
Local Impact Assessment Class 1 Application
2 Wellington Street, San Souci

St George Motor Boat Club Ltd (LIQC300230430)
May 2012



EXECUTIVE SUMMARY

1. INTRODUCTION

- I. 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 6 for St George Motor Boat Club Ltd (the "Applicant") at premises situated at 2 Wellington Street, San Souci NSW (the "venue") located in the Band 2 Local Government Area (the "LGA") of Kogarah. The Venue has operated at the site for more than 60 years and provides housing facilities for Motor Boats through the management of a fully functional Marina, as well as hospitality based recreational pursuits and community based enterprises for its members and their guests at the Premises. This LIA provides relevant gaming data, social data and issues of concern to 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

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

3. LOCAL COMMUNITY

- III. Chapter 3 of this Report details the communities potentially affected by the approval of the Threshold Increase Application. The Kogarah LGA is the Local Government Area. An area extending 5kms from the Venue has been identified as the Local Community. Maps of the LGA and the Local Community are included in Appendices 2 and 3 respectively.

4. POSITIVE CONTRIBUTION

- IV. Chapter 5 of this Report details the positive contribution resultant from approval of the Threshold Increase Application to the Local Community. The Applicant has committed to funding the purchase of a CO2 Laser with Robotic Scanner for the St George Hospital. The CO2 laser has been identified as the focal point of fundraising by the 'Operating Theatres Appeal' at the hospital. The Laser and Scanner is utilised in almost all Ear, Nose and Throat (ENT) surgeries to assist with a range of procedures, including (but not limited to) the resection of benign or malignant lesions of the tongue, lips and oral cavity. The Applicant will provide a donation of \$30,000 to this project, which will ensure that the Hospital receives this life saving piece of equipment.

5. CONCLUSION

- V. 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 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.

1 INTRODUCTION

- 1.1 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 6 gaming machines for St George Motor Boat Club Ltd ("the Applicant") located at 2 Wellington Street, San Souci NSW in the Kogarah Local Government Area ("the LGA").

Methodology

- 1.2 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.

Applicant Details and History

- 1.3 The first public meeting to establish the Club was held at the Prince of Wales Hotel, Sandringham on 28th May 1920. The first Motor Boat regatta was held at Sans Souci on 10th July 1920 with the current property purchased on 23rd November of the same year. On 28th February 1921, The St George Motor Boat Clubhouse Limited was duly registered.
- 1.4 The Official opening of the first Clubhouse took place on 24th April, 1921.
- 1.5 Several additions and alterations have occurred at the Premises over the past years to provide the local community with services and amenities reasonably expected from a local club facility. Membership at St. George Motor Boat Club has more than doubled in the past four years.

Current Applicant Services, Facilities and Donations

- 1.6 The Applicant currently comprises dining and function spaces, as well as a 150 berth marina, allowing leisure craft housing for local residents, and access to petrol pumps which dispense 750,000 litres of fuel to boating enthusiasts every year. The Applicant offers a number of services to its members and guests. Along with the provision of gaming and refreshments, the Venue offers regular live entertainment, raffles and bingo, as well as a 12 seater bus for transportation to and from the Club. The Applicant makes donations to like-minded sporting Clubs, community groups, waterways authorities, and a number of local organisations, including most prominently, The Australian Volunteer Coast Guard, Rotary and Variety Club of Australia. The Applicant employed a total of 73 staff at April 2012 (23 full-time, 2 part-time and 48 casuals). The Applicant exists for the benefit of its members and their guests, providing members of its Local Community with a central meeting place. A floor plan for the Club can be found in appendix 4.

Financial performance of the Applicant

- 1.7 The Applicant had a total revenue in 2011 of \$7.51 million and a pre-tax profit of \$177,268. Gaming machine revenue for the Applicant was \$2.595 million, representing 34% of total revenue. Total bar revenue was \$2.554 million (34%) and food and catering revenue was \$901,200 (12%). The Applicant paid \$381,434 in gaming machine duty in 2011. The Applicant provided \$63,160 in community support including donations and CDSE contributions and had a total employee benefits expense of \$2.043 million, including payroll tax.

