

**Local Impact Assessment Class 1 Application
Gregory Hills Hotel
14-26 Lasso Road, Gregory Hills**

**Gregory Hills Hotel (LIQH440018968)
January 2016**



Artist's impression of Gregory Hills Hotel

EXECUTIVE SUMMARY

1. INTRODUCTION

This document is a Local Impact Assessment Class 1 to accompany a Threshold Increase Application made for approval of a 'low range' gaming machine threshold increase of 10 for Malcon Pty Ltd (the "Applicant") at premises situated at 14-26 Lasso Road, Central Hills Business Park, Gregory Hills NSW (the "Venue") located in the Band 1 Local Government Area (the "LGA") Camden.

Currently, the Hotel's gaming machine threshold is eight. The operator of the Hotel is in the process of procuring a further 12 entitlements in order to increase its threshold to 20, which is the maximum number of entitlements by which it can increase its threshold in a 12 month period. This LIA accompanies a proposed threshold increase of 10, which will result in a final gaming machine entitlement threshold of 30. This LIA examines the characteristics of the Local Community, so that the Authority can determine whether 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 Venue.

3. LOCAL COMMUNITY

Chapter 4 of this Report details the characteristics of the area potentially affected by the approval of the Threshold Increase Application. Camden LGA is the Local Government Area and has been identified as the Local Community. A map of the LGA is included at **Attachment "A"**. Chapter 4 provides a demographic description of the LGA/Local Community.

4. POSITIVE CONTRIBUTION

Chapter 5 of this Report details the positive contribution resultant from approval of the Threshold Increase Application to the Local Community. The Applicant proposes to donate \$55,036 towards Meals on Wheels Camden. Meals on Wheels is a service dedicated to providing convenient and affordable meals to elderly and disabled people within their own homes. This service is essential to the Local Community, given that its aged population is projected to increase significantly in the coming years. Council documents prioritise the need for services responding to the needs of the LGA's ageing and disabled residents. Further information about this is provided in Chapter 6.

5. CONCLUSION

Given the satisfaction of the requirements of the Act and 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 Local Impact Assessment ("LIA") Class 1 to accompany a Threshold Increase Application for a Band 2 Local Government Area venue of 'low' range increase of 10 gaming machines for Gregory Hills Hotel, located at 14-26 Lasso Road, Central Hills Business Park, Gregory Hills NSW ("the Venue") in the Camden Local Government Area ("the 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 2008* ("the Legislation") and demonstrates that gambling activities will be conducted in a responsible manner. The Guidelines further state that a Class 1 LIA must demonstrate that the proposed increase in gaming machines or the venue will provide a positive contribution towards the Local Community in which the venue is situated.

Applicant Details and History

- 1.2. The application for the Hotel licence was granted on 18 May 2015. The proposal is for a higher quality, family friendly hotel. The facilities within the Hotel will primarily cater to the provision of meals and beverages. The Venue will be a site for social interaction, meetings and events. Thus far the Venue's licence is the only one granted in the suburb of Gregory Hills.

Currently, the Hotel's gaming machine threshold is eight. The operator of the Hotel is in the process of procuring a further 12 entitlements in order to increase its threshold to 20, which is the maximum number of entitlements by which it can increase its threshold in a 12 month period. This LIA accompanies a proposed threshold increase of 10, which will result in a final gaming machine entitlement threshold of 30. The LIA has been lodged prior to the procurement of a further 12 entitlements in order that it be considered in a timely fashion, allowing for the threshold increase to be finalised before the Hotel opens in mid-2016.

Current Applicant Services, Facilities and Donations

- 1.3. The Venue will include the following facilities:-

- Lounge and bar spaces
- Function spaces
- Cocktail bar
- Restaurant and bistro facilities
- Beer garden
- Drive-thru bottle shop
- Gaming lounge
- Two fully-equipped commercial kitchens, cool room and other storage and back of house areas

- Car park area providing approximately 176 car spaces

1.4. The Venue's trading hours are as follows:-

Monday to Saturday - 10:00am until 12:00 midnight; and
Sunday - 10:00am until 10:00pm

1.5. The floor space area of the Hotel is approximately 2300sqm. A layout plan of the Venue is **attached** and marked "B".

