

LOCAL IMPACT ASSESSMENT

CLASS 1 APPLICATION

22 December 2017

THE PUB AT RIVO – LIQH400121962

Garfield Rd & West Pde RIVERSTONE NSW 2765



Level 5, 1 Castlereagh Street
SYDNEY NSW 2000

T: 02 9236 8588

F: 02 9236 8599

EXECUTIVE SUMMARY

1. Outline

The Pub at Rivo (the “**Hotel**”) operates pursuant to hotel licence no. LIQH400121962 (the “**Licence**”) and is situated in the Blacktown City Local Government Area (the “**LGA**”), which is classified by the Independent Liquor and Gaming Authority (“**ILGA**” and the “**Authority**”) as Band 2. The Hotel’s current gaming machine threshold is 22 (“**Threshold**”)

The Hotel’s licensee, Glen Stanford (the “**Licensee**” and the “**Applicant**”) lodges the enclosed threshold increase application (the “**Application**”) seeking ILGA’s approval for a low-range increase of the Threshold to 26, equating to a threshold increase of 4.

2. Operation of Hotel

The primary purpose of the Hotel is the sale of liquor by retail.

However, the Hotel also has a substantial kitchen providing hearty classic pub food and proudly hosts live entertainment, including live music.

Approved gaming machines are operated in discrete internal gaming rooms within the Hotel. Gaming forms an important component to the Hotel’s variety of services and facilities.

3. Local community

The local community, for the purpose of the Application, is the North West Precinct (the “**Precinct**”) which forms one of three precincts comprising the LGA.

While some customers attend the Hotel from outside the Precinct, the majority of regular patrons are from within the Precinct, with the customer base generally being within a 10km range.

4. Harm Minimisation

The Hotel takes its role of providing approved gaming machines to the public seriously and applies the harm minimisation provisions of the Gaming Machine Act (2001) (the “**Act**”) and Gaming Machine Regulations (2010) (the “**Regulations**”) carefully. Most importantly, the Hotel ensures that no minors gain access to the gaming room or use the approved gaming machines. Furthermore, the Hotel is conscious of and sensitive to the issue of problem gambling, and by lodging the Application, does not seek to change the focus of the Hotel from that of a social destination for the local community.

5. Positive contribution

The Hotel is already an important contributor to and/or sponsor of the local community. If the Application is approved, the Hotel will provide financial assistance in the sum of \$40,000.00 to the New South Wales Rural Fire Service.

1. Introduction

Pursuant to s34(1) of the Act, the Applicant applies to the Authority to increase the Threshold.

This local impact assessment (the “**Assessment**”) is required as, pursuant to s35(3)(b) of the Act, the Hotel is situated in a Band 2 LGA and the application is for a low-range Threshold increase (4).

The Applicant is aware that, pursuant to s36(1) of the Act, the Application cannot be approved unless the Authority approves this local impact assessment, class 1 (the “**Assessment**”). Similarly, the Applicant acknowledges, pursuant to s36(3), that the Authority may approve this Assessment only if it is satisfied that it:

- (a) complies with the requirements of Division 1 of the Act and the Regulations;
- (b) demonstrates that gambling activities will be conducted in a responsible manner;
- (c) demonstrates that the increase to the Threshold will provide a positive contribution towards the local community of the Hotel; and
- (d) addresses community concerns arising out of the consultation process.

It is the Applicant’s contention that the Authority will be satisfied as to (a), (b) and (c) by the content of this Assessment and to (d) through such further actions the Applicant takes if and when community concerns are raised.

The Applicant invites the Authority to ask further questions or make such further requisitions as it considers necessary in order to allow the Application to be approved.

2. The Hotel

History of Hotel

The Hotel has operated from the same site, the corner of Garfield Road and West Parade, Riverstone NSW 2765 (the “**Premises**”), since it was built in 1962. The Hotel has operated the Licence since 1962.

Since the Business Owner took over the Hotel in 1991, it has undergone major refurbishment to modernise the building and provide patrons with a variety of areas to cater for differing tastes and requirements, with the hotel now placing a larger emphasis on food, electronic TAB facility and outdoor area (colloquially known as “the Backyard”).

The Hotel has extended trading hours authorising trade until 2am Monday to Saturday. However, before the Hotel’s refurbishment, these extended hours were only being utilised on Thursday, Friday and Saturday nights. Following the Hotel’s refurbishment, the extended trading hours are now being utilised Monday through to Saturday evenings.

