

CLASS 1 LOCAL IMPACT ASSESSMENT

HEADLANDS HOTEL

Lic. No. LIQH400122195

September 2014

EXECUTIVE SUMMARY

The Hotel

The Headlands Hotel currently stands in the Wollongong LGA at Headland Avenue, Austinmer. Austinmer is a coastal tourism town of 2,200 people, located 70 kms south of Sydney.

Headlands Hotel ceased to trade on the 24th June, 2011 after receivers and managers were appointed. The receivers and managers resolved to close down the premises. The Hotel license for the Headlands Hotel is currently held in a dormant capacity.

A Development Approval for a new premise has been granted with construction expected to commence February, 2015.

The Hotel will have a licensed trading area of approximately 1100m² over two (2) levels.

Proposal

The Applicant seeks a "low range" Gaming Machine Threshold (GMT) increase of ten (10), from four (4) to fourteen (14).

Local Community

For the purposes of this application, the "local community" has been identified as areas from Thirroul to Stanwell Park.

Positive Contributions to Local Community

In terms of direct contributions to the local community, the Hotel is envisaged to provide extensive and on-going sponsorship to local sports clubs, charities, hospitals and the community's front-line services. . These contributions are not quantified in this LIA, as the Hotel is not currently operational, and the contributions will clearly be relative to the commercial performance of the Hotel.

As additional immediate support for the local community, the applicant is prepared to donate a sum of \$55,000. The Applicant proposes to donate \$20,000 to the Austinmer Public School and a further \$35,000 the Coledale Hospital to be expended at their discretion.

Location of Notifiable Premises in Vicinity

There is no school, place of public worship or hospital located within 200 metres of the Hotel or in the immediate vicinity that requires notification.

1. INTRODUCTION

- 1.1 This Class 1 Local Impact Assessment (LIA) is being prepared pursuant to Section 36 of the Act to allow an application by Thirroul Property Holdings Pty Limited (Receivers and Managers Appointed) for a Gaming Machine Threshold (GMT) increase for the Headlands Hotel License No LIQH400122195, to the Authority, for an increase of ten (10) at the Hotel i.e., from 4 to 14.
- 1.2 An LIA is required as Austinmer is located within the Local Government Area of Wollongong LGA ("Wollongong LGA"). Wollongong is categorised as a Band 2 LGA under the current Office of Liquor Gaming and Racing (OLGR) classifications. Because the increase in the GMT sought is "*low range*" of increases, a Class 1 LIA is required to accompany the application.

2. THE HOTEL

- 2.1 The Hotel, which first opened in 1961, is located on Headland Avenue, Austinmer. There is a granted Development Application for a new premise. The hotel premise is due to commence construction in February, 2015.
- 2.2 The hotel has an approved trading area over two (2) levels of approximately 1100m².
- 2.3 The Hotel hours of operation approved in the Development Consent are restricted to 10.30am to 12 midnight Monday to Sunday.
- 2.4 The Hotel is anticipated to attract a wide variety of patrons ranging from 18 to 80. Children in the company of a responsible adult will be permitted and visits by families will be encouraged. Whilst the Hotel will be catering for the immediate Austinmer community we believe the Hotel will be a significant tourist and day-tripper facility for the Northern Beaches of Wollongong.

3. THE LOCAL COMMUNITY

- 3.1 Neither the Act nor the Regulation defines how the "*local community*" for the purposes of a Class 1 LIA is to be ascertained. It seems reasonable to limit the "*local community*" to the suburbs from Thirroul to Scarborough.
- 3.2 People living in the greater regions of the Wollongong LGA can be, reasonably excluded, because while they may visit Austinmer for its tourist facilities, they are more likely to patronise other Hotels closer to their locale with any regularity.

- 3.4 The 'permanent' population of Austinmer at the 2011 Census was in the order of 2,211 people. During peak holiday times, it increases. It also increases at weekends due to day-trippers and weekenders.

