

---

# Local Impact Assessment Class 1 Application Narellan Country Club 2a Porrende St, Narellan

**Eastern Suburbs Leagues Club Ltd**  
**Application Number: 1 - 311916014**  
**August 2009**



Plan of Narellan Country Club site showing Venue and facilities

Prepared by:



© Lawler Partners HGM Pty Ltd 2009.  
Reproduction or copy of this document, or part thereof is prohibited except as where expressly permitted under the Copyright Act 1968 or where written permission is provided from Lawler Partners HGM Pty Ltd.

## **EXECUTIVE SUMMARY**

### **1. INTRODUCTION & BACKGROUND**

- I. This document is a Local Impact Assessment Class 1 to accompany a Threshold Increase Application (the "Application") made for approval of a gaming machine threshold of 150 for Eastern Suburbs Leagues Club Ltd (the "Applicant") for its to be amalgamated premises to be situated at 2a Porrende St, Narellan NSW (the "Venue") located in the Band 1 Local Government Area (the "LGA") of Camden and to be known as Narellan Country Club. This Application runs concurrently with a liquor licence application (1-311916014) for a registered club and is accompanied by a New Development Area submission relying on s.37A of the Act to allow a 150 gaming machine threshold for a new club development in an area located in a Band 1 LGA which does not have the full benefit of facilities and services of the kind that registered clubs generally offer.
- II. The Camden LGA is located in the South West Growth Corridor of NSW and contains numerous Urban Release Areas. The LGA is expected to grow from its 2006 population of 49,645 to 165,140 by 2031 and currently has few recreational facilities spread throughout the LGA and none located in or near Urban Release Areas. The Applicant has a significant membership representation in the LGA, holds land in the Narellan area and is undertaking to construct a new state-of-the-art registered club and various sporting facilities around the Venue including fitness centre, tennis courts, sports fields and hotel accommodation facility costing some \$30 million. This LIA details the background to the project, the responsible gambling measures to be put in place at the Venue and canvasses the positive contribution the approval of the Application will provide to the Local Community.

### **2. RESPONSIBLE GAMBLING MEASURES**

- III. Chapter 2 of this Report details the mandatory and additional Responsible Conduct of gambling measures to be put in place by the Applicant at the Venue. The Applicant operates its gaming machine operations at its three premises in strict accordance with Legislated and 'best-practice' interventions and initiatives modelled on the BetSafe Responsible Gambling Program (see Appendix 1). The Applicant has also implemented additional measures to ensure compliance with recent amendments to the Gaming Machines Act 2001 and associated Regulations. The Applicant is a member of BetSafe, and has adopted its best practice guidelines and policies.

### **3. LOCAL COMMUNITY**

- IV. Chapter 3 of this Report details the communities potentially affected by the approval of the Application. The Camden LGA is the Local Government Area. An area extending 5kms from the Venue has been identified as the Local Community. The Local Community encompasses two new Urban Release Areas and an Urban Release Area where residential development has taken place. Maps of the LGA and the Local Community are included in Appendices 2 and 3 respectively.

### **4. POSITIVE CONTRIBUTION**

- V. Chapter 5 of this Report details the positive contributions resultant from approval of the Application. The major positive contribution is the new Venue itself which will be a state-of-the-art club venue with dining, bar and entertainment facilities surrounded by various sporting facilities including a fitness centre (with weights room, fitness area, pool and exercise rooms), tennis courts, sports fields and a hotel accommodation facility with construction cost of \$30 million. The Venue will be relevant to its family-oriented Local Community and LGA by way of its provision of recreational facilities, including a children's play area, sporting fields and facilities. It will also employ approximately 120 people, generate substantial monetary contributions of over \$200,000 per annum to its Local Community for various sporting and non-sporting organisations, stimulate the economy during construction and most importantly provide a socialising space in an area clearly lacking in social infrastructure. It is the Applicant's view that the construction of the Narellan Country Club will allow the people of the LGA and Local Community the same opportunities as a number of communities in NSW through the provision of a registered club venue and associated facilities and benefits.