2. PROPOSAL

2.1 The positive contribution put forward in this LIA will not occur without the approval of the Threshold Increase Application. That positive contribution is \$55,036 towards Meals on Wheels Camden. Meals on Wheels is an organisation dedicated to providing affordable and convenient meals to elderly and disabled people. While age and disability may reduce a person's capacity to maintain an independent lifestyle, the provision of this service makes it possible for people to stay in their homes by providing services that promote and maintain independent living. Further detail in relation to this positive contribution is provided later in this report.

3. RESPONSIBLE GAMBLING MEASURES

3.1. The provision of gaming machines is merely one aspect of the services and facilities to be provided at the Hotel.

3.2. Gaming will be provided from a gaming room within the Hotel. The gaming room is shown on the layout plan attached and marked "B".

3.3. The gaming room will comply with Clause 8 of the *Gaming Machine Regulation 2010* in that:-

- (a) It will be located in a "bar area" of the Hotel (and will not be located in an area in which a minor's area authorisation or minors functions authorisation is in force);
- (b) The gaming room will be physically separated from the general bar area by permanent opaque walls;
- (c) Patrons will not be 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 will be provided free of charge;
- (e) Machines will be situated so that they cannot be seen from any place outside the Hotel;
- (f) All machines will be suitably spaced to facilitate access;
- (g) The gaming room will be at all times personally supervised by a gaming room supervisor, as well as by electronic means (CCTV);

- (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 will hold a current and approved responsible conduct of gaming (RCG) certificate. Copies of certificates are kept at the Hotel and are available for inspection;
 - (b) The Hotel will make arrangements through its industry association, AHA (NSW), for the provision of gambling counselling;
 - (c) The Hotel will participate in the AHA (NSW) GameCare self-exclusion scheme;
 - (d) Staff are trained in the requirements of the self-exclusion scheme and associated referral process;
 - (e) All statutory signage will be prominently displayed;
 - (f) Pamphlets informing patrons of the dangers of problem gambling and of the availability of counselling and the self-exclusion scheme, will be displayed at the Hotel in a number of community languages;
 - (g) The Hotel's automatic telling machine (ATM) will be located outside the gaming room. Patrons will not be permitted to make withdrawals on credit;
 - (h) There will be no advertising or promotion of the availability of gaming machines within the Hotel;
 - (i) There will be a clock present and visible to all patrons within the gaming room;
 - (j) The Hotel will not accept third party cheques;
 - (k) Cashing of cheques will be limited to \$400 per day per customer;
 - (l) There will be a limit of \$5,000 on cash payment for winnings;
 - (m) No minors will be permitted access to gaming areas at the Venue;
 - (n) Consumer information on the chance of winning maximum prizes and jackpots will be made available in the gaming area;
 - (o) The Hotel will not publish any gaming machine advertising;
 - (p) All gambling related signs will be situated within the Hotel and will not be visible from outside the Hotel; and

(q) No inducements will be offered to gamble at the venue.

- 3.5. At all times that the gaming room operates, the Hotel will engage a Gaming Room Supervisor to provide direct personal supervision in that area. That enables the Supervisor to get to know patrons and make early detection of any possible signs of problem gambling.

4. LOCAL COMMUNITY

- 4.1. *Area:* For the purposes of this Local Impact Assessment, the Local Community is defined as encompassing Camden Local Government Area ("LGA").
- 4.2. *Camden LGA:* The LGA is located 65 kilometres from Sydney and includes the suburbs of Bickley Vale, Bringelly (part), Camden, Camden South, Catherine Field, Cobbitty, Currans Hill, Elderslie, Ellis Lane, Gledswood Hills, Grasmere, Gregory Hills, Harrington Park, Kirkham, Leppington (part), Mount Annan, Narellan, Narellan Vale, Oran Park, Rossmore (part), Smeaton Grange and Spring Farm. At the 2011 Census, Camden had a population of 56,720 people, a growth of 12.47% from the 2006 Census. The LGA is projected to increase by 155% from 2011 to 2031, to a total of 149,250 people.
- 4.3. In 2011, 9.7% of the LGA was over the age of 65. This figure is projected to increase to 16.2% by 2031.
- 4.4. The LGA has a higher median weekly household income (\$1,727) than that of NSW (\$1,237), indicating that it houses an advantaged population. The LGA consists mainly of people born in Australia, who comprise around 80.2% of the population.
- 4.5. Camden LGA had the following SEIFA scores and deciles in 2011:

