

CLASS 1
LOCAL IMPACT ASSESSMENT

WEST RYDE HOTEL
1021 Victoria Road
West Ryde N.S.W 2144

Filed by:
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EXECUTIVE SUMMARY

Premises	West Ryde Hotel
Address	1021 Victoria Rd, West Ryde 2114
Licence name	West Ryde Hotel
Licence number	LIQH400106483
Local Government Area (LGA)	City of Ryde
Licensee	Nicholas David Hamley
Licensee representative	LAS Lawyers and Consultants
Current Gaming Machine Threshold (GMT)	17
Proposed GMT increase sought	8

INTRODUCTION

This is a LIA Class 1. It accompanies a Threshold Increase Application ('the **Application**') for a 'low range' (as that term is defined in regulation 35 of the *Gaming Machines Regulation 2010* ('the **GMR**')) gaming machine threshold approval of 8 for the West Ryde Hotel ('the **Hotel**').

The applicant is the Hotel's licensee Nicholas David Hamley ('the **Applicant**'). The Hotel is situated at 1021 Victoria Road, West Ryde located in the City of Ryde LGA ('the **LGA**'). Its licence number is LIQH400106483.

The LGA is a Band 2 LGA (as that term is recognised under s 33 of the *Gaming Machines Act 2001* (NSW) ('the **GMA**') and as categorized under LGNSW fact sheet FS3031 effective 14 June 2017.

The Hotel currently has a gaming machine threshold of 17. This LIA demonstrates that the proposed increase in the gaming machine threshold for the Hotel will provide a positive contribution to the local community where the Hotel is situated.

Chapter 1 and 2 provides further introduction about the Hotel and the Applicant's details along with the proposal to make a positive contribution

HARM MINIMISATION and RESPONSIBLE GAMBLING MEASURES

This report also demonstrates how gambling activities at the Hotel are currently conducted in a responsible manner and will continue to be conducted in a responsible manner if the Application is approved.

Chapter 3 provides these details.

LOCAL COMMUNITY

The LGA has been identified as the local community. This report further details the characteristics and provides a demographic description of the LGA.

These details are provided in Chapter 4 and a map of the LGA is included.

POSITIVE CONTRIBUTION

This report additionally and further details the positive contribution that will be provided to the local community if the application is approved.

The Applicant proposes to donate \$78,000 to Ryde Hospital, a public hospital located within the LGA. It serves both the local and wider community. The donation will be used specifically for its identified needs of a new ventilator (\$61,000) and the upgrade of an anaesthetic machine (\$17,000).

The Applicant further proposes to donate \$22,500 to Christian Community Aid, a non-profit community service organization to assist with the delivery of financial counselling services to people living, working and studying in the Ryde Local Government Area.

To the extent that there is a general potential negative impact that where additional gaming machines are available to play that there may be an increased risk for problem gambling to occur, this is offset by the donations the Applicant proposes to make.

Chapter 5 and 6 provides these further details.

SUBMISSIONS FROM STAKEHOLDERS

The Applicant is unaware of any specific community concerns but in the event any arise following advertising and notification requirements associated with the Application they will be addressed at that time.

CONCLUSION

The Applicant submits that this LIA Class 1 accompanying the 'low range' Application satisfies the requirements of section 36(3) of the GMA, applicable regulations and guidelines for the Authority to approve the application.

1. INTRODUCTION

This LIA Class 1 accompanies the Application for a Band 2 LGA venue for a “low-range” increase of 8 gaming machines for the West Ryde Hotel, located at 1021 Victoria Road, West Ryde, located in the City of Ryde LGA.

1.1 Applicant details and history

The Hotel’s license was granted in April 1959. It is currently held by the Applicant.

The Hotel provides a wide range of facilities including meals, liquor, function, and gaming facilities. The consumption of liquor is available on the premises until 1:30am the following day, Monday to Saturday inclusive and until 12:00 midnight on Sunday.

By way of background, the Hotel previously had an unfulfilled quota of 2 (Reference 1 – 1430451906), which increased the Hotel’s gaming machine threshold to 19. However the unfulfilled quota was not exercised before it expired 03/10/2012 and its threshold reverted to its current level.