### **6. CONCLUSION**

- VI. The Applicant will not proceed with the project without a 150 gaming machine threshold being established at the Venue. The Venue will not be financially viable without this number of gaming machines. Notwithstanding, given the satisfaction of the requirements of the Act and Regulation through the conduct of gaming operation at the Venue in a responsible manner and 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 and should respectfully proceed to approval.

## 1 INTRODUCTION

- 1.1 This Report is a Local Impact Assessment (“LIA”) Class 1 to accompany a Threshold Increase Application for premises to be situated at 2a Porrende St, Camden, NSW to be known as Narellan Country Club (“the Venue”) a Band 1 Local Government Area venue for an increase of 150 gaming machines for Eastern Suburbs Leagues Club Ltd (“the Applicant”) relying on s.37A of the Act. The Venue is currently subject to a registered club liquor licence application with the Casino, Liquor and Gaming Control Authority (the “Authority”) which runs concurrently with the Application.
- 1.2 Methodology
- 1.3 In respect of LIAs relating to threshold increase applications, the LIA Guidelines provide that the Casino, Liquor and Gaming Control 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] Regulations [2008] (“the Legislation”) and demonstrates that gambling activities will be conducted in a responsible manner. The Guidelines further state that an LIA Class 1 must demonstrate that the proposed increase in gaming machines for the venue will provide a positive contribution towards the Local Community in which the venue is situated.
- 1.4 The Applicant also relies on section 37A of the Act allowing a new club establishing in a “new development area” to apply for a threshold increase of up to 150 gaming machines, provided a Class 1 LIA along with the Application is lodged. Information supporting reliance on s.37A titled “New Development Area Information to support a Gaming Machine Threshold Increase Application under s.37A Gaming Machines Act 2001” accompanies the Application and should be viewed as running concurrently with this Application.
- 1.5 Applicant Details and History
- 1.6 The Applicant was formed on the 15<sup>th</sup> October 1958 by its founding members who set out to create a recreational establishment primarily aimed at facilitating the development of Rugby League. The Applicant was founded with the intention of serving its community. It continues this tradition today, by way of its three venues – Eastern Suburbs Leagues Club, located at 93–97 Spring Street, Bondi Junction, its Berkeley Sports Club at 5 Wilkinson Street, Berkeley and Kingswood Sports Club located at 2 Santley Crescent, Kingswood.
- 1.7 In 2003, the Applicant acquired an interest in 2a Porrende Street, Narellan with the intention of establishing a sporting club. The Applicant, based this decision on its membership representation in Narellan and the Camden LGA, its long-standing support of the Narellan Jets Rugby League Club, the substantial population growth being experienced in the Camden LGA and that there was, and remains today a lack of social infrastructure in the area. In 2005, the Applicant successfully applied to have the land re-zoned and a development application for the proposed Narellan Country Club was subsequently lodged in April 2009 with consent likely in September 2009. The Applicant is expecting to construct the facility in 2010. As noted above a liquor licence application for a registered club was lodged with the Authority in early July 2009.
- 1.8 Proposed Venue facilities
- 1.9 The Venue will be a state-of-the-art recreational facility providing social and recreational activities and services to its members and the Local Community. The Venue will include dining and bar areas, kids area, function rooms, gaming and TAB areas and will be surrounded by landscaped gardens and car park. The Venue site will also include significant recreational facilities such as a fitness centre including a weights room, gymnasium, exercise rooms and a pool. The site will also contain sporting ovals. A hotel accommodation facility will also be constructed on the site to allow travellers on the near by North Road to stay at the facility and use the Venue. The Venue will employ 120 persons, the majority of which who will be from the Local Community. The Venue will also establish a Sporting Committee to ensure Local Community sporting teams receive funding from the Applicant and also a Community

Committee which will have representation from Camden Council to ensure Local Community contributions generated by the Venue are issued to priority organisations and causes. The Applicant is confident that the Venue will provide a positive contribution to the Local Community given the vast array of facilities to be constructed in an area that generally lacks the social infrastructure of a large number of NSW communities provided by registered clubs.