INDICATOR	Camden LGA Score	Camden LGA Decile
IRSEAD	1056	9
IRSED	1047	9
IER	1094	10
IEO	994	8

- 4.6. The above data indicates that the population of Camden is more advantaged than the populations of the majority of NSW LGAs. This would suggest that the Local Community is not particularly vulnerable to gaming-related harm, meaning that the grant of this application is unlikely to be detrimental to the Local Community.

5. POSITIVE CONTRIBUTION

Meals on Wheels

- 5.1. The granting of the Application will yield a significant social benefit for the Local Community through the Applicant's contribution of \$55,036 towards Meals on Wheels Camden.

- 5.2. Meals on Wheels is a not-for-profit organisation which provides low cost and convenient meals delivered to the homes of persons with limited mobility, who are unable to leave their homes easily or regularly. It caters mainly to the elderly, as well as to disabled people. As well as delivering meals, the volunteers provide a form of social contact for the recipients who are housebound, checking in on them daily and offering assistance with small tasks.
- 5.3. Meals on Wheels is an organisation run by voluntary groups. Multiple Meals on Wheels organisations are facilitated throughout NSW. Every year a total of approximately 4.5 million meals are provided within NSW by around 35,000 volunteers.
- 5.4. As well as having their meals home delivered by volunteers, elderly recipients are encouraged to have their meal at a nearby Meals on Wheels centre once a week in order to socialise and meet with other people in a similar position who may share the same interests or challenges. Volunteers assist in driving clients to and from these centres.
- 5.5. Meals on Wheels participates in local fundraising, and relies primarily on community support to generate funds. Additionally, funding is also made available through the Home and Community Care Program, which is jointly funded by NSW and Commonwealth Governments.

Meals on Wheels Camden

- 5.6. Meals on Wheels Camden currently provides services to over 160 recipients, through the support of over 70 volunteers.
- 5.7. Along with the delivery of meals, social support programs are provided to clients. The Meal Mates program involves volunteers attending lunches with recipients, either in their own homes or through the social support group known as Little Corner Community Café ("LCCC").
- 5.8. LCCC events are held twice monthly. These events are themed and held at Meals on Wheels Camden's premises.

Proposal

- 5.9. The client base of Meals on Wheels Camden has increased by 20% over the last six months, and is expected to increase further at a rate of 5-8 clients per month over the next year. Accordingly, the costs associated with running the programs are also expected to increase.
- 5.10. The Hotel proposes to donate a total of \$55,036 to Meals on Wheels Camden.
- 5.11. It is proposed that \$31,376 will be put towards the running of the Meal Mates program over the next two years. Meal Mates provides companionship for clients, each of whom is joined by a volunteer to share a meal in the comfort of their own home. The funds will pay for the volunteers' transportation and meals.

- 5.12. Additionally, \$23,660 will be donated towards the LCCC events. This money will cover the cost of putting on the events for a two-year period and will cover costs such as meals, drinks, bingo prizes, bus hire, bus maintenance and petrol.

Benefit to the Local Community

- 5.13. The *Camden 2040 Community Strategic Plan*, prepared in response to the large scale urban and population growth projection planned for the LGA, saw Council consult extensively with the community and residents to determine and prioritise community needs. There was a particularly strong indication within this for improved services for disabled and elderly people.
- 5.14. There is currently a considerable ageing population in the LGA, with 9.7% of the population over the age of 65 in 2011. Additionally, it is indicated that 3.9% of the current population is in need of assistance with core daily activities. The need for programs and services which are catered towards aiding elderly and disabled residents will only grow within the near future, where the ageing population is expected to increase significantly to 16.2%. The proposed contribution will be used towards increasing recreational programs and improving facilities for elderly residents, which is in line with community demands.
- 5.15. The ongoing provision of the services associated with *Meals on Wheels Camden* will meet the objectives listed in the *Camden 2040 Community Strategic Plan*, including:
- Increased opportunities for involvement in community life for ageing and disabled people.
 - Increased opportunities for people living with disability by providing support that meets their individual needs.
- 5.16. More details regarding the proposed donation are **attached** and marked “C”.