The Hotel’s current gaming machine threshold is 17 to which the Hotel currently operates 17 gaming machine entitlements. If the application is granted it will increase the Hotel’s gaming machine threshold to 25 thus allowing the Applicant to obtain and transfer up to an additional 8 entitlements or permits within 2 years from the date the Application is granted (s 37(1) the GMA).

By obtaining these entitlements or permits at the Hotel it will also reduce the overall number of gaming machines state-wide due to the forfeiture provisions would apply upon the transfer (s 20(3)(b) the GMA).

1.2 Services and description

The Hotel provides:-

- commercial kitchen;
- lounge bistro with log fire;
- lounge bar;
- beer garden and terrace under leaf canopy;
- alternative vegetarian and gluten free means
- big screens with live sport fixtures;
- functions with full function menu;
- trivia nights;
- meeting rooms;
- birthdays;
- new wine selections;

- bottle shop;
- amenities.

The Hotel's current trading hours are:-

Monday to Saturday 5:00am until 1:30am; and
Sunday 10:00am until 12:00 midnight.

The internal floor space of the venue is approximately 1000sqm.

2. PROPOSAL

If the application is granted it will increase the Hotel's gaming machine threshold from 17 to 25. This will allow the Applicant to obtain and transfer up to an additional 8 entitlements or permits within 2 years from the date the application is granted.

The positive contribution proposed by this LIA will not occur without the approval of the Application.

The Applicant proposes to donate \$78,000 to Ryde Hospital, a public hospital located within the LGA. It serves both the local and wider community. The donation will be used specifically for its identified needs of a new ventilator (\$61,000) and the upgrade of an anaesthetic machine (\$17,000).

The Applicant further proposes to donate \$22,500 to Christian Community Aid, a non-profit community service organization to assist with the delivery of financial counselling services to people living, working and studying in the Ryde Local Government Area.

3. HARM MINIMISATION and RESPONSIBLE GAMBLING MEASURES

The primary purpose of the business carried out at the Hotel is the sale of liquor by retail.

The keeping and operation of gaming machines at the Hotel does not detract unduly from the character of the Hotel or from the enjoyment of persons using the Hotel otherwise than for gambling.

Gaming machines are provided within a designated gaming room within the Hotel. The gaming room is compliant with the GMA and GMR as it is:-

- located in a bar area of the Hotel and is not located in the area that the minor's area authorization applies;

- physically separated from the general bar area by permanent walls with at least the bottom half of such wall being constructed of opaque material;
- situated such that patrons are not compelled to pass through the gaming room in order to enter or leave the Hotel or to gain access to another part of the Hotel and situated such that gaming machines cannot be seen from any place outside the Hotel;
- available to enter free of charge;
- set up so that machines are suitably spaced; there is a doorway or space that provides access to an operating bar and washroom for each gender without the need for patrons to leave the Hotel; and cannot be accessed directly from a public street.
- monitored by CCTV, the Applicant and gaming attendant employees. The Applicant and gaming attendant employees directly supervise the gaming room allowing them to detect any possible signs of problem gambling.

In addition to the above, the Hotel is compliant with the GMA and GMR in that:-

- the Applicant and staff involved with gaming hold a RCG competency;
- the Hotel provides a self-exclusion scheme to patrons on request. The self-exclusion scheme is offered through GameCare – operated by AHA (NSW).
- the name and contact details of a gambling help counselling service is available in the gaming room at all times to patrons and each self-exclusion scheme participant.
- the gaming room also provides a statement advising patrons that a self-exclusion scheme is available and the name and contact details of GameCare who is able to assist patrons with becoming a participant in the scheme conducted by the Hotel;
- all prescribed signage is displayed including display of information concerning chances of winning, the dangers of gambling and counselling services;
- brochures are displayed, including in community languages, informing patrons of the potential dangers of gambling, the availability of counselling and self-exclusion scheme;
- no ATM is located in the gaming room and patrons are not permitted to make withdrawals on credit;
- the Hotel does not advise or promote the availability of gaming machines at the Hotel or at all;
- clocks are visible to all patrons in the gaming room and set to and accurately reflect the correct time;
- the Hotel does not accept third party cheques nor permits the cashing of cheques;
- The Hotel limits cash payment of winnings to \$5,000;

- minors are not permitted to access the gaming room and for the avoidance of any doubt, prohibited from operating gaming machines;
- prize winning cheques are clearly identified as prize winning cheques;
- complies with the mandatory 6-hour shutdown period;
- all gaming machines kept at the Hotel are approved gaming machines and are connected to an authorized CMS;
- gaming related signs are not visible from the outside of the Hotel and are situated within the Hotel;
- no inducements are offered for the use of gaming machines at the Hotel.

