiple areas which it operates. There are 4 bars within the venue which service different areas of the Hotel. Two bars are operating at all times to service the general bar area, gaming room and TAB customers. One bar operates as a function room and utilised for this service and the 4th bar operates primarily during bistro opening times and peak periods.

The Hotel has a significant food trade offering operating 7 days a week. The bistro has a full menu featuring wood fired pizzas, classic pub meals, quality children’s meals and restaurant quality fish, steak and pasta main courses.

Entertainment is provided approximately 5 nights a week and includes comedy, live bands and solo acts, trivia and karaoke along with televising sporting events. The Hotel also offer a TAB and gaming services.

The Hotel has a broad range of clients, most of who are locals. The bistro is particularly popular with families whilst adults typically between 20 and 60 years frequent the Hotel in the evening. An arrangement of recent photos of the Hotel are annexed and marked “A”.

Floor Area

The floor space area of the Hotel (excluding the outdoor areas) is approximately 836m².

A plan of the Hotel, which discloses the layout and shows the facilities provided within the Hotel, is annexed and marked “B”.

Staff

The Hotel provides employment for approximately 50 staff across multiple roles including, bar staff, waiters, management, bottle shop and kitchens. On top of this the Hotel also contracts security and cleaning personnel for approximately 10 people.

Sponsorships, Donations and Community Contribution

The Hotel supports the following local schools – Gladesville Public, Putney Public, St Charles Primary, Our Lady Queen of Peace Primary, Boronia Park Public, Villa Maria Primary and St Josephs College. Through donations and support The Hotel has invested in over \$15,000 annually to help these schools in fund raising. This is via gift vouchers, prizes, room hire, free event equipment (glasses, table, tubs and ice) and staff support.

The Hotel has supported Hunters Hill Council events in the Gladesville area. These have included a local street movie night and street food festival.

The Hotel hosts regular music workshops in conjunction with the Gladesville Guitar factory with proceeds going to MS Society.

The Hotel also supports numerous sporting groups within the local area – Ryde Swimming Club, Hunters Hill Rugby, Gladesville ravens Sports Club, Putney Rangers Football Club, Ryde Hunters Hill Cricket Club and Ryde Eastwood Touch Football. The total contribution to these sporting clubs is approximately \$50,000 annually

The Hotel has been hosting live music for over 30 years and currently supports the live music industry by providing free music (including original acts) 3 nights per week.

3. COMPLIANCE WITH ACT AND REGULATIONS

As a diligent hotelier, the Applicant takes seriously its responsibilities to comply with the Act, the Regulations and the Liquor Act.

Plan of Management

The Hotel operates in accordance with its Plan of Management, a copy of which can be provided on request. The Hotel will continue to implement its Plan of Management and responsible gaming practices if the Authority approves this Application.

Minors

Minors are only permitted on the premises when accompanied by a legal guardian and can only enter signposted authorised areas of the venue. Minors are strictly not permitted in the Gaming Room.

Responsible gambling and harm minimisation

- The primary purpose of the Hotel is the sale of liquor by retail. As described above, the Hotel also aims at making its food a reason for patrons to visit the Hotel. Gaming machines are operated in discrete internal and outdoor gaming rooms.
- The Hotel appeals to the diverse Ryde LGA community including residents and business persons.
- In addition to the mandatory legislative requirements, the Hotel implements the AHA's GameCare self-exclusion program.
- The Licensee is a member of the Local Liquor Accord.

Compliance with the Act and Regulations

The Hotel and its employees are conscious of obligations under the Act and Regulations in relation to gaming, including:

- The Hotel does not display any gambling related signs, including advertisements about approved gaming machines, anywhere outside or in the vicinity of the Hotel nor anywhere inside the Hotel so that it can be seen from outside the Hotel.
- The gaming room is located both internally and with an outdoor gaming area and has no open or see-through windows or doors fronting the street that would make it visible from the street so as to entice the public into the gaming room.
- The Hotel has no cash dispensing facility on its premises which permits cash to be provided from a credit card account, the Licensee does not permit an ATM or EFTPOS terminal in the gaming room and on each ATM displays a *"Think! About your choices"* notice.
- The Hotel ensures its patrons have access to a self-exclusion scheme and publicises the availability of self-exclusion schemes and information about how they operate to its patrons and the Licensee makes available at all times to patrons of the Hotel information as to the name and contact details of the problem gambling counselling service made available by or through NSW Australian Hotel Association via their Game Care programme and the Licensee displays a notice in the gaming room providing the relevant details.
- Persons under the age of 18 years are prohibited from being in the gaming room and operating approved gaming machines at the Hotel.
- The gaming room is located in a bar area of the Hotel and is not in a part of the Hotel in respect of which a minors area authorisation or a minors functions authorisation is in force, patrons are not be 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, entry to the gaming room is provided free of charge, the gaming machines in the gaming room are situated so that they cannot be seen from any place outside the Hotel that is used by the public or to which the public has access and the gaming room is at all times supervised by the Licensee or an employee of the Licensee by way of electronic means or physical presence, or both.
- The Hotel displays notices providing information about the chances of winning a major prize, makes available in the gaming room in conspicuous places to patrons of a compliant player information brochure approved by the Authority and makes available on request a community language player information brochure in Arabic, Chinese, Korean, Turkish or Vietnamese.
- The Hotel displays on each approved gaming machine in the gaming room a gambling warning notice and a problem gambling notice in a conspicuous place.
- The Hotel displays a *Think! About your choices* notice in the vicinity of the main entrance to the Hotel in a conspicuous position.

- The Hotel has a clock in good working order and that is set to, or within 10 minutes of, the correct time in the gaming room in a conspicuous position so it can be seen from all parts of the gaming room.
- The Licensee pays any prize money in excess of \$5,000 or, if requested by the person, all prize money if in excess of \$5,000, by either crossed payable to the person or by means of electronic funds transfer to an account nominated by the person.
- The Hotel does not offer or provide a promotional prize that is indecent or offensive in relation to a promotion involving gaming machines.
- The Licensee displays gambling contact cards in a card holder that are securely attached to each bank of gaming machines in the gaming room in a conspicuous position so that a person playing a gaming machine or approaching the bank of gaming machines would be able to see it.
- The Licensee does not offer or supply, or cause or permit to be offered or supplied, any free or discounted liquor as an inducement to play approved gaming machines in the Hotel, or offer free credits to or offer or provide, or cause or permit to be offered or provided, as an inducement to play gaming machines in the Hotel, any prize or free give-away that is indecent or offensive.
- The Licensee ensures that he and all persons employed at the Hotel whose duties are concerned in the conduct of activities involving gaming machines in the Hotel have their recognised competency cards, which are available for inspection by a police officer or an authorised inspector.
- The Licensee keeps a register containing a copy of all current existing RCG certificate for any person whose duties are concerned in the conduct of activities involving gaming machines in the Hotel and makes the register available for inspection on request by a police officer or special inspector.

4. LOCAL COMMUNITY

Area

The Hotel is located in the Suburb. The Suburb falls within the LGA.

For the purpose of this Assessment, the Suburb is the local community.

Ryde LGA

The LGA is located in Sydney's north-western suburbs, about 10 kilometres from the Sydney GPO. The LGA is bounded by Hornsby Shire and the Ku-ring-gai Council area in the north, Willoughby City, the Lane Cove River and the Hunters Hill Municipality in the east, the Parramatta River in the south and the City of Parramatta in the west.

The LGA covers 40km². As at 2016, the LGA had an estimated population of 119,544

Gladesville Suburb

The Suburb has a population of 10,974 and is situated in the southern part of the LGA.

SEIFA Scores

In 2011 the Gladesville – Tennyson Point small area had a SEIFA index score of 1065.

5. POSITIVE CONTRIBUTION

Impact on Local Community

The Hotel presently operates with the Threshold. The Hotel is aware that problem gambling is an issue and can heavily impact on a person's life and family, although the Hotel itself has not experienced any specific issues. The Application is seeking the smallest possible increase (of 1), and submits that if there is any impact, it will be correspondingly minor.