Style of Hotel

The Hotel provides an extensive range of value for money meals and snacks, with a good atmosphere with separate areas, including relaxed outdoor and lounge areas, bistro, and a traditional sports bar.

An arrangement of recent photos of the Hotel are annexed and marked “A”.

The bistro service operates 7 days a week for both lunch and dinner. It is a casual dining experience

with counter style service allowing people to be seated throughout most areas of the Hotel. The menu is a mixture of hearty pub classics through to a more sophisticated offering for the discerning customer. Meals are priced from between \$12.00 to \$25.00 for main courses. A copy of the Hotel's menu is annexed and marked "B".

Floor area

The floor space area of the Hotel is approximately 955m², or 1923m² including the newly refurbished outdoor area.

A plan of the Hotel, which discloses the layout and shows the facilities provided within the Hotel, is annexed and marked "C".

Facilities

The Hotel offers a newly refurbished sports lounge, which hosts the new electronic TAB terminals and provides a sensational atmosphere for all forms of live national and international sport. Also included in the sports bar is Keno, pool tables and numerous flat screen televisions.

The Hotel also offers a family styled lounge and bistro, with the newly refurbished terrace and beer garden being the focal point for whiling away the hours in the Australian outdoors.

The Hotel hosts live music on a Sunday afternoon, which is in the form of a solo artist or small band.

The Hotel is conveniently located within 200 meters proximity to Riverstone train station and commercial centre.

Staff

The Hotel currently employs 26 people, 4 full time staff members and 22 casual staff. Due to the increase in patronage due to the recent refurbishment works, the Hotel is looking to take on more staff in the New Year. Most staff reside in the Precinct.

The Hotel's bistro's operation is contracted to a third party. The bistro operator employs 12 kitchen staff.

The Hotel's staff is employed across multiple roles including: bar staff, waiters, management, bottle shop, gaming, TAB operators and KENO operators. On top of this the Hotel also contracts security and cleaning personnel.

Sponsorships

The Hotel currently sponsors:

- A social golf club; and
- A social Oztag team in a competition within the Precinct.

3. Compliance with Act and Regulations

As a diligent hotelier, the Applicant takes seriously its responsibilities to comply with the Act, the Regulations and the Liquor Act.

Minors

Minors will only be permitted on the premises when accompanied by a legal guardian and can only enter signposted authorised areas of the venue. Minors are strictly not permitted in the Gaming Room.

Responsible gambling and harm minimisation

- The primary purpose of the Hotel is the sale of liquor by retail. As described above, the Hotel also aims at making its food a reason for patrons to visit the Hotel. Gaming machines are operated in discrete internal gaming rooms.
- The Hotel appeals to the diverse Blacktown City LGA community including residents and business persons.
- In addition to the mandatory legislative requirements, the Hotel implements the AHA's GameCare self-exclusion program.

Compliance with the Act and Regulations

The Hotel and its employees are conscious of obligations under the Act and Regulations in relation to gaming, including:

- The Hotel does not display any gambling related signs, including advertisements about approved gaming machines, anywhere outside or in the vicinity of the Hotel nor anywhere inside the Hotel so that it can be seen from outside the Hotel.
- The gaming room is located internally and has no open or see-through windows or doors fronting the street that would make it visible from the street so as to entice the public into the gaming room.
- The Hotel has no cash dispensing facility on its premises which permits cash to be provided from a credit card account, the Licensee does not permit an ATM or EFTPOS terminal in the gaming room and on each ATM displays a "Think! About your choices" notice.
- The Hotel ensures its patrons have access to a self-exclusion scheme and publicises the availability of self-exclusion schemes and information about how they operate to its patrons and the Licensee makes available at all times to patrons of the Hotel information as to the name and contact details of the problem gambling counselling service made available by or through NSW Australian Hotel Association via their Gam Care programme and the Licensee displays a notice in the gaming room providing the relevant details.
- Persons under the age of 18 years are prohibited from being in the gaming room and operating approved gaming machines at the Hotel.
- The gaming room is located in a bar area of the Hotel and is not in a part of the Hotel in respect of which a minors area authorisation or a minors functions authorisation is in force, patrons are not compelled to pass through the gaming room in order to enter or leave the Hotel or in order to gain access to another part of the Hotel, entry to the gaming room is provided free of charge, the gaming machines in the gaming room are situated so that they cannot be seen from any place outside the Hotel that is used by the public or to which the public has access and the gaming room is at all times supervised by the Licensee or an employee of the Licensee by way of electronic means or physical presence, or both.