Gaming machine indicators

- 1.8 68 gaming machines currently operate at the Venue which achieved total revenue of \$2.595 million for the 2011 year.
- 1.9 There has been a significant reduction in poker machine entitlements within the Sans Souci, Polls Point, Rockdale area. Within the last two years the reduction in entitlements in the Rockdale LGA is significant which includes;
- *St George Sailing Club reduction from 52 machines to 30 machines*
 - *Georges River 16" Sailing Club reduction from 98 machines to 70 machines*
 - *Brighton Amateur Fisherman's Club reduction from 54 machines to 0 machines*
- 1.10 The Rockdale LGA and Kogarah LGA share the same peninsula and form part of the same community. The St George Sailing Club and the Georges River 16" Sailing Club are both within 3 km away (located in the Rockdale LGA) and represent a reduction of over 40 poker machines.
- 1.11 The average net profit per gaming machine for the Kogarah LGA in 2011 was \$45,132. The Applicant projects that each additional gaming machine will return a profit of \$42,408 per machine per annum. The additional machines will add an estimated \$250,000 to the Applicant's operating profit.

Proposal

- 1.12 The Applicant intends to donate \$30,000 to the St. George Hospital for the sole purpose of purchasing a CO2 Laser with Robotic Scanner which is used by surgeons who specialise in Ear, Nose and Throat (ENT) surgery. The purchase of this equipment will benefit a wide range of patients including those that suffer from cancer such as laryngeal carcinomas (cancer of the larynx). More importantly the advantage of using this equipment for the patient includes leaving minimal damaged tissue which assists in quicker healing and shorter patient stay in hospital compared to conventional surgery. The viability of this donation is conditional upon the success of the Applicant's Threshold Increase Application for additional gaming machines, as access to an adequate number of gaming machines is required in order to fund the Applicant's increased donations. Further detail in relation to the positive contribution is provided later in this Report.

2 RESPONSIBLE GAMBLING MEASURES

- 2.1 The Applicant's gaming machine operation is in strict accordance with legislated and optional responsible gambling measures and is considered best practice in this area. A copy of the Applicant's House Policy on the Responsible Conduct of Gambling 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.
- 2.2 The Applicant is a member of ClubSafe, and has adopted its best practice guidelines and policies. As a compliant member of ClubSafe, the Applicant is compliant with current legislation.

3 LOCAL COMMUNITY

Definition of Local Community

- 3.1 The Legislation provides that there must be a positive contribution from approval of the Threshold Increase Application. The approach to which the Applicant has defined its Local Community has been developed through its analysis of its membership penetration within the surrounding area. Generally a registered club will have a membership penetration in urban and semi-urban areas of approximately five kilometres. This assessment is linked heavily to legislative requirements pertaining to compulsory membership of any person residing within five kilometres of the registered club in question. In the context of the information set out above, the Local Community is defined as encompassing the suburb of San Souci and parts of the suburbs of Ramsgate, Sylvania, Taren Point and South Hurstville.
- 3.2 It is submitted therefore that this defined area meets the requirements of the Act, Regulation, and Guidelines. A map of the Local Community is included in Appendix 3.

4 DEMOGRAPHY

- 4.1 The Kogarah LGA is located 14 kilometres south south west of the Sydney CBD and west of Botany Bay. The LGA covers an area of 28km². The Kogarah LGA has a population of 60,000, and a density of 3236.7 persons/km². 78.4% of the population are over 18 years, compared to the NSW figure of 76%. The median age is 38 years, which was comparable to the state median. 56.1% of the population is Australian-born. The LGA has a larger proportion of professionals to the state (24.6% versus 23.7%) and a larger proportion of clerical and administrative workers (26% compared to 24.7%). In 2006, 62.5% of the Kogarah LGA were employed full-time compared to 60.7% in Australia. Combined with other statistics, such as the percentage of fully-owned homes (39.3% for the LGA as opposed to 31.9% for NSW), this suggests a degree of financial stability.
- 4.2 The Kogarah LGA has a SEIFA (2006 social-economic index of relative advantage-disadvantage) of 1081, which is considerably higher than the State average of 978. An alternative measure of SEIFA is provided by the ABS. Each LGA in NSW has been ranked in deciles (ranges of 10 percent). The first decile denotes the most disadvantaged LGAs, the tenth decile, the most advantaged. The Kogarah LGA falls in the tenth decile, therefore ranking at the top of all NSW LGAs. The advantage of using this method to analyse SEIFA is that it allows comparison with all LGAs, not simply a State average, which is skewed by a small number of very high SEIFA estimates for certain LGAs. This is emphasised by the fact that in 2006 only 50 of 151 LGAs (excluding Unincorporated NSW), or 33.1% of all LGAs,