6. CONCLUSION

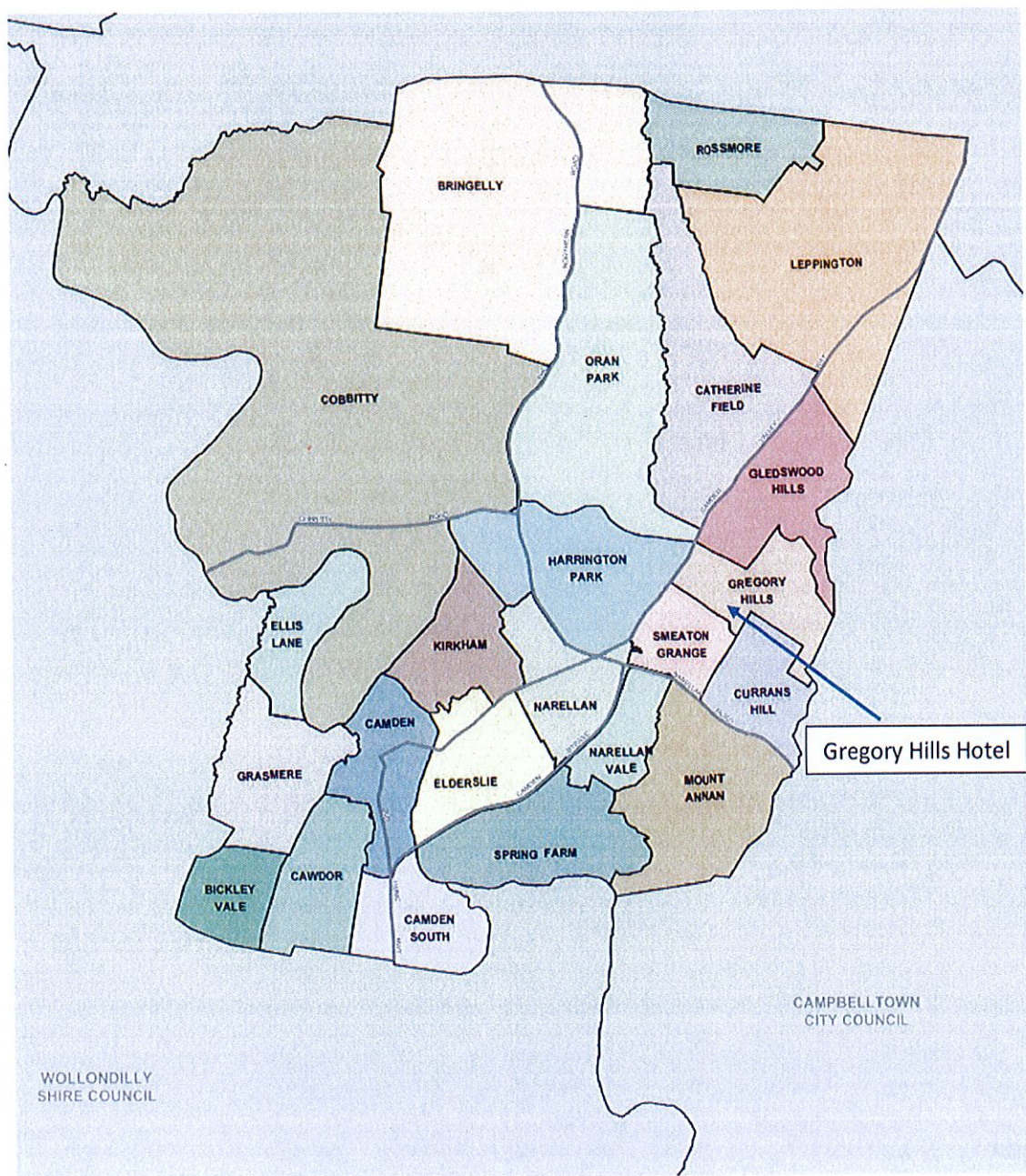
- 6.1. This LIA, pursuant to *Section 37 of the Gaming Machines Amendment Regulation 2009*, defines the Applicant's Local Community, details the positive contributions that the Applicant will provide to the Local Community if the Threshold Increase Application is approved, and details the harm minimisation 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 AHA's 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 is \$53,036 donation to Meals on Wheels Camden which will fund the provision of the Meal Mates program and LCCC events over the next two years. Meals on Wheels provides affordable meals and social interaction and activities to the LGA's elderly population, which is projected to increase significantly over the coming years. Meals on Wheels Camden's membership

