



**DESIGN COLLABORATIVE
Pty Limited**

ABN 36 002 126 954
ACN 002 126 954

Planning and Development Consultants

www.designcollaborative.com.au

G W Smith
BSurv(QLD)
MCP(MIT)
MIS FPIA
MRTPI FAPI

H M Sanders
MPhil(Lon)
MSc(Rdg)
FPIA MRTPI
MRICS

J Lidis
BTP (UNSW)
MPIA CPP

**CLASS 1
LOCAL IMPACT ASSESSMENT**

**PREPARED UNDER THE GAMING MACHINES ACT 2001 AND
THE GAMING MACHINES REGULATION 2002**

**TO ACCOMPANY AN APPLICATION FOR AN INCREASE OF FOUR (4)
IN THE GAMING MACHINE THRESHOLD OF**

GLENQUARIE TAVERN (LIQUOR LICENCE No. LIQH400103220)

SITUATED AT 62 HAROLD STREET, MACQUARIE FIELDS

(CNR VICTORIA ROAD AND HAROLD STREET)

Prepared for the licensee

Paul Joseph Radford

MARCH 2014

Ref: 140325.1LIA

EXECUTIVE SUMMARY

Paul Joseph Radford, the licensee of the Glenquarie Tavern, Victoria Road and Harold Street, Macquarie Fields, is applying to the Independent Liquor and Gaming Authority (*the Authority*) for an increase of four (4) in the gaming machine threshold of the Tavern. Approval of the application would permit the number of gaming machines kept in the Tavern to increase from 26 to 30.

The legislation requires such applications to be accompanied by a Local Impact Assessment (*LIA*). Because the City of Campbelltown is classified as being in Band 2 by the Authority and because the increase sought is deemed to be in the low range as specified in the Regulation, the LIA required is a Class 1. This is the required LIA.

Section 2 of this LIA describes the Tavern's location and surroundings while Section 3 describes the Tavern, its facilities, operation and clientele.

Section 4 describes the Tavern's gaming room and Section 5, the measures for harm minimisation and responsible gaming which are employed in it. Each of these complies with the relevant provisions of the legislation.

Section 6 postulates the local and broader communities of the Tavern and sets out some pertinent characteristics of the populations of each. Section 7 comments briefly on competitive facilities in those communities.

Section 8 sets out the specific community benefit which would flow from the granting of the application. That benefit would be a donation of \$5,000 for each unit increase in the gaming threshold approved to the James Meehan High School which is located near the Tavern, which provides counselling services to its students and which most of the youth of the local community attend.

Section 9 sets out the measures which will be undertaken to consult with the community, gambling counsellors and others when the application is lodged and indicates the applicant's willingness to consider any matter arising from that consultation as far as that is reasonably possible.

The conclusions reached in Section 10 are that the LIA complies with the relevant provisions of the Act and Regulation; that gambling activities in the Tavern are, and will be, conducted in a responsible manner; that the granting of the application will result in a positive contribution being made to the local community and that the consultation, required by the legislation, will be undertaken.

1.0 INTRODUCTION

- 1.1 Paul Joseph Radford, the licensee of the Glenquarie Tavern (*the Tavern*), Victoria Road and Harold Street, Macquarie Fields, (Licence No.LIQH400103220) is applying to the Independent Liquor and Gaming Authority (*the Authority*) for an increase of four (4) in the gaming machine threshold (*GMT*) of the Tavern. Approval of his application would permit the number of gaming machines kept in the Tavern to increase from 26 to 30, the maximum number that may be kept in a hotel.
- 1.2 Under the Gaming Machines Act (*the Act*), certain applications made to the Authority seeking to increase the GMT of a hotel are required to be accompanied by a Local Impact Assessment (*LIA*). The Authority must be satisfied that the LIA meets specified criteria before it can approve it and that approval is a necessary pre-requisite to the Authority approving the application.
- 1.3 Section 36 of the Act specifies that, for the Authority to approve an LIA, it must be satisfied that:-
 - a) the LIA complies with the requirements of the relevant provisions of the Act and the Gaming Machines Regulation (*the Regulation*);
 - b) the LIA demonstrates the gambling activities in the relevant venue will be conducted in a responsible manner; and
 - c) in the case of a Class 1 LIA (*LIA1*) related to an established hotel, that:-
 - i) the proposed increase in the GMT will provide a positive contribution towards the local community; and
 - ii) the LIA has adequately addressed community concerns arising out of the consultation process required under the Regulation.
- 1.4 The Tavern is classed as a Band 2 local government area by the Authority, pursuant to s33 of the Act. The increase in GMT being sought is in the low range of increases under cl 34 of the Regulation. Consequently, pursuant to s35 of the Act, Mr. Radford's application has to be accompanied by a Class 1 LIA.
- 1.5 Design Collaborative Pty Ltd (*DC*) was instructed by Mr. Radford to prepare this LIA to accompany his application.