had a SEIFA in excess of the NSW average.

5 POSITIVE CONTRIBUTION

- 5.1 The granting of the Application will yield a significant social and economic benefit for the Local Community and LGA through the Applicant's donation towards a vital piece of surgical equipment at the St George Hospital.

The St George Hospital

- 5.2 The St George Hospital and Community Health Service is part of South Eastern Sydney and Illawarra Area Health Service, and is located in Kogarah, a southern suburb of Sydney, NSW. It offers a comprehensive range of inpatient and community-based health services. The hospital is an accredited principal teaching hospital of the University of New South Wales and is a designated major trauma service. The hospital's many areas of expertise include critical care, surgery, cancer care, medicine, women's and children's health, mental health, community health and medical imaging.
- 5.3 Its primary objective is the effective delivery of quality healthcare services to some 250,000 residents of southern Sydney. St George Hospital services an area bounded by Botany Bay, Cooks River in the north, Georges River in the south and Salt Pan Creek in the west.
- 5.4 St George Hospital has approximately 600 beds, employs more than 2500 staff (full-time equivalents) and is one of the largest hospitals in Sydney.
- 5.5 The St George Hospital is the major local Community Health Service and is providing the best possible care to the immediate residents and beyond. Each year the hospital admits more than 50,000 patients and provides outpatient treatments for over 770,000.
- 5.6 The mission statement of the St George Hospital and Community Health Service is "Good Health Care – Better Health". The management and staff thrive on maintaining high quality, comprehensive, cost effective health services to the people of the St. George area and beyond.
- 5.7 The purchase of a CO2 Laser with Robotic Scanner will benefit a wide range of patients suffering mostly from ear, nose and throat concerns. Commonly performed surgical procedures include (but are not limited to):
- Stapedectomies, in which the innermost bone of the middle ear is removed, and replaced with a small plastic tube of stainless steel wire (prosthesis) to improve the movement of sound to the inner ear;
 - Resection of benign and malignant (cancer) lesions of the tongue, lips and oral cavity
 - Uvula Palatoplasty, a procedure to remove tissue in the back of the mouth and upper throat in order to prevent airway obstruction
 - Nasal Surgery (for example: to remove polyps)
- 5.8 It is estimated that the Laser and Scanner would be ordered immediately after the funds were received and delivered to the hospital 4-6 weeks later.

The Applicants donation

- 5.9 The Applicant has committed to providing \$30,000 towards this piece of surgical equipment, which is currently on the top of the Hospital's 'Operating Theatre Appeal' list. The fundraising team at St George Hospital have currently raised approximately \$150,000 towards the total purchase amount of \$180,000 for the Laser and Scanner. The contribution from St George Motor Boat Club would ensure that this item would be purchased and fully operational in 4-6 weeks after purchase.

