

---

## ***Gaming Machines Act 2001***

### **CLASS 1 LOCAL IMPACT ASSESSMENT**

---

**Premises:**

Old Goulburn Brewery  
275-279 Victoria Road  
Rydalmere

**Licensee:**

Maycot Pty Limited

**Licence Number:**

LIQH400122993

**LGA:**

Parramatta City Council

**Current Gaming Machine Threshold:**

10

**Increase in Gaming Machine Threshold:**

9

**Proposed Gaming Machine Threshold:**

19

**Back Schwartz Vaughan**

**Lawyers**

Level 1, 156 Edgecliff Road  
WOOLLAHRA NSW 2025  
Tel: (02) 8383 3777  
Fax: (02) 8383 3700

## EXECUTIVE SUMMARY

### **A. Introduction**

The hotel licence known as the Old Goulburn Brewery (the "Hotel") is situated at 275–279 Victoria Road, Rydalmere and located within the Parramatta Local Government Area ("LGA"). Parramatta LGA is classified by the Independent Liquor and Gaming Authority (the "Authority") as "Band 2".

Approval is now sought pursuant to Section 36 of the *Gaming Machines Act* 2001 (the "Act") to allow a low range increase of the Hotel's gaming machine threshold by nine (9) through the grant of a Class 1 Local Impact Assessment (LIA).

The Hotel's gaming machine threshold at present is approved to operate ten (10) gaming machines at the licensed premises. If this Application is granted, it is proposed that a further five (5) hardship gaming machines which were awarded to the Hotel by the former Liquor Administration Board (the "Board") on 15 January 2003 will be installed. An additional four (4) poker machine entitlements will be purchased and transferred to the Hotel within two (2) years of the increase of the Hotel's threshold.

### **B. Responsible gambling and harm minimisation**

The primary purpose of the business of the Hotel is the sale of liquor by retail. The Hotel is not trading at the present time and is in the process of being fitted-out. The fit-out is proposed to be completed by November 2012.

The Hotel is a bona fide hotel and will offer a number of facilities with gaming being only one component of a diverse operation. The Hotel will cater for a broad cross section of leisure demands for the local community, although gaming will not be the primary focus or dominant purpose of the Hotel's operation.

The Hotel's business owner has adopted and will implement the AHA (NSW) Gamecare self exclusion programme at the Hotel on the licence being exercised at the subject premises. In addition, the Hotel will comply with all regulatory requirements for the responsible conduct of gaming.

**C. Local Community**

The local community for the purposes of the Act and this application has been identified as the Parramatta LGA.

**D. Positive contribution**

In addition to the Hotel providing employment, together with the facilities and services proposed to be offered at the Hotel to the local community, the Hotel proposes to provide financial assistance in the amount of \$50,000 to Parramatta Mission (the "Mission") situated 119 Macquarie Street, Parramatta. The Mission provides a variety of services and facilities to the local community. The financial assistance will allow the continuation and expansion of these services and facilities.

**E. Conclusion**

It is the Applicant's opinion that the contents of this Class 1 LIA complies with the requirements of the Act and Gaming Machine Regulation 2010 together with the Guidelines issued by the Authority to allow for the Hotel's gaming machine threshold to be increased by nine (9) as proposed.

## 1. Introduction

This Class 1 LIA has been prepared pursuant to Section 36 of the Act to allow the Hotel's gaming machine threshold to be increased by a low range from ten (10) to nineteen (19).

In accordance with the Act, the Class 1 LIA is required to be approved by the Authority before the gaming machine threshold can be increased. To be approved, the LIA must:

- (a) comply with the requirements of the Act and the Gaming Machine Regulation 2010;
- (b) demonstrate that gambling activities are conducted in a responsible manner; and
- (c) demonstrate that the increase in the threshold will provide a positive contribution towards the local community of the Hotel.

On 22 January 2001, the former Licensing Court (the "Court") granted an application to remove the Hotel's licence from its original premises at 23-31 Bungonia Road, Goulburn, to 13-15 Bridge Street, Rydalmere, and for the licence to be held in a dormant capacity. The licence was subsequently relocated to the current site at 275-279 Victoria Road, Rydalmere on 11 August 2003 by the Court on the grant of a further removal application. The Hotel's licence, whilst attached to the current premises, has not been exercised pending the completion of the fit-out of the licensed premises.

On 15 January 2003, the former Liquor Administration Board (the "Board") granted fifteen (15) hardship poker machines to the Hotel subject to a requirement that a Class 2 Social Impact Assessment ("SIA") be undertaken before the 15 poker machines were permitted to be installed and operated. A Class 1 SIA was lodged and approved by the Board on 28 January 2004 to allow

four (4) of the hardship poker machines to be operated at the Hotel. A subsequent Class 1 SIA was approved by the Board on 12 September 2005 to allow a further six (6) hardship poker machines to be operated at the Hotel. As the licence is not being exercised, the ten (10) poker machines approved for the premises have not been operated at the Hotel.