4. THE BENEFITS TO THE LOCAL COMMUNITY

- 4.1 As there are no equivalent premises in Austinmer at present, the Hotel will allow residents access to such a facility. The establishment of a hotel offering a full range of liquor license-related services is expected to improve the amenity of the Austinmer community.
- 4.3 The inclusion of gaming facilities, meeting rooms and tourist facilities at the Hotel is expected to be beneficial to the Community to the extent that it will provide services that residents presently need to travel to access. The amenity benefit to Austinmer is also expected to extend to the increasing number of visitors to the area.
- 4.4 Headlands Hotel anticipates it will contribute positively to the community and anticipates providing financial and in-kind support to local organisations upon application from these organisations. The hotel will also participate in occasional charitable fundraising in the community as this eventuates. Once the Hotel is operational, the Applicant will seek to provide financial sponsorships, meeting facilities, and fund raising to local organisations. These contributions are not quantified in this LIA, as the Hotel is not currently operational, and the contributions will clearly be relative to the commercial performance of the Hotel. Funding preference will not be given to projects or services that can be readily assisted by an existing government funding program.
- 4.5 Given that Austinmer is a small community of some 2,200 people, the applicant estimates the proposed Gaming Income, on a per machine basis, will be at the lower end of the current local community turnover. Albeit the applicant is expecting that the Headlands Hotel once established will be a major tourist and day-tripper facility. Taking the above into consideration, the Applicant proposes to donate a total of \$55,000 to the local community.
- 4.6 The Hotel proposes to donate a total of \$55,000 as immediate support to the local community. The Applicant will donate \$20,000 to the Austinmer Public School and a further \$35,000 the Coledale Hospital to be expended at their discretion.

5. RESPONSIBLE GAMBLING AND HARM MINIMISATION

- 5.1** The provision of gaming machines is merely one aspect of the services and facilities provided at the Hotel.
- 5.2** The internal layout of the premises will be designed to minimise the visibility of the gaming machine area from the public areas outside of the hotel building. The applicant plans to locate the gaming machines within the hotel in a location that the law allows and permits.
- 5.2** The Hotel's gaming machine operation is conducted in accordance with the relevant provisions of the legislation in that:-
- All staff involved in gaming duties must hold a current and approved responsible conduct of gaming (RCG) certificate. Copies of certificates are to be kept on the premises and will be made available for inspection;
 - The hotel will make arrangements through its industry association, AHA (NSW), for the provision of gambling counselling;
 - The hotel will participate in the AHA (NSW) GameCare self-exclusion scheme;
 - Staff will have training in self-exclusion and on-referral to counselling services;
 - 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;
 - All required signage and notices will be displayed in conspicuous positions and are to be maintained.
 - Gambling and counselling service contact cards are to be attached to each bank of approved gaming machines;
 - The hotel's automatic telling machine (ATM) will be placed in a location outside of the gaming room. Patrons will not be able to make withdrawals on credit;
 - There is to be no advertising or promotion of the availability of gaming machines within the hotel;
 - The hotel will not provide credit;
 - There will be a limit of \$2,000 on cash payments for winnings;

- The Hotel will not cash cheques;
 - The hotel will not provide any inducements to gaming;
 - Staff will not be permitted to play the gaming machines when on duty in the Hotel;
 - The presence of gaming machines will not be made known outside the Hotel and all related signs will be situated in the Hotel so as not to be seen from the outside of the hotel;
 - No player reward system is to be run from the Hotel;
 - No minors are to be permitted access to the gaming area at the hotel.
- 5.3** If the application for the GMT increase is granted, these practises will be put in place and maintained.
- 5.4** At all times that the gaming room operates, the hotel engages a Gaming Room Supervisor to provide direct **personal** supervision to the area. That enables the Supervisor to get to know patrons and make early detection of any possible signs of problem gambling.

6. CONCLUSION

The information provided in this Class 1 LIA complies with the Authority's Guidelines. In particular it:-

- Addresses the responsible gambling and harm minimisation measures to be undertaken by the hotel;
- Identifies the local community; and
- Provides information to show that a positive contribution will be made to that local community if this LIA is approved and the hotel's gaming machine threshold is increased by 10.