Benefit to the Local Community

- 5.10 The St George Hospital services the Kogarah LGA as well as neighbouring LGA's within South Eastern Sydney and Illawarra.
- 5.11 There are approximately 2500 new cases of oral and pharyngeal cancer registered in Australia each year (Australian Institute of Health and Welfare). The life-time risk of developing oral cancer is approximately 1 in 90 for men and 1 in 200 for women (NHMRC 1996). In common with that of other developed countries, the incidence of oral and pharyngeal cancer in NSW showed a disturbing increase in recent decades although it has now levelled off, affecting primarily middle-aged men, (45-49 years). The highest incidence rates for males were in the western half of the State of New South Wales, sections of the Central Coast and in the inner and eastern suburbs of Sydney.
- 5.12 The majority of large hospitals in Sydney have already obtained this piece of surgical equipment, yet St. George Hospital which is responsible for the South Eastern Sydney and Illawarra region with regards to health services, do not. The closest hospital which operates with the CO2 laser is Prince of Wales in Randwick – 14km from St George Hospital.
- 5.13 The CO2 laser has been identified as the focal point of fundraising by the 'Operating Theatres Appeal' at the hospital. As stated in a letter from the Director of Operations at St George/Sutherland Hospitals and Health Services (appendix 6), the Applicants donation of \$30,000 to this project will ensure that the Hospital receives vital piece of equipment.
- 5.14 In the 2011 Australian Medical Association (NSW) Annual Report, the AMA President discussed the continued need for more hospital beds in NSW, and the Government's commitment to achieve an 85% occupancy rate, after years of lobbying to achieve this agreement. One of the benefits of the CO2 Laser and Robotic Scanner is that it leaves minimal tissue damage at the surgery site which assists in quicker healing and shorter patient stay in hospital compared to conventional surgery.
- 5.15 This piece of equipment will relieve pressure from already heavily utilised operating theatre suites, through ensuring more efficient, cost effective and time saving surgeries.
- 5.16 Further information regarding the positive contribution is included in Appendix 5.

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 is a community based registered club which provides needed community support through additional donations exceeding those required through CDSE contributions.
- 6.3 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 based on its House Policy on the Responsible Conduct of Gambling conducting regular in-house training for all of its gaming staff, each of whom holds qualifications in the Responsible Conduct of Gambling. The Applicant's commitment to its responsible provision of gaming facilities is both enhanced and demonstrated by its ClubSafe membership.
- 6.4 The positive contribution put forward in this LIA will not occur without the approval of the Threshold Increase Application. The positive contribution attached to this Application is a substantial donation towards the purchase of a vital piece of surgical equipment for the St. George Hospital and Community Health Service. The CO2 Laser with Robotic Scanner has been identified by senior hospital staff as top priority for their surgical staff. This piece of equipment will relieve pressure from already heavily utilised operating theatre suites, through ensuring more efficient and cost effective surgeries.
- 6.5 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.

Appendix 1

St George Motor Boat Club Responsible Conduct of Gambling Policy

Prepared by:



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St George Motor Boat Club

Responsible Conduct of Gambling Policy

These Best Practice Guidelines represent an approach where the environment in which gambling is conducted minimizes harm and meets community expectations. The St George Motor Boat Club aspires to achieve a harm minimization objective in their gambling operations by:

1. Providing gambling services and practices that conform to all applicable Acts and Regulations.
2. Promoting responsible gambling practices that conform to local community standards and expectations.
3. Establishing a patron complaint resolution process.
4. Implementing policies to encourage responsible practices in advertising and promotions related to gambling and ensure compliance with relevant legislation.
5. Developing a policy that ensures all legislative requirements related to cheque cashing, payment of winnings and financial transactions are implemented and encourages patrons to develop responsible practices in the use of finances for gambling purposes.
6. Introducing procedures for handling personal information relating to gambling patrons in the Club to protect their rights of privacy.
7. Establishing a pleasant and safe gambling environment.
8. Informing and training staff on legislative requirements, harm minimization issues, the risks of not complying with legislative requirements or not adopting and practicing harm minimization strategies and taking appropriate steps to promote patron and employee care.
9. Encouraging patrons to take responsibility for their gambling activity through an effective self-exclusion procedure or other mechanisms.
10. Informing patrons and staff of the Club's responsible gambling policy and self-exclusion program, the nature of gambling products and the availability of support services for problem gamblers.
11. Developing links between the Club and relevant community organizations that will provide support and advice for problem gamblers and their families.