4. LOCAL COMMUNITY

For the purpose of this LIA the local community is the City of Ryde LGA .



Both Ryde Hospital and Christian Community Aid are situated within the LGA

The City of Ryde LGA has a population of 117,171 and covers an area of 40.5 square kilometers (Office of Local Government website accessed 6 June 2017 <https://www.olg.nsw.gov.au/local-government-directory/5169>)

From the Australian Bureau of Statistic (ABS) 2011 Census Quickstats it discloses City of Ryde LGA median weekly household income as \$1,466 than that of N.S.W as \$1,237, indicating the LGA has an advantaged population.

Further advantage of the Ryde LGA's population is indicted from the SEIFA scores and deciles from the 2033.0.55.001 - Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2011.

	Index of Relative Socio-economic Advantage and Disadvantage	Index of Relative Socio-economic Disadvantage	Index of Economic Resources	Index of Education and Occupation
Ryde LGA Score	1067	1050	1012	1107
Ryde LGA Decile	10	9	8	10

These scores demonstrate that the local community is not particularly vulnerable to potential gaming-related harm. The grant of the Application is unlikely to have a detrimental effect on the local community.

5. POSITIVE CONTRIBUTION

The grant of the Application will yield a significant social benefit for the local community through the Applicant's combined contributions totaling \$100,500 between Ryde Hospital and Christian Community Aid.

Ryde Hospital - Background

Ryde Hospital was established in 1934 and provides both inpatient and community services.

Ryde Hospital, together with Royal North Shore Hospital, form the North Shore Ryde Health Service (NSRHS). The Local Government Areas (LGAs) of the NSRHS are Mosman, North Sydney, Willoughby, Lane Cove, Ryde and Hunters Hill.

Acute services include emergency, elective surgery, day surgery, maternity, orthopaedics, cardiac and intensive care.

Non-acute inpatient services include aged care and rehabilitation, drug and alcohol and mental health.

Ryde's community health services include dental, aged care, rehabilitation, diabetes, child, adolescent and family health, mental health, drug and alcohol and health promotion.

Ryde Hospital – Proposal \$78,000 (\$61,000 new ventilator & \$17,000 upgrade to an anaesthetic machine)

In the course of preparing this LIA the Applicant has identified a need by Ryde Hospital.

Ryde Hospital is to open a new Critical Care Unit in July 2017. The Ryde Hospital wishes to retire an old ventilator and equip the newly renovated Critical Care Unit with the latest, most up-to-date technology.

The Ryde Hospital expects to treat over 700 each year in the new Critical Care Unit and may need a ventilator to stay alive.

Ryde Hospital has indicated that it requires \$61,000 for a new ventilator. A ventilator is a machine designed to move breathable air into and out of the lungs, to provide breathing for a patient who is physically unable to breathe, or breathing insufficiently. Ryde Hospital has also indicated that it further requires \$17,000 to replace the monitor and gas components of an anaesthetic machine which has reached the end of its working life. An anaesthetic machine supports the administration of anaesthesia. These upgraded components are said to provide the most up to date and technologically advanced equipment to help clinicians during surgery.

The Applicant will provide a donation of \$78,000 to the Ryde Hospital to put towards the abovementioned two requirements. Given the any number of exigencies in life that might occur to one's physical health such a contribution will benefit both the local and broader community if this donation is made.

More details provided by the Ryde Hospital regarding the proposed donation are **attached** and marked "A"

Christian Community Aid - Background

Christian Community Aid (CCA) is a non-profit community service organization that has been delivering services for over 50 years to people living, working and studying in the Ryde, Local Government Area. CCA is also multi-service organisation providing community services to other nearby local government areas to Ryde.

CCA is governed by a volunteer Board committed to applying the highest level of ethical practice to all aspects of CCA's organizational governance. The professional knowledge and experience of its Board members ensure that CCA fully complies with its legal, financial and fiduciary obligations.