2.0 THE TAVERN'S LOCATION AND SURROUNDINGS

- 2.1 The Tavern stands west of Harold Street and south of Victoria Road, Macquarie Fields, in part of a large area set aside in the planning of that suburb in the 1970s to accommodate business and community facilities to serve its residents. The Tavern fronts an un-named public service road within that area (vide **Plan 140325/1** and **Plan 140325/2**).

- 2.2 The Tavern stands on Lot 118, DP 589441 which has an area of 5,574sqm and which is owned by the Campbelltown City Council. The licensed area of the Tavern is confined to the building accommodating it and does not extend to any of the Lot's boundaries.
- 2.3 Development around the Tavern consists of take-away food outlets, service stations, community facilities (such as Ambulance, Fire Brigade, Senior Citizens Centre, Library and Neighbourhood Centre) but is dominated by the Glenquarie Shopping Centre. The South Western Sydney Institute of TAFE stands 150 metres away to the north of Victoria Road and the James Meehan High School lies some 120 metres away, across open space, to the south. However, the vast bulk of the development in Macquarie Fields is residential, much of it erected in the 1970s by the then Housing Commission of NSW. The nearest dwelling is about 90 metres away to the east, beyond a large McDonalds restaurant and across the multi-laned Harold Street.

3.0 THE TAVERN

- 3.1 The Tavern is a square, free-standing, mainly single storeyed building surrounded by lawns and having a small car park on the north. It has cellars in the basement which, as the land falls, becomes a drive-in bottle shop on the building's eastern side. Most of the main floor is surrounded by verandahs which form part of the licensed premises. The internal area of the Tavern is approximately 1200sqm. The licensed area of the Tavern encompasses the verandahs and covers some 1,400sqm at ground floor level.
- 3.2 The interior of the Tavern is divided into four public areas:
- i) a public bar with TAB on the northeastern corner,
 - ii) a lounge on the southeastern corner,
 - iii) a bistro on the southwestern corner and
 - iv) a gaming room on the northwestern corner.

All of these areas are serviced from a central core containing bar counters, kitchen and back-of-house facilities. The building was extensively re-furnished about five years ago. **Annexure 1** contains a plan of the ground floor of the Tavern.

- 3.3 The Tavern's capacity, for fire safety considerations, is put at 318 persons.
- 3.4 The Tavern trades from 9am to 2am the following day, Monday to Wednesday; 9am to 3am the following day, Thursday to Saturday; and 10am to 10pm, Sunday.
- 3.5 Limited entertainment is provided on Wednesday evenings (poker) and on Saturday nights (karaoke).

- 3.6 Meals are provided at recognised meal times and food of a nature and quantity consistent with the responsible sale, supply and service of alcohol is available whenever the Tavern is open for trade.
- 3.7 The Tavern is busiest on Thursday, Friday and Saturday evenings. Its clientele consists largely of local residents. Most patrons are mature-aged, blue collar workers. At the weekends, it attracts some younger patrons.

4.0 GAMING IN THE TAVERN

- 4.1 The Tavern's gaming room covers about 80sqm and 14 of its 26 machines are kept in it. The remaining 12 machines are kept on an adjoining enclosed section of the verandah, some 25sqm in area, where players can smoke. The layout of the machines in both parts is spacious. **Annexure 2** contains plans showing the existing gaming area, accommodating 26 machines, and an enlarged gaming area, accommodating 30 machines, to be created by adding some 13sqm to the existing gaming area. That change will involve enclosing an additional section of the verandah. Consent for that work is being sought.
- 4.2 The Tavern's existing GMT was established by the approval of an application for an increase in the number of gaming machines it could keep, made in 2006.
- 4.3 The Tavern's gaming machines are, and will be, located in its gaming area which conforms with the provisions in Clause 9 of the Regulation in that:-
- i) the gaming room is located off a bar area;
 - ii) the gaming room is physically separated from the general bar area by walls and doors;
 - iii) patrons are not compelled to pass through the gaming room in order to enter or leave the Tavern or in order to gain access to another part of it;
 - iv) entry to the gaming room is free-of-charge;
 - v) the gaming machines cannot be seen or heard from any place outside the Tavern that is used by the public or to which the public has access;
 - vi) all gaming machines are suitably spaced in order to facilitate access;
 - vii) the gaming room is supervised at all times by electronic means and/or the physical presence of the licensee or an employee; and
 - viii) the gaming room cannot be accessed directly from a public street.

When the additional machines are installed, the Tavern's gaming facility will continue to comply with these requirements.