Appendix 2

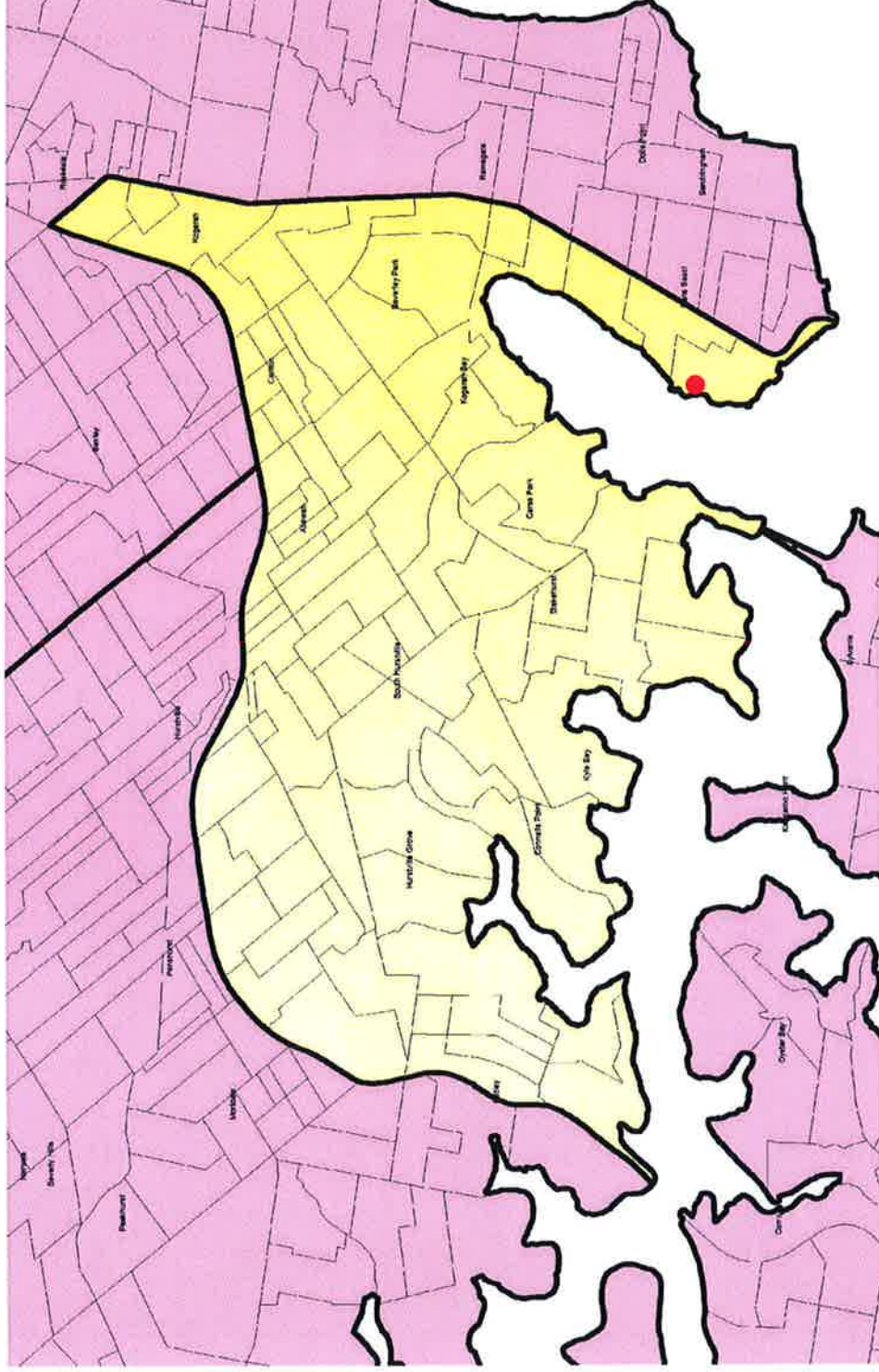
Map of Kogarah LGA

Prepared by:



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Lawler Partners
NSW Local Government Area: Kogarah