Community Christian Aid – Proposal \$22,500 financial counselling services

One of the many support services that CCA offers is in the form of financial counselling. It is free service offering confidential and non-judgmental support. The service is currently offered 2 days per week in West Ryde. The support available includes: budgeting; debt management; credit card and personal loan issues; home loan arrears and repossession; issues with government agencies, for example, Centrelink; civil debt legal actions; accessing superannuation on hardship; uninsured car accidents; driving and traffic infringements; and bankruptcy.

To this end, the Applicant will provide a donation of \$22,500 to Community Christian Aid so it may continue to provide and improve its financial counselling services particularly so that the CCA can provide follow up support and home visits to those that are unable to access its premises. Additionally, with this donation CCA has indicated that it will seek to provide an extra day of financial counselling services at the West Ryde Community Hub. Given the any number of exigencies in life that might occur to one's financial health such a contribution will benefit the local community if this donation is made.

More details provided by the CCA regarding the proposed donation are **attached** and marked "B".

6. NEGATIVE IMPACT ON THE LOCAL COMMUNITY

There is a general potential negative impact that where additional gaming machines are available to play, there may be an increased risk for problem gambling to occur. The current operation of the machines at the Hotel reveals that it is very rarely if at all, the case that all of the machines currently on the floor in the Hotel are ever used by patrons at any one point in time. The presence of increased machines, are therefore not necessarily expected to result in increased numbers of patrons using the gaming machines.

The Hotel proposes to make a financial contribution in the sum of \$101,500 (calculated in accordance with the Birmingham analysis) to charitable organisations servicing the local community and significant proportions of the financial contributions are intended to be applied to assist with the provision of support to problem gamblers in the local community, therefore offsetting any potential negative impacts that could arise from the approval.

7. SUBMISSIONS FROM STAKEHOLDERS

The Applicant is unaware of any specific community concerns but in the event any arise following advertising and notification requirements associated with the Application they will be addressed at that time.

8. CONCLUSION

This LIA demonstrates that the Applicant operates and will continue to operate gaming activities in Hotel in a responsible manner by implementing practices that follow the relevant legislation.

The Applicant having identified the needs of 2 organisations servicing the local community has also demonstrated the positive contribution that will be put forward to the local community which will not occur without the approval of the Application. That positive contribution will be the combined donations totaling \$100,500 between the Ryde Hospital for a new ventilator (\$61,000) and the upgrade to an anaesthetic machine (\$17,000); and to the Christian Community Aid for financial counselling services (\$22,500).

Based on the fact that the Hotel is located in a Band 2 Local Government Area and the Application is for a low-range increase in the gaming machine threshold, having regard to this significant financial contribution proposed by the Applicant, the Applicant submits that there are more positive impacts for the community if the threshold application is approved than any negative impact by the installation of an additional eight (8) gaming machines within the local government area. In addition, the installation of eight (8) gaming machines at the Hotel will also

reduce the overall number of gaming machines state-wide due to the forfeiture provisions that would apply upon the transfer of any gaming machine entitlements acquired by the Applicant.

Each of the services nominated by the Applicant for a donation could assist in saving lives and making a positive change to their lives and assisting the community in any number of unexpected situations individuals might find themselves to be in.

Accordingly, the Applicant respectfully submits that as the elements for a LIA Class 1 are met the Application should be approved.

9 June 2017

Adam Bowe
LAS Lawyers
Suite 467, 317-321 Castlereagh Street
Sydney NSW 2000

Annexure "A"
of West Ryde LIA
Application
lodged
28 June 2017

By Email: a.bowe@laslawyers.com.au

RE: Generous donation from West Ryde Hotel

Dear Mr Bowe,

Thank you for your letter dated 7 June 2017 regarding the considered donation from the West Ryde Hotel to Ryde Hospital. Ryde Hospital would be most appreciative of such a kind and generous gift and I assure you it is a donation that will have a significant impact on members of the Ryde community who will need intensive care or hospital services over the next decade.

Please find below additional information on the Kolling Foundation and our relationship to Ryde Hospital as well as an overview of some current needs at the hospital and how such a gift will benefit the Ryde community.

KOLLING FOUNDATION

The Kolling Foundation manages all fundraising on behalf of the Northern Sydney Local Health District including Ryde Hospital. We work with our hospital partners to identify funding deficits and run a number of fundraising initiatives to meet a wide range of hospital needs. The Foundation does not charge any administration fee and always passes on the full donation to the chosen beneficiary hospital.