5.0 HARM MINIMISATION AND RESPONSIBLE GAMING

- 5.1 Under Clause 37(c) of the Regulation, details of the harm minimisation and responsible gambling measures that are in place must be provided in an LIA.
- 5.2 The applicant conducts gaming in the Tavern in compliance with the provisions of the Act and Regulation as well as the policies and guidelines adopted by the Australian Hotels Association (NSW). It has a standard arrangement with Game Care (AHA) NSW Gambling Counselling Program (Compliance No. 1576) for assistance if problem gambling counselling is required.
- 5.3 Gaming in the Tavern is conducted in accord with the provisions of the Act and Regulation in that:-
- The applicant and all staff involved in gaming duties hold Responsible Conduct of Gambling Certificates. Copies of those certificates are kept on the premises and are available for inspection by relevant authorities.
 - The Tavern operates a self-exclusion scheme which complies with the provisions of the legislation through Game Care.
 - The Tavern has an arrangement with Game Care in relation to the provision of problem gambling counselling services and patrons are advised of the *gambling HELP* service.
 - Relevant staff members have training in self-exclusion and on referral to counselling services.
 - All required signage and notices are displayed in conspicuous positions and are maintained.
 - Gambling counselling service contact cards are attached to each bank of approved gaming machines.
 - Player activity statements under player reward schemes are made available on request from patrons in accordance with the Regulation.
 - A clock is visible from any seated position in the gaming room.
 - No ATM is located in the gaming room.
 - The Tavern does not provide credit.
 - There is a limit of \$2,000 on cash payments for winnings.
 - The Tavern does not cash cheques.
 - The Tavern does not offer promotional prizes that are indecent or offensive.
 - The Tavern does not offer any inducement to gaming.
 - Staff members are not permitted to play gaming machines when on duty at the Tavern.
 - The presence of gaming machines is not made known outside the Tavern.
 - No player reward system is operated at the Tavern. If such a system is introduced, player activity statements will be made available on request from players in accordance with the Regulation.
- 5.4 If the application for a GMT increase is granted, these practices will be maintained.
- 5.5 The applicant reports that he and his managers have been approached by patrons seeking gambling counselling or self-exclusion. That resulted in two patrons self-excluding after counselling. There is list of 20 or more people who have been, and

are, self-excluded from hotels in district generally and the Tavern observes those self-exclusions. The applicant reports no problems arising with those who are self-excluded.

6.0 THE LOCAL AND BROADER COMMUNITIES

- 6.1 The extent of the suburb of Macquarie Fields is well defined by geographic features. On its eastern side is the Georges River which runs through a deep, rugged valley bordered by open spaces. Beyond the River, lies the Holsworthy Military Reserve. On its western side, there is the Main Southern Railway Line. There is no crossing of that line in Macquarie Fields. To its north, there is a belt of open space along Bunbury Curren Creek which separates Macquarie Fields from its smaller neighbour, Glenfield. On the south, a belt of open spaces separates it from its larger neighbour, Ingleburn.
- 6.2 It is reasonable to adopt the State Suburb of Macquarie Fields (*the Suburb*) as the local community for the purpose of this LIA. **Plan 140325/3** shows its extent. At the 2011 Census, 13,170 people resided in that Suburb.
- 6.2 For the purpose of this LIA, the City of Campbelltown (*the City*) can be taken to be the broader community. In 2011, its population was 145,967.
- 6.3 The following data from the 2011 Census reveals some of the characteristics of the populations of the Suburb and the City:
 - i. The median age of the populations of the Suburb and the City was 33 compared to 38 in NSW;
 - ii. 23.2% of the Suburb's population was under the age of 15 compared with 22% in the City and 19.8% in NSW;
 - iii. 3.9% of the Suburb's population was of ATSI descent compared to 3.2% in the City and 2.5% in NSW;
 - iv. 18.1% of the adult population in the Suburb was separated, divorced or widowed compared to 16.7% in the City and 17.2% in NSW;
 - v. 59.4% of the Suburb's population was Australian-born compared to 66% in the City and 68.6% in NSW. The balance of the population had countries of birth scattered around the globe with the next largest percentages having been born in New Zealand (3.5%), Bangladesh (3.3%), Fiji (3.0%), India (2.9%) and Philippines (2.8%);
 - vi. English was the only language spoken in 59.7% of homes compared to 69.8% in the City and 72.5% in NSW;
 - vii. Unemployment was high, at 9.9%, compared to 7.4% in the City and 5.9% in NSW;

- viii. The percentage of the workforce reporting their occupational status as professional or managerial was 19% compared to 22.9% in the City and 36% in NSW;
- ix. Conversely, 13.4% of the Suburb's workforce reported being labourers compared to 11% in the City and 8.7% in NSW. There were 14.3% who reported being machinery operators or drivers compared to 11.3 % in the City and 6.4% in NSW. In the Suburb's workforce, 17.7% reported being employed as clerical or administrative workers compared to 18.1% in the City's and 15.1% in the State's. The percentages in the remaining occupations in the Suburb did not differ greatly from those in the City or NSW;
- x. Median weekly incomes were low on all three measures as shown below (in dollars):-

	<i>Suburb</i>	<i>City</i>	<i>NSW</i>
<i>Personal</i>	\$425	\$549	\$561
<i>Family</i>	\$1097	\$1390	\$1477
<i>Household</i>	\$989	\$1251	\$1237

- 6.4 As might be expected from the above data, the Suburb's SEIFA for Relative Advantage and Disadvantage in 2011 was low, being 867. By comparison, the City's was 945. Each of these are below the State and national median values.