1.10 Current Applicant Services, Facilities and Donations

1.11 The Applicant's various venues each currently comprise lounge, function and multiple dining areas and offers a number of services to its members and guests. Along with the provision of gaming and refreshments, each of the venues offer free entertainment and provide a courtesy bus for patrons. As well as being the registered club and major supporter of the Sydney City Roosters NRL team, the Applicant is a major contributor to its various local communities, with its Bondi premises featuring Elixir Health Club, Berkeley Sports Club providing bowling greens and tennis courts and Kingswood Sports Club featuring bowling greens, as well as pool tables and a BBQ area. The Applicant makes donations to a number of charitable, social and sporting organisations, including Point Zero Youth Service, Junior Rugby League Development, City of Wollongong Aerial Patrol, St Vincent de Paul Society and the Luke Priddis Foundation. Its primary beneficiary is the Ted Noffs Foundation, which offers free counselling and rehabilitation programs to young people with drug and alcohol-related problems. The Applicant employed a total of 210 staff at October 2008. The Applicant exists for the benefit of its members and guests, and provides members of its various local communities with central meeting places.

1.12 Financial performance of the Applicant

1.13 The Applicant had a total revenue in 2008 of \$44.05 million and a loss, after its requisite football grant of \$4.3 million, of \$779,212. Gaming machine revenue for 2008 was \$35.1 million, representing 79.7% of total revenue. Total bar revenue was \$4.5 (10.2%) and food and catering resulted in a loss of \$2.85 (6.5%). The Applicant paid \$8.6 million in gaming machine duty and licences in 2008. The Applicant made donations of \$620,512 in the year ending 31<sup>st</sup> October 2008, and a football grant of \$4.3 million. The Applicant had a total employee benefits expense of \$12.08 million, including payroll tax.

1.14 Gaming machine indicators

1.15 The Applicant operates 524 gaming machines currently across its three venues. The Applicant had a profit per gaming machine (total turnover less payouts) of \$67,036 for the 2008 year. The average net profit per gaming machine for the Camden LGA in 2008 was \$47,919. The Applicant projects that each additional gaming machine will return a profit of approximately \$37,500 per machine per annum for the first two years of operation at the Venue which will contribute an estimated \$5.6 million to the operating profit of the Venue.

1.16 Proposal

1.17 Approval of this Application relates to the construction and operation of a new club facility being the Venue. Without the approval of the Application the Venue and the surrounding facilities on the site will not be constructed. The viability of the Venue is centred on it operating with a minimum of 150 gaming machines, a lesser number will simply not support the Venue itself or the other facilities to be constructed by the Applicant. As noted above, the Venue will comprise a state-of-the-art recreation facility, associated sporting facilities and services, a hotel accommodation facility and will sustain the employment of approximately 120 people, generate additional state taxes and additional charitable donations. Further detail in relation to the positive contributions is provided later in this Report.

## **2 RESPONSIBLE GAMBLING MEASURES**

2.1 The Applicant's gaming machine operation across its three venues is in strict accordance with legislated and optional responsible gambling measures and is considered best practice in this area. A copy of the

BetSafe Responsible Gambling Program is included at Annexure 1. The Applicant operates its responsible gambling house policy which is drafted in accordance with the legislative requirements stated in the *Gambling Legislation Amendment (Responsible Gambling) Act 1999*, the *Registered Clubs Act 1976*, the *Gaming Machines Act 2001* and accompanying regulations. The Applicant will implement these best practice set of interventions at the Venue upon operation, including:

- All employees involved in gaming related duties will hold a responsible conduct of gambling qualification in an approved course;
- Any prize winners will receive prizes in accordance with clause 13 *Gaming Machines Regulation*;
- The prize schedule of the Applicant is operated in accordance with clause 14 *Gaming Machines Regulation*;
- The Applicant operates its multi-terminal gaming machines in accordance with clauses 16 and 17 of the *Gaming Machines Regulation* in relation to maximum bet amounts and prize winning cheques;
- The Applicant maintains certain records as per clause 18 and 19 *Gaming Machines Regulation*;
- The Applicant maintains records relating to gaming machine prizes as per clause 15 *Gaming Machines Regulation*;
- No inducements as specified in clause 48 of the *Gaming Machines Regulation* are offered by the Applicant to gamble;
- Player information brochures in relevant community languages will be kept in the Venue as per clauses 22, 23 and 24 *Gaming Machines Regulation*;
- Signage containing wordage as per clauses 26,25 and 49 of the *Gaming Machines Regulation* will be located in conspicuous positions in all gaming areas of the Venue;
- All jackpot link monitors will be located in gaming or bar areas only;
- The identities of any prize winners will not be published;
- The Applicant will not promote gambling outside the Venue, including not providing gambling related signage which draws attention to the availability of gaming machines in the Venue, includes a term or expression frequently associated with gambling or relates to gambling franchise or gambling business;
- The Applicant maintains records of its player loyalty scheme in compliance with clauses 42, 43 and 44 *Gaming Machines Regulation*;
- The Applicant operates its player loyalty scheme in accordance with section 45 of the *Gaming Machines Act*, specifically provisions relating to promotion of cash prizes over \$1,000, exchanging of prizes for cash, redemption of bonus points for cash and advises of availability of player activity statements upon request;
- All gaming machines at the Venue will be located in areas which do not attract members of the public who are outside the Venue or are contrary to public interest;
- The Applicant operates its gaming machine operations in accordance with the ClubsNSW Code of Practice;
- No minors are ever allowed access to gaming areas of the Venue;
- Strong links are maintained with established referral systems to problem gambling counselling services;
- The Applicant operates the BetSafe self-exclusion scheme in compliance with clause 47 *Gaming Machines Regulation*;
- Consumer information on the chance of winning maximum prizes and jackpots is made available in the gaming area;
- Gaming machines notices on the dangers of excessive gambling are placed in all required areas;
- Signage on the unavailability of credit facilities, both through access to credit funds via Automatic Teller Machines and through no facility at the venue;
- The Applicant does not cash cheques;
- No cashing of third party cheques is possible;
- Clocks are clearly visible in all areas of the Venue as per clause 28 *Gaming Machines*

Regulation;

- No cash payments over \$2,000 are made;
- No cash prizes in gaming promotions;
- Limiting the value of prize winning cheques to \$1,000;
- Only the provision of opt-in marketing is undertaken and only as part of the Applicant's full suit of promotions;
- All direct advertising of gaming is contained within the Venue premises and is not visible outside the Venue; and
- The availability of player activity statements by players upon request is well known.

2.2 The Applicant has also implemented additional measures to ensure compliance with recent amendments to the *Gaming Machines Act 2001* and associated *Regulation*, this includes:

- No ATM in the Venue will permit the dispensing of cash withdrawn from a credit account
- Any unclaimed prizes will be processed as follows:
  - The Applicant places any unclaimed jackpot winning tickets not claimed within 12 months in a conspicuous area of the Venue for one month;
  - Any unclaimed gaming machine tickets or jackpots not claimed during the 12 month period will be paid into the Community Development Fund;
- All prize winning cheques will clearly state - '*Prize winning cheque – cashing rules apply*'.

2.3 The Applicant is a member of BetSafe, and has adopted its best practice guidelines and policies. As such, the Applicant goes beyond compliance with current legislation.