It is the intention for the five (5) hardship poker machines which were also approved by the Board to now be allocated at the Hotel, together with an additional four (4) transferrable poker machine entitlements as a result of the grant of the subject Class 1 LIA Application.

The Hotel was conceived when hotels were awarded gaming machines at no cost. The Hotel's licence was removed to its current site on the assumption that at least fifteen (15) gaming machines would be obtained and operated at these premises. It is for this reason the Board approved the Application for the hardship of poker machines to be allocated to the licence.

## **2. Hotel site at Rydalmere**

The primary purpose of the Hotel is the sale of liquor by retail for consumption on or away from the licensed premises. Whilst poker machines are to be operated at the Hotel, the proposed additional gaming machines will not unduly detract from the character of the Hotel or from the enjoyment of persons attending the Hotel otherwise than for the purpose of gambling in accordance with the Hotel's primary purpose.

The Hotel is situated at 275-279 Victoria Road, Rydalmere. **Enclosed** is a plan of the Hotel which discloses the layout and the facilities to be available on the completion of the fit-out of the Hotel.

The Hotel is located on a single floor and will occupy 713 sqm of internal floor space, thereby allowing the additional poker machines to be attached to the licence and operated at the Hotel.

The Hotel's licence is approved to trade between the hours of 5.00am and 12.00 midnight, Monday to Saturday inclusive and from 10.00am to 10.00pm on Sunday. It is expected that the full extent of these trading hours will apply on the Hotel commencing to trade.

The general focus of the Hotel will be the food and catering services to be available due to an overall lack of quality food operations in the immediate area of Rydalmere. The other aspects of the Hotel's business will not be neglected as a result of this focus.

The Hotel proposes to provide a relaxed family style environment for patrons with the provision of a large bistro and lounge area creating a centralised social meeting place. The bistro will offer a choice of high quality meals to patrons to enhance their lunch time as well as for dinner meals which are to attract patrons to the Hotel.

The Hotel is located in the vicinity of a well established commercial/industrial precinct which is a mixture of light industrial and business premises, with residential areas located to the north and east of the industrial precinct. The Carlingford/Clyde railway line is located approximately 450 metres west of the Hotel and is easily accessed Hotel patrons. The Hotel fronts Victoria Road which is one of Sydney's main arterial roads servicing Sydney, Parramatta and the suburbs in between. A bus service operates along Victoria Road between Parramatta and West Ryde Railway Stations, with a designated stop located in the immediate vicinity of the Hotel in each direction.

### **3. Responsible gambling and harm minimisation**

The Hotel will be promoted as an all services, modern hotel and attractive to all classes of patron with an emphasis on food and catering. One element of the services to be provided (but not promoted outside of the Hotel's licensed area) amongst the many facilities to be available is gaming.

The Hotel has been approved for ten (10) poker machines although these have yet to commence operation. Once the Hotel is ready to commence trading, the approved gaming machines will be installed within a dedicated gaming room which will comply with Clause 8 of the Gaming Machine Regulation 2010, as it:

- (a) will be located in a "bar" area of the Hotel;
- (b) will be physically separated from the general bar area by permanent opaque walls and doors;
- (c) patrons will not be compelled to pass through the gaming room in order to enter or leave the Hotel or in order to gain access to other parts of the Hotel;
- (d) entry to the gaming room will be free of charge;
- (e) the gaming machines will not be able to be seen from any place outside the Hotel that is used by the public or to which the public will have access;
- (f) all gaming machines will be suitably spaced in order to facilitate their access;
- (g) will be supervised at all times by way of electronic means and physical presence by either the licensee or an employee of the Hotel who holds the requisite qualifications;
- (h) will have a doorway that provide reasonable access to and from the gaming room to at least one operating bar and sanitary facilities without the need for patrons to leave the Hotel's premises and access a public street when moving from the gaming room into the other areas of the Hotel; and
- (i) will not be accessible directly from a public street.

Further, the gaming machines to be located and operated will be conducted in compliance with relevant provisions of the Act/Regulations in that:

- (a) all staff involved in gaming related duties will be the holder of an approved Responsible Conduct of Gambling Certificate. Copies of these certificates will be kept at the Hotel and be available for inspection on request;
- (b) the Hotel will have arrangements with the AHA to provide gambling counselling;
- (c) the Hotel will be a member of the AHA Gamecare self exclusion scheme;
- (d) staff will be trained on the requirements of the self exclusion scheme and associated referral process for counselling services;
- (e) all required statutory signage will be prominently displayed in the gaming room;
- (f) pamphlets warning on problem gambling in a number of languages, the availability of counselling, together with the self exclusion scheme available at the Hotel will be displayed within the gaming room;
- (g) the Hotel's ATM will not be located in the gaming room;
- (h) the presence of the poker machines in the Hotel will not be externally advertised;
- (i) a clock will be present and visible to all patrons within the gaming room;
- (j) a limit of \$2,000 on cash payments for winnings will be complied with at all times; and,
- (k) the Hotel will not accept the cashing of cheques.