- The Hotel displays notices providing information about the chances of winning a major prize, makes available in the gaming room in conspicuous places to patrons of a compliant player information brochure approved by the Authority and makes available on request a community language player information brochure in Arabic, Chinese, Korean, Turkish or Vietnamese.
- The Hotel displays on each approved gaming machine in the gaming room a gambling warning notice and a problem gambling notice in a conspicuous place.
- The Hotel displays a *Think! About your choices* notice in the vicinity of the main entrance to the Hotel in a conspicuous position.
- The Hotel has a clock in good working order and that is set to, or within 10 minutes of, the correct time in the gaming room in a conspicuous position so it can be seen from all parts of the gaming room.
- The Licensee pays any prize money in excess of \$5,000 or, if requested by the person, all prize money if in excess of \$5,000, by either crossed payable to the person or by means of electronic funds transfer to an account nominated by the person.
- The Hotel does not offer or provide a promotional prize that is indecent or offensive in relation to a promotion involving gaming machines.
- The Licensee displays gambling contact cards in a card holder that are securely attached to each bank of gaming machines in the gaming room in a conspicuous position so that a person playing a gaming machine or approaching the bank of gaming machines would be able to see it.
- The Licensee does not offer or supply, or cause or permit to be offered or supplied, any free or discounted liquor as an inducement to play approved gaming machines in the Hotel, or offer free credits to or offer or provide, or cause or permit to be offered or provided, as an inducement to play gaming machines in the Hotel, any prize or free give-away that is indecent or offensive.
- The Licensee ensures that he and all persons employed at the Hotel whose duties are concerned in the conduct of activities involving gaming machines in the Hotel have their recognised competency cards, which are available for inspection by a police officer or an authorised inspector.
- The Licensee keeps a register containing a copy of all current existing RCG certificate for any person whose duties are concerned in the conduct of activities involving gaming machines in the Hotel and makes the register available for inspection on request by a police officer or special inspector.

4. Local Community

Area

The Hotel is located in the suburb of Riverstone. Riverstone itself has a population of approximately 6,191 people.

Riverstone falls within the Precinct, which in turn forms part of the LGA.

For the purpose of this Assessment, the Precinct is the local community.

The Hotel is within walking distance from the main town centre and railway level crossing.

LGA

The LGA covers 240km² in Sydney's western suburbs, about 35kms from Sydney GPO.

Population – As at 2016, the LGA has a population of 347,591. By population, the Blacktown City LGA is in the top three largest local government areas in NSW.

Employment – As at 2016, 92.7% of the LGA residents were employed in fulltime, part time or unstated employment. Correspondingly, 7.3% of the residents identified as being unemployed, of which 4.1% were looking for fulltime work and 3.2% looking for part-time work.

Household Income Quartiles – As at 2016, 19.8% were earning \$0 to \$750 per week (lowest), 23.8% were earning \$751 to \$1,481 per week (medium lowest), 29.9% were earning \$1,482 to \$2,554 per week (medium highest) and 26.6% were earning \$2,555 and over per week (highest). The medium lowest and medium highest groups are greater than those of Greater Sydney, while the lowest and highest groups are lower than those of Greater Sydney.

SEIFA Disadvantage – As at 2011, the Index for the LGA was 968.5, being in the 31st percentile.

North West Precinct

The LGA is comprised of three designated precincts, of which the Hotel is located within the Precinct. The Precinct is situated in the north-western part of the LGA and covers 102 km².

Population – As at 2016, the Precinct has a population of 95,751 (estimated). This shows an approximate increase in the Precinct's population of 21,477 since the 2011 census. By population, the Blacktown City LGA is in the top three largest local government areas in NSW.

Employment – As at 2016, 94.6% of the Precinct's residents were employed in fulltime, part time or unstated employment. This is higher than the LGA and Greater Sydney. Correspondingly, 5.4% of the residents identified as being unemployed, of which 2.8% were looking for fulltime work and 2.6% looking for part-time work. This is lower than the LGA and Greater Sydney.