### **3 LOCAL COMMUNITY**

#### **3.1 Definition of Local Community**

3.2 The approach to which the Applicant has defined its proposed venue's Local Community has been developed through its consultation with experienced advisors in the Registered Club industry, projected market share analysis, along with its experience gathered through offering its services at various locations for 50 years. Generally a registered club will have a membership penetration in urban semi-urban areas of approximately 5kms, this is expected to be the case with the Venue which is linked heavily to legislative requirements pertaining to compulsory membership of any person residing within 5kms. In the context of this information, the additional venue's Local Community is defined as encompassing:

- The following suburbs: Camden, Elderslie, Harrington Park, Kirkham, Narellan, Narellan Vale, Smeaton Grange, Spring Farm; and
- Parts of the following suburbs: Blairmount, Bringelly, Camden South, Catherine Field, Cawdor, Cobbitty, Currans Hill, Ellis Lane, Grasmere, Menangle Park, Mount Annan, Oran Park.

3.3 A map of the Local Community is included in Appendix 3.

### **4 DEMOGRAPHY**

#### **4.1 Demographic analysis**

4.2 The Camden LGA is located in the outer south-western suburbs of Sydney, 17 kilometres to the south west of Sydney's CBD and comprises 16,793 dwellings. The LGA is characterised as one of two major urban growth corridors of Greater Metropolitan Sydney encompassing 201 km<sup>2</sup> it stretches from Bickley Vale through to Spring Farm. It is largely comprised of a number of new housing estates, small historical townships and rural villages. In 2006 its population was 49,645 with 85% of the population

aged 18 years and over. This compares to 76% for NSW at the same period. The median age of people residing in the LGA in 2006 was 32 years compared to the state median of 37 years representing one of the youngest populations in Sydney, NSW and Australia. 79.8% of the population is Australian-born which also reflects the homogenous ethnicity of the LGA. The rate of unemployment is also low at 3.9% in 2006 compared to NSW at 5.9% with a SEIFA index of 1060, above the State at 978.

- 4.3 NSW Department of Planning identifies two growth centres in the Sydney region. One, the North West Growth Centre, is located within the LGA boundaries of Baulkham Hills, Blacktown and Hawkesbury. The other, the South West Growth Centre, is situated within the LGA boundaries of Liverpool, Campbelltown, and Camden. The South West Growth Centre has the capacity for around 110,000 new homes and is largely spread out within the Camden Local Government Area. This urban development is also expected to increase population within the LGA significantly with a projected annual growth rate of 4.4% between 2006 and 2011. The table below shows this growth:

	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
	<b>Proj.*</b>	<b>Act.**</b>	<b>Act.**</b>	<b>Act.**</b>	<b>Act.**</b>	<b>Act.**</b>
<b>Total projected</b>	49,645	63,660	80,420	109,390	136,760	165,140
<b>Total adult population***</b>	34,563	44,562	56,294	76,573	95,732	115,598