RYDE HOSPITAL – FUNDING REQUIREMENTS

Critical Care Unit – Ventilator \$61,000

In July 2017, Ryde Hospital will open a new Critical Care Unit, which will significantly enhance services for local residents. The new Critical Care Unit will offer Ryde Hospital's sickest patients, immediate access to state-of-the-art in-house intensive care facilities.

As part of this upgrade, Ryde Hospital wants to retire an old ventilator and equip the newly-renovated Critical Care Unit with the latest, most up-to-date technology. Ventilators are highly sophisticated, smart machines that provide accurate, fully automated control of the patient's ventilation and oxygenation – adapting to the patient's individual needs, second by second.

It is expected that over 700 people each year will be treated in the new Critical Care Unit and may need a ventilator to stay alive.





Upgrade to Anaesthetic Machines - \$17,000 each

Ryde Hospital also has an urgent need to upgrade three Anaesthetic Machines by replacing the monitor & gas components which have reached the end of their working life. These upgraded components will provide the most up to date and technologically advanced equipment to help clinicians during surgery.

The Epping Lions Club has agreed to fund the replacement of two machines but the hospital needs to raise \$17,000 to replace the third.

An Anaesthetic Machine is medical equipment that keeps you alive during surgery. Not only does it deliver precise amounts of anaesthetic gases that are necessary to induce sleep and prevent pain during surgical procedures but it is the machine that tells doctors and nurses everything they need to know about you during surgery.

Ryde Hospital is such a central and important part of the Ryde community and it would be our honour to work with the West Ryde Hotel to fund one or both of these critical pieces of medical equipment.

To acknowledge this incredible generosity, Ryde Hospital would like to display a plaque in the hospital and on the equipment itself.

If there is additional information Mr Hamley requires or if he would like to visit the hospital to hear first-hand how this incredibly generous gift will change and save lives, I would be very happy to set this up.

Please pass on my thanks on behalf of everyone at Ryde Hospital and I look forward to speaking with you soon.

Yours sincerely,

A handwritten signature in cursive script that reads "Julie McDonald".

Julie McDonald
Chief Executive Officer
Kolling Foundation | Ryde Hospital Fundraising





Enabling better lives.

16 June 2017

LAS Lawyers and Consultants
PO Box K 1077
Haymarket NSW 1240

Via email only: admin@laslawyers.com.au

Donation from West Ryde Hotel to CCA – Financial counselling service

As you are aware, Christian Community Aid is a for purpose community organisation serving the people in West Ryde and the surrounds for over 50 years and relies significantly on the generosity of community donations.

One of the main areas of support offered by CCA is a free financial counselling service. The financial counselling service is currently offered at West Ryde 2 days per week.

Financial counselling is a long standing, wrap around, tailor made service at Christian Community Aid for people experiencing financial difficulties or who need information relating to credit and debt. To this end, CCA provides a team of qualified and experienced Financial Counsellors to work with clients to provide confidential face to face interviews with non-judgmental support.

For many clients, CCA's Financial Counselling service is their first opportunity to feel that they are able to "tell their story" without being judged. Our Financial Counsellors determines and assesses pathways forward with options for desired outcomes for the client to choose. At CCA the financial counsellors work from a strength based practice and are experienced in communicating with creditors and may act as an advocate or negotiator on behalf of the client.

A quote from a client :

"the most important aspect is that I was never once made to feel like a result and a statistic! I was always treated with dignity and respect ..."

Mr Hamley's proposed donation is extremely generous and most welcomed. Such a significant donation will not only assist financial counselling services to continue to be provided in West Ryde and its surrounds but improve the services to help enable a financial counsellor to provide better follow up and support to previous users of the service. It is expected that the proposed donation will allow CCA to offer an additional day of the financial counselling service at West Ryde. It will also fill a huge gap in the

community by way of home visits as the donation will enable a counsellor to include home visits to some of the most disadvantaged clients who are unable to get themselves to the centre.

The donation should also enable CCA to provide an additional service to the local high school by way of a workshop that will cover :

- Financial Counselling
- Money Management Skills
- Budgeting & Saving
- Use of credit cards
- Consumer awareness

If there is additional information the West Ryde Hotel would like please do not hesitate to let us know otherwise on behalf of CCA please pass on my sincerest thanks to Mr Hamley.

Yours sincerely,



Heather Pinto
General Manager
Christian Community Aid