Appendix 3

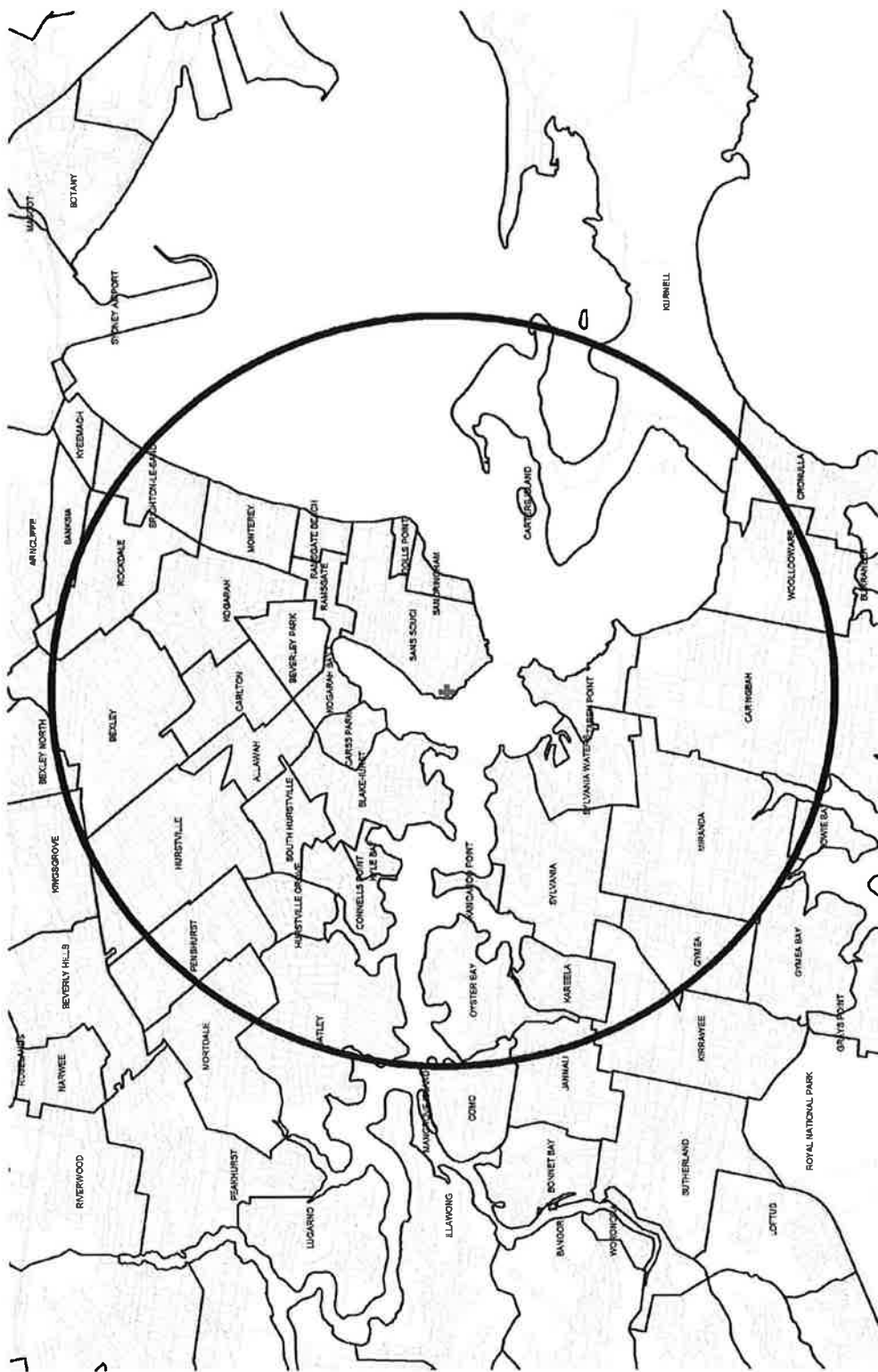
Local Community Map

Prepared by:



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The map displays the geographical layout of San Diego County, with city boundaries delineated by thin black lines. A prominent circle is superimposed on the map, centered over the area that includes the cities of San Diego, Escondido, and Vista. This circle represents the jurisdictional area of the San Diego County Fairgrounds. The names of numerous cities and communities are printed throughout the map, such as San Diego, Escondido, Vista, Poway, San Marcos, and others. The map is oriented with North at the top.