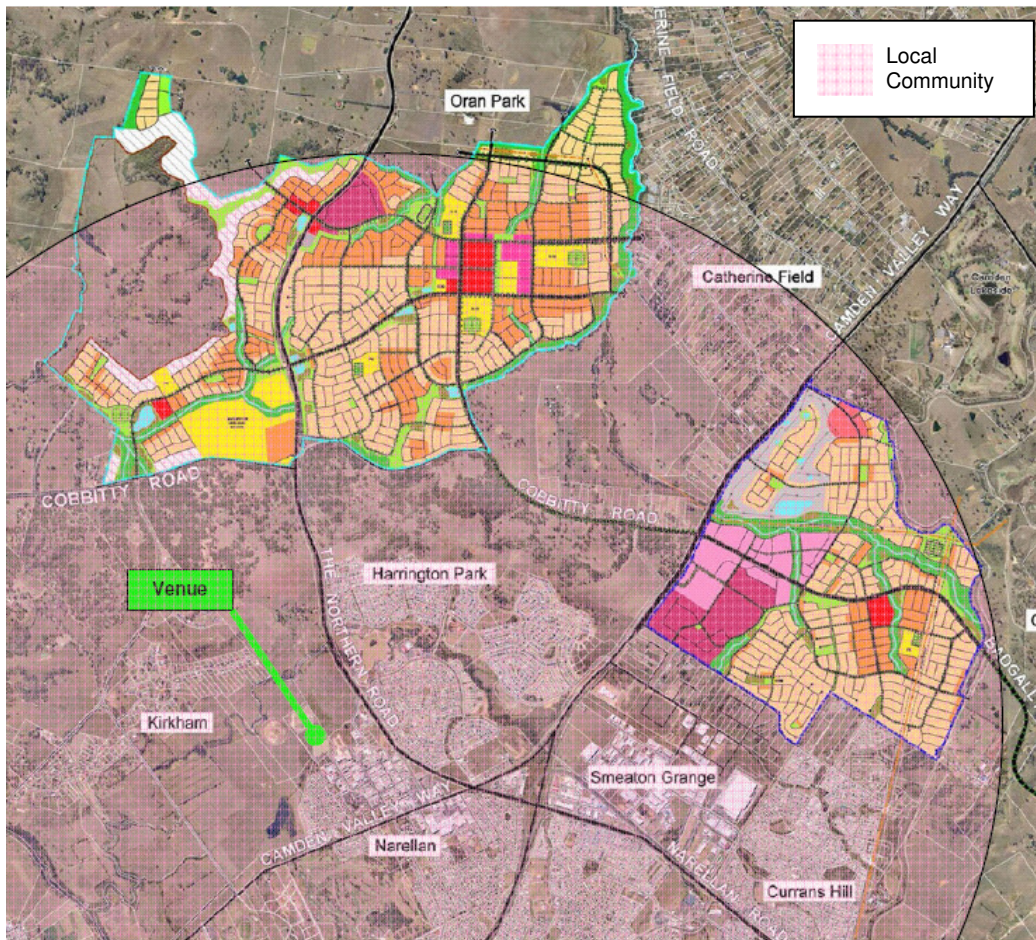
\* 2006 ABS Census

\*\* Department of Planning, *New South Wales Statistical Local Area Population Projections 2001 – 2031*, [http://www.planning.nsw.gov.au/programservices/population\\_projections.asp](http://www.planning.nsw.gov.au/programservices/population_projections.asp)

\*\*\* Taken as approx. 70% of total population from 2006 ABS Census

#### 4.1 Growth in the Local Community

- 4.2 As noted above there is considerable population growth occurring and projected to occur in the LGA. Significant growth is expected to also occur specifically within the Local Community. Two urban release areas being Oran Park and Turner Road are located within the Local Community of the Venue and a further Urban Release Area being Harrington Park where residential development has occurred also found within. The map below shows these areas and the location of the Venue.



- 4.3 The map the proximity of the Venue to the Urban Release Areas being Oran Park to the North West and Turner Road to the West as well as Harrington Park to the immediate West of the Venue. The map is reproduced from the Department of Planning. These areas are currently, and will be subject to considerable population growth in the coming years and have little if any social and recreational facilities attached to them. This issue concerning a lack of social infrastructure is compounded by the younger age profile of the Local Community and the LGA which has been identified in the Camden Recreation and Leisure Strategy 2005 for suburbs such as Harrington Park which consist “mostly of two parent families with young or teenage children.” In this capacity the Venue will act as one of the only forms of social infrastructure in the Camden LGA for the existing and future populations of the Local Community.

## 5 POSITIVE CONTRIBUTIONS

- 5.1 The granting of the Application will yield a significant social and economic benefit for the Local Community and LGA through a number of major and ancillary positive contributions, including:
1. The provision of a new state-of-the-art registered club facility including dining and bar facilities, function space, and social and recreational activities;
  2. The provision of new state-of-the-art sporting facilities including fitness centre (weights room, gymnasium, fitness areas and pool) and sports grounds;
  3. Construction related short-term benefits;
  4. An in-house Sports Committee to assist in determining the sporting needs and fostering the sporting



talent of the Applicant's Local Community;

5. A 'Community Committee' working in conjunction with Camden Council to assist in determining the expenditure of contributions from the Venue to the Local Community;
6. Significant additional employment of at least 120 persons;
7. Additional state taxes; and
8. CDSE contributions.