#### **4. Local community**

The Hotel is located at 275–279 Victoria Road, Rydalmere, which is approximately 3.5 kilometres east of Parramatta CBD. The Parramatta CBD is the sixth largest CBD in Australia, is located approximately 23 kilometres west of the Sydney CBD and the geographical centre of the Sydney Metropolitan Area. Parramatta LGA is an established residential, commercial and industrial municipality which includes a diverse range of housing, residential and industrial neighbourhoods and precincts.

The Parramatta LGA has an estimated population of 152,000 and is expected to reach 190,000 by 2026. The Parramatta LGA includes of the following (or part thereof) suburbs, Camellia, Dundas, Eastwood, Epping, Ermington, Northmead, Oatlands, Pendle Hill, Rosehill, Rydalmere, Telopea, Toongabbie, Wentworthville, Westmead and Winston Hills. These suburbs have a diverse range of housing standards and community facilities when compared to each other and other surrounding LGA's.

It is expected that the majority of the patrons using the Hotel's facilities during the day will be employees of the industrial/business complexes located in the immediate vicinity of the Hotel, together with persons driving past the Hotel on the adjacent Victoria Road. After business hours, patrons are expected to be a mix of local residents from the suburbs surrounding Rydalmere and within or adjacent to the LGA, business persons who work in Rydalmere or persons from outside Parramatta LGA who are attracted to the Hotel due to the variety of facilities to be on offer at the Hotel.

For the purposes of this LIA, the Local Community is the whole of the Parramatta LGA. The Hotel will focus its efforts to obtaining a positive contribution to the identified community.

The Socio-Economic Indexes For Areas (SEIFA) are a measure used to summarise different aspects of the socio-economic conditions for an LGA and provide a form of measure on the relative “disadvantages” when compared to other LGA’s. The SEIFA 2006 Index for the Parramatta LGA included within the Social Profile Report dated February 2009 prepared by the Office of Liquor, Gaming and Racing for the Parramatta LGA discloses the Index of Relative Socio-economic Disadvantage as seven (7). The index summarises the economic and social resource information regarding people and households within the LGA. The high score indicates a relatively advantage situation for the LGA.

Similarly, the Index of Relative Socio-economic Advantage and Disadvantage is a general socio-economic index created which uses a measure of relative disadvantage to relative advantage. A low score would indicate a lack of advantage in general. Parramatta LGA is scored as nine (9) which clearly discloses a more advantaged situation for the LGA as a whole for this index.

Further, the Index of Education and Occupation reflects the general level of education and occupation related skills of people within the area. A low score indicates relatively lower education and occupation status. Parramatta LGA is scored at nine (9) which clearly discloses greater advantage for the LGA.

On the whole, the overall SEIFA scoring for Parramatta LGA clearly indicates a more advantaged position. It is envisaged that the increase in the gaming machine threshold of the Hotel as proposed by this LIA will not have any detrimental impact on the local community.

#### **5. Positive contribution**

The Applicant seeks a low range increase to the Hotel’s gaming machine threshold by nine (9). This is to be made up of the five (5) hardship poker machines previously approved but yet to be allocated to the Hotel, together with

four (4) transferrable poker machine entitlements which will be acquired and transferred to the Hotel within two (2) years of the grant of the LIA Application.

It is envisaged that the increase of the gaming machine threshold by the number as proposed will result in a financially viable Hotel which will be able to provide a positive promotion of the Hotel through the social and economic benefits to the community. This is to be achieved by creating employment opportunities for hospitality workers and provide economic benefits to the local business economy and for Parramatta as a whole. Staff will be employed and present at the Hotel to ensure full coverage of the demand for food, beverages and other services to be offered by the facilities at the Hotel.

In addition, the Hotel proposes to make a donation of \$50,000 to the Parramatta Mission operated at 119 Macquarie Street, Parramatta. The Mission is a facility renown for providing assistance to disadvantaged persons within the Parramatta LGA and throughout Sydney. This donation will be used by the management of the Mission to implement and continue a number of programs currently being conducted.

The continuation of the Mission and the programs services offered by this organisation are essential and vital to the growth of the local community, particularly to the youth and their associated families within the LGA and its surrounding areas who use the services and facilities offered by the Mission.

## **6. Conclusion**

It is submitted that the information provided by this Application complies with the Authority's Guidelines for a Class 1 LIA for an increase in the gaming machine threshold for the Hotel by addressing the responsible gambling and harm minimisation measures to be undertaken by the Hotel. It also identifies the local community, provides information to show that a clear and positive

contribution will be made if the LIA and threshold increase applications are approved.

As a whole, it is envisaged that the operation of the Hotel in conjunction with the additional gaming machines will provide a positive benefit. This will occur through the operation of a financially viable Hotel which will be staffed to ensure the facilities and services are available at all times, an improvement of the facilities available in the neighbourhood, whilst most importantly providing a monetary donation to the Parramatta Mission to increase the community benefit associated with this organisation through the expanding of its facilities and services within the LGA.