Household Income Quartiles – As at 2016, 10.2% were earning \$0 to \$750 per week (lowest), 17.2% were earning \$751 to \$1,481 per week (medium lowest), 31.5% were earning \$1,482 to \$2,554 per week (medium highest) and 41.2% were earning \$2,555 and over per week (highest). The medium highest and highest groups are greater than those of the LGA and Greater Sydney, while the lowest and medium lowest groups are lower than those of the LGA and Greater Sydney.

SEIFA Disadvantage – As at 2011, the Index for the Precinct was 1,062.2, being in the 81st percentile.

5. Positive Contribution

Impact on Local Community

The Hotel presently operates with the Threshold. The Hotel is aware that problem gambling is an issue and can heavily impact on a person's life and family, although the Hotel itself has not experienced any specific issues. The applicant is seeking a minor increase of 4, and submits that if there is any impact, it will be correspondingly minimal.

Notwithstanding the minimal impact, the Hotel proposes to make a donation to the NSW Rural Fire Service in the amount of \$40,000.00.

The job that NSW Rural Fire Service perform each year is renown – it would not be an Australian summer without the threat of bushfires. At the time of drafting this Assessment, the NSW Rural Fire Service website indicates that there are 80 active fires in NSW, which, thankfully, are remote and not threatening property.

A factsheet regarding the NSW Rural Fire Service is annexed and marked “D”.

Should the Authority grant the Application, the Applicant proposes to make a donation of \$40,000.00 to its local NSW Rural Fire Service brigades, being \$20,000.00 for Marsden Park and \$20,000.00 for Schofields.

These brigades have informed the Applicant that their immediate needs are for radios and paging system equipment.

The Applicant will provide a letter from NSW Rural Fire Service acknowledging how the \$40,000.00 is to be split equally between the local brigades, what the donation is to be used for and how that money will be used to save the lives and property of the local community.

6. Conclusion

The Applicant submits that the Application should be approved by the Authority in full because the Authority will be satisfied on the information contained in this Assessment that:

- (a) the Application complies with the requirements of the Act and the Regulations;
- (b) gambling activities at the Hotel will be conducted in a responsible manner having regard to the harm minimisation measure to be undertaken; and
- (c) it identifies the local community (and the socio-economic status of the population) and demonstrates how a positive contribution will be made to the Precinct if the Application is approved.

Annexure A



External front of Hotel



Sportsbar



Bistro



Outdoor Terrace



The Backyard #1



The Backyard #2

\$12 MENU

RUMP STEAK (250g) with chips & salad or mash & veg

CHICKEN BREAST (250g) with chips & salad or mash & veg

HOME MADE BEEF LASANGE with chips & salad or mash & veg

VEGETARIAN QUICHE with chips & salad or mash & veg

SALT N PEPPER SQUID with chips & salad or mash & veg

CHICKEN CAESAR WRAP with chips

(Sauce upgrades are \$2 for Peppercorn, Mushroom, Dianne, Garlic Cream and Seeded Mustard)

STARTERS

GARLIC BREAD \$5

VINE RIPENED TOMATO bruschetta with basil \$8

BOWL OF CHIPS \$6

WEDGES \$8

ASPARAGUS BUNDLES wrapped in prosciutto with creamy chive sauce \$11

TIGER PRAWNS & chorizo kebab stick \$12

GREEK MEZZE PLATTER with chargrilled haloumi and tangy salsa \$11

SCALLOP AND PANCHETTA STACK with smash peas \$12

FRESH MARKET OYSTERS \$14 ½ Doz

Kilpatrick, natural or carbonara \$22 full Doz

SALADS

GREEN POWER SALAD with torn lettuce, baby spinach, roma tomatoes, cucumber slices, pitted olives, cooked sweet kernels and diced Spanish onion \$10

ROAST PUMPKIN SALAD with baby spinach, roast beetroot, pine nuts and goats cheese \$10

CHICKEN CAESAR with sugar cured pancetta and puff pastry twist \$10

BURGERS

GOURMET BEEF BURGER with roma tomatoes, beetroot relish, caramelised onion and torn lettuce \$12