5.2 These varied positive contributions are discussed in greater detail below.

5.3 Provision of new and extensive registered club and sporting facilities

5.4 The Venue will provide a state-of-the-art community facility. The Applicant will stage the development to eventually provide an entire suit of recreation and social facilities located within the Venue and on the surrounding Site. A plan of the Venue and surrounding site is included in Appendix 4 to this LIA. In summary however the Venue and surrounding site will comprise the following:

- A dining and restaurant area including an outdoor pavilion for alfresco eating – this area provides a view to the hills area behind the Venue;
- Gaming, TAB and Keno facilities;
- Two bar areas and lounge area;
- Function space – this area will cater for wedding receptions, corporate events and other celebrations;
- Live entertainment area – currently there are no entertainment facilities available in the Camden LGA with the exception of some small local live acts in hotels and clubs – this area will cater to members of the Venue and their guests enjoying free entertainment on Friday and Saturday nights;
- Sporting facilities – there are currently no clubs which offer any significant worthwhile sporting events or maintain grounds to this effect with the exception of golf courses or bowling greens. The sporting facilities of the Applicant will include the following:
  - Fitness centre (including gymnasium and exercise rooms);
  - Pool;
  - Tennis courts; and
  - Ten-pin bowling alley;
- Motel accommodation facilities – the Applicant will lease the operation of the Motel accommodation facility to a private operator. The location of the project approximately 200 metres off the North Road will allow travellers to pull into the facility and use the accommodation offered;
- A garden and BBQ area; and
- A children's play area which will operate computer game consoles and play equipment for children of members;

- 5.5 Various documents, including *Council Meeting Minutes 2007*, *Proposed Narellan Country Club – Financial Feasibility 2008* and *Camden Recreation and Leisure Strategy 2005*, have identified that the facilities and services to be offered by Narellan Country Club will meet “a growing need for passive recreation, entertainment and local sports in the Camden LGA” (*Proposed Narellan Country Club – Financial Feasibility 2008* p.7).
- 5.6 Demographic data presented in this LIA and growth statistics support the suitability of this proposed project to the Camden LGA and the Local Community. The LGA and Local Community is not only already largely made-up of families with young and/or teenage children but with the considerable rate of growth in new residential developments which will house similar family structures, the development of social and recreational facilities is of considerable importance. The Venue is overtly family-focused, and will provide family-friendly services in the Venue including dining and function spaces and also sporting facilities such as sporting fields and pools on the surrounding site. Members of the Local Community in support of the construction of the new Venue have claimed that it will “provide a better and wider range of sporting activities” and will thereby “provide for youth development in the Camden LGA” (*Council Meeting Minutes 2007* p.7). The range of sporting facilities that are to be offered by Narellan Country Club will “offer opportunities for [members of the Local] Community to improve their level of fitness and wellbeing” (*Camden Recreation and Leisure Strategy 2005* p.9).
- 5.7 Construction related short-term benefits
- 5.8 Appendix 5 contains a summary of the potential construction related benefits to the Local Community through the construction of the Venue and surrounding facilities. The calculations provide that provided an estimated figure of \$33.55 million in short term construction related benefits and an additional 510 full time equivalent positions over the course of construction will be created.
- 5.9 Additional employment
- 5.10 The Venue will require approximately 120 staff spread throughout the facilities and services to be offered. The total full time benefits expense of these positions is estimated at \$3.25 million. This figure includes all staff employed both in the Venue and in the surrounding facilities.
- 5.11 Additional state taxes
- 5.12 Additional state taxes are estimated to average \$1.3 million per annum, along with an estimated additional \$186,875 in payroll tax per annum. The proportion of this total amount of \$1.5 million which flows back to the Local Community (estimated on a per capita basis) is \$9,976. This calculation has no regard to future population growth in the Local Community.
- 5.13 Sports and Community Committee, CDSE and other community donations
- 5.14 A Sports Committee will be created by the Applicant. It will operate in conjunction with the sporting facilities provided in order to foster local sporting talent and facilitate the well-being of members of the Local Community and LGA. The aim of this Committee is to assist in determining the sporting and recreational needs of the Applicant’s Camden-based members and thereby allow the Applicant to financially support those needs wherever possible. No quantifiable benefit can be provided at this point of the project, however the Sports Committee will ensure financial and facility benefit is spread across the sports that the Venue and site surrounding the Venue will provide facilities for and benefits to.
- 5.15 The Applicant will also create a Community Committee, working in conjunction with Camden Council, to oversee the expenditure of community contributions from the Venue to in-need sporting, welfare and social organisations in the LGA. This is a project which will assist the Local Community greatly.
- 5.16 Based on the Venue’s projected gaming profit of \$5.6 million, the Applicant’s minimum CDSE contribution will be \$84,000 per annum. The Applicant donates well in excess of its minimum CDSE requirement at its other venues each year and expects to do the same at the Venue. In this capacity the Applicant is