Donation to Giant Steps

The Applicant has identified the not-for-profit organisation Giant Steps Sydney Pty Ltd of "Step House", 23 Punt Road Gladesville as being a valuable contributor to the local community in support of children with autism. In the event the Application is approved, the Applicant will make a \$10,000.00 donation to Giant Steps.

Giant Steps seeks to develop intensive therapeutic and educational programs to ensure that each child has the opportunity to reach their full potential.

Giant Steps Sydney also seeks to provide support to families, to improve understanding of autism in the wider community and to develop best practice among carers and professionals. Its vision is to continue to be recognised as a centre of excellence for the creation, implementation and dissemination of innovative and effective programs and services for children with autism and their families.

The core values of Giant Steps are:

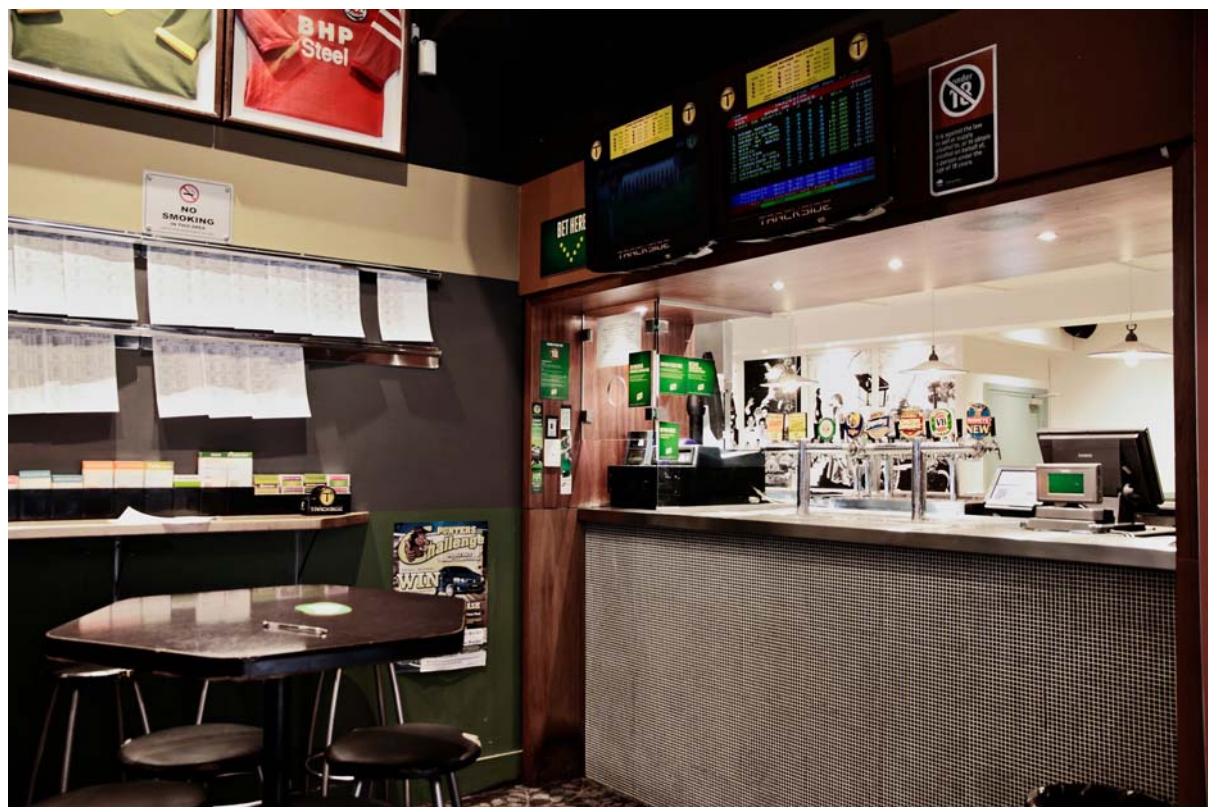
- Maintain a culture of best practice service to individuals with autism
- Remain open to the acceptance of new ideas and approaches, seeking continuous improvement in all that it does
- Recognise the skills of its staff, encouraging commitment and dedication from a team of quality people
- Strengthen professional relationships within and outside Giant Steps Sydney
- Adopt collaborative approaches to challenges
- Promote constructive reciprocal involvement within the community
- Pursue growth opportunities consistent with its core undertakings whilst maintaining prudent financial and risk management
- Celebrate its achievements