has increased by 20% over the last six months, and is expected to continue increasing. As a result, the services provided by Meals on Wheels Camden are evidently very important to the Local Community.

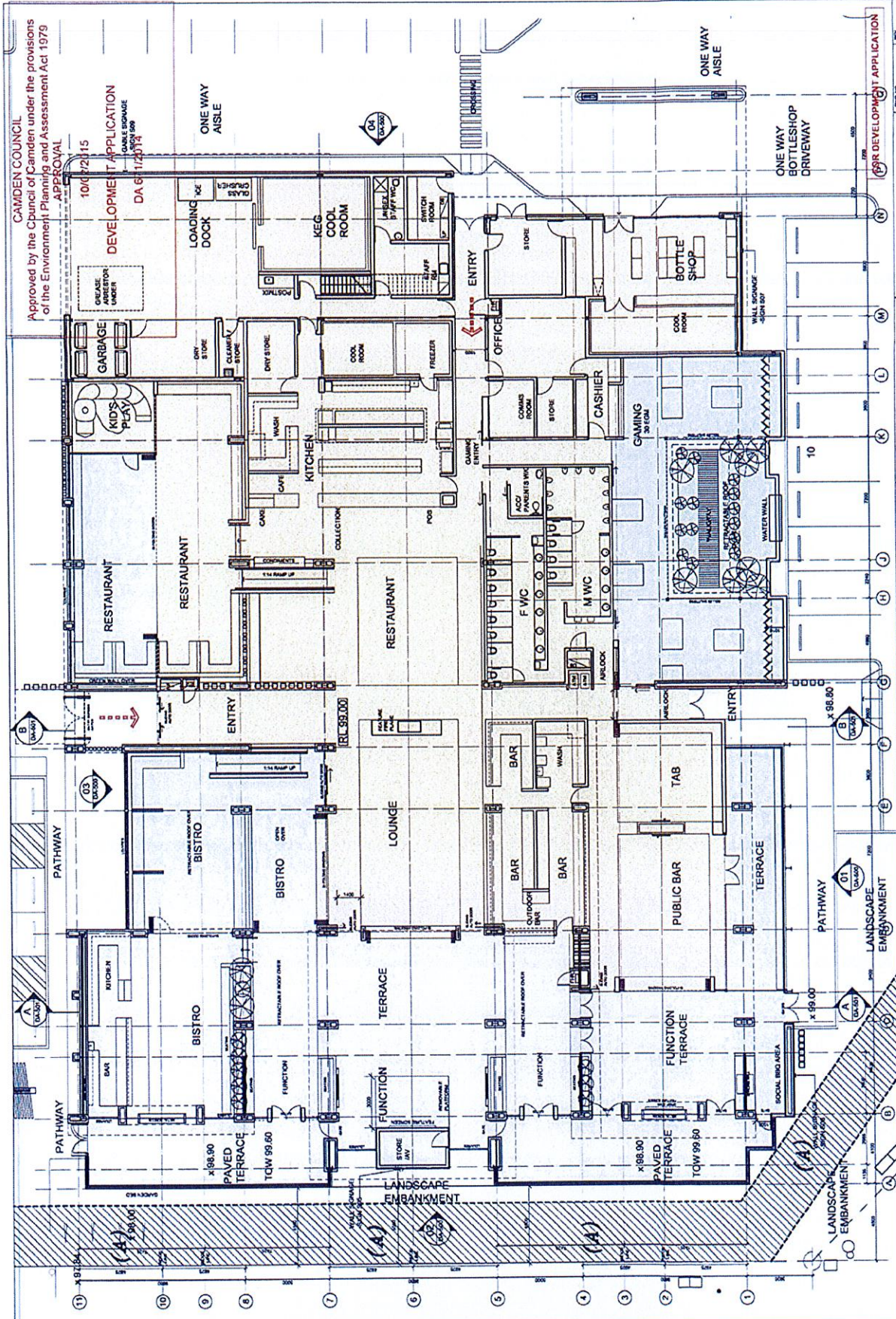
- 6.4. It is therefore provided that the test as set out in the Guideline and Legislation is met and the Applicant submits that the Threshold Increase Application should be approved.