CAJUN CHICKEN BURGER with roma tomatoes, beetroot relish and torn lettuce \$12

VEGETARIAN BURGER with roma tomatoes, beetroot relish and torn lettuce \$12

PIZZAS

GARLIC \$8 CHEESE \$8

HAM AND PINEAPPLE \$14 SUPREME \$14

MEAT LOVER \$14 GARLIC PRAWNS \$14

BISTRO @ THE PUB

PASTAS

Your choice of Penne or Spaghetti

BOSCAILOA - mushroom, bacon, garlic, shallot, white wine cream sauce	\$16
CARBONARA - bacon, shallot, garlic, egg, white wine cream sauce	\$16
NAPOLITANA - tomato, shallot, garlic and herbs	\$14
MOROCCAN CHICKEN - chicken, chorizo, shallot, semi- dried tomato, olives in a Moroccan sauce	\$18

MAINS

500g T-BONE with chips & salad or mash & veg	\$25
350g SCOTCH FILLET with chips & salad or mash & veg	\$25
GRILLED SALMON with Spanish rice and asparagus	\$20
STIR-FRIED SPICY PORK NOODLES	\$14
TWICE COOKED PORK BELLY with mash and caramelised apples	\$18
LAMB CURRY with crispy pappadum and basmati rice	\$14
ITALIAN SAUSAGES with mash, peas and gravy	\$12
CREAMY PRAWNS with bacon, mushroom, parmesan and shallots on a bed of jasmine rice	\$18
PORK RIBS (600g) with Smokey BBQ sauce	\$25
CHICKEN SCHNITZEL with chips & salad or Mash & Veg	\$16
CHICKEN PARMIGIANA with napoletana sauce and melted cheese	\$18

KIDS MENU - All kids meals \$8

CHICKEN NUGGETS

SPAGHETTI BOLOGNAISE

KIDS PIZZA – Cheese & choice of 3 toppings, bacon, ham, mushroom, pineapple, pepperoni, chicken

KIDS FISH

DESSERTS

CHOCOLATE MUD CAKE with ice cream and strawberry	\$7.50
NEW YORK CHEESECAKE with ice cream and strawberry	\$7.50
BOWL OF ICE CREAM	\$3
JELLY CUP	\$3

PROJECT
Riverstone Sportsmans Hotel
Cnr Garfield Road + West Parade
Rivertone NSW

ARCHITECT
ROBERTSON + MARKS
EST 1892
Level 3 36 Carrington Street Sydney 2000 Australia
t: (+61) 2 9319 4388 e: mail@marks.net.au www.marks.net.au
ANDREW SCARVELLIS • STEVEN COOK

CLIENT
Lawnlake Pty Ltd

NOTE
Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
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REVISIONS	
Issue	Date
A FIRST ISSUE	15.12.2015