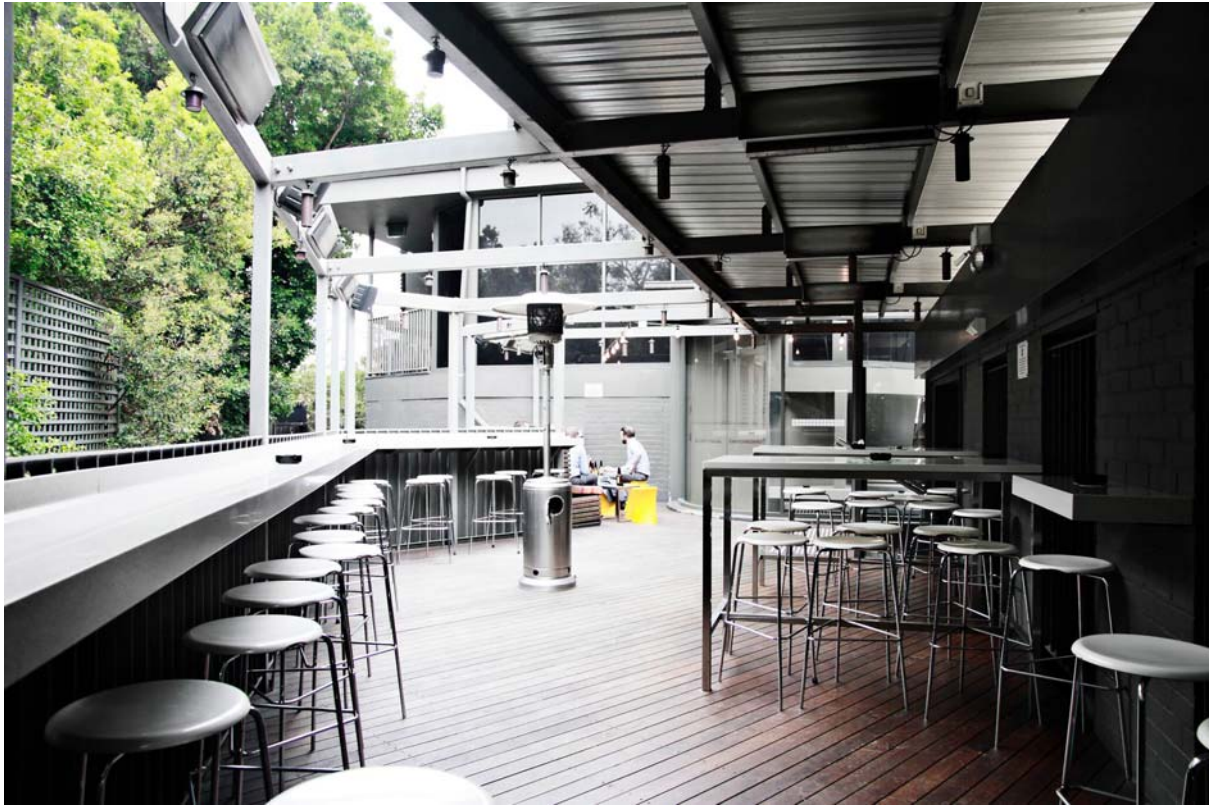
Giant Steps aims to build brighter futures for children with autism and their families.