7.0 COMPETITIVE FACILITIES

- 7.1 There is no other hotel in the Suburb and no registered club and thus no gaming machines other than those in the Tavern.
- 7.2 Physically, the nearest hotel is in the 'gated community' of Macquarie Links but, by road, it is more distant than the Ingleburn Hotel which is about 3kms away by road. The Crossroads Hotel at Prestons lies just beyond the City boundary and about 4.5kms from the Tavern.
- 7.3 In the City, there are 14 hotels with 335 gaming machines and nine clubs with 1,509 machines. Thus the total number of gaming machines in the City is 1,844.

8.0 COMMUNITY BENEFIT

- 8.1 If the application is approved in full, or in part, the applicant will arrange for a donation to be made to the James Meehan High School on the basis of \$5,000 for each unit increase in GMT granted. **Annexure 3** contains copies of correspondence between DC and that School regarding its willingness to accept the applicant's offer.
- 8.2 The applicant selected the School as the recipient because it is attended by most of the youth of Macquarie Fields, some of whom are indirectly affected by alcohol and gambling problems in their families, and it provides counselling services to those so affected.

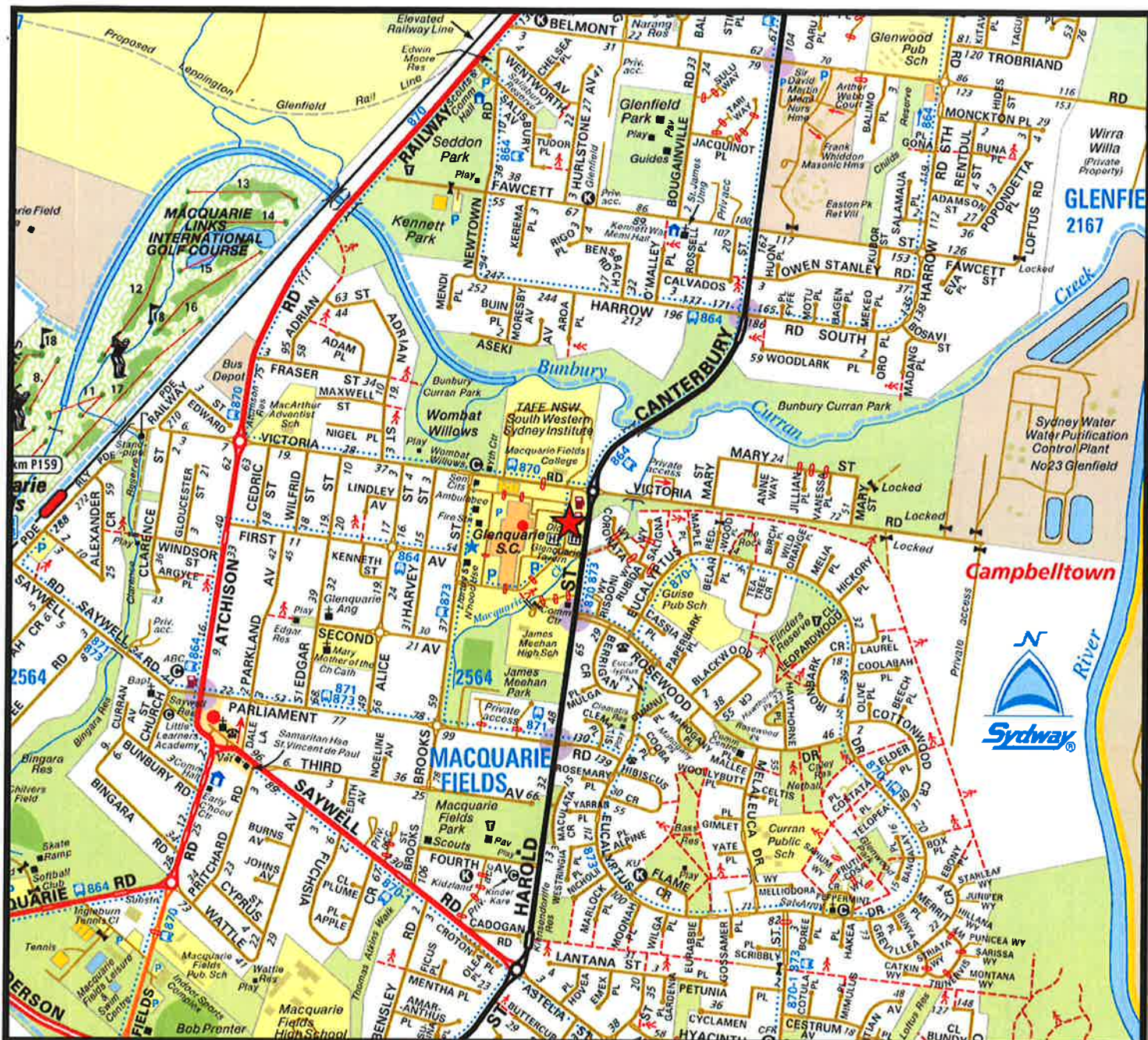
- 8.3 This donation would be in addition to the donations which the applicant makes to the School and other charity, community and sporting organisations. For example, the Tavern provides annual sponsorships to the Macquarie Fields Cricket Club (\$5,000), the Ingleburn Bulldogs Rugby League (\$2,000) and the Glenquarie Golf Club (\$1,500).
- 8.4 In addition to the benefits arising directly from the proposed donation, the income which the additional machines (which would be kept in the Tavern if the application is granted) would improve the viability of the business, enabling the applicant to improve the Tavern and its operation and helping to ensure that it remains a valuable community facility where people can socialise, informally, in comfortable and safe surroundings regardless of race, colour, creed or social status, provided they comply with the Tavern's house policies on dress and behaviour, including intoxication. Part of that additional income would also contribute to the overall revenue of the State.