LEGEND

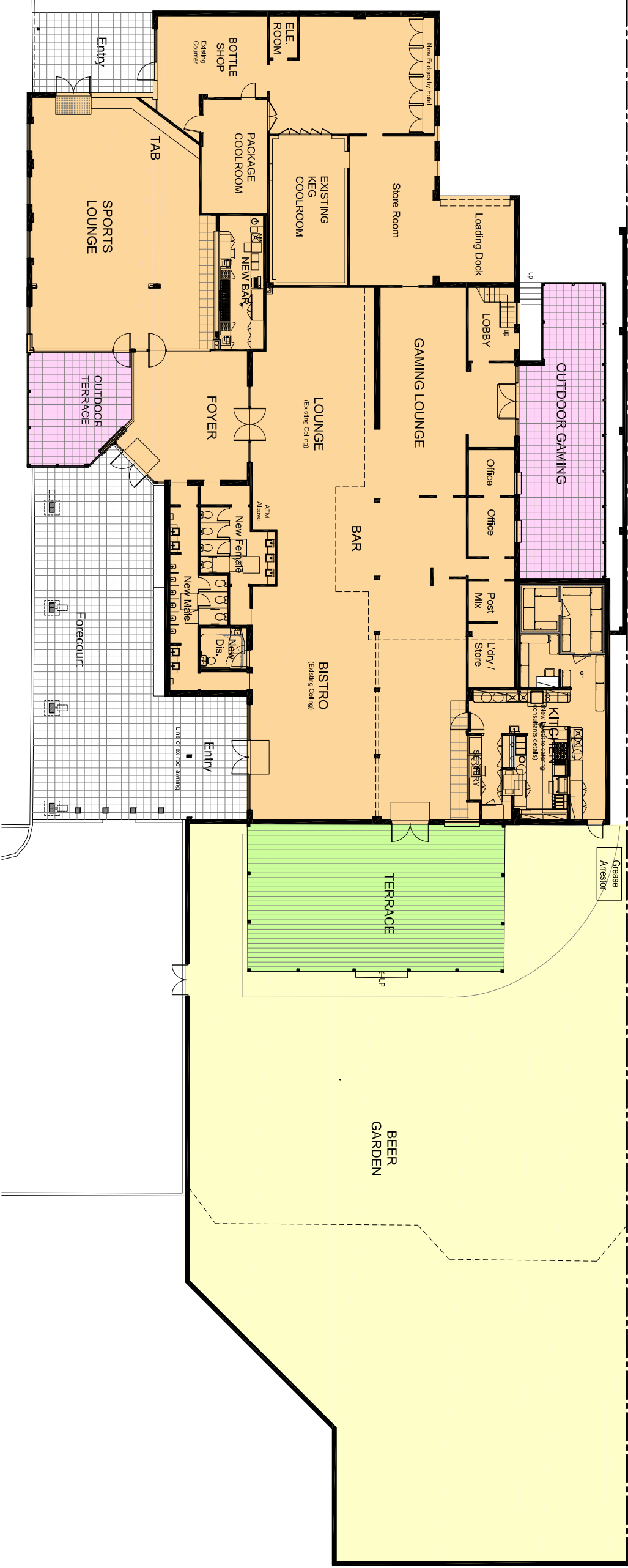


DRAWING TITLE
Ground Floor Plan
Area Measurements

SCALE : 1:250 @A3
DATE : 15/12/2017
JOB No. : 6319

Drawing No. Rev.
GA 01 A

ROBERTSON + MARKS

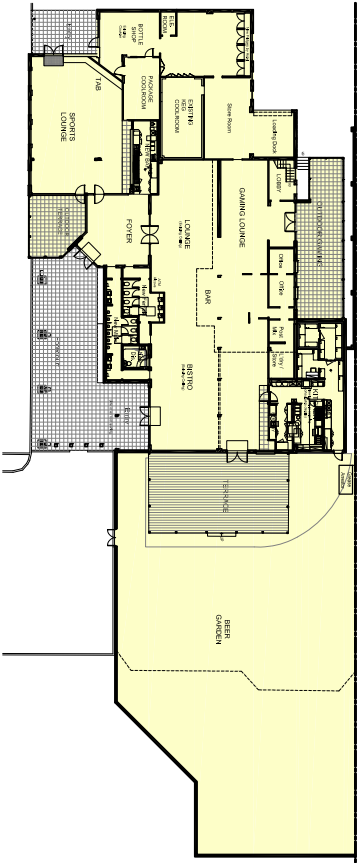


FLOOR PLAN

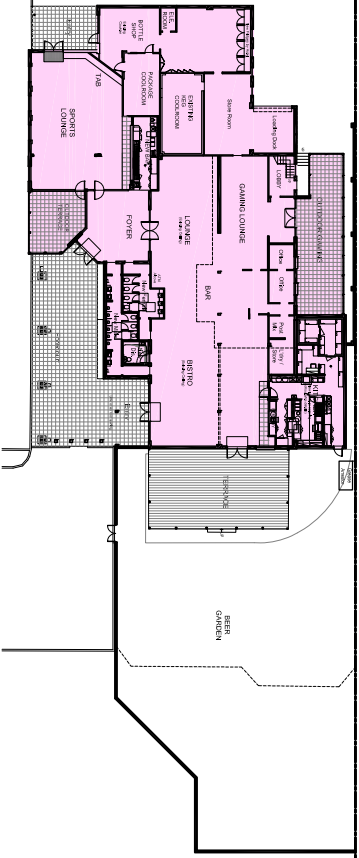
1:250@A3 from as built floor plan 02.06.2015

AREA DIAGRAMS

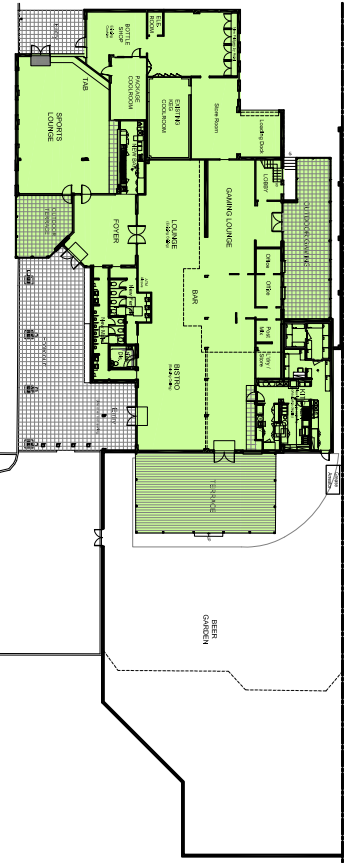
areas are measured to the external face of the external wall