Appendix 4

Layout of Venue

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Appendix 5

CO2 Laser and Robotic Scanner

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Operating Theatres Appeal

"One day your contribution could assist you or someone close to you"

Dear Valued Donor

Good news! Thanks to the generous donations from supporters like you, we reached our target of \$30,000 for our Winter 2011 Appeal. Your generosity will purchase a BiPAP Ventilator for our High Dependency Unit.

As we launch our Operating Theatres Appeal this Christmas our focus is on equipping our Operating Theatres with cutting edge technology.

The Operating Theatre Suite is the silent pulse of our local Hospital. Each year, more than 14,000 patients undergo a surgical procedure at St George Hospital.

Surgical procedures, whether major or minor can be stressful for patients, so providing the best quality of care and new technology is always our priority.

One of the most vital items of equipment for many of our patients is a CO2 Laser with Robotic Scanner which is used by surgeons who specialise in Ear, Nose and Throat (ENT) surgery.

Commonly performed surgical procedures using this advanced equipment include:

- * Stapedectomies, in which the innermost bone of the middle ear is removed, and replaced with a small plastic tube of stainless-steel wire (prosthesis) to improve the movement of sound to the inner ear.
- * Resection of benign or malignant (cancer) lesions of the tongue, lips and oral cavity.
- * Uvula Palatoplasty, a procedure to remove tissue in the back of the mouth and upper throat in order to prevent upper airway obstruction.
- * Nasal Surgery for example to remove polyps.

The purchase of a CO2 Laser with Robotic Scanner will benefit a wide range of patients including those that suffer from cancer such as laryngeal carcinomas (cancer of the larynx).

More importantly the advantage of using this equipment for the patient includes leaving minimal damage tissue at the surgery site which assists in quicker healing and shorter patient stay in hospital compared to conventional surgery.

Other benefits include patient convenience, reduced time off work, and minimal discomfort which is more commonly associated with conventional surgery. Problems such as increased risk of infection and recurrence of disease are less frequently seen using this equipment.

The purchase of the CO2 Laser with Robotic Scanner will also offer the operating theatre staff advanced technology that enables more efficient, cost effective and time saving procedures.

With the ever increasing demand on our Operating Theatre resources, your support in helping raise much needed funds to purchase this vital piece of equipment is much appreciated.

Thank you for your ongoing loyalty and we look forward to keeping you up to date with the progress of this Appeal.

On behalf of the staff of St George Hospital may I take this opportunity to wish you and your family a safe and healthy holiday season and our best wishes for 2012.

Yours sincerely
Cath Whitehurst
Director of Operations



Operating Theatres Appeal

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Address: _____

Ph: (H) _____ (W) _____

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I enclose my cheque for:

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Donations are tax deductible. Your receipt will be mailed to you.

Appendix 6

Letter of thanks from St. George Hospital

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Health

**South Eastern Sydney
Local Health District**

May 10, 2012

**Mr Adrian Vermeulen
Chief Executive Officer
St George Motor Boat Club
2 Wellington Street
SANS SOUCI NSW 2219**

Dear Mr Vermeulen,

Thank you for the St George Motor Boat Club's consideration of a \$30,000.00 financial contribution to assist with the purchase of a CO2 Laser with Robotic Scanner for the St George Hospital.

The CO2 Laser with Robotic Scanner is a vital piece of equipment and technology which will be used by specialists in Ear, Nose and Throat (ENT) surgery. The purchase of this equipment will benefit a wide range of patients including those who suffer from laryngeal carcinoma (cancer of the larynx). There are advantages to patients when using this equipment, such as lessening of tissue damage at the surgery site, improved rate of healing and generally a shorter stay in hospital.

In addition, the purchase of the CO2 Laser with Robotic Scanner will also offer our Operating Theatre staff an advanced technology that will enable more efficient, cost effective and time saving procedures.

To date \$150,000.00 has been raised and a generous donation of \$30,000.00 from the St George Motor Boat Club would ensure the purchase of this vital piece of equipment can proceed.

With the ever increasing demand on our health service your support in assisting us to purchase the CO2 Laser with Robotic Scanner is very much appreciated.

Once again please accept my thanks for your consideration and for your continued support of St George Hospital.

Yours sincerely

**CATH WHITEHURST
Director of Operations
St George/Sutherland Hospitals and Health Services**