9.0 CONSULTATION

- 9.1 In accordance with Clause 39 of the Regulation, within two working days of the application being lodged with the Office of Liquor, Gaming and Racing (OLGR), copies of the application and this LIA will be provided to Campbelltown City Council and the Macquarie Fields Local Area Command of the NSW Police Service. Notification of the application will also be provided to the NSW Council of Social Services and the South Western Sydney Local Area Health District.
- 9.2 Nine organisations funded by the Responsible Gambling Fund for the purpose of providing gambling-related counselling or treatment services will be notified of the application together with one group assisting those affected by gambling and based in the Suburb which is not funded. Only three of the funded organisations have premises in the City but the others service broader areas including the City or ethnic communities represented in the City's population.
- 9.3 A notice will be published in the Public Notices section of the classified advertisements of the Macarthur Chronicle, a newspaper which circulates in the Suburb and the City.
- 9.4 A notice will be posted in a prominent position outside the Tavern close to the principal entry.
- 9.5 All notifications and the notices will outline the nature of the application that this LIA accompanies and advise that the application and this LIA may be inspected on the OLGR website and that any person may make a submission to the Authority within 30 days of the date of the appearance of the notice in the newspaper.
- 9.6 If the Authority receives any submissions, it may refer them to DC or the applicant for comment.

10.0 CONCLUSIONS

- 10.1 This LIA complies with the relevant provisions of the Act and Regulation. It demonstrates that the gambling activities in the Tavern are, and will be, conducted in a responsible manner.
- 10.2 As set out in 8 above, the granting of the application for an increase in the Tavern's GMT will provide a positive contribution towards the local community of Macquarie Fields.
- 10.3 Public consultation, as required by the Act and Regulation, will be undertaken when the application is lodged. Any matters raised in submissions that are referred to the applicant or DC will be addressed as far as that is reasonably possible.