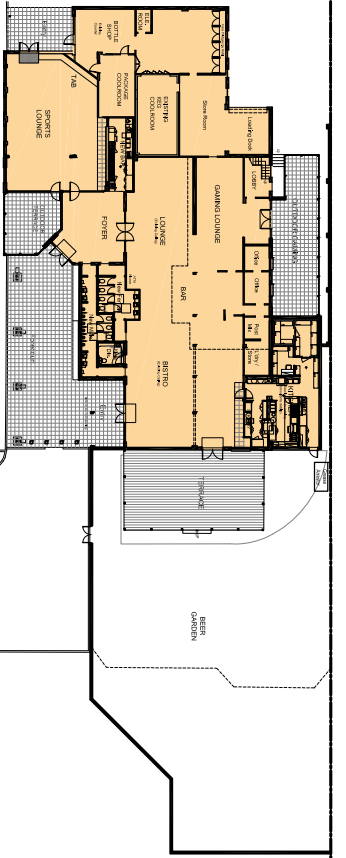
Area 1 1922.9 m²



Area 3 1056.5 m²



Area 2 1167.3 m²



Area 4 955.3 m²

Annexure "C"



NSW RURAL FIRE SERVICE AT A GLANCE

INFORMATION ABOUT THE NSW RURAL FIRE SERVICE

NOVEMBER 2016

The NSW Rural Fire Service (NSW RFS) is the world's largest volunteer fire service. Our members provide fire and emergency services to approximately 95% of NSW.

NSW RFS members attend a range of incidents and activities:

- Bush and grass fires
- House and structure fires
- Storm damage
- Search and rescue
- Motor vehicle accidents
- Community education
- Bush fire mitigation

The responsibilities of the NSW RFS are set out under the *Rural Fires Act 1997*.

Our Vision and Mission

To provide a world standard of excellence in the provision of a community-based fire and emergency service.

To protect the community and our environment we will minimise the impact of fire and other emergencies by providing the highest standards of training, community education, prevention and operational capability.

Our Values

- mutual respect
- adaptability and resourcefulness
- one team, many players, one purpose
- integrity and trust
- support, friendship, camaraderie
- community and environment
- knowledge and learning

Funding

The 2015/16 total expenses budget for the NSW RFS was \$361.6m.

Funding of the NSW RFS is made up of contributions from the insurance industry (73.7%), NSW Government (14.6%) and Local Government (11.7%).

Our Members

Total Volunteers	73,162
Total Staff	855

Approximately 70% of NSW RFS staff are, or have been, a NSW RFS volunteer.



Our Organisation

Brigades	2,029
Rural Fire Districts	125
Districts/Zones/Teams	47
Regional Offices	4
Headquarters	1

Our Membership

Region North	13,305
Region South	21,706
Region East	23,120
Region West	15,413
Total Volunteers	73,162

Membership Trends

2011/2012	70,246
2012/2013	71,976
2013/2014	73,746
2014/2015	74,516
2015/2016	73,162

The incidents we attend

	2015/16	2014/15	2013/14	2012/13
Bush/grass fires	7,686	7,837	8,032	7,474
Structural fires	1,166	1,264	1,090	957
Vehicle fires	1,808	1,633	1,535	1,638
Motor vehicle accidents	4,562	4,236	3,909	3,881
Investigation	3,654	3,512	2,302	1,777
Controlled burns	2,502**	1,960**	2,664	1,088
Refuse fires	548	652	634	608
Spillage	822	776	590	214
Assist other agencies	1,085	917	547	258
Flood	97	76	115	22
Other	2,092	2,245	1,957	4,410
Total	23,520	23,148	23,375	23,436

**Controlled burns refer to all hazard reduction and pile burns.

Spillage includes oil spills, gas leaks and all other spills.



The information contained in this fact sheet is current as at 30 June 2016.
For further information visit www.rfs.nsw.gov.au