ATTACHMENT

“A”



ATTACHMENT “B”



CAMDEN COUNCIL
Approved by the Council of Camden under the provisions
of the Environment Planning and Assessment Act 1979
APPROVAL
10/12/2015
DEVELOPMENT APPLICATION
DA 6112015
DEVELOPMENT UNDER

ONE WAY
AISLE
ONE WAY
AISLE
ONE WAY
BOTTLESHOP
DRIVEWAY

PROJECT
CENTRAL HILLS HOTEL
14-26 LASSO ROAD
GREGORY HILLS
LOT 503 DP 1157676

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DA 6112015

REVISIONS
A. 2015.11.14
1. DA 6112015
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REVISION NOTES
1. REVISION 1: DA 6112015
2. REVISION 2: DA 6112015
3. REVISION 3: DA 6112015
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AL HILLS HOTEL
EXTERIOR COURTYARD AREA
INTERIOR AREA
1:10000
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1:10000

DA-100
A
DATE
JUNE 2014
DRAWN BY
JATE
SCALE
1:1000

ATTACHMENT “C”



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Phone: 02 4655 6822
Fax: 02 4655 6195
Email: manager@camdenmealsonwheels.com.au
Web: www.camdenmealsonwheels.com.au
ABN: 96 598 903 084

26 November, 2015

Dear Rochelle,

Camden Meals on Wheels is a non-for profit organisation that has been actively serving the Camden Local Government Area since 1970. Volunteers are the lifeblood of our organisation and we depend so heavily on their support, we are lucky to have over 70 volunteers helping us to help the wonderful people in the community who need it the most, our clients.

Camden Meals on Wheels is not just about providing meals, we are more than just a meal. Meals on Wheels helps make it possible for people to stay in their homes, where most are happiest, and maintain some independence. Delivery of nutritious meals, social interaction and regular visits ensure a clients' wellbeing and can help people live the lives they choose.

Our social support programs are a critical part of our organisation, it can be as simple as delivering a meal and a chat at the door, through to our *meal mates* program which is where a volunteer has lunch with our client in the comfort of their own home or our group social support activity which is called Little Corner Community Café (LCCC).

Currently we have a client base over 166 which has grown by 20% in the past 6months and we expect to increase by 5-8 clients per month for the next 12 months. We have calculated that the Meal Mates Program costs \$88 per client per year. On that basis, and inclusive of additional clients in the coming year, funding this for two years would cost \$31,376.

Our LCCC events are currently held on the second and fourth Wednesday of every month where our clients are invited to attend a themed event at our premises, which is extremely popular and is growing at a rate that we need to increase not only the frequency of the events i.e. more than twice a month but we are at the point where we need to move to a larger premises to cater for the large groups.

To coordinate our social support programs like Meal Mates, our LCCC events and other events for our valued clients we have had to employ a Community Program Coordinator.

Our LCCC events are quite expensive as it includes meals, drinks, desserts, prizes (e.g. Bingo), bus hire, petrol, decorations for the themed events and special event entry prices, funding this for two years would cost \$23,660.

Camden Meals on Wheels would thankfully accept any donations from Central Hills Hotel.

Kindest Regards,

Gary de Jong

Gary de Jong
Manager