Source: Extract from E-Way v2.00, Ausway 2012

Not to scale



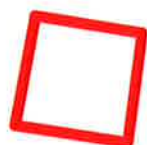
The subject site

PLAN 140325/1

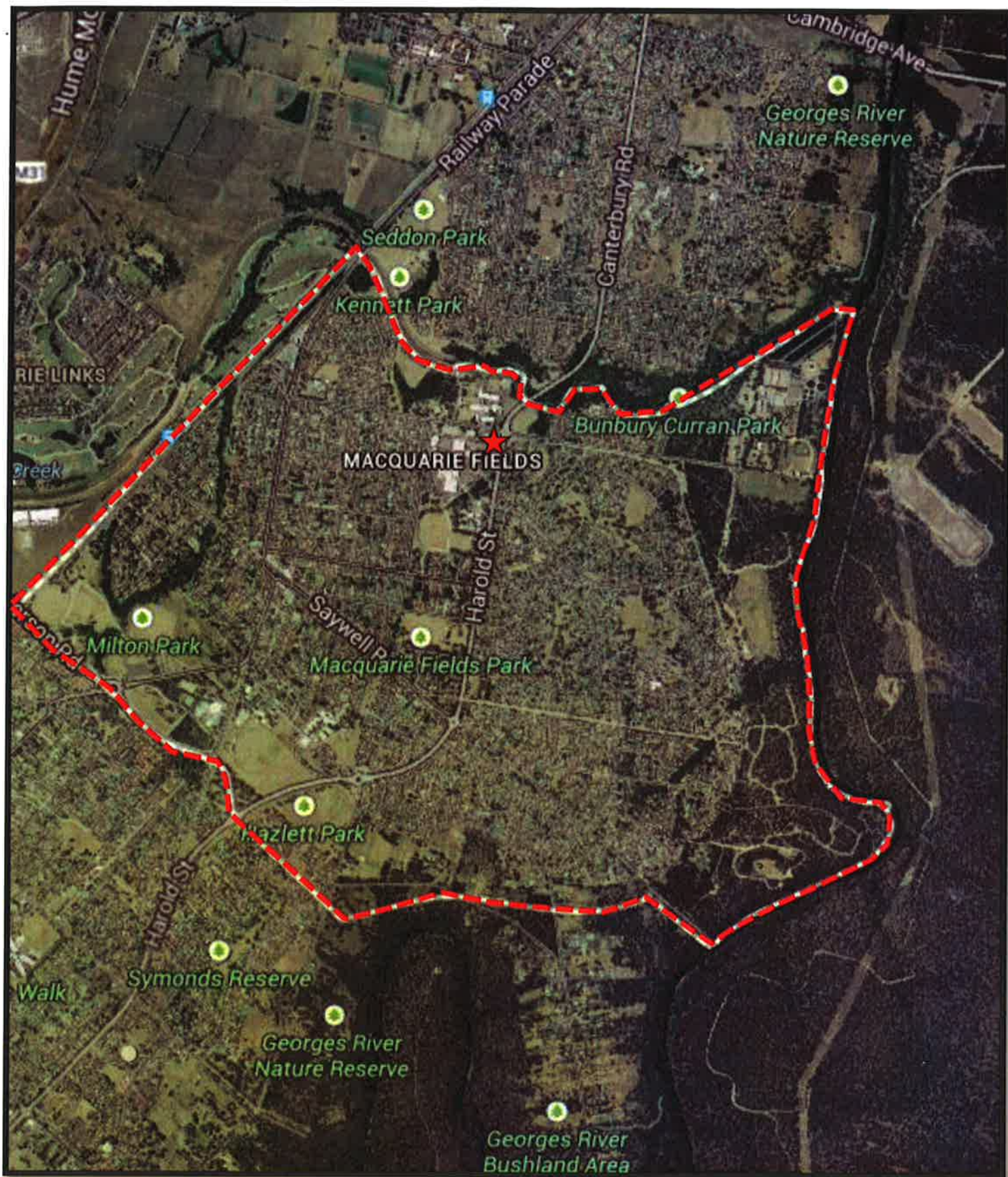


Source: Extract from Six Viewer Maps, NSW Government 2013