6. CONCLUSION

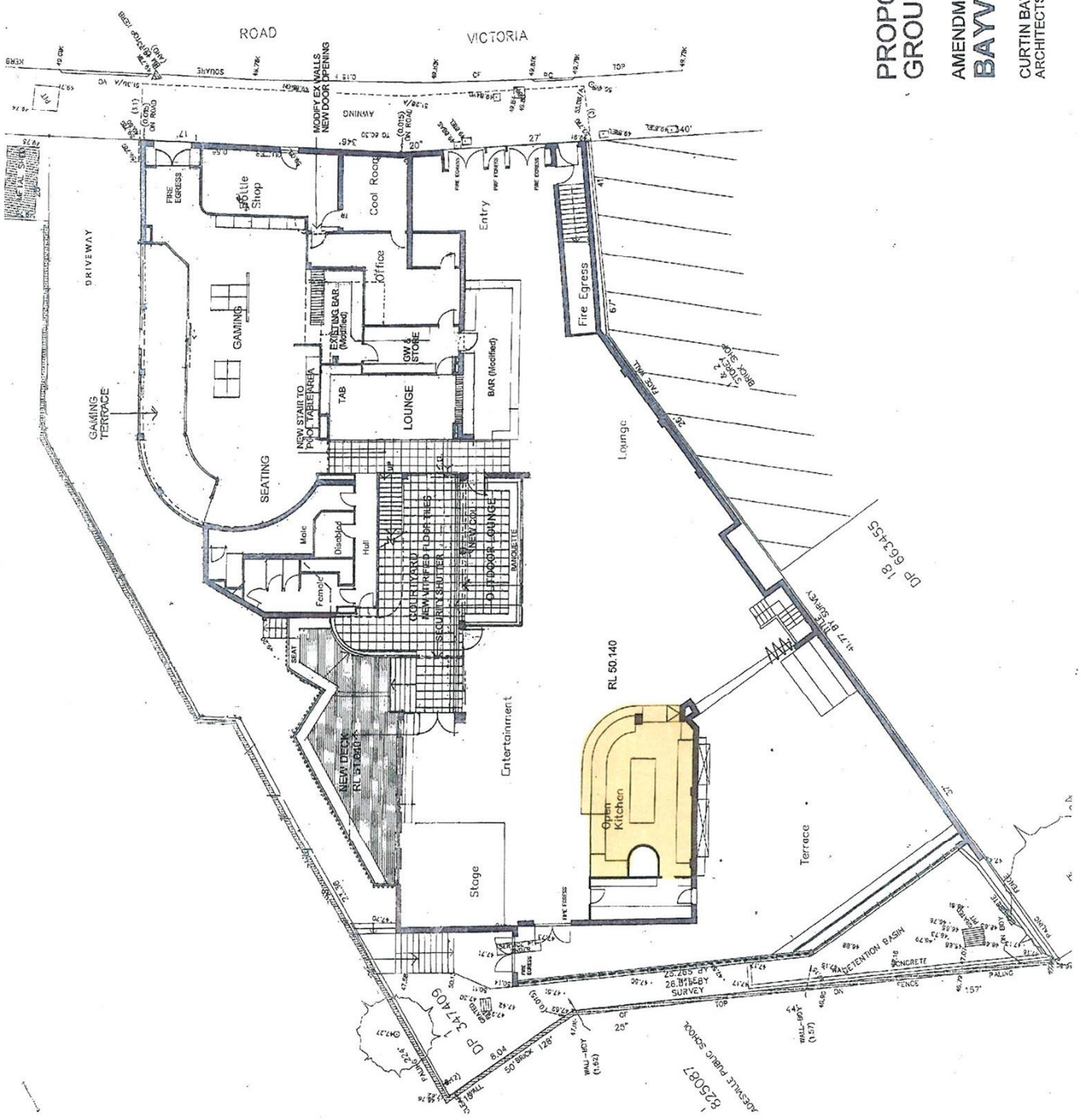
The Applicant submits that the Application should be approved by the Authority in full because the Authority will be satisfied on the information contained in this Assessment that:

- (a) the Application complies with the requirements of the Act and the Regulations;
- (b) gambling activities at the Hotel will be conducted in a responsible manner having regard to the harm minimisation measure to be undertaken; and
- (c) the Assessment identifies the local community (and the socio-economic status of the population) and demonstrates how a positive contribution will be made to the Suburb if the Application is approved.









PROPOSED GROUND & MEZZANINE FLOORS

AMENDMENT TO CURRENT DA
BAYVIEW TAVERN

CURTIN BATHGATE & SOMERS PTY LTD
ARCHITECTS

1:200 JOB NO:6016