committing to providing donations and community contributions to a total of 2.5% of its total revenue from the Venue. This is expected therefore to amount to in excess of a minimum of \$200,000 per annum including CDSE to be donated to various groups similar to its current listing of organisations such as the Ted Noffs Foundation, Point Zero Youth Service and Junior Rugby League Development to name a few. The Applicant cannot at this stage nominate specific organisations which are likely to receive the funding however it is likely the donations will be spread between the local CDSE Committee and relevant sporting and charitable organisations.

5.17 Summation of positive contributions to Local Community

5.18 From this information it is estimated that the additional gaming machines will result, either directly or indirectly in quantifiable benefits of an additional \$200,000 in donations and CDSE, additional employment of 120 persons with a full time benefits expense of \$3.25 million, short term construction related benefits of an estimated \$33.33 million and 510 construction related jobs and additional state taxes. The unquantifiable benefits are of more importance and include the provision of the club venue itself with numerous social and recreational facilities and the various sporting facilities to be located on the Venue site. These quantifiable and unquantifiable positive contributions will result through approval of the Application to the Local Community.

## 6 CONCLUSION

5.19 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 Application is approved, and details the harm minimisation and responsible gambling measures that are in place at the Venue.

5.20 The Applicant operates gaming at its three venues in compliance with mandated Legislative requirements and operates a best-practice style of interventions and procedures. The Applicant enforces this strict approach by conducting regular in-house training for all of its gaming staff, who all hold qualifications in the Responsible Conduct of Gambling. This same standard will apply at the Venue when operating.

5.21 This Application relies on both s.37 and s.37A of the Act to establish a 150 gaming machine threshold at the Venue. Without approval of the Application, the Venue will not be financially viable and the Applicant will not proceed with construction of the Venue, including surrounding facilities. The Camden LGA and therefore also the Local Community have sizable new residential areas with few if any registered club facilities to service these new communities. It is the Applicant's view that the purpose of s.37A of the Act is to allow this type of facility to be established in this type of area. There is an established need for social and recreational infrastructure of this type in the Camden LGA and Local Community as evidenced by the various information supporting the project throughout this LIA. The facility lends itself to use by the current and future residential populations.

5.22 The new Venue will provide social, recreational and sporting facilities to the Local Community through the construction of the Venue with dining and bar areas, entertainment and BBQ and kids area, and the various sporting facilities of the Venue site including fitness centre with weights room, gymnasium and pool, tennis courts and hotel accommodation facility will be used by residents of the Local Community. The additional employment of 120 persons, short term construction related benefits, additional donations of a minimum of \$200,000, sporting and community committees and additional taxes will all be benefits to approval of the Application and will result in a positive contribution to the Local Community.

5.23 It is therefore provided that the test as set out in the Guideline and Legislation is met and the Applicant respectfully submits that the Application be approved.