Not to scale



The Tavern



Source: Extract from Google Earth, Sinclair Knight Merz and Google 2014

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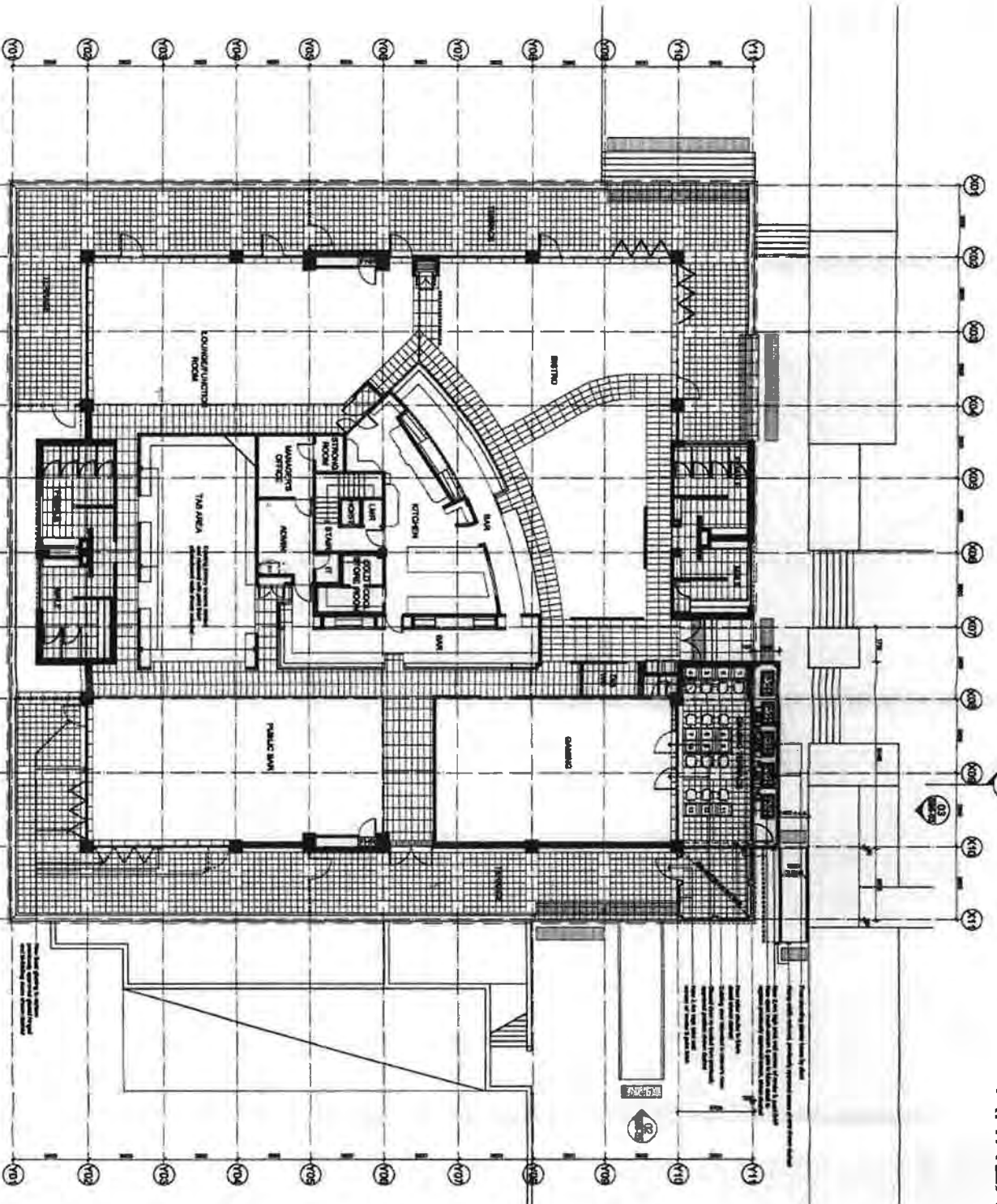


The subject site



The local community
(the suburb of Macquarie Fields)

PLAN 140325/3



GROUND FLOOR PLAN
SCALE 1:100

1. The proposed building is to be used for the purpose of a Tavern.
2. The proposed building is to be used for the purpose of a Tavern.
3. The proposed building is to be used for the purpose of a Tavern.
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10. The proposed building is to be used for the purpose of a Tavern.

SCALE 1:100

Designation ARCHITECTS Pty. Ltd.

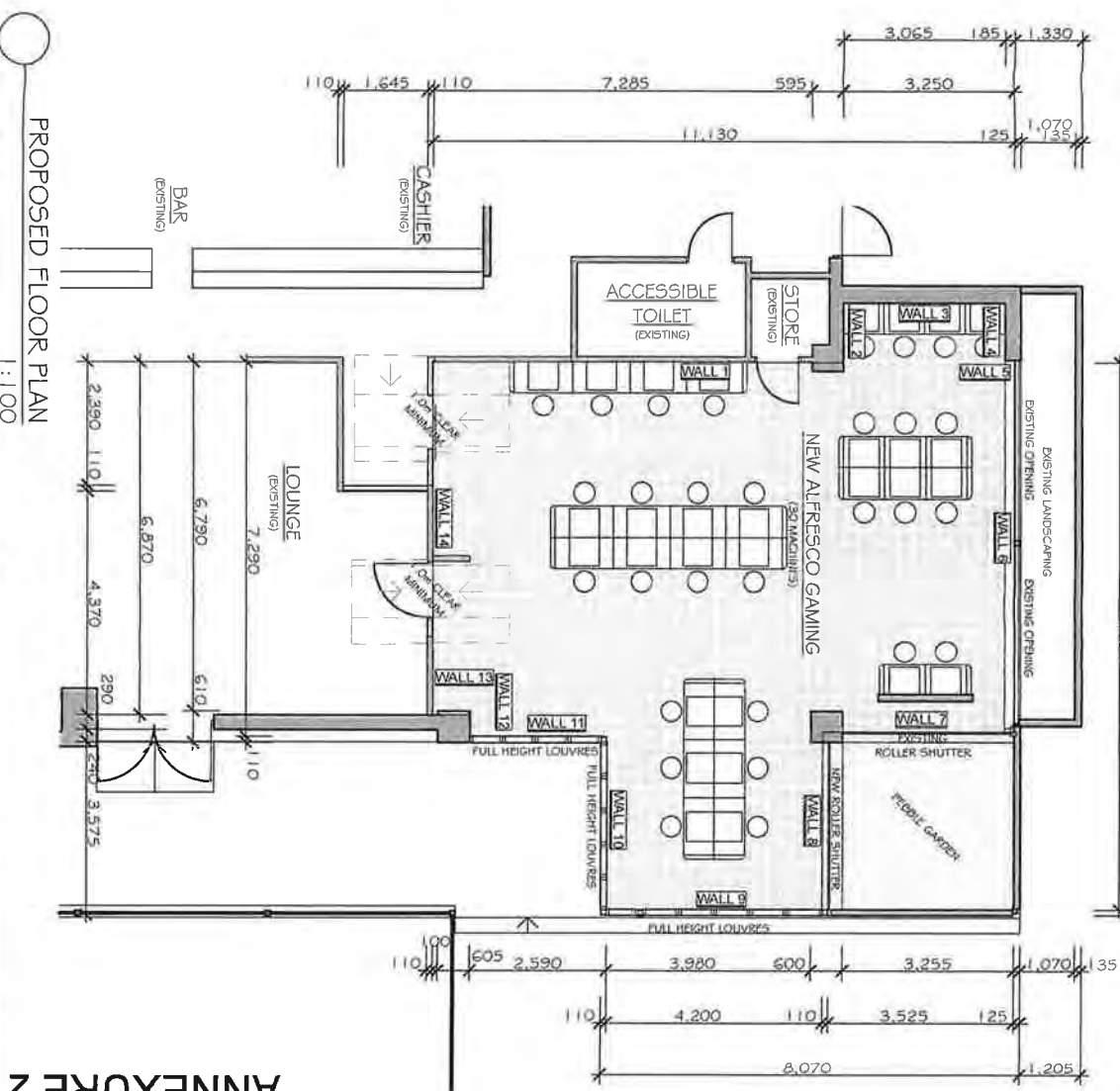
SECTION 88 APPLICATION -
MINOR ALTERATIONS TO DA
APPROVAL - 5585208DA-C

GROUND FLOOR PLAN

Scale 1:100 @ A1
S96-01 A

DATE 28/11/18
DRAWN BY 20/11/18
20/11/18

PRELIMINARY
FOR DISCUSSION ONLY



ANNEXURE 2

DD **Dickson Designs** **Inc.**
 10000 15th Avenue
 Building 10000
 Irvine, CA 92618-1500
 Tel: 949/251-5257
 Fax: 949/251-5257
 E-mail: info@ddesigns.com
 Website: www.ddesigns.com
 DD is a leading provider of custom design services for the construction industry. We provide a full range of services from conceptual design to construction administration. Our services are provided to a wide range of clients including architects, engineers, and construction firms. We are currently seeking qualified individuals for the following positions:

Position	Location	Start Date
Architectural Designer	Irvine, CA	01/01/2000
Interior Designer	Irvine, CA	01/01/2000
Construction Administrator	Irvine, CA	01/01/2000
Project Manager	Irvine, CA	01/01/2000
Business Development Manager	Irvine, CA	01/01/2000

For more information, please contact us at 949/251-5257 or visit our website at www.ddesigns.com.



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J Lidis
BTP (UNSW)
MPIA CPP

4 February 2014

Ref: 140325.2L

The Principal
James Meehan High School
58 Harold Street
Macquarie Fields NSW 2564

Attention: Ms G Taylor

Dear Ms Taylor,

Re: Proposed Donation to the School

We act for Mr Paul Radford, the licensee of the Glenquarie Tavern, who is preparing to apply to the Independent Liquor and Gaming Authority for an increase in the gaming machine threshold of the Tavern. I understand that Mr Radford has discussed his intention with you. We expect the application to be lodged within the next month.

The Gaming Machines Act requires that our client demonstrate to the Authority that there will be a 'positive contribution towards the local community' if the application is granted. The accepted means of demonstrating that is to make a donation to a local organization which works with those, particularly, young people, who may be impacted, directly or indirectly, by alcohol or related abuse. Our client believes that your School would be a worthy recipient and proposes making a cash donation to your School.

The purpose of this letter is to determine whether or not your School would accept his donation which would be made after the Authority grants his application. We do not know when that may be but it should occur by the third quarter of this year. Similarly, we do not know the quantum of that payment but expect it to be in the order of \$20,000.

It is likely that the Authority may specify that the donation be used for counselling or youth development dealing with issues arising from alcohol abuse, problem gambling or like matters. We assume that your School could use the money in that manner.

We would appreciate your advice on whether or not your School would be in a position to accept our client's donation.

Design Collaborative Pty Ltd

Should you wish to discuss this matter, please contact the writer on 92623200/

Yours faithfully,
DESIGN COLLABORATIVE PTY LTD

A handwritten signature in black ink, appearing to read 'G W Smith', with a stylized flourish at the end.

G W Smith
Director



26th February, 2014

Mr G Smith
Design Collaborative Pty Limited
Level 3 225 Clarence Street
SYDNEY NSW 2000

Dear Mr Smith

I refer to your letter dated 4th February, 2014 Re: Proposed Donation to the School.

James Meehan High School would be very grateful to accept a donation to enable us to provide a range of support for our students around social issues including alcohol or related abuse.

Yours Faithfully,

Mrs Gail Taylor
Principal
James